



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. 009 063 016.

ONE OFF

NEW DREAM LIVING SPECS 2c BLOCK

LEAD N° 7357- OPTION 1 MODEL N° -

CLIENT:
MILLER GROUP PTY LTD

ADDRESS:
LOT 728
DURHAM ROAD
AUBIN RISE ESTATE
AUBIN GROVE

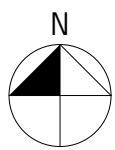
SALES CONSULTANT
FRANK FERRALORO

CONTACT NUMBER
0411 831 183

SURVEY AVAILABLE NO LDP / PLANNING POLICY YES

DENSITY CODE R60 COASTAL CONDITION R3

REVISION	VO #	DRN	DATE	CHK
		MC	28.06.17	



LOT 728
301m²

SITE COVER
184.23/301 = 61.2%

OPEN SPACE = 38.8%

AREAS:	PERIM. (m)	AREA (m ²)
HOUSE	59.72	148.01
GARAGE	24.16	35.59
ALFRESCO	12.94	9.15
PORCH	5.78	1.67
		194.42 m ²
ROOF AREA(m ² ON THE FLAT)		203.77

RCODE REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK	2m (MIN)	YES
OPEN SPACE	N/A	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 ITEMS WILL BE AT EXTRA OVER COST/S TO SATISFY THE CODES.

PATH: /Volumes/imp-design/Design/sales-sketches/ reps-names/FRANK FERRALORO/2017/7356-57-58_ MILLER GROUP/7357_OPT 1.pln

NOTE:
28c CEILING THROUGHOUT UNLESS OTHERWISE NOTED.

NOTE:
DUCTED REVERSE CYCLE AIR CONDITION SYSTEM TO BUILDERS RANGE.

CLIENT:

CLIENT:

BUILDER:

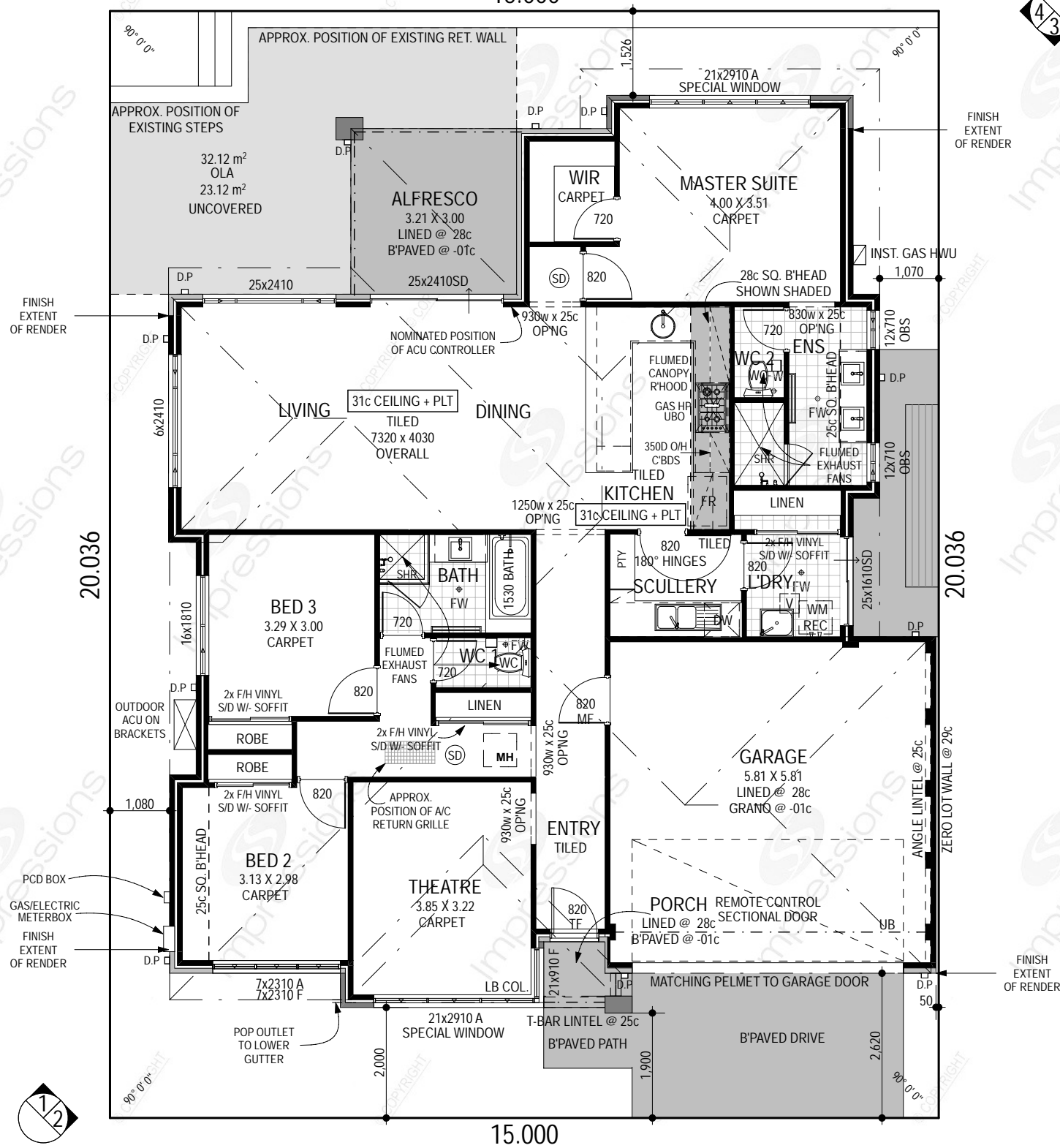
DATE:

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DATE:

P.O.S.

15.000



FLOOR PLAN

DURHAM ROAD

SCALE 1:100



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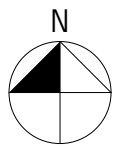
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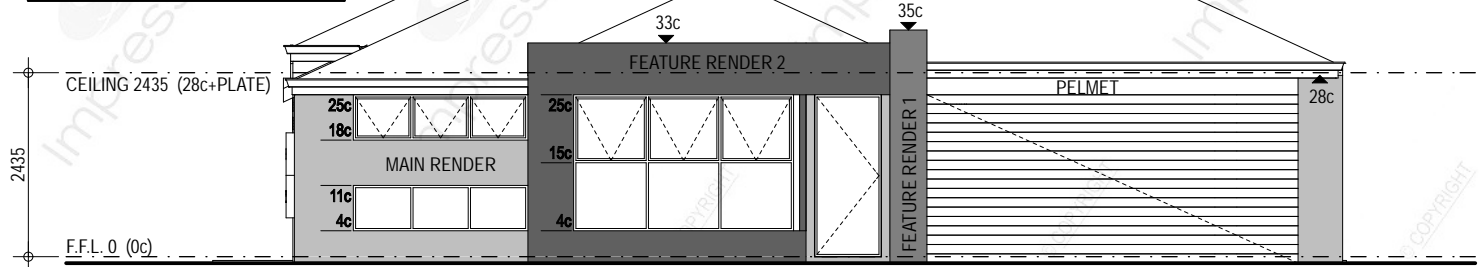
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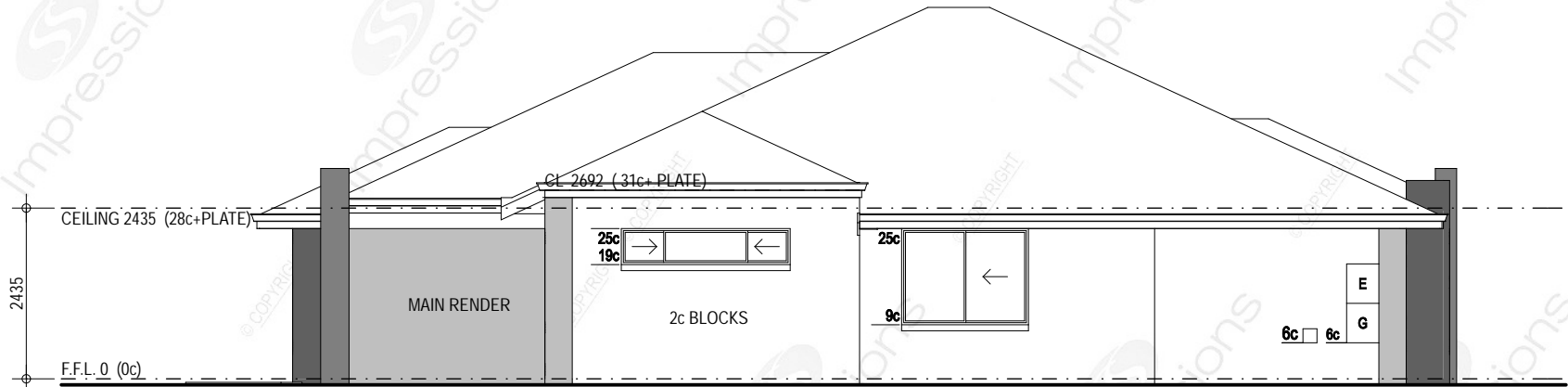
PATH: /Volumes/imp-design/Design/sales-sketches/ reps-names/FRANK FERRALORO/2017/7356-57-58_ MILLER GROUP/7357_OPT 1.pln

NOTE:
- TILED ROOF ON 25°38'0" (25°) PITCH.



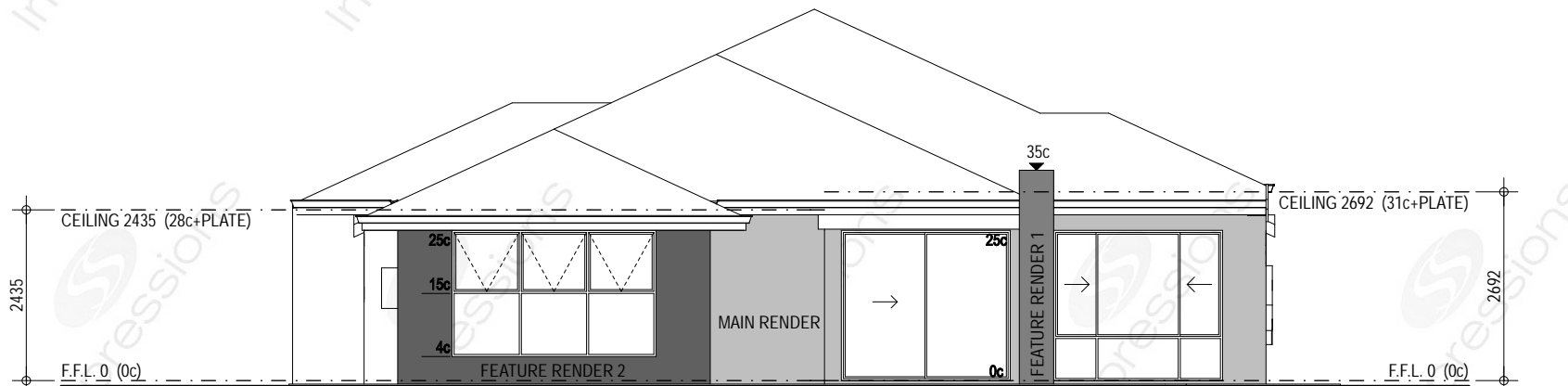
SKETCH ELEVATION 1

SCALE 1:100



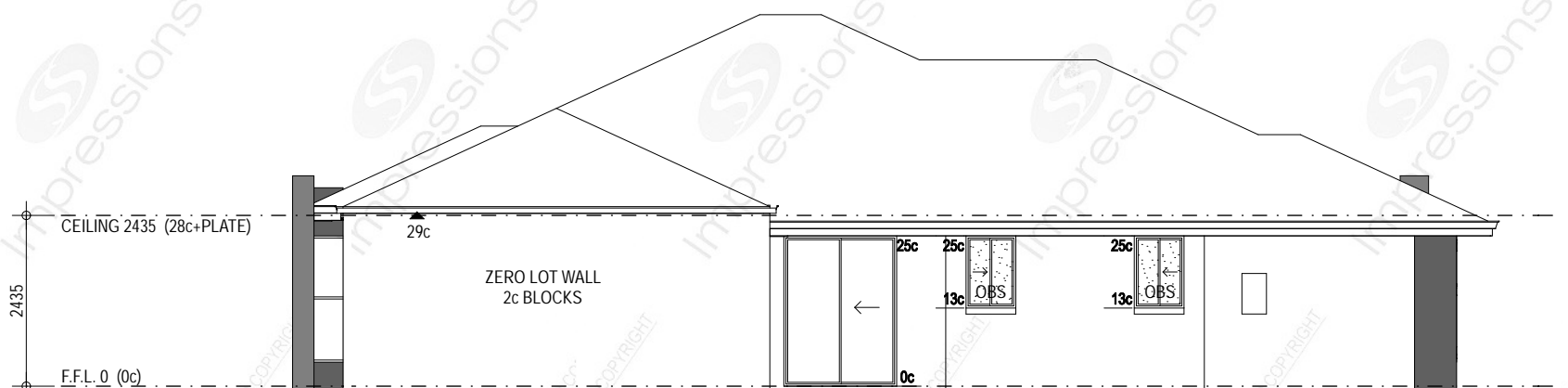
SKETCH ELEVATION 2

SCALE 1:100



SKETCH ELEVATION 3

SCALE 1:100



SKETCH ELEVATION 4

SCALE 1:100

CLIENT: _____

DATE: _____

CLIENT: _____

DATE: _____

BUILDER: _____

DATE: _____