



# Impressions

The Home Builder

Reg. Builder No. 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. 009 063 076.

## 7.5m - OPTION 1 ABODE

NEW DREAM LIVING SPECS		2c BLOCK
LEAD N°	MODEL N°	
1629	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	03.04.14	RJ
AMENDED		RJ	09.07.15	
		RJ	05.08.15	

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

**SITE COVERAGE (70% MAX)**  
142.90/221.25 = **64.59%**

**OPEN SPACE = 35.41%**

AREAS:	PERIM. (m)	AREA (m <sup>2</sup> )
HOUSE AREA	51.36	105.07
GARAGE	23.34	33.28
ALFRESCO	13.70	10.68
STORE	8.76	4.55
PORCH	5.70	1.96
		155.54 m <sup>2</sup>

ROOF AREAS	
Material Type	Area [m <sup>2</sup> on the flat]
Roof - Tiled	160.01

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

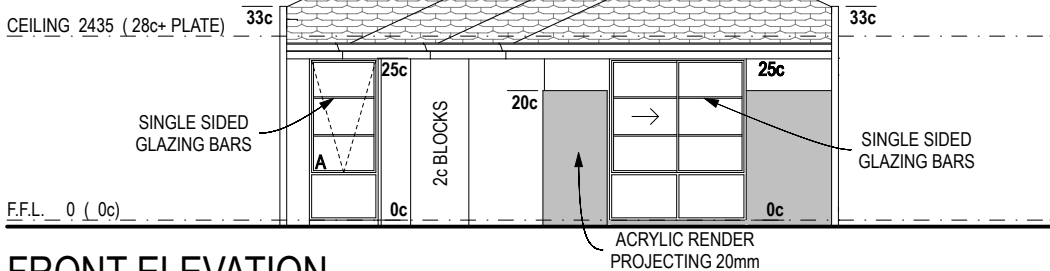
DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.

### 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

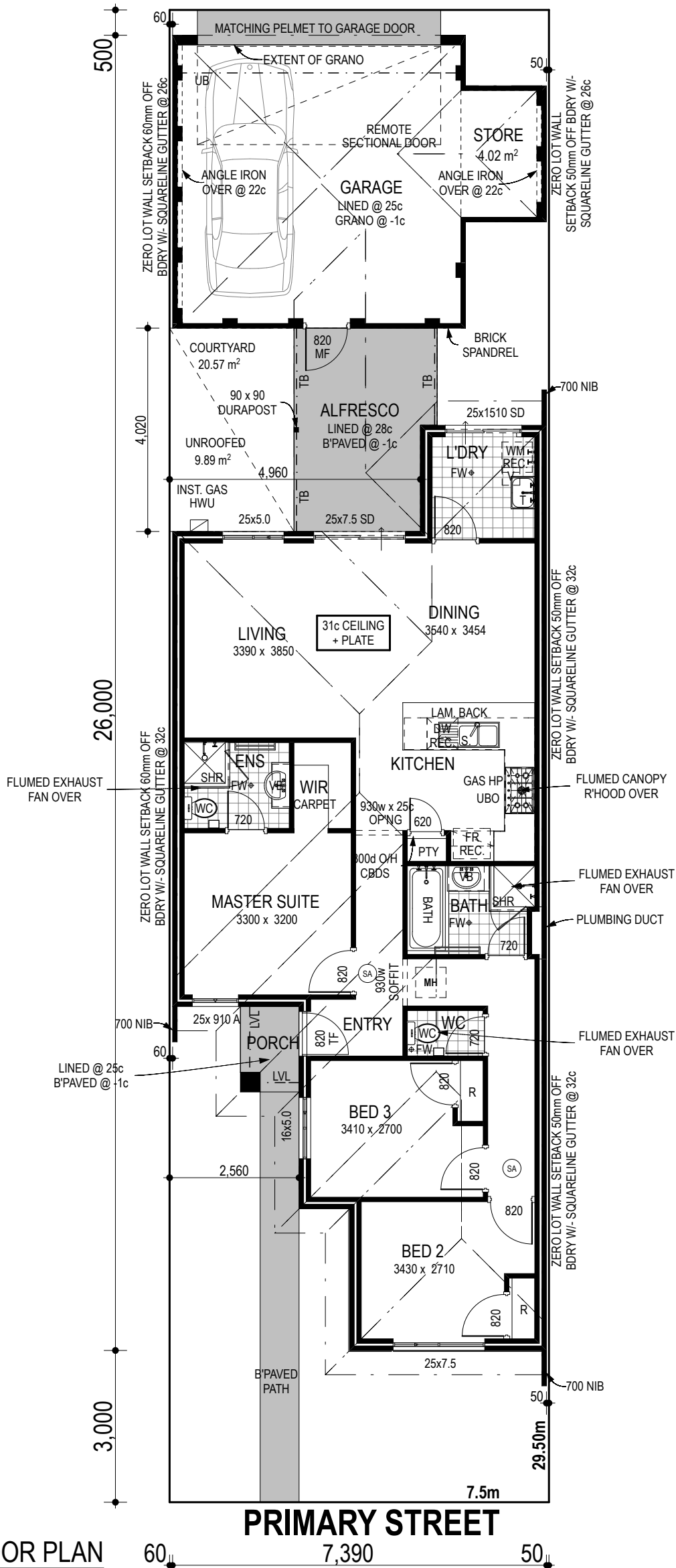
TILED ROOF ON 25°38'0" (25°) PITCH.



## FRONT ELEVATION

SCALE 1:100

## LANEWAY



## FLOOR PLAN

SCALE 1:100

## PRIMARY STREET