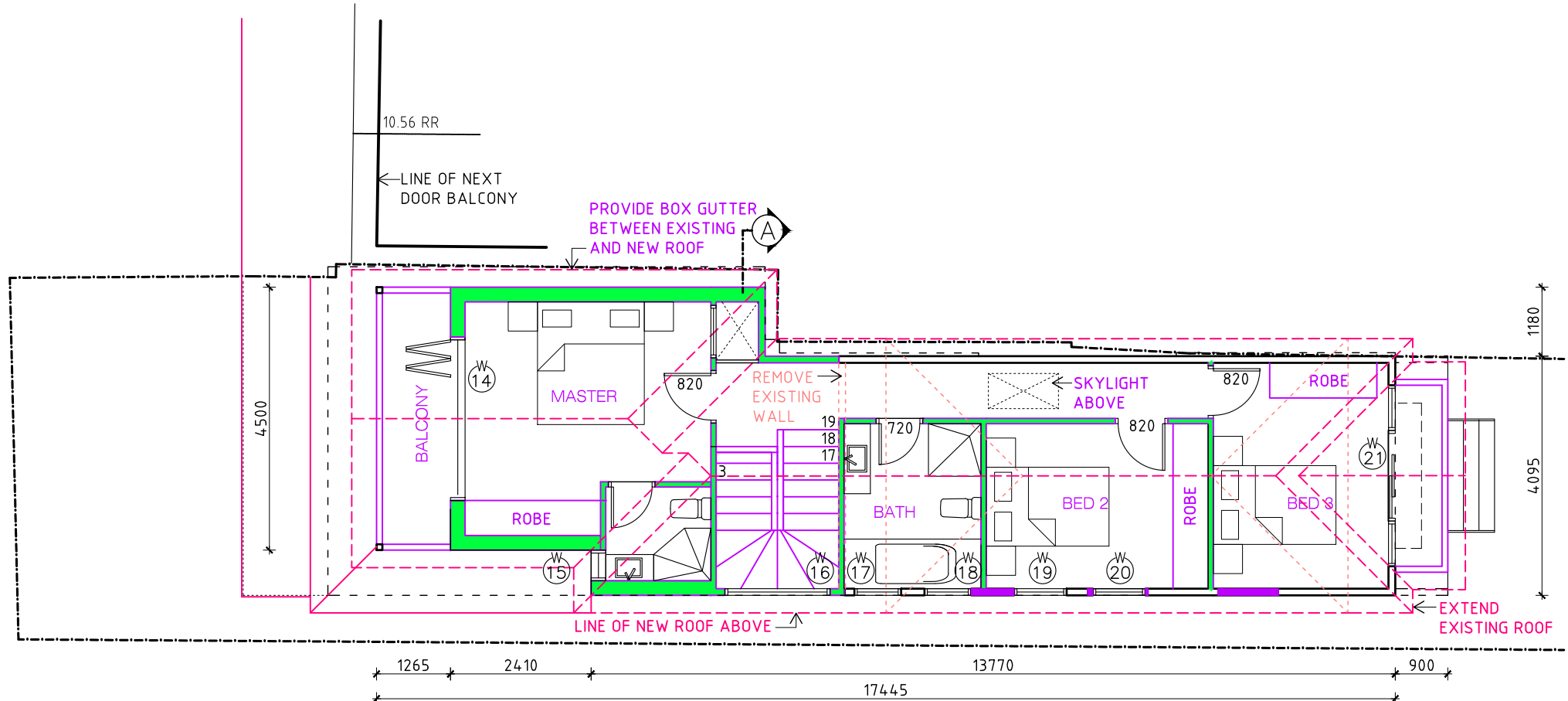
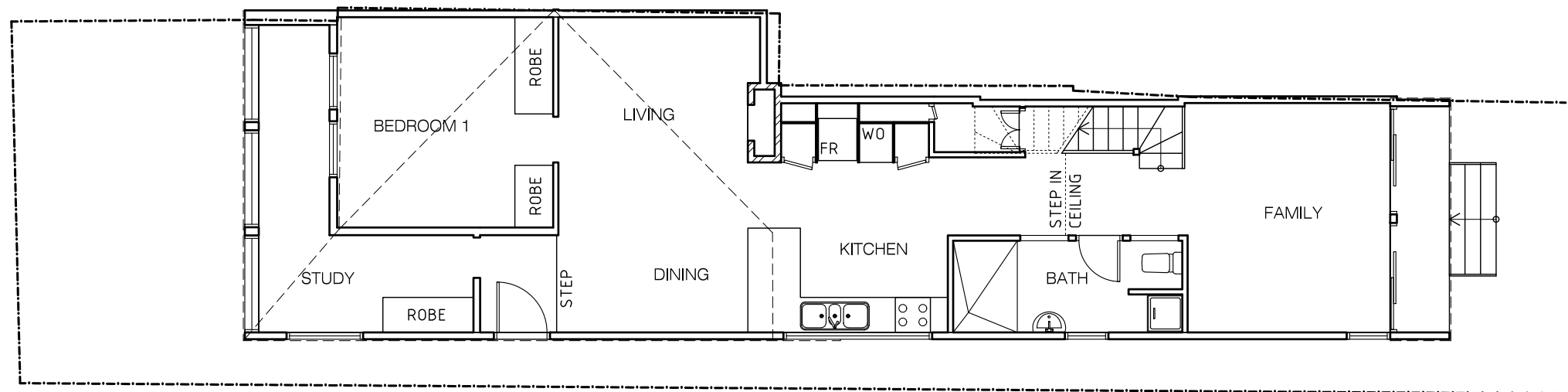


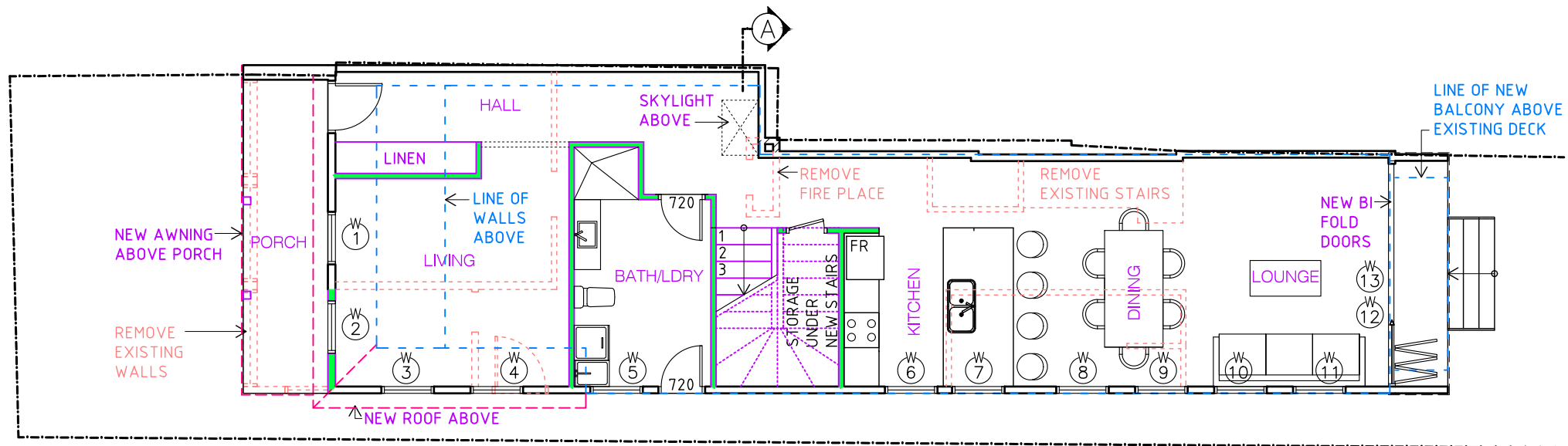
EXISTING FIRST FLOOR PLAN  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



EXISTING GROUND FLOOR PLAN  
SCALE 1:100

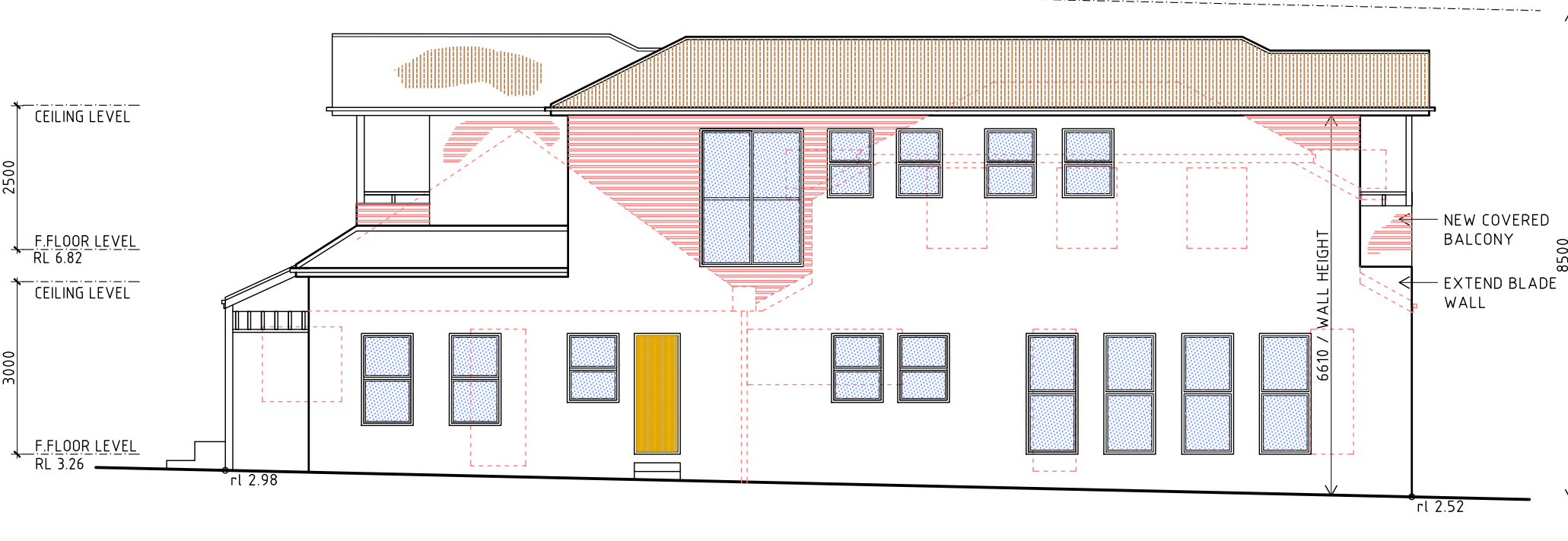


PROPOSED GROUND FLOOR PLAN  
SCALE 1:100

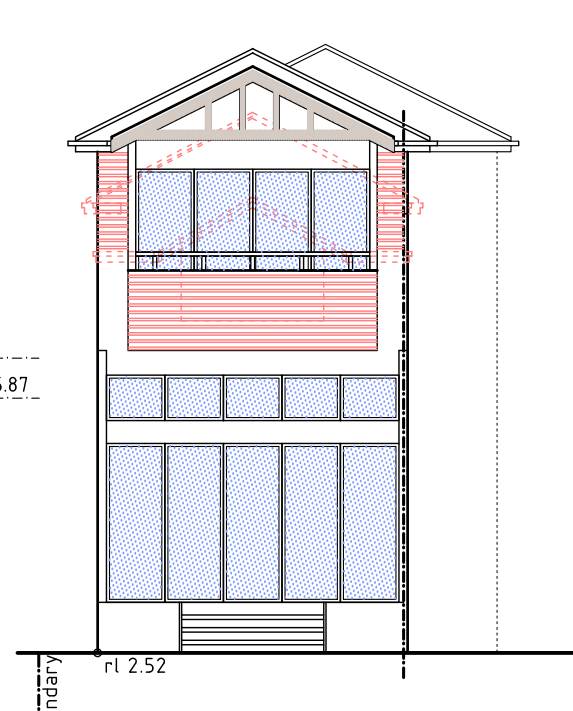
RL10.571 roof ridge  
Pitching point  
RL6.820 1st floor  
RL6.720 balcony  
Ceiling level  
RL3.660 Flood Plan Level  
RL3.310 exist ground  
RL3.220 exist ground



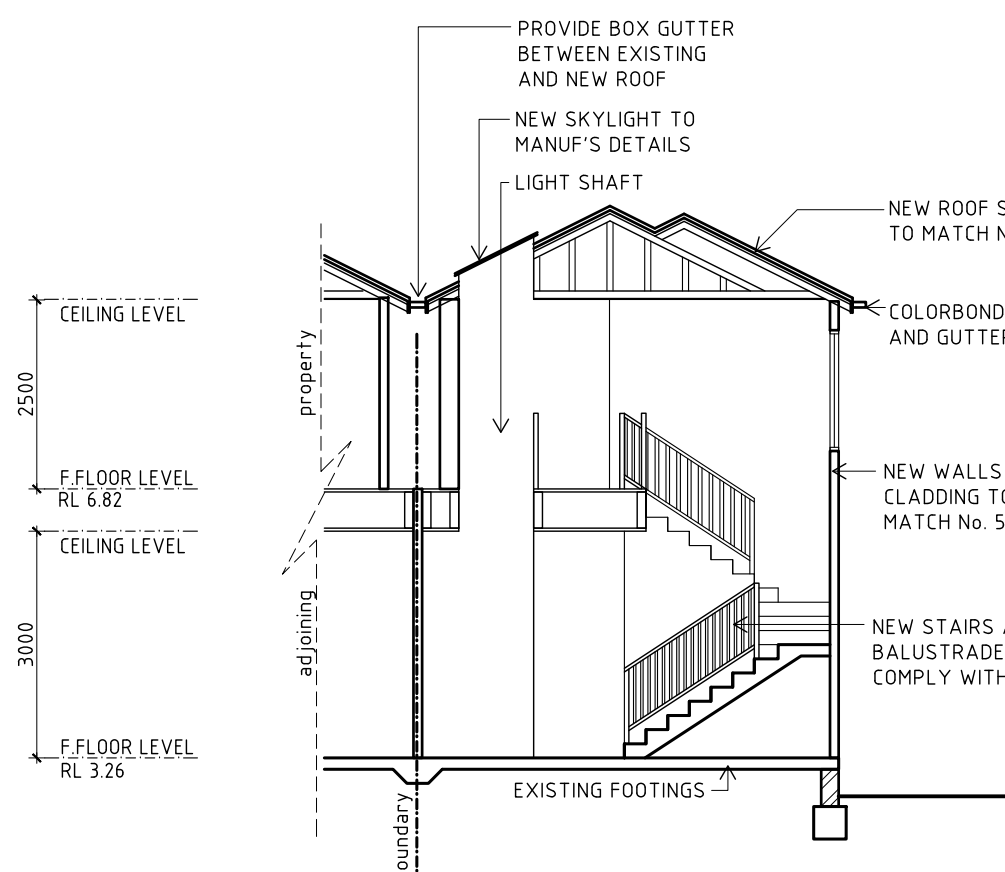
SOUTH ELEVATION  
SCALE 1:100



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  
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B. V.  
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