



S4.55(8) MODIFICATION DRAWING LIST

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NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)					
9-11 Victoria Parade, Manly					
These are the specifications upon which the NatHERS assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.					
Windows	Glass *	Frame	U value	SHGC	Detail
Default	Single glazed, clear	Aluminium	6.7	0.57	For window types: awning, bi-fold, casement – Glazing generally
Default	Single glazed, clear	Aluminium	6.7	0.70	For window types: sliding window/ door, double hung, fixed – Glazing generally
Default	Single glazed, Low E (low solar gain)	Aluminium	5.6	0.41	For unit 13 – glazed walls for roof top stair enclosure
* The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance					
Skylights	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, clear	Aluminium	7.3	0.79	For unit 13 – skylights over bathrooms
Default	Double glazed, clear	Aluminium	4.2	0.72	For unit 13 – glazed roof for roof top stair enclosure
External walls	Construction	Added Insulation		Detail	
Brick veneer		R 2.0		As per drawings	
Hebel + stud		R 2.0		As per drawings	
Framed		R 2.0		As per drawings	
Concrete 180mm		R 1.0		As per drawings	
Cavity brick		None		Existing walls forming part of unit 1	
Internal walls	Construction	Added Insulation		Detail	
Plasterboard on studs		None		Walls within units	
Hebel + Stud		None		Walls between units, and walls separating units from common lobbies	
Concrete		None		Walls separating units from lift shafts and stairwells	
Floors	Construction	Added Insulation		Detail	
Concrete		None		Floors generally	
Concrete		R 1.0		For unit: 1	
Ceilings	Construction	Added Insulation		Detail	
Plasterboard		See roof details			
Plasterboard		R 3.5		For unit: 1 (ceiling below existing roof space)	
Roof	Construction	Added Insulation		Detail	
Concrete		R 1.0		For units: 2, 3, 7, 9, 10, 11	
Concrete		R 2.5		For unit: 13	
Tiles		R 1.0		For existing roof over unit 1	
Other Requirements					
All vents, exhaust fans and downlights (if installed) to be sealed to prevent air-infiltration					

IMPORTANT NOTES:  
Do not scale from drawings. use figured dimensions only. Ensure that the drawings used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.

- All dimensions to be checked on site before commencement of work.  
- All discrepancies to be brought to the attention of the Architect.  
- Larger scale drawings and written dimensions take precedence.  
- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

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REVISION	DATE	DESCRIPTION	BY
A	20/12/23	S4.55 (8) MODIFICATION	MD,FB

REVISION NOTES

ISSUED FOR s4.55(8)  
LODGMNT

NOT FOR CONSTRUCTION

CLIENT

C.G. & I.B. KOUTSOS

platform  
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VPM

9-11 VICTORIA PARADE, MANLY, NSW

DRAWING TITLE	PROJECT
COVER PAGE	VPM
SCALE	STATUS
s4.55 (8)	NUMBER
A0.00	REVISION
A	