



Impressions

The Home Builder

Reg. Builder N° 6415. A Division of J. Corp Pty. Ltd.
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PO Box 115 Mt Hawthorn W.A. 6016.
A.C.N. 09 063 076.

7.5m - OPTION 1

ELEVATION 2

NEW DREAM LIVING SPECS 2c BLOCK
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	14.02.17	

**7.5m
FRONTAGE
221.25m²**

**SITE COVERAGE (70% MAX)
143.83/221.25 = 65.0%**

OPEN SPACE = 35.0%

AREAS:	PERIM. (m)	AREA (m ²)
HOUSE AREA	51.48	105.51
GARAGE	23.74	33.63
ALFRESCO	12.22	8.42
STORE	8.88	4.69
PORTICO	6.14	2.12
		154.37 m ²

ROOF AREAS	
Material Type	Area [m ² 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 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/rep-names/FRANK FERRALORO/2017/6151 SURELAND/6151 OPT1_ELEV2.pln

DESIGN TO SUIT LOTS 269 - 281

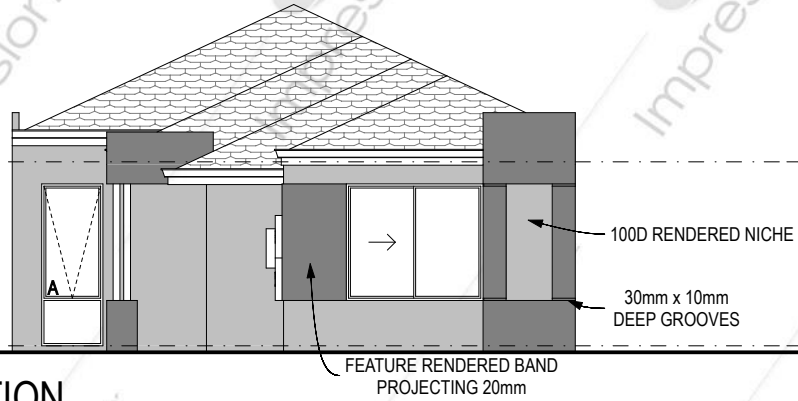
TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2435 (28c+ PLATE)

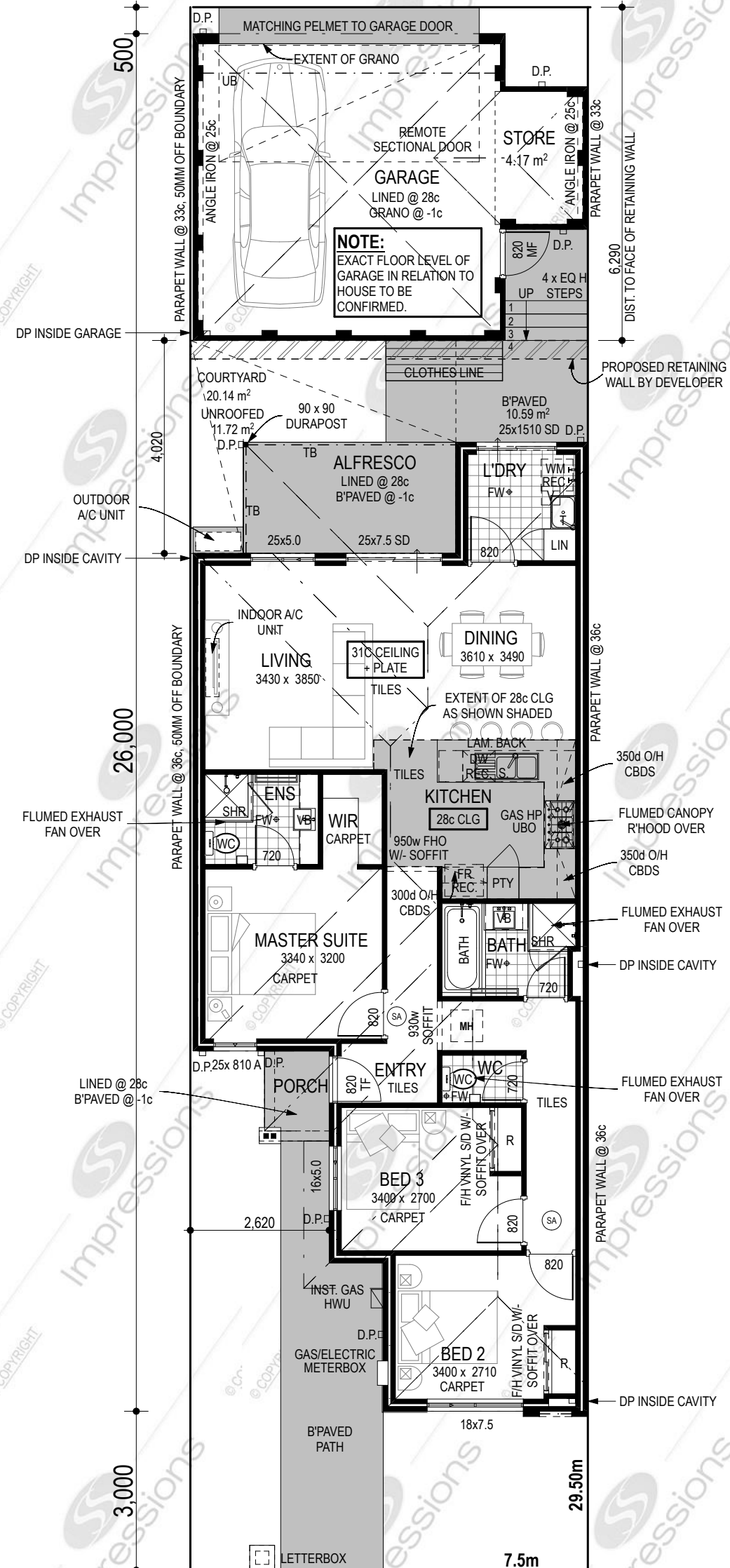
F.F.L. 0 (.0c)

FRONT ELEVATION

SCALE 1:100



LANEWAY



FLOOR PLAN 50

SCALE 1:100

PRIMARY STREET