

WATTS RESIDENCE

55 GOLF PARADE, MANLY 2095 - LOT 2 DP 309365

ADDITION & ALTERATIONS



SITE PLAN

NOT TO SCALE

BASIX INSULATION

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

BASIX GLAZING

Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	E	2.8	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W2	E	5	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W3	E	2.6	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W4	E	1.5	0	0	eave/verandah/pergola/balcony	timber or uPVC, single pyrolytic low-e,
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
					>=450 mm	(U-value: 3.99, SHGC: 0.4)
W5	N	12	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W6	N	0.75	0	0	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W7	N	6	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W8	S	12	0	0	eave/verandah/pergola/balcony >=900 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W9	S	1.5	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W10	S	5	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W11	S	2.2	0	0	pergola (adjustable shade) >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

jba

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GENERAL NOTES:

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NO.

DATE

REVISION NOTES

A

07.06.22

DA

NO.

DATE

ISSUE NOTES

CLIENT

DIANA WATTS

LOCATION

55 GOLF PARADE
MANLY 2095

PROJECT TITLE

WATTS RESIDENCE - ADDS & ALTS

DRAWING TITLE

TITLE PAGE

PROJECT MANAGER

DRAWN BY
DN

REVIEWED BY
JB

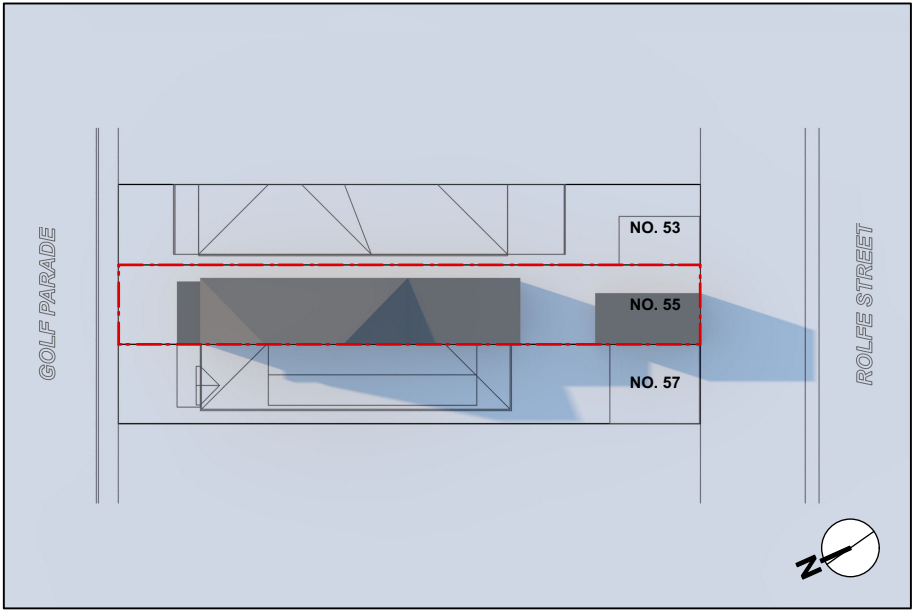
DATE

CAD FILE NAME

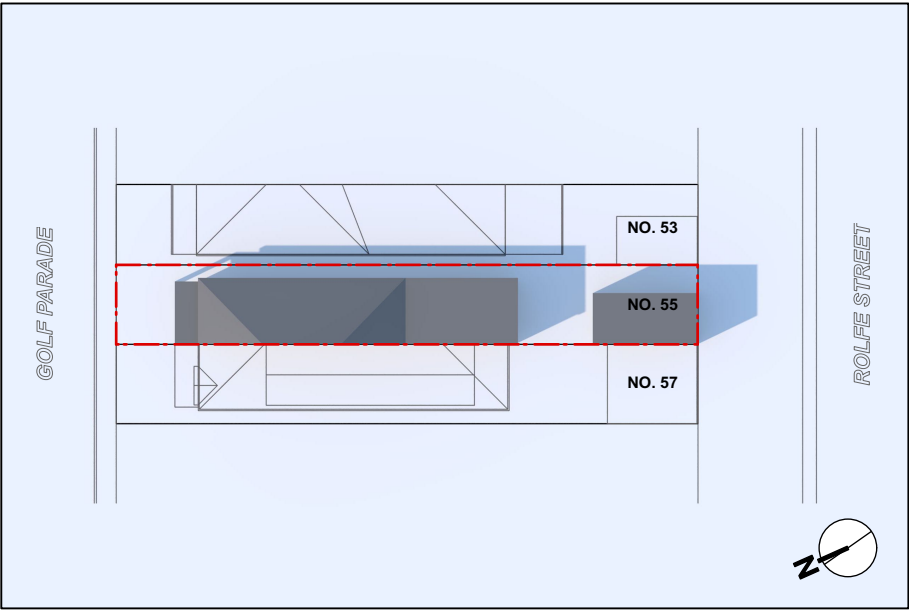
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DRAWING NO.

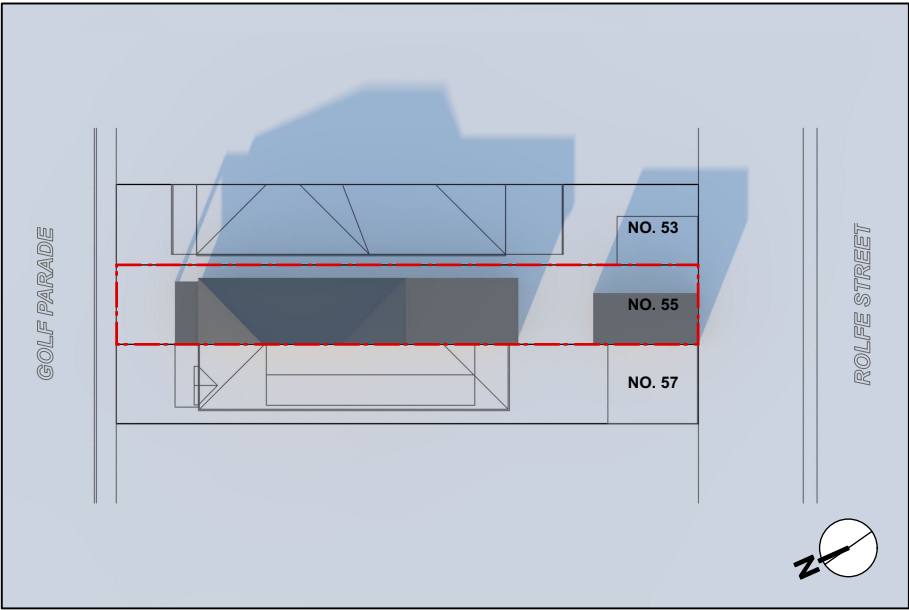
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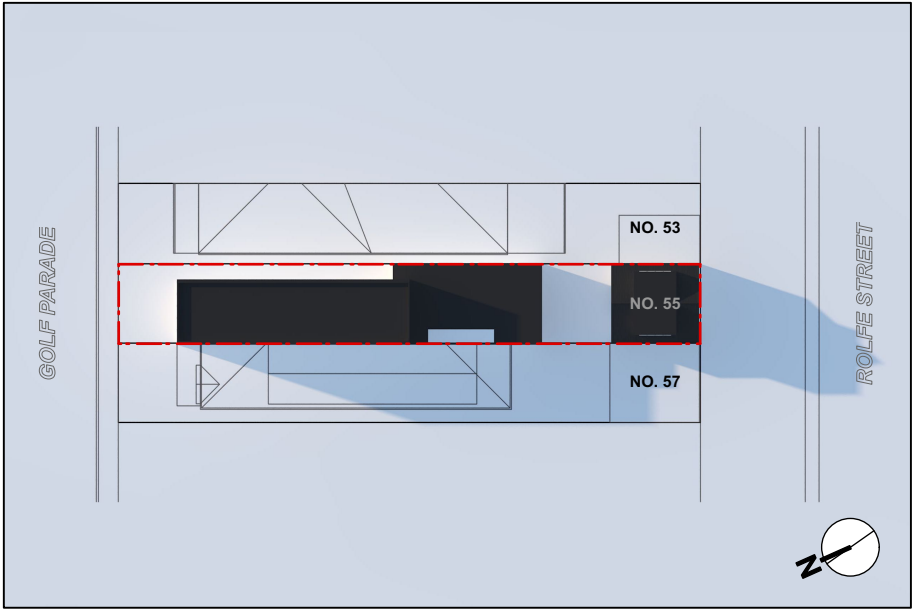
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JUNE 21ST - 9AM



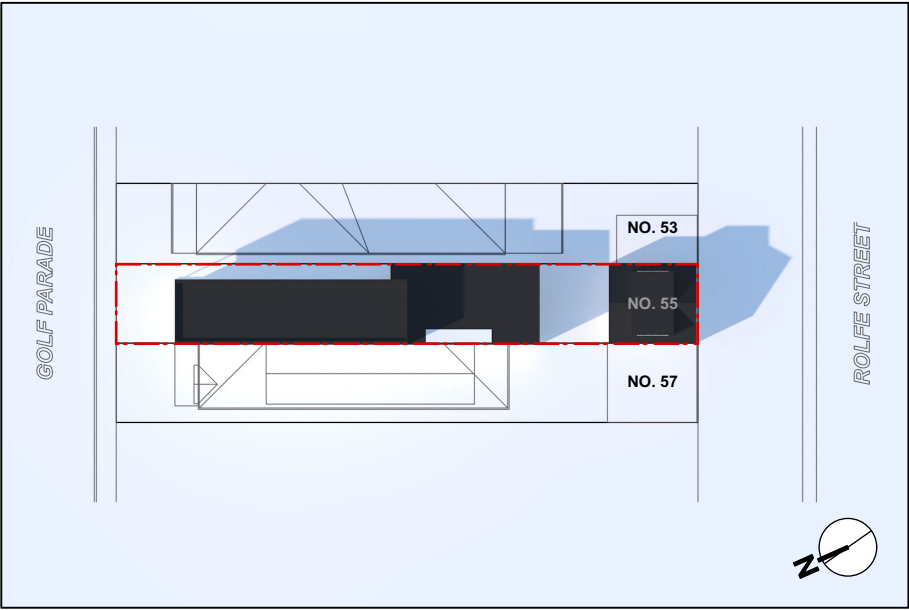
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JUNE 21ST - 12PM



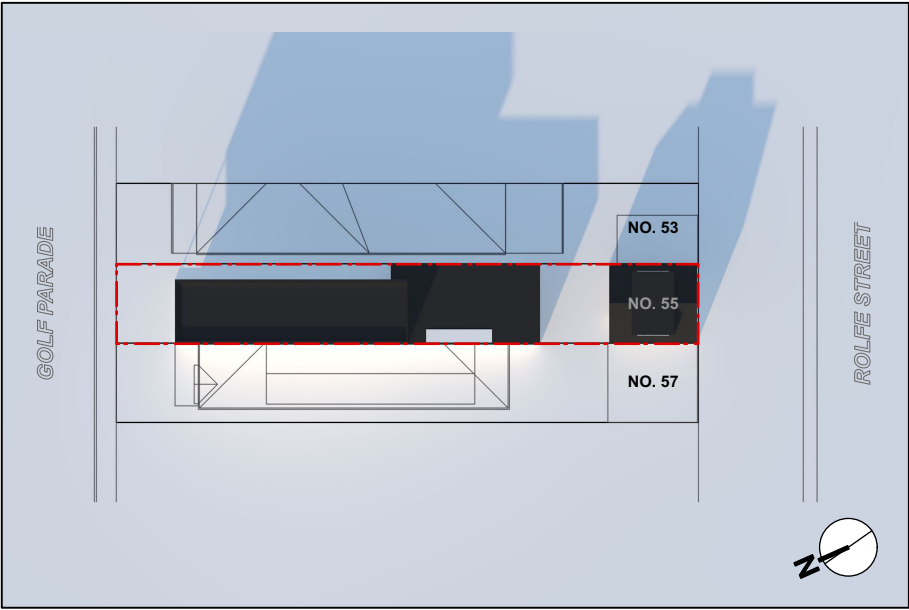
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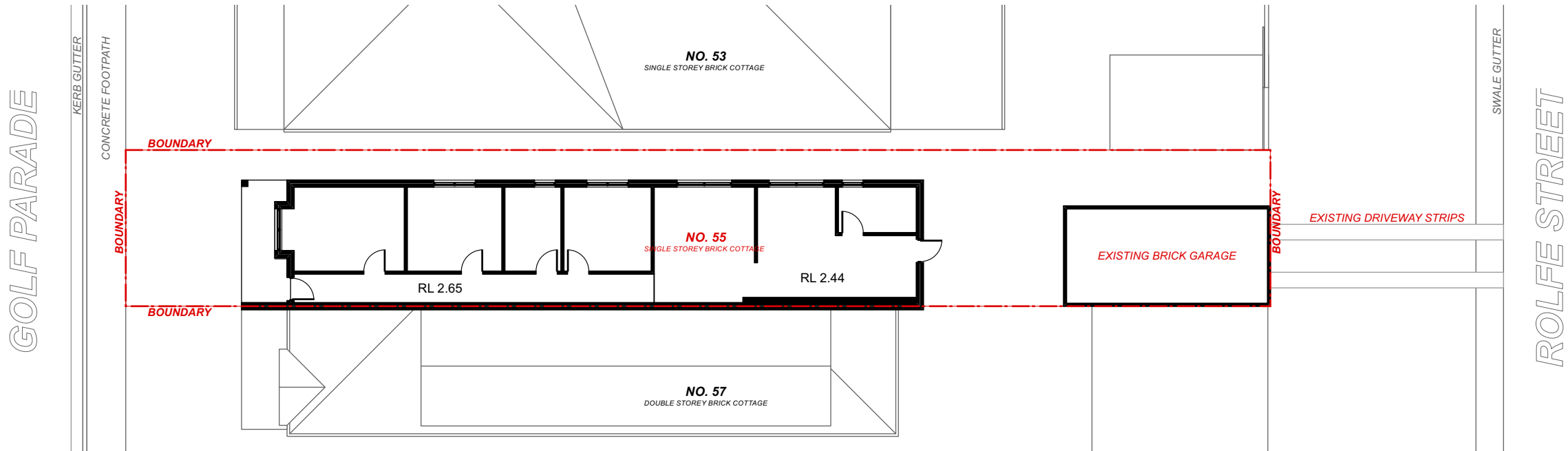
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JUNE 21ST - 9AM



NEW SHADOW
JUNE 21ST - 12PM



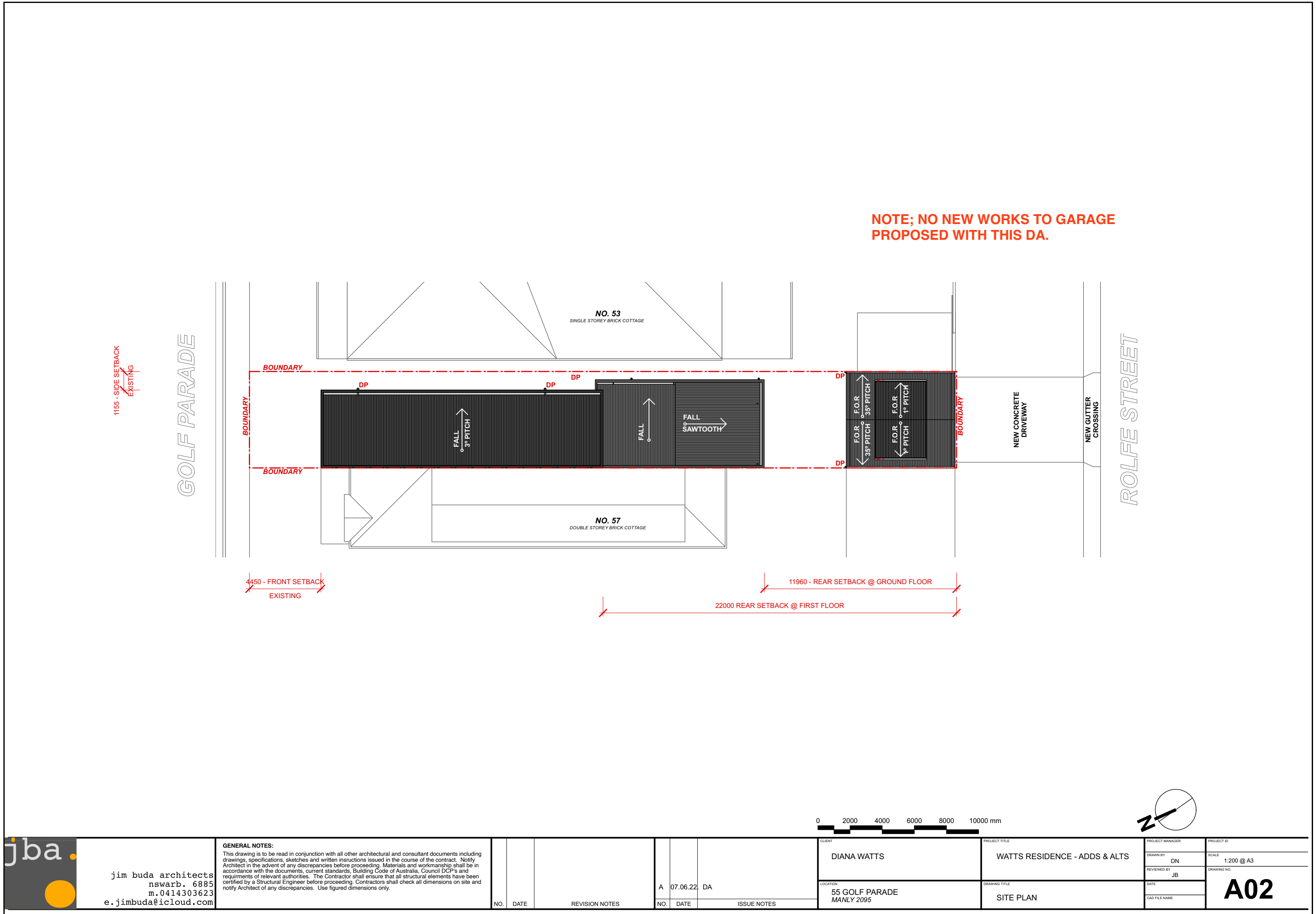
NEW SHADOW
JUNE 21ST - 3PM



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NO.	DATE	REVISION NOTES	A	07.06.22	DA	CLIENT		PROJECT TITLE		PROJECT MANAGER		PROJECT ID	
						DIANA WATTS		WATTS RESIDENCE - ADDS & ALTS		DRAWN BY		SCALE	
										DN		1:200 @ A3	
										REVIEWED BY		DRAWING NO.	
JB													
LOCATION		DRAWING TITLE		DATE		A01							
55 GOLF PARADE MANLY 2095		EXISTING PLAN		CAD FILE NAME									



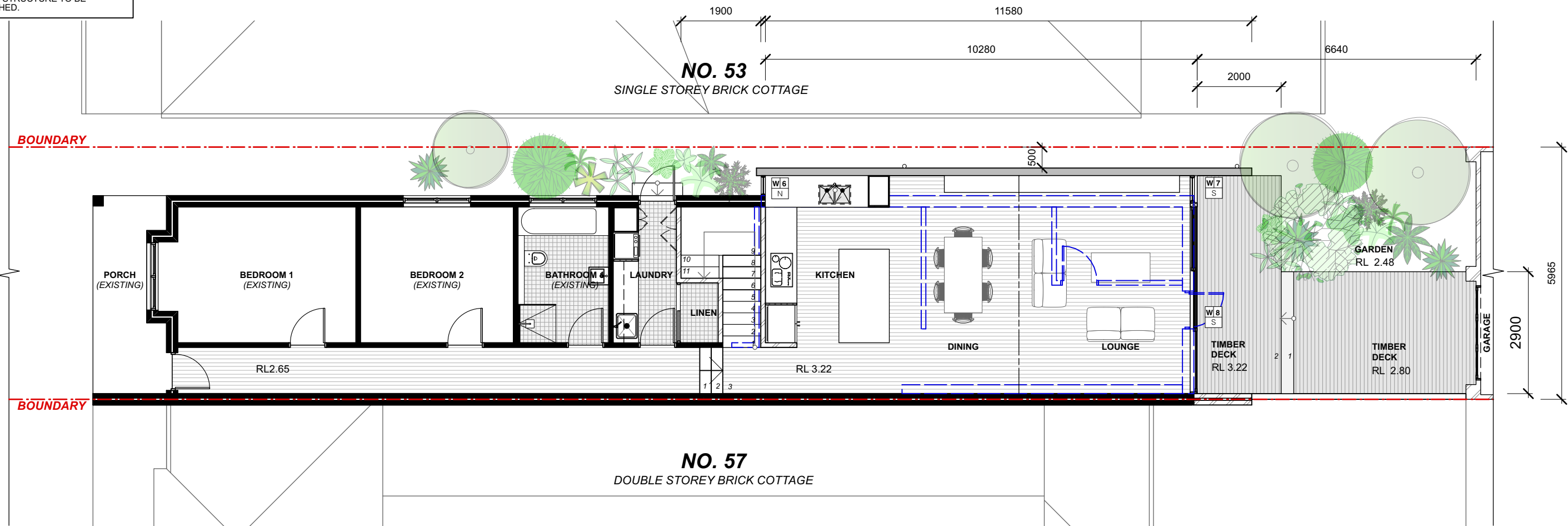
CONSTRUCTION LEGEND

EXISTING CONSTRUCTION

NEW BRICK CONSTRUCTION

NEW LIGHTWEIGHT CONSTRUCTION

EXISTING STRUCTURE TO BE DEMOLISHED.



55 GOLF PDE	
LOT 2 DP 309365	
RESIDENTIAL SUBZONE D3	
SITE AREA	271.1 M2
FSR	0.6:1 (162M2)
EXISTING GFA	
EXISTING OPEN SPACE	119.5M2
EXISTING OPEN SPACE	78.2M2
PROPOSED GND FL AREA	
PROPOSED 1ST FL AREA	130M2
TOTAL PROPOSED GFA	71M2
PROPOSED FSR	201M2
PROPOSED OPEN SPACE	0.74:1
PROPOSED OPEN SPACE	74.2M2
MAX EXT WALL HT	
ZERO SET BACK WALL HT.	6.5M.
	3M
OPEN SPACE REQD	
LANDSCAPED OPEN SPACE	45% (121M2)
	25% (67.75M2)



<div>jba</div> <div>jim buda architects</div> <div>nswarb. 6885</div> <div>m. 0414303623</div> <div>e.jimbuda@icloud.com</div>	GENERAL NOTES: This drawing is to be read in conjunction with all other architectural and consultant documents including drawings, specifications, sketches and written instructions issued in the course of the contract. Notify Architect in the advent of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents, current standards, Building Code of Australia, Council DCP's and requirements of relevant authorities. The Contractor shall ensure that all structural elements have been certified by a Structural Engineer before proceeding. Contractors shall check all dimensions on site and notify Architect of any discrepancies. Use figured dimensions only.								CLIENT DIANA WATTS		PROJECT TITLE WATTS RESIDENCE - ADDS & ALTS		PROJECT MANAGER DRAWN BY DN		PROJECT ID SCALE 1:100 @ A3	
				A	07.06.22	DA	LOCATION 55 GOLF PARADE MANLY 2095		DRAWING TITLE GROUND FLOOR PLAN		REVIEWED BY JB		DRAWING NO.		A03	
				NO.	DATE	REVISION NOTES					DATE					
				NO.	DATE	ISSUE NOTES					CAD FILE NAME					

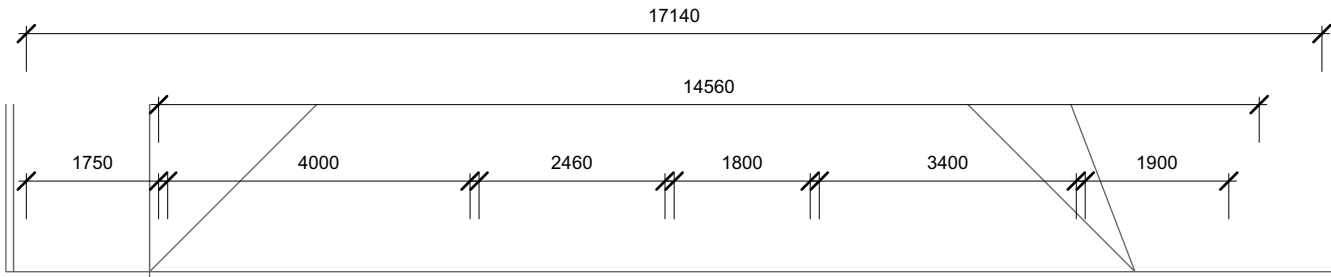
CONSTRUCTION LEGEND

EXISTING CONSTRUCTION

NEW BRICK CONSTRUCTION

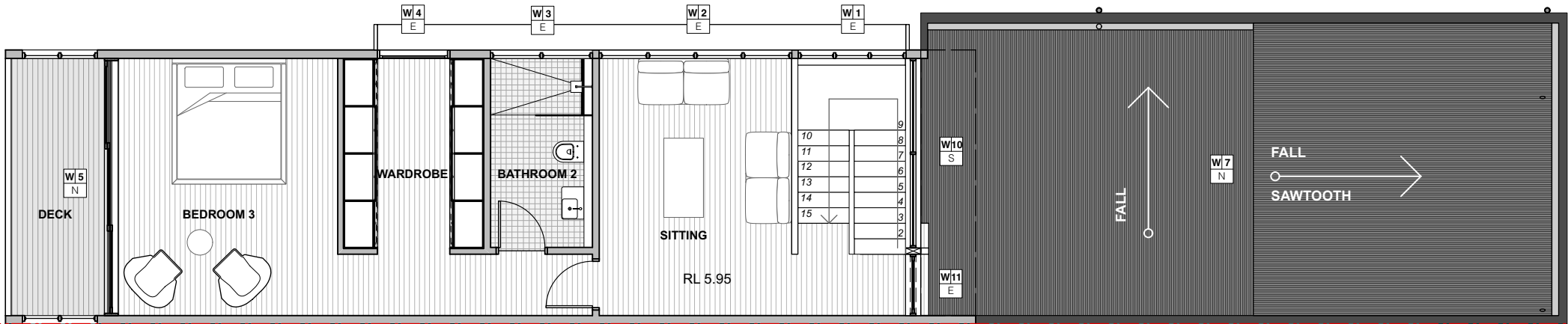
NEW LIGHTWEIGHT CONSTRUCTION

EXISTING STRUCTURE TO BE DEMOLISHED.



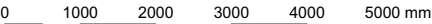
NO. 53
SINGLE STOREY BRICK COTTAGE

BOUNDARY



BOUNDARY

NO. 57
DOUBLE STOREY BRICK COTTAGE



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NO.	DATE	ISSUE NOTES

CLIENT	DIANA WATTS
LOCATION	55 GOLF PARADE MANLY 2095

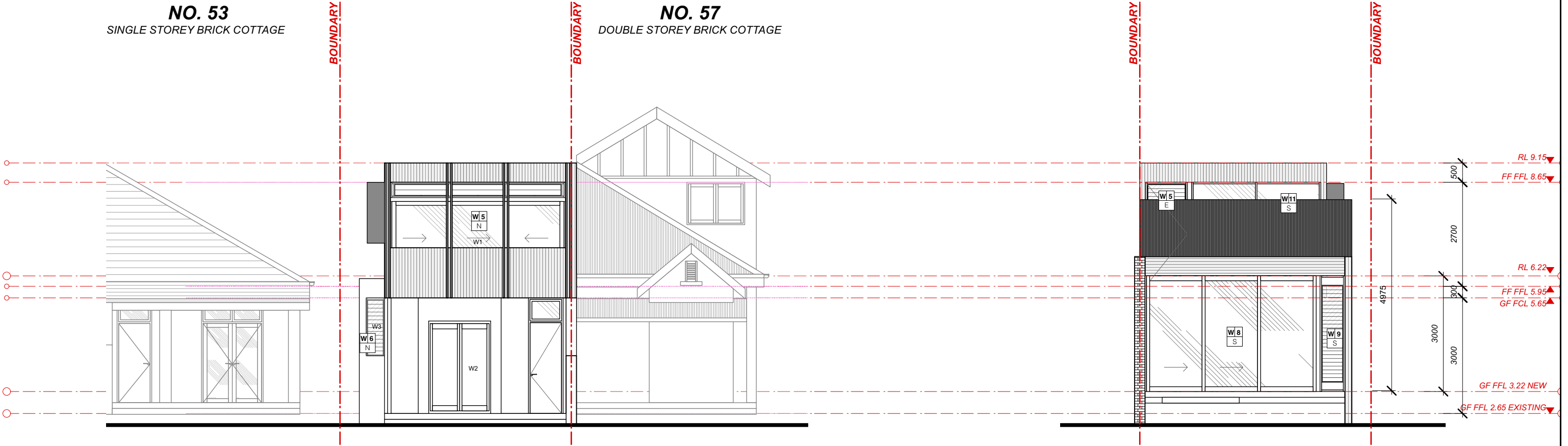
PROJECT TITLE	WATTS RESIDENCE - ADDS & ALTS
DRAWING TITLE	FIRST FLOOR PLAN

PROJECT MANAGER	DN
REVIEWED BY	JB
DATE	
CAD FILE NAME	

PROJECT ID	
SCALE	1:100 @ A3
DRAWING NO.	A04

NO. 53
SINGLE STOREY BRICK COTTAGE


NO. 57
DOUBLE STOREY BRICK COTTAGE

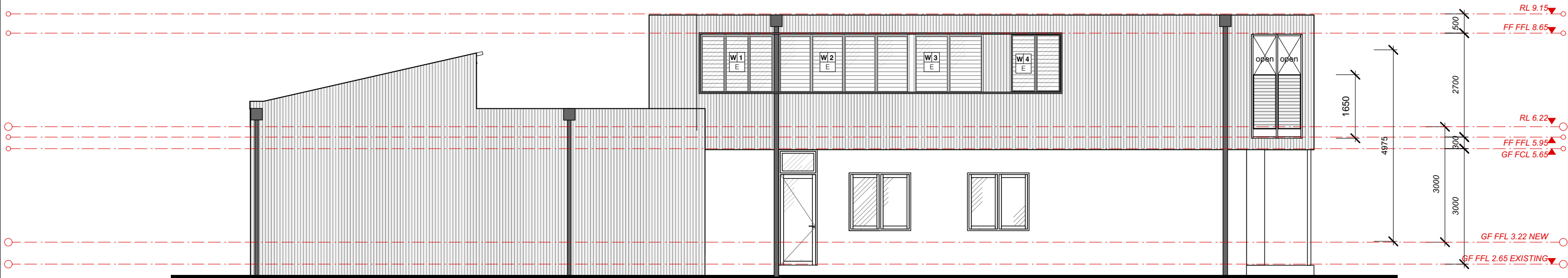



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A06 1:100 @ A3

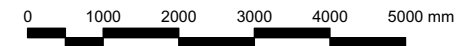
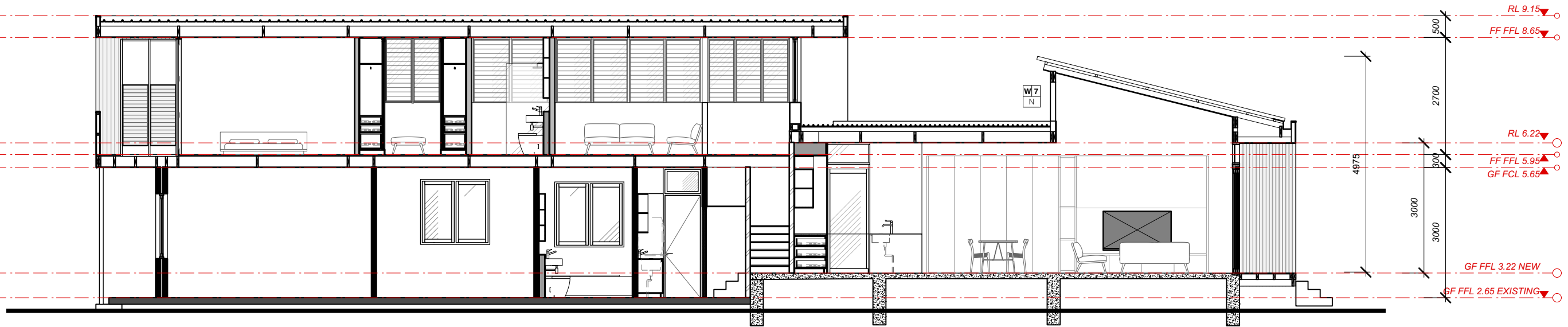
2 SOUTH ELEVATION
A06 1:100 @ A3




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	NO. DATE REVISION NOTES				NO. DATE ISSUE NOTES		LOCATION 55 GOLF PARADE MANLY 2095		DRAWING TITLE NORTH SOUTH ELEVATIONS		DRAWING NO. A06	
									SCALE 1:100 @ A3			



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									DIANA WATTS	WATTS RESIDENCE - ADDS & ALTS	DRAWN BY DN	SCALE 1:100 @ A3
									55 GOLF PARADE MANLY 2095	SECTION AA	REVIEWED BY JB	DRAWING NO. A08