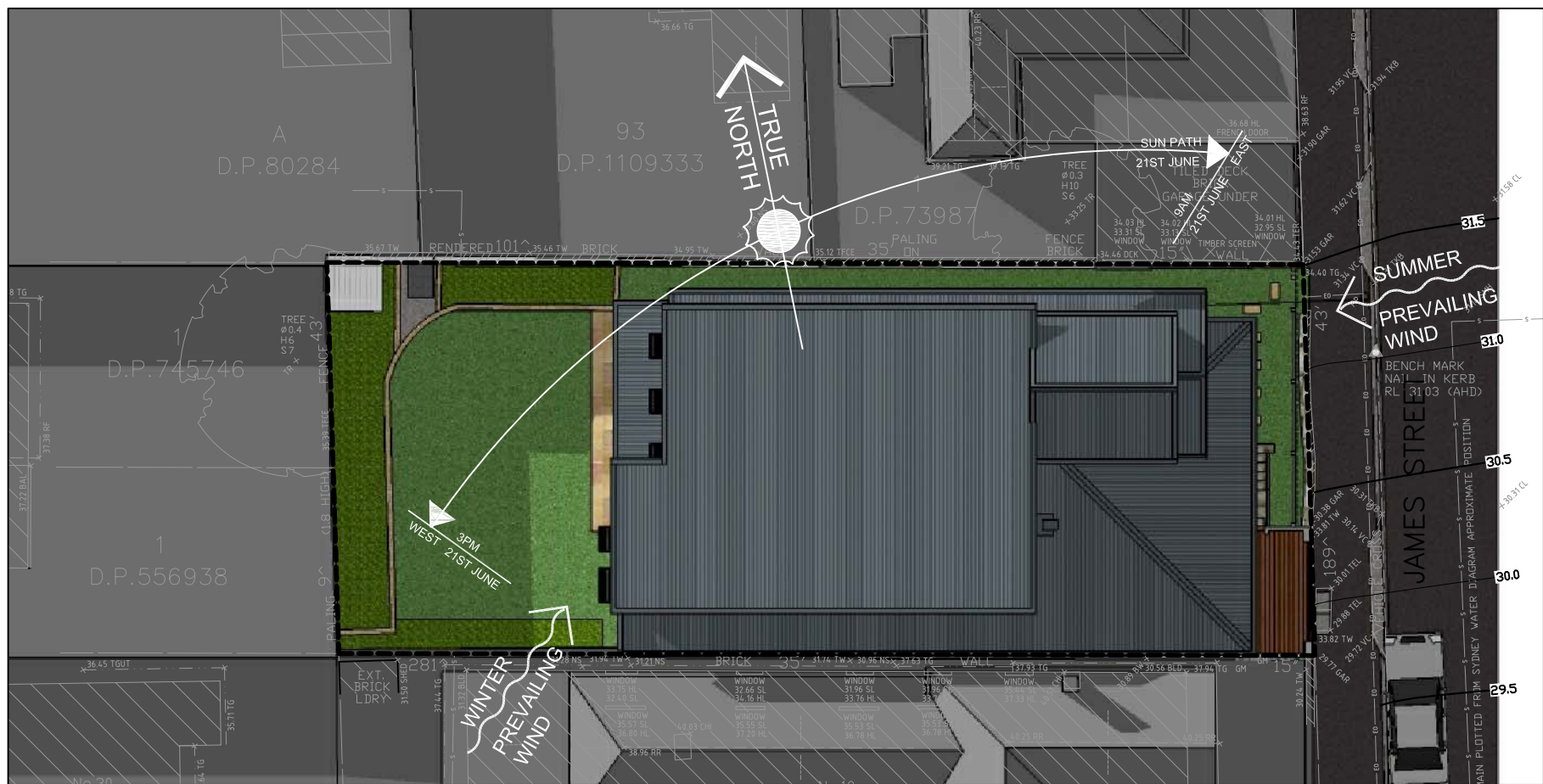
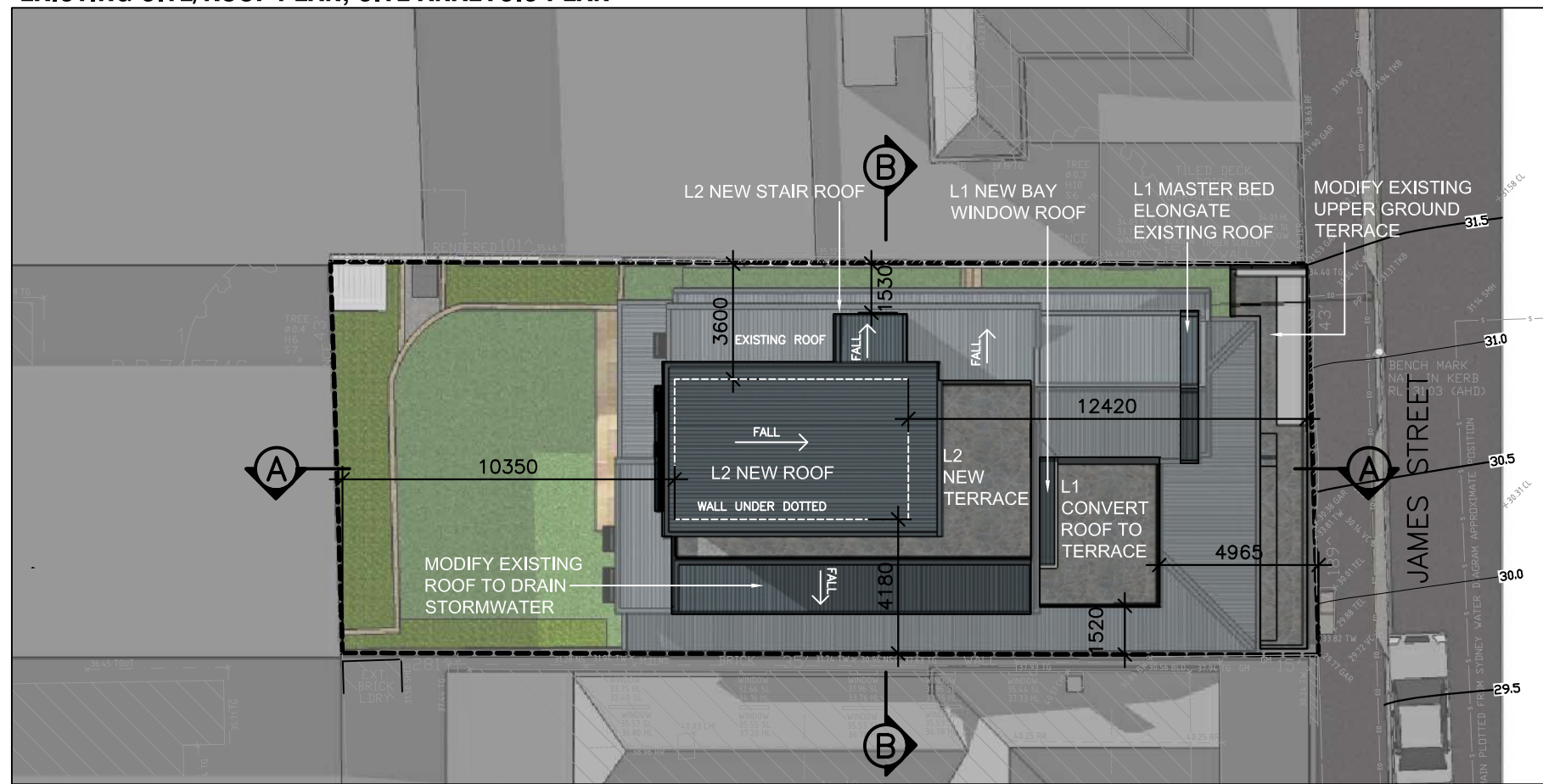




EXISTING SITE/ROOF PLAN, SITE ANALYSIS PLAN



PROPOSED SITE/ROOF PLAN



EXISTING PERSPECTIVE VIEW 1

NTS



PROPOSED PERSPECTIVE VIEW 1

NTS



EXISTING PERSPECTIVE VIEW 2

NTS



PROPOSED PERSPECTIVE VIEW 2

NTS



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REVISION	AMENDMENT	DATE
A	DEVELOPMENT APPLICATION	18DEC18

PROJECT:

ALTERATIONS & ADDITIONS

LOT 23, DP 68091
11 JAMES STREET
MANLY NSW 2095



DRAWING TITLE:

SITE/ROOF & SITE ANALYSIS PLAN

DRAWING STATUS:

DEVELOPMENT APPLICATION

SCALE:

1:200

CAD FILE:

DA01_Site.dwg

SIZE:

A3

DESIGN:

DL

CAD:

DL

DATE:

18 DEC 2018

PROJECT No:

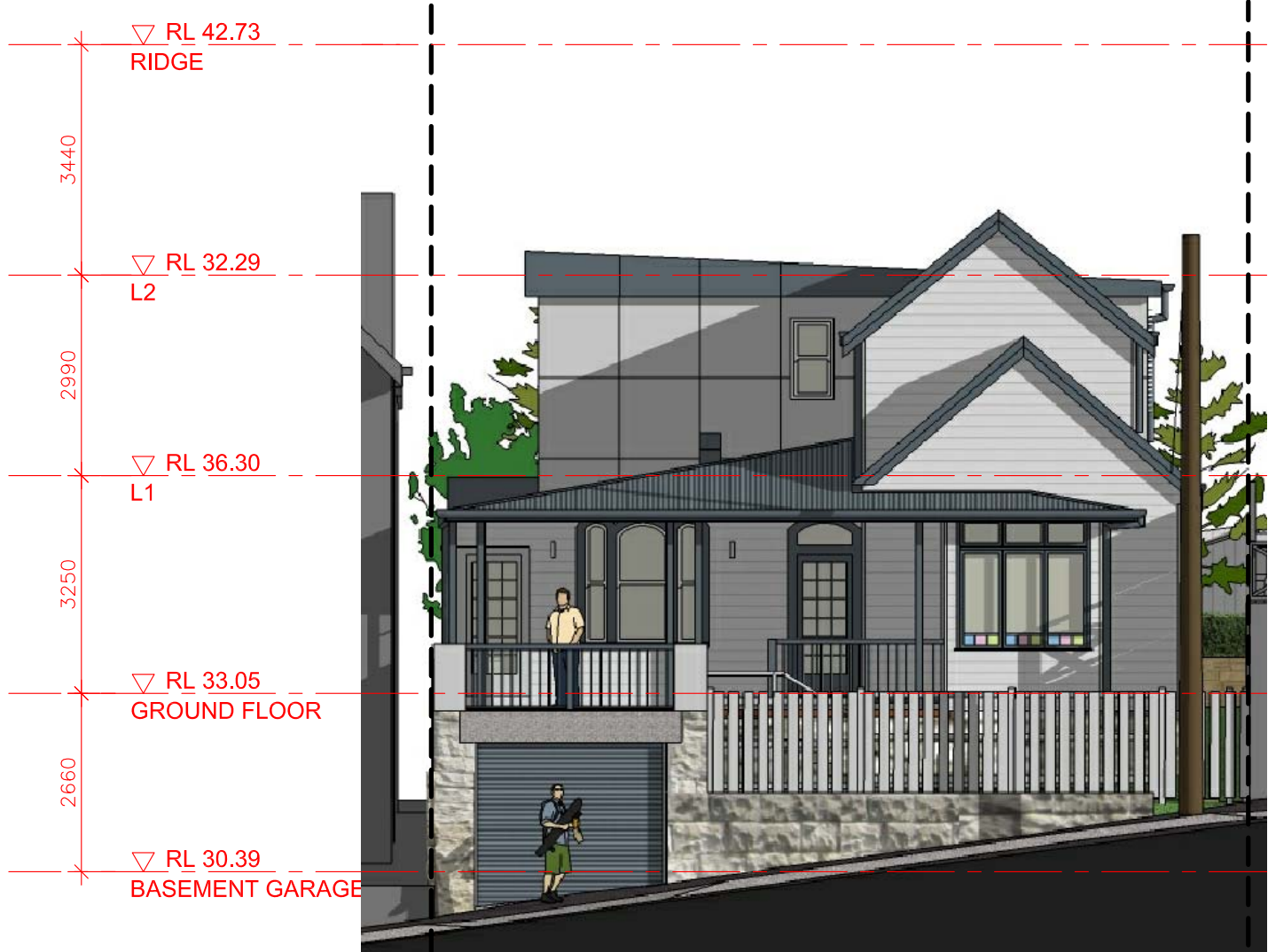
1803057

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DA01

REVISION:

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EXISTING EAST ELEVATION (JAMES STREET)



PROPOSED EAST ELEVATION (JAMES STREET)

BASIX SPECIFICATION

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: concrete block/plasterboard	R1.18 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)
flat ceiling, flat roof: framed	ceiling: R2.08 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

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	9.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	E	8.85	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	E	2.4	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, U-value: 4.48, SHGC: 0.46)
W4	E	1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	S	2.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	S	15.4	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	S	1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	W	3.1	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)



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ALTERATIONS & ADDITIONS

LOT 23, DP 68091

11 JAMES STREET
MANLY NSW 2095

DRAWING TITLE:

EXISTING/PROPOSED
EAST ELEVATIONS

DRAWING STATUS:

DEVELOPMENT
APPLICATION

SCALE:

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SIZE:

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DATE:

18 DEC 2018

PROJECT No:

1803057

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DESIGN:

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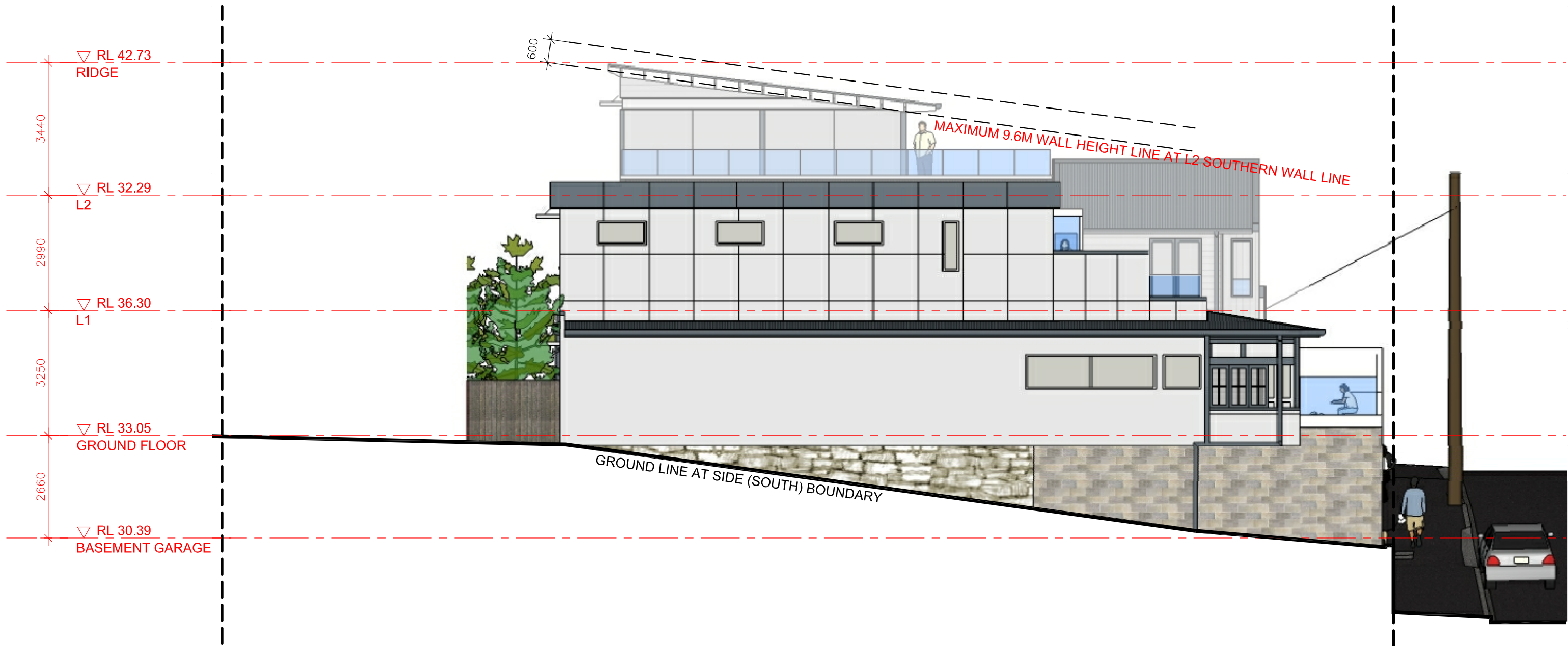
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ALTERATIONS & ADDITIONS

LOT 23, DP 68091

11 JAMES STREET
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DRAWING TITLE:

PROPOSED SOUTH ELEVATION

DRAWING STATUS:

DEVELOPMENT APPLICATION

SCALE:

1:100

SIZE:

A3

DATE:

18 DEC 2018

CAD FILE:

DA06_Elevs.dwg

DESIGN:

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CAD:

DL

PROJECT No:

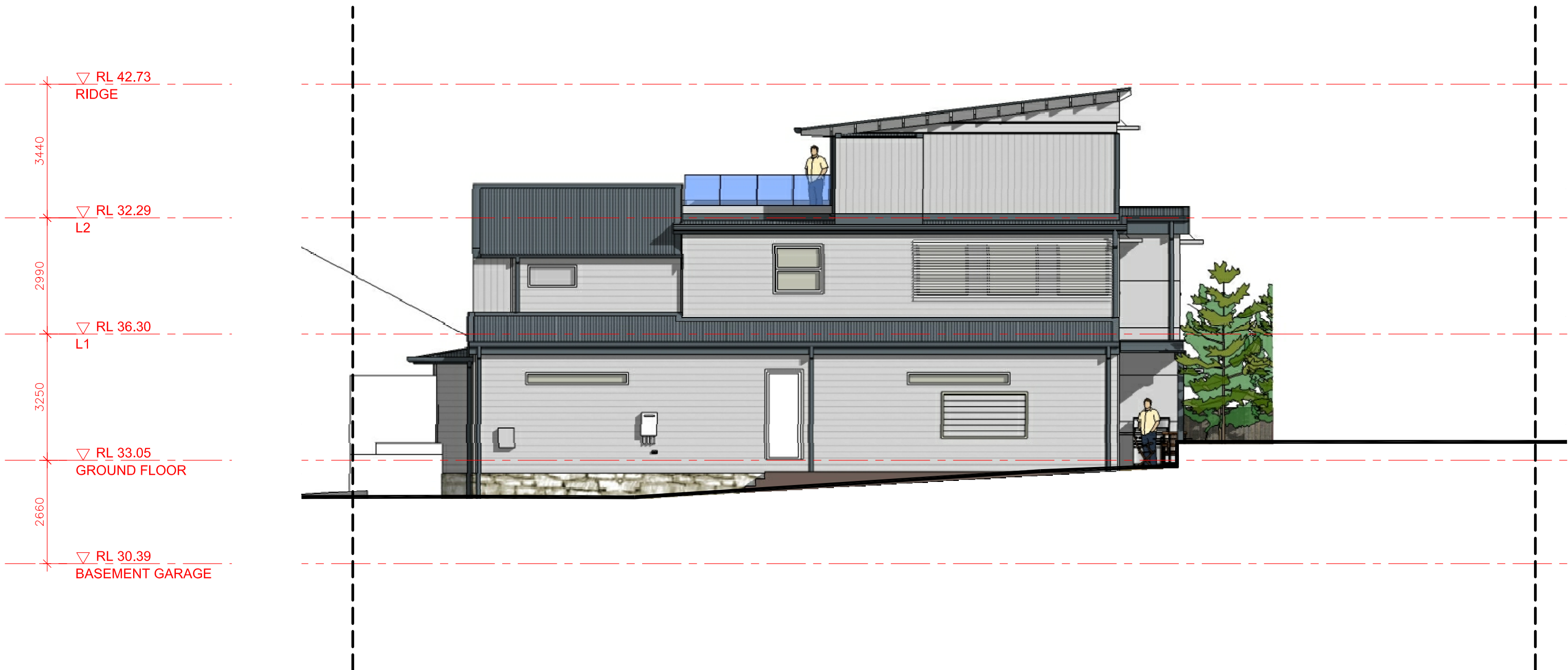
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DRAWING No:

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PROJECT:

ALTERATIONS & ADDITIONS

LOT 23, DP 68091

11 JAMES STREET
MANLY NSW 2095

DRAWING TITLE:

PROPOSED NORTH ELEVATION

DRAWING STATUS:

DEVELOPMENT APPLICATION

SCALE:

1:100

CAD FILE:

DA06_Elevs.dwg

SIZE:

A3

DESIGN:

DL

CAD:

DL

DATE:

18 DEC 2018

PROJECT No:

1803057

DRAWING No:

DA08

REVISION:

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PROJECT:

ALTERATIONS & ADDITIONS

LOT 23, DP 68091

11 JAMES STREET
MANLY NSW 2095

DRAWING TITLE:

PROPOSED WEST ELEVATION

DRAWING STATUS:

DEVELOPMENT APPLICATION

SCALE:

1:100

CAD FILE:

DA06_Elevs.dwg

SIZE:

A3

DESIGN:

DL

CAD:

DL

DATE:

18 DEC 2018

PROJECT No:

1803057

DRAWING No:

DA09

REVISION:

A