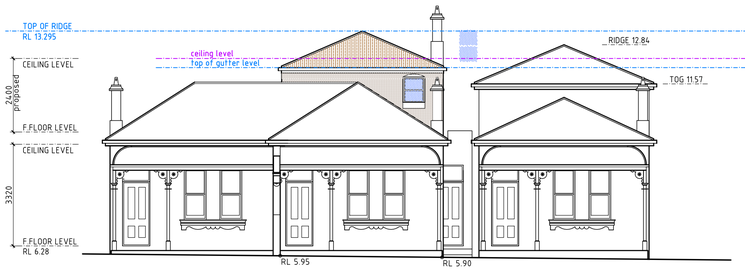
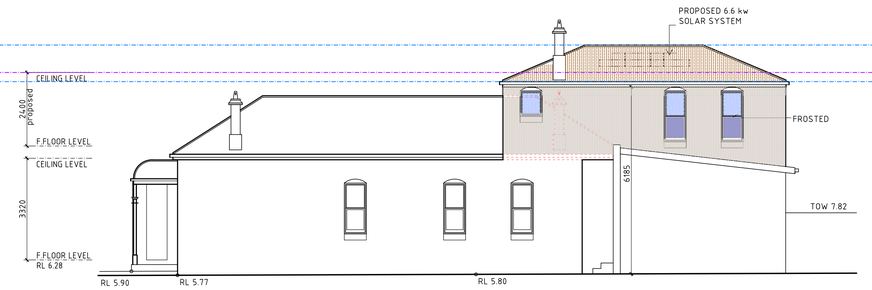
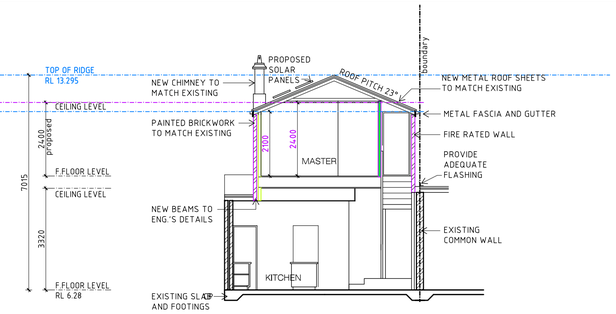



**north elevation**
SCALE 1:100




**west elevation**
SCALE 1:100




**SECTION A-A**
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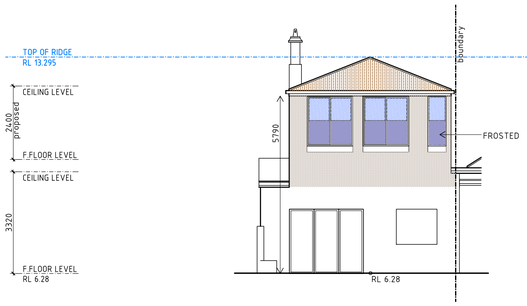
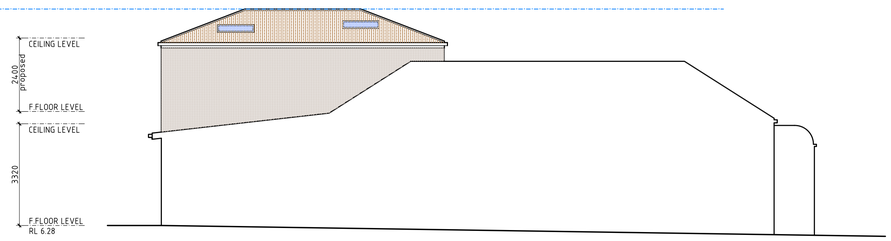
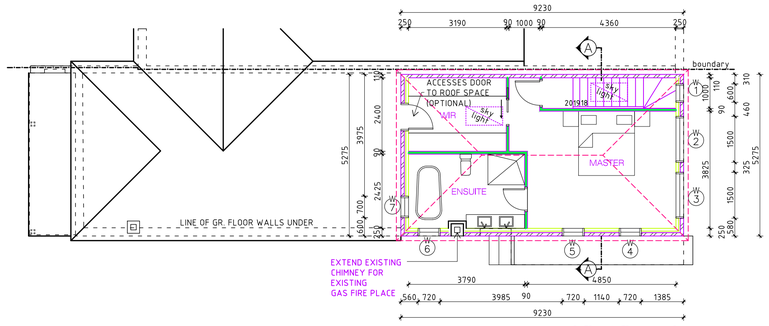


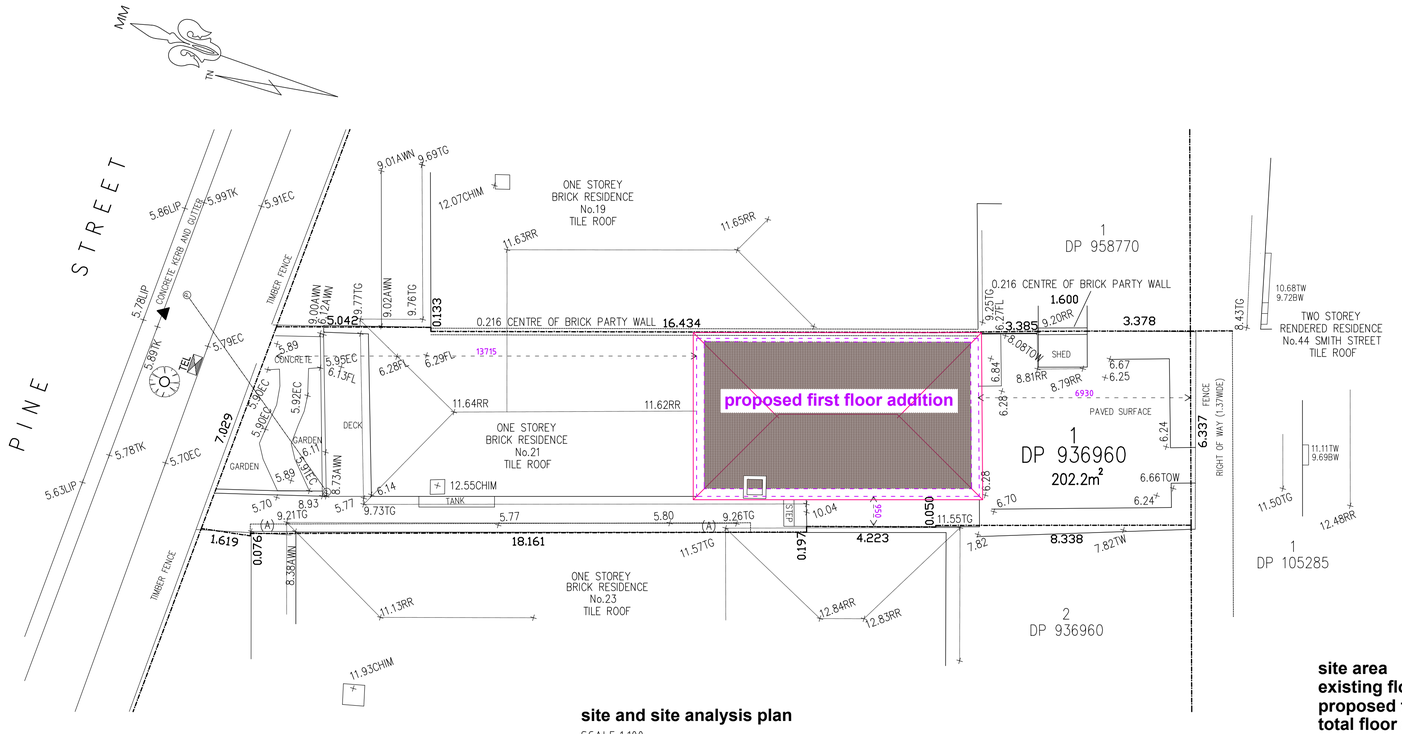

**south elevation**
SCALE 1:100



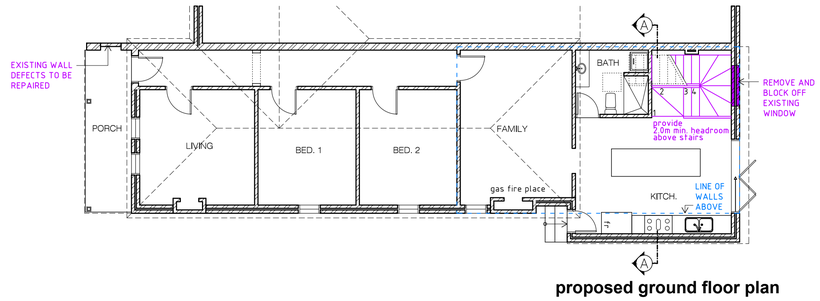

**east elevation**
SCALE 1:100



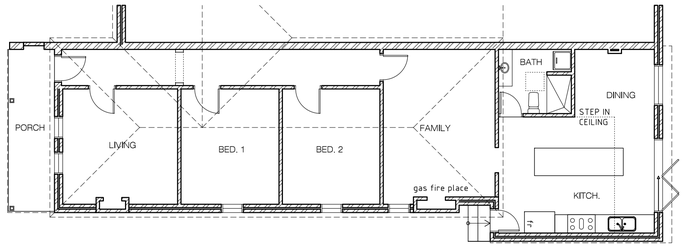

**proposed first floor plan**
SCALE 1:100




**site and site analysis plan**
SCALE 1:100




**proposed ground floor plan**
SCALE 1:100




**existing ground floor plan**
SCALE 1:100

| | |
|---|---|
| **site area** | **202.2 sqm** |
| **existing floor area** | **96 sqm** |
| **proposed floor area** | **41 sqm** |
| **total floor area** | **137 sqm or 68 %** |
| **landscape area** | **no changes** |

**amended 05.06.20- ROOF RIDGE REDUCED TO 13.295**

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: **21 Pine Street Manly** | April, 2020 | | |
| | DRAWN BY: B. V. | CHECKED | |
| CLIENT: **Paula and Jim Williscroft** | DRAWING No. **802 19 HD 1-1** | ISSUE 05.06.20 (1) 29.07.20 (2) | |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