



# Impressions

The Home Builder

Reg. Builder No. 6415. A Division of J. Corp Pty Ltd.  
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## 7.5m - OPTION 3

### ELEVATION 2

DREAM LIVING SPECS 2c BLOCK

LEAD N°	MODEL N°
6153	00092

CLIENT:

**SURELAND PROPERTY GROUP**

ADDRESS:

**LOTS 269 - 281  
POSITANO CRESCENT  
YANGEBUP**

SALES CONSULTANT:  
**FRANK FERRALORO**

CONTACT NUMBER:  
0411831183

SURVEY AVAILABLE:  
NO

DENSITY CODE: R40 COASTAL CATEGORY: 4

REVISION	VO #	DRN	DATE	CHK
		MC	25.06.14	MC
		MC	20.02.14	

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

**SITE COVERAGE (70% MAX)  
152.10/221.25 = 68.74%**

**OPEN SPACE = 31.26%**

AREAS:	PERIM. (m)	AREA (m <sup>2</sup> )
HOUSE AREA	50.99	113.67
GARAGE	23.54	33.86
ALFRESCO	11.71	8.87
STORE	8.78	4.57
		160.97 m <sup>2</sup>

ROOF AREAS	
Material Type	Area [m <sup>2</sup> on the flat]
Roof - Tiled	158.88

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

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### PRELIMINARY DESIGN ONLY

DUE TO THE IMPLEMENTATION OF THE AMMENDED 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: stg04\_realcognita.com/imp-design/Design/sales-sketches/ reps-names/FRANK FERRALORO/2017/6153 SURELAND/6153 OPT 3\_ELEV 2.pln

## DESIGN TO SUIT LOTS 269 - 281

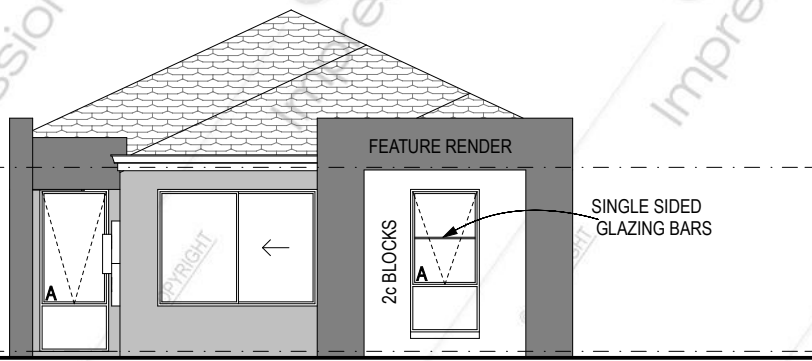
TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2435 (28c+ PLATE)

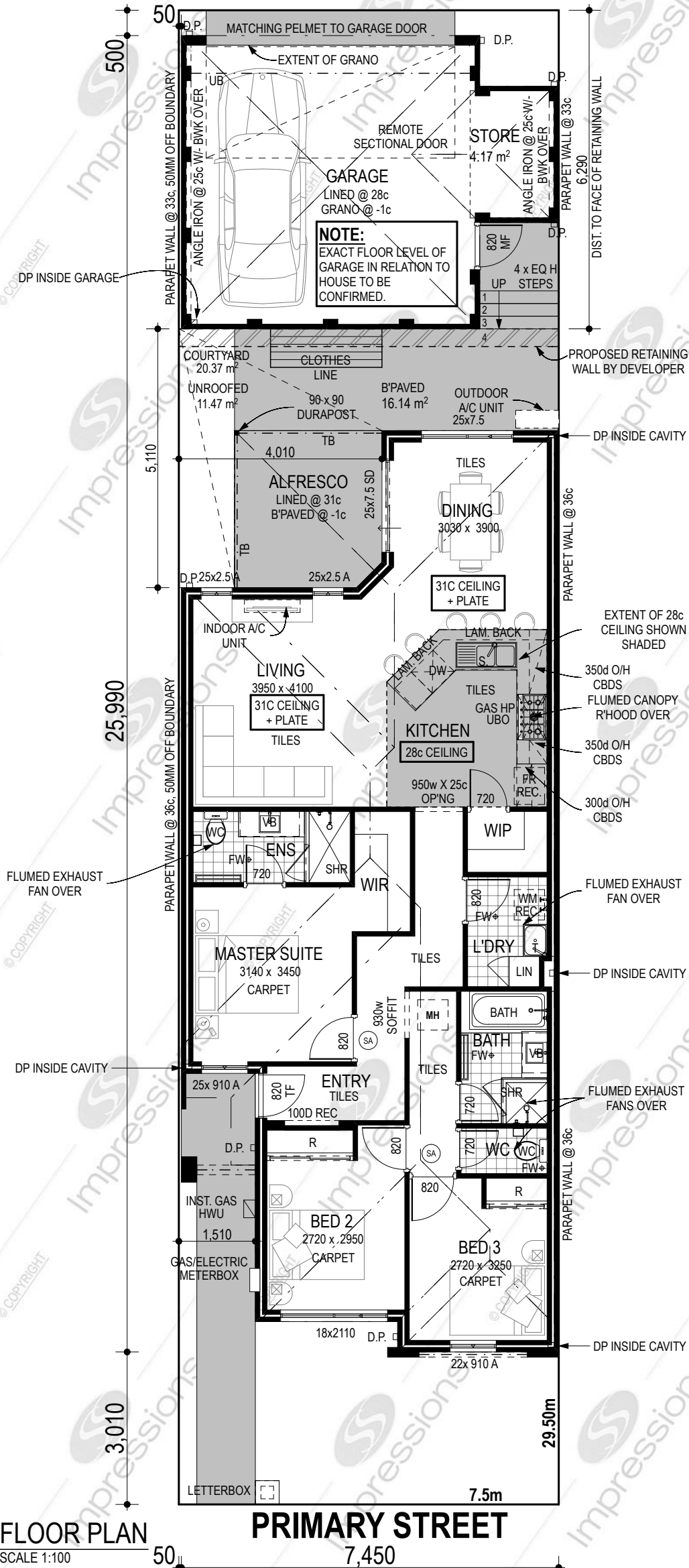
F.F.L. 0 (0c)

### FRONT ELEVATION

SCALE 1:100



### LANEWAY



### FLOOR PLAN

SCALE 1:100

### PRIMARY STREET

7,450