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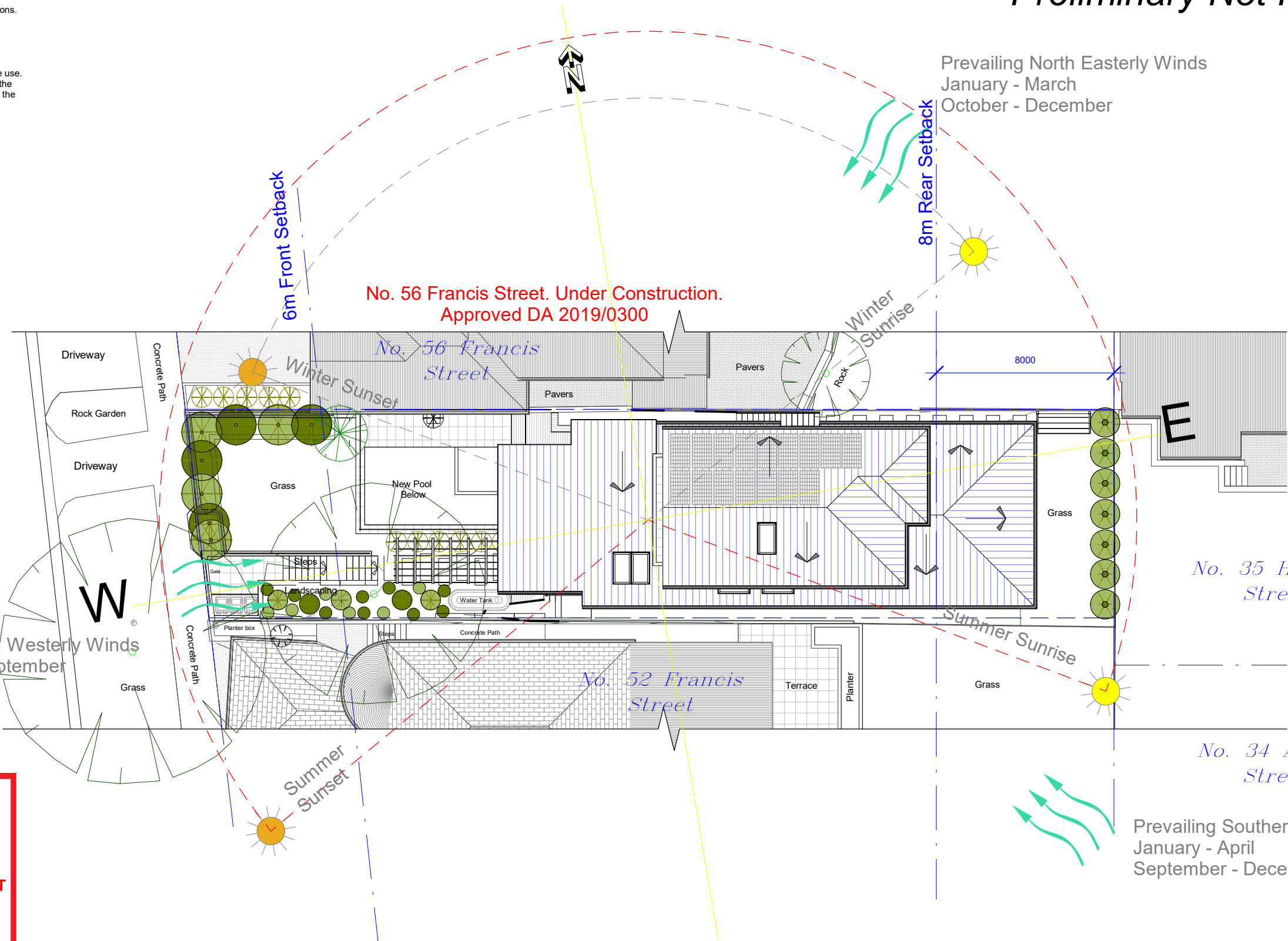
Francis Street

Prevailing Westerly Winds
April - September

Prevailing North Easterly Winds
January - March
October - December

Prevailing Southerly Winds
January - April
September - December

No. 56 Francis Street. Under Construction.
Approved DA 2019/0300





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REV2021/0026

1 Site Plan
1 : 200


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revision	D	Modification - Proceedings No. 2022/152032 (dated 19-09-2022)
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0 2 4 6 8m
1:200 © Copyright of novam design studio

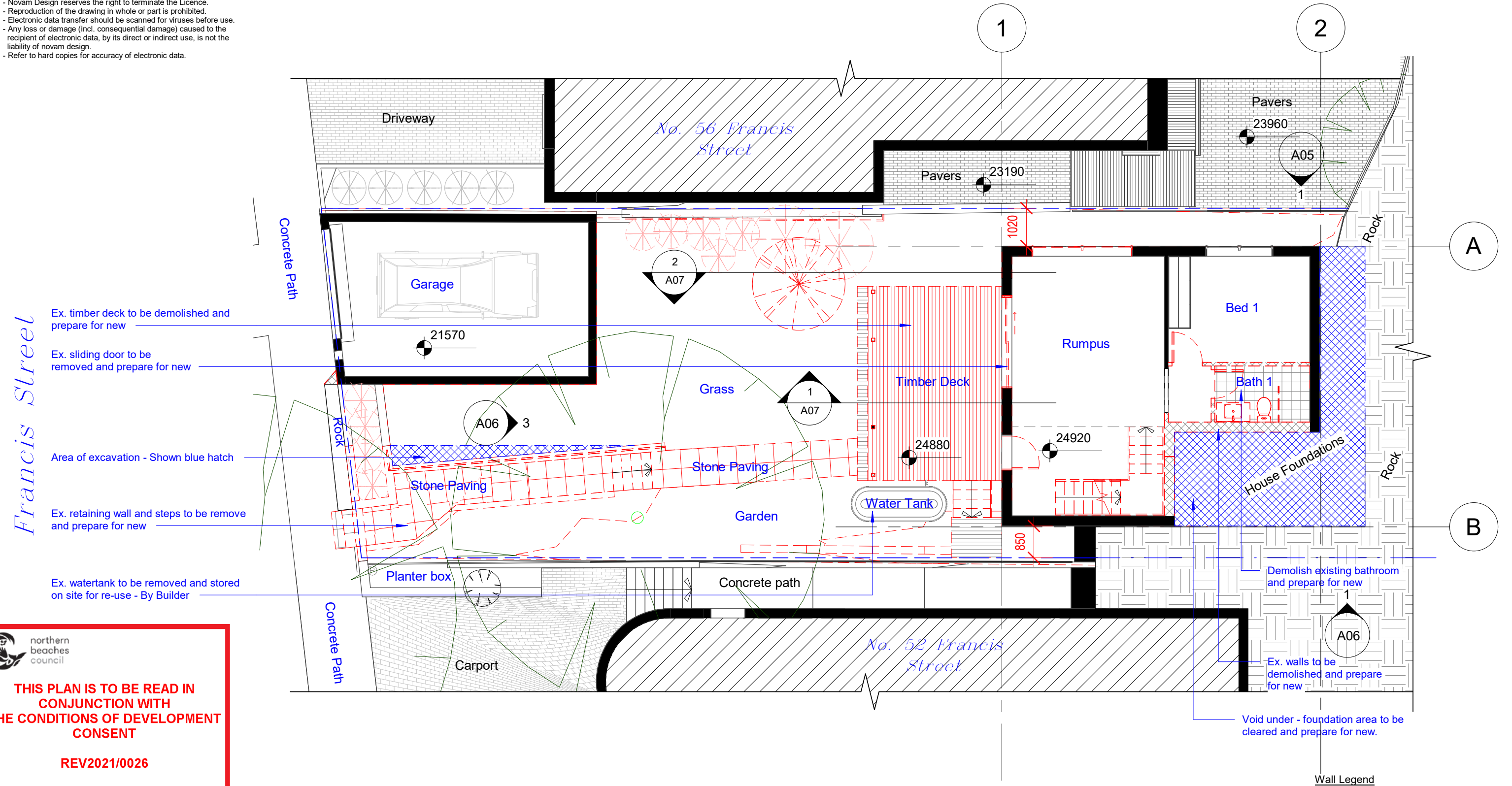


project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 200	date	19/09/2022
	 BUILDING DESIGNERS AUSTRALIA NSW	drawing	Site Plan & Analysis	drawing no.	A01	Revision	D

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REV2021/0026

1 Ex. Lower Level

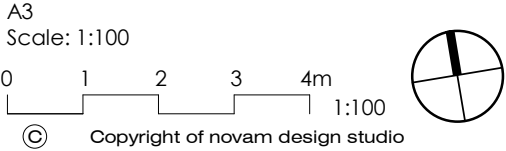
1 : 100

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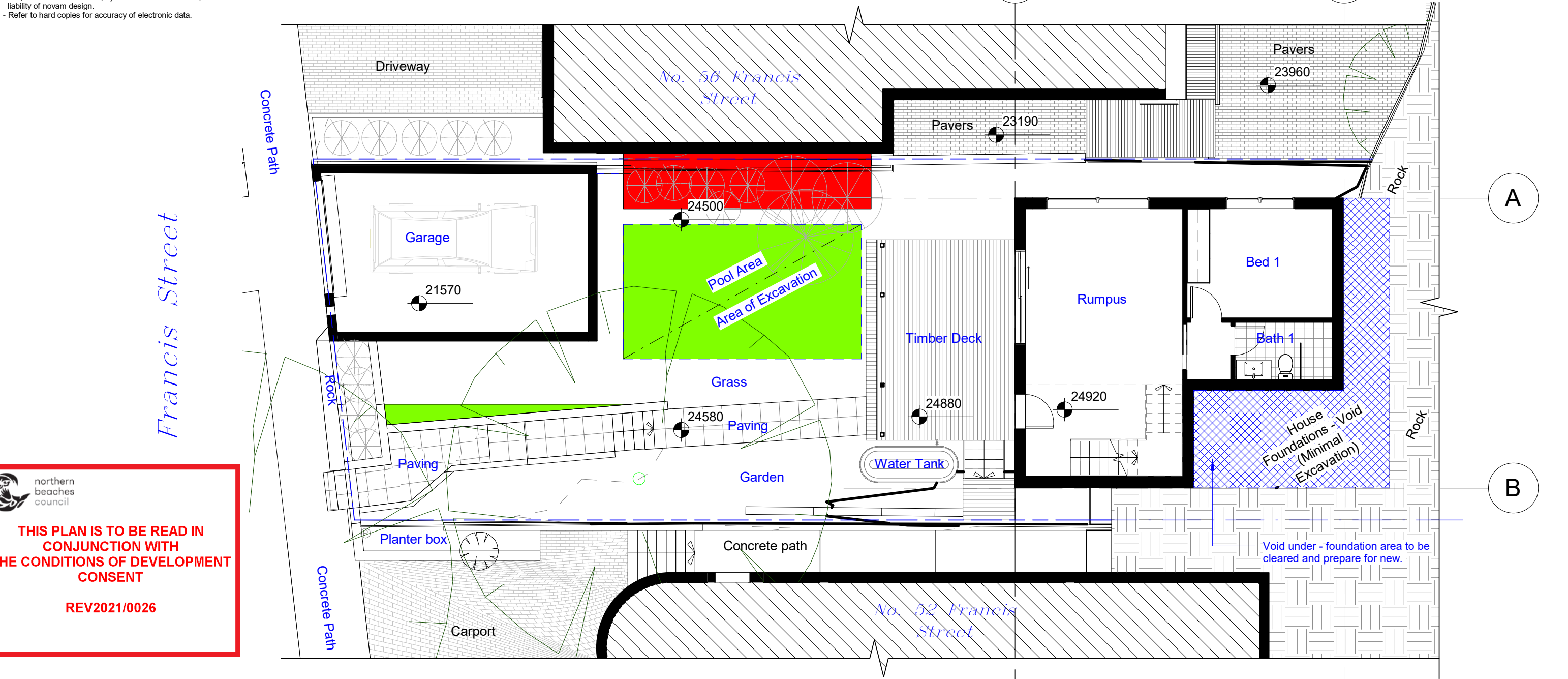


Builder To Check & Confirm Existing Measurements Prior To Commencement

project No.	AP-19-074	project	54 Francis Street, Manly 2095	scale	1 : 100	date	19/09/2022
drawing	Existing Lower Floor & Garage - Demolition	drawing no.	A02	Revision	D		

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northern
beaches
council

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CONSENT

REV2021/0026

Area of
Excavation

Area of Excavation -
Boundary Retaining Wall - Remedial Works

1

Excavation Plan - DRAFT

1 : 100

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revision

D

Modification - Proceedings No.
2022/152032 (dated 19-09-2022)

ph: 9400 2932

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A3
Scale: 1:100

0

1

2


3

4m


1:100

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Builder To Check & Confirm Existing
Measurments Prior To Commencement

project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
 BUILDING DESIGNERS AUSTRALIA NSW	drawing Excavation Plan - DRAFT	drawing no. A02.1	Revision D

Wall Legend

Denote Existing Wall

Denote Demolition Work

Denote New Wall

Denote New Works

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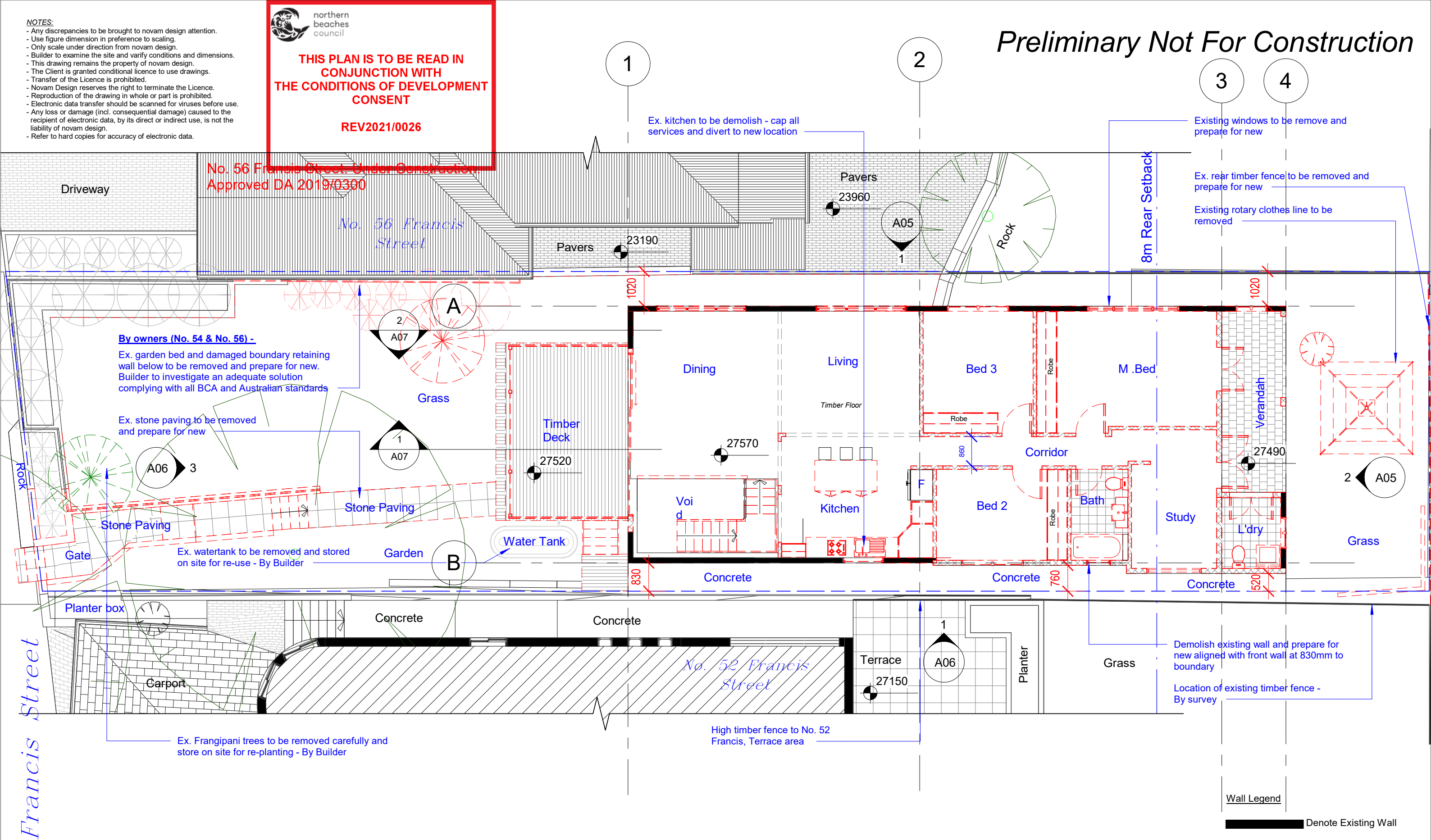


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beaches
council

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1

Existing Ground Floor

1 : 100



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revision

D


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A3
Scale: 1:100

0 1 2 3 4m 1:100




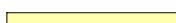
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Builder To Check & Confirm Existing
Measurments Prior To Commencement

project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
 BUILDING DESIGNERS AUSTRALIA NSW	drawing Existing Ground Floor - Demolition	drawing no. A03	Revision D

Wall Legend

-  Denote Existing Wall
-  Denote Demolition Work
-  Denote New Wall
-  Denote New Works

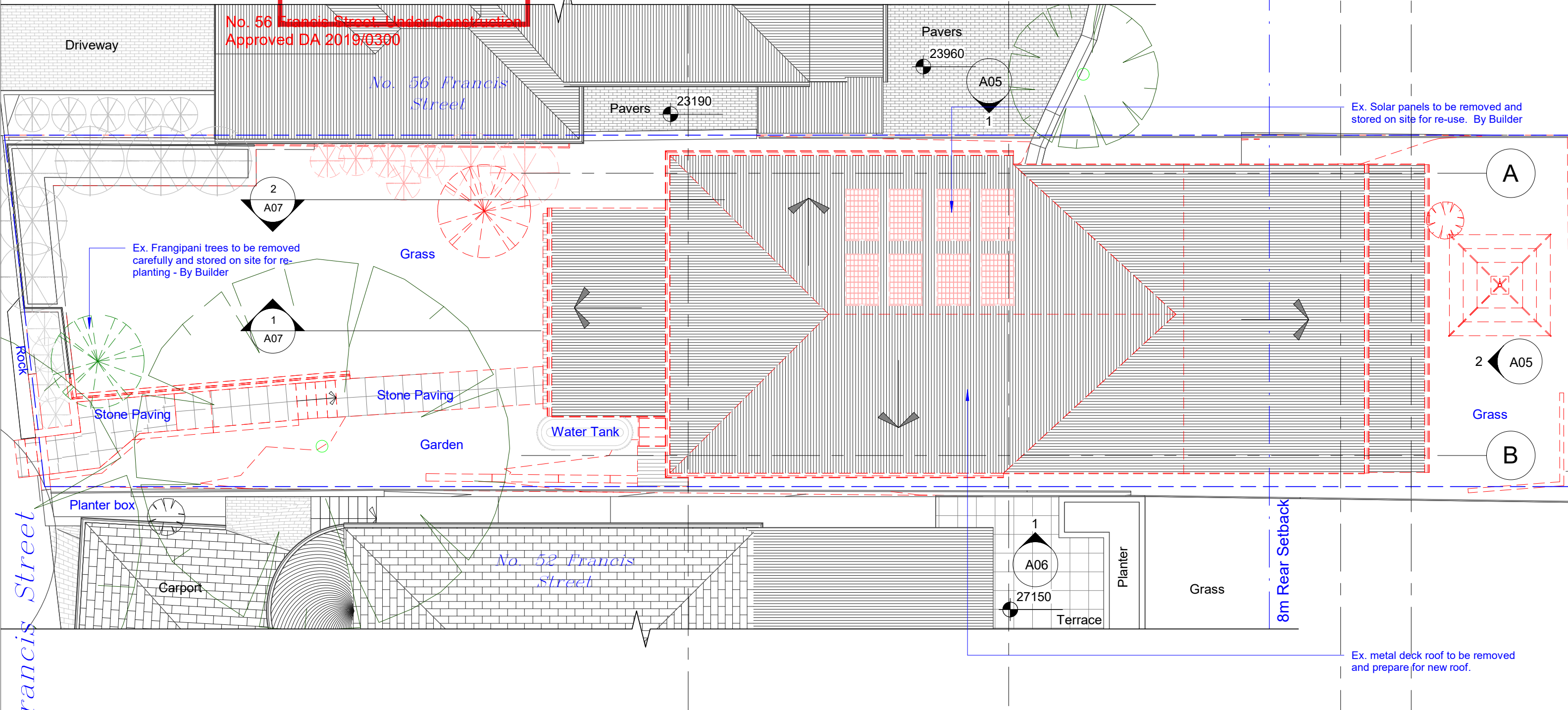
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Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

1 Existing Roof Plan
1 : 100

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A3
Scale: 1:100
0 1 2 3 4m
1:100
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**Builder To Check & Confirm Existing
Measurements Prior To Commencement**

project No.
AP-19-074

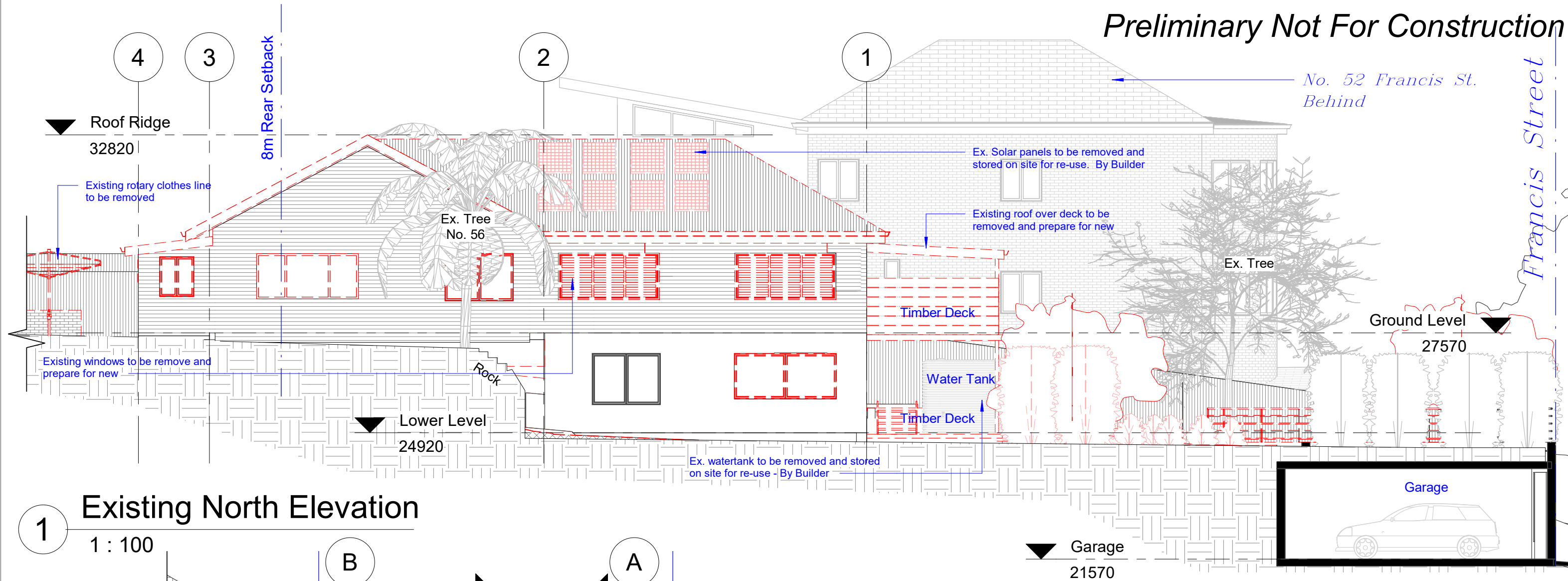
bda BUILDING
DESIGNERS
AUSTRALIA NSW

project
54 Francis Street, Manly 2095

drawing
Existing Roof Plan - Demolition

scale
1 : 100
date
19/09/2022

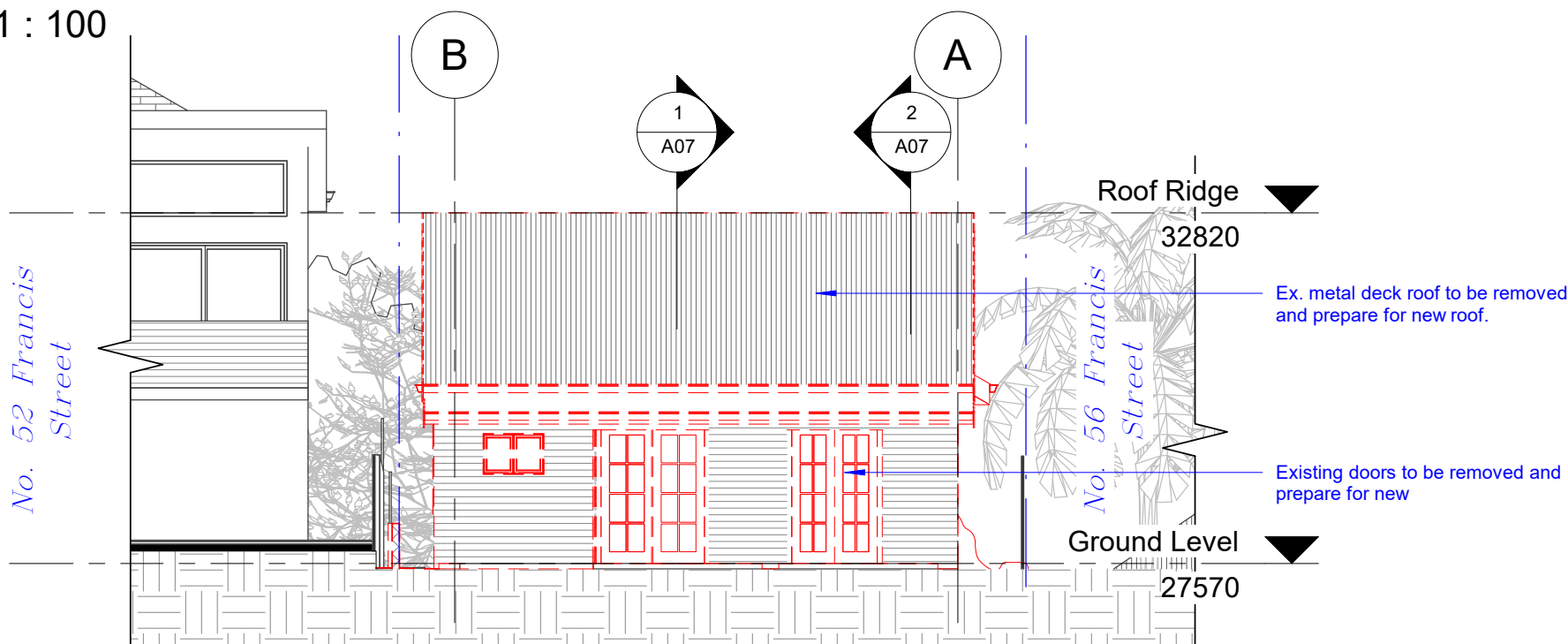
drawing no.
A04
Revision
D



1

Existing North Elevation

1 : 100



2

Existing East Elevation

1 : 100

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Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

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A3
Scale: 1:100
0 1 2 3 4m
1:100
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project No.
AP-19-074

bda BUILDING DESIGNERS AUSTRALIA NSW

project
54 Francis Street, Manly 2095

drawing
Existing Elevations - Sheet 1 - Demolition

scale
1 : 100
date
19/09/2022
drawing no.
A05
Revision
D

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Ex. Frangipani trees to be removed carefully and store on site for re-planting - By Builder

Ex. sliding door to be removed and prepare for new

Roof Ridge
32820

Ground Level
27570

Lower Level
24920

Garage
21570

2

3

4

8m Rear Setback

Existing wall to be removed and prepare for new

Existing roof over deck to be removed and prepare for new

Ex. Frangipani trees to be removed carefully and store on site for re-planting - By Builder

Ground Level
27570

Lower Level
24920

Existing South Elevation
1 : 100

- Wall Legend**
- Denote Existing Wall
 - Denote Demolition Work
 - Denote New Wall
 - Denote New Works

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

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A3
Scale: 1:100
0 1 2 3 4m
1:100
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project No. AP-19-074
project 54 Francis Street, Manly 2095
drawing Existing Elevations - Sheet 2 - Demolition

scale 1 : 100
date 19/09/2022
drawing no. A06
Revision D

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REV2021/0026

Preliminary Not For Construction

No. 52 Francis St. Behind

Francis Street

Roof Ridge
32820
8000
Rear Setback

8m Rear Setback

Ex. Solar panels to be removed and stored on site for re-use. By Builder

Ex. kitchen to be demolish - cap all services and divert to new location

Ex. Frangipani trees to be removed carefully and store on site for re-planting -By Builder

Garden

Verandah

M. Bed

Bed 3

Living

Dining

Timber Deck

Ground Level

27570

18120 FRONT BUILDING SETBACK

Lower Level

24920

Existing Section B

1 : 100

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Ex. timber stairs to be removed

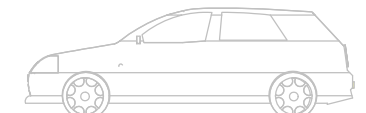
Bed 1

Rumpus

Timber Deck

Water Tank

Garage



Garage
21570

8m Rear Setback

Existing rotary clothes line to be removed

8000

Rear Setback

No. 56 Francis St. Behind

By owners (No. 54 & No. 56) -

Ex. garden bed and damaged boundary retaining wall below to be removed and prepare for new. Builder to investigate an adequate solution complying with all BCA and Australian standards

Ex. metal deck roof to be removed and prepare for new roof.

Existing windows to be remove and prepare for new

Roof Ridge
32820

Roof Strc'

Timber Deck

Dining

Living

Corridor

Verandah

Garden

Ground Level

27570

Lower Level

24920

Existing Section A

1 : 100

Builder To Check & Confirm Existing Measurments Prior To Commencement

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Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

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A3
Scale: 1:100
0 1 2 3 4m
1:100
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project No.
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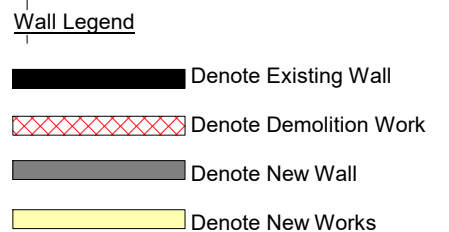
project
54 Francis Street, Manly 2095

drawing
Existing Sections - Sheet 1 - Demolition

scale
1 : 100
date
19/09/2022
drawing no.
A07
Revision
D

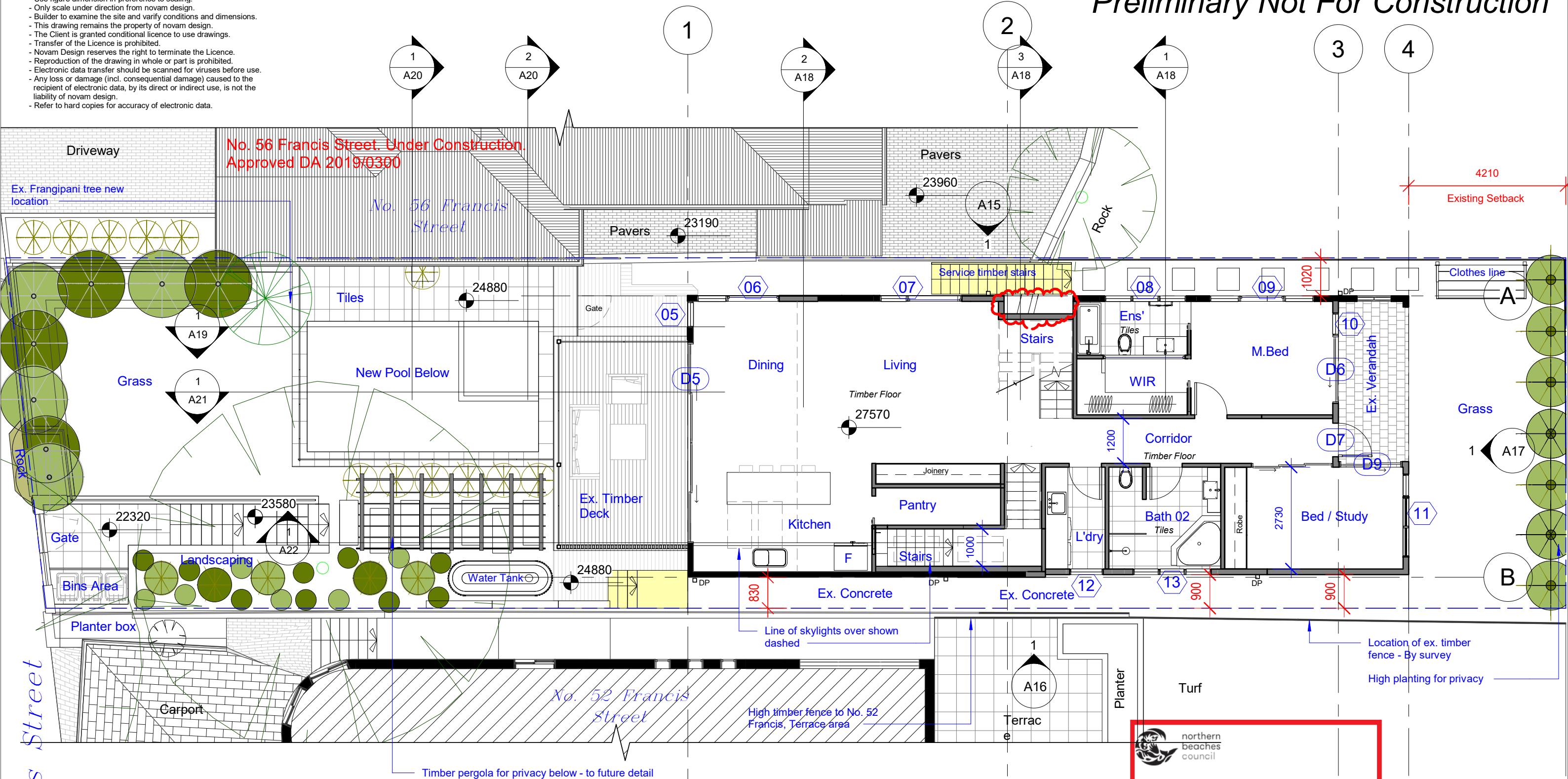
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drawing no.	Revision
A08	D



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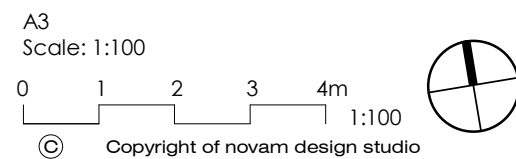
1 Proposed Ground Floor

1 : 100

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All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations



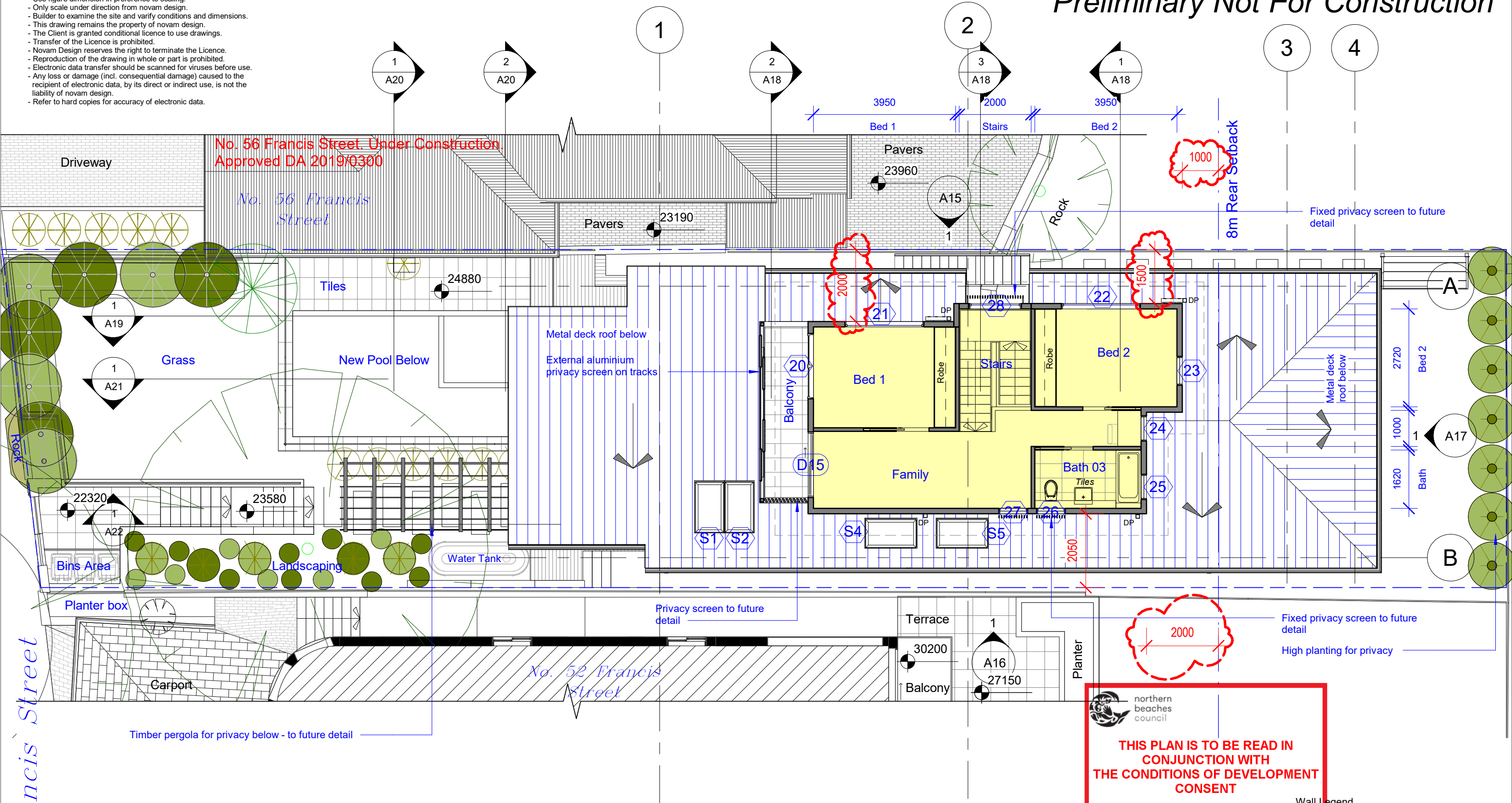
Builder To Check & Confirm Existing Measurements Prior To Commencement

project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
drawing bda BUILDING DESIGNERS AUSTRALIA NSW	Proposed Ground Floor	drawing no. A09	Revision D

Wall Legend	
	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works

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1 Proposed Level 1

1 : 100

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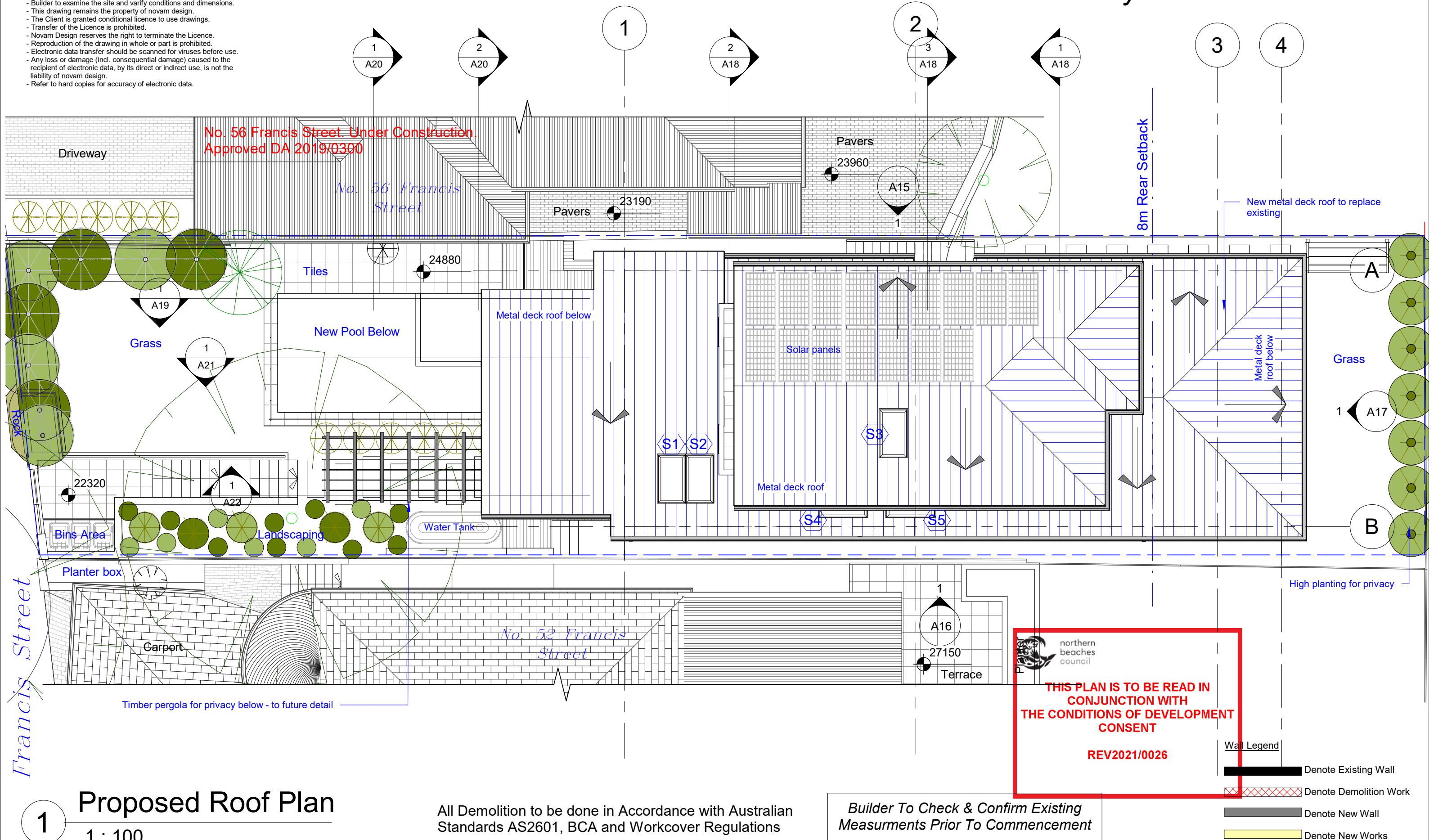
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REV2021/0026

Wall Legend	
	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works

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1 Proposed Roof Plan

1 : 100

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A3
Scale: 1:100
0 1 2 3 4m
1:100
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project No.
AP-19-074

bda BUILDING DESIGNERS AUSTRALIA NSW

project
54 Francis Street, Manly 2095

drawing
Proposed Roof Plan

scale
1 : 100
date
19/09/2022

drawing no.
A11
Revision
D

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No. 56 Francis Street

Francis Street

Rock Garden

Existing Concrete Driveway

Ex. Concrete Path

Existing Garage - No Change

6000

1
A21

Ex. Rock

22320
Pool
Equipment
Enclosure

Existing wrought iron gate to remain

New concrete steps - to strc' eng' detail

New retaining wall - to strc' eng' detail

* Strc' Eng' to confirm site stability for excavation

Gate

1100

22320

Low Bins Area

FW

Ex. Concrete Path

Planter box

1800

SRZ

1
A22

Wall Legend

- Denote Existing Wall
- Denote Demolition Work
- Denote New Wall
- Denote New Works

No. 52 Francis Street

Builder To Check & Confirm Existing
Measurments Prior To Commencement

1 Pool Equipment
1 : 50

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project No.
AP-19-074

bda BUILDING
DESIGNERS
AUSTRALIA NSW

project
54 Francis Street, Manly 2095

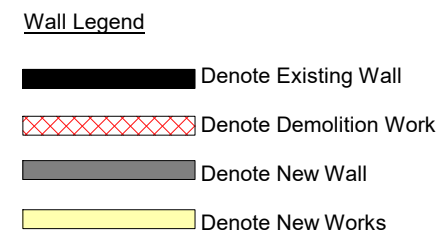
drawing
Proposed Pool Equipment Store

scale
1 : 50
date
19/09/2022

drawing no.
A12
Revision
D

NOTES:

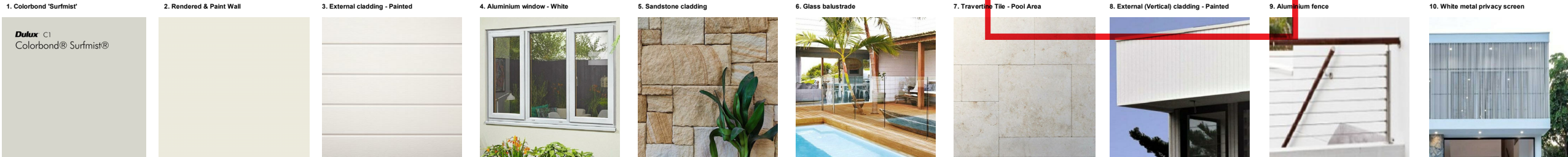
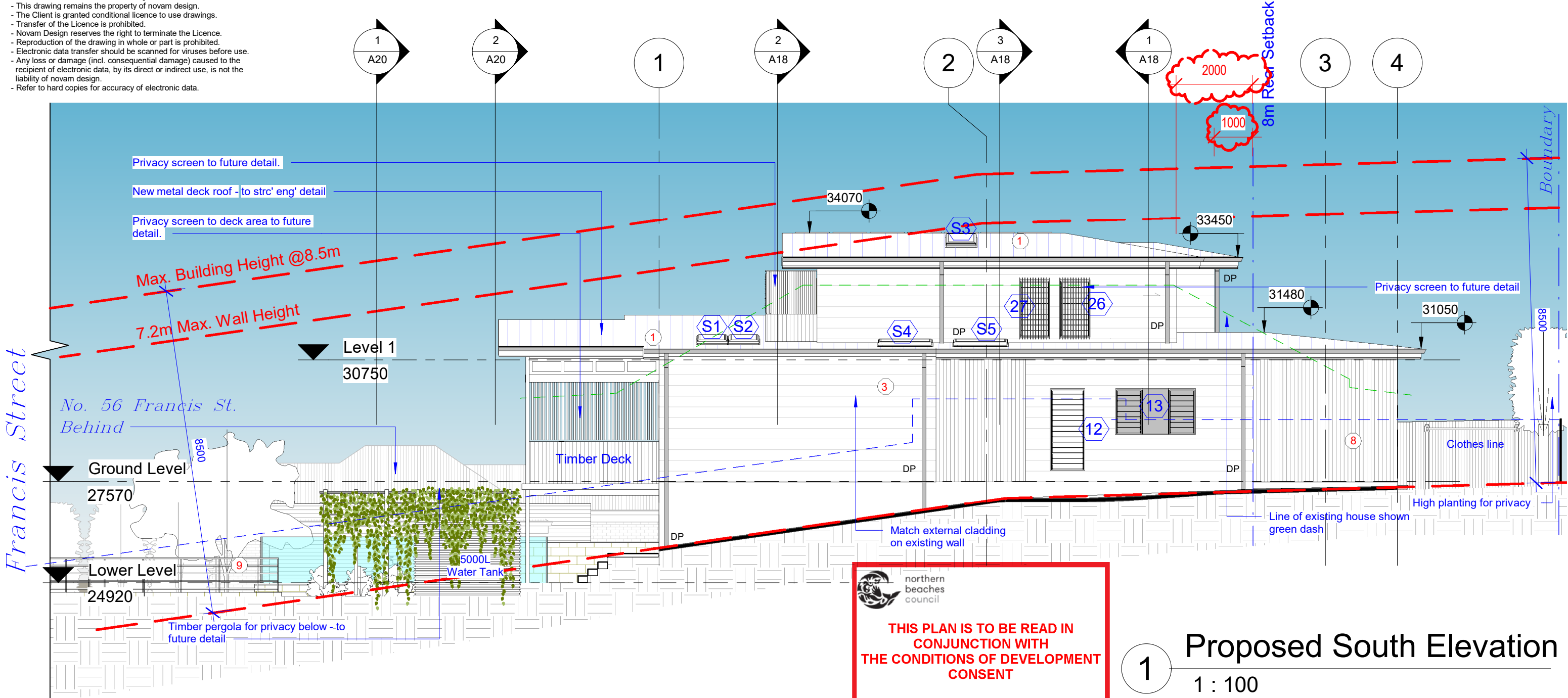
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Measurements Prior To Commencement***

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Wall Legend

	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works

All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations

Builder To Check & Confirm Existing Measurements Prior To Commencement

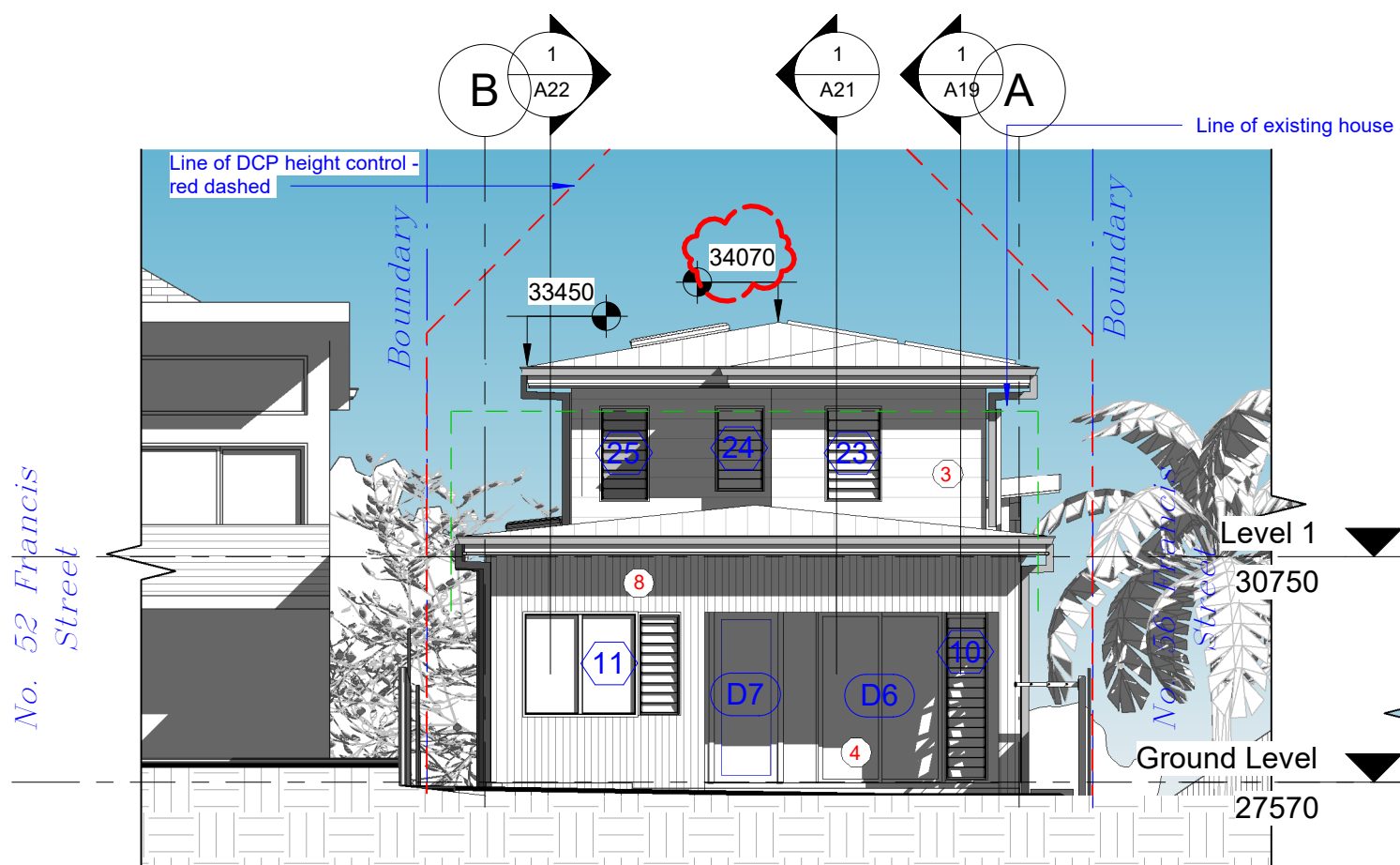
revision **D** Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

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A3
Scale: 1:100

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project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
BUILDING DESIGNERS AUSTRALIA NSW	drawing Proposed Elevations - Sheet 2	drawing no. A16	Revision D



1 Proposed East Elevation

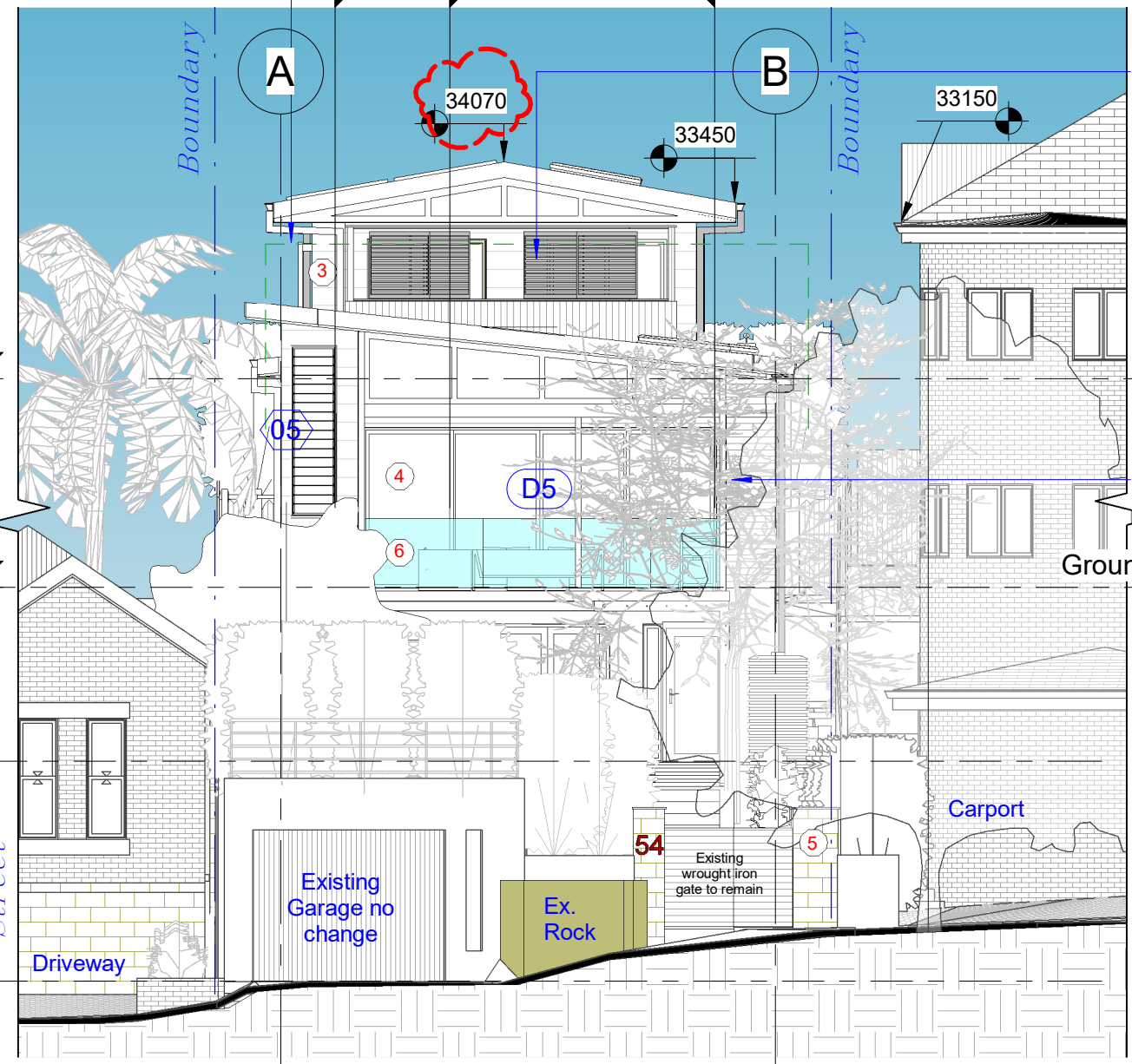
1 : 100

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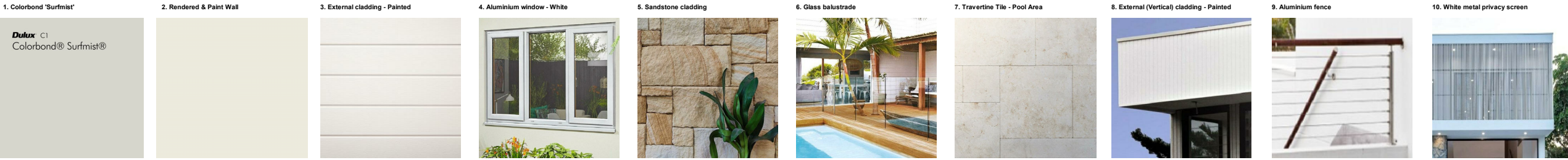
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2 Proposed West Elevation

1 : 100



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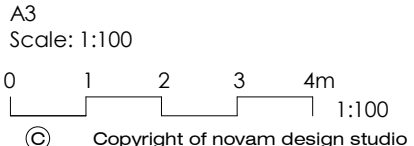
Wall Legend


	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works



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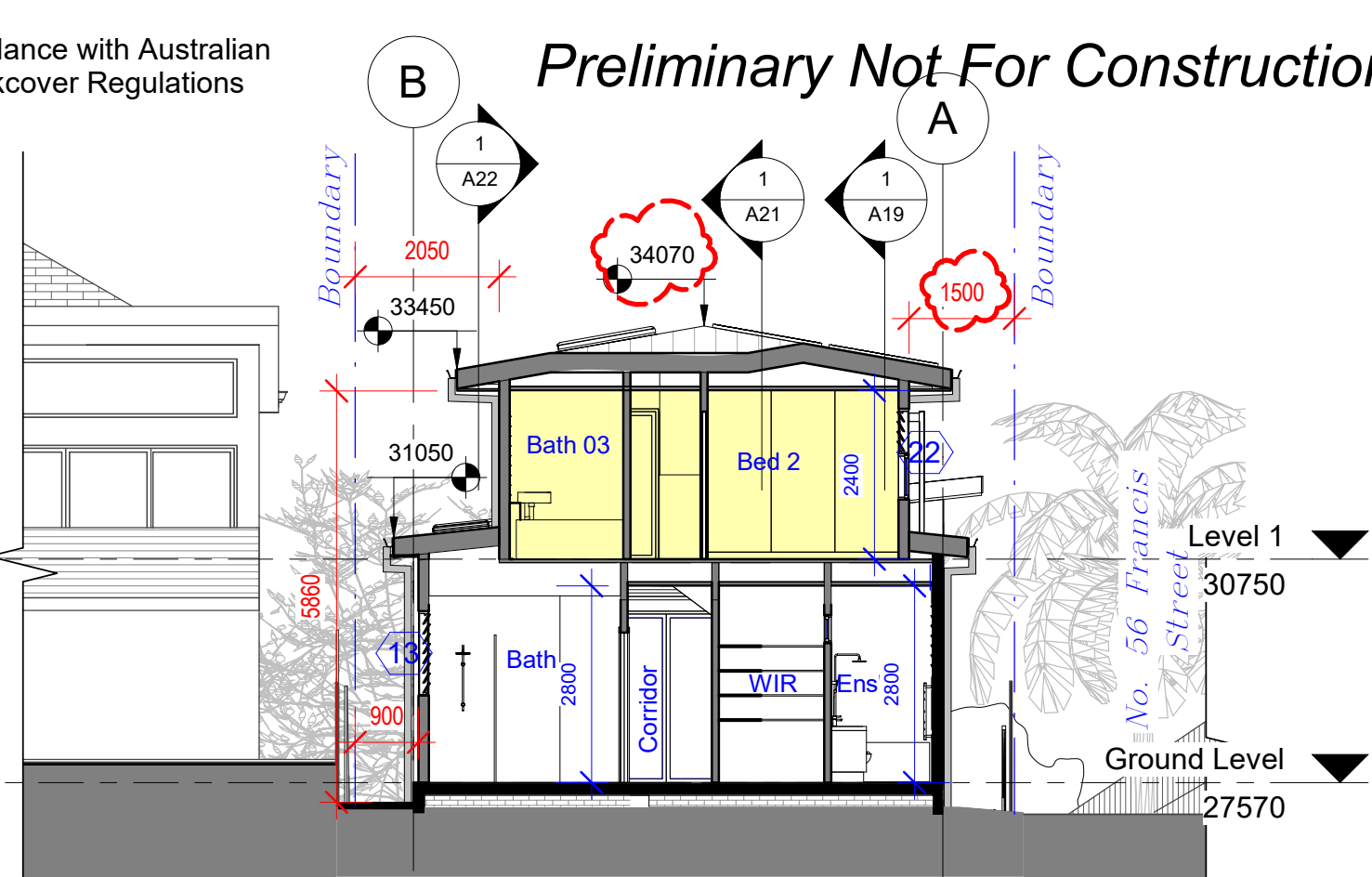
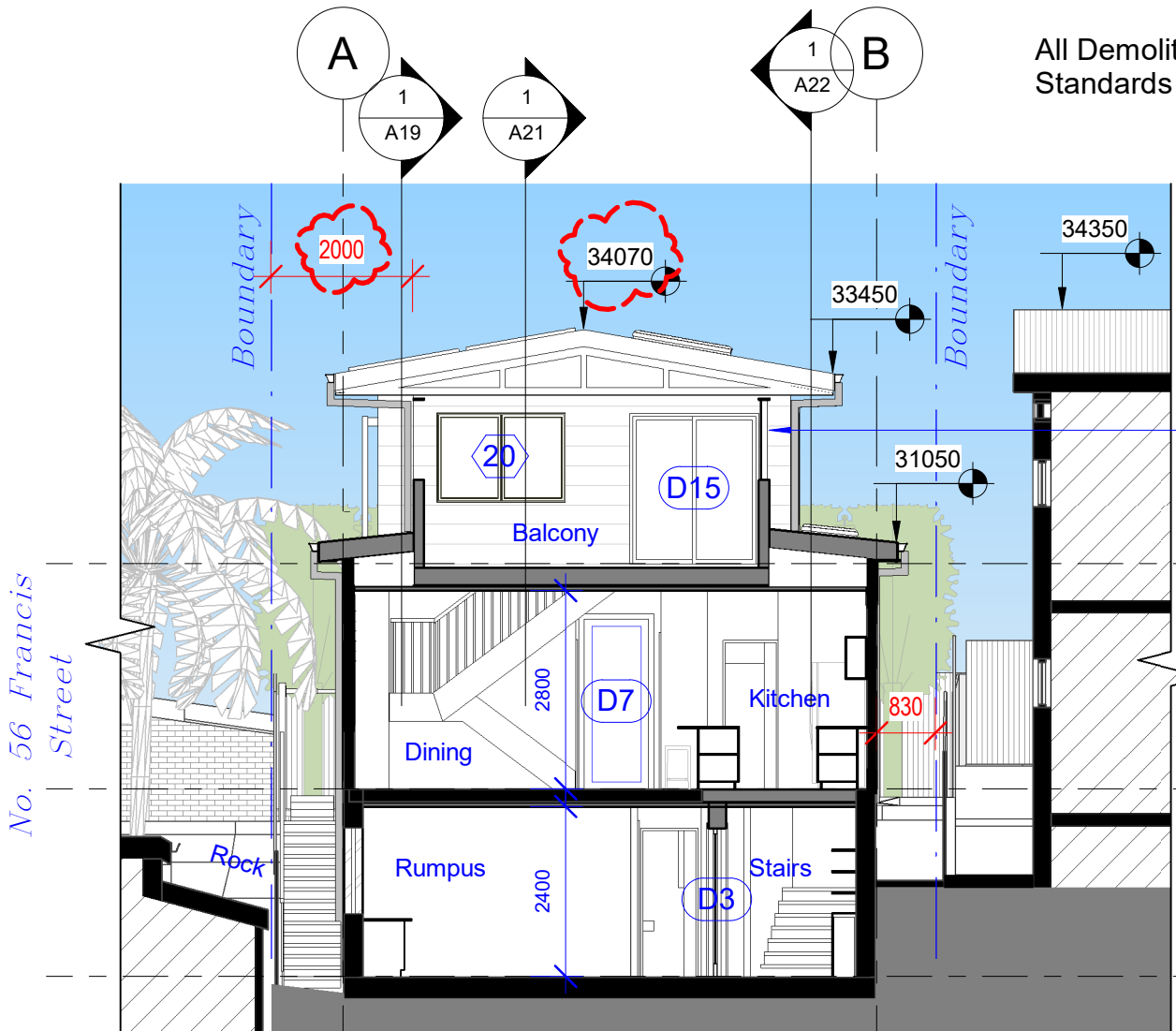
revision	D	Modification - Proceedings No. 2022/152032 (dated 19-09-2022)
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project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
 BUILDING DESIGNERS AUSTRALIA NSW	drawing Proposed Elevations - Sheet 3	drawing no. A17	Revision D

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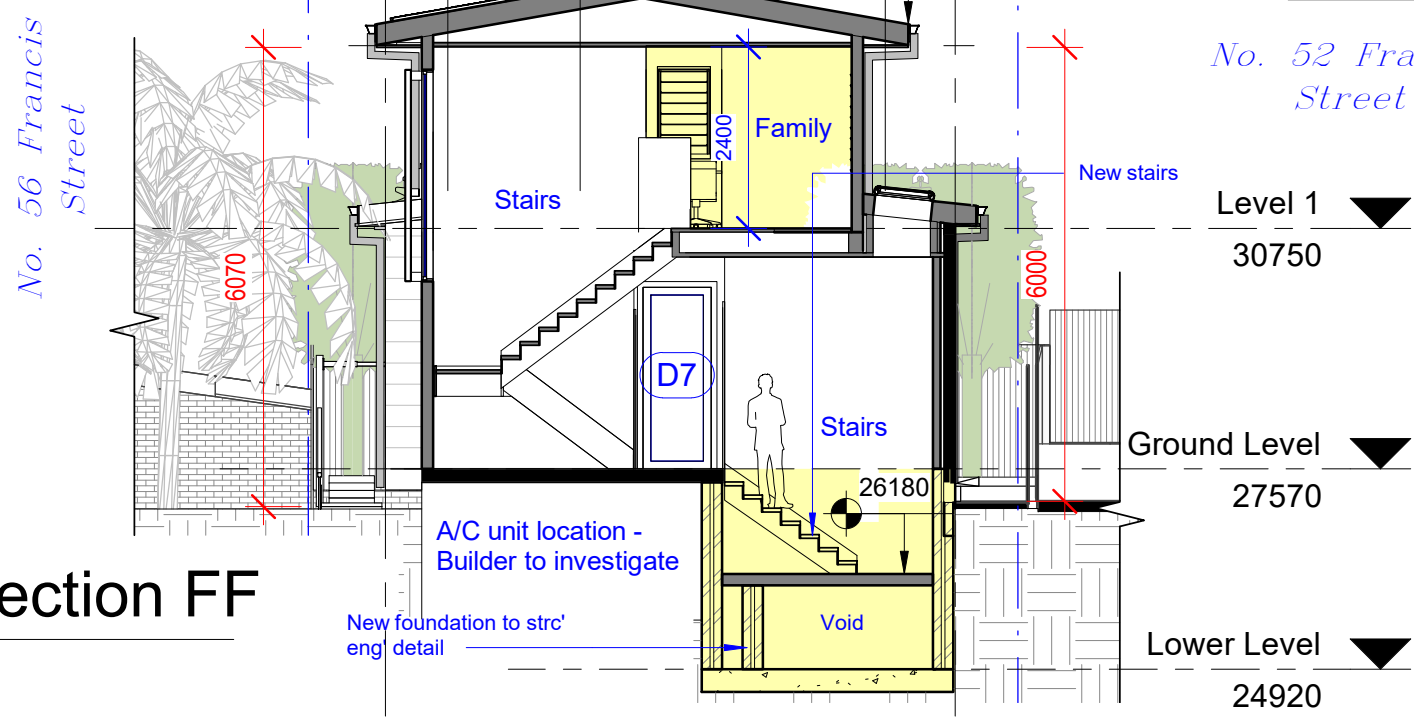
2 Proposed Section DD
1 : 100

Proposed Section CC
1 : 100
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3 Proposed Section FF
1 : 100



Wall Legend
Denote Existing Wall
Denote Demolition Work
Denote New Wall
Denote New Works

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A3
Scale: 1:100
0 1 2 3 4m
1:100
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bda BUILDING DESIGNERS AUSTRALIA NSW

project 54 Francis Street, Manly 2095
drawing Proposed Sections - Sheet 1

scale	1 : 100	date	19/09/2022
drawing no.	A18	Revision	D

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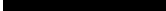
REV2021/0026


1 Proposed Section EE
1 : 100


All Demolition to be done in Accordance with Australian Standards AS2601, BCA and Workcover Regulations


*Builder To Check & Confirm Existing
Measurements Prior To Commencement*

Wall Legend

 Denote Existing Wall

 Denote Demolition Work

 Denote New Wall

 Denote New Works

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project 54 Francis Street, Manly 2095

drawing Proposed Sections - Sheet 2

scale	date
1 : 100	19/09/2022

drawing no.	Revision
A19	D

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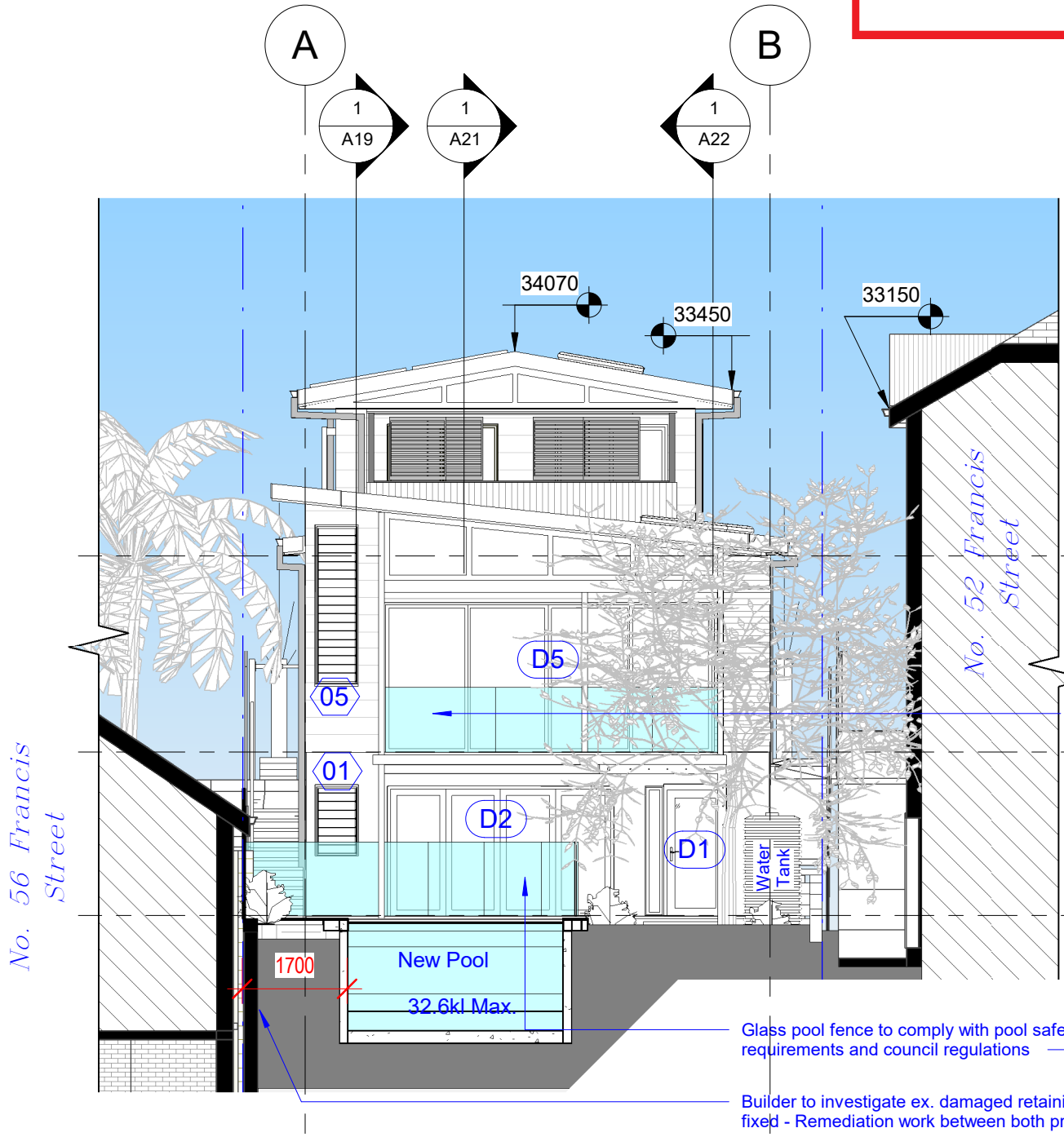


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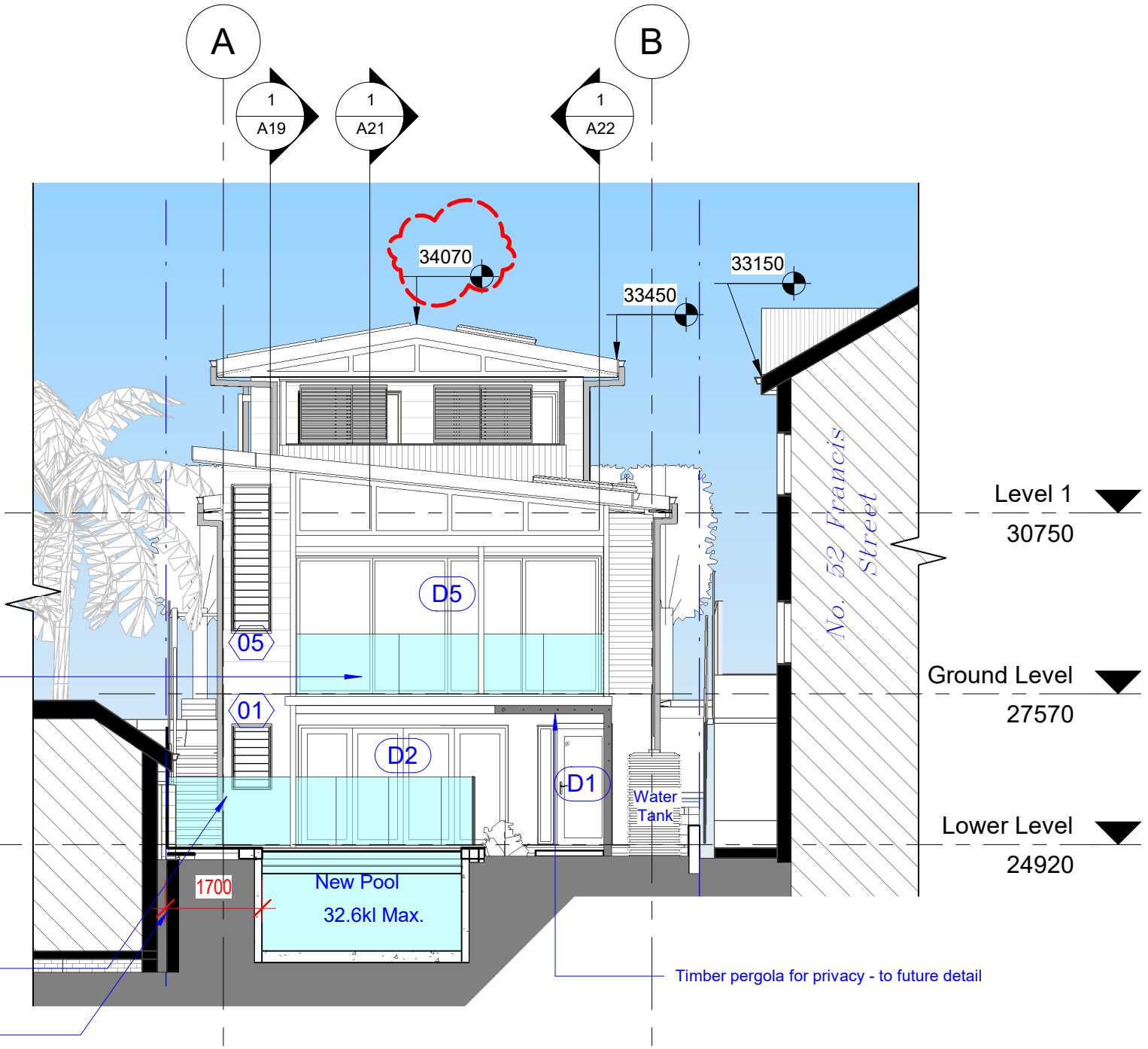
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1 Proposed Section GG

1 : 100



2 Proposed Section HH

1 : 100

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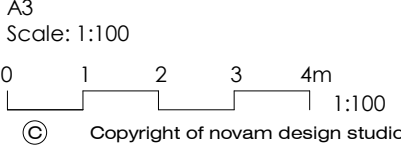
Builder To Check & Confirm Existing Measurements Prior To Commencement

Wall Legend	
	Denote Existing Wall
	Denote Demolition Work
	Denote New Wall
	Denote New Works

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project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
BUILDING DESIGNERS AUSTRALIA NSW	drawing Proposed Section - Sheet 3	drawing no. A20	Revision D

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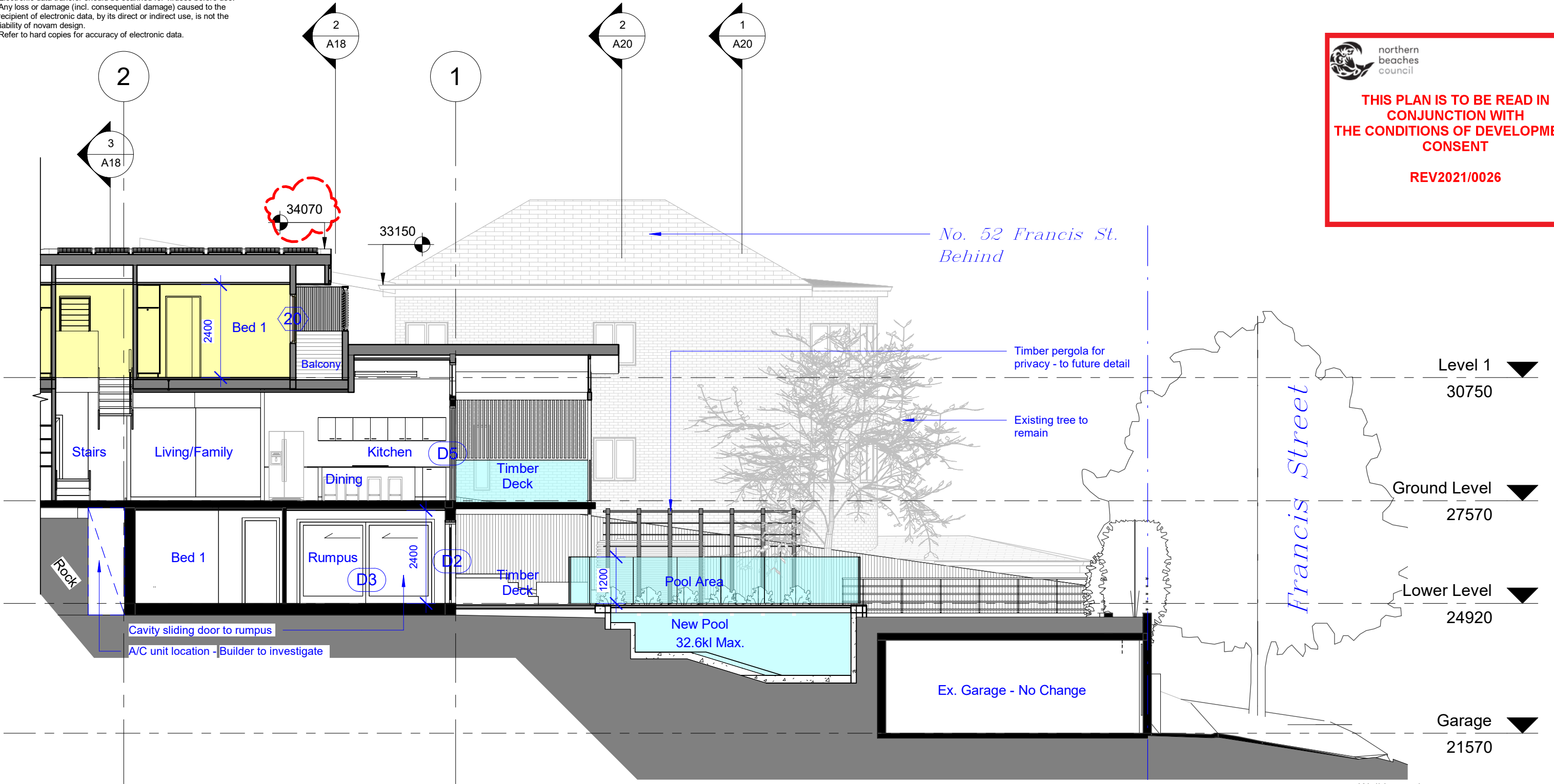
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1

Proposed Section JJ

1 : 100

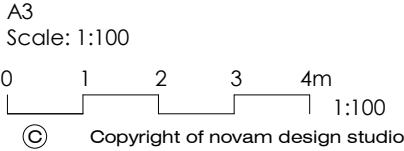


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Builder To Check & Confirm Existing
Measurments Prior To Commencement

project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 100	date 19/09/2022
 BUILDING DESIGNERS AUSTRALIA NSW	drawing Proposed Section - Sheet 4	drawing no. A21	Revision D

Wall Legend

Denote Existing Wall

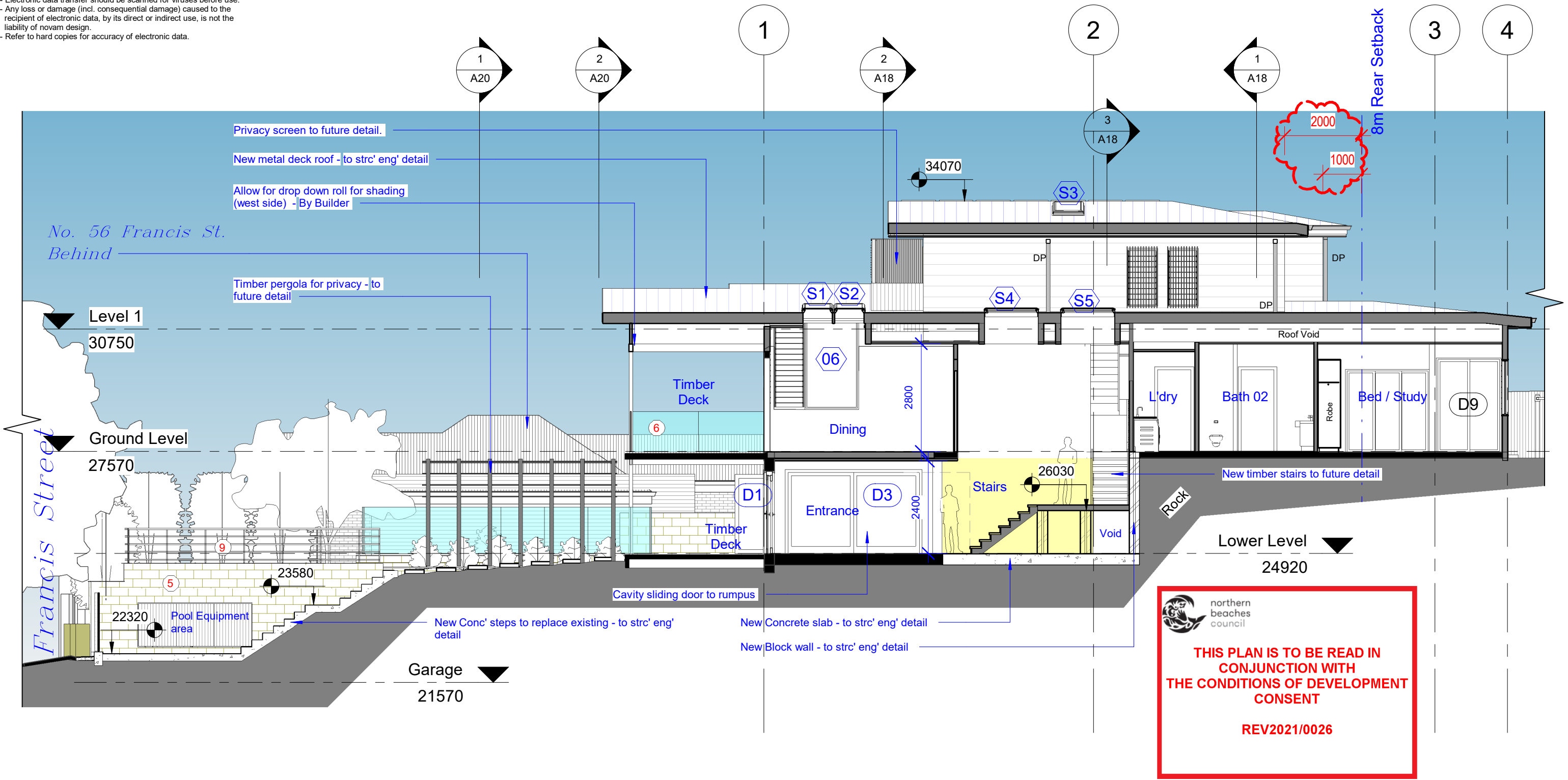
Denote Demolition Work

Denote New Wall

Denote New Works

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1

Proposed Section KK

1 : 100

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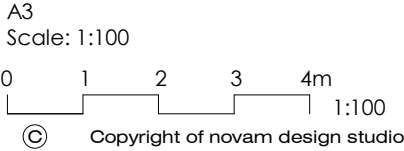
ph: 9400 2932

revision

D

Modification - Proceedings No. 2022/152032 (dated 19-09-2022)

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Builder To Check & Confirm Existing Measurements Prior To Commencement

project No.	project	scale	date
AP-19-074	54 Francis Street, Manly 2095	1 : 100	19/09/2022
BUILDING DESIGNERS AUSTRALIA NSW	drawing	drawing no.	Revision
	Proposed Sections - Sheet 5	A22	D

- Wall Legend
- Denote Existing Wall
 - Denote Demolition Work
 - Denote New Wall
 - Denote New Works

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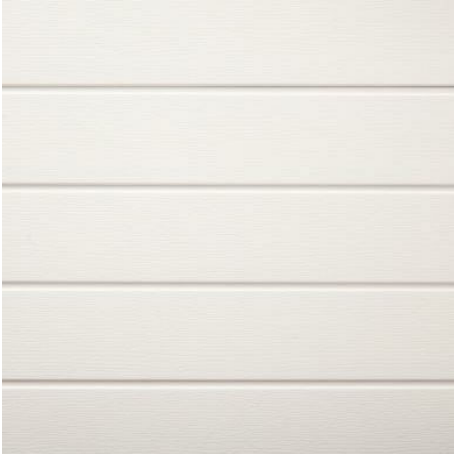
1. Colorbond 'Surfmist'



2. Rendered & paint wall



3. External cladding - Painted



4. Aluminium Window - White



5. Sandstone cladding



6. Glass balustrade



7. Travertine Tiles - Pool Area



8. External (Vertical) cladding - Painted



9. Aluminium fence



10. White metal privacy screen


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project No. AP-19-074	project 54 Francis Street, Manly 2095	scale 1 : 50	date 19/09/2022
 BUILDING DESIGNERS AUSTRALIA NSW	drawing Materials Schedule	drawing no. A26	Revision D