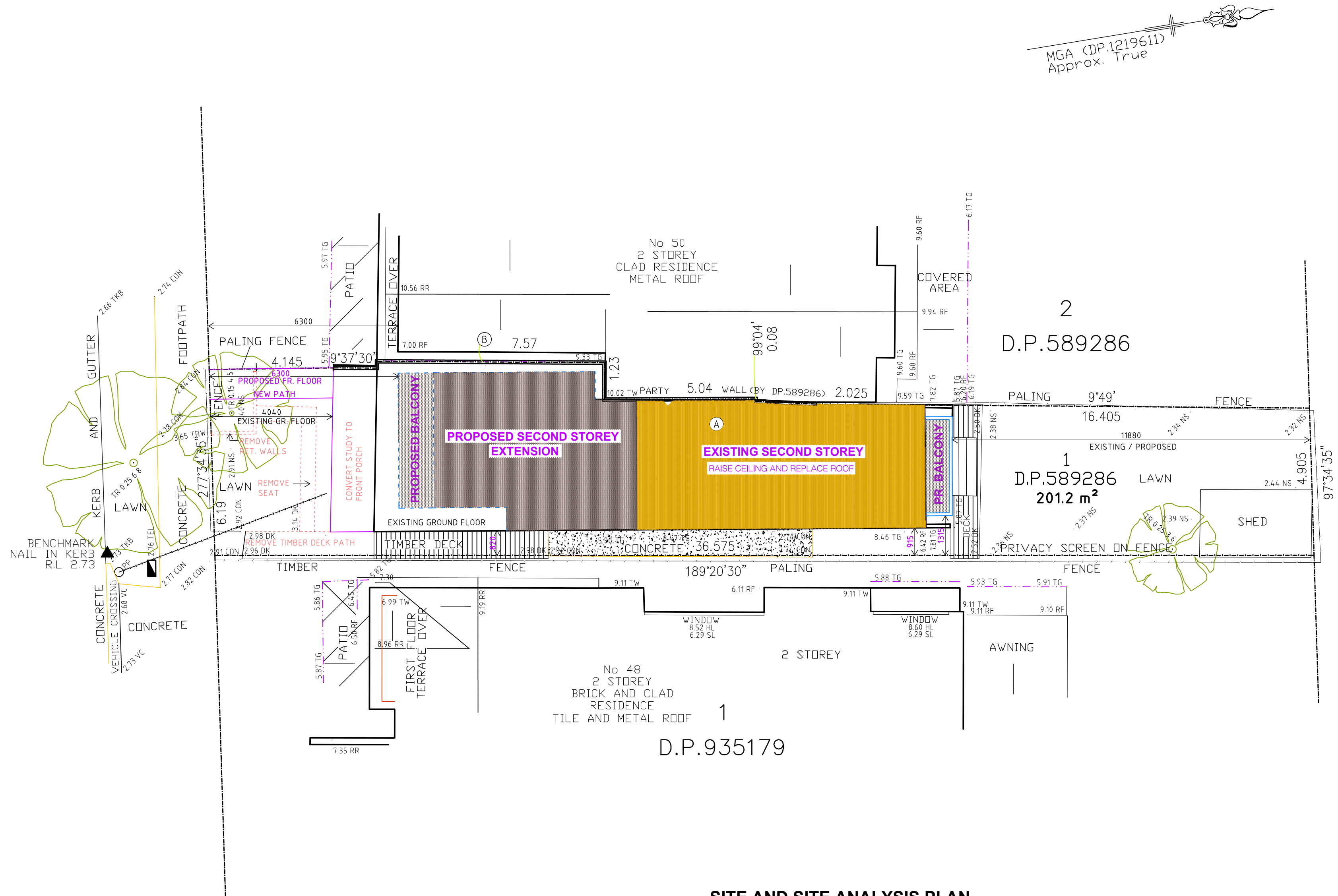


PARADE
PACIFIC



SITE AND SITE ANALYSIS PLAN

SCALE 1:100

TITLE INDICATES THAT LOT 1 IN D.P.589286 IS SUBJECT TO:
- RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
- 0307395 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS 1 & 2 IN D.P.589286
- 0416356 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PARTY WALL WITHIN LOT 2 D.P.589286 SHOWN THEREIN

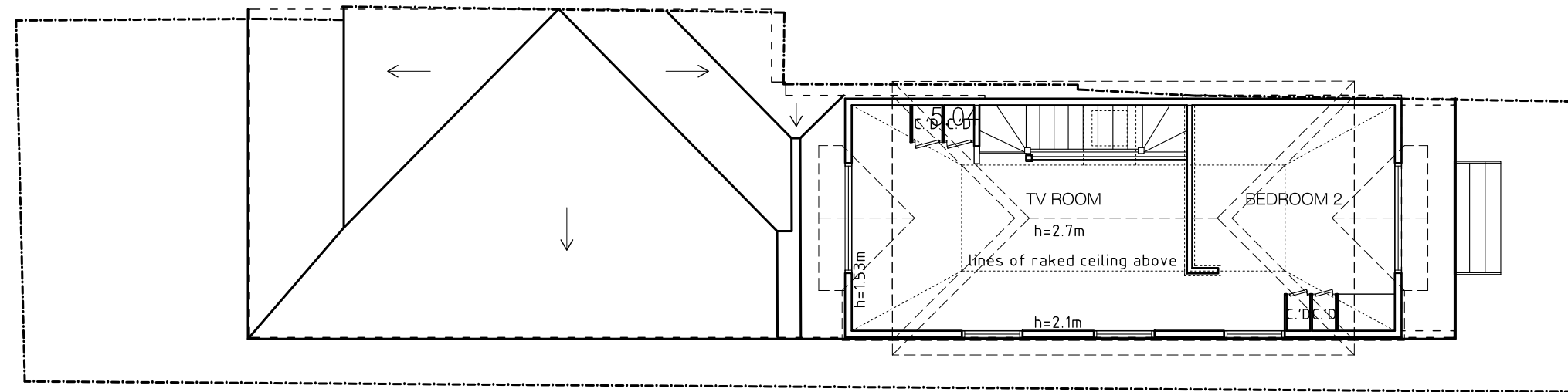
1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING.
2. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES, SETBACKS AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
3. ALL WORK TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & TO THE SATISFACTION OF LOCAL COUNCIL REQUIREMENTS.
4. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE TO TIMBER FRAMING CODE.
5. ROOF WATER & SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS A DIRECTED BY LOCAL COUNCIL.
6. ALL ELECTRICAL POWER & LIGHT OUTLETS TO BE DETERMINED BY OWNER.
7. MAKE GOOD AND REPAIR ALL EXISTING FINISHES DAMAGED BY NEW WORK. REUSE EXISTING MATERIAL WHERE POSSIBLE.
8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
9. COPYRIGHT OF ALL PLANS BELONGS TO 'HIGH DESIGN' - Architectural Design

PROJECT ADDRESS:
50a PACIFIC PDE.
MANLY
CLIENT:
Niall Magee

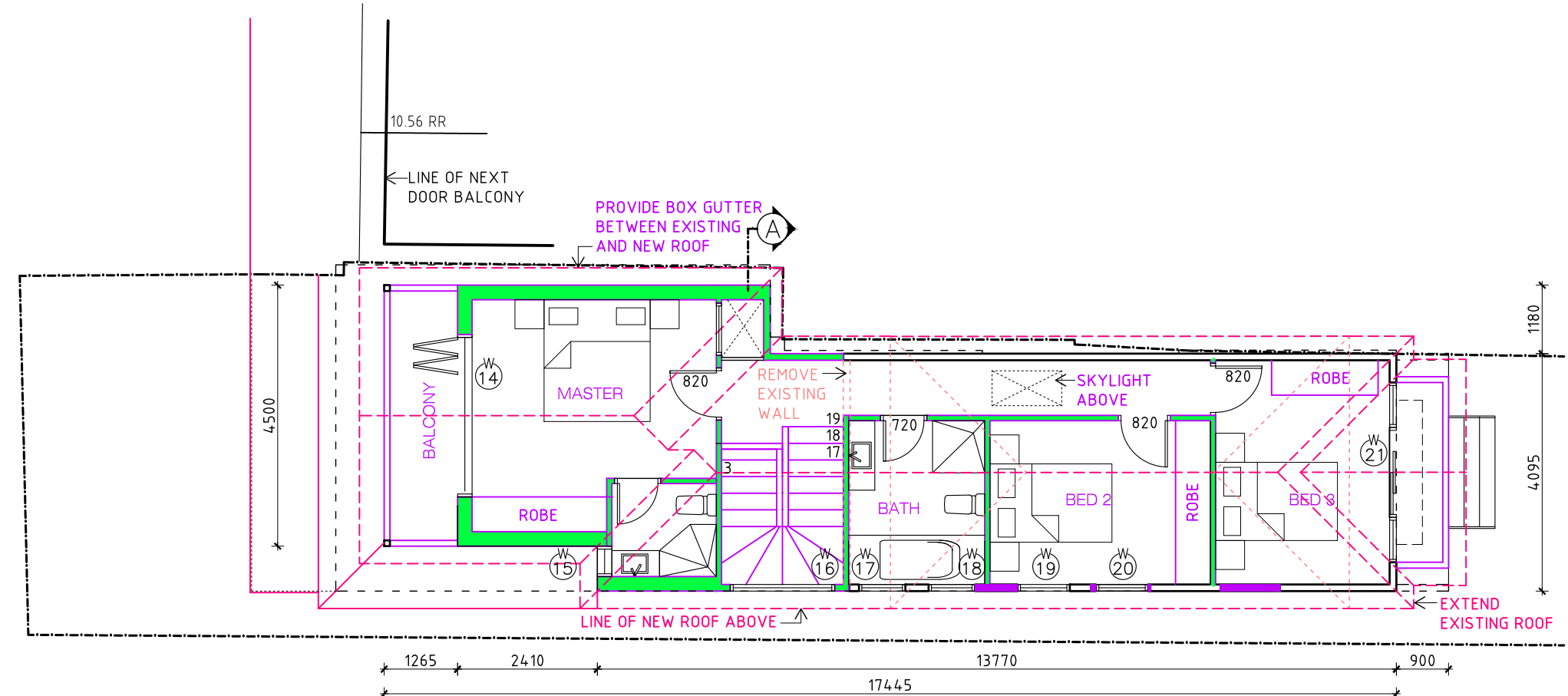
ISSUE:
Jan. 2020
DRAWN BY:
B. V.
DRAWING No.
1-2 856 19 HD



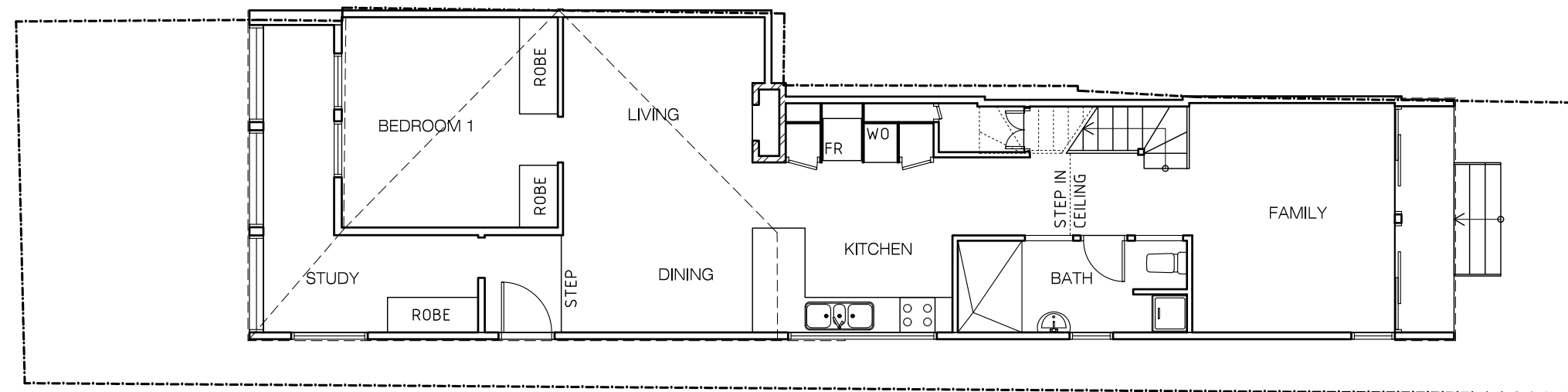
"HIGH DESIGN" - ABN 51 476 054 183
architectural design and drafting service
mobile : 041 3389 036 fax : 9981 55 56
E-mail: info@highdesign.com.au
Web: highdesign.com.au



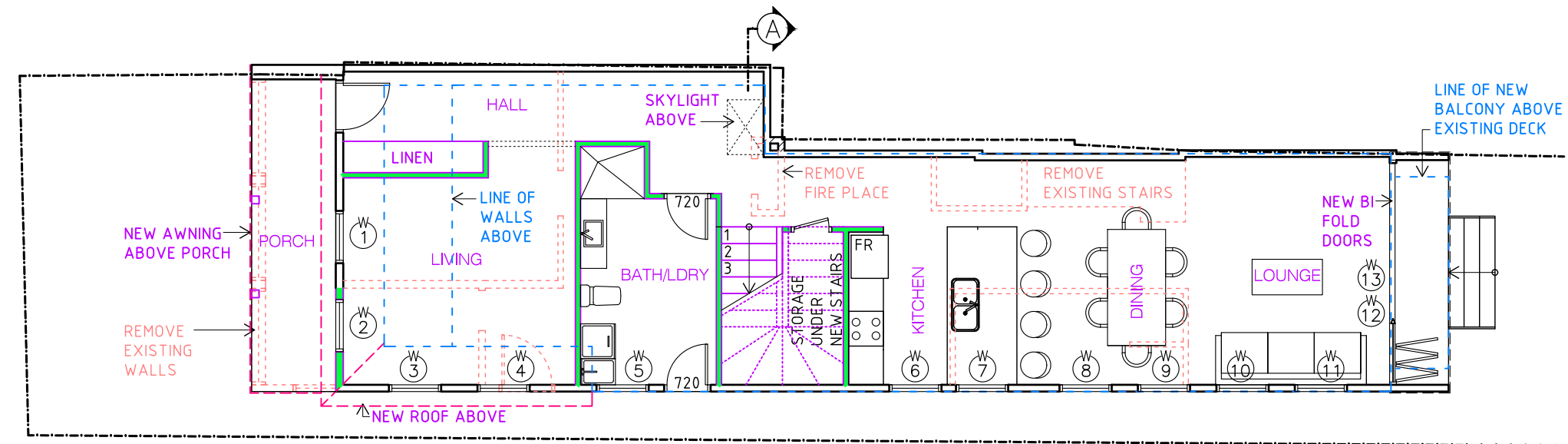
EXISTING FIRST FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

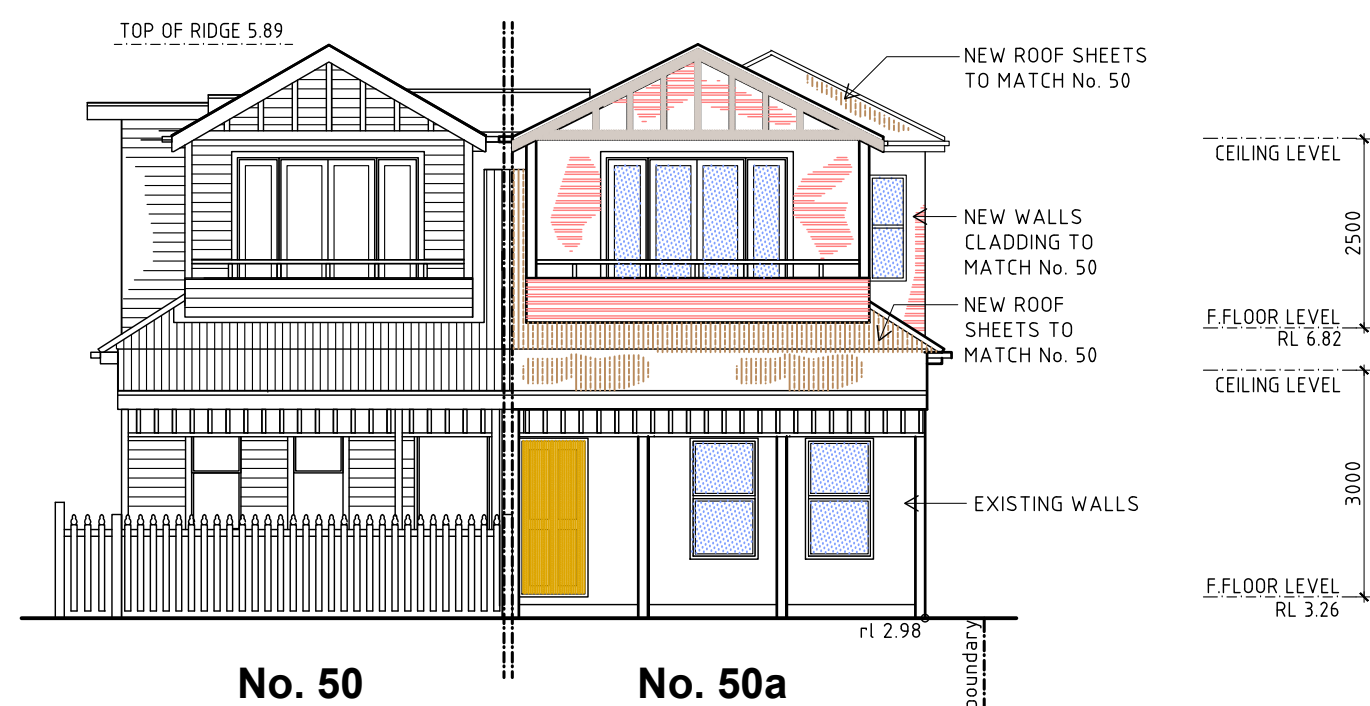


EXISTING GROUND FLOOR PLAN
SCALE 1:100

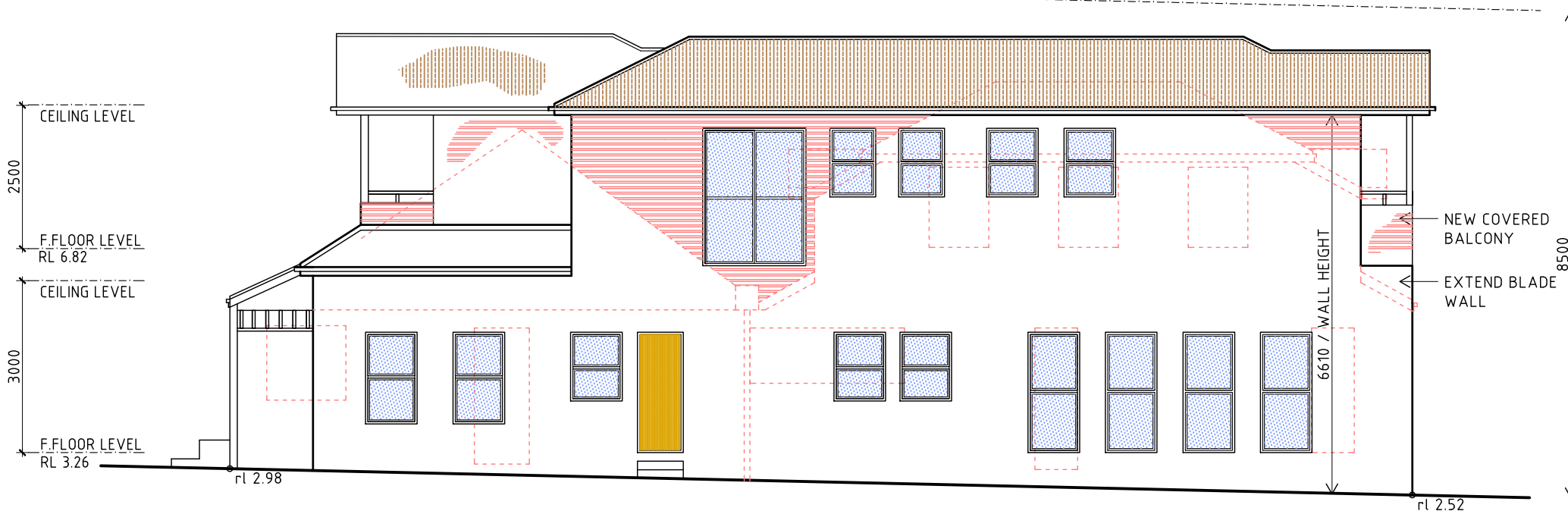


PROPOSED GROUND FLOOR PLAN
SCALE 1:100

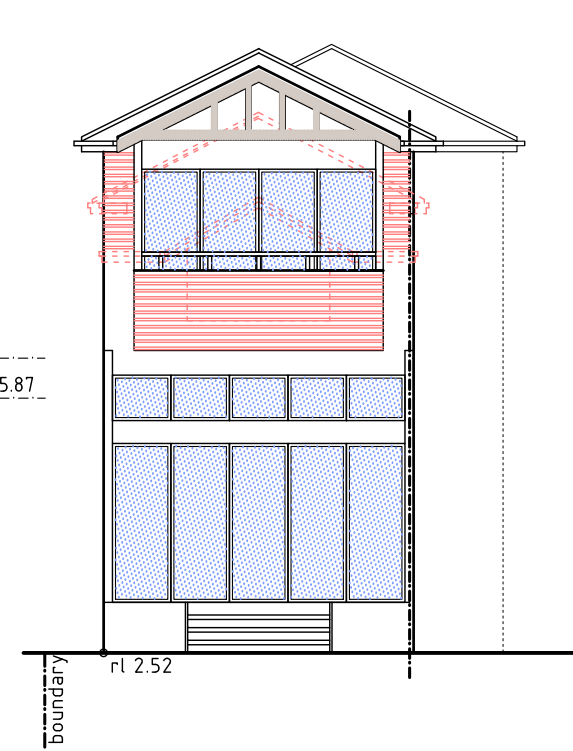
RL10.571 roof ridge
Pitching point
RL6.820 1st floor
RL6.720 balcony
Ceiling level
RL3.660 Flood Plan Level
RL3.310 exist ground
RL3.220 exist ground



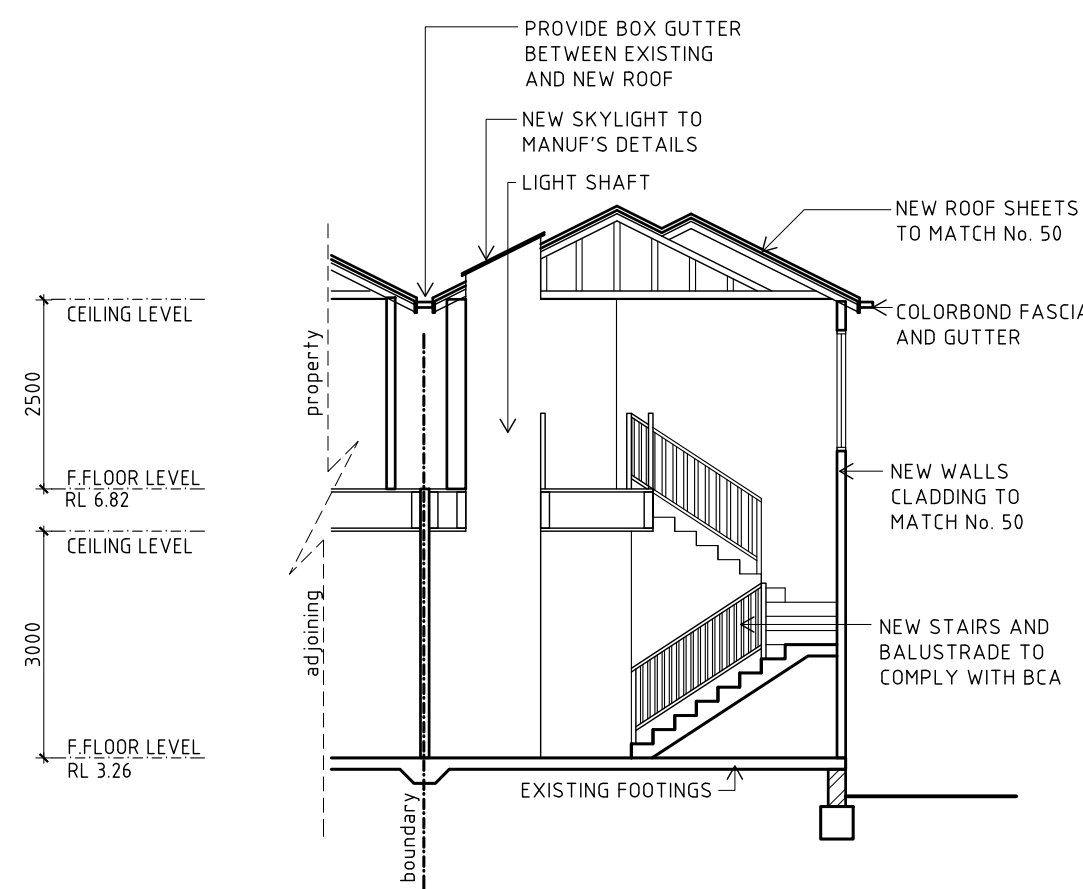
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

SITE AREA 201.2 sqm
EXISTING TOTAL FLOOR AREA 117 sqm
PROPOSED TOTAL FLOOR AREA 133 sqm OR 66%
EXISTING LANDSCAPE AREA 59.5 sqm
PROPOSED LANDSCAPE AREA 61.5 sqm

1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING.
2. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES, SETBACKS AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
3. ALL WORK TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & TO THE SATISFACTION OF LOCAL COUNCIL REQUIREMENTS.
4. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE TO TIMBER FRAMING CODE.
5. ROOF WATER & SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS A DIRECTED BY LOCAL COUNCIL.
6. ALL ELECTRICAL POWER & LIGHT OUTLETS TO BE DETERMINED BY OWNER.
7. MAKE GOOD AND REPAIR ALL EXISTING FINISHES DAMAGED BY NEW WORK. REUSE EXISTING MATERIAL WHERE POSSIBLE.
8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
9. COPYRIGHT OF ALL PLANS BELONGS TO 'HIGH DESIGN' - Architectural Design

PROJECT ADDRESS:
50a PACIFIC PDE.
MANLY
CLIENT:
Niall Magee

ISSUE:
Jan. 2020
DRAWN BY:
B. V.
DRAWING No.
2-2 856 19 HD



"HIGH DESIGN" - ABN 51 476 054 183
architectural design and drafting service
mobile : 041 3389 036 fax : 9981 55 56
E-mail: info@highdesign.com.au
Web: highdesign.com.au

SHADOW DIAGRAM

SCALE 1:100

PROPOSED
SHADOW AT 9 AM

PROPOSED
SHADOW
AT 12 NOON

PROPOSED
SHADOW AT 3 PM

EXISTING
SHADOW AT 3 PM

SHADOW DIAGRAM

SCALE 1:100

MGA (DP.1219611)
Approx. True

1. BUILDER TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWING.
2. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES, SETBACKS AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.
3. ALL WORK TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA & TO THE SATISFACTION OF LOCAL COUNCIL REQUIREMENTS.
4. ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE TO TIMBER FRAMING CODE.
5. ROOF WATER & SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS A DIRECTED BY LOCAL COUNCIL.
6. ALL ELECTRICAL POWER & LIGHT OUTLETS TO BE DETERMINED BY OWNER.
7. MAKE GOOD AND REPAIR ALL EXISTING FINISHES DAMAGED BY NEW WORK. REUSE EXISTING MATERIAL WHERE POSSIBLE.
8. ALL NEW DOWN PIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
9. COPYRIGHT OF ALL PLANS BELONGS TO 'HIGH DESIGN' - Architectural Design

PROJECT ADDRESS:
50a PACIFIC PDE.
MANLY
CLIENT:
Niall Magee

ISSUE:
Jan. 2020
DRAWN BY:
B. V.
DRAWING No.
2a-2 856 19 HD



"HIGH DESIGN" - ABN 51 476 054 183
architectural design and drafting service
mobile : fax :
041 3389 036 9981 55 56
E-mail: info@highdesign.com.au
Web: highdesign.com.au

SHADOW DIAGRAM - JUNE 21		
TIME	AZIMUTH	ALTITUDE
9 am	43° NE	18°
12 noon	0° N	32°
3 pm	43° NW	18°