



# Impressions

The Home Builder

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## 7.5m - OPTION 2

NEW DREAM LIVING SPECS 2c BLOCK

LEAD N°	1630	MODEL N°	00092
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CLIENT:

**SURELAND PROPERTY GROUP**

ADDRESS:

**STAGE 1  
 LOT 12 LYON ROAD  
 AUBIN GROVE**

SALES CONSULTANT  
**FRANK FERRALORO**

CONTACT NUMBER  
 0411831183

SURVEY AVAILABLE  
 NO

DENSITY CODE  
 R40

COASTAL CATEGORY  
 4

REVISION	VO #	DRN	DATE	CHK
AMENDED		RJ	03.04.14	RJ
		RJ	09.07.15	

**7.5m  
 FRONTAGE  
 221.25m<sup>2</sup>**

**SITE COVERAGE (70% MAX)**  
 151.31/221.25 = **68.39%**

**OPEN SPACE = 31.61%**

AREAS:		
	PERIM. (m)	AREA (m <sup>2</sup> )
HOUSE AREA	51.80	112.95
GARAGE	23.36	33.88
ALFRESCO	13.00	10.00
STORE	8.58	4.48
		161.31 m <sup>2</sup>

ROOF AREAS	
AREA [m <sup>2</sup> ON THE FLAT]	165.04

R CODE REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK	3m (MIN)	YES
OPEN SPACE	70%	YES
B'DARY WALL LENGTH	75% BEHIND SETBACK	YES
BOUNDARY WALL BEHIND SETBACK LINE		YES
OVERLOOKING CONES OF VISION SHOWN		N/A

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### PRELIMINARY DESIGN ONLY

DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

### DESIGN NOTE

SOME ASPECTS OF THE SKETCH DESIGN MAY HAVE TO BE ALTERED TO COMPLY WITH THE 6 STAR ENERGY EFFICIENCY RATINGS IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA (BCA). ONCE FINALISED, ADDITIONAL DESIGN COMPLIANCE ITEM/S WILL BE AT EXTRA OVER COST/S TO SATISFY THE CODES.

PATH: imp-design/Design/sales-sketches/rep-names/FRANK FERRALORO/2014/SURELAND PROPERTY GROUP 26.03.14/STAGE 1/7.5m

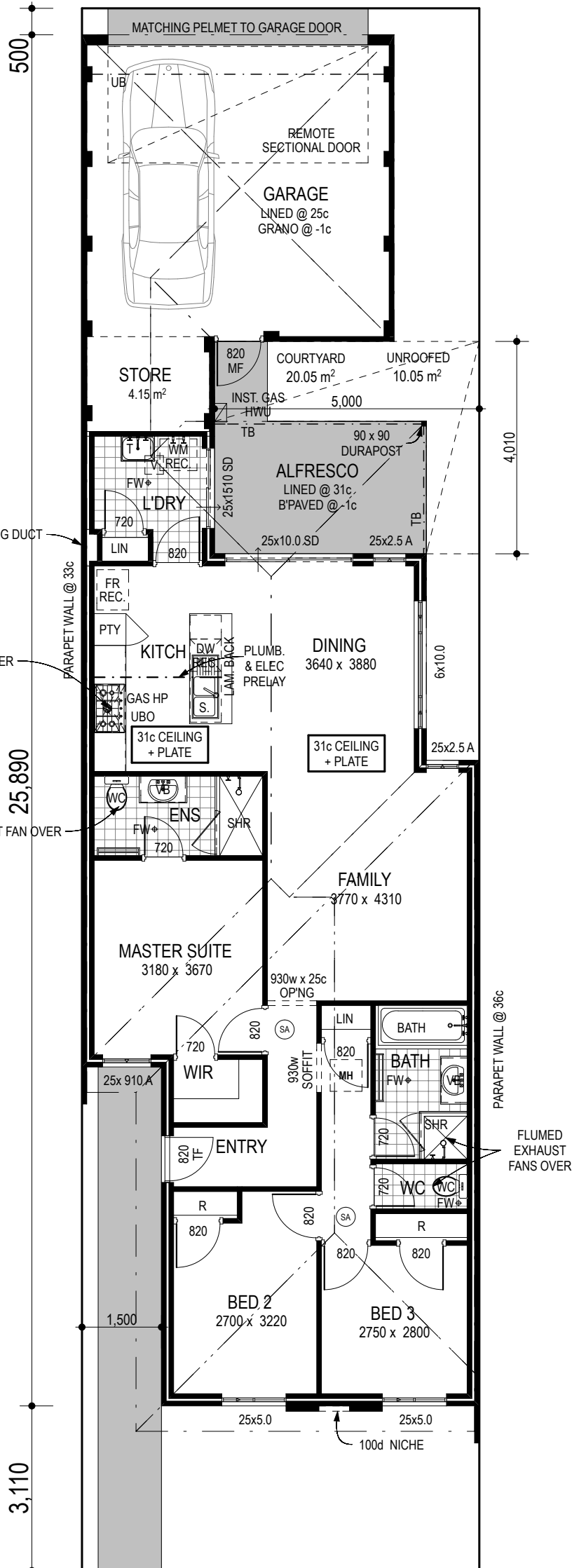
TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2,435 (28c+ PLATE)

F.F.L. 0 (0c)

## FRONT ELEVATION

SCALE 1:100



## FLOOR PLAN

SCALE 1:100