



# 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	R25	REQUIRED	COMPLIES
DWELLING FRONT SETBACK		2.5 min	YES
OPEN SPACE		50%	YES
BOUNDARY WALL LENGTH	2/3 FROM PRIMARY SETBACK		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

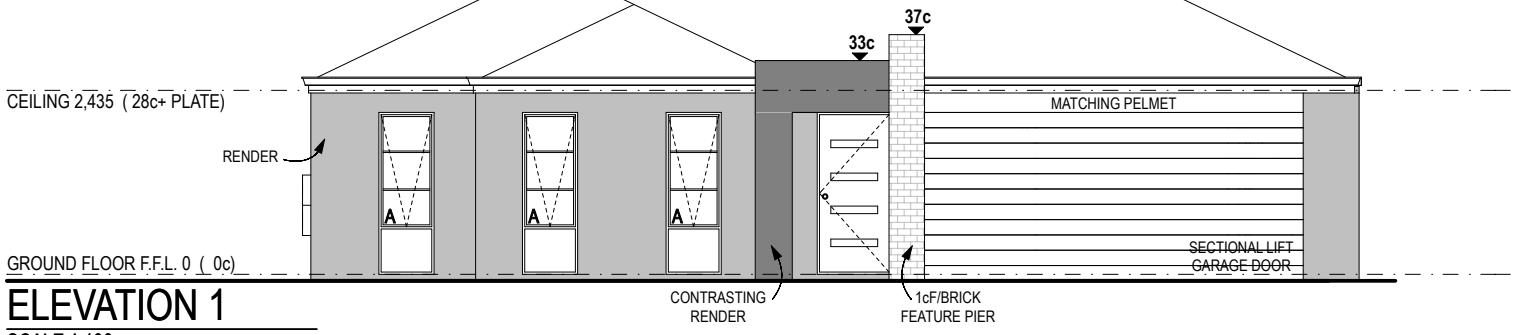
**AREAS: GROUND FLOOR**

	PERIM. (m)	AREA (m <sup>2</sup> )
HOUSE AREA	62.24	147.83
GARAGE	26.18	36.41
ALFRESCO	17.40	18.20
STORE	8.54	4.09
PORCH	8.42	3.04
		209.57 m <sup>2</sup>

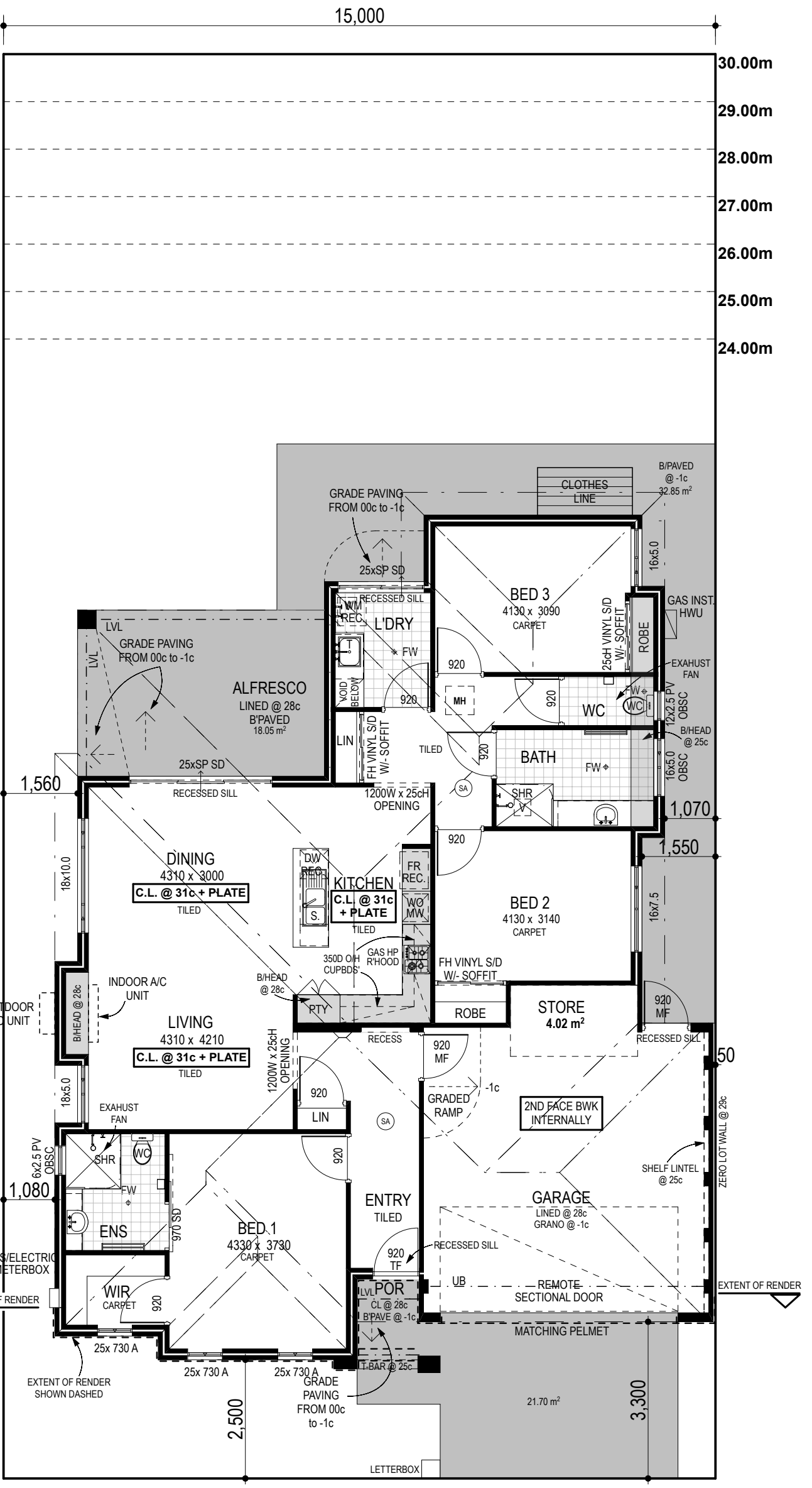
**GROUND ROOF AREAS**

AREA [m <sup>2</sup> ON THE FLAT]	215.76
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TILED ROOF ON 25°38'0" (25°) PITCH.



**ELEVATION 1**  
 SCALE 1:100



**FLOOR PLAN**  
 SCALE 1:100

**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 3/CPG PLAN 3.pln

# PLAN 3

## UNITZ SPECIFICATION

