



WEST STREET

BERNARD LANE

1.720 Proposed
Approx.

0.820mm Existing
(By Survey)

Bench Mark
Drill Hole & wing cut
in top of kerb
RL 84.78 (AHD)

Site Plan

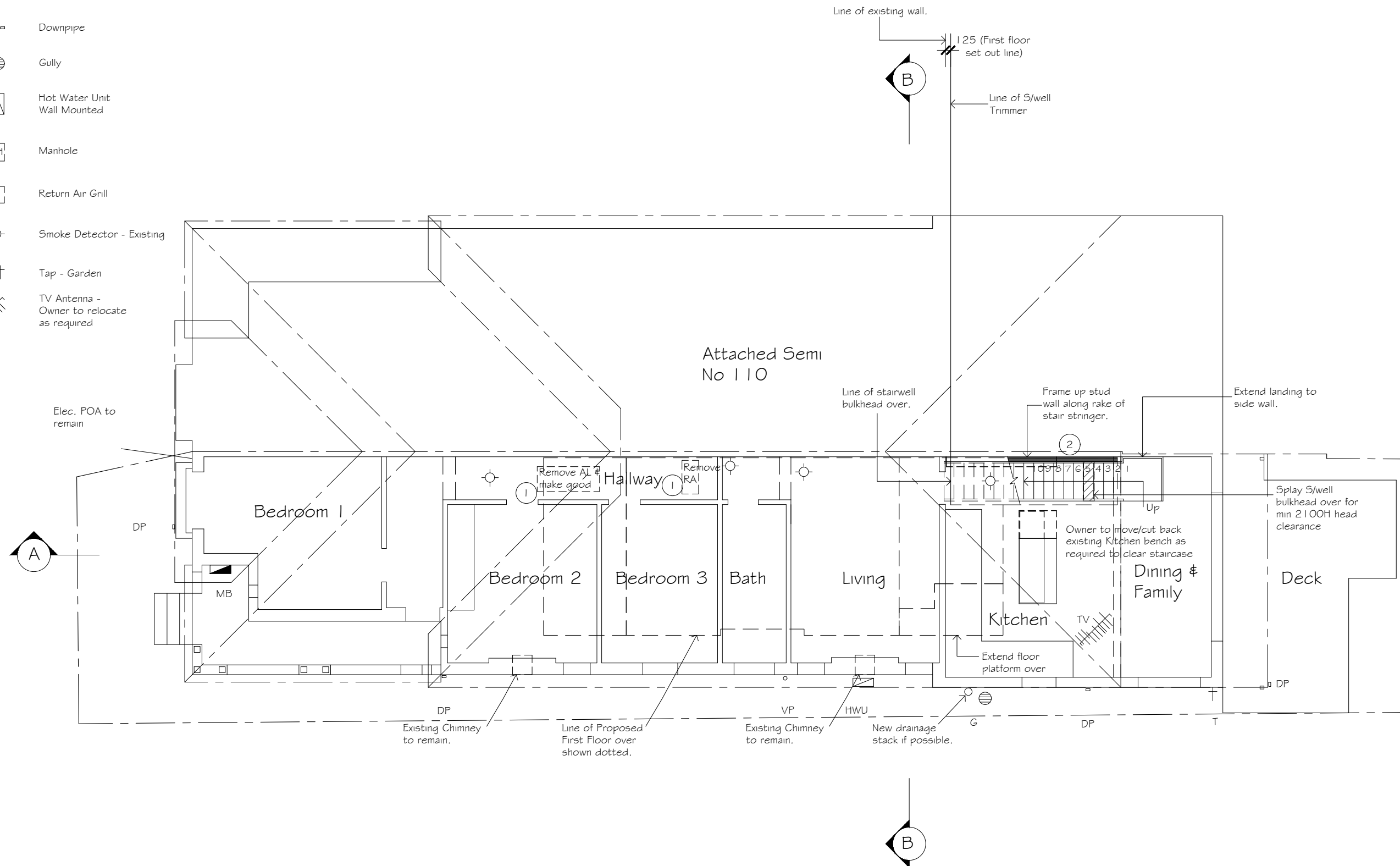
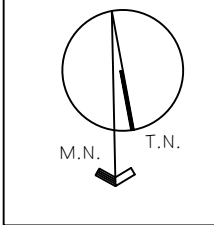
No. : 112
Lot. : 11
DP : 579404
AREA: 226.5m² (By Title)

The site plan illustrates a residential property with the following features and measurements:

- Property Dimensions:**
 - Front Boundary: 13.150 Proposed Approx.
 - Left Boundary: 2.750 Existing (By Survey)
 - Right Boundary: 0.500mm Existing (By Survey)
- Existing Structures:**
 - Single Storey Semi-Detached Brick Cottage (Tile Roof) No. 110:** Located at the rear, with a g.f.l. of 86.25 and a ridge of 92.55.
 - Single Storey Brick Cottage (Tile Roof) No. 114:** Located at the front left, with a g.f.l. of 86.0 and a ridge of 90.61.
 - Single Storey Weatherboard Cottage (Tile Roof) No. 43:** Located at the front right, with a g.f.l. of 86.14 and a ridge of 91.11.
 - Brick Cottage (Tile Roof) No. 114:** Located at the rear right, with a g.f.l. of 87.05 and a ridge of 92.74.
- Proposed Additions:**
 - Proposed First Floor Addition:** A hatched area on the rear of No. 110, with a g.f.l. of 86.35 and a ridge of 93.50.
 - Proposed addition under existing roof shown dashed:** Located at the rear of No. 43, with a g.f.l. of 86.35 and a ridge of 93.50.
- Other Features:**
 - Porch:** Located at the front left of No. 110, with a g.f.l. of 86.22.
 - Awning:** Located at the front left of No. 114, with a g.f.l. of 86.0.
 - Carport:** Located at the rear right of No. 110, with a g.f.l. of 86.35.
 - Deck:** Located at the rear right of No. 110, with a g.f.l. of 86.35.
 - Garden:** Located at the front left of No. 110, with a g.f.l. of 86.22.
 - Roller Door:** Located at the rear right of No. 110, with a g.f.l. of 86.35.
 - Line of existing residence shown dashed:** A dashed line indicating the boundary between No. 110 and No. 114.
- Measurements:**
 - Front Boundary:** 13.150 Proposed Approx.
 - Left Boundary:** 2.750 Existing (By Survey)
 - Right Boundary:** 0.500mm Existing (By Survey)
 - Internal Measurements:** Various measurements are provided for the structures and boundaries, including g.f.l. (Ground Floor Level), ridge, and lip (e.g., 86.25, 92.55, 93.50, 86.35, 90.61, 91.11, 92.74, 86.0, 86.14, 86.22, 86.35, 86.28, 86.38, 86.40, 86.44, 86.48, 86.51, 86.57, 86.64, 86.68, 86.72, 86.76, 86.80, 86.84, 86.88, 86.92, 86.96, 87.00, 87.04, 87.08, 87.12, 87.16, 87.20, 87.24, 87.28, 87.32, 87.36, 87.40, 87.44, 87.48, 87.52, 87.56, 87.60, 87.64, 87.68, 87.72, 87.76, 87.80, 87.84, 87.88, 87.92, 87.96, 88.00, 88.04, 88.08, 88.12, 88.16, 88.20, 88.24, 88.28, 88.32, 88.36, 88.40, 88.44, 88.48, 88.52, 88.56, 88.60, 88.64, 88.68, 88.72, 88.76, 88.80, 88.84, 88.88, 88.92, 88.96, 89.00, 89.04, 89.08, 89.12, 89.16, 89.20, 89.24, 89.28, 89.32, 89.36, 89.40, 89.44, 89.48, 89.52, 89.56, 89.60, 89.64, 89.68, 89.72, 89.76, 89.80, 89.84, 89.88, 89.92, 89.96, 90.00, 90.04, 90.08, 90.12, 90.16, 90.20, 90.24, 90.28, 90.32, 90.36, 90.40, 90.44, 90.48, 90.52, 90.56, 90.60, 90.64, 90.68, 90.72, 90.76, 90.80, 90.84, 90.88, 90.92, 90.96, 91.00, 91.04, 91.08, 91.12, 91.16, 91.20, 91.24, 91.28, 91.32, 91.36, 91.40, 91.44, 91.48, 91.52, 91.56, 91.60, 91.64, 91.68, 91.72, 91.76, 91.80, 91.84, 91.88, 91.92, 91.96, 92.00, 92.04, 92.08, 92.12, 92.16, 92.20, 92.24, 92.28, 92.32, 92.36, 92.40, 92.44, 92.48, 92.52, 92.56, 92.60, 92.64, 92.68, 92.72, 92.76, 92.80, 92.84, 92.88, 92.92, 92.96, 93.00, 93.04, 93.08, 93.12, 93.16, 93.20, 93.24, 93.28, 93.32, 93.36, 93.40, 93.44, 93.48, 93.52, 93.56, 93.60, 93.64, 93.68, 93.72, 93.76, 93.80, 93.84, 93.88, 93.92, 93.96, 94.00, 94.04, 94.08, 94.12, 94.16, 94.20, 94.24, 94.28, 94.32, 94.36, 94.40, 94.44, 94.48, 94.52, 94.56, 94.60, 94.64, 94.68, 94.72, 94.76, 94.80, 94.84, 94.88, 94.92, 94.96, 95.00, 95.04, 95.08, 95.12, 95.16, 95.20, 95.24, 95.28, 95.32, 95.36, 95.40, 95.44, 95.48, 95.52, 95.56, 95.60, 95.64, 95.68, 95.72, 95.76, 95.80, 95.84, 95.88, 95.92, 95.96, 96.00, 96.04, 96.08, 96.12, 96.16, 96.20, 96.24, 96.28, 96.32, 96.36, 96.40, 96.44, 96.48, 96.52, 96.56, 96.60, 96.64, 96.68, 96.72, 96.76, 96.80, 96.84, 96.88, 96.92, 96.96, 97.00, 97.04, 97.08, 97.12, 97.16, 97.20, 97.24, 97.28, 97.32, 97.36, 97.40, 97.44, 97.48, 97.52, 97.56, 97.60, 97.64, 97.68, 97.72, 97.76, 97.80, 97.84, 97.88, 97.92, 97.96, 98.00, 98.04, 98.08, 98.12, 98.16, 98.20, 98.24, 98.28, 98.32, 98.36, 98.40, 98.44, 98.48, 98.52, 98.56, 98.60, 98.64, 98.68, 98.72, 98.76, 98.80, 98.84, 98.88, 98.92, 98.96, 99.00, 99.04, 99.08, 99.12, 99.16, 99.20, 99.24, 99.28, 99.32, 99.36, 99.40, 99.44, 99.48, 99.52, 99.56, 99.60, 99.64, 99.68, 99.72, 99.76, 99.80, 99.84, 99.88, 99.92, 99.96, 100.00, 100.04, 100.08, 100.12, 100.16, 100.20, 100.24, 100.28, 100.32, 100.36, 100.40, 100.44, 100.48, 100.52, 100.56, 100.60, 100.64, 100.68, 100.72, 100.76, 100.80, 100.84, 100.88, 100.92, 100.96, 101.00, 101.04, 101.08, 101.12, 101.16, 101.20, 101.24, 101.28, 101.32, 101.36, 101.40, 101.44, 101.48, 101.52, 101.56, 101.60, 101.64, 101.68, 101.72, 101.76, 101.80, 101.84, 101.88, 101.92, 101.96, 102.00, 102.04, 102.08, 102.12, 102.16, 102.20, 102.24, 102.28, 102.32, 102.36, 102.40, 102.44, 102.48, 102.52, 102.56, 102.60, 102.64, 102.68, 102.72, 102.76, 102.80, 102.84, 102.88, 102.92, 102.96, 103.00, 103.04, 103.08, 103.12, 103.16, 103.20, 103.24, 103.28, 103.32, 103.36, 103.40, 103.44, 103.48, 103.52, 103.56, 10

Legend

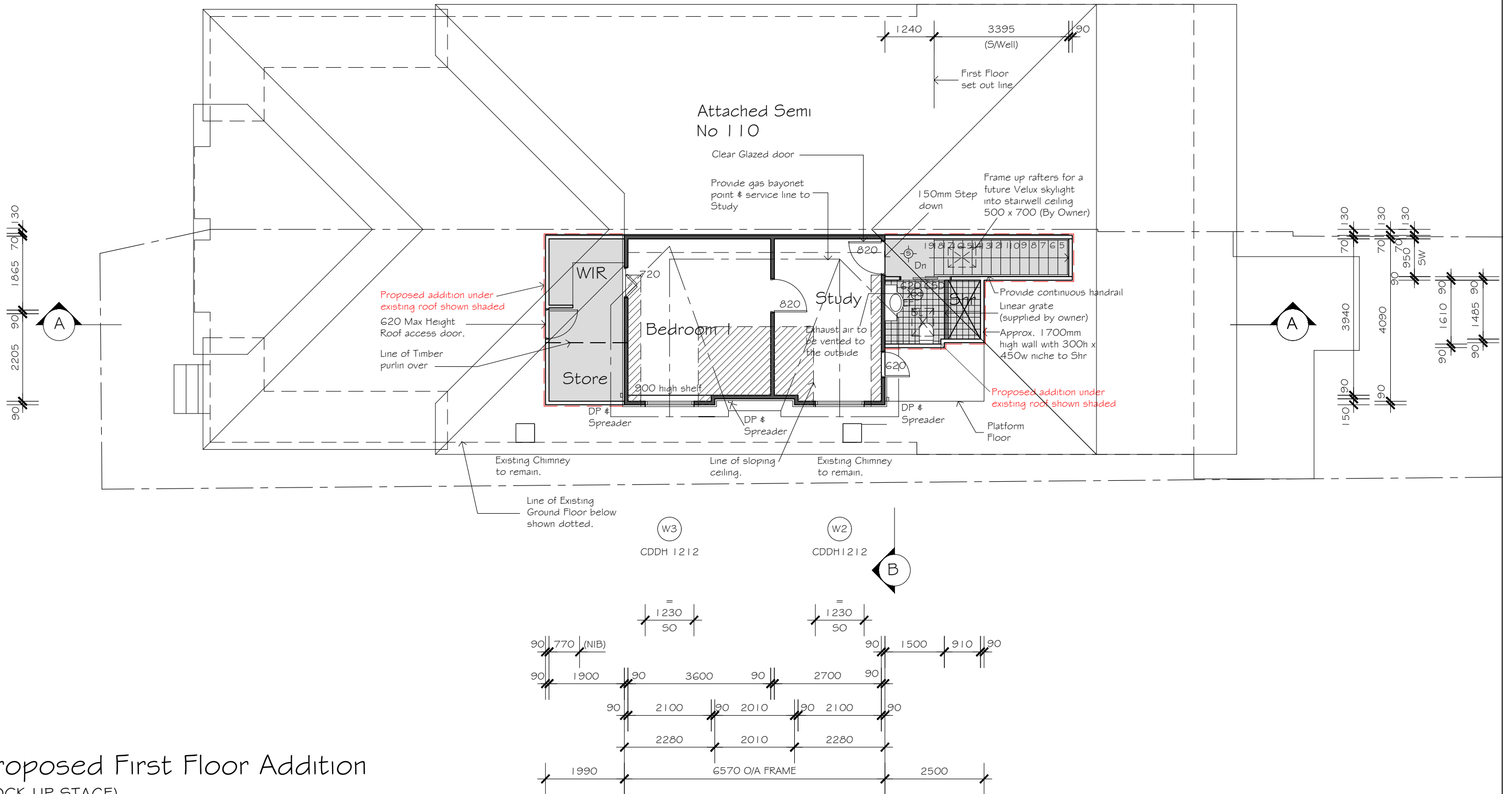
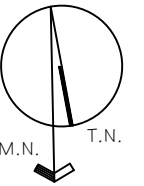
- DP □ Downpipe
- G ⊗ Gully
- HWU ▮ Hot Water Unit Wall Mounted
- MH □ Manhole
- RA □ Return Air Grill
- ⊙ Smoke Detector - Existing
- T + Tap - Garden
- T.V. ▨ TV Antenna - Owner to relocate as required



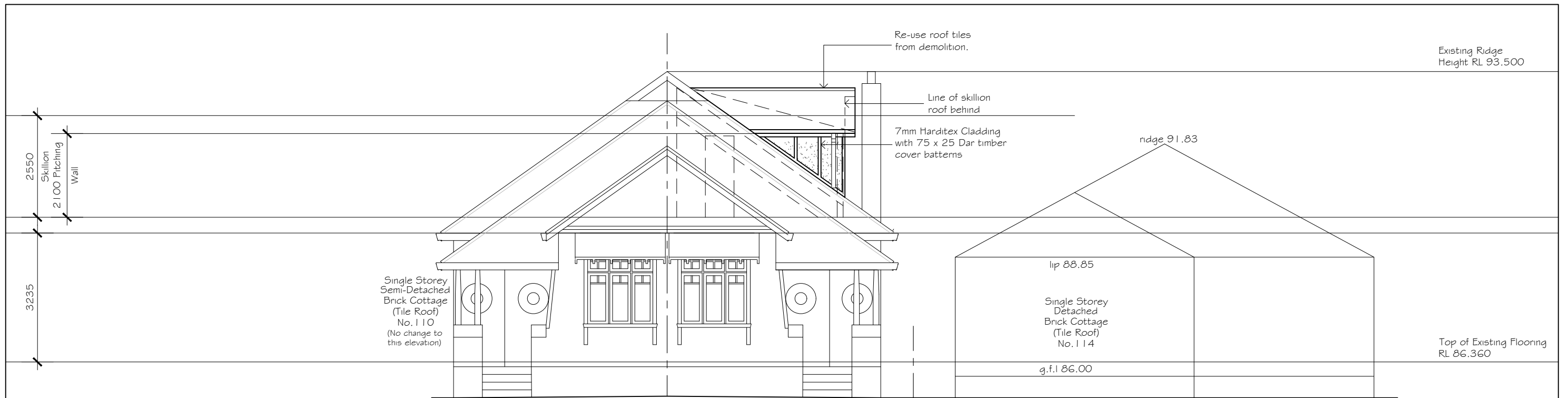
Ground Floor Plan

Legend

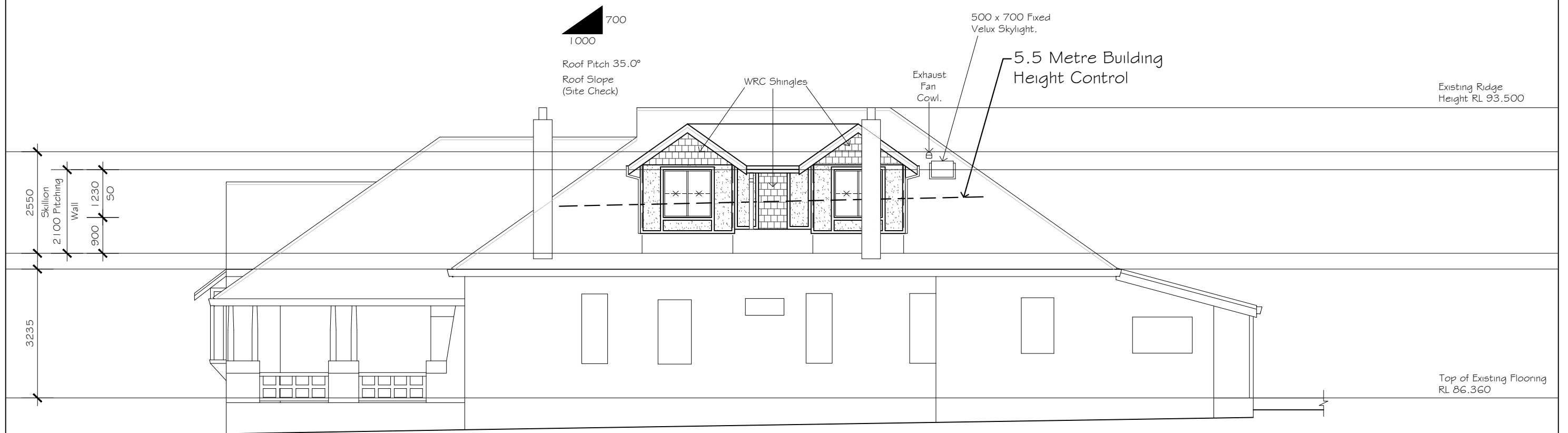
- DP □ Downpipe
- Velux
F52004/CO1
550X700MM
- Smoke Detector
- EF Exhaust Fan



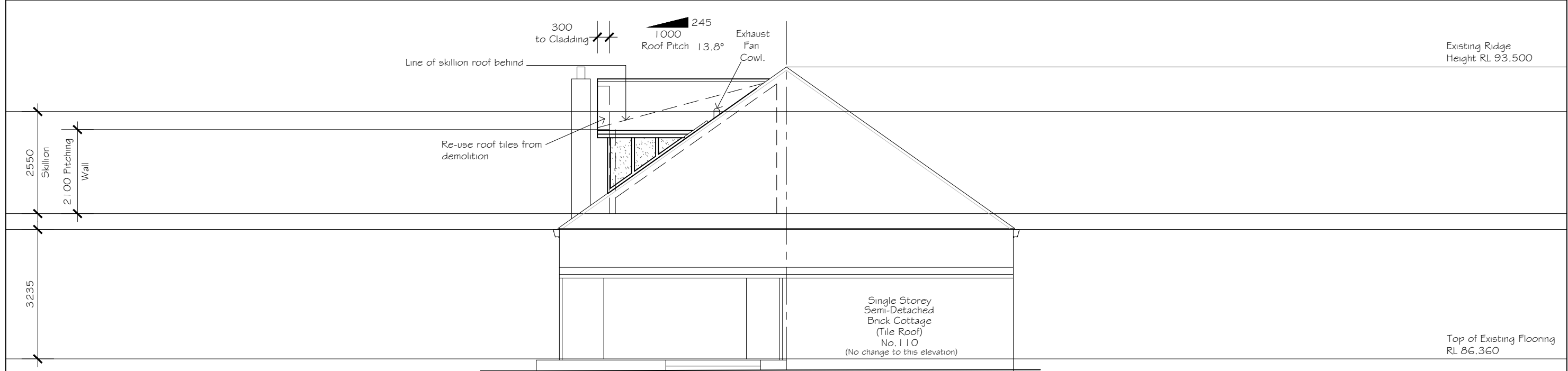
Proposed First Floor Addition (LOCK UP STAGE)



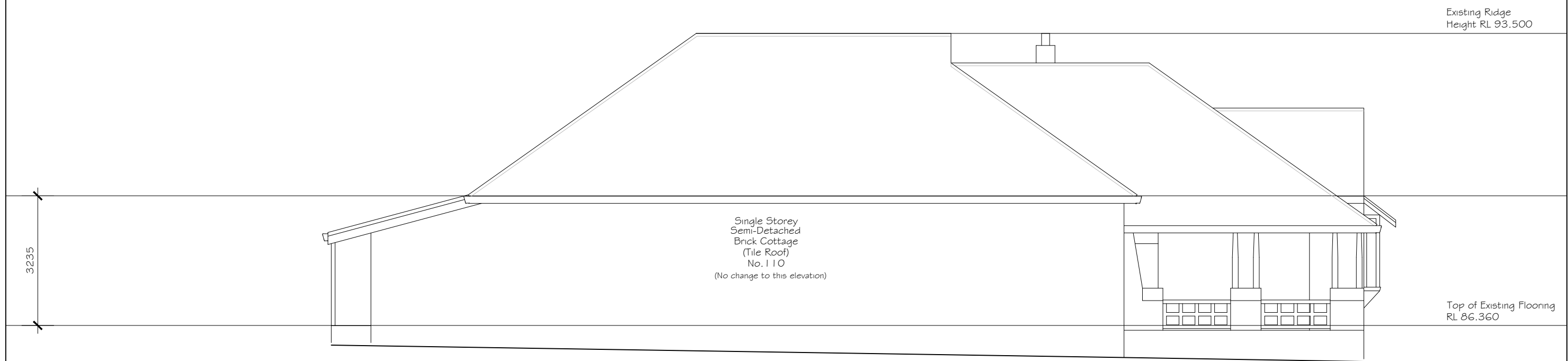
East Elevation



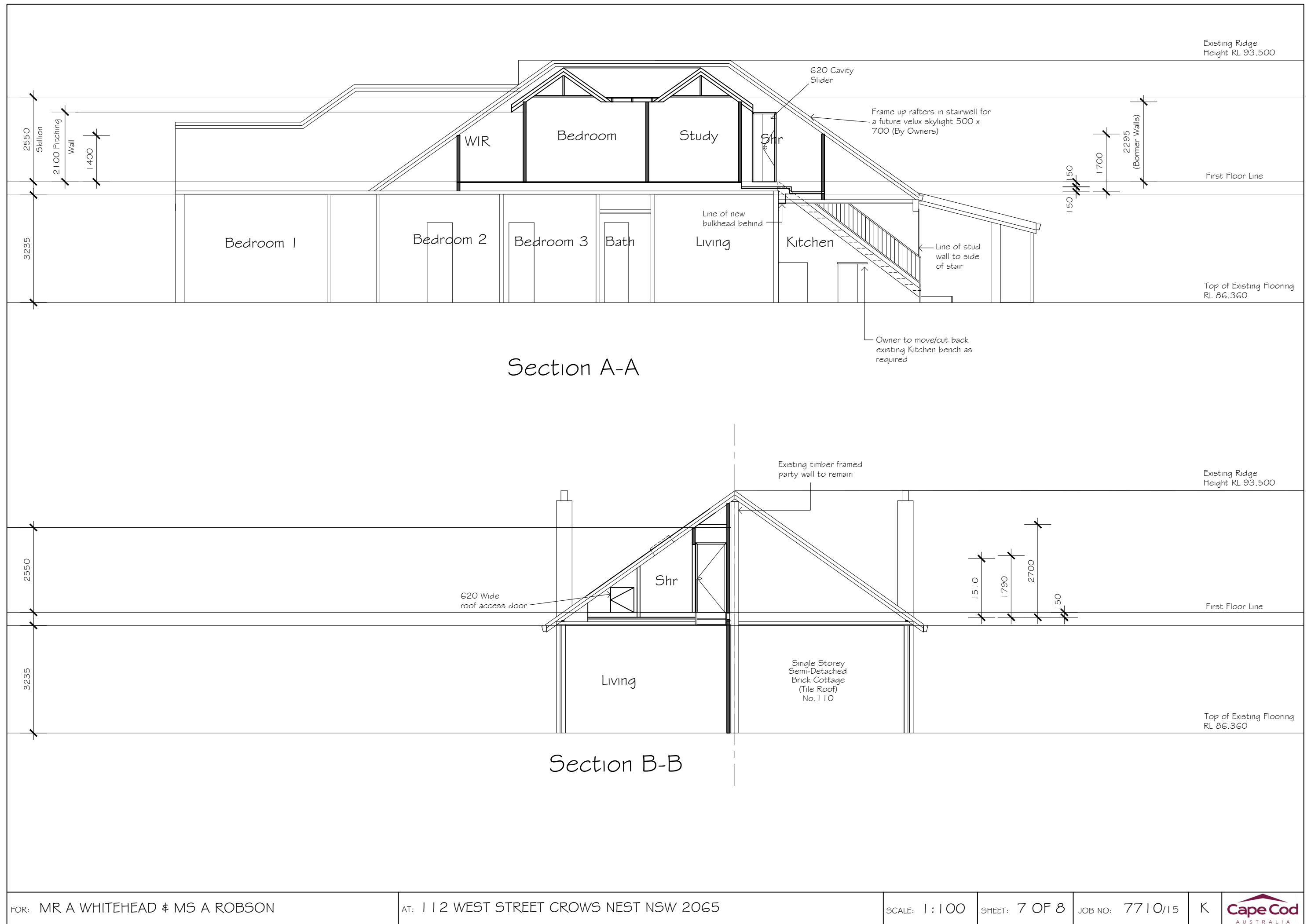
North Elevation



West Elevation



South Elevation



WINDOW SCHEDULE BASIX A 241082_02				CLIENT:					
STANDARD NOTES: <ul style="list-style-type: none">• WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE• ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS• WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE NCC 3.9.2.5				CLIENT:					
				BUILDER:DATE:				TERRAIN: 3 WIND LOAD: W 33 N	
	(W1) Deleted	HARDWARE COLOUR	GLAZING	SPECIAL NOTES					
	INSECT SCREEN								
		REVEAL							
	(W2) CDDH 1212	HARDWARE COLOUR	GLAZING	PYROLYTIC GLASS TO BE GREY NOT CLEAR					
	N ELEVATION / STUDY	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	WESTERN RED CEDAR	INSECT SCREEN							
	SASHLESS DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL 140mm						
	(W3) CDDH 1212	HARDWARE COLOUR	GLAZING	RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC. PYROLYTIC GLASS TO BE GREY NOT CLEAR					
	N ELEVATION / BEDROOM	SATIN CHROME	SINGLE PYROLYTIC LOW-E, (OR U-VALUE: 3.99, SHGC: 0.4)						
	WESTERN RED CEDAR	INSECT SCREEN							
	SASHLESS DOUBLE HUNG OPEN / OPEN	ALUMINIUM FIBREGLASS MESH SURFMIST	REVEAL 140mm						
	(W4) Deleted	HARDWARE COLOUR	GLAZING						
	INSECT SCREEN								
		REVEAL							

FOR: MR A WHITEHEAD & MS A ROBSON

AT: 112 WEST STREET CROWS NEST NSW 2065

SCALE: 1 : NTS

SHEET: 8 OF 8

JOB NO: 7710/15

K