



Unitz by Impressions
Planning & Development

Reg. Builder N° 6415. A Division of J. Corp Pty. Ltd.
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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 HOBBS TO ENSUITE OR BATHROOM SHOWER, PROVIDE 80mm Ø WASTE. PROVIDE REFLUX VALVE TO SEWER CONNECTION

AREAS: GROUND FLOOR

	PERIM. (m)	AREA (m ²)
HOUSE AREA	63.08	158.07
GARAGE	25.38	35.60
ALFRESCO	17.60	17.40
PORCH	14.28	6.70
STORE	9.80	5.03
		222.80 m ²

GROUND ROOF AREAS	
AREA [m ² ON THE FLAT]	235.39

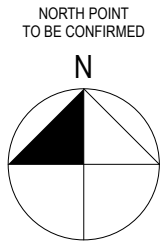
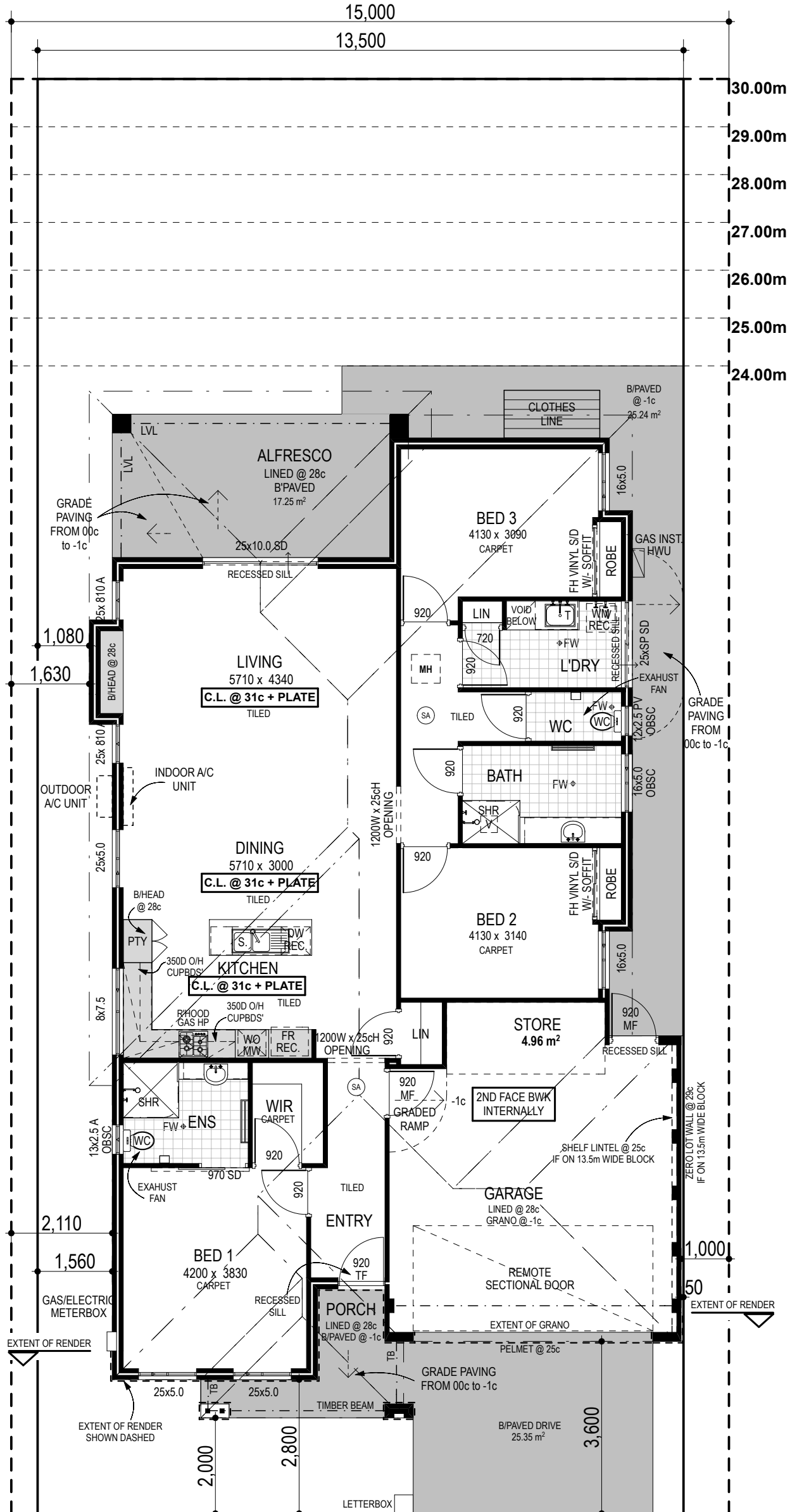
TILED ROOF ON 25°38'0" (25°) PITCH.

CEILING 2,435 (28c+ PLATE)

GROUND FLOOR F.F.L. 0 (0c)

ELEVATION 1

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 2/CPG PLAN 2.pln

PLAN 2
UNITZ SPECIFICATION

FLOOR PLAN
SCALE 1:100

ROAD