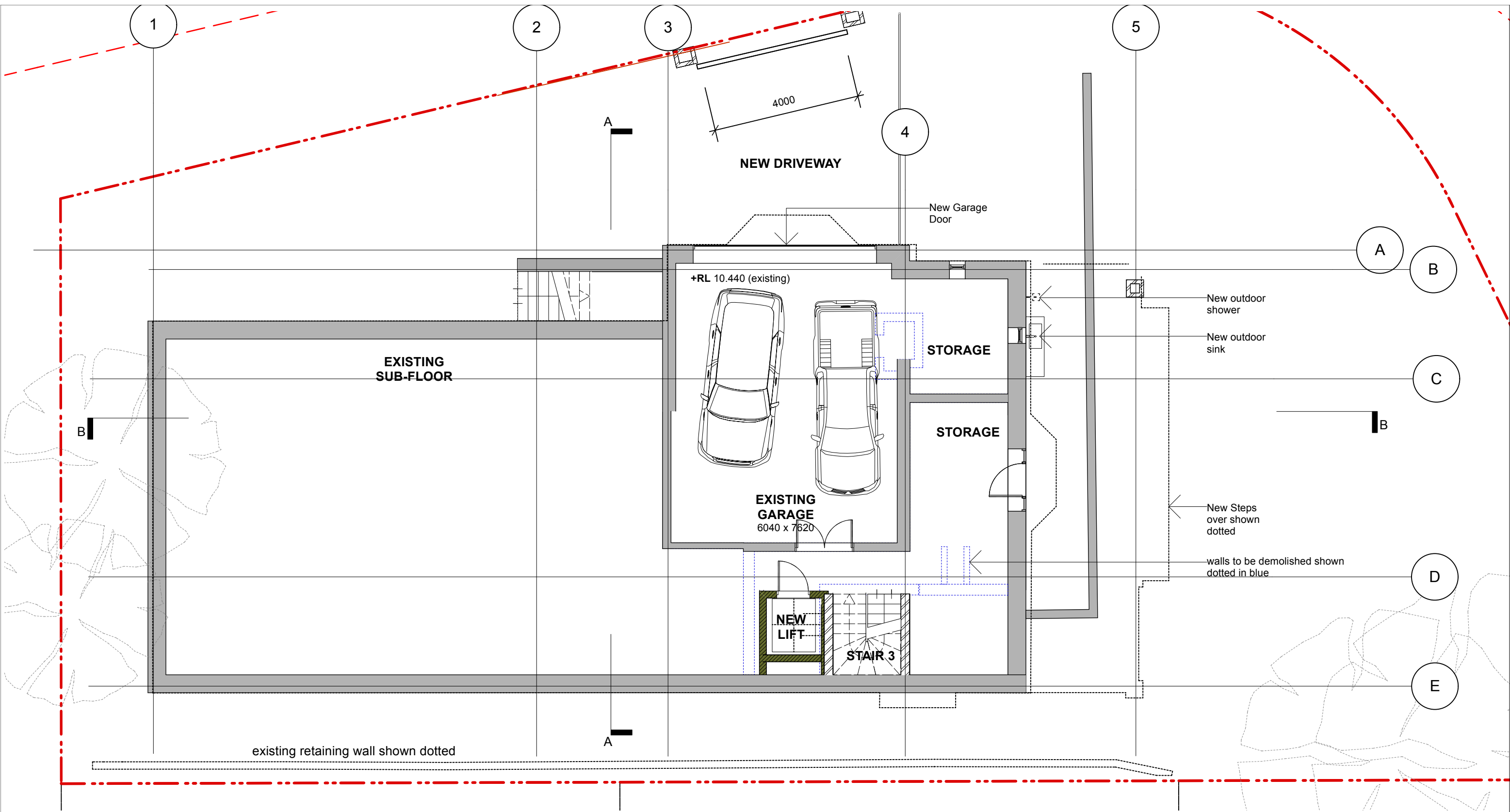




BASEMENT

PRELIMINARY - 26/11/21
FOR CLIENT REVIEW



Notes
All levels, contours, survey and cadastral information provided by Land Surveyors YBH was provided with all site information including measured drawing. All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications

Drawing Key

- New work
- New Walls
- Existing walls
- Demolish
- Fill

Project Name

95 Bower Street, Manly
Lot 81 DP8076

Client

Barrie + Ikuyo Feldman

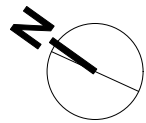
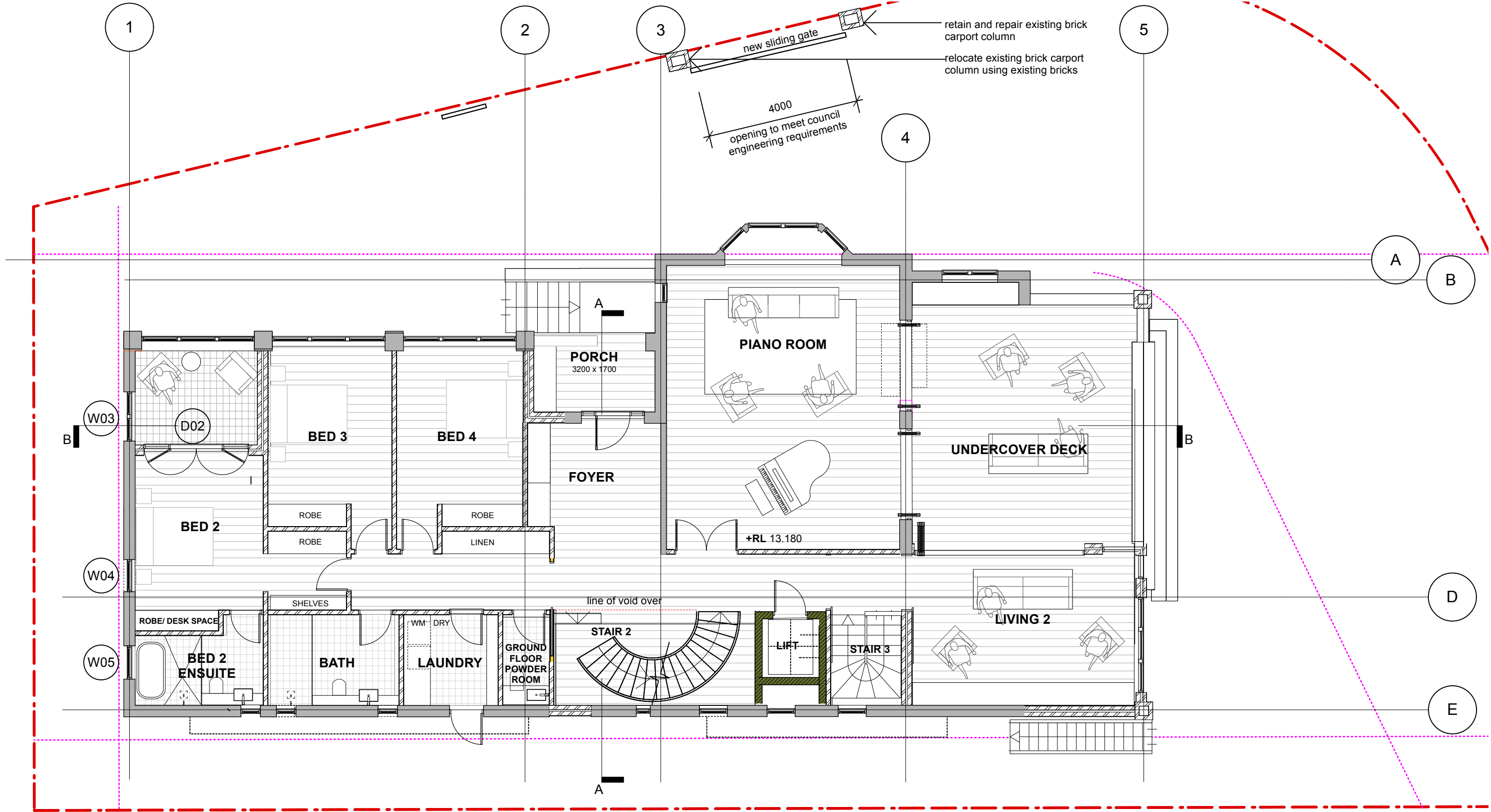
Revision

A 16/11/21 For Client Review

C 03

Drawn by
DJ

Scale
1:100



GROUND FLOOR **PRELIMINARY - 26/11/21**
FOR CLIENT REVIEW



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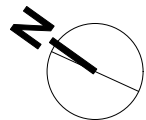
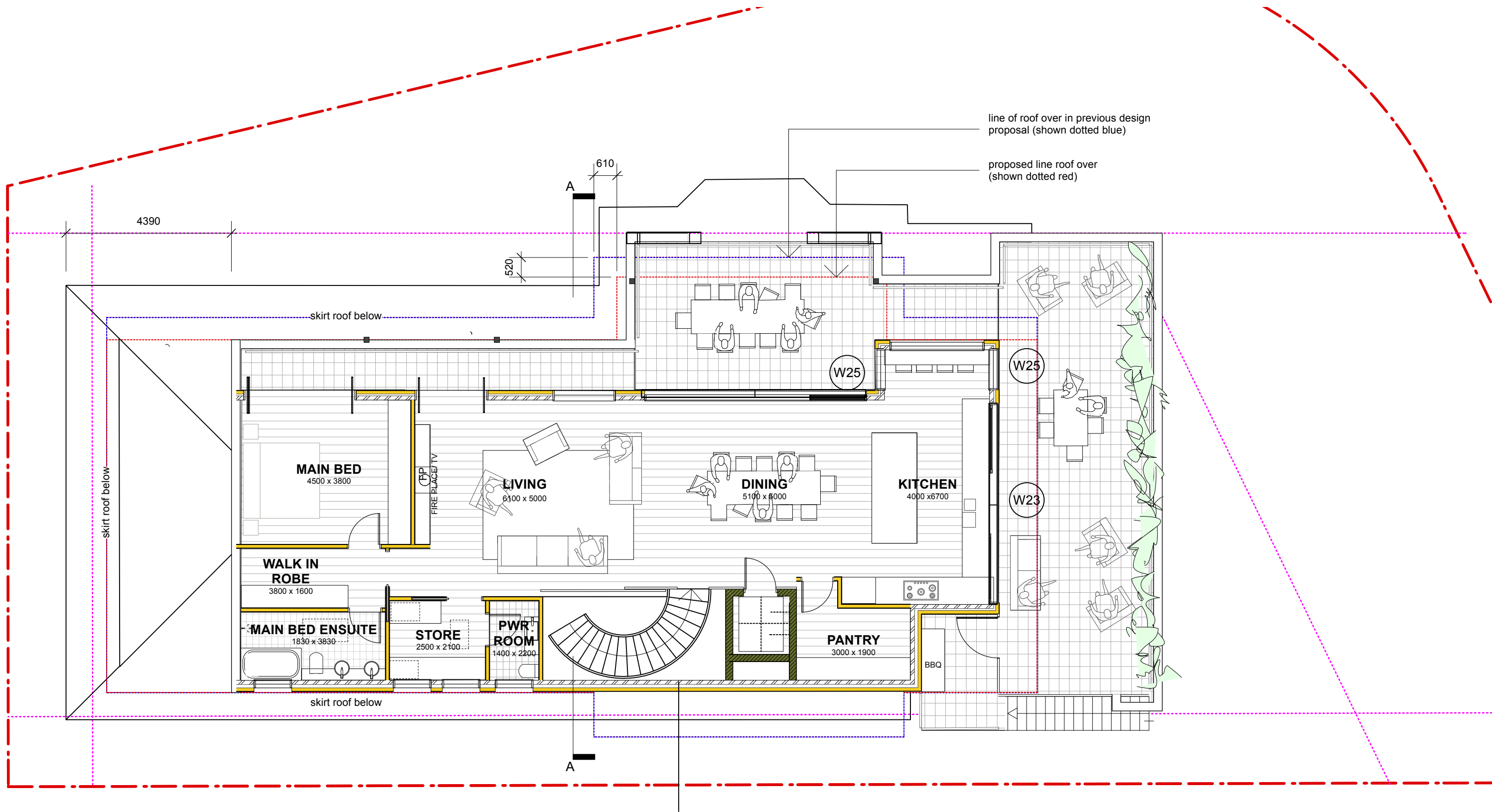
Drawing Key

- New work
- New Walls
- Existing walls
- Demolish
- Fill

Project Name
95 Bower Street, Manly
Lot 81 DP8076
Client
Barrie + Ikuyo Feldman

Revision
A 16/11/21 For client review

C 04
Drawn by
DJ
Scale
1:100



FIRST FLOOR

PRELIMINARY - 26/11/21
FOR CLIENT REVIEW



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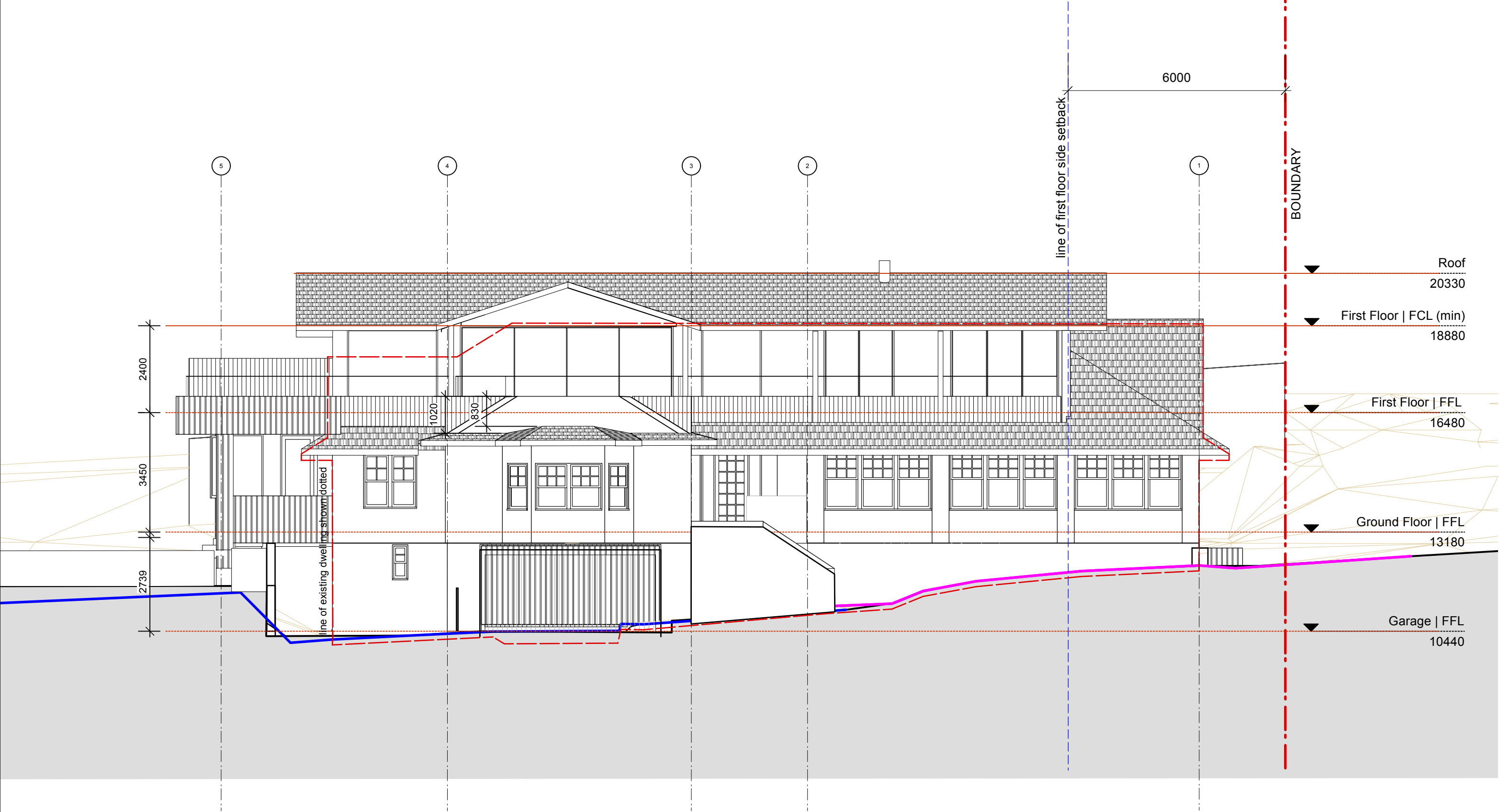
Drawing Key

- New work
- New Walls
- Existing walls
- Demolish
- Fill

Project Name
95 Bower Street, Manly
Lot 81 DP8076
Client
Barrie + Ikuyo Feldman

Revision
A 16/11/21 For client review

C 05
Drawn by
DJ
Scale
1:100



NORTH EAST | ELEVATION

PRELIMINARY - 26/11/21
FOR CLIENT REVIEW



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Drawing Key

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- Fill

Project Name

95 Bower Street, Manly
Lot 81 DP8076

Client

Barrie + Ikuyo Feldman

Revision

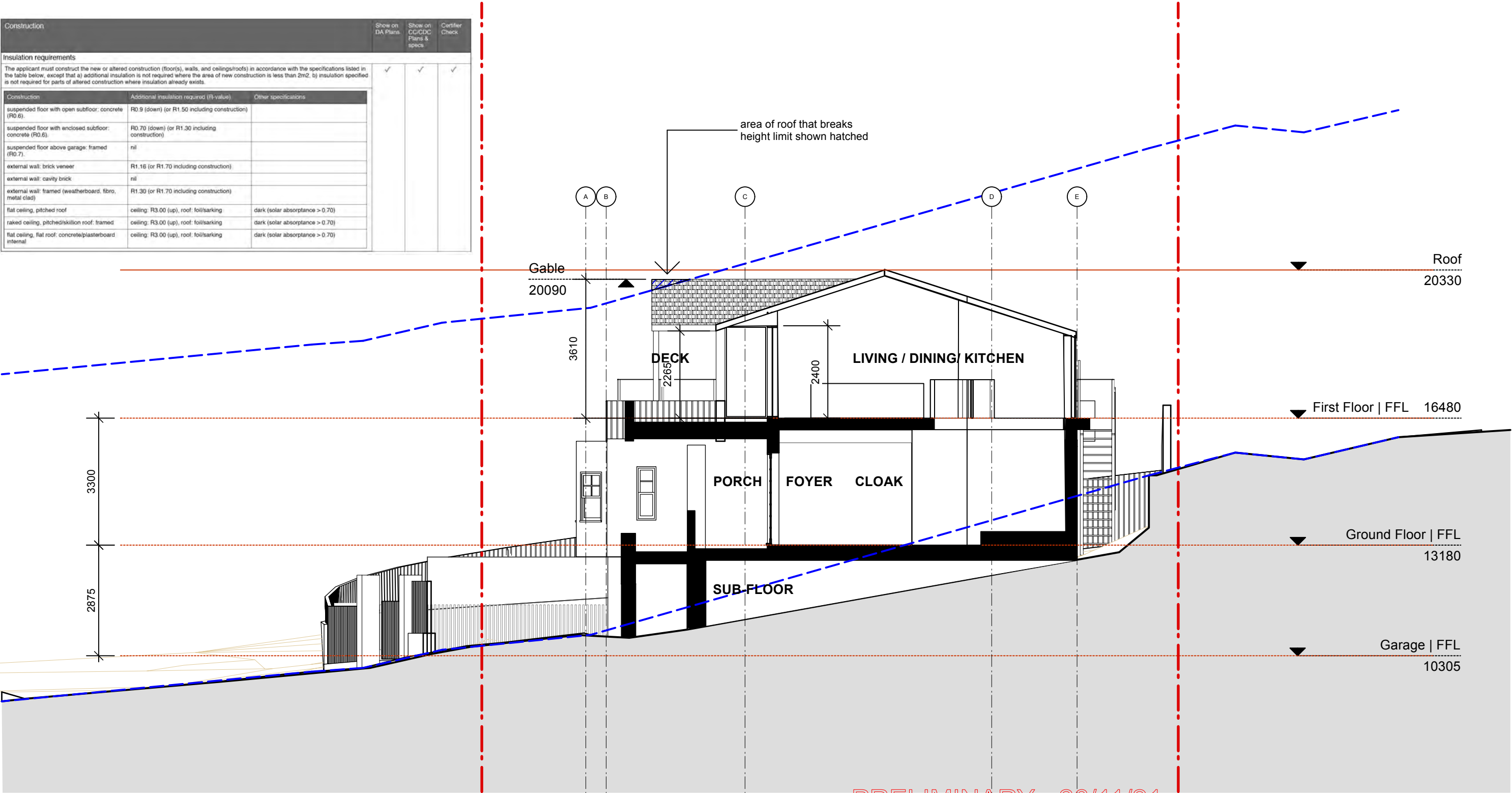
- A 21/05/21 Development Application
- B 19/8/21 Revised DA Submission

C 07

Drawn by
DJ

Scale
1:100

Construction	Show on DA Plans	Show on CC/CDC Plans & Specs	Certifier Check
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 open subfloor: concrete (R0.6)	R0.9 (down) (or R1.50 including construction)		
suspended floor with enclosed subfloor: concrete (R0.6)	R0.70 (down) (or R1.30 including construction)		
suspended floor above garage: framed (R0.7)	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: cavity brick	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorbance > 0.70)	
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorbance > 0.70)	
flat ceiling, flat roof: concrete/plasterboard internal	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorbance > 0.70)	



PRELIMINARY - 26/11/21

SECTION A-A

FOR REVIEW



Notes

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Project Name

95 Bower Street, Manly
Lot 81 DP8076

Client

Barrie + Ikuyo Feldman

Revision

- A 21/05/21 Development Application
- B 19/8/21 Revised DA Submission

C 11

Drawn by
DJ

Scale
1:100





