



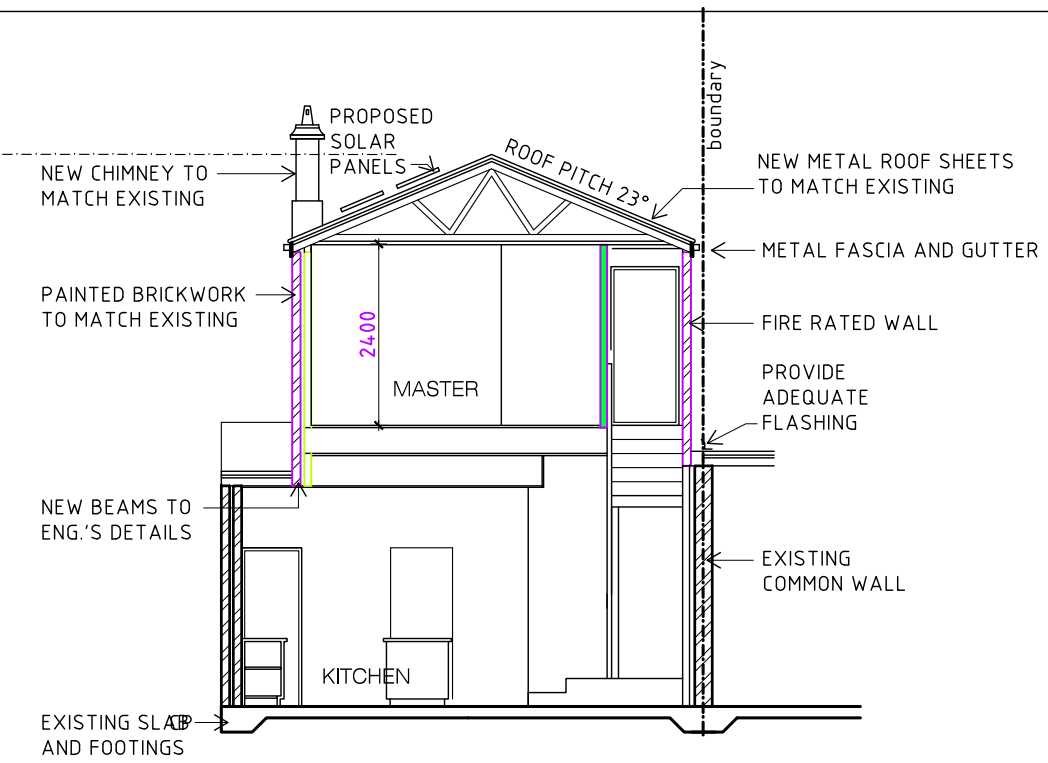
north elevation
SCALE 1:100



north elevation
SCALE 1:100

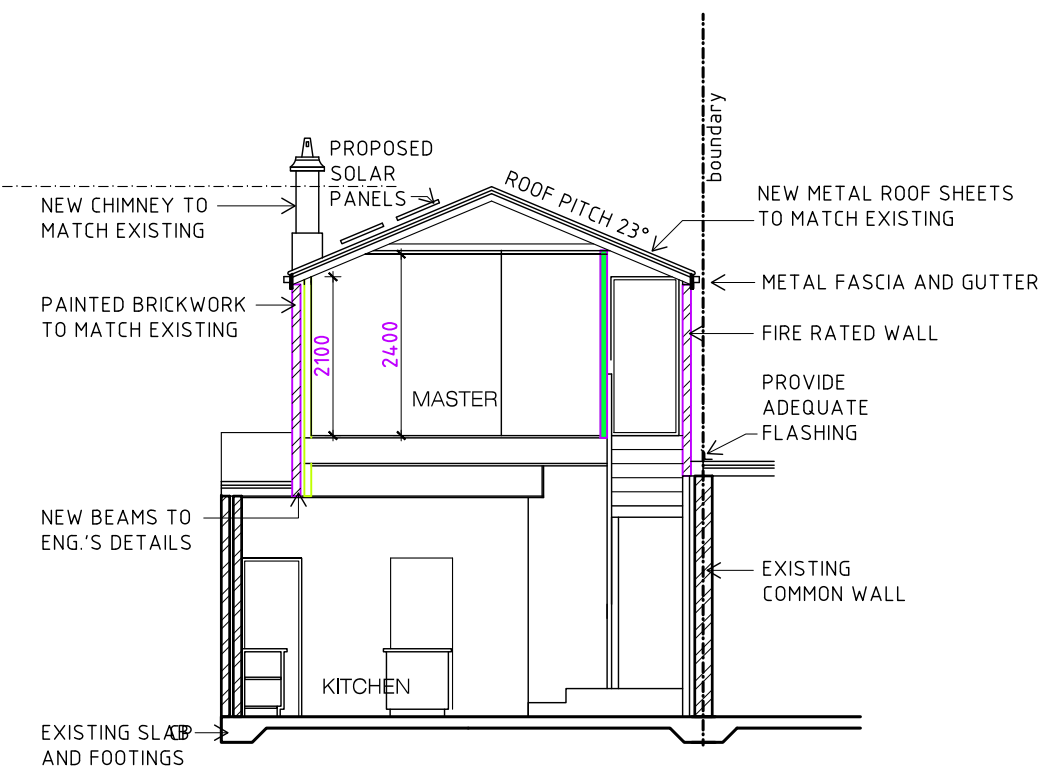


north elevation
SCALE 1:100



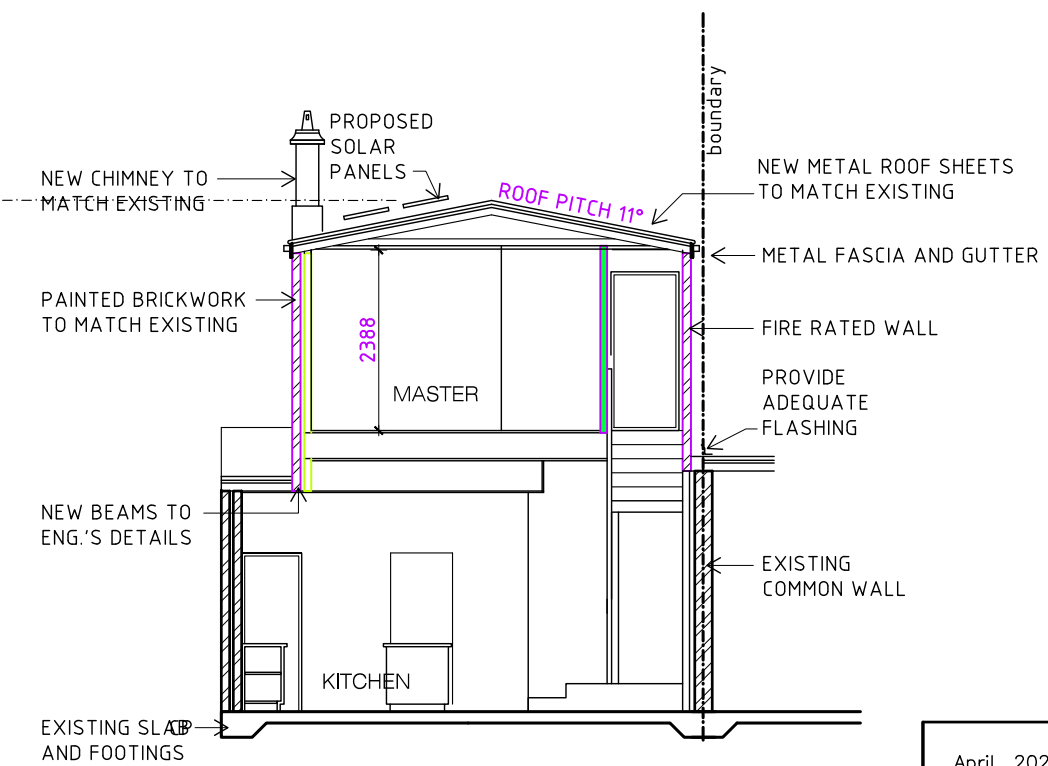
SECTION A-A
SCALE 1:100

proposed roof matching No. 23 roof pitch



SECTION A-A
SCALE 1:100

proposed roof matching No. 23 roof pitch
with reduced ceiling height



SECTION A-A
SCALE 1:100

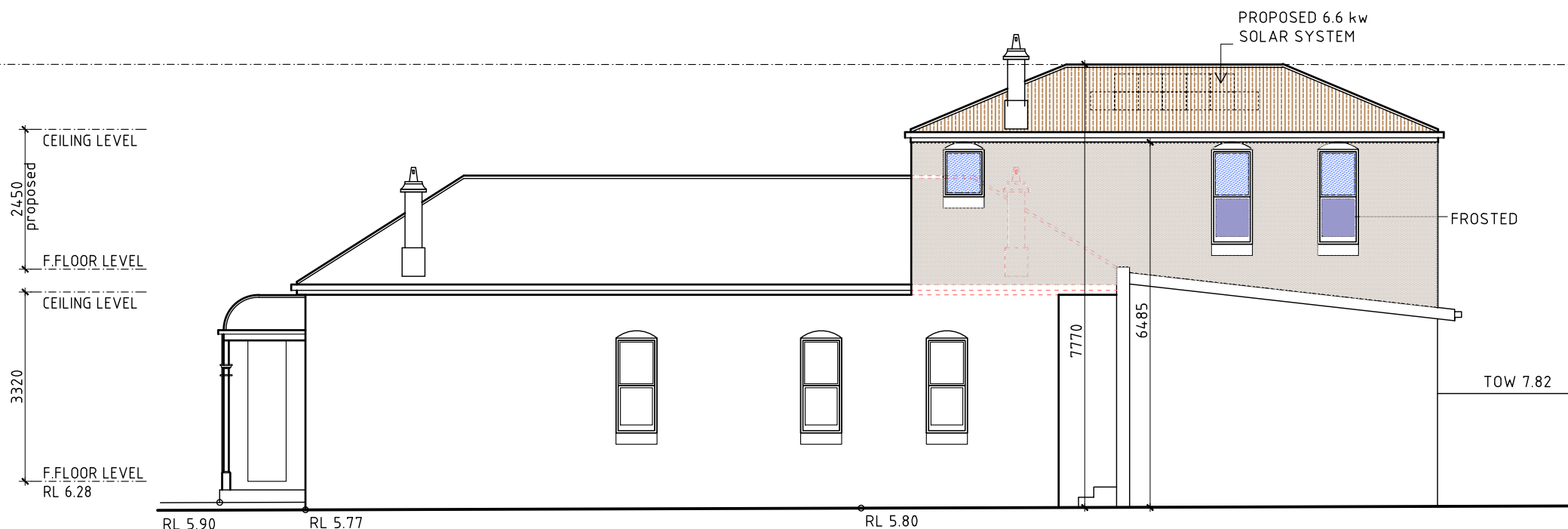
proposed roof matching No. 23 roof pitch
ROOF RIDGE 13.04
-as suggested in council letter-

amended 28.4.20

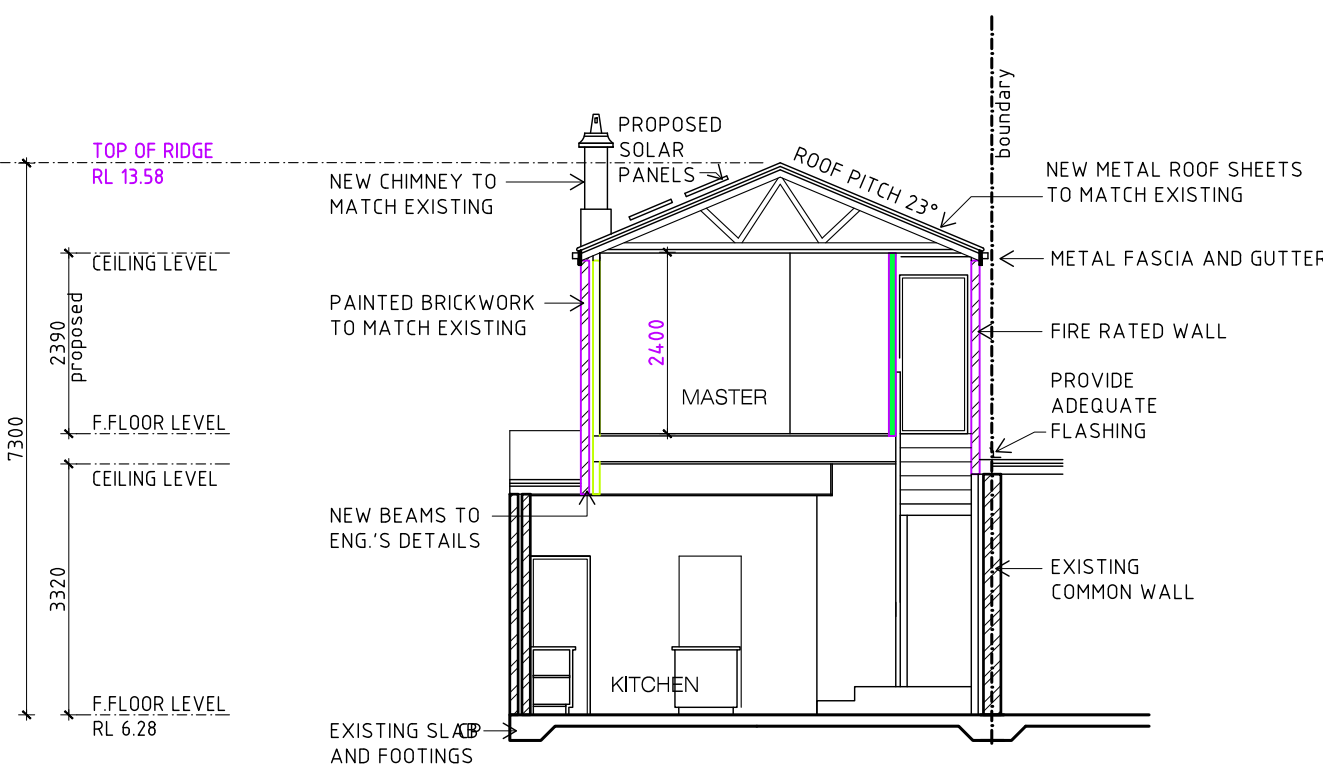
April, 2020		"HIGH DESIGN" - ABN 51 476 054 183
DRAWN BY:		architectural design and drafting service
B. V.		mobile : fax :
DRAWING No.		041 3389 036 9981 55 56
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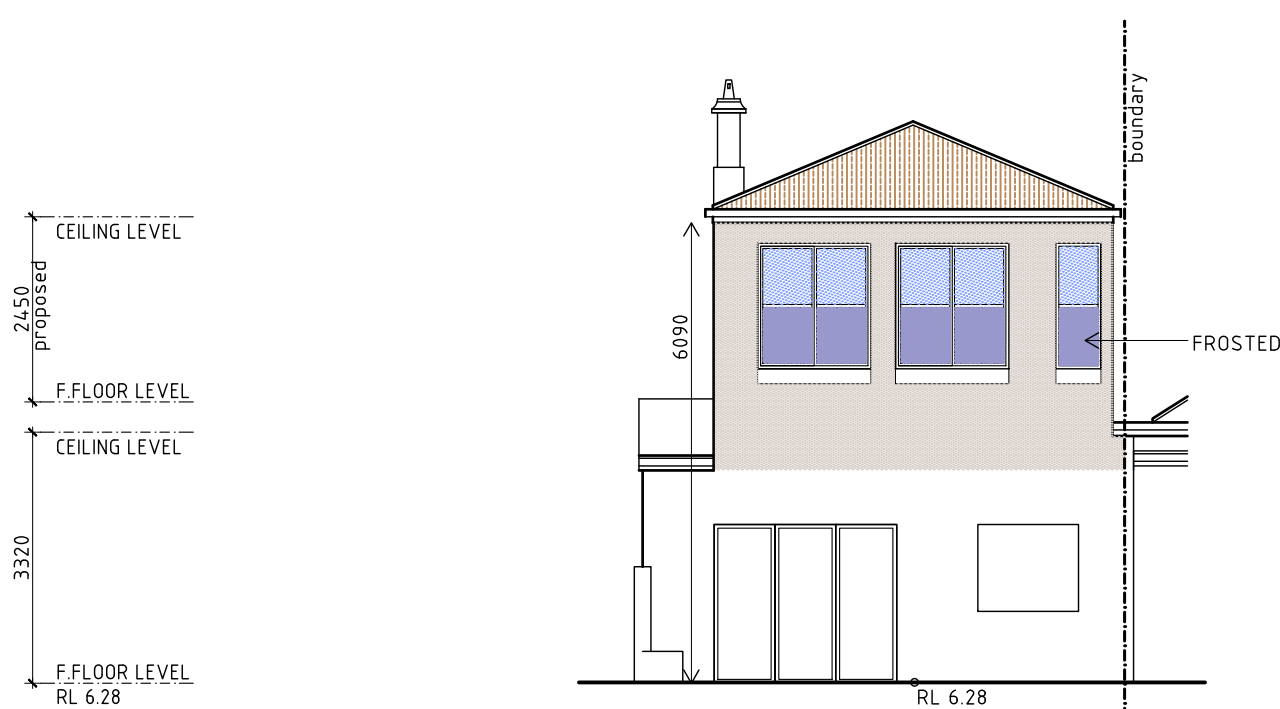
north elevation
SCALE 1:100



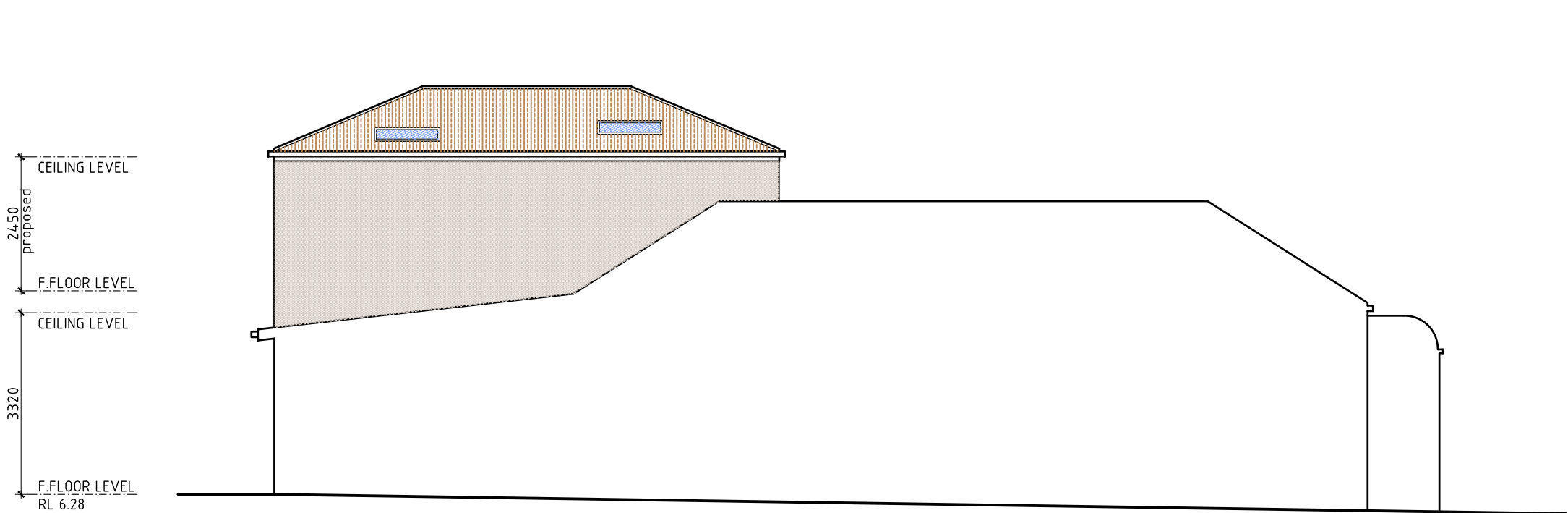
west elevation
SCALE 1:100



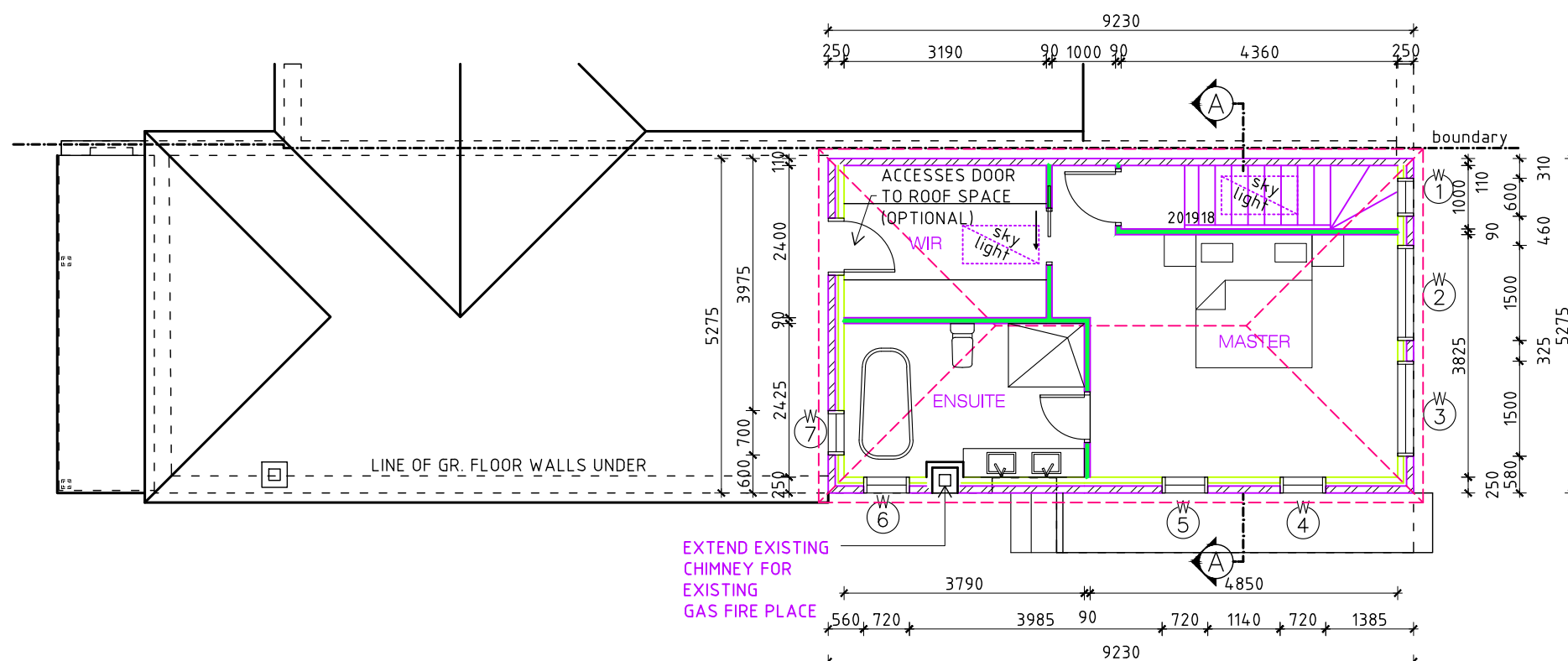
SECTION A-A
SCALE 1:100



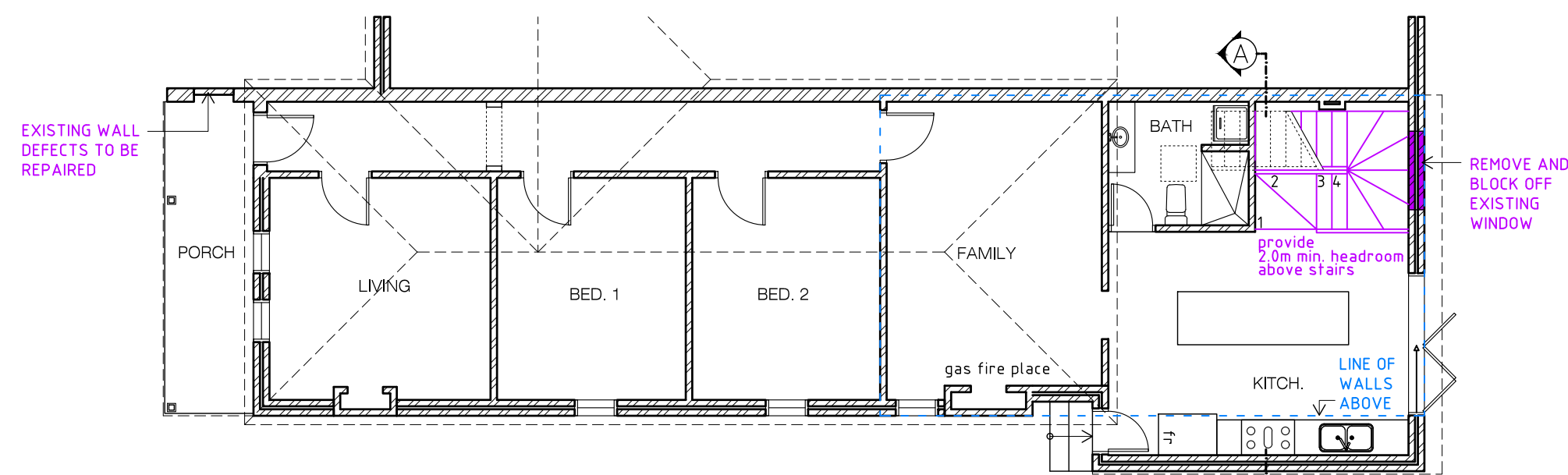
south elevation
SCALE 1:100



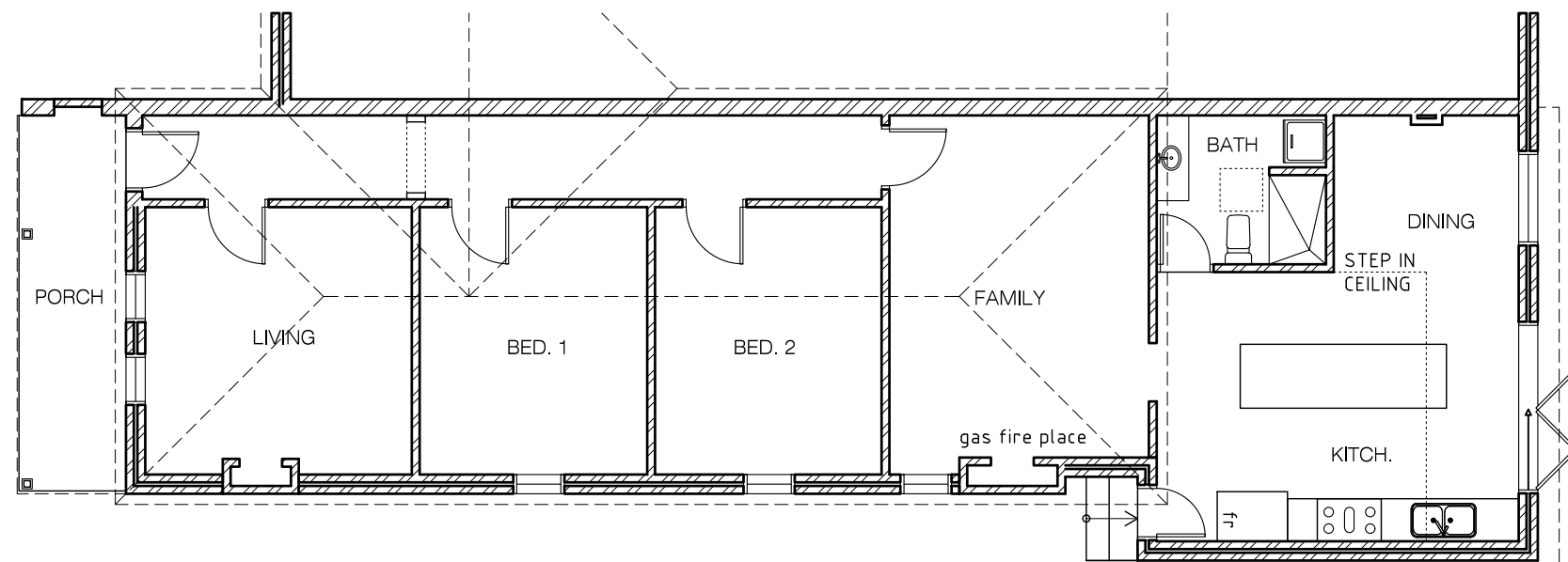
east elevation
SCALE 1:100



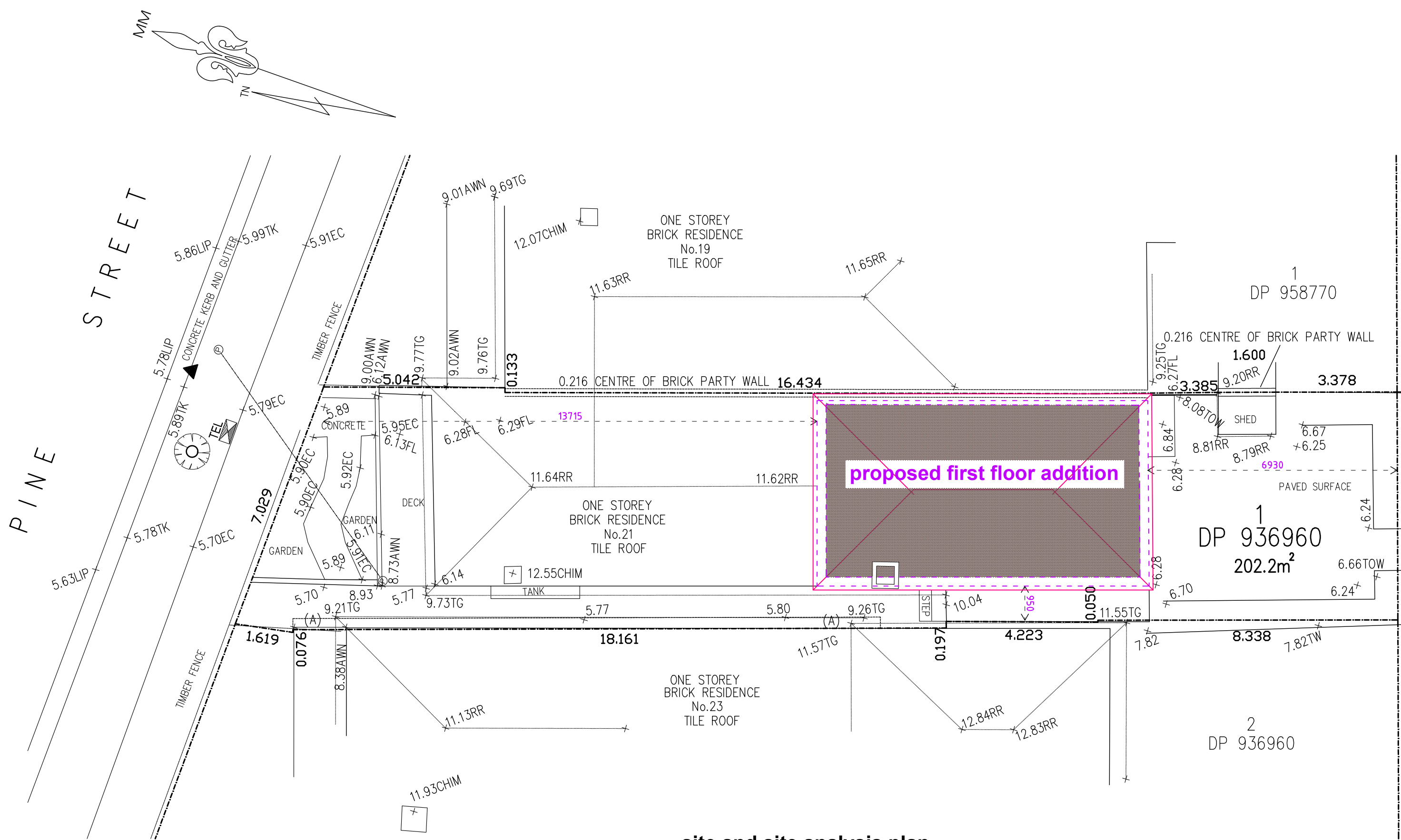
proposed first floor plan
SCALE 1:100



proposed ground floor plan
SCALE 1:100



existing ground floor plan
SCALE 1:100



site and site analysis plan
SCALE 1:100

site area
existing floor area
proposed floor area
total floor area
landscape area

202.2 sqm
96 sqm
41 sqm
137 sqm or 68 %
no changes

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

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Manly

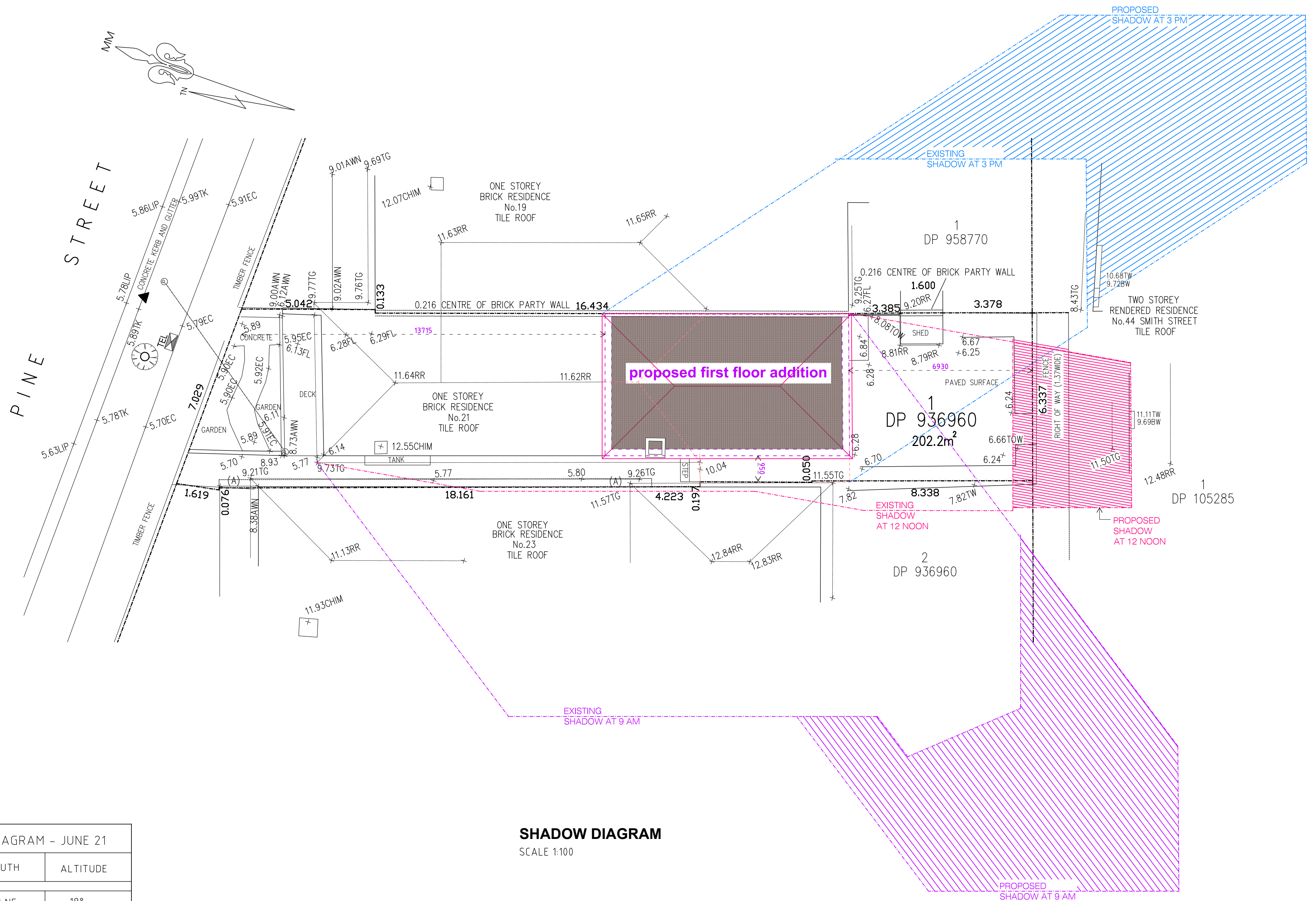
CLIENT:
Paula and Jim Williscroft

APRIL, 2020
DRAWN BY:
B. V.

CHECKED
DRAWING No:
802 19 HD 1-1

ISSUE
27.4.20

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

SHADOW DIAGRAM
SCALE 1:100

amended 28.4.20

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**21 Pine Street
Manly
Colour Schedule**

Walls-match existing – painted brickwork



Roof – New colourbond roof sheets to match existing



Windows – timber frames to match existing profile and colour



Typical metal roof solar panels installation

