

AREAS: GROUND FLOOR			
		PERIM. (m)	AREA (m2)
	HOUSE AREA	71.04	167.88
	GARAGE	23.30	33.90
	ALFRESCO	14.20	12.48
	STORE	10.00	4.93
	PORCH	4.20	1.08
			220.27 m2
GROUND ROOF AREAS			
	AREA [m2 ON THE FLAT]		245.11

		PLANT LEGEND	
		GROUND COVERS (0 - 1m) SPACINGS 1 - 2m	
		GREVILLEA CRITHMIFOLIA	
		LOW SHRUBS (1 -2m) SPACINGS 2m	
		DRYANDRA PRAEMORSA	
		AGONIS FLEXUOSA "NANA"	

		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. COPYRIGHT ©	
		THIS HOUSE DESIGN IS THE SOLE PROPERTY OF J-CORP AND SHOULD NOT BE USED OR ALTERED WITHOUT THE EXPRESS WRITTEN ASSIGNMENT OR LICENCE BY THE BUILDER TO NOMINATED PARTIES	
		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.	

NOTE:
31c CEILINGS TO HOME UNLESS NOTED OTHERWISE

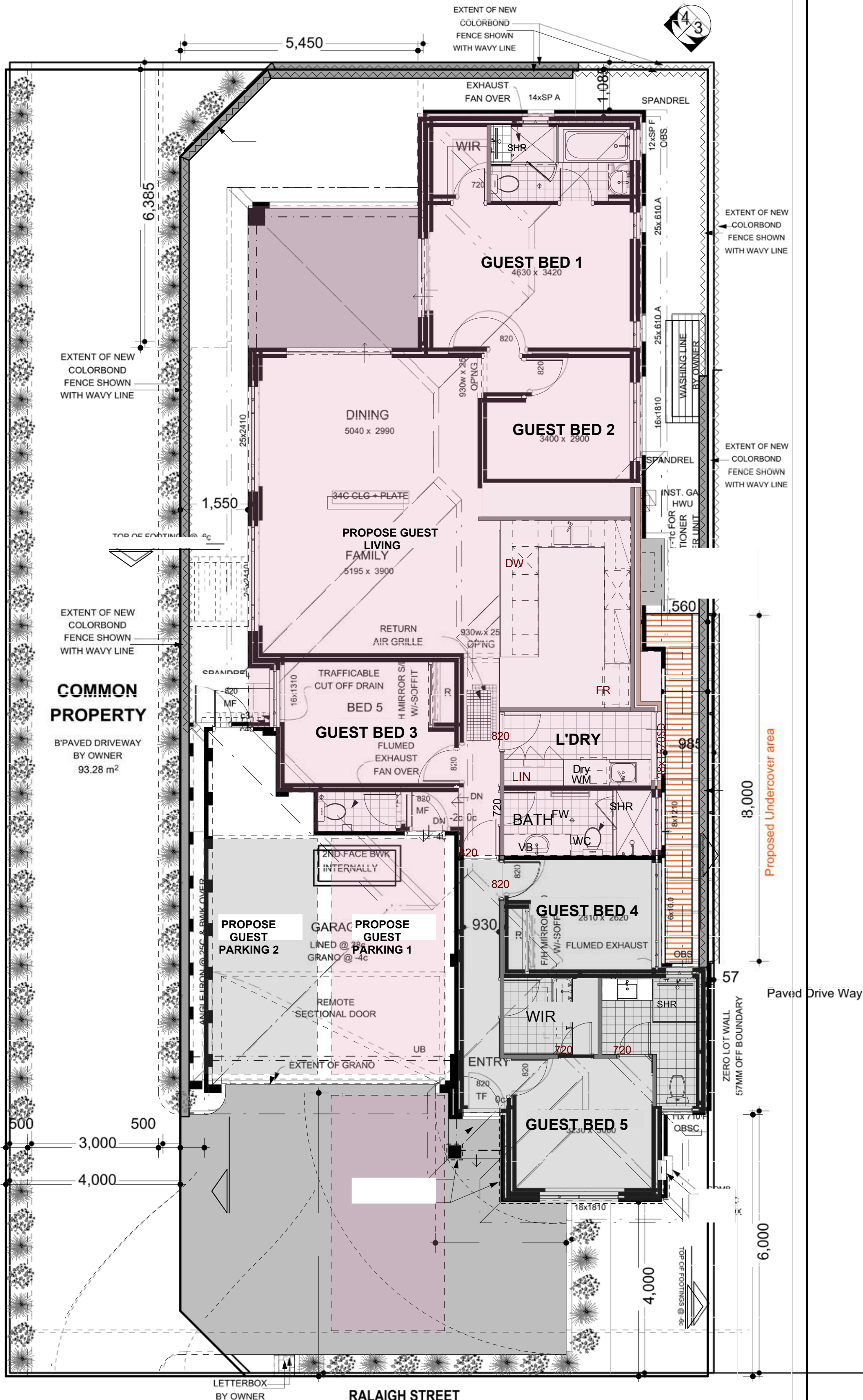
[illegible]

		SITE COVERAGE CALCULATIONS	
		Total Site Area (plus 1/2 CP)	420.99 m ²
		House, Store & Garage Area	208.53 m ²
		Site Cover (%)	49.53%

	NOTE: - DESIGN TO COMPLY WITH 6 STAR REQUIREMENTS. 230 CAVITY BRICKWORK W/- RENDERED FINISH EXTERNALLY - IF THE TYPE OF BRICKWORK IS CHANGED, ROOM SIZES AND OVERALL SIZES MAY CHANGE - ALL FIRST FLOOR BEDROOM WINDOWS TO HAVE 120mm RESTRICTED OPENINGS AS PER NCC2013 VOL2 CLAUSE 3.9.2.5 'PROTECTION OF OPENABLE WINDOWS' - SETBACKS, DIMENSIONS AND LEVELS TO BE CONFIRMED ON RECEIPT OF SURVEY	
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SKETCH PLAN

~~SCALE 1:100~~



JOB N°.					1000107										CLIENT SIGNATURE 1						DATE				
SHEET N°.					1 of 1					CLIENT SIGNATURE 2															
					CLIENT					DESIGN					DRAWN										
					PROJECT					REVISIONS															
					Proposed Residence:					08/05/25					LK					LK					
					LOT1#166 RALEIGH STREET:					13/05/25					LK					LK					
					CARLISLE WA																				
					LOCAL AUTHORITY:																				
					TOWN OF VICTORIA PARK																				