



# Unitz by Impressions

## Planning & Development

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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.

RCODE REQUIREMENTS	R20	REQUIRED	COMPLIES
DWELLING FRONT SETBACK		2.5 min	YES
OPEN SPACE		50%	YES
BOUNDARY WALL LENGTH		9m	N/A
BOUNDARY WALL BEHIND SETBACK LINE			N/A
OVERLOOKING CONES OF VISION SHOWN			N/A

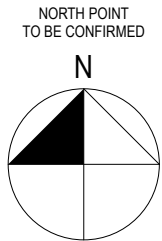
### NOTE

NO HOBS TO ENSUITE OR BATHROOM SHOWER, PROVIDE 80mm Ø WASTE. PROVIDE REFLUX VALVE TO SEWER CONNECTION

### AREAS: GROUND FLOOR

	PERIM. (m)	AREA (m <sup>2</sup> )
HOUSE AREA	60.12	141.86
GARAGE	25.40	35.59
ALFRESCO	15.78	14.25
STORE	10.60	5.84
PORCH	8.06	3.51
		201.05 m <sup>2</sup>

GROUND ROOF AREAS	
AREA [m <sup>2</sup> ON THE FLAT]	219.41



## HILLTOP GROVE ESTATE

LOT: 1 JACOBY ST, MUNDARING  
 DESIGN: MM  
 DATE: 27.03.14  
 PATH: stg04.realcognita.com/imp-design/  
 Design/sales-sketches/rep-names/FRANK  
 FERRALORO/2014/Commercial Property Group  
 27.03.14/PLAN 1/CPG PLAN 1.pln

## PLAN 1 UNITZ SPECIFICATION

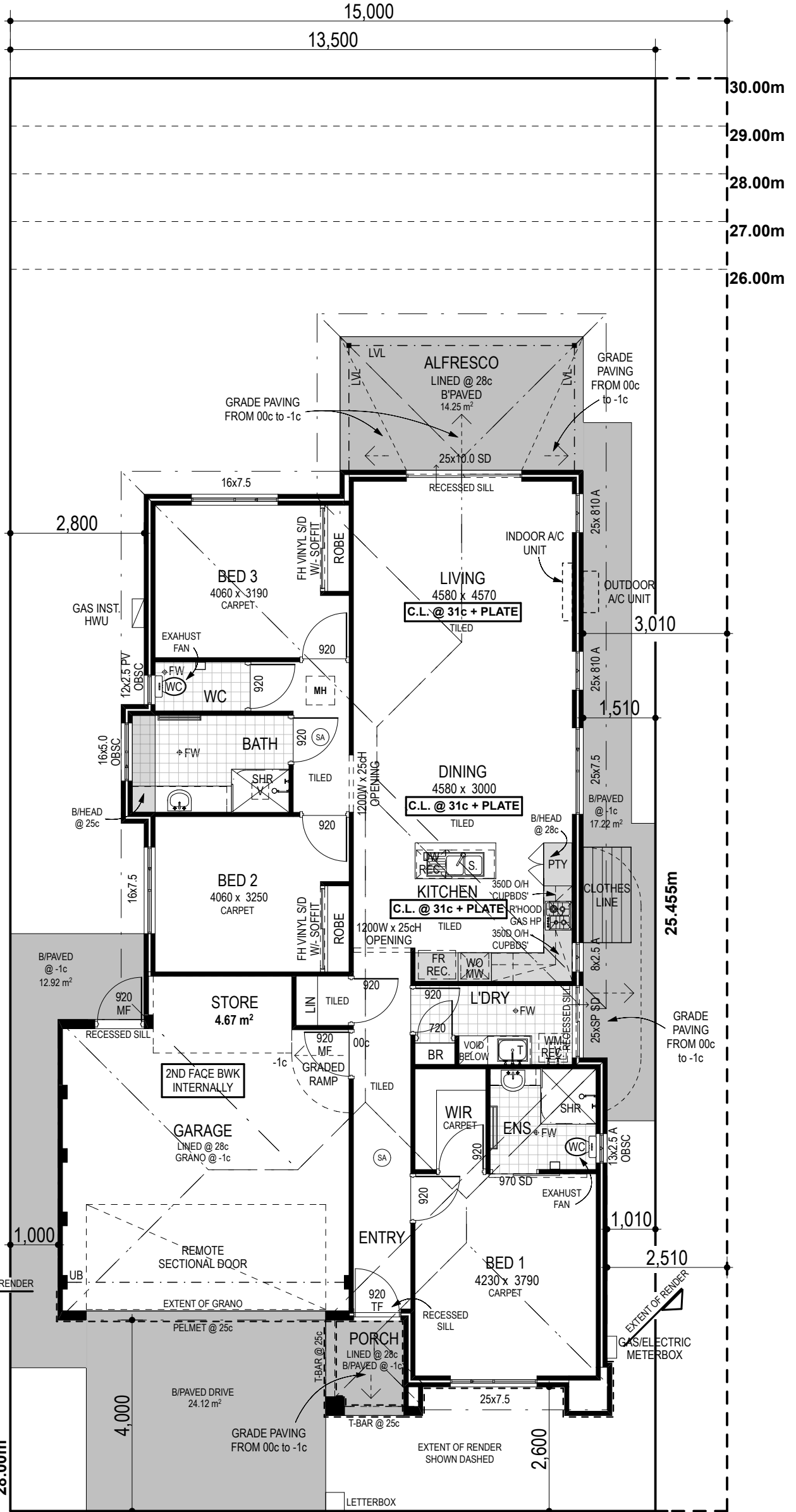
TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2,435 (28c+ PLATE)

GROUND FLOOR F.F.L. 0 (-0c)

### ELEVATION 1

SCALE 1:100



FLOOR PLAN  
SCALE 1:100

## ROAD