



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 2

ELEVATION 1

NEW DREAM LIVING SPECS		2c BLOCK
LEAD N°	MODEL N°	
6152	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	06.25.14	MC
		MC	20.02.17	MC

**7.5m
 FRONTAGE
 221.25m²**

**SITE COVERAGE (70% MAX)
 150.82/221.25 = 68.16%**

OPEN SPACE = 31.84%

AREAS:	PERIM. (m)	AREA (m ²)
HOUSE AREA	52.08	112.50
GARAGE	23.64	33.75
ALFRESCO	13.00	10.00
STORE	8.78	4.57
		160.82 m ²

ROOF AREAS	
AREA [m ² ON THE FLAT]	159.28

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/rep-names/FRANK FERRALORO/2017/6152 SURELAND/6152 OPT 2_ELEV1.pln

DESIGN TO SUIT LOTS 269 - 281

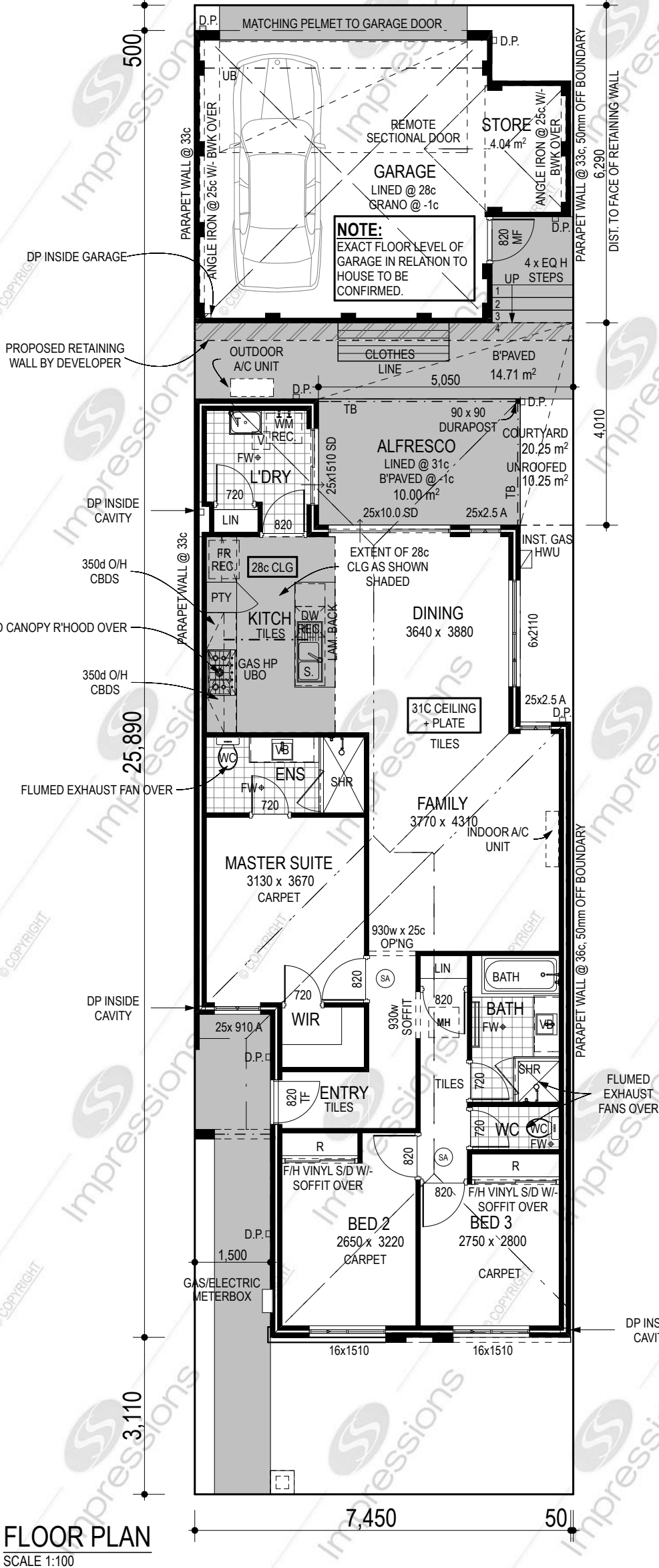
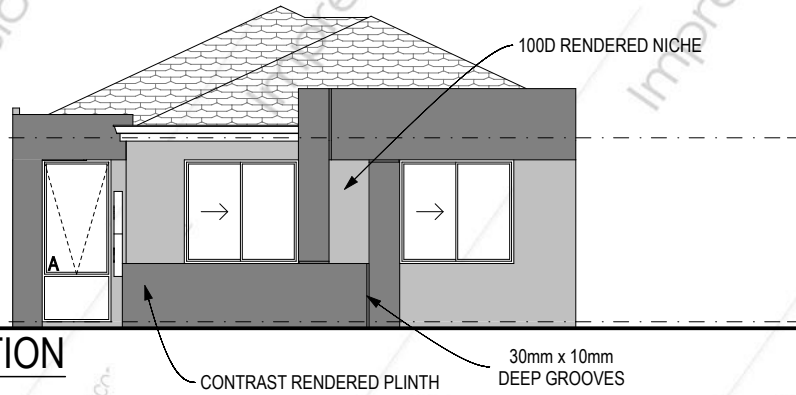
TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2,435 (28c+ PLATE)

F.F.L. 0 (0c)

FRONT ELEVATION

SCALE 1:100



FLOOR PLAN

SCALE 1:100