



# Impressions

The Home Builder

Reg. Builder No. 6415. A Division of J. Corp Pty. Ltd.  
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A.C.N. 009 063 076.

## 7.5m - OPTION 1

### ELEVATION 3

NEW DREAM LIVING SPECS 2c BLOCK

© COPYRIGHT MODEL N° 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	06.24.14	MC
		MC	20.02.17	MC

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

**SITE COVERAGE (70% MAX)  
144.41/221.25 = 65.27%**

**OPEN SPACE = 34.73%**

AREAS:		
	PERIM. (m)	AREA (m <sup>2</sup> )
HOUSE AREA	51.58	105.98
GARAGE	23.36	34.10
ALFRESCO	12.22	8.42
STORE	8.60	4.33
PORTICO	6.50	2.14
		154.97 m <sup>2</sup>

ROOF AREAS		
Material Type	Area [m <sup>2</sup> on the flat]	
Roof - Tiled	152.63	

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 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: stg04\_realcognita.com/imp-design/Design/sales-sketches/ reps-names/FRANK FERRALORO/2017/6151 SURELAND/6151 OPT1\_ELEV3.pln

## DESIGN TO SUIT LOTS 269- 281

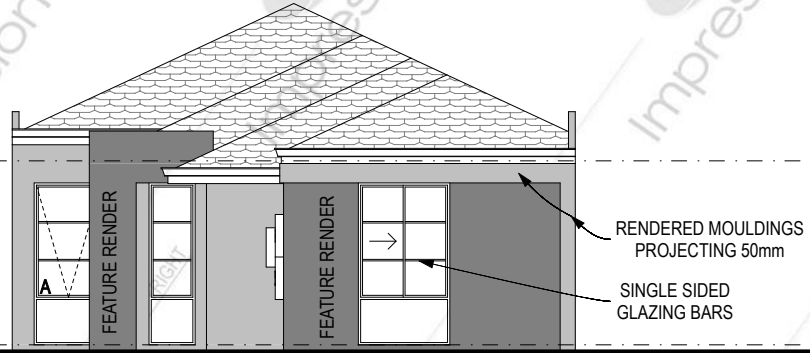
TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2435 (28c+ PLATE)

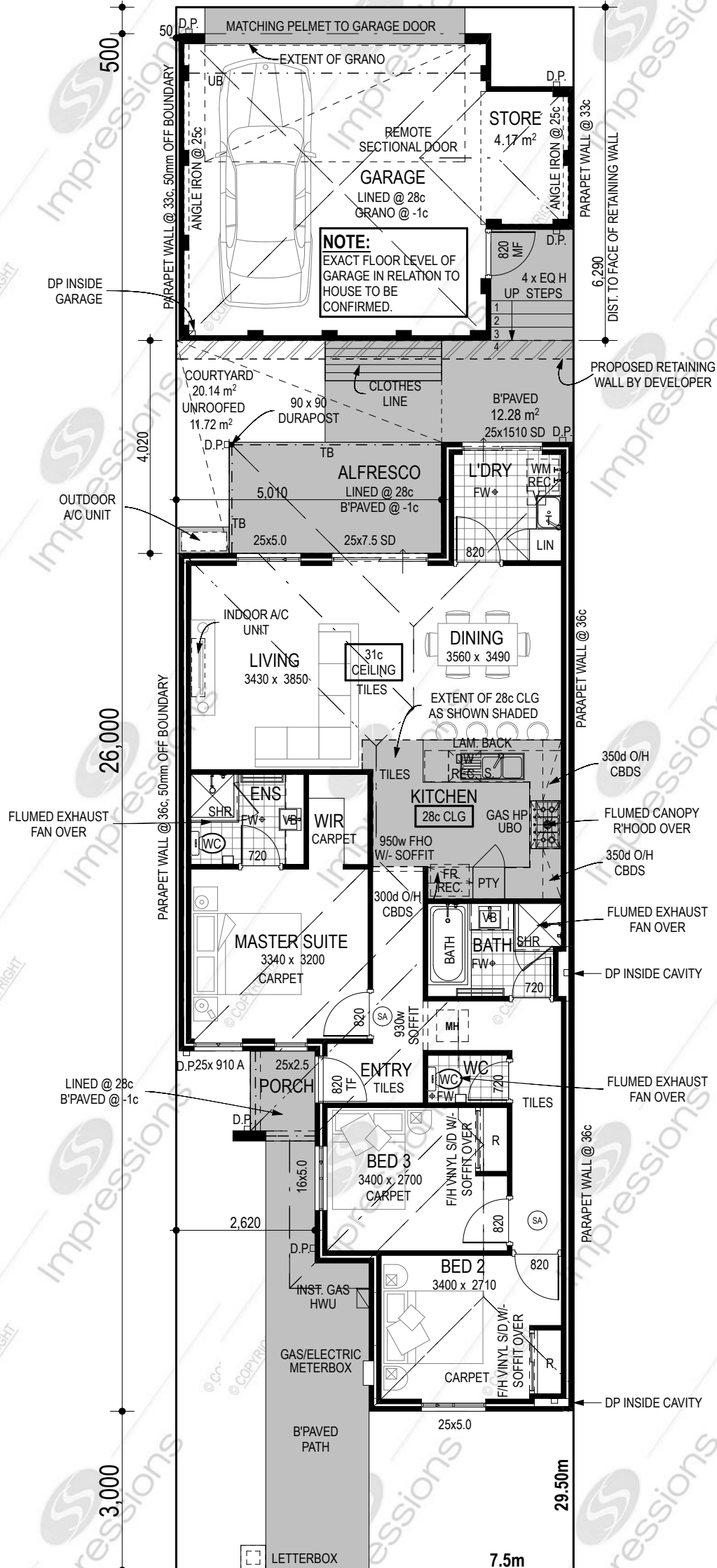
F.F.L. 0 (0c)

### FRONT ELEVATION

SCALE 1:100



### LANEWAY



### FLOOR PLAN

SCALE 1:100

50

7,450

### PRIMARY STREET