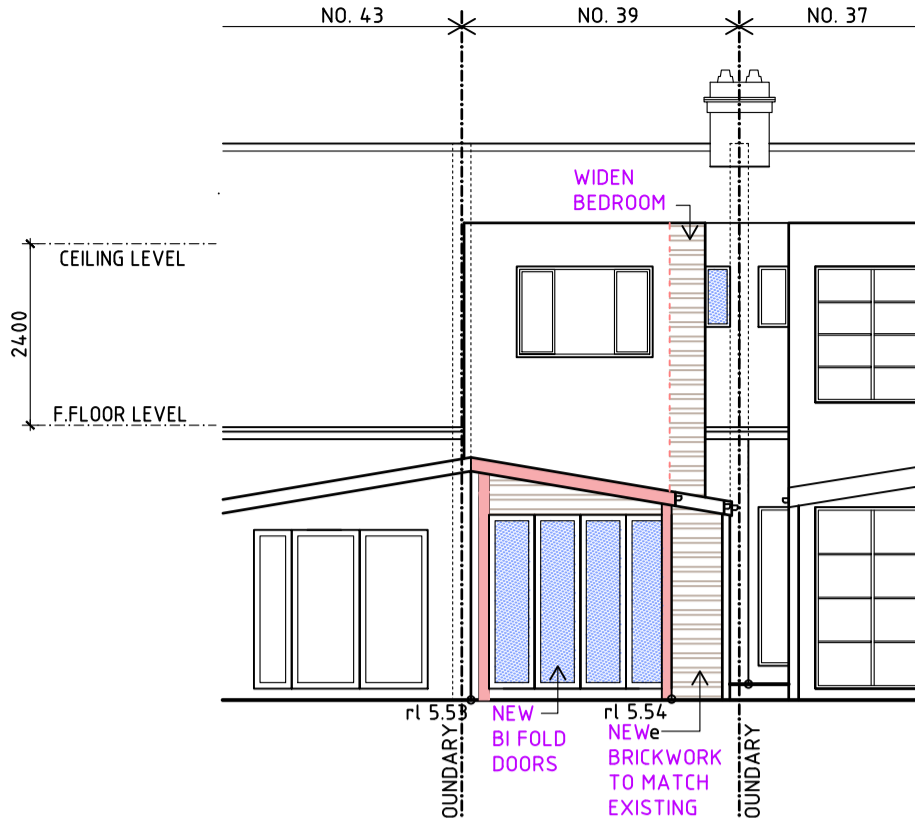
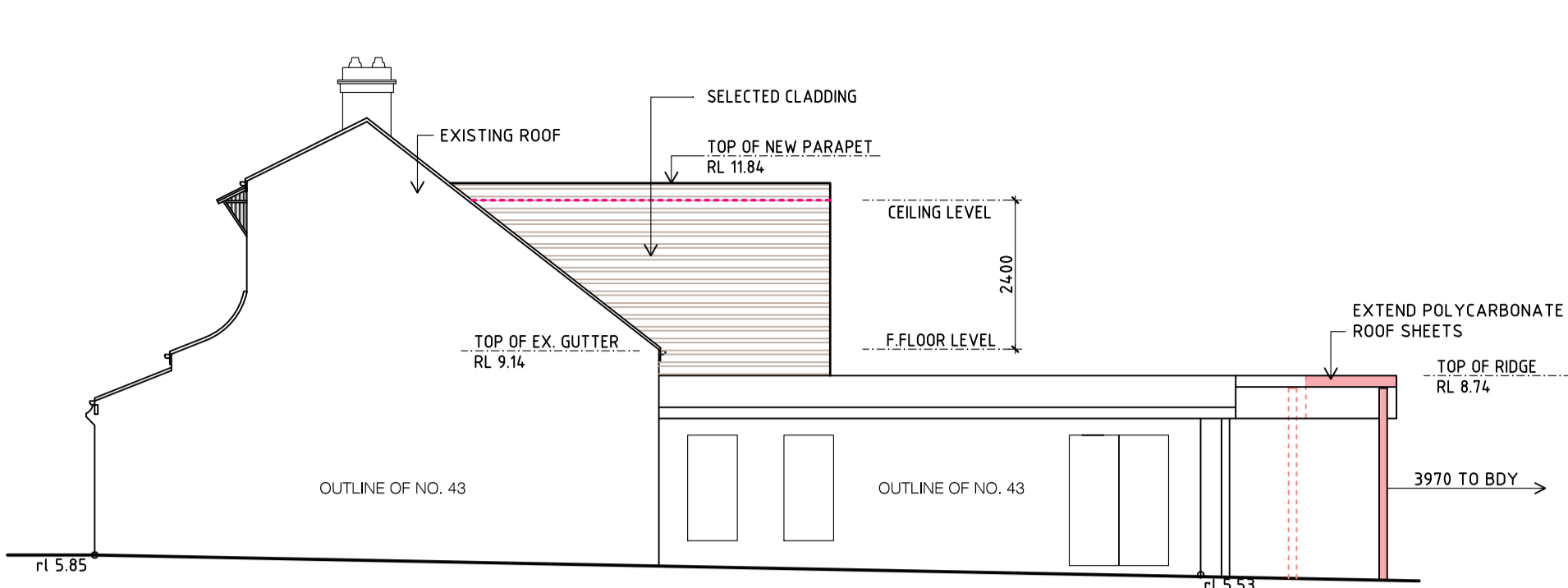


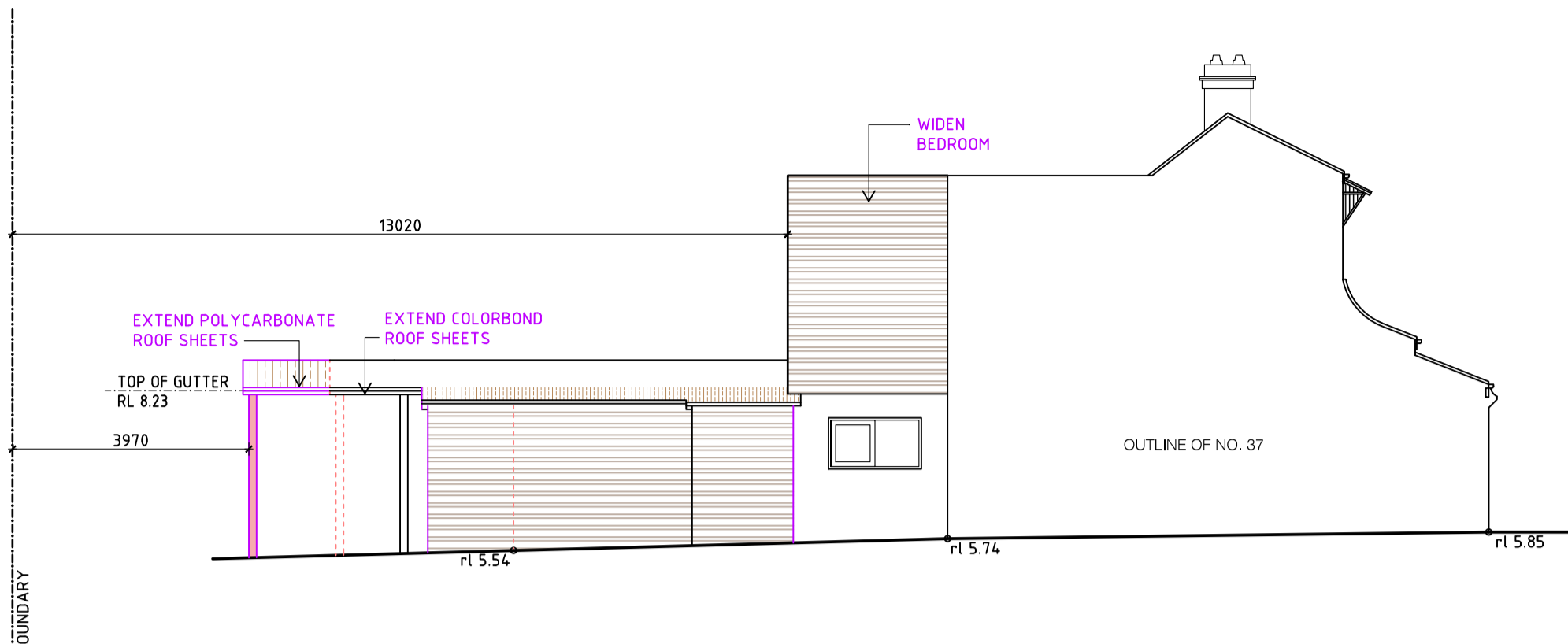
EXISTING EAST ELEVATION
SCALE 1:100



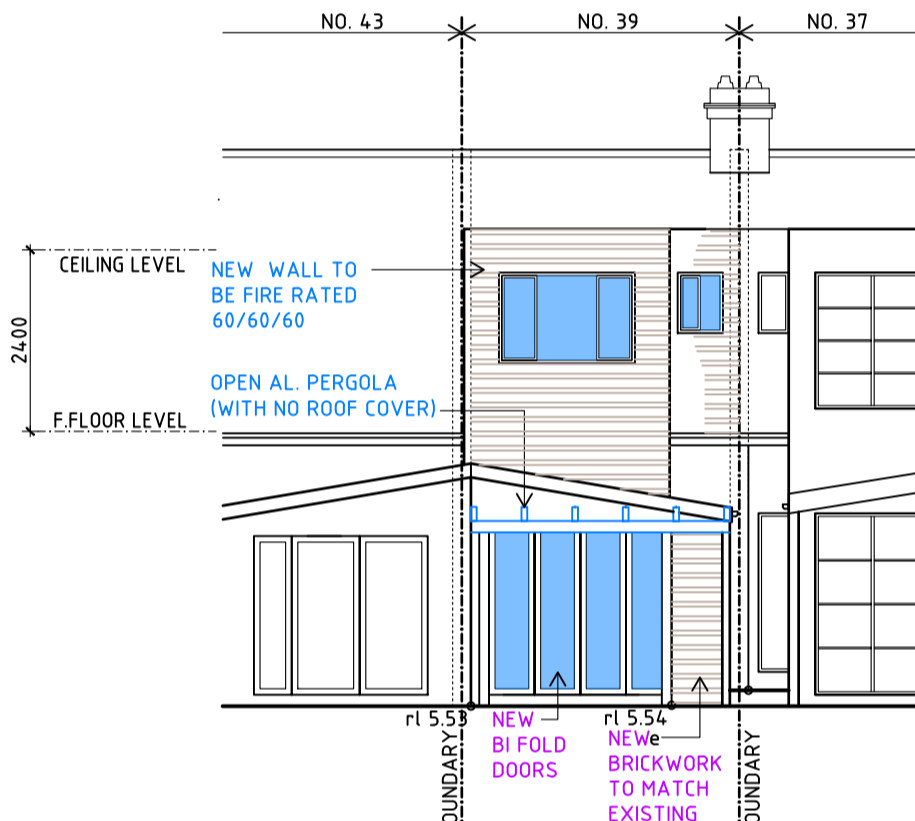
APPROVED WEST ELEVATION
SCALE 1:100



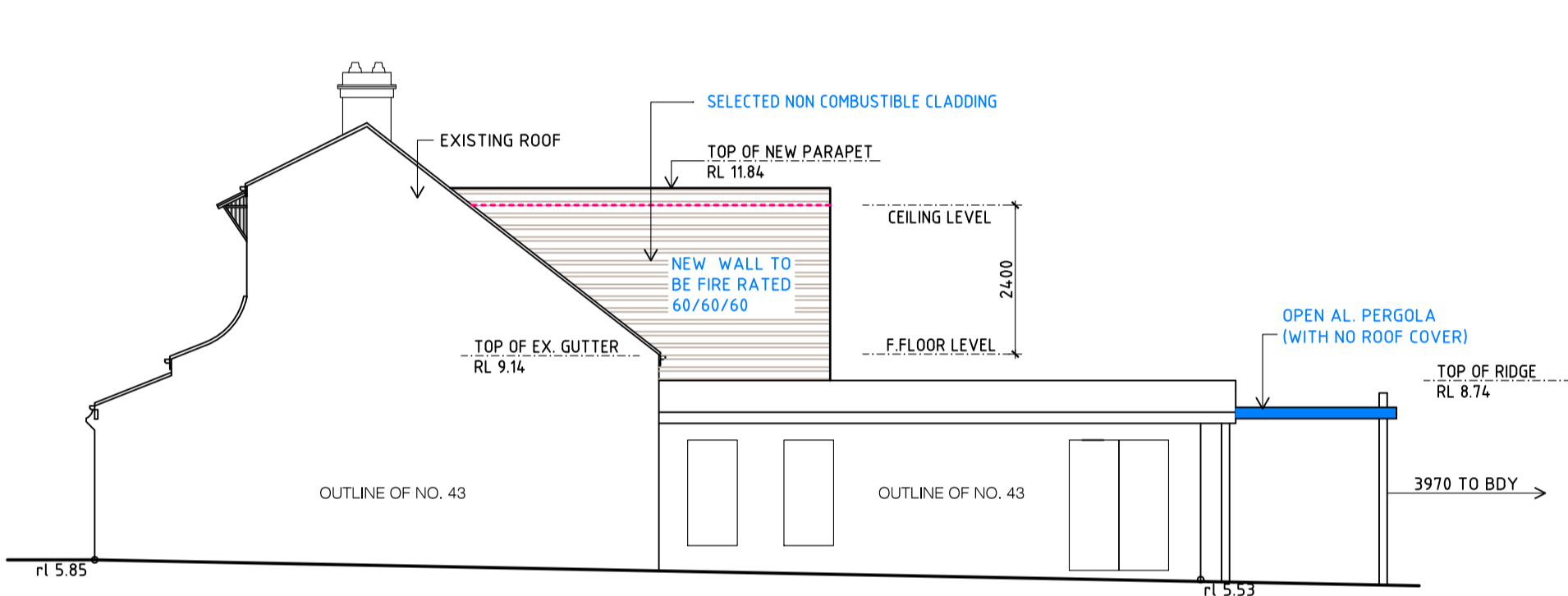
APPROVED NORTH ELEVATION
SCALE 1:100



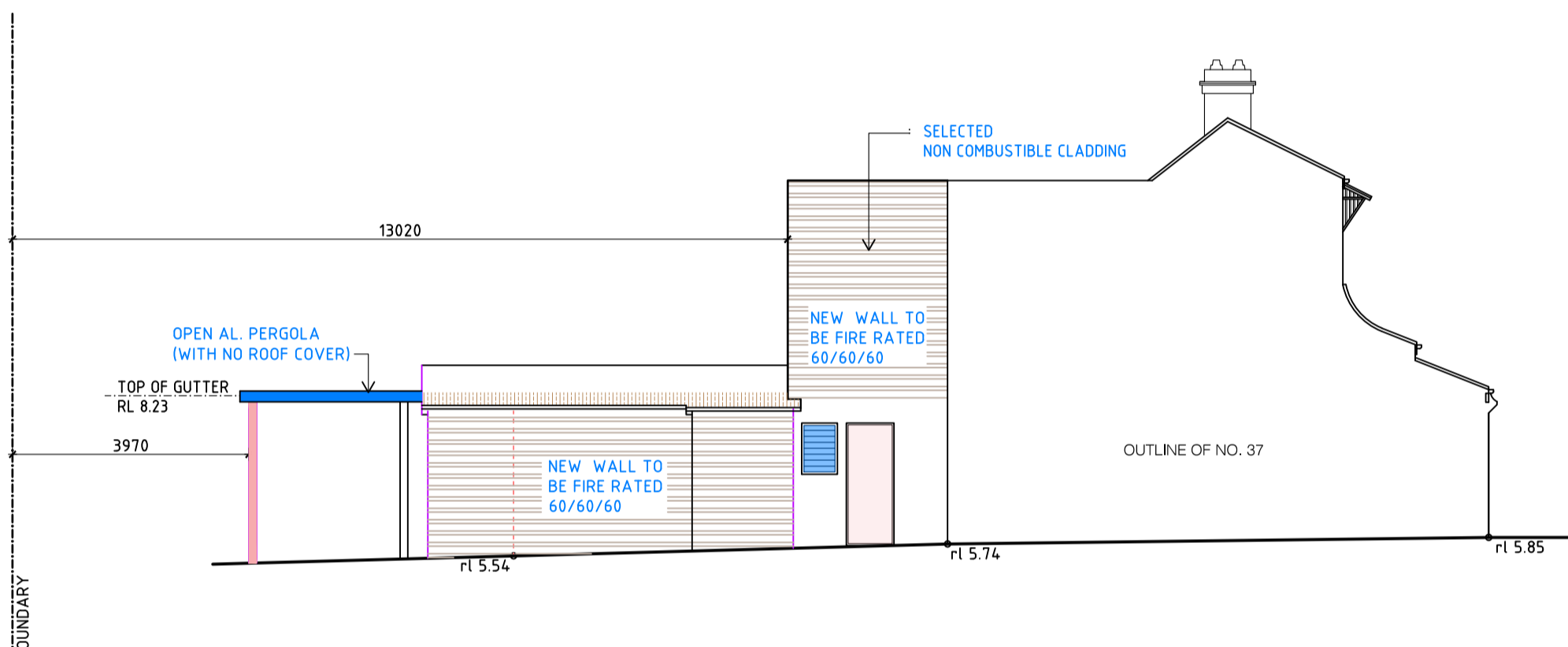
APPROVED SOUTH ELEVATION
SCALE 1:100



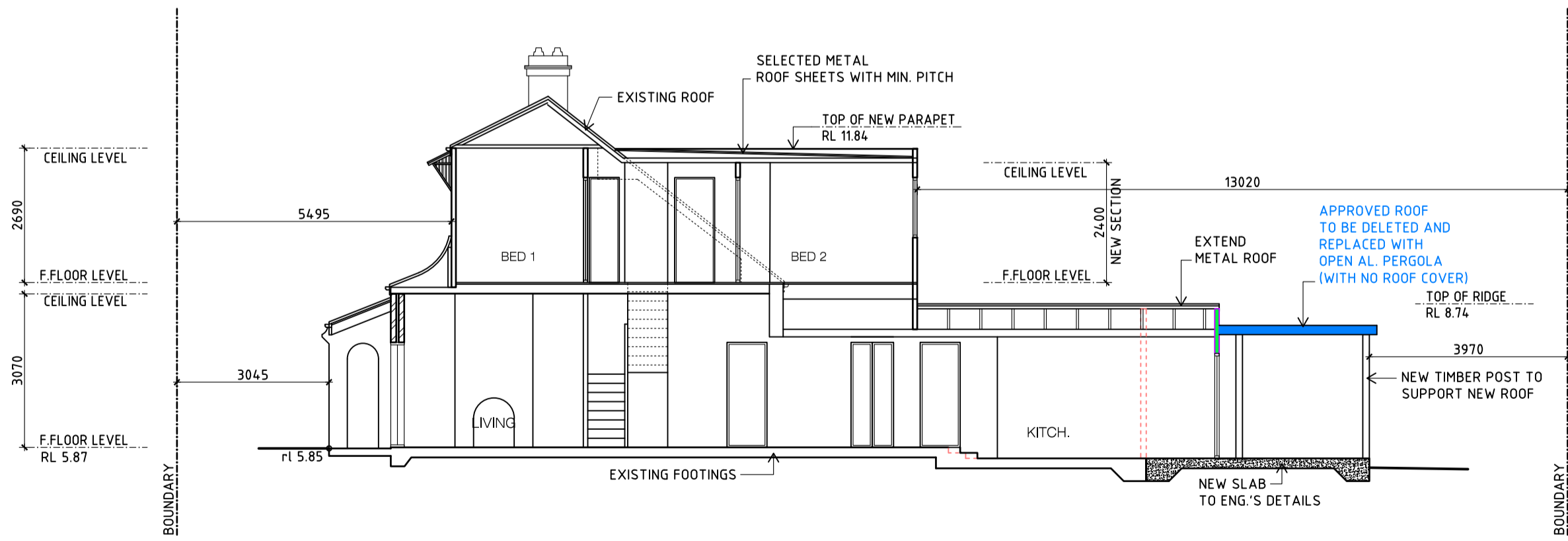
PROPOSED WEST ELEVATION
SCALE 1:100



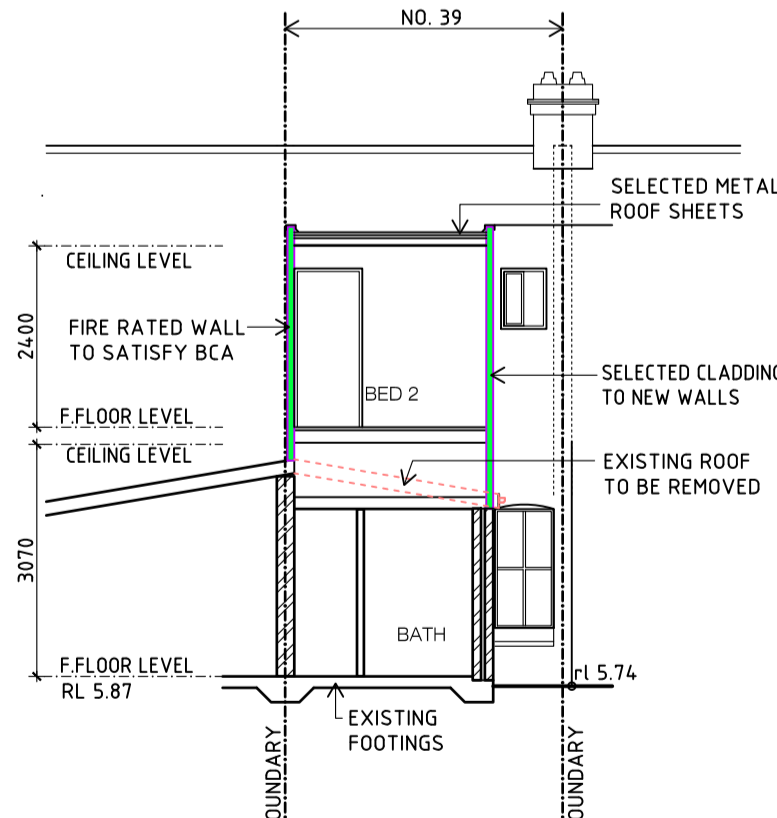
PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED SOUTH ELEVATION
SCALE 1:100




PROPOSED SECTION A-A
SCALE 1:100

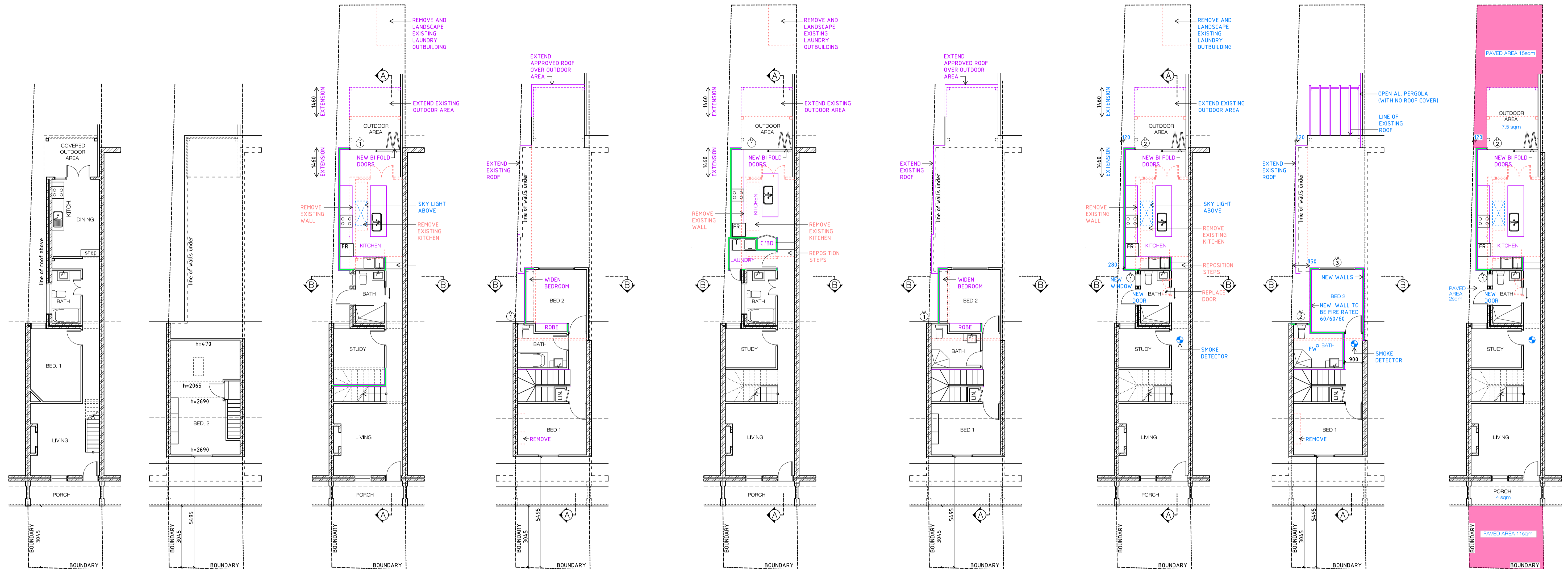


SECTION B-B
SCALE 1:100

NEW DA PLANS - REFER TO BLUE NOTES

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: 39 Pittwater Road Manly	OCTOBER, 2025 DRAWN BY: B. V.	 "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
	CLIENT: Alex Korolov	DRAWING No. 3-3 807 - 4.55	

NEW DA PLANS - REFER TO BLUE NOTES



EXISTING GR. FL. PLAN
SCALE 1:100

EXISTING F.F.L. PLAN
SCALE 1:100

APPROVED "DA" GR. FL. PLAN
SCALE 1:100

APPROVED "DA" F. FL.PLAN
SCALE 1:100

APPROVED "SEC 96" GR. FL. PLAN
SCALE 1:100

APPROVED "SEC 96" F. FL. PLAN
SCALE 1:100

PROPOSED GR. FL. PLAN
SCALE 1:100

PROPOSED F. FL. PLAN
SCALE 1:100

LANDSCAPE PLAN
SCALE 1:100

PRC EC TON OF CPENA3LE WINDOWS
NCC/BCA PARTS 11.3.7 & 11.3.8
BEDROOMS – where floor to surface below is >2m
provide 1.7m sill height or child safe restrictor/screen
(no openings >125mm)
OTHER ROOMS – where floor to surface below is >4m
openable part must be protected by a sill/barrier
min 865mm above FFLI with no horizontal elements
between 150mm–760mm and permanently fixed with
no openings >125mm

STAIRS-NCC/BCA PART 11
Provide a slip-resistant treatment to treads/nosing
strip/landings to as 4586(dry-p3,wet-p4)
and a continuous handrail for the full length of the flight
Riser:min115mm-max190mm
going/tread:min240mm-max355mm
Slope relationship(2r+g):min550-max700mm
Riser/tread dimensions to be constant for each flight

FIRE SEPARATION-NCC/BCA PART9
 External wall (and any openings in that wall) within
 900mm of a boundary-provide min 60/60/60 frl
 Separating wall-provide min 60/60/60 frl
 Separating floor-provide min 30/30/30 frl
 in accordance with dts solution/approved system to BCA Pt A5G3

TERMITE RISK MANAGEMENT
NCC/BCA PART 3.4 & AS3660.1
Physical or chemical system required
(as appropriate)

Install a interconnected / hardwired smoke alarm in accordance with AS 3786 and NCC clause 3.72.2

site area	98.8 sqm
existing floor area	41 sqm
approved floor area	17.5 sqm
proposed floor area	17.5 sqm

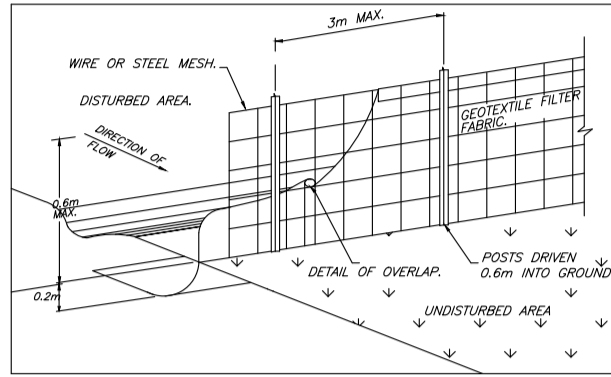
proposed paved landscape (frontyard) area 11 sqm
proposed paved landscape (backyard) area 15 sqm

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3. ALL WORK TO BE IN ACCORDANCE WITH BUILDING DEPARTMENT ORDINANCES AND 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. ALL EXISTING UTILITIES TO BE REPAIRED OR REPLACED WITH FINISHED GRADES OF HEALTHY SOIL. 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:	OCTOBER, 2025
	DRAWN BY: B. V.
CLIENT:	DRAWING No.
Alex Korolkov	2-3 807 - 4.55



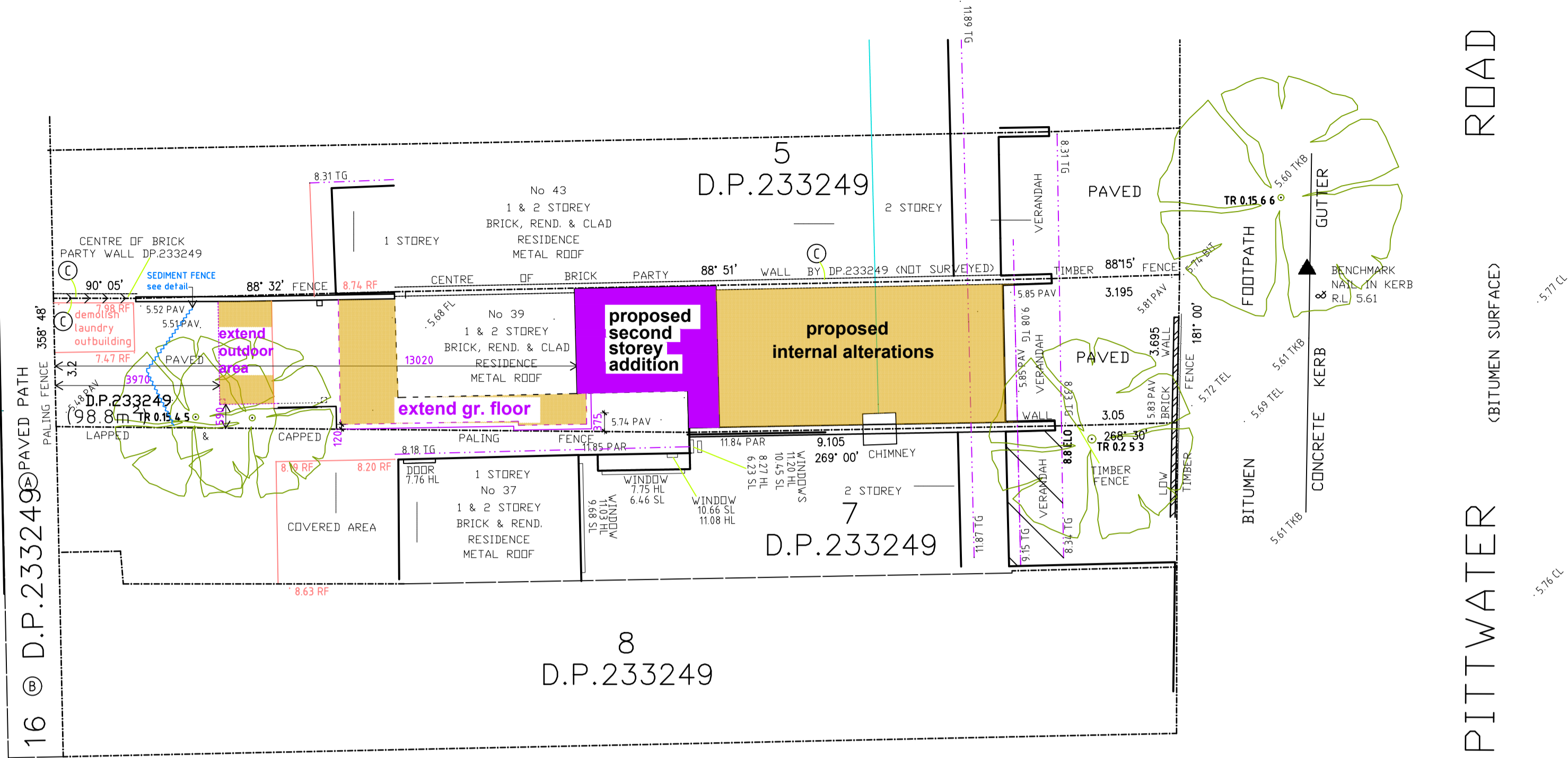
"HIGH DESIGN" - ABN 51 476 054 183
architectural design and drafting service
mobile : fax :
041 3389 036 9981 55 56
E-mail: info@highdesign.com.au
Web: highdesign.com.au



SEDIMENT FENCE (N.T.S.)
DRAINAGE AREA 0.6m MAX. SLOPE GRADIENT 1:2 MAX.
SLOPE LENGTH 60m MAX.

9
D.P.233249

No 26
(DENISON STREET)
RENDERED RESIDENCE
METAL ROOF



Approx. True North
Magnetic North (D.P.233249)

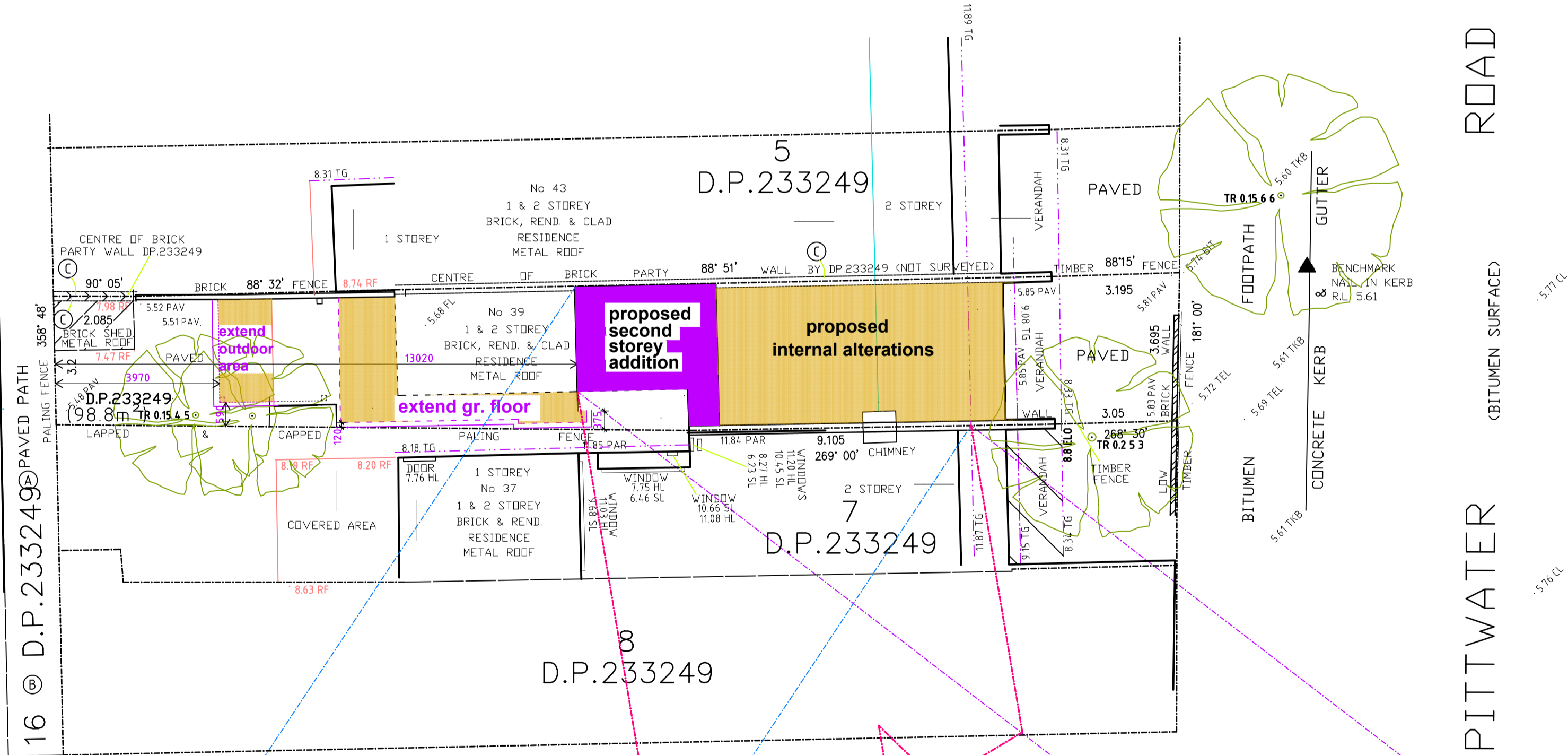
DENISON STREET

SITE AND SITE ANALYSIS PLAN

SCALE 1:100

9
D.P.233249

No 26
(DENISON STREET)
RENDERED RESIDENCE
METAL ROOF



Approx. True North
Magnetic North (D.P.233249)

DENISON STREET

SHADOW DIAGRAM

SCALE 1:100

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

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PROJECT ADDRESS:

39 Pittwater Road

Manly

CLIENT:

Alex Korolov

OCTOBER, 2025

DRAWN BY:

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