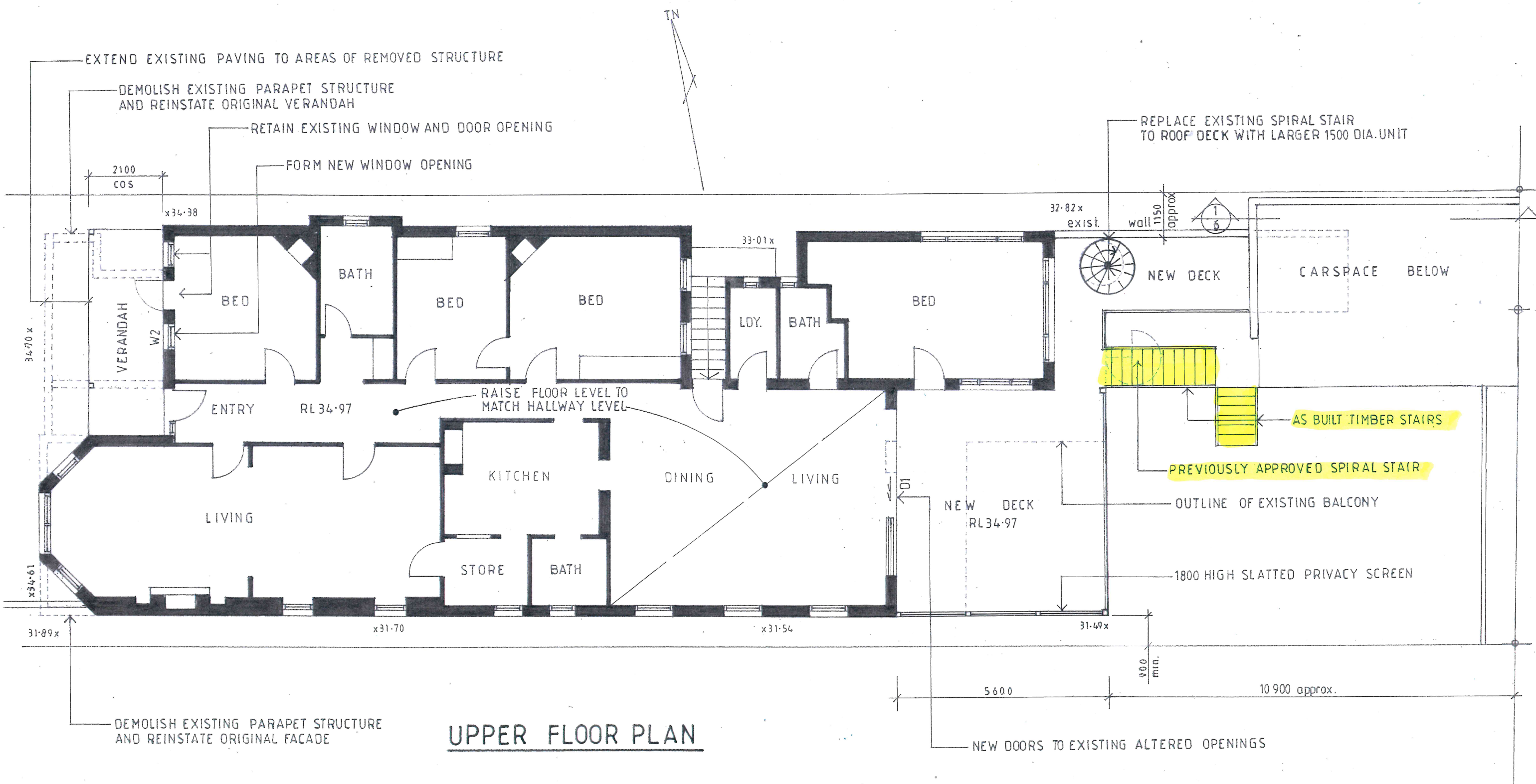




UPPER FLOOR PLAN

Window and Door Schedule

Legend	Height x Width	Description
D1	2250 x 4400	Aluminium Stacking glass doors
W2	1845 x 730	Timber double hung window

Glazing Note

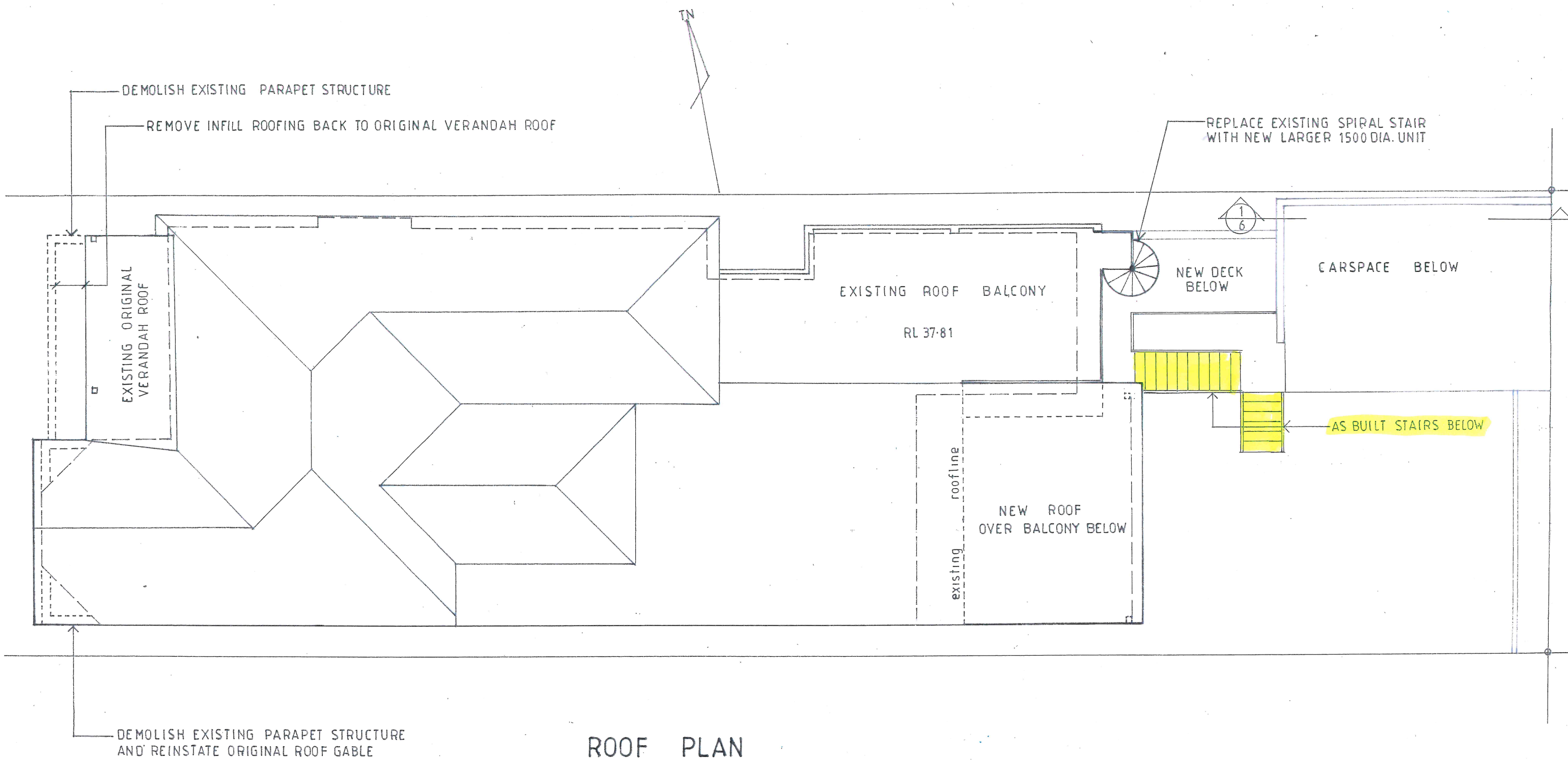
D1 to be glazed with single clear glass to achieve a total system U-value: 6.44, SHGC: 0.75 .
W2 to be glazed with single clear glass to achieve a total system U-value: 5.71, SHGC: 0.66 .



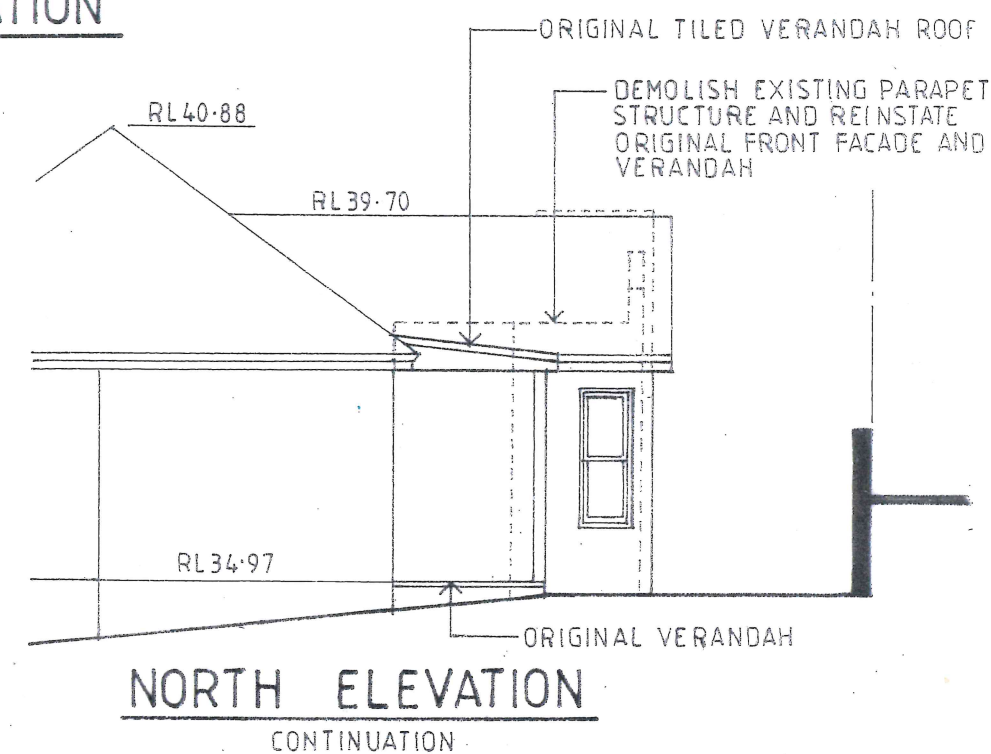
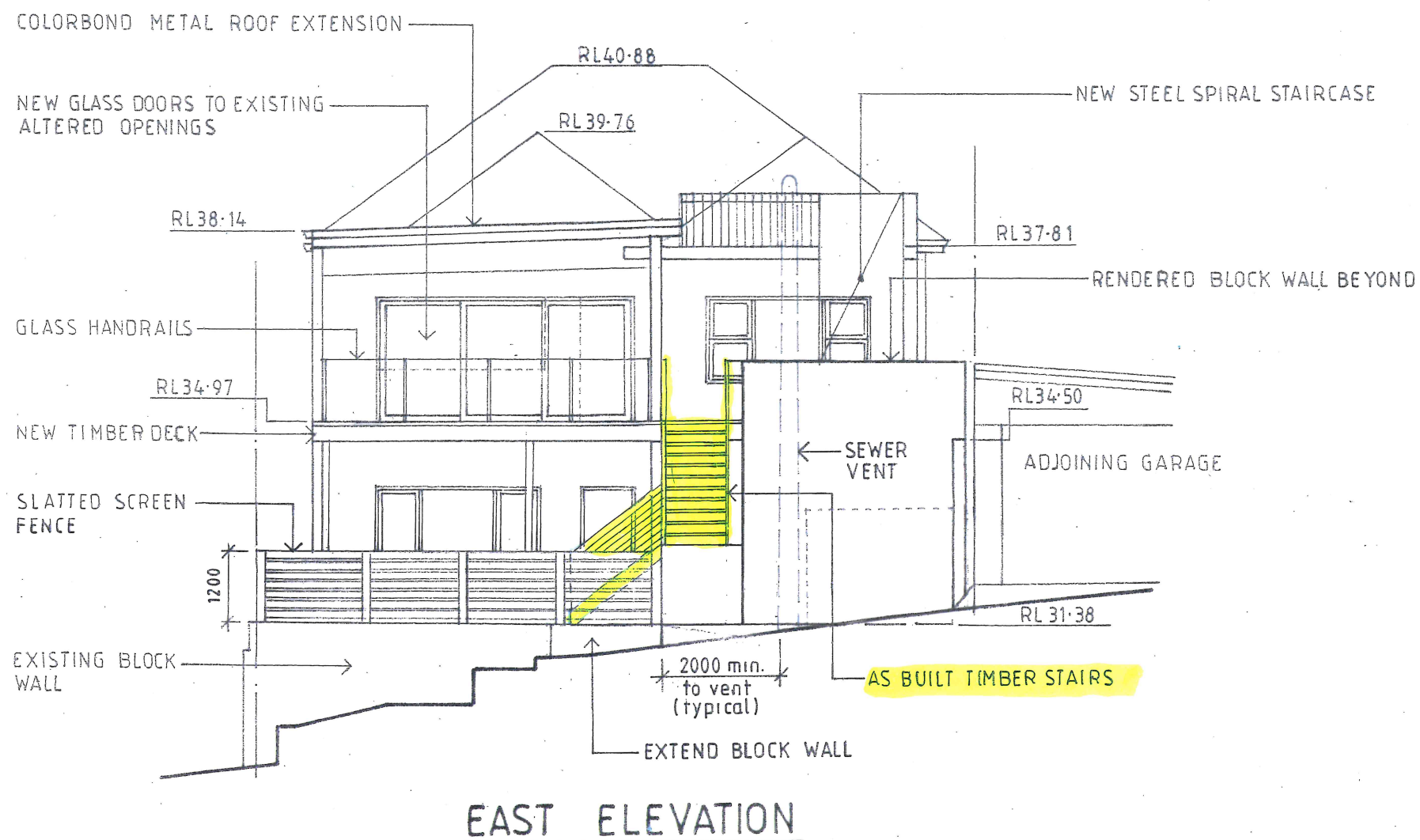
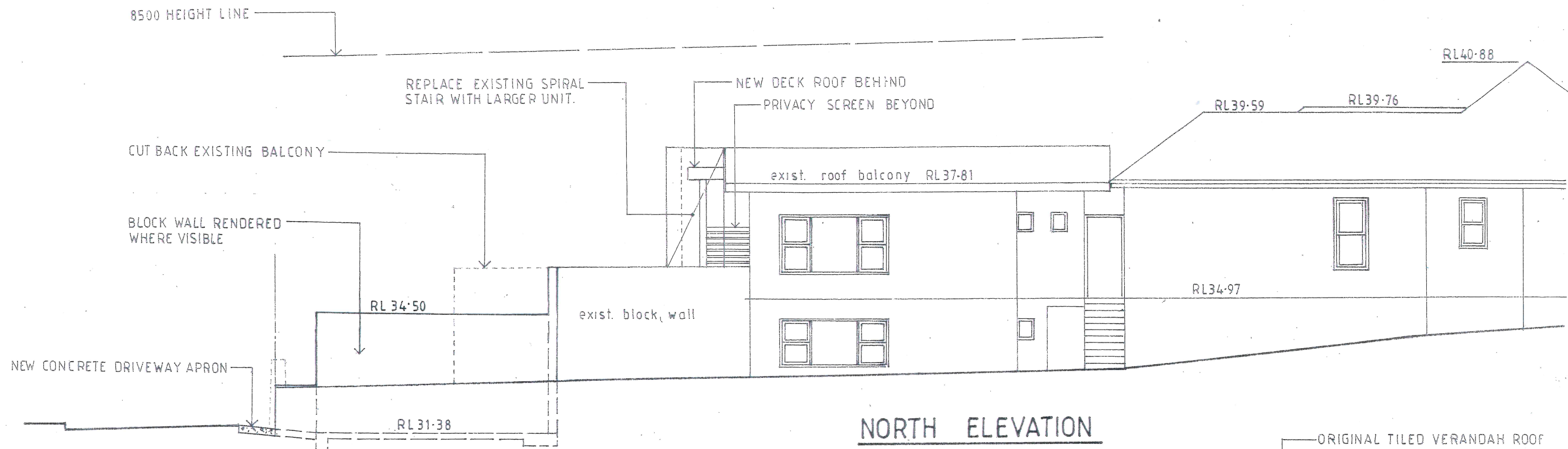
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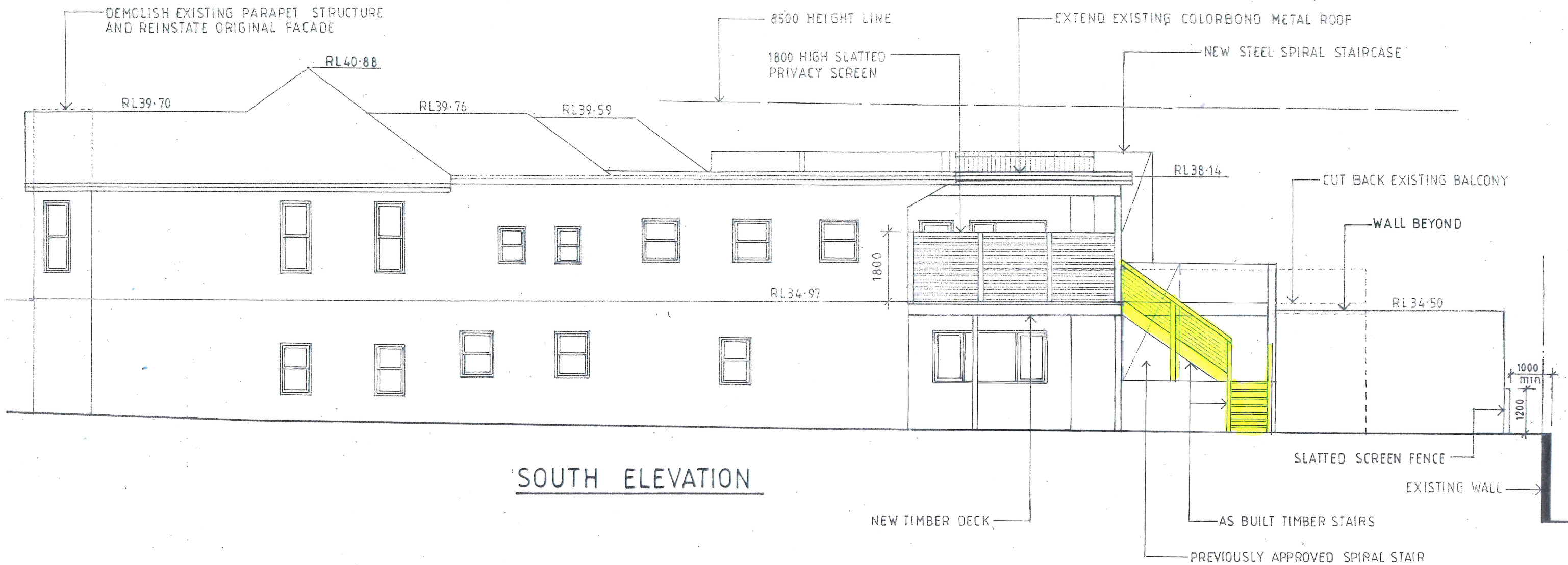
ALTERATIONS AND ADDITIONS		
14 OCEAN ROAD, MANLY LOT 7 SEC.15 DP2428		
CLIENT TOM AND KIRSTEN HIGHNAM		
UPPER FLOOR LEVEL		
DATE FEBRUARY 2023	DRAWN J.WRIGHT	DRG. NO. 02-23-OCE
SCALE 1:100	ISSUE: BIC	SHEET NO. 2



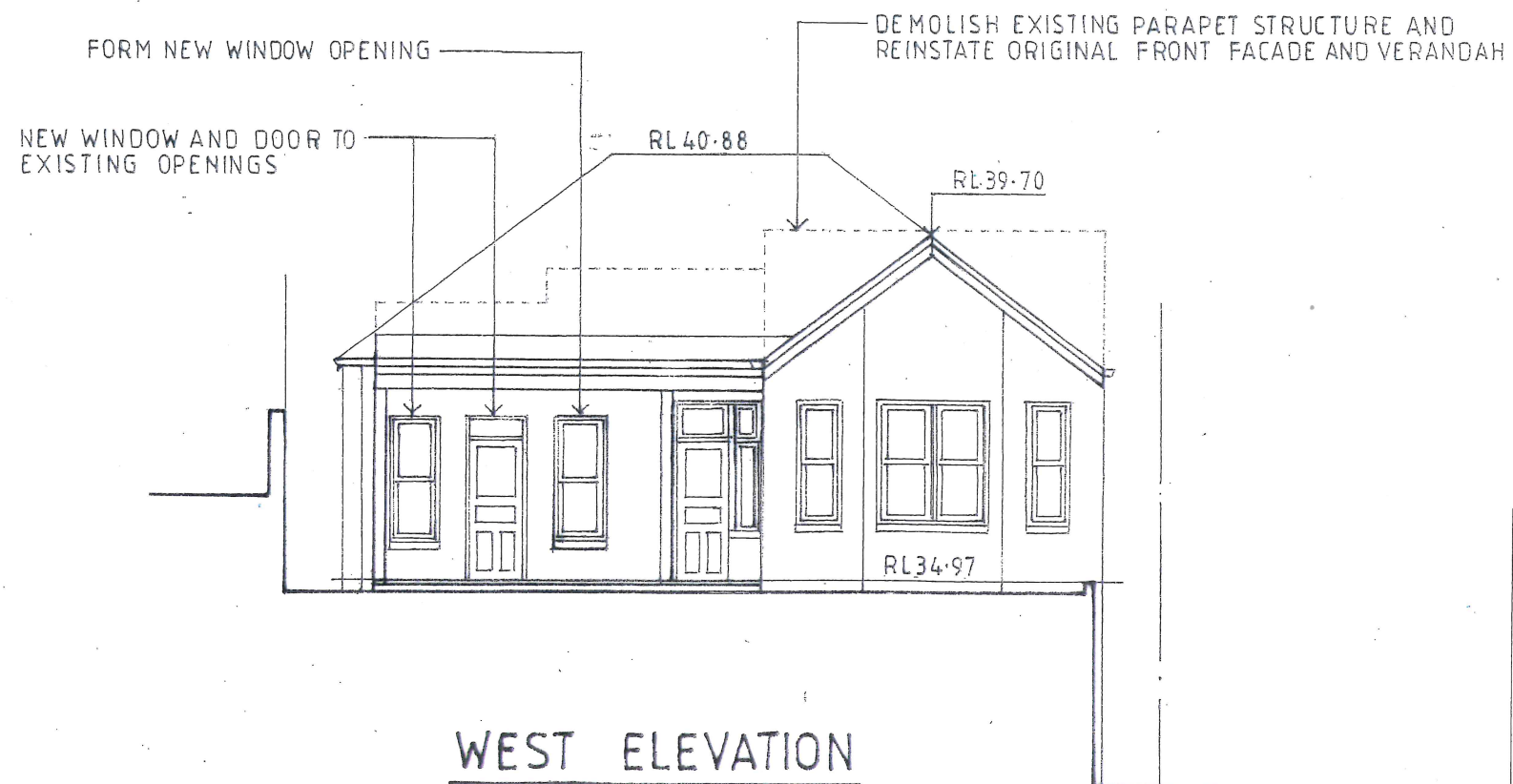
		ALTERATIONS AND ADDITIONS	
		14 OCEAN ROAD, MANLY LOT 7 SEC.15 DP2428	
6a larool road terrey hills nsw 2084		CLIENT TOM AND KIRSTEN HIGHNAM	
lic 139095c abn 44 002 281 263 www.beecraft.com.au		ROOF PLAN	
DATE	DRAWN	DRG. NO.	
FEBRUARY 2023	J.WRIGHT	02-23-OCE	
SCALE	ISSUE:	SHEET NO.	
1:100	BIC	3	



 6a larool road terrey hills nsw 2084 lic 139095c abn 44 002 281 263 www.beecraft.com.au	ALTERATIONS AND ADDITIONS 14 OCEAN ROAD, MANLY LOT 7 SEC.15 DP2428 CLIENT TOM AND KIRSTEN HIGHNAM		
	NORTH AND EAST ELEVATION		
	DATE FEBRUARY 2023	DRAWN J.WRIGHT	DRG. NO. 02-23-OCE
	SCALE 1:100	ISSUE: BIC	SHEET NO. 4



SOUTH ELEVATION

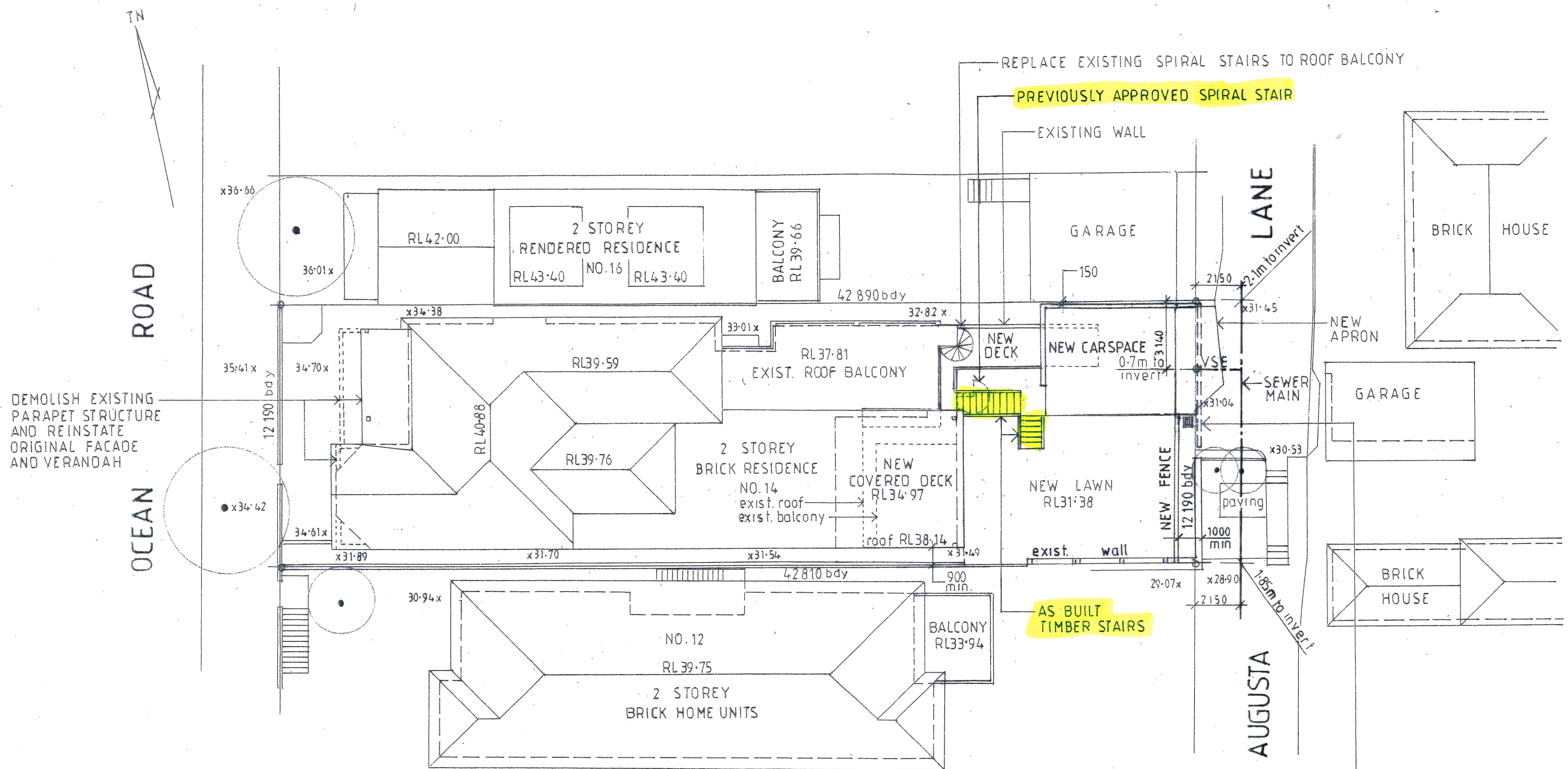


WEST ELEVATION

			ALTERATIONS AND ADDITIONS		
			14 OCEAN ROAD, MANLY LOT 7 SEC.15 DP2428		
			CLIENT TOM AND KIRSTEN HIGHNAM		
			SOUTH AND WEST ELEVATION		
DATE FEBRUARY 2023		DRAWN J.WRIGHT		DRG. NO. 02-23-OCE	
SCALE 1:100		ISSUE: BIC		SHEET NO. 5	

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SITE PLAN

Site Calculations m²

Site Area..... 522.4

Floor Areas

Upper Floor..... 201.1

Lower Floor (unchanged)..... 101.0

GFA..... 302.1

FSR..... 0.578:1

Allowable (Area F)..... 0.60:1

Total Open Space > 3m

Existing (11.2%)..... 58.3

Proposed (28.5%)..... 149.1

includes portion of new upper floor deck >3m (33.6m²)

Required Total Open Space (Area OS3)..... 287.3
(55% of site area)

Landscaped Open space

Existing (26.4% of OS)..... 15.4

Proposed (47.4%)..... 70.6

Required..... 100.6
(35% of required total open space)

Sediment and Erosion Control

- Install portable sediment control device as shown at the end of each day or during periods of significant rain.
- Clear built up sediment each day or after rain as required.
- Repair any damage to sediment control device immediately.
- Brush clean truck tyres before leaving site.
- Clean up spillages outside sediment control device immediately.
- Sediment control measures to be left in place until New fencing and landscaping works are in place.



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ALTERATIONS AND ADDITIONS

14 OCEAN ROAD, MANLY

LOT 7 SEC.15 DP2428

CLIENT

TOM AND KIRSTEN HIGHNAM

SITE PLAN

DATE

FEBRUARY 2023

DRAWN

J. WRIGHT

DRG. NO.

02-23-OCE

SCALE

1:200

ISSUE:

BIC

SHEET NO.

6