

768C HENRY LAWSON DRIVE,
PICNIC POINT , NSW 2213
LOT 21 DP 1151940
S4.55 APPLICATION
APPROVED DA-1112/2020

The attached S4.55 application seeks approval for amendments to the previously approved DA-1112/2020 for 768C Henry Lawson Drive, Picnic Point.

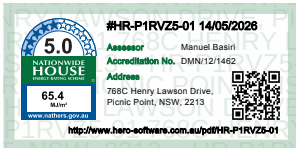
The revised proposal generally retains the approved development footprint and includes internal reconfiguration of the dwelling to improve amenity, functionality and circulation, including revised living areas, stair/entry arrangement and updated bedroom configuration incorporating 4 bedrooms plus office/theatre spaces.

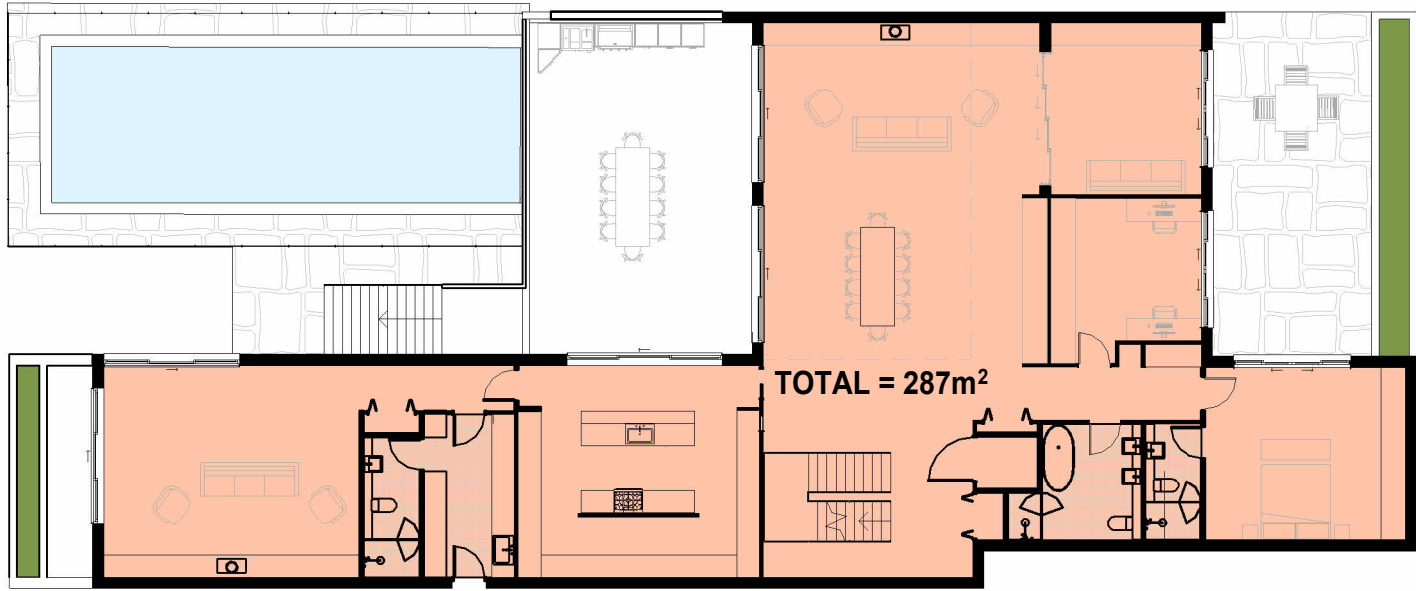
The proposal also includes a revised detached double garage arrangement, updated driveway and landscaping works, and minor amendments to external terraces and the pool interface. The swimming pool remains generally within the approved location with minor RL adjustments to suit site conditions.



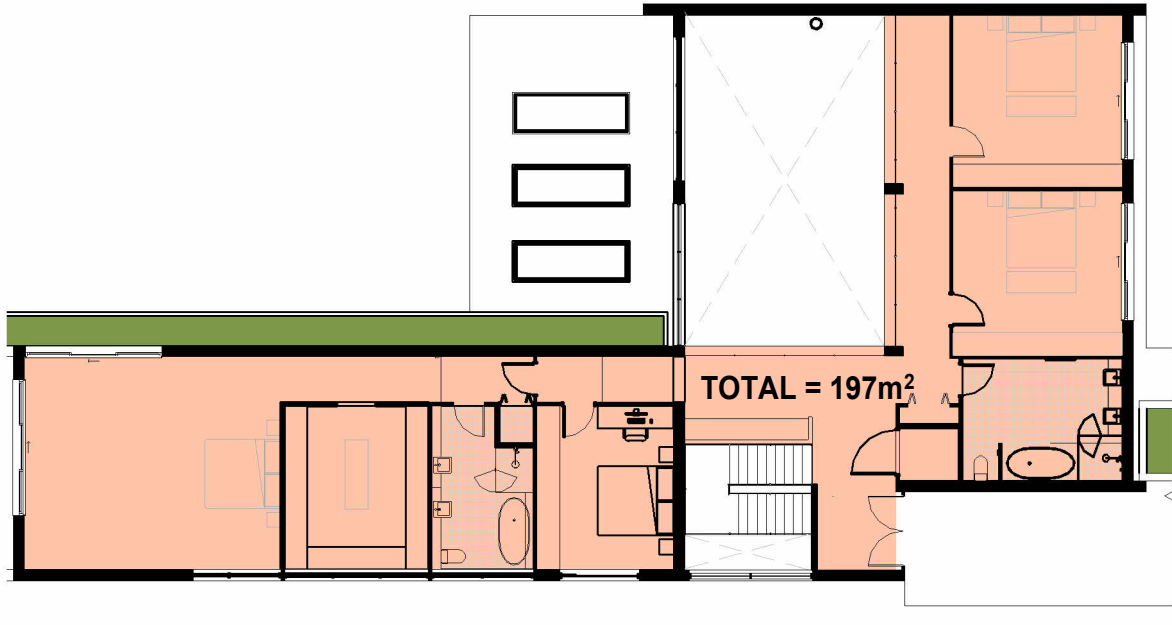
Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point
Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation External Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation Internal Walls: Single 110mm Brick Wall - Rendered both sides Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

S4.55 DRAWING LIST			S4.55 DRAWING LIST		
Drawing #	Drawing Name	Rev.	Drawing #	Drawing Name	Rev.
00. COVER			09. ELEVATIONS		
DA00.00	COVER PAGE	DA1	DA09.01	SOUTH ELEVATION	DA1
DA00.01	SCHEDULE & CALCULATIONS	DA1	DA09.02	EAST ELEVATION	DA1
01. SITE			DA09.03	EAST ELEVATION (GARAGE)	DA1
DA01.01	SITE PLAN OVERALL	DA1	DA09.04	WEST ELEVATION	DA1
DA01.02	SITE PLAN	DA1	DA09.05	WEST ELEVATION (GARAGE)	DA1
DA01.03	SITE ANALYSIS PLAN	DA1	DA09.06	NORTH ELEVATION (NO GARAGE)	DA1
DA01.04	WASTE MANAGEMENT PLAN	DA1	DA09.07	NORTH ELEVATION (GARAGE)	DA1
03. GA PLANS			10. SECTIONS		
DA03.01	GA PLAN - LOWER GROUND	DA1	DA10.01	BUILDING SECTIONS	DA1
DA03.02	GA PLAN - GROUND LEVEL	DA1	DA10.02	BUILDING SECTIONS	DA1
DA03.03	GA PLAN - UPPER GARAGE LEVEL	DA1	95. NOTIFICATION PLAN		
DA03.04	GA PLAN - ROOF	DA1	DA95.01	NOTIFICATION PLAN	DA1

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SCALE	As indicated @A3																				



1 LGF - FSR CALCULATIONS
1 : 200



2 GF - FSR CALCULATIONS
1 : 200

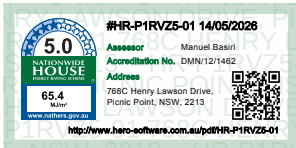
S4.55 Schedule of Changes - Lower Ground Floor	
Ref	Proposed Modification
01	Central Living Area - Internal layout reconfigured to kitchen, pantry and living space. Improved functionality and circulation.
02	Bedroom Wing - Bedroom layout revised with new Theatre, Office + Guest Bedroom replacing previous bedroom arrangement.
03	Garage / Driveway Interface - Minor internal reconfiguration with garage relocated and no longer connected to internal layout. External Terrace and Guest Bedroom introduced.
04	Outdoor Living Areas - Outdoor living areas reorganised to improve connection between indoor/outdoor spaces.
05	Pool relationship - Pool retained in same location. Pool RL adjusted slightly to suit as built levels.
06	Internal Room Sizes - Internal wall positions and room sizes adjusted as part of the revised layout.
07	Building Envelope - Minor adjustment to external wall location to accommodate revised internal layout.

S4.55 Schedule of Changes - Ground Floor	
Ref	Proposed Modification
01	Master Bedroom Suite - Internal layout reconfigured with Master Bedroom Suite moved to Ground Floor from Lower Ground Floor
02	Entry / Stairs - Entry and Stair location reconfigured to suit new layout. Main entry on Ground Floor only
03	Void - A Ground Floor void has been introduced. This highlights views to the nearby Georges River
04	Bedrooms - Bedrooms have been relocated to the Ground Floor. Creating a more functional/usable living area space on the Lower Ground Level incorporating the use of the outdoor areas and pool.
05	Alfresco / Terrace Area - Reduced depth for the alfresco/terrace area off the Master Suite
06	Entry Car Bay - Removed from the design - external garage proposed. Improved amenity and entry experience.
07	Building Envelope - Minor adjustment to external wall location to accommodate revised internal layout.

Refer to Floor Plans for Context DA03.01 & DA03.02

S4.55 CANTERBURY BANKSTOWN DCP / LEP COMPLIANCE	
768c Henry Lawson Drive Picnic Point Lot 21 DP 1151940 - Zone R2 Low Density Residential	
AREA CALCULATIONS	
Site Area Calculations	
Total Site Area:	2,643.30 m ²
Allowable Site Coverage	430m ² Building Footprint + 40% Site Coverage for all elements (1,057.32m ²) Outbuildings 60m ²
Proposed Site Coverage <i>Refer to Site Plan for calculations</i>	392m ² Building Footprint - Compliant Site Coverage Overall 1,056.60m ² (39.97%) - Compliant Outbuilding 56.25m ² - Compliant
FSR Calculations	
Proposed Lower Ground Floor	287 m ²
Proposed Ground Floor	197 m ²
Total Proposed Dwelling	484 m ²
Allowable FSR	0.5:1 (Max 1,321.65 m ²)
Proposed FSR	484m ² / 2,643.30m ² = 0.18:1 - Compliant
Landscaped Area	
Allowable LA	Min Deep Soil 25% of site area (min 2.5m) = 660.83m ² Min 45% of area forward of building
Proposed LA	Deep Soil = 874m ² (33%) - Compliant Area forward of Building = 905m ² (45% = 407.25m ²) Proposed LA forward of building line = 411.45m ² (45.46%) - Compliant
<i>Refer to Site Plan for calculations</i>	
Private Open Space	
Allowable POS	80m ² Behind Building Line (min 5m)
Proposed POS	840m ² - Compliant

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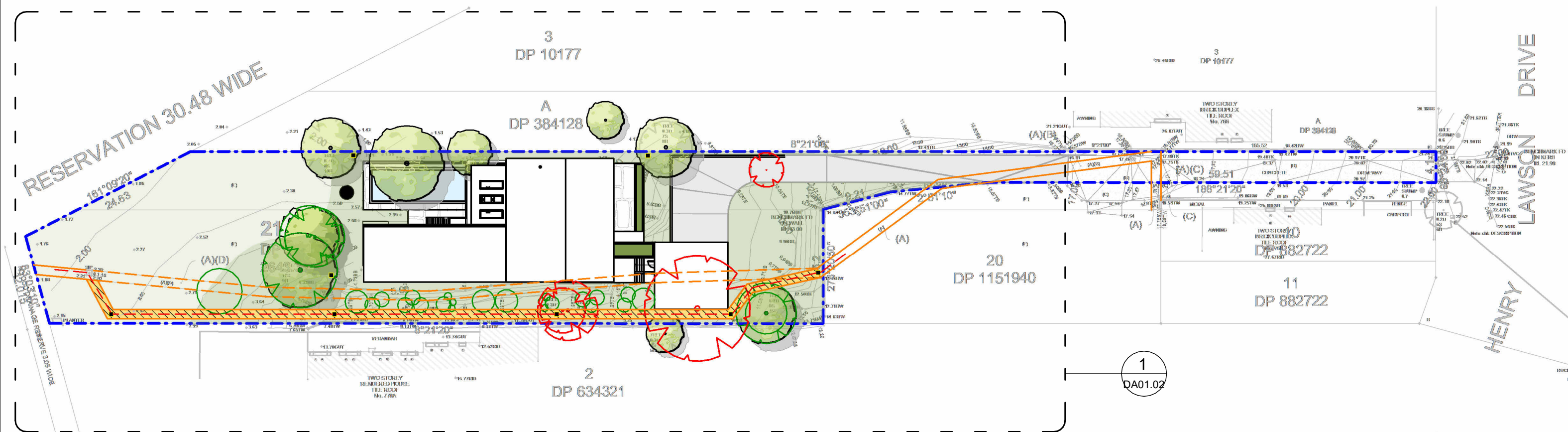


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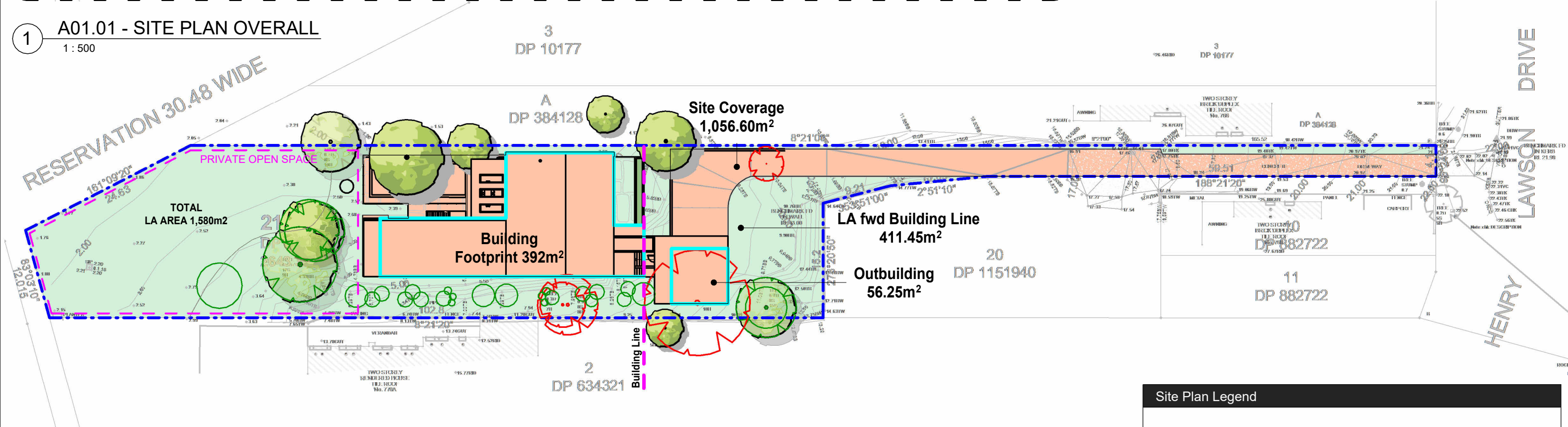
PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	As indicated @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	SCHEDULE & CALCULATIONS
Drawing No.	DA00.01
Revision	DA1

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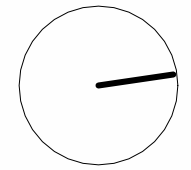
1 A01.01 - SITE PLAN OVERALL
1 : 500



2 A01.01 - SITE PLAN CALCULATIONS
1 : 500

Site Plan Legend			
	Building + Outbuilding Footprint		Private Open Space outline 840m²
	Site Coverage		Landscaped Area

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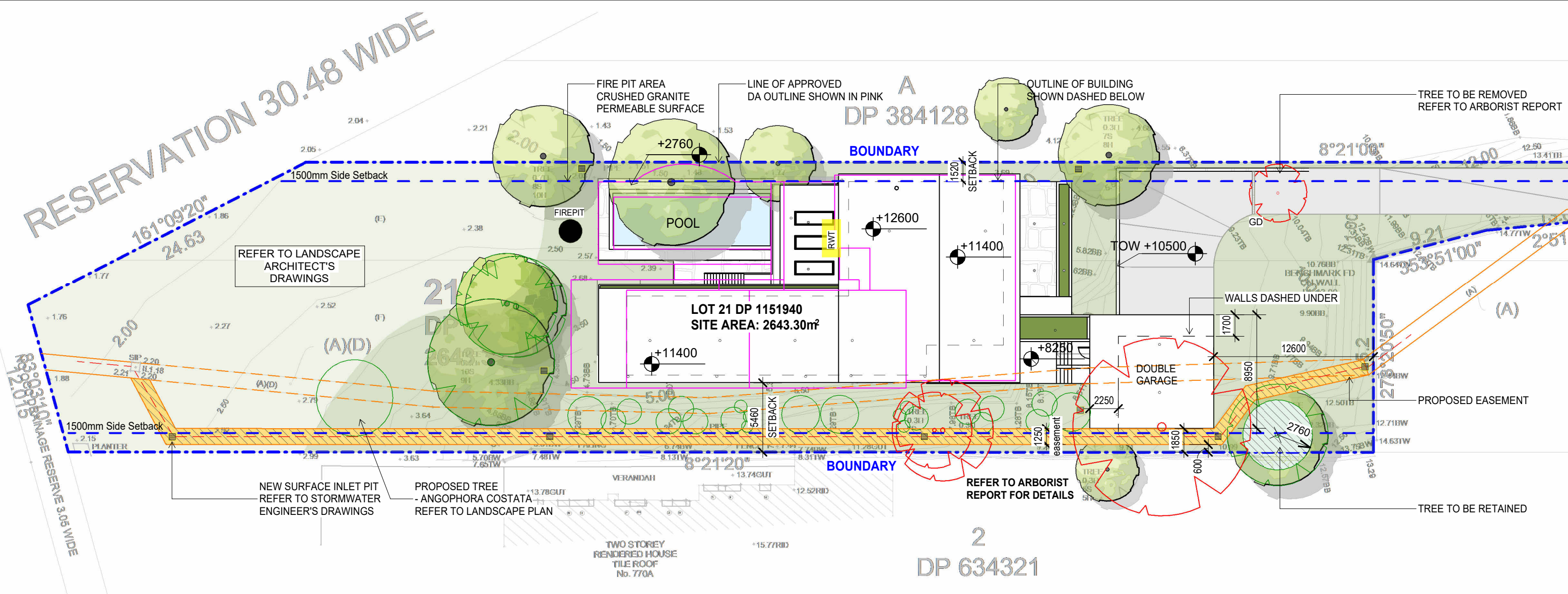


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PROJECT NO	26-007
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CHECKED	PS
SCALE	As indicated @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	SITE PLAN OVERALL
Drawing No.	DA01.01
Revision	DA1

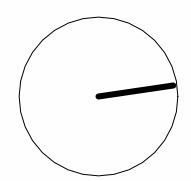
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1 A01.01 - SITE PLAN
1 : 300

Site Plan Legend			
	Boundary Line		Trees to be removed
	Approved DA Outline (inc. pergolas)		Proposed Driveway
	Existing Easement (retained)		Proposed Planters
	Existing Easement (diverted)		Proposed Stormwater Pit
	Proposed Easement		Proposed 15,000L U/G Rainwater Tank as per BASIX requirements
	Existing Trees to be retained		
	Tree Structural Root Zone		

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PROJECT NO	26-007
DRAWN	AJB
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Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	SITE PLAN
Drawing No.	DA01.02
Revision	DA1

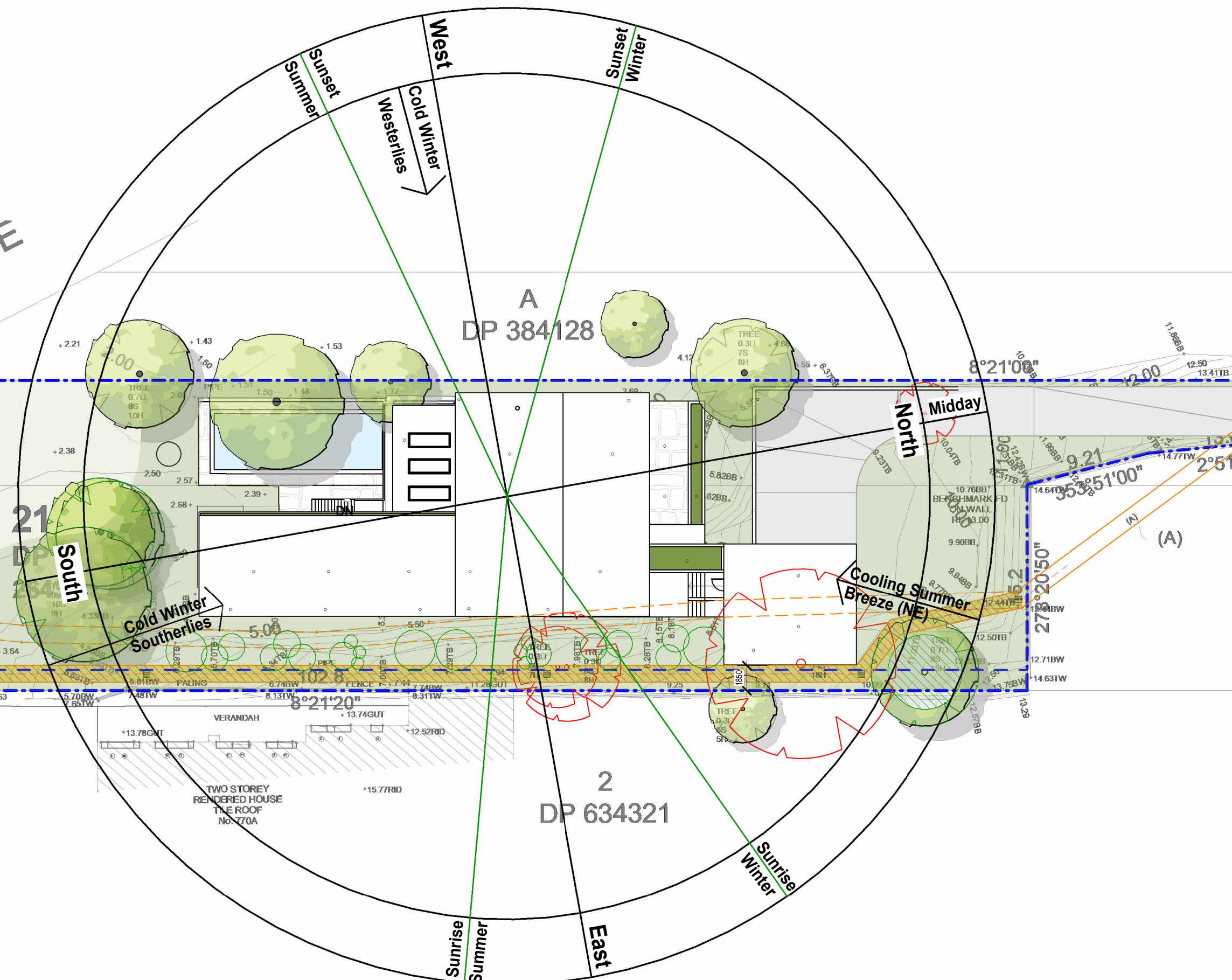
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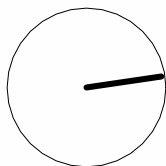
RESERVATION 30.48 WIDE

RESERVATION 30.48 WIDE

1 A01.01 - SITE ANALYSIS PLAN
1 : 300



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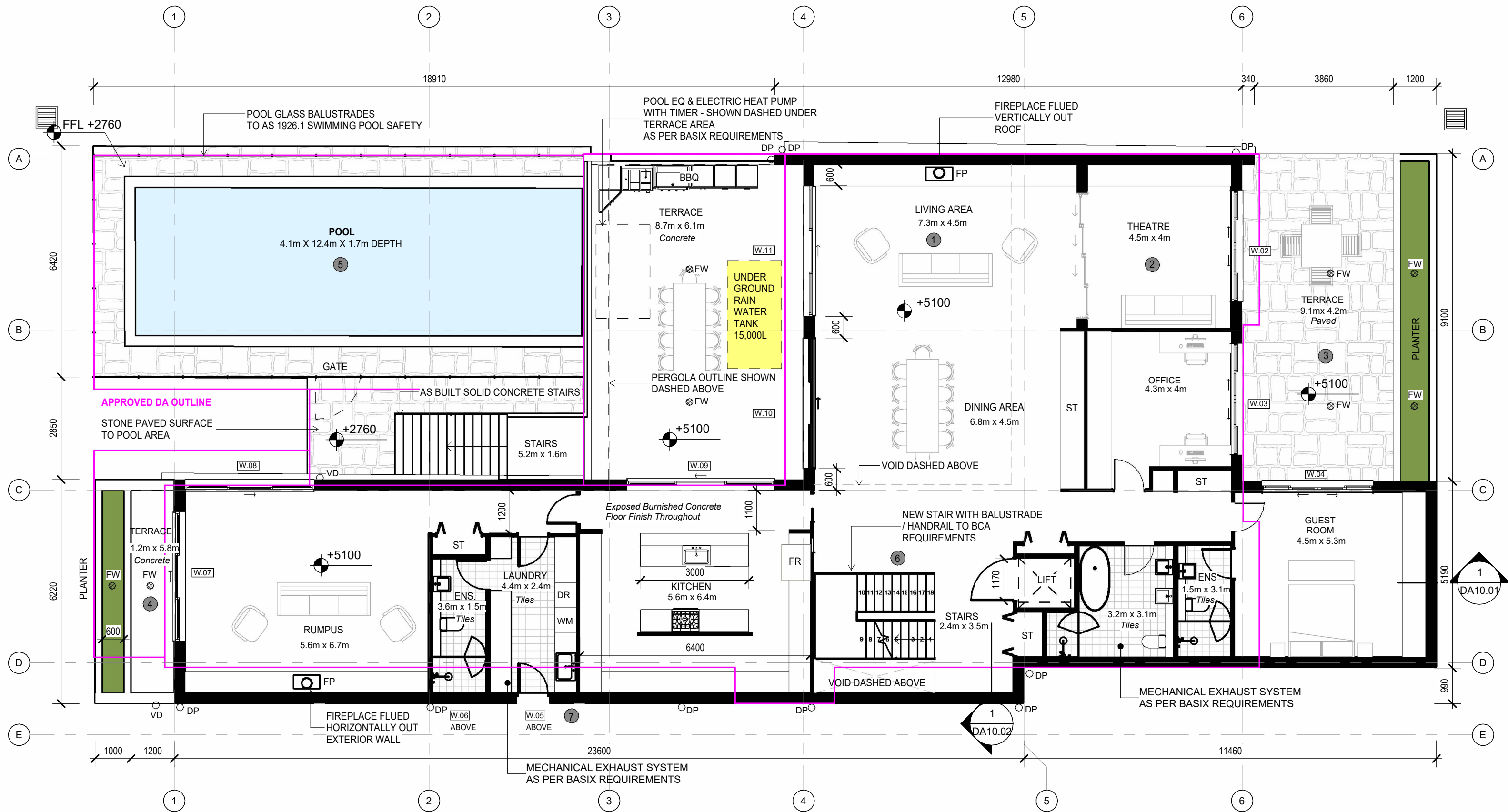
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Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	SITE ANALYSIS PLAN
Drawing No.	DA01.03

Revision	DA1
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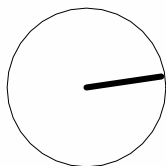
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1 PROPOSED - LOWER GROUND FLOOR PLAN
1 : 100

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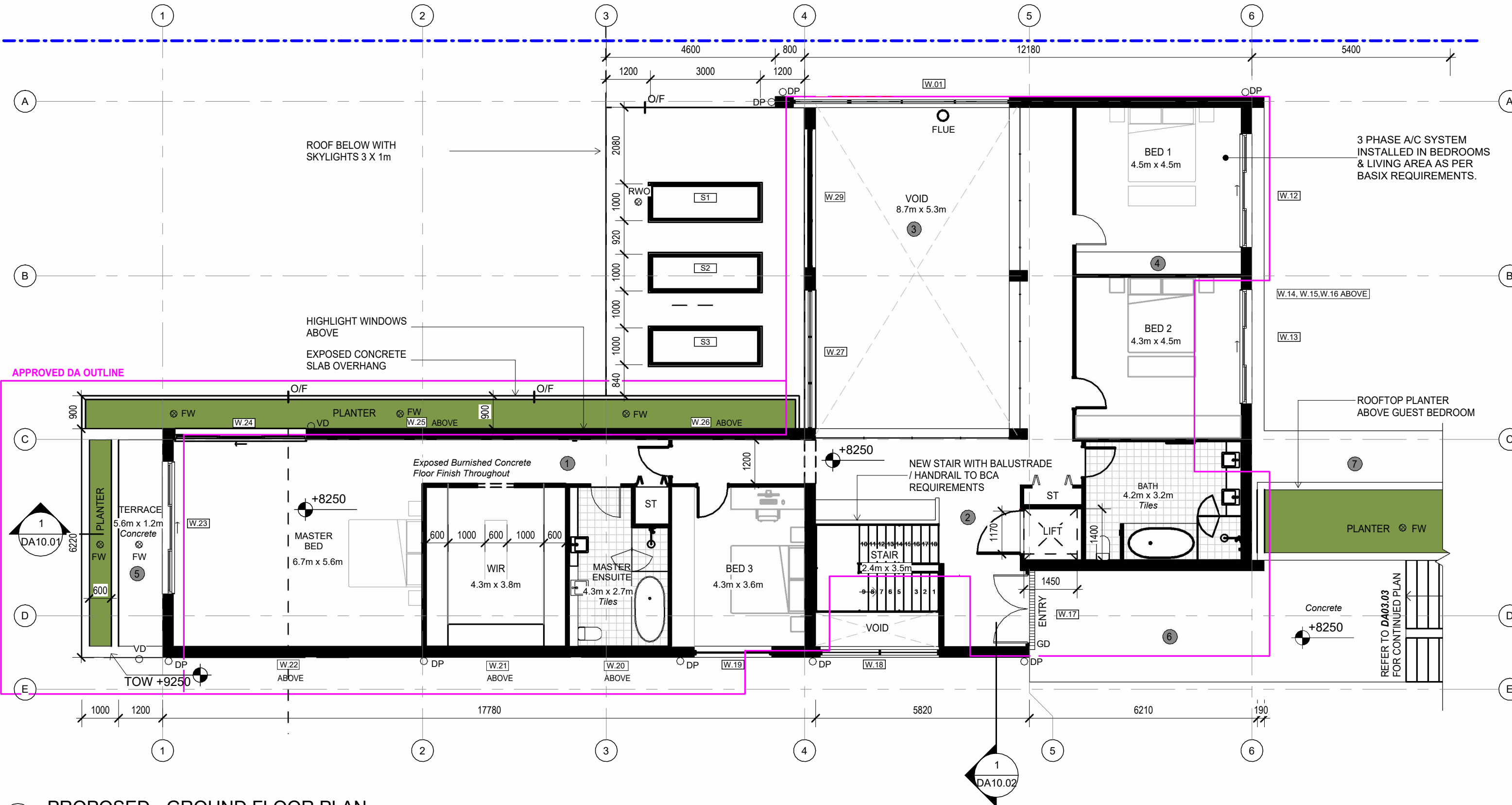
REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	GA PLAN - LOWER GROUND
Drawing No.	DA03.01

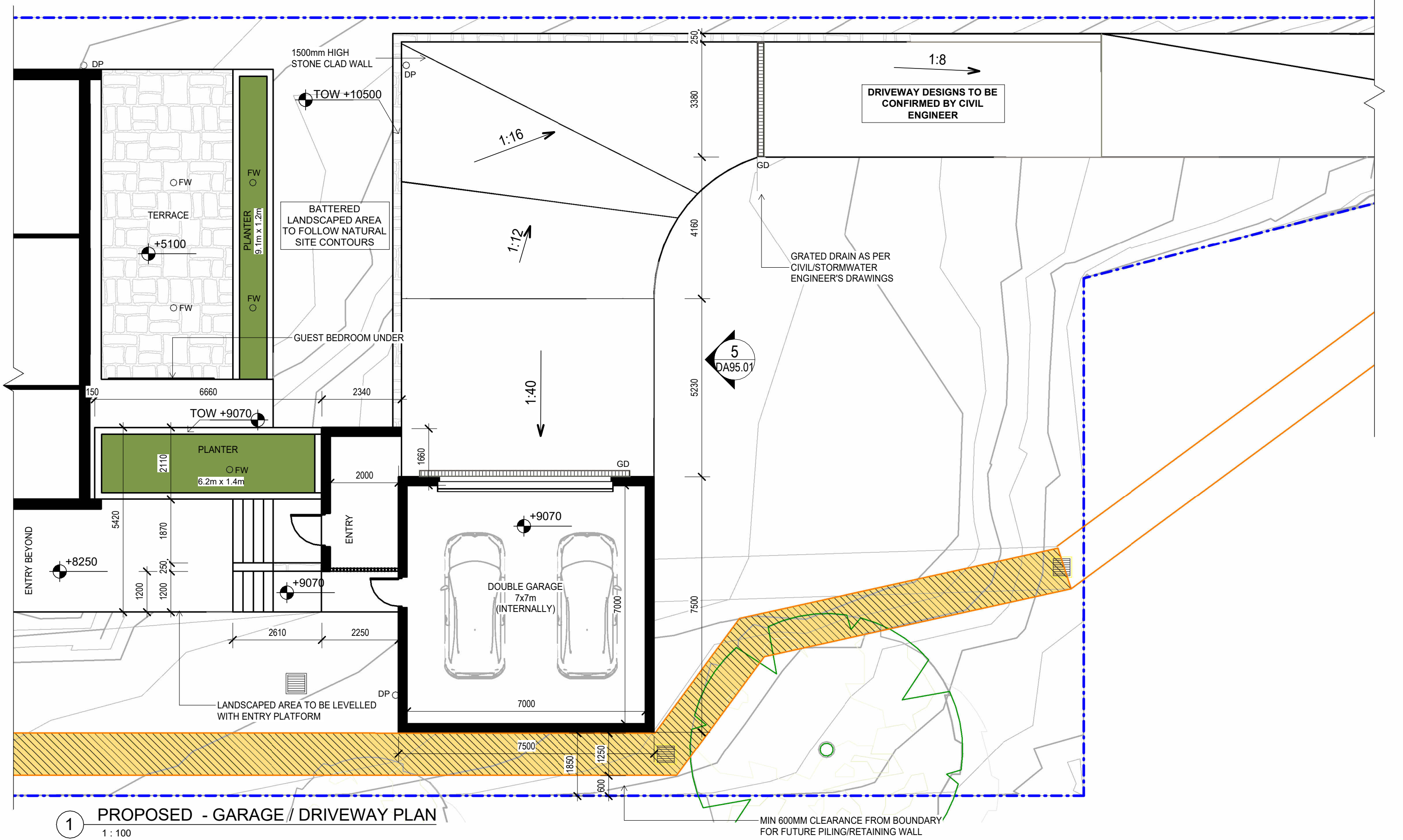
Revision	DA1
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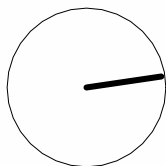
1 PROPOSED - GROUND FLOOR PLAN
1 : 100

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			DRAWN AJB	CHECKED PS	SCALE 1 : 100 @A3	Drawing No. DA03.02	Revision DA1	0400 714 527 hello@kisio.com.au kisio.com.au	



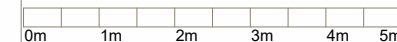
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SCALE	1 : 100 @A3

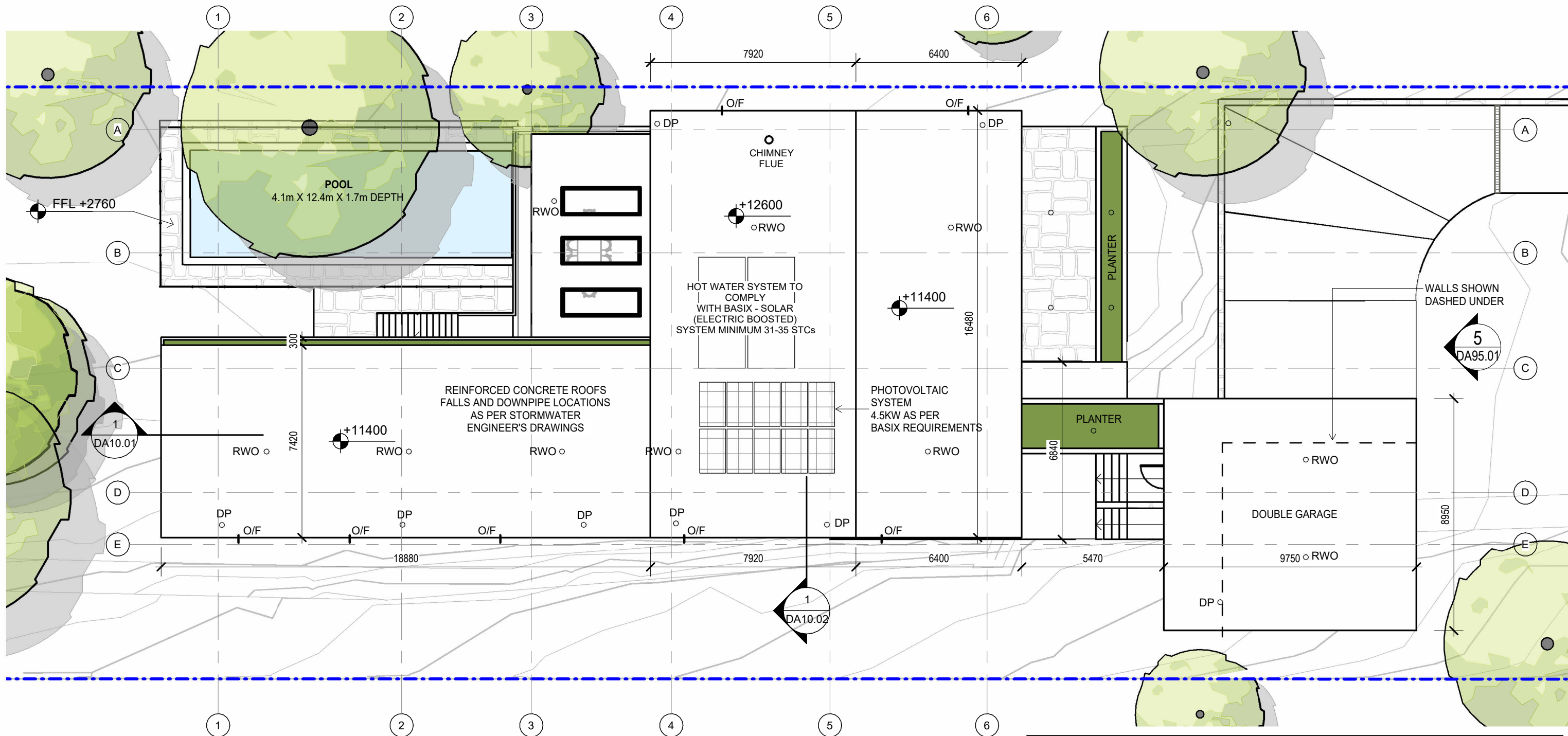


Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	GA PLAN - UPPER GARAGE LEVEL
Drawing No.	DA03.03
Revision	DA1

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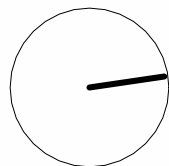
PROPOSED - ROOF PLAN

1 : 150

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges
External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation
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SCALE	As indicated @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	GA PLAN - ROOF
Drawing No.	DA03.04

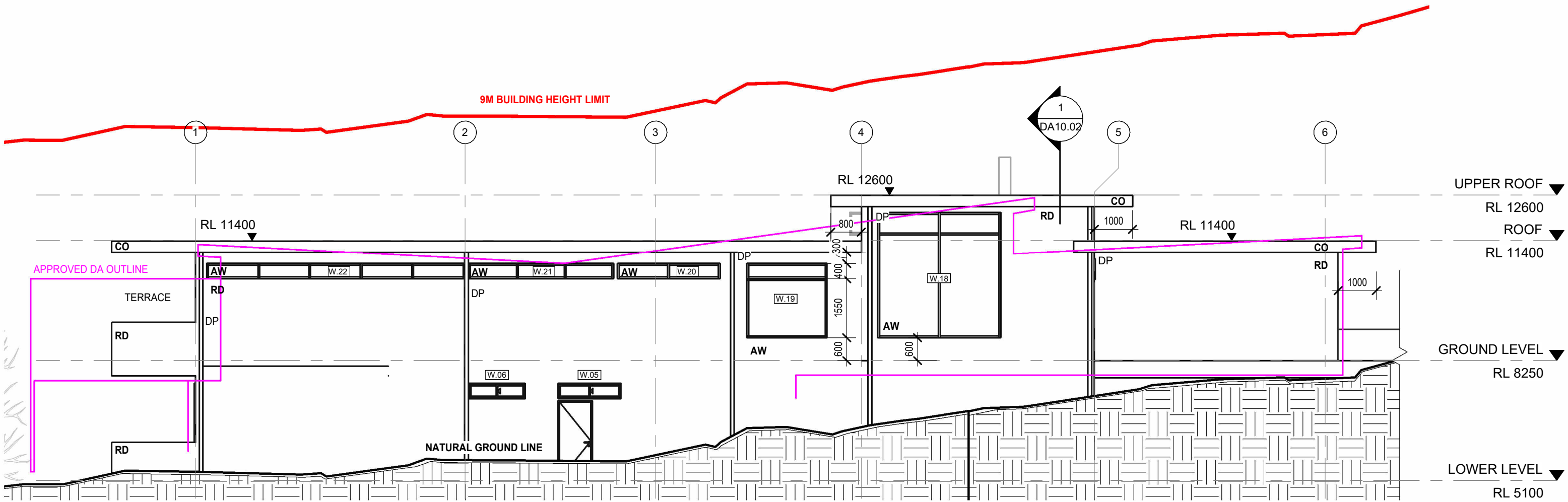
Revision	DA1
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	 KLSLO DESIGN STUDIO
Revision DA1	0400 714 527 hello@kisio.com.au kisio.com.au



1 EAST ELEVATION
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
- DO NOT SCALE OFF DRAWINGS
- GENERALLY, ALL CONSTRUCTION WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA
- AREA CALCULATIONS MEASURED FROM CAD DRAWINGS
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE CONSULTANTS REPORTS, DRAWINGS AND DOCUMENTATION SUBMITTED WITH THE DEVELOPMENT APPLICATION

Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
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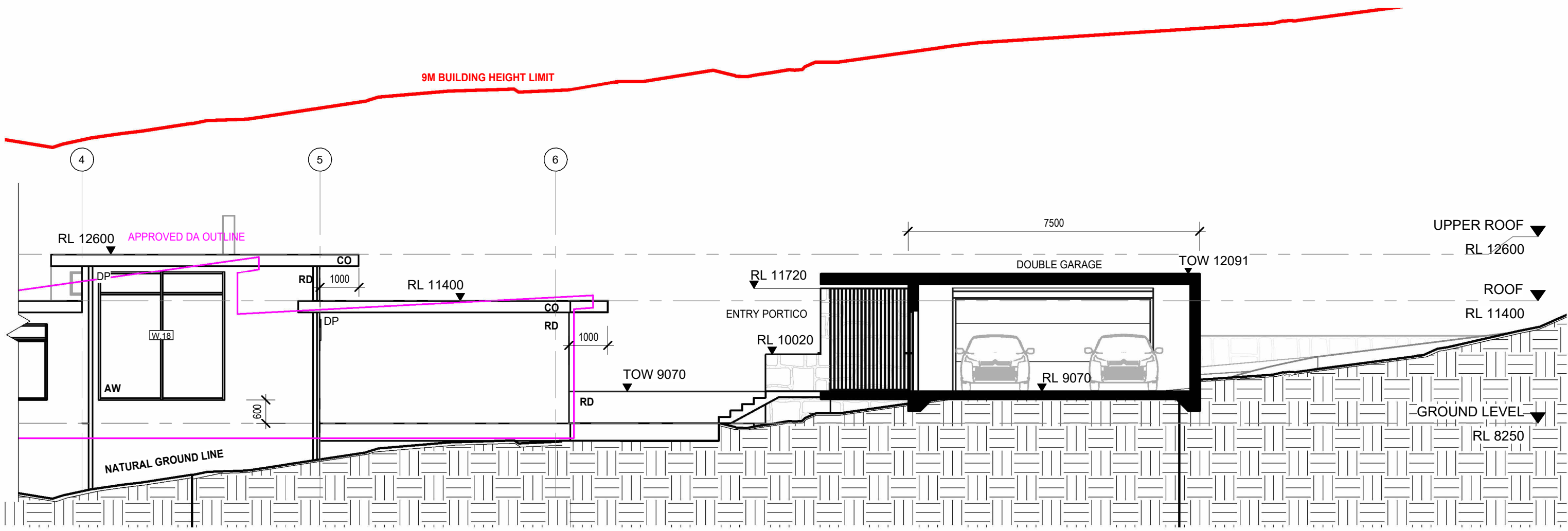


REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	EAST ELEVATION
Drawing No.	DA09.02

Revision	DA1
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1 EAST ELEVATION GARAGE
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
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Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet

Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges

External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation

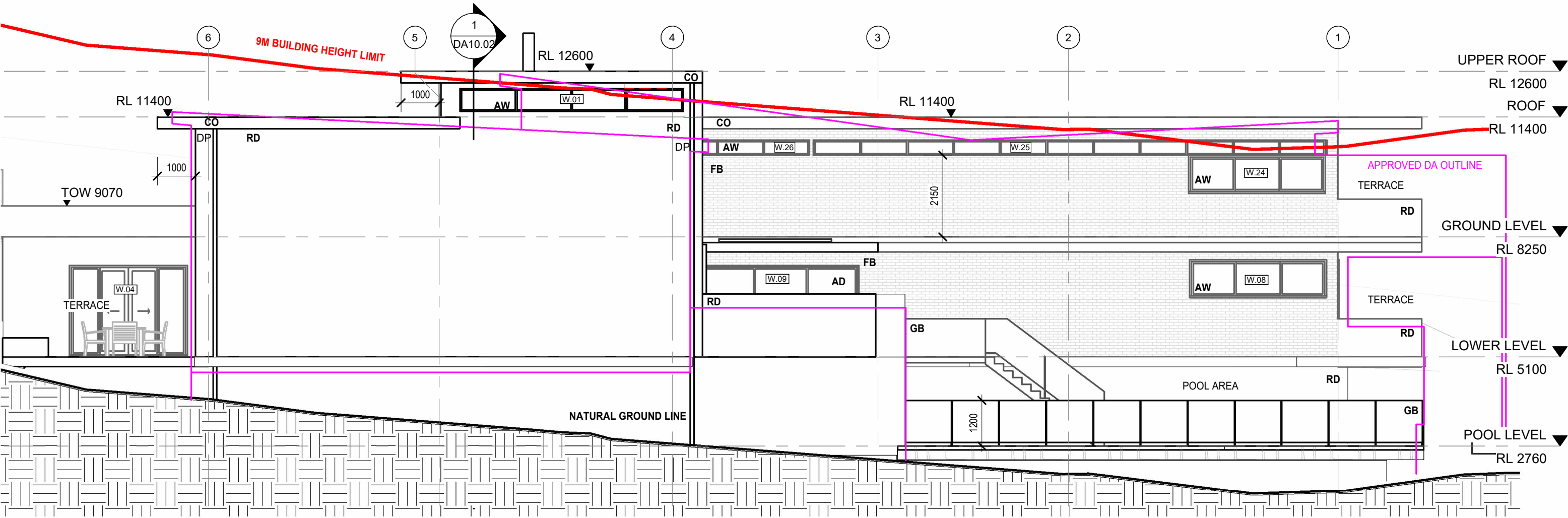
External Walls: Cavity Brick Wall - 110mm/110mm Plasterboard Internally SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation

Internal Walls: Internal Plasterboard Stud Wall - No Bulk Insulation

Internal Walls: Single 110mm Brick Wall - Rendered both sides

Ceiling/Roofs LG: 150mm Concrete Slab with suspended plasterboard ceiling - R4.0 Bulk Insulation, SA=0.30, Roof colour: Light

Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium



1 WEST ELEVATION
1 : 100

FINISHES LEGEND	
AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

- NOTES
- MEASURE UP AND SITE INVESTIGATION REQUIRED TO DETERMINE EXISTING SITE CONDITIONS
 - DO NOT SCALE OFF DRAWINGS
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Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet

Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet

Glazing: Composite B Double Glazed Argon Filled - Tint Clear - U-Value = 3.9 SHGC = 0.40 ** refer to NatHERS report for SHGC tolerance ranges

External Walls: Brick Veneer Stud wall with reflective sarking SA=0.50, Wall Colour: Medium, R2.0 Bulk Insulation

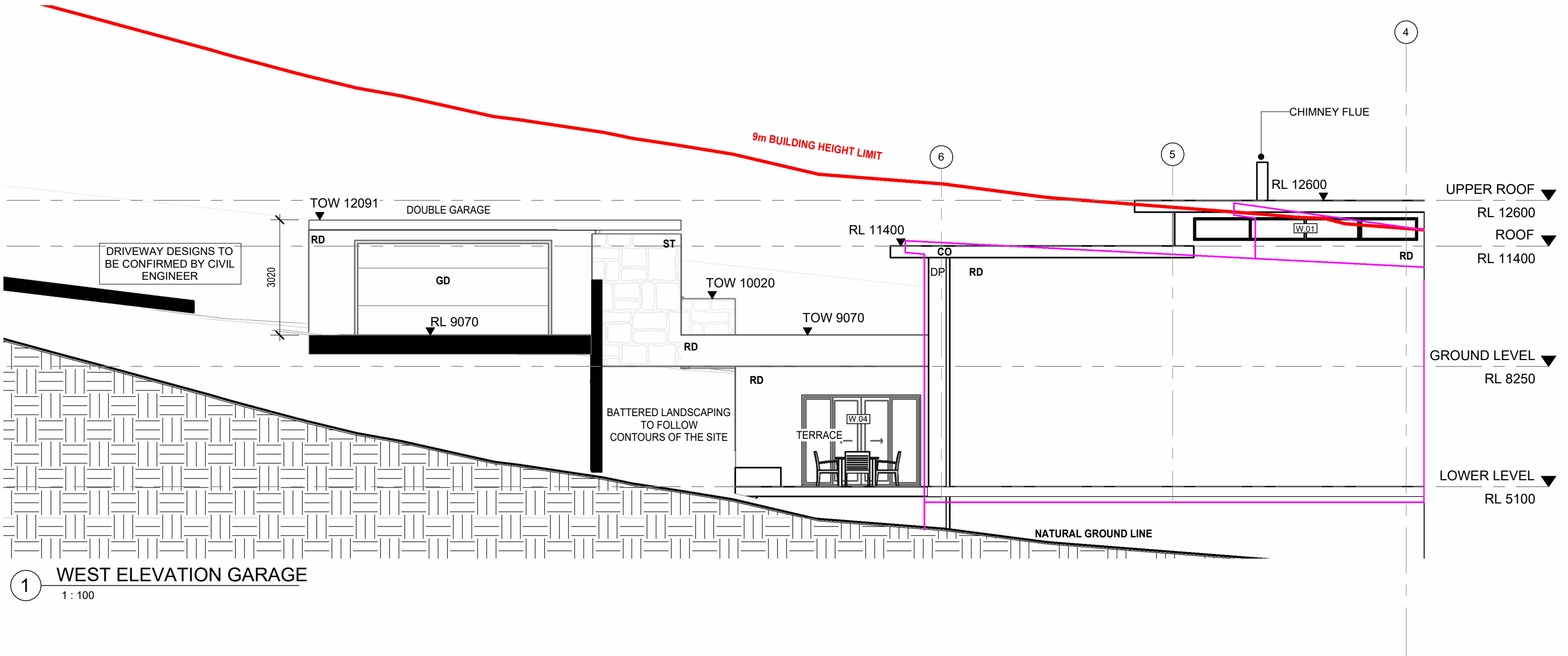
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Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium



FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
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MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

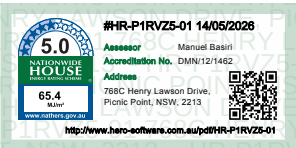
NOTES

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Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

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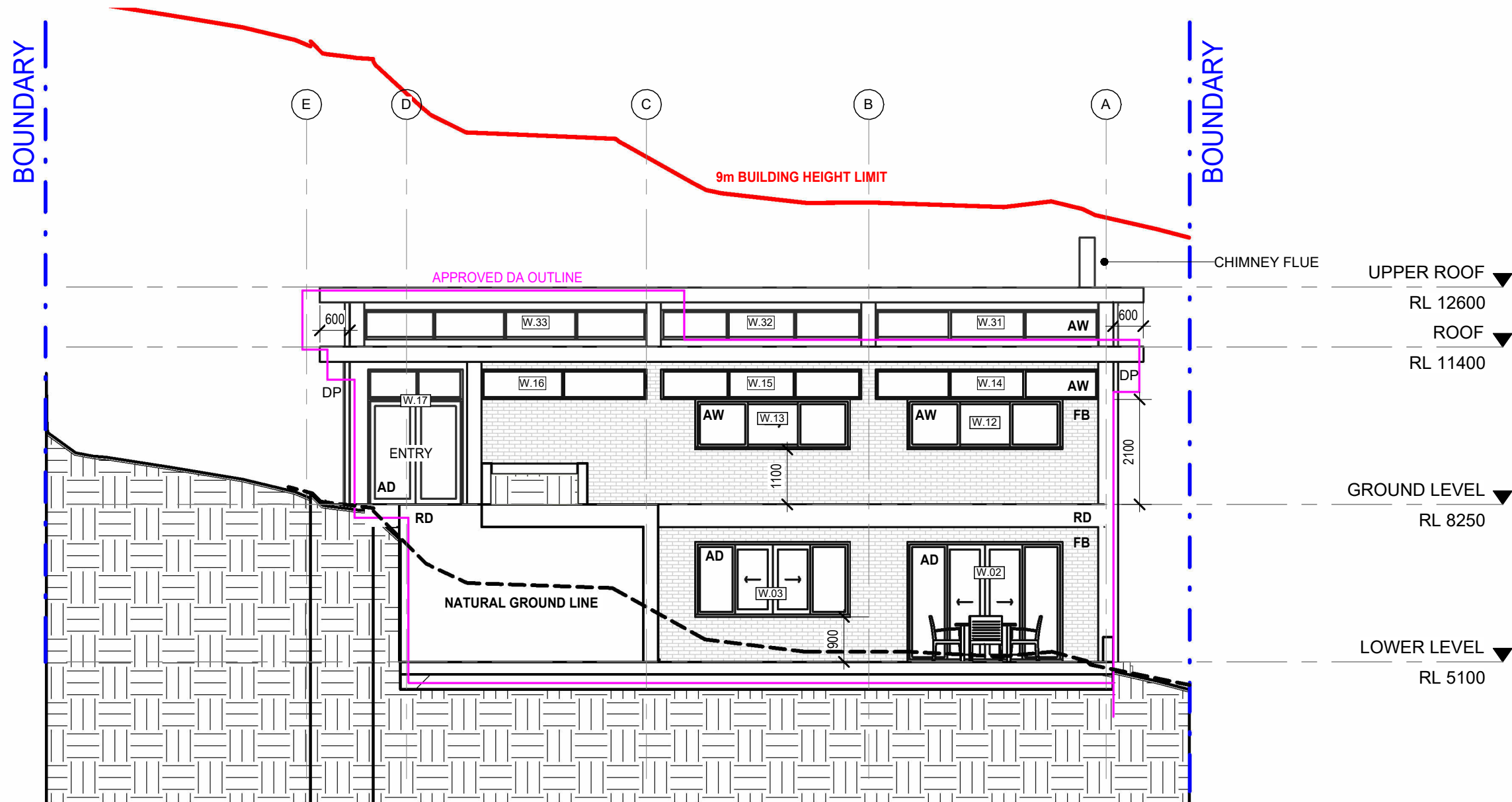


REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	WEST ELEVATION (GARAGE)
Drawing No.	DA09.05

Revision	DA1
0400 714 527	hello@kisio.com.au
kisio.com.au	



1 NORTH ELEVATION (NO GARAGE)
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

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Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
Ground Floor: 100mm Suspended Concrete Slab Floor - Lined Below, Finish: Tiled 8mm + Carpet
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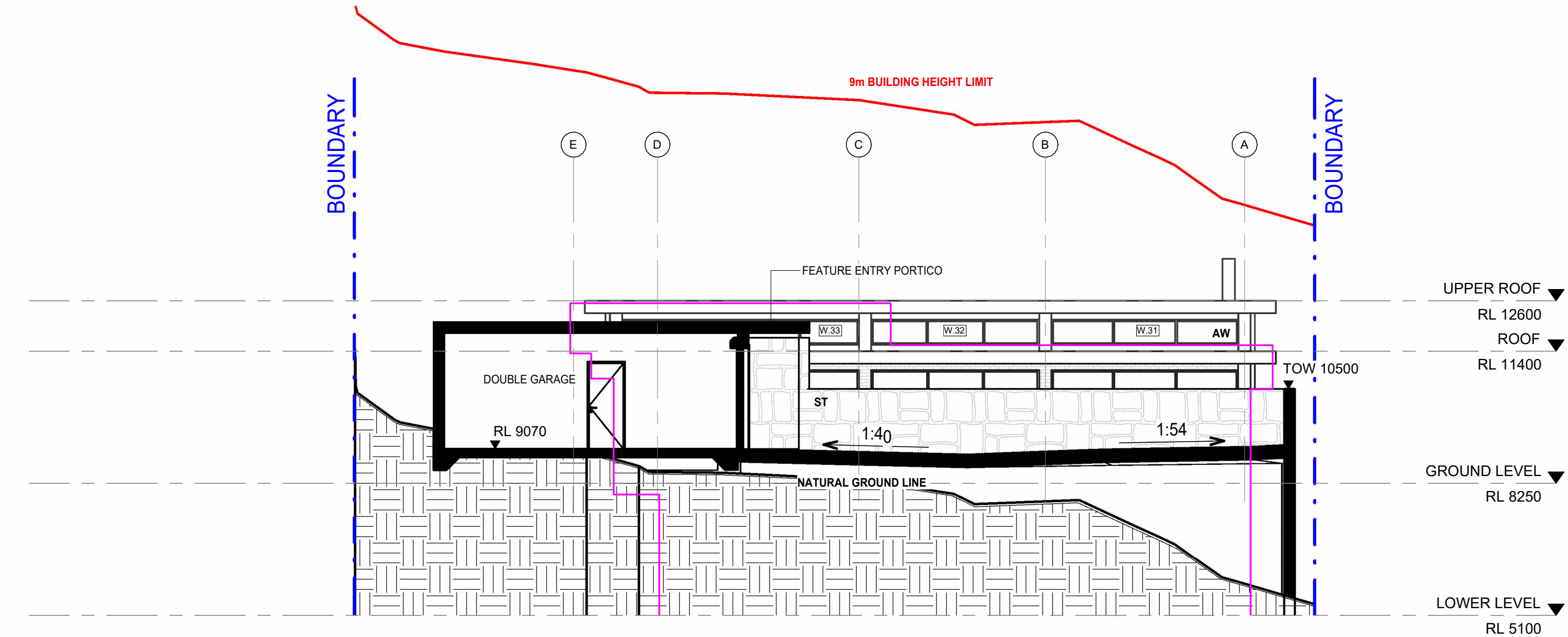


REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3
0m 1m 2m 3m 4m 5m	

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	NORTH ELEVATION (NO GARAGE)
Drawing No.	DA09.06
Revision	DA1

DA ISSUE	
KISIO DESIGN STUDIO	
0400 714 527	hello@kisio.com.au kisio.com.au



1 NORTH ELEVATION (GARAGE)
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

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Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
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Internal Walls: Single 110mm Brick Wall - Rendered both sides
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Ceiling/Roofs GF: Flat Framed / Skillion Metal Roof & Flat plasterboard ceiling - R4.0 Bulk Insulation 0.15 added insulation, SA=0.50, Roof Colour: Medium

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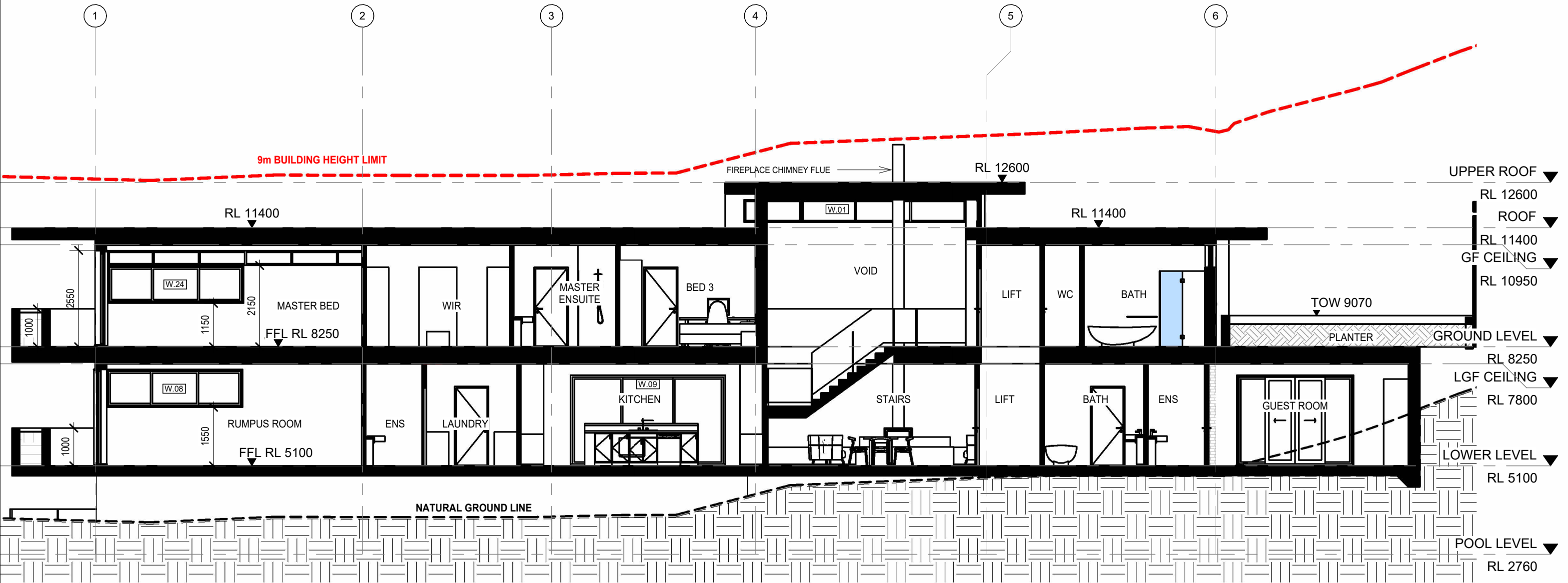


REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	NORTH ELEVATION (GARAGE)
Drawing No.	DA09.07

DA ISSUE	
Revision	DA1
0400 714 527	hello@kisio.com.au kisio.com.au



1 LONGITUDINAL SECTION
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
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MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

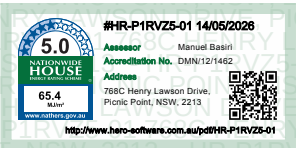
NOTES

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Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

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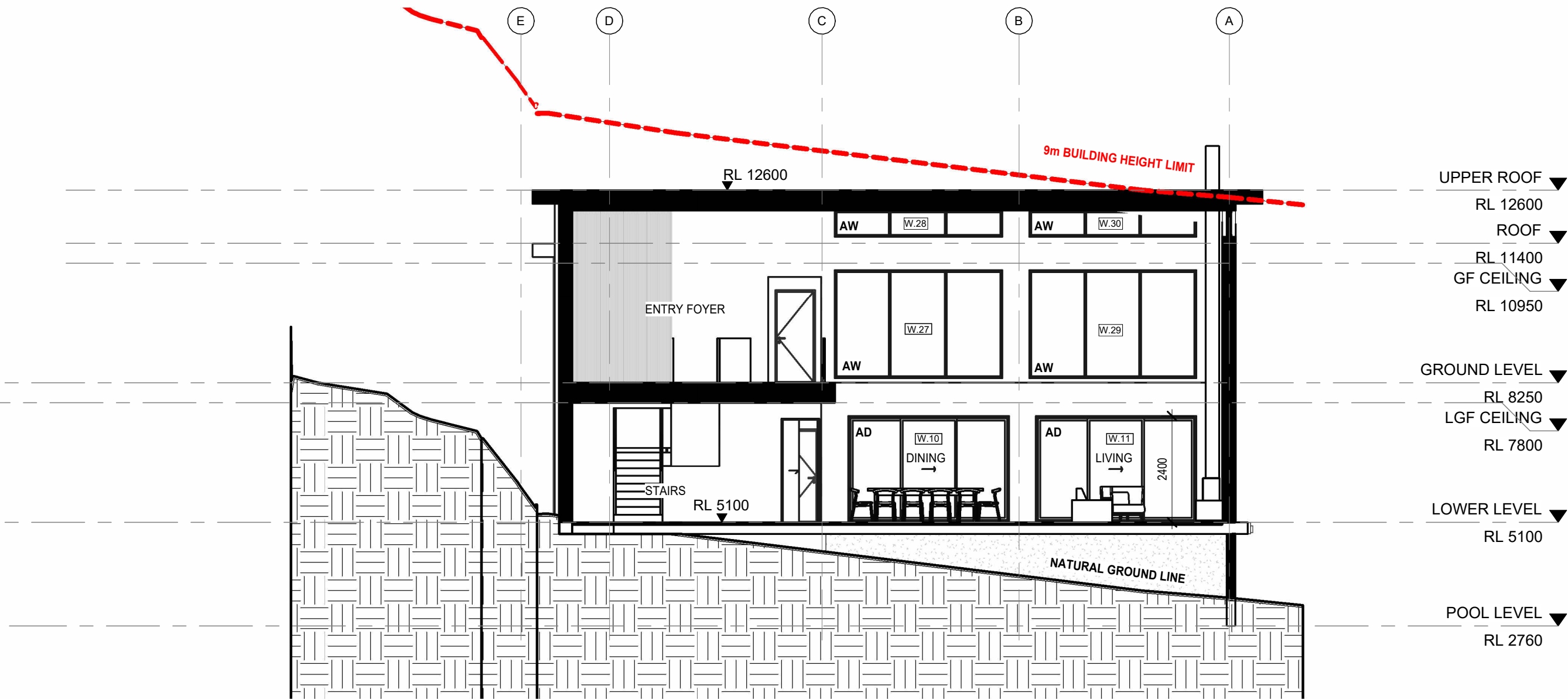


REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

PROJECT NO	26-007
DRAWN	AJB
CHECKED	PS
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	BUILDING SECTIONS
Drawing No.	DA10.01
Revision	DA1

DA ISSUE
0400 714 527 hello@kisio.com.au kisio.com.au



1 CROSS SECTION
1 : 100

FINISHES LEGEND

AD	ALUMINIUM FRAMED DOOR, POWDERCOAT FINISH
AW	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH
CO	CONCRETE, OFF FORM
DP	STEEL DOWNPIPE WITH RAINWATER HEAD, POWDERCOAT FINISH
RD	RENDERED BLOCKWORK, PAINTED FINISH
GD	STEEL GARAGE DOOR, POWDERCOAT FINISH
MC	METAL BLADE FENCE / GATE, POWDERCOAT FINISH
PS	PRIVACY SCREEN, ALUMINIUM, POWDERCOAT FINISH
FB	FACE BRICK CLADDING
GB	GLASS BALUSTRADE
ST	STONE CLADDING

NOTES

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Basix & NatHERS - Thermal Notes - 768C Henry Lawson Drive, Picnic Point

Lower Ground Floor: 150mm Concrete slab on ground - R1.00 Added Insulation, Finish: Tiled 8mm + Carpet
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REVISION	DATE	NOTES
DA1	14.05.26	DA ISSUE

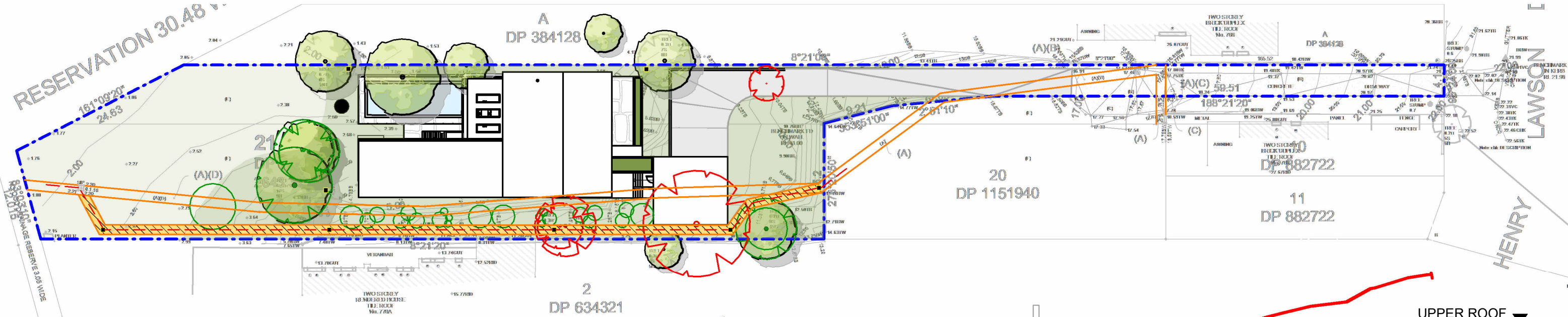
PROJECT NO	26-007
DRAWN	AJB
CHECKED	Checker
SCALE	1 : 100 @A3

Project	768C HENRY LAWSON DRIVE PICNIC POINT, NSW, 2213
Drawing	BUILDING SECTIONS
Drawing No.	DA10.02

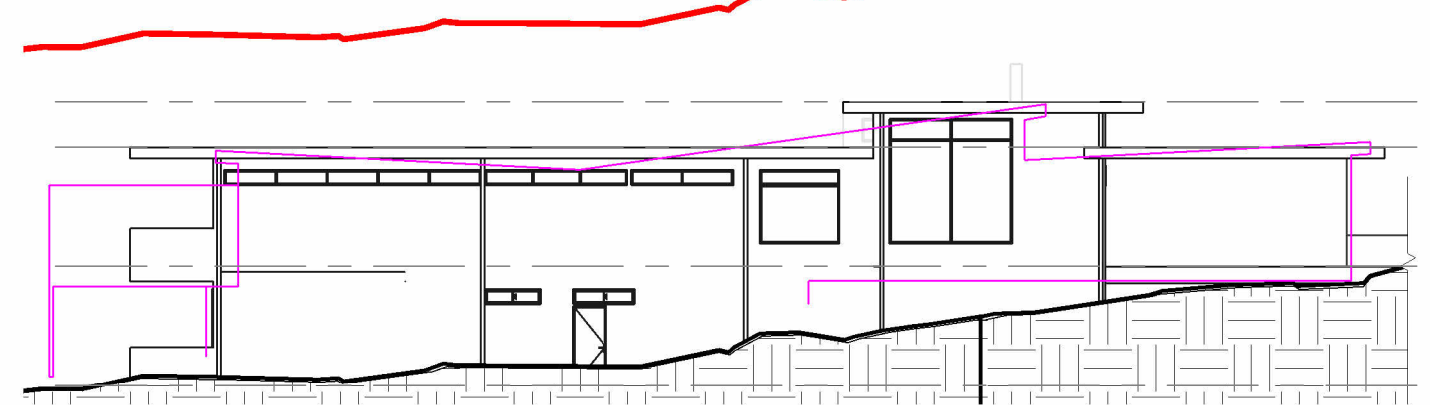
Revision	DA1
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DA ISSUE

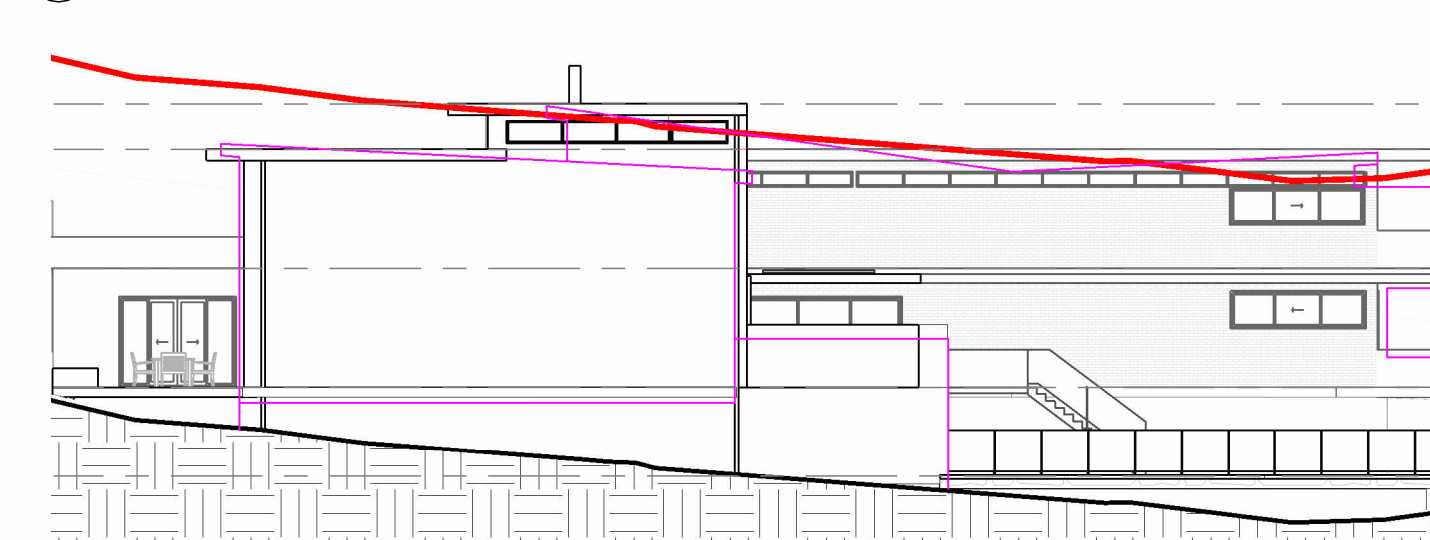




1 PROPOSED SITE PLAN
1 : 500



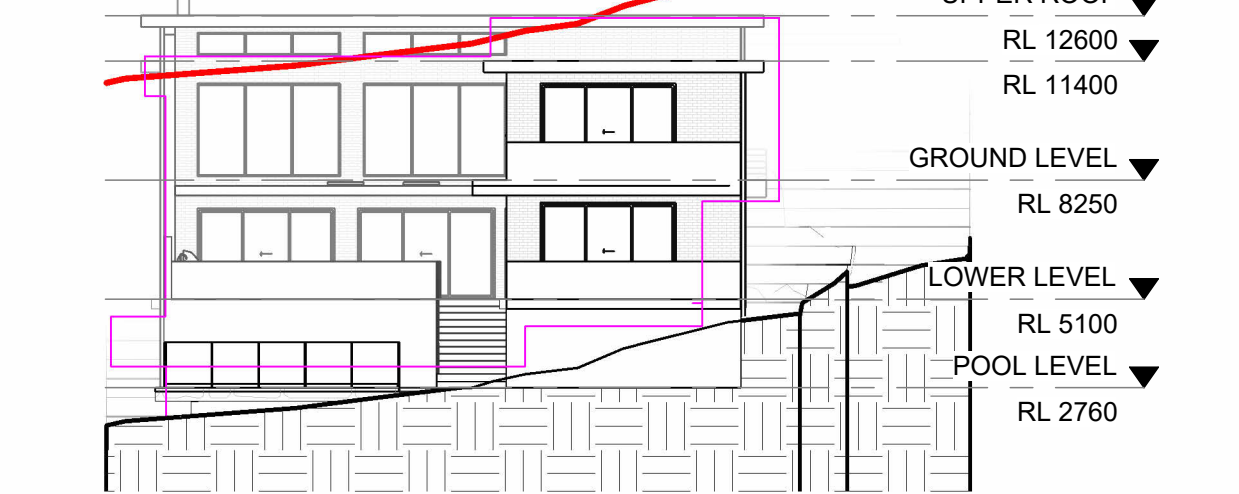
2 EAST ELEVATION
1 : 200



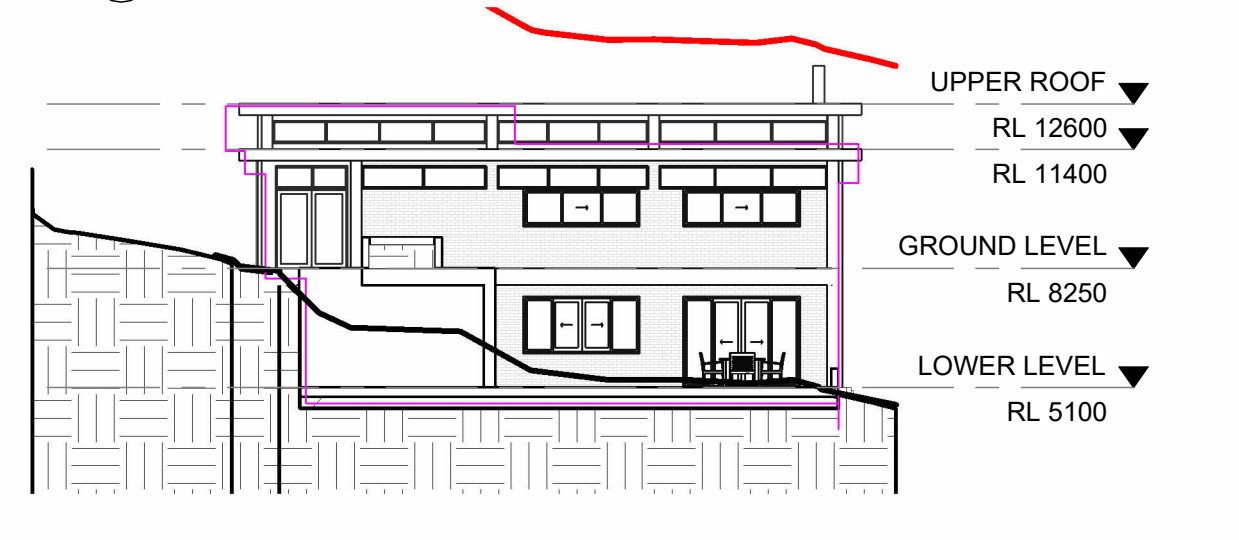
4 WEST ELEVATION
1 : 200

UPPER ROOF ▼
RL 12600 ▼
RL 11400
GROUND LEVEL ▼
RL 8250
LOWER LEVEL ▼
RL 5100

UPPER ROOF ▼
RL 12600 ▼
RL 11400
GROUND LEVEL ▼
RL 8250
LOWER LEVEL ▼
RL 5100
POOL LEVEL ▼
RL 2760



3 SOUTH ELEVATION
1 : 200



5 NORTH ELEVATION (NO GARAGE)
1 : 200

UPPER ROOF ▼
RL 12600 ▼
RL 11400
GROUND LEVEL ▼
RL 8250
LOWER LEVEL ▼
RL 5100