

Mock-up of 2nd Story Extension

The existing external façade of 27 Wood Street Manly would be retained. The proposed 2nd story addition is contemporary glass, timber and steel clad linked by colour.



Similar Contemporary Extensions



27 Wood Street, Manly

Schedule of External Finishes



Timber Insert
Shou Sugi Ban
Black charred
timber cladding



External Windows Painted Timber or Aluminum
Dulux Domino

27 Wood Street, Manly

Schedule of External Finishes

Roofing and 2nd Story External Wall Cladding
Colourbond Monument Matt



Standing Seam Profile



Cladding to
extend over
existing
brickwork



Concealed Gutters

27 Wood Street, Manly

Schedule of External Finishes

Building Materials

Existing Ground Floor

- Painted Brick
- Sandstone Façade at ground level
- Black Garage Door
- White Balustrading and Fretwork on Balcony
- White Window Frames

New 2nd Story Addition

- Timber Framed Walls with Colourbond Steel Standing Seam Profile in Monument
- Metal Deck Roofing as above Colourbond Steel with concealed Gutters
- Front façade windows timber painted timber frames in Dulux Domino. Glass Tinted for glare reduction and thermal properties.
- Side Windows Black Aluminium with Frosted Glass.

Cost Estimates

Approximate \$3,000 per Square Metre = 54 x \$3,000	\$162,000.00
Bathroom Fitout	\$20,000.00
Additional Plumbing	\$5,000.00
Lighting and Electrical	\$15,000.00
Staircase	\$25,000.00
Windows	\$50,000.00
Window Covering	\$12,000.00
Carpets	\$10,000.00
Wardrobes	\$20,000.00
Painting	\$8,000.00
Possible Additional Structural Works	\$50,000.00
Total	\$377,050.00

27 Wood Street, Manly

Schedule of External Finishes
