



Impressions

The Home Builder

Reg. Builder N°: 6415. A Division of J. Corp Pty. Ltd.
 Ground Floor: 8 Bennett St. East Perth W.A. 6004.
 Telephone: (08) 6461 5200. Facsimile: (08) 6461 5201.
 PO Box 115 Mt Hawthorn W.A. 6016.
 A.C.N. 099 063 076.

8.79m - OPTION 1

NEW DREAM LIVING SPECS 2c BLOCK
 LEAD N° 1640 MODEL N° 00092

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	28.03.14	RJ
AMENDED		MC	10.07.15	
			06.04.18	

**8.79m
 FRONTAGE
 290m²**

SITE COVERAGE (70% MAX)
 167.70/254.91 = **65.79%**

OPEN SPACE = 34.21%

AREAS:	PERIM. (m)	AREA (m ²)
HOUSE AREA	---	129.82
GARAGE	---	32.10
ALFRESCO	---	8.79
STORE	---	5.11
PORCH	---	1.83
		177.65 m ²

ROOF AREAS		
RCODE 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

RCODE 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

© COPYRIGHT

THIS HOUSE DESIGN IS THE SOLE PROPERTY OF J-CORP AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENCE BY THE BUILDER TO NOMINATED PARTIES

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/2018/1640_SURELAND/1640.pln

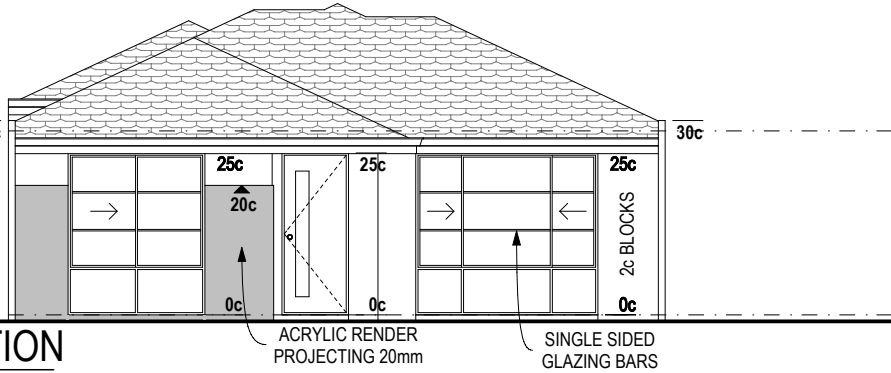
TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2,435 (28c+ PLATE) 30c

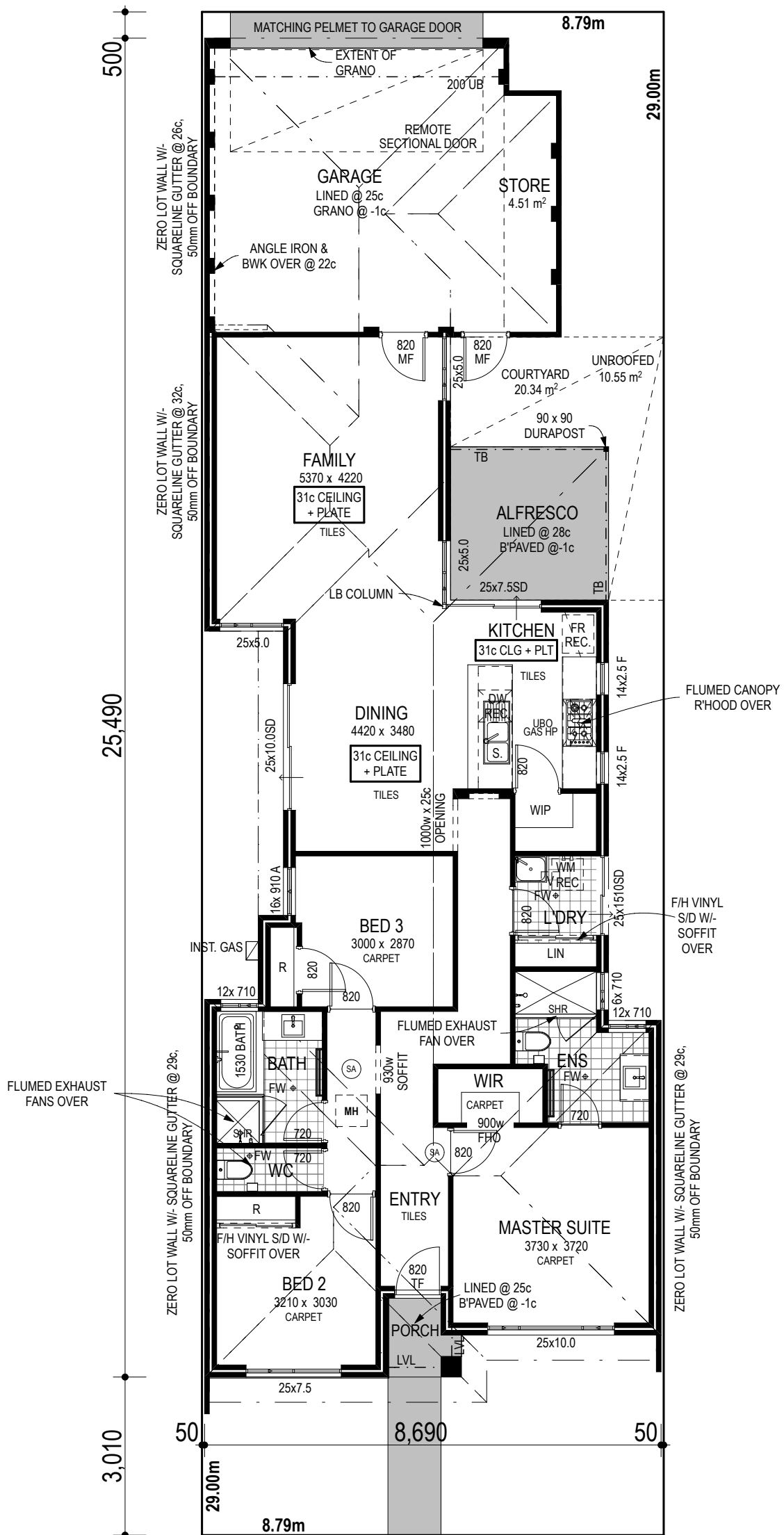
F.F.L. 0 (0c)

FRONT ELEVATION

SCALE 1:100



LANEWAY



PRIMARY STREET