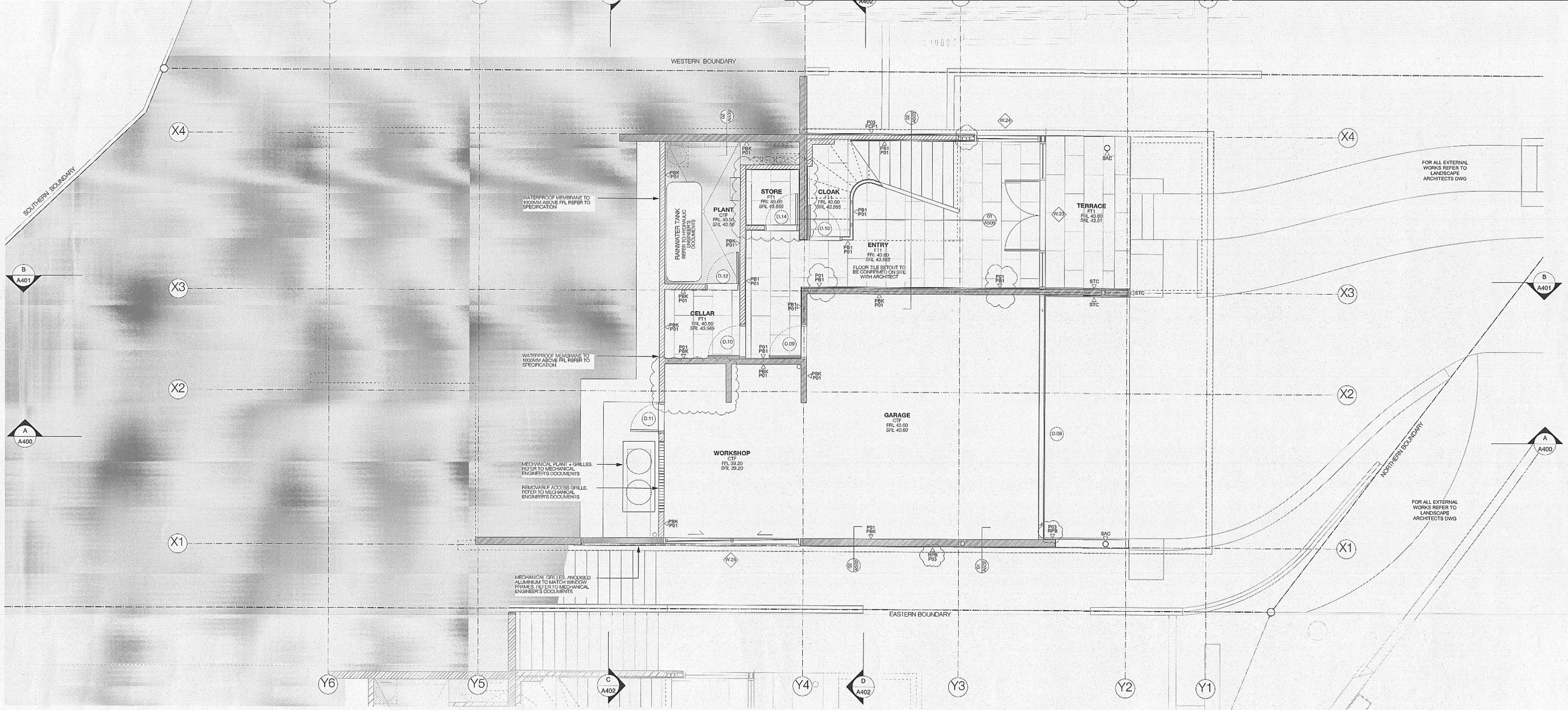




Drawn	Date MAR.2010
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TILES
FER TO SCHED.
ING
LAB
TILE

ISSUE
03



1 PLAN-GARAGE LEVEL
SCALE 1:50

GENERAL NOTES

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GENERAL LEGEND

ADJ. ADJUSTABLE
B.N. BATHROOM (VARIOUS)
BAL.C. BALCONY (VARIOUS)
BED.0. BEDROOM (VARIOUS)
CL. CENTERLINE
CON. CONDENSER
DRW. DRAWER
ELM. ELECTRICAL METER
EXJ. EXPANSION JOINT
FCL. FINISHED CEILING LEVEL
FFL. FINISHED FLOOR LEVEL
FIX. FIXED
FW. FLOOR WASTE
GSM. GAS METER
GPO. GENERAL POWER OUTLET
HWS. HOT WATER SYSTEM
MDF. MAIN DISTRIBUTION FRAME
O.V.F. OVERFLOW
RWO. RAINWATER OUTLET
RWT. RAINWATER TANK
SIM. SIMILAR
SRL. STRUCTURAL SLAB LEVEL
SS. STAINLESS STEEL
TBA. TO BE ADVISED
TBC. TO BE CONFIRMED
TSO. TILE SET OUT

LEGEND EXTERNAL FINISHES

REFER EXTERNAL FINISHES SCHEDULE FOR DETAILED DESCRIPTION
AW. ANODISED ALUMINIUM WINDOW FRAME - DARK BRONZE
ALV1. VERTICAL ALUMINIUM LOUVER, DARK BRONZE
ALV2. OPERABLE, RETRACTABLE LOUVER
B.O. BALUSTRADES (VARIOUS), REFER TO SCHEDULES
CAP. PRE-FOLDED METAL CAPPING, OFF-SITE PAINT FINISH
CON. CONCRETE PATCHED + PAINTED
DOORS (VARIOUS), REFER TO SCHEDULES
EXP. EXPOSED DOWNPIPE
FCP1. FC CLADDING SYSTEM, TEXTURE + PAINT (ROUGH)
FCP2. FC CLADDING SYSTEM, TEXTURE + PAINT (SMOOTH)
GLZ. GLAZING TYPE 1 - CLEAR
GLZ.2. GLAZING TYPE 2 - TRANSLUCENT GLASS
GLZ.3. GLAZING TYPE 3 - COLOURBACK

GPO. GENERAL POWER OUTLET
MCL. METAL CLADDING
MGD. GARAGE DOOR
MG1. METAL BOX GUTTER TO FALLS
MG2. EAVES GUTTER TO FALLS
MRS. METAL ROOF SHEETING
O.V.F. OVERFLOW, FINISH TBC
P01. PAINT FINISH 01, REFER TO SCHEDULE
P02. PAINT FINISH 02, REFER TO SCHEDULE
P03. PAINT FINISH 03, REFER TO SCHEDULE
PBK. PAINTED BLOCKWORK
PSW. PAINTED STEELWORK
RSP. STONE PAVEMENT

RPB. RENDERED PAINTED BLOCKWORK
SAC. STEEL ANODISED ALUMINIUM CLAD
SKL. SKYLIGHT
STC. NATURAL STONE CLADDING
TCD. TIMBER CLADDING
TKW. TIMBER DECK TO MATCH INTERIOR
TXC1. TEXTURED RENDER + PAINT FINISH ON
TXC2. TEXTURE + PAINT FINISH ON CONCRETE

LEGEND INTERNAL FINISHES

REFER INTERNAL FINISHES SCHEDULE
CE1. CEILING, 13mm PLASTERBOARD
CE2. CEILING, AQUACHECK + ACOUSTIC INSULATION
CE3. CEILING, EXPRESSED JOINT FC, PAINT FINISH
CE4. SOFFIT, PAINT FINISH
CE5. CEILING, RESILIENT HANGERS + INSULATION
CFL. CARPET FLOORING
CTF. CONCRETE, TROWEL FINISH
FT1. FLOOR TILE
J.O. JOINERY (VARIOUS) REFER TO SCHEDULES
MIR. MIRROR
PB1. PLASTERBOARD, 13mm
PB2. PLASTERBOARD, AQUACHECK
PB3. PLASTERBOARD, ACOUSTIC

PUF. POLYURETHANE FINISH
RCS. RECONSTITUTED STONE
SPT. NATURAL STONE FLOOR TILES
SK. SKIRTING (VARIOUS) REFER TO SCHED.
STC. NATURAL STONE CLADDING
TBF. TIMBER FLOOR BOARDS
TSL. NATURAL STONE WALL SLAB
TWT. NATURAL STONE WALL TILE
TUI. TIMBER VENEER FINISH
WT1. WALL TILE
WT2. MOSAIC WALL TILE

This Plan/Specification forms
part of the certification for
J1 001448 12 JUL 2011

Issue	Revision Description	Date	Issue	Revision Description	Date
01	ISSUED FOR TENDER	22.06.2010			
02	TENDER ADDENDUM	12.06.2010			
03	FINAL ISSUE	11.06.2011			

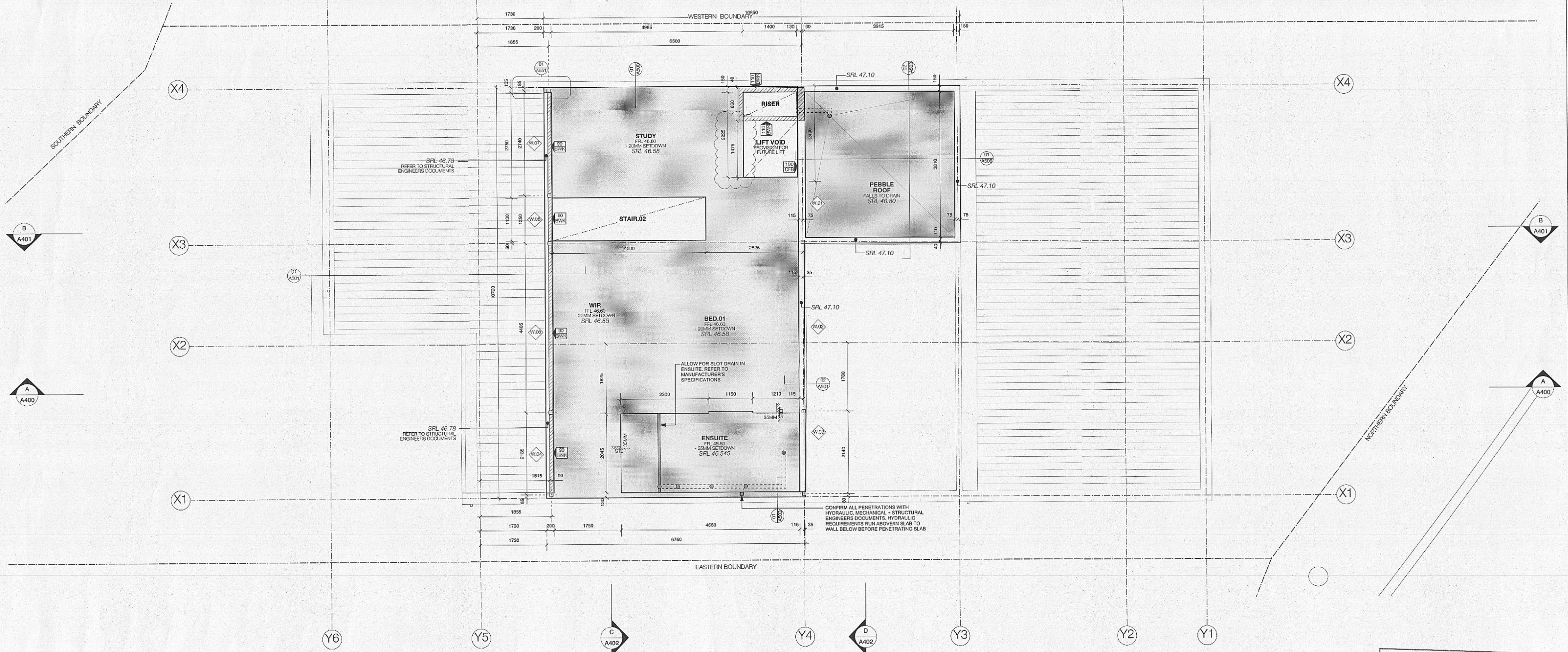
CONSULTANTS		
CIVIL ENGINEER Hughes Trueman P/L ph: 9439-2633	ELECTRICAL ENGINEER ATP Electrical ph: 9913 5666	SURVEYOR Whelans ph: 8234-6300
STRUCTURAL ENGINEER Hughes Trueman P/L ph: 9439-2633	MECHANICAL ENGINEER Terry Thompsons PM ph: 9599 4039	HERITAGE CONSULTANT Tanner Architects ph: 9281-4399
HYDRAULIC ENGINEER Hughes Trueman P/L ph: 9439-2633	LANDSCAPE ARCHITECTS Manyo Design ph: -	PLANNING CONSULTANT Ingham Planning ph: 9416-9111

Lend Lease

ST PATRICK'S ESTATE
MANLY

montpelier place
ST PATRICK'S ESTATE MANLY

KEY PLAN - STAGE 04	MAGNETIC NORTH	PROJECT St. Patrick's Estate Manly Stage 04, Precinct 1 for Lend Lease Development	Drawn Architect Authorised Tony Caro Architecture Project 0707	Date MAR.2010 Scale 1:50 @ A1 Status File
DRAWING TITLE GARAGE LEVEL PLAN			DRAWING NUMBER AMP - 25 - 004	
			ISSUE 03	



1 SETOUT PLAN - LEVEL 02
SCALE 1:50

This Plan/Specification forms
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J1 001448 12 JUL 2011

GENERAL NOTES

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GENERAL LEGEND

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B.O.	BATHROOM (VARIOUS)	GPO	GENERAL POWER OUTLET
BALC.O.	BALCONY (VARIOUS)	HWS	HOT WATER SYSTEM
BED.O.	BEDROOM (VARIOUS)	MDF	MAIN DISTRIBUTION FRAME
CL	CENTERLINE	OVF	OVERFLOW
CON	CONDENSER	RWO	RAINWATER OUTLET
DRW	DRAWER	RWT	RAINWATER TANK
ELM	ELECTRICAL METER	SS	SMILAR
EXPJ	EXPANSION JOINT	SRL	STRUCTURAL SLAB LEVEL
FCL	FINISHED CEILING LEVEL	SS	STAINLESS STEEL
FW	FIXED FLOOR WASTE	TBA	TO BE ADVISED
		TBC	TO BE CONFIRMED
		TSD	TILE SET OUT

CONCRETE SETOUT NOTES

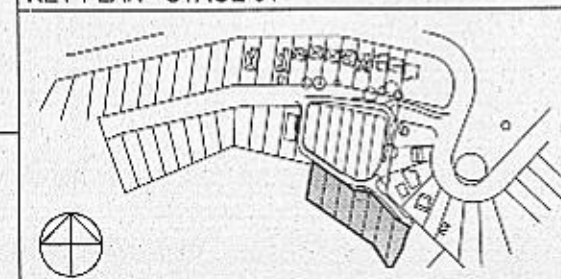
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LEGEND - WALL SETOUT

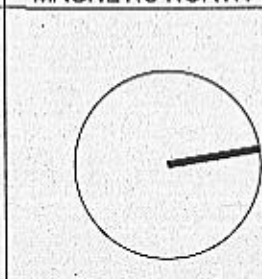
(CONFIRM ALL WALL TYPES WITH STRUCTURAL ENGINEER'S DOCUMENTS)

100mm CONCRETE BLOCK	100mm CONCRETE SOLID BLOCK	BLOCKWORK / BRICKWORK
100mm CONCRETE BLOCK	90mm CONCRETE BLOCK	CORE-FILLED BLOCKWORK
190mm CONCRETE BLOCK	200mm CONCRETE BLOCK	CONCRETE WALLS / UPSTAIRS
190mm CORE-FILLED CONCRETE BLOCK	140mm CORE-FILLED CONCRETE BLOCK	FP. PENETRATIONS IN SLAB

KEY PLAN - STAGE 04



MAGNETIC NORTH



PROJECT

St. Patricks Estate Manly
Stage 04, Precinct 1
for Lend Lease Development

DRAWING TITLE

SETOUT PLAN - LEVEL 02

Drawn

Architect Authorised

Tony Caro Architecture

Project

0707

File

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DRAWING NUMBER

AMP - 25 - 100

Date

JUL 2010

Scale

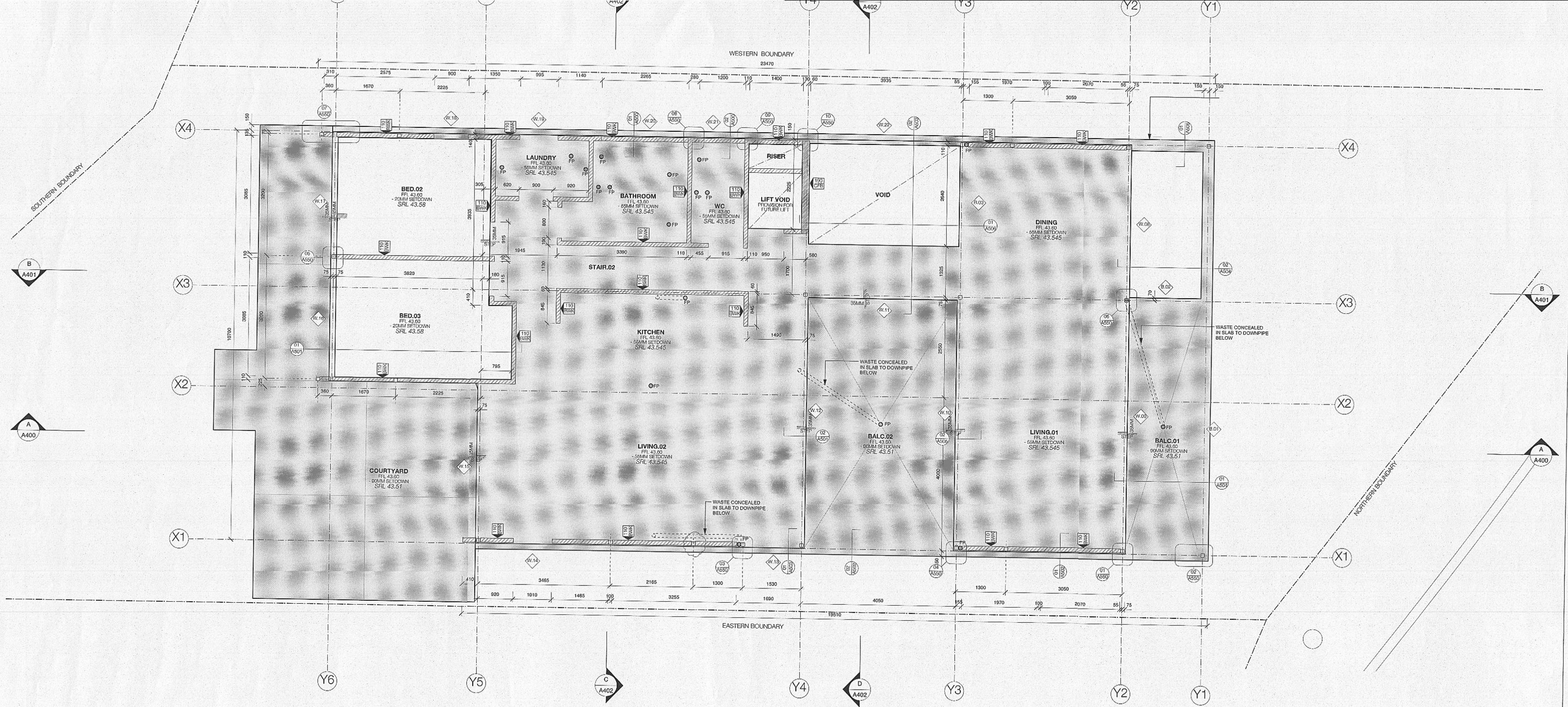
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Status

File

ISSUE

02



1 SETOUT PLAN - LEVEL 01
SCALE 1:50

This Plan/Specification forms
part of the certification for
J1 001448 12 JUL 2011

GENERAL NOTES

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GENERAL LEGEND

ADJ B.D. BALC.0- BED.0- CL CON DRW ELM EXJ FCL FFL FIX FW
ADJUSTABLE BATHROOM (VARIOUS) BALCONY (VARIOUS) BEDROOM (VARIOUS) CENTERLINE CONDENSER DRAWER ELECTRICAL METER EXPANSION JOINT FINISHED CEILING LEVEL FINISHED FLOOR LEVEL FIXED FLOOR WASTE
GSM GPO HWS MDF OVF RWO RWT SIM SRL SS TBA TBC TSO
GAS METER GENERAL POWER OUTLET HOT WATER SYSTEM MAIN DISTRIBUTION FRAME OVERFLOW RAINWATER OUTLET RAINWATER TANK SIMILAR STRUCTURAL SLAB LEVEL STAINLESS STEEL TO BE ADVISED TO BE CONFIRMED TILE SET OUT

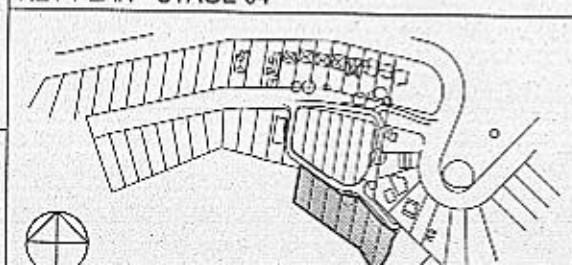
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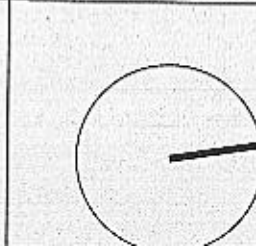
LEGEND - WALL SETOUT

(CONFIRM ALL WALL TYPES WITH STRUCTURAL ENGINEERS DOCUMENTS)
110MM CONCRETE BLOCK
140MM CONCRETE BLOCK
180MM CONCRETE BLOCK
190MM CORE-FILLED CONCRETE BLOCK
110MM CONCRETE SOLID BLOCK
90MM CONCRETE BLOCK
290MM CONCRETE BLOCK
140MM CORE-FILLED CONCRETE BLOCK
BLOCKWORK / BRICKWORK
CORE-FILLED BLOCKWORK
CONCRETE WALLS / UPSTAIRS
FP, PENETRATIONS IN SLAB

KEY PLAN - STAGE 04



MAGNETIC NORTH



PROJECT

St. Patricks Estate Manly
Stage 04, Precinct 1
for Lend Lease Development

DRAWING TITLE

PRELIMINARY NOT FOR CONSTRUCTION

Drawn	Date
Architect Authorised	JUL 2010
Tony Caro Architecture	Scale 1:50 @ A1
Project	Status
0707	File
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DRAWING NUMBER	ISSUE

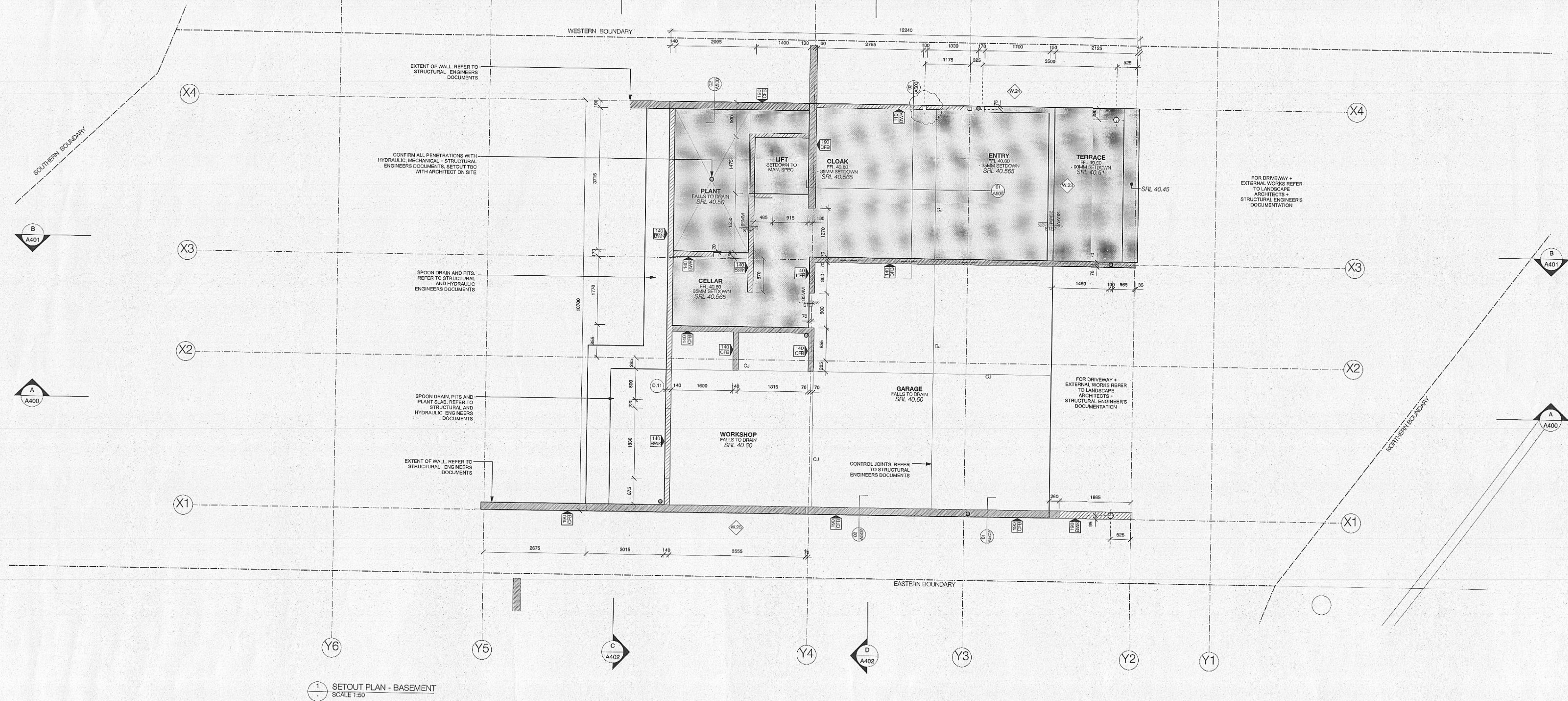
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NSW 2061 SYDNEY AUSTRALIA
T 9559100 F 9559133 R 04578 ABN 90 074 453 302
WWW.TONYCAROARCHITECTURE.COM.AU

CONSULTANTS

CIVIL ENGINEER
Hughes Trueman P/L
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STRUCTURAL ENGINEER
Hughes Trueman P/L
ph: 9439-2633
HYDRAULIC ENGINEER
Hughes Trueman P/L
ph: 9439-2633
ELECTRICAL ENGINEER
ATP Electrical
ph: 9913 1066
MECHANICAL ENGINEER
Terry Thompson PH
ph: 959 4039
LANDSCAPE ARCHITECTS
Mery Design
ph: -
SURVEYOR
Wielans
ph: 8234-8300
HERITAGE CONSULTANT
Tanner Architects
ph: 9281-4399
PLANNING CONSULTANT
Ingham Planning



ST PATRICK'S ESTATE MANLY
montpelier place
ST PATRICK'S ESTATE MANLY



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FCL	FINISHED CEILING LEVEL	SS	STAINLESS STEEL
FFL	FINISHED FLOOR LEVEL	TBC	TO BE CONFIRMED
FIX	FIXED	TBO	TO BE ADVISED
PW	FLOOR WASTE	TSO	TILE SET OUT

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110MM CONCRETE BLOCK	110MM CONCRETE SOLID BLOCK	BLOCKWORK / BRICKWORK
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This Plan/Specification forms part of the certification for
J1 001448 12 JUL 2011

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NSW 2061 SYDNEY AUSTRALIA
T 95549100 F 95549133 Reg 4578 ABN 90 074 453 302
WWW.TONYCAROARCHITECTURE.COM.AU

Issue	Revision Description	Date	Issue	Revision Description	Date
01	TRAC/TS/SLR	21.03.2010			
02	APC/ISSUE	11.03.2011			

CONSULTANTS
CIVIL ENGINEER
Hughes Trueman P/L
ph: 9439-2633
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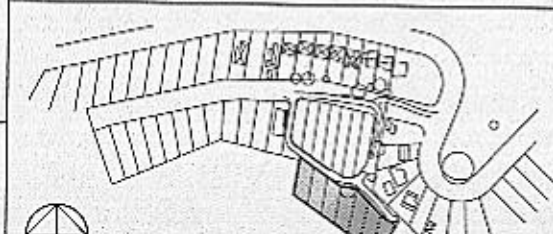
ELECTRICAL ENGINEER
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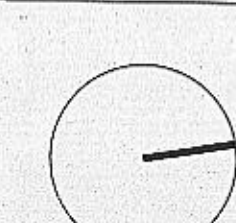
Lend Lease

ST PATRICKS ESTATE MANLY
montpelier place
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KEY PLAN - STAGE 04



MAGNETIC NORTH



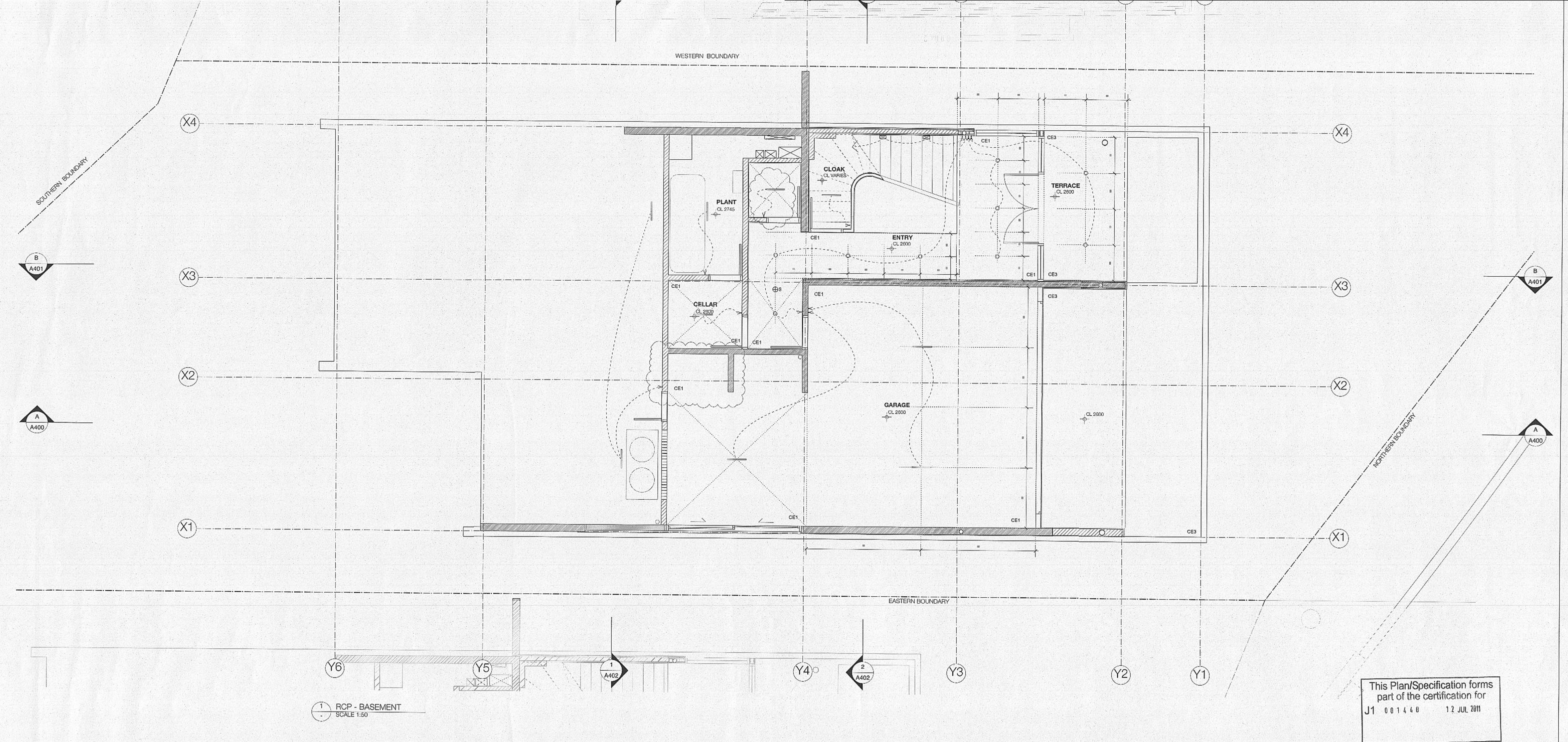
PROJECT

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Stage 04, Precinct 1
for Lend Lease Development

DRAWING TITLE

SETOUT PLAN - BASEMENT

Drawn	Date	JUL.2010
Architect Authorised	Scale	1:50 @ A1
Tony Caro Architecture	Status	
Project	File	
0707		
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DRAWING NUMBER	ISSUE	



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FIX	FLOOR WASTE	TBC	TO BE CONFIRMED
FW	FLOOR WASTE	TSO	TILE SET OUT

REFLECTED CEILING PLAN NOTES

- DRAWING PREPARED AND BASED ON INFORMATION SUPPLIED TO DATE.
- REFER TO ALL OTHER CONSULTANTS DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING ACCESS PANELS, RETURNS, SUPPLY AIR AND EXHAUSTS, LIGHTING ETC. REQUIRED FOR MECHANICAL AND ELECTRICAL REQUIREMENTS. FOR FINAL SETOUT CONFIRM WITH ARCHITECT PRIOR TO CONSTRUCTION
- CEILING TO WALL JUNCTIONS TO USE ROUNDO P20 SHADOW MOULD
- CEILING HEIGHT DIMENSIONS ARE NOMINATED AS CRL
- CONTRACTOR TO INCORPORATE CEILING Baffles/LININGS/INSULATION TO PROVIDE ACOUSTIC ISOLATION BETWEEN ROOMS
- CONTRACTOR TO ALLOW FOR ALL CONCEALED SUPPORTS AS REQUIRED FOR CEILING MOUNTED EQUIPMENT & BULKHEADS
- FINAL SETOUT OF ALL JOINTS AS REQUIRED BY MANUFACTURER TO BE CONFIRMED WITH ARCHITECT PRIOR TO MANUFACTURE AND INSTALLATION

LEGEND - REFLECTED CEILING PLAN

RECESSED WALL LIGHT - EXTERNAL	LOW VOLTAGE DOWNLIGHT	FLUORESCENT LIGHT
CEILING HEIGHT ABOVE FFL	ADJUSTABLE LV DOWNLIGHT	CONCEALED LV DOWNLIGHT
DIFFUSER - LINEAL	SMOKE ALARM	CONCEALED FLUORESCENT
WALL LIGHT	ACCESS PANEL - MECHANICAL	LIGHT SWITCH
TOILET EXHAUST FAN	ACCESS PANEL	LIGHT SWITCH - DIMMER

LEGEND INTERNAL FINISHES

REFER INTERNAL FINISHES SCHEDULE

CE1	CEILING, 13mm PLASTERBOARD	PWF	POLYURETHANE FINISH
CE2	CEILING, AQUACHECK + ACOUSTIC INSULATION	RCS	RECONSTITUTED STONE
CE3	CEILING, EXPRESSED JOINT FC, PAINT FINISH	SFT	NATURAL STONE FLOOR TILES
CE4	SOFFIT, PAINT FINISH	SKL	SKIRTING (VARIOUS) REFER TO SCHED.
CE5	CEILING, RESILIENT HANGERS + INSULATION	STC	NATURAL STONE CLADDING
CPT	CARPET FLOORING	TBF	TIMBER FLOOR BOARDS
CTF	CONCRETE, TROWEL FINISH	SWT	NATURAL STONE WALL SLAB
FT1	FLOOR TILE	SWT	NATURAL STONE WALL TILE
J.O.	JOINERY (VARIOUS) REFER TO SCHEDULES	TOT	TIMBER VENEER FINISH
MIR	MIRROR	WT1	WALL TILE
PB1	PLASTERBOARD, 13mm	WT2	MOSAIC WALL TILE
PB2	PLASTERBOARD, AQUACHECK		
PB3	PLASTERBOARD, ACOUSTIC		

GENERAL NOTES

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CONSULTANTS

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STRUCTURAL ENGINEER Hughes Trueman P/L ph: 9439-2533	MECHANICAL ENGINEER Tanner Architects ph: 9999 4028	HERITAGE CONSULTANT Tanner Architects ph: 9281-4399
HYDRAULIC ENGINEER Hughes Trueman P/L ph: 9439-2533	LANDSCAPE ARCHITECTS Henge Design ph: -	PLANNING CONSULTANT Ingham Planning ph: 9416-9111

KEY PLAN - STAGE 04

MAGNETIC NORTH

PROJECT

St. Patricks Estate Manly
Stage 04, Precinct 1
for Lend Lease Development

DRAWING TITLE

RCP - BASEMENT

DRAWING NUMBER

AMP - 25 - 200

DATE

JUN.2010

Scale

1:50 @ A1

Status

File

Drawn

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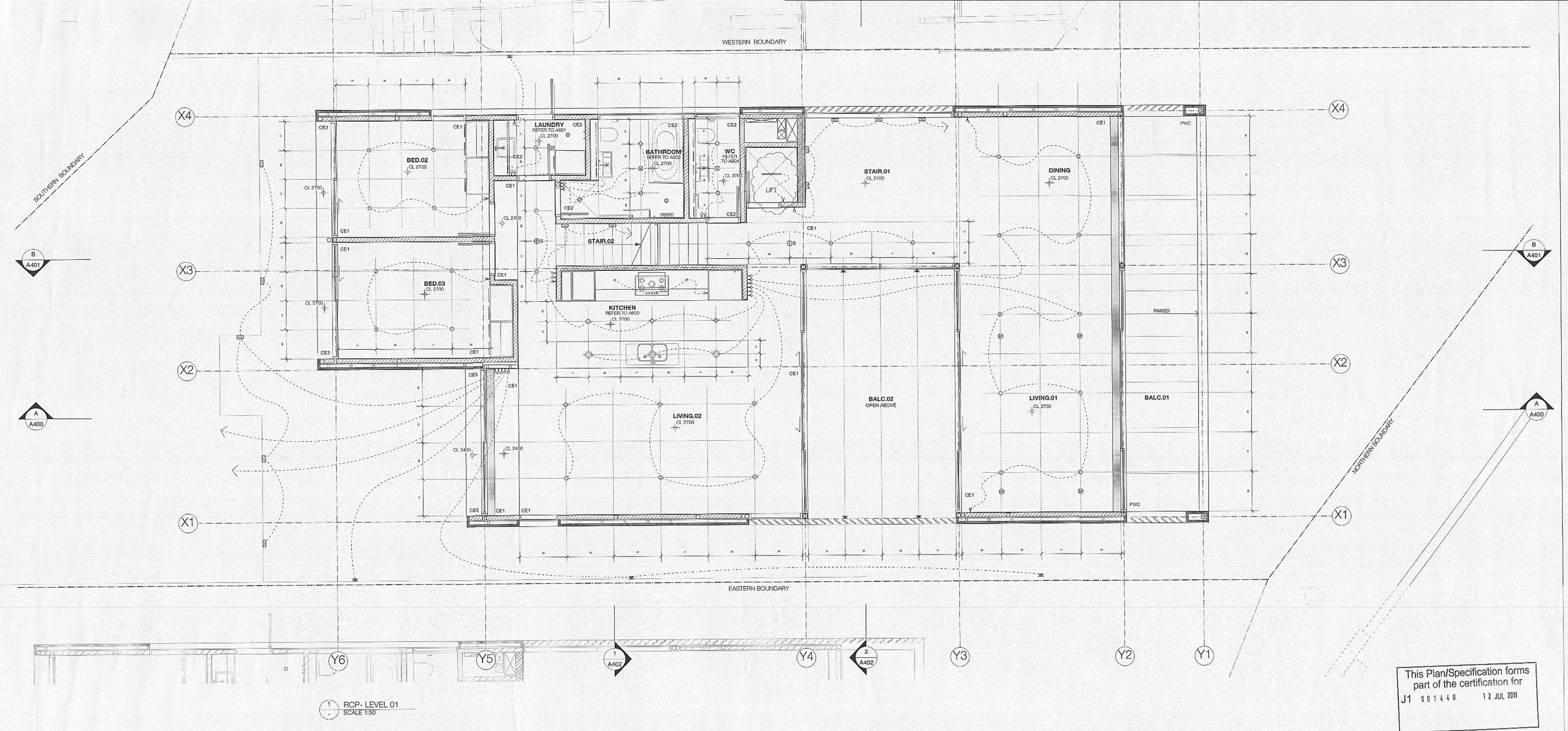
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GENERAL NOTES

-CC DRAWINGS ARE PREPARED FROM APPROVED DA DOCUMENTS
-BUILDER TO CONFIRM BUILDING SET OUT PRIOR TO COMMENCING WORK
-ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER ARCHITECTURAL DETAILS, SCHEDULES AND SPECIFICATIONS
-ALL ARCHITECTURAL DRAWINGS AND DOCUMENTS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS
-FOR ALL EXTERNAL LEVELS REFER LANDSCAPE DRAWINGS.
-IF ANY DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND OTHER CONSULTANTS DOCUMENTS, BUILDER TO ADVISE & DISCUSS PRIOR TO COMMENCING WORK

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-USE FIGURE DIMENSIONS ONLY - DO NOT SCALE FROM DRAWINGS. IF UNSURE CONFIRM DIMENSION WITH ARCHITECT PRIOR TO PROCEEDING
-CONFIRM ALL DIMENSIONS ON SITE AND IF UNSURE CONFIRM DIMENSION WITH ARCHITECT PRIOR TO PROCEEDING
-ALL CONSTRUCTION TO COMPLY WITH BCA FIRE RATING REQUIREMENTS
-COPYRIGHT TONY CARO ARCHITECTURE. USE OF INFORMATION PROVIDED IS FOR THIS SITE ONLY
-DIGITAL FILES ARE ISSUED FOR INFORMATION ONLY, CHANGES MUST NOT BE MADE TO DOCUMENTS WITHOUT ARCHITECT'S CONSENT

GENERAL LEGEND

ADJ	ADJUSTABLE	GSM	GAS METER
B.O.	BATHROOM (VARIOUS)	GPO	GENERAL POWER OUTLET
BALC.0	BALCONY (VARIOUS)	HWS	HOT WATER SYSTEM
BED.0	BEDROOM (VARIOUS)	MDF	MAIN DISTRIBUTION FRAME
CL	CENTRAL	OVF	OVERFLOW
CON	CONDENSER	RWO	RAINWATER OUTLET
DRW	DRAWER	RWT	RAINWATER TANK
ELM	ELECTRICAL METER	SIM	SIMILAR
EXJ	EXPANSION JOINT	SRL	STRUCTURAL SLAB LEVEL
FCL	FINISHED CEILING LEVEL	SS	STAINLESS STEEL
FPL	FINISHED FLOOR LEVEL	TBA	TO BE ADVISED
FIX	FIXED	TBC	TO BE CONFIRMED
FW	FLOOR WASTE	TSD	TILE SET OUT

REFLECTED CEILING PLAN NOTES

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-FINAL SETOUT OF ALL JOINTS AS REQUIRED BY MANUFACTURER TO BE CONFIRMED WITH ARCHITECT PRIOR TO MANUFACTURE AND INSTALLATION

-FINAL SETOUT OF ALL ACOUSTIC PBD CEILINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO MANUFACTURE AND INSTALLATION
-ACCESS PANELS TO BE PROVIDED WITH CONCEALED FRAME + INFILL PANEL WITH FINISH TO MATCH SURROUNDING CEILING.
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-FOR QUANTITIES, TYPES AND ALL OTHER SERVICES INFORMATION REFER TO SERVICES ENGINEERS DOCUMENTS
-REFER TO DRAWINGS 901 AND 902 (ELECTRICAL NOTES)
-IF CEILING REQUIRES EXPANSION JOINT PLEASE CONFIRM SETOUT WITH ARCHITECT PRIOR TO INSTALLATION

LEGEND - REFLECTED CEILING PLAN

RECESSED WALL LIGHT - EXTERNAL	LOW VOLTAGE DOWNLIGHT	FLUORESCENT LIGHT
CEILING HEIGHT ABOVE FFL	ADJUSTABLE LV DOWNLIGHT	CONCEALED LV DOWNLIGHT
DIFFUSER - LINEAL	SMOKE ALARM	CONCEALED FLUORESCENT
WALL LIGHT	ACCESS PANEL - MECHANICAL	LIGHT SWITCH
TOILET EXHAUST FAN	ACCESS PANEL	LIGHT SWITCH - DIMMER

LEGEND INTERNAL FINISHES

REFER INTERNAL FINISHES SCHEDULE
CE1 CEILING, 13mm PLASTERBOARD
CE2 CEILING, AQUACHECK + ACOUSTIC INSULATION
CE3 CEILING, EXPRESSED JOINT FC, PAINT FINISH
CE4 SOFFIT, PAINT FINISH
CE5 CEILING, RESILIENT HANGERS + INSULATION
CTF CARPET FLOORING
CTP CONCRETE, TROWEL FINISH
FT1 FLOOR TILE
J.O. JOINERY (VARIOUS) REFER TO SCHEDULES
MIR MIRROR
PB1 PLASTERBOARD, 13mm
PB2 PLASTERBOARD, AQUACHECK
PB3 PLASTERBOARD, ACOUSTIC

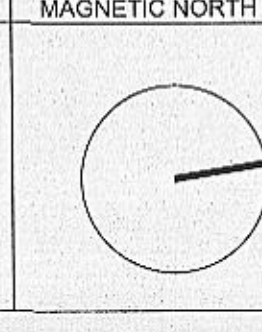
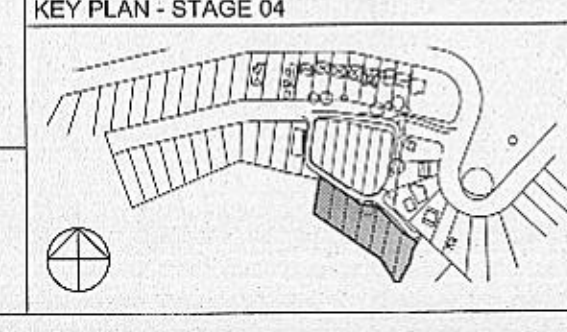
PUR POLYURETHANE FINISH
RCS RECONSTITUTED STONE
SFT NATURAL STONE FLOOR TILES
SK- SKIRTING (VARIOUS) REFER TO SCHED.
STC NATURAL STONE CLADDING
TBF TIMBER FLOOR BOARDS
TSL NATURAL STONE WALL SLAB
TWT NATURAL STONE WALL TILE
T11 TIMBER VENEER FINISH
T12 MOSAIC WALL TILE

Issue	Revision Description	Date	Issue	Revision Description	Date
01	TRIMMER CORNER AFC ISSUE	24.02.2010	02		11.03.2011

CONSULTANTS		
CIVIL ENGINEER Hughes Trueman P/L ph: 9439-2633	ELECTRICAL ENGINEER ATP Electrical ph: 9913 1666	SURVEYOR Whelan ph: 8234-8300
STRUCTURAL ENGINEER Hughes Trueman P/L ph: 9439-2633	MECHANICAL ENGINEER Tanner Architects ph: 9599 4038	HERITAGE CONSULTANT Tanner Architects ph: 9281-4299
HYDRAULIC ENGINEER Hughes Trueman P/L ph: 9439-2633	LANDSCAPE ARCHITECTS Mango Design ph: -	PLANNING CONSULTANT Ingham Planning ph: 9416-9111

Lend Lease

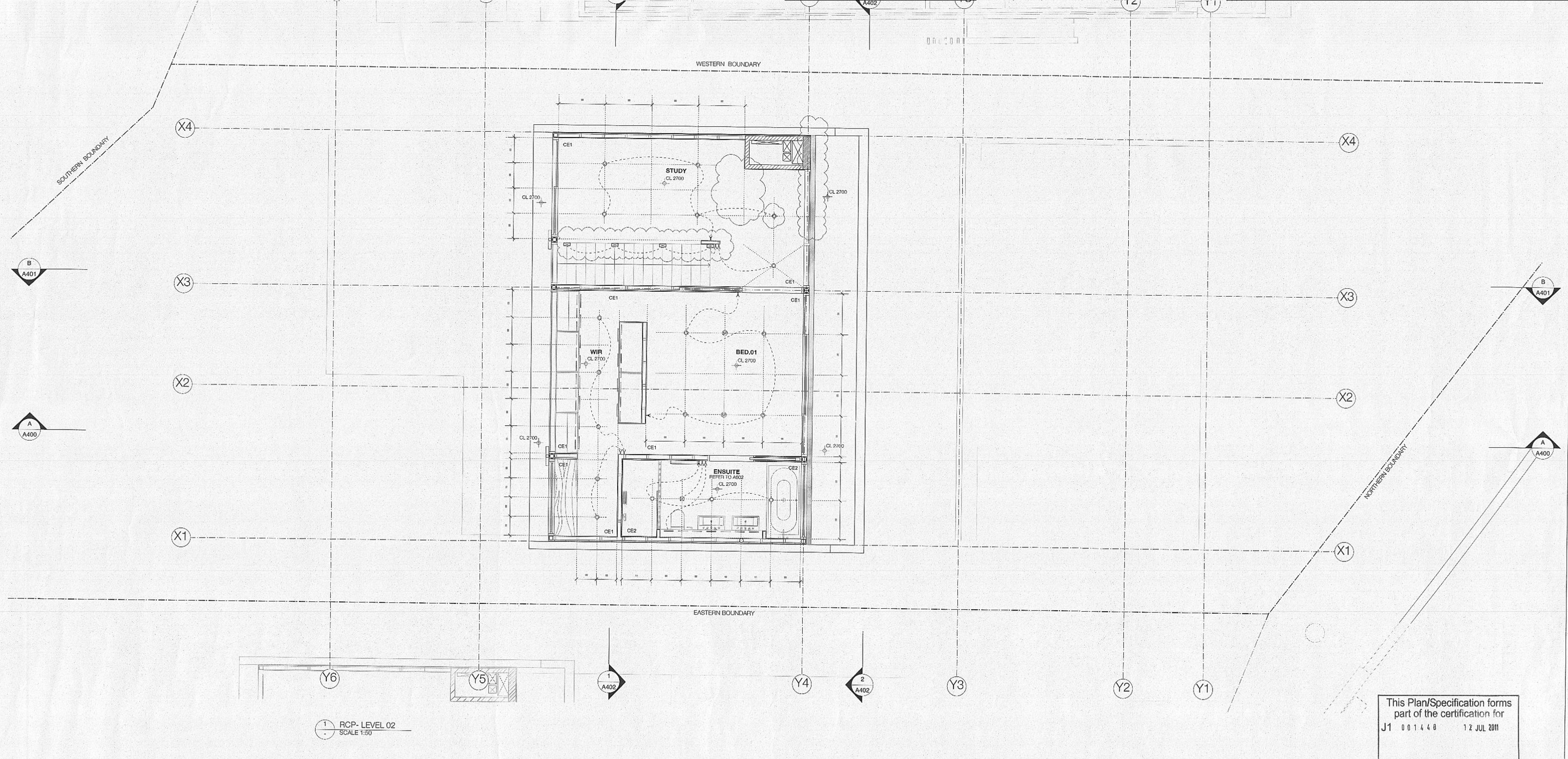
ST PATRICK'S
ESTATE
MANLY
montpelier place
ST PATRICK'S ESTATE MANLY



PROJECT
St. Patrick's Estate Manly
Stage 04, Precinct 1
for Lend Lease Development
DRAWING TITLE
RCP - LEVEL 01

PRELIMINARY NOT
FOR
CONSTRUCTION

Drawn Architect Authorised Tony Caro Architecture Project 0707	Date JUN.2010 Scale 1:50 @ A1 Status File	Issue 02
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GENERAL NOTES

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-FOR ALL EXTERNAL LEVELS REFER LANDSCAPE DRAWINGS.
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-CONFIRM ALL DIMENSIONS ON SITE AND IF UNSURE CONFIRM DIMENSION WITH ARCHITECT PRIOR TO PROCEEDING
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GENERAL LEGEND

ADJ	ADJUSTABLE	GSM	GAS METER
B.O.	BATHROOM (VARIOUS)	GPO	GENERAL POWER OUTLET
BALCO.	BALCONY (VARIOUS)	HWS	HOT WATER SYSTEM
BED.O.	BEDROOM (VARIOUS)	MDF	MAIN DISTRIBUTION FRAME
CL	CENTERLINE	OVF	OVERFLOW
CON	CONDENSER	RWO	RAINWATER OUTLET
DRW	DRAWER	RWT	RAINWATER TANK
ELM	ELECTRICAL METER	SIM	SIMILAR
EXJ	EXPANSION JOINT	SRL	STRUCTURAL SLAB LEVEL
FCL	FINISHED CEILING LEVEL	SS	STAINLESS STEEL
FFL	FINISHED FLOOR LEVEL	TBA	TO BE ADVISED
FIX	FIXED	TBC	TO BE CONFIRMED
PW	FLOOR WASTE	TSO	TILE SET OUT

REFLECTED CEILING PLAN NOTES

-DRAWING PREPARED AND BASED ON INFORMATION SUPPLIED TO DATE.
-REFER TO ALL OTHER CONSULTANTS DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING ACCESS PANELS, RETURN SUPPLY AIR AND EXHAUSTS, LIGHTING ETC. REQUIRED FOR MECHANICAL AND ELECTRICAL REQUIREMENTS. FOR FINAL SETOUT CONFIRM WITH ARCHITECT PRIOR TO CONSTRUCTION
-CEILING TO WALL JUNCTIONS TO USE RONDO PROF SHADOW MOULD
-CEILING HEIGHT DIMENSIONS ARE NOMINATED AS CRL
-CONTRACTOR TO INCORPORATE CEILING Baffles/LININGS/INSULATION TO PROVIDE ACUSTIC ISOLATION BETWEEN ROOMS
-CONTRACTOR TO ALLOW FOR ALL CONCEALED SUPPORTS AS REQUIRED FOR CEILING MOUNTED EQUIPMENT & BULBHEADS
-FINAL SETOUT OF ALL JOINTS AS REQUIRED BY MANUFACTURER TO BE CONFIRMED WITH ARCHITECT PRIOR TO MANUFACTURE AND INSTALLATION

-FINAL SETOUT OF ALL ACUSTIC PBD CEILINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO MANUFACTURE AND INSTALLATION
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	CEILING HEIGHT ABOVE FFL		ADJUSTABLE LV DOWNLIGHT
	DIFFUSER - LINEAL		SMOKE ALARM
	WALL LIGHT II		ACCESS PANEL - MECHANICAL
	TOILET EXHAUST FAN		ACCESS PANEL

LEGEND INTERNAL FINISHES

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CE2 CEILING, AQUACHECK + ACOUSTIC INSULATION
CE3 CEILING, EXPRESSED JOINT FC, PAINT FINISH
CE4 SOFFIT, PAINT FINISH
CE5 CEILING, RESILIENT HANGERS + INSULATION
CPT CARPET FLOORING
CTF CONCRETE, TROWEL FINISH
FT1 FLOOR TILE
J.O. JOINERY (VARIOUS) REFER TO SCHEDULES
MIR MIRROR
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PB3 PLASTERBOARD, ACOUSTIC

PUR POLYURETHANE FINISH
RCS RECONSTITUTED STONE
SFT NATURAL STONE FLOOR TILES
SK- SKIRTING (VARIOUS) REFER TO SCHED.
STC NATURAL STONE CLADDING
TBF TIMBER FLOOR BOARDS
TSF NATURAL STONE WALL SLAB
SWT NATURAL STONE WALL TILE
T01 TIMBER VENEER FINISH
WT2 MOSAIC WALL TILE

TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEN ST MILSONS POINT
NSW 2061 SYDNEY AUSTRALIA
T 959-9100 F 959-9133 Png 4578 ABN 90 074 453 302
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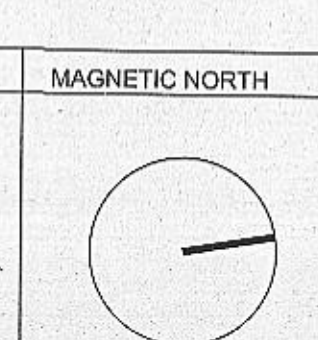
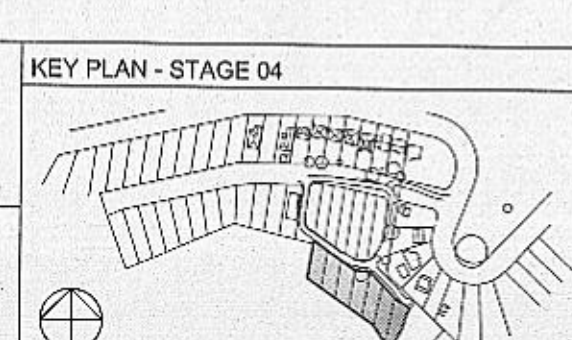
Issue	Revision Description	Date	Issue	Revision Description	Date
01	ISSUE	24.03.2010			
02	REVISED	11.03.2011			

CONSULTANTS		
CIVIL ENGINEER Hughes Trueman P/L ph: 9439-2633	ELECTRICAL ENGINEER ATP Electrical ph: 9913 1060	SURVEYOR Whelan ph: 8234-8300
STRUCTURAL ENGINEER Hughes Trueman P/L ph: 9439-2633	MECHANICAL ENGINEER Tanner Architects ph: 9291-4399	HERITAGE CONSULTANT Tanner Architects ph: 9291-4399
HYDRAULIC ENGINEER Hughes Trueman P/L ph: 9439-2633	LANDSCAPE ARCHITECTS Manyo Design ph: 9416-0111	PLANNING CONSULTANT Ingham Planning ph: 9416-0111

Lend Lease

ST PATRICK'S ESTATE MANLY

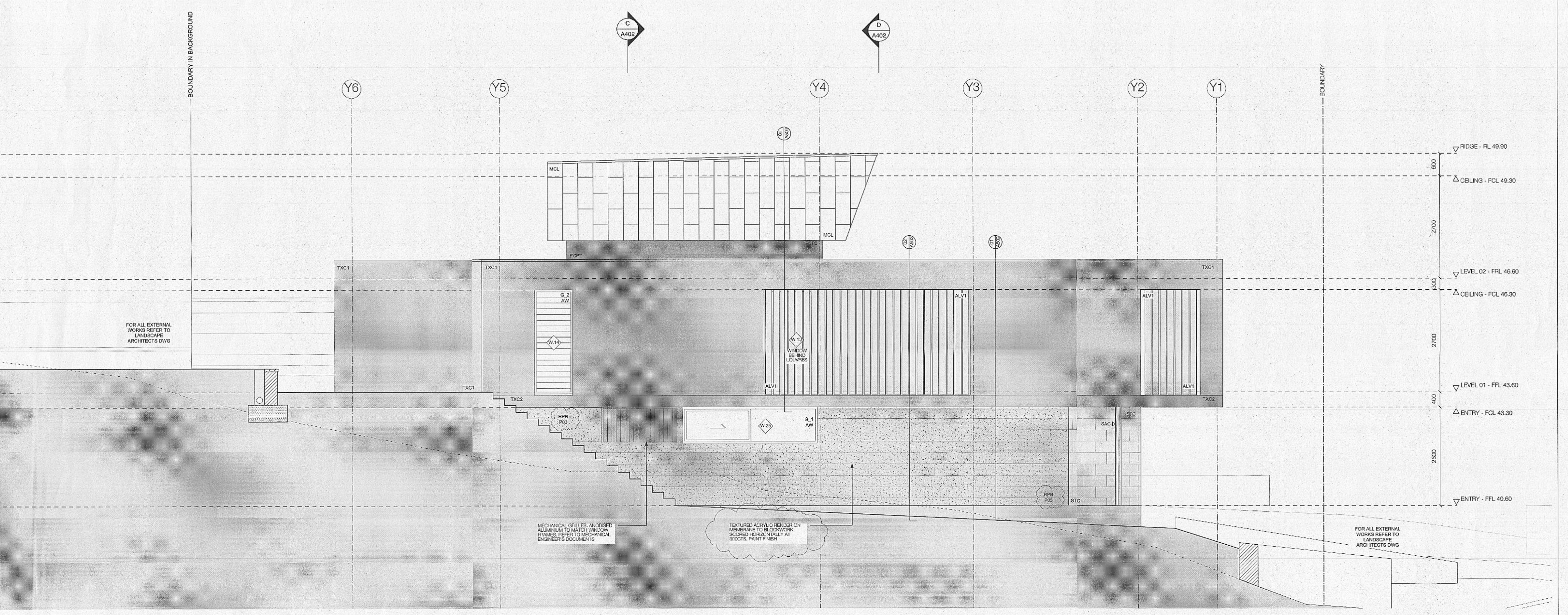
montpelier place



PROJECT
St. Patricks Estate Manly
Stage 04, Precinct 1
for Lend Lease Development

DRAWING TITLE
RCP-LEVEL 02

Drawn	Date JUN.2010
Architect Authorised	Scale 1:50 @ A1
Project	Status
0707	File
DO NOT SCALE OFF THIS DRAWING. USE FIGURE DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE AND RESOLVE ANY DISCREPANCIES WITH ARCHITECT BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED REMAINS WITH TONY CARO ARCHITECTURE	
DRAWING NUMBER AMP-25-000	ISSUE

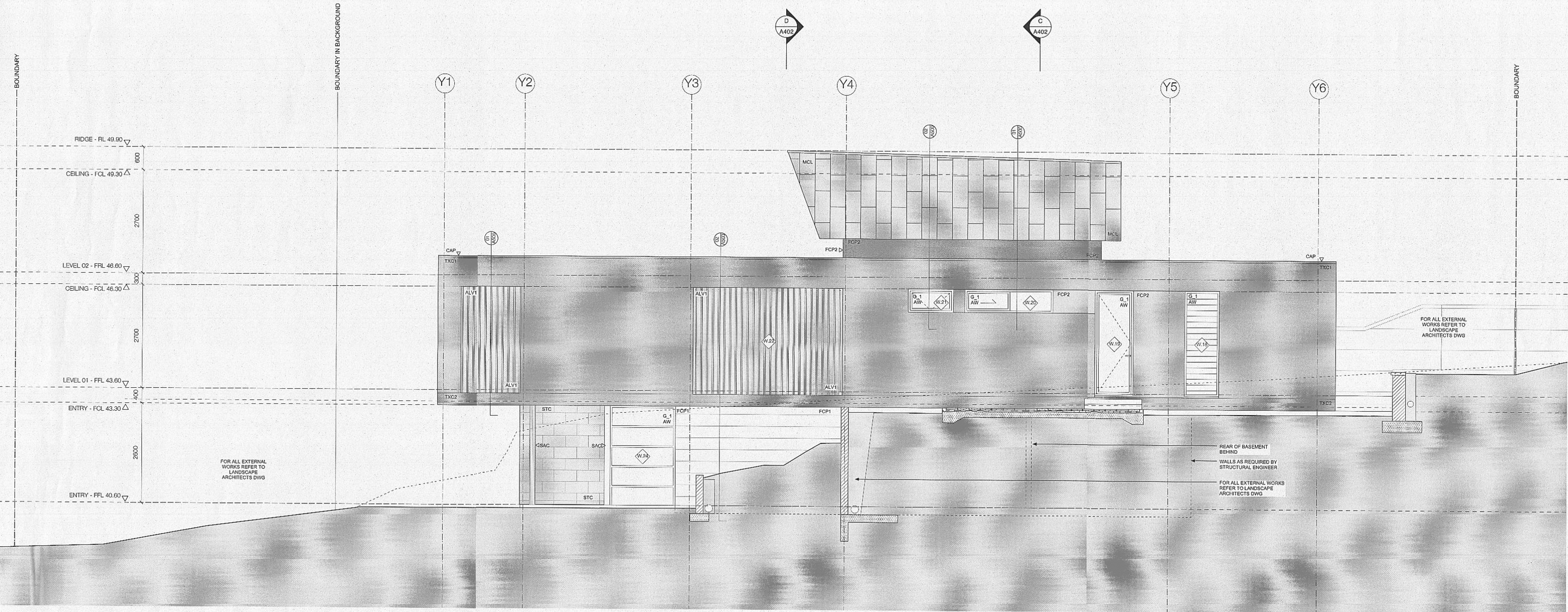


1 EAST ELEVATION
SCALE 1:50

This Plan/Specification forms
part of the certification for
J1 001448 12 JUL 2011

GENERAL NOTES		GENERAL LEGEND		LEGEND EXTERNAL FINISHES		PLANS, SECTIONS AND ELEVATION NOTES	
-CC DRAWINGS ARE PREPARED FROM APPROVED DA DOCUMENTS -BUILDER TO CONFIRM BUILDING SET OUT PRIOR TO COMMENCING WORK -ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER ARCHITECTURAL DETAILS, SCHEDULES AND SPECIFICATIONS -ALL ARCHITECTURAL DRAWINGS AND DOCUMENTS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS -FOR ALL EXTERNAL LEVELS REFER LANDSCAPE DRAWINGS. -IF ANY DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND OTHER CONSULTANTS DOCUMENTS, BUILDER TO ADVISE & DISCUSS PRIOR TO COMMENCING WORK		-IF ANY DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL DOCUMENTS, BUILDER TO ADVISE & DISCUSS PRIOR TO COMMENCING WORK -USE FIGURE DIMENSIONS ONLY - DO NOT SCALE FROM DRAWINGS. IF UNSURE CONFIRM DIMENSION WITH ARCHITECT PRIOR TO PROCEEDING -CONFIRM ALL DIMENSIONS ON SITE AND IF UNSURE CONFIRM DIMENSION WITH ARCHITECT PRIOR TO PROCEEDING -ALL CONSTRUCTION TO COMPLY WITH BCA FIRE RATING REQUIREMENTS -COPYRIGHT TONY CARO ARCHITECTURE. USE OF INFORMATION PROVIDED IS FOR THIS SITE ONLY -DIGITAL FILES ARE ISSUED FOR INFORMATION ONLY. CHANGES MUST NOT BE MADE TO DOCUMENTS WITHOUT ARCHITECT'S CONSENT		REFER EXTERNAL FINISHES SCHEDULE FOR DETAILED DESCRIPTION AW ANODISED ALUMINIUM WINDOW FRAME - DARK BRONZE ALV1 VERTICAL ALUMINIUM LOUVRE, DARK BRONZE ALV2 OPERABLE, RETRACTABLE LOUVRE B.O. BALUSTRADES (VARIOUS), REFER TO SCHEDULES CSP PRE-FOLDED METAL CAPPING, OFF-SITE PAINT FINISH CPP CONCRETE PATCHED + PAINTED D.O. DOORS (VARIOUS), REFER TO SCHEDULES DP EXPOSED DOWNPIPE FCP1 FC CLADDING SYSTEM, TEXTURE + PAINT (ROUGH) FCP2 FC CLADDING SYSTEM, TEXTURE + PAINT (SMOOTH) G.1 GLAZING TYPE 1 - CLEAR G.2 GLAZING TYPE 2 - TRANSLUCENT GLASS G.3 GLAZING TYPE 3 - COLOURBACK GPO GENERAL POWER OUTLET MCL METAL CLADDING MGD GARAGE DOOR MGI METAL BOX GUTTER TO FALLS MG2 EAVES GUTTER TO FALLS MRS METAL ROOF SHEETING O.V. OVERFLOW, FINISH TBC P01 PAINT FINISH 01, REFER TO SCHEDULE P02 PAINT FINISH 02, REFER TO SCHEDULE P03 PAINT FINISH 03, REFER TO SCHEDULE PBK PAINTED BLOCKWORK RSP STONE PAVES RFB RENDERED PAINTED BLOCKWORK SAC STEEL ANODISED ALUMINIUM CLAD SKL SKYLIGHT STC NATURAL STONE CLADDING TCD TIMBER CLADDING TDK TIMBER DECK TO MATCH INTERIOR TXC1 TEXTURED RENDER + PAINT FINISH ON FOAM SUBSTRATE TXC2 TEXTURE + PAINT FINISH ON CONCRETE		-REFER HYDRAULIC ENGINEERS DOCUMENTS FOR ALL DRAINAGE DETAIL INCLUDING DOWNPIPES AND OVERFLOW PIPES. FINAL LOCATIONS TO BE SETOUT BY THE ARCHITECT. -REFER ELECTRICAL ENGINEERS DOCUMENTS FOR ALL DETAILED INFORMATION REGARDING ELECTRICAL WORKS -FINAL LOCATIONS TO BE SETOUT BY THE ARCHITECT. -REFER LANDSCAPE ARCHITECTS DOCUMENTS FOR SCOPE FOR ALL GROUND PLANE AREAS AROUND BUILDING PERIMETER INCLUDING RLS -REFER MECHANICAL ENGINEER'S DOCUMENTS FOR AIRCONDITIONING AND PASSIVE DESIGN INCLUDING ALL EQUIPMENT DRIP TRAYS AND ACCESS REQUIREMENTS. -TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DOCUMENTS -STUDWORK SUPPORT & BRACING TO BE INCORPORATED BY SUBCONTRACTOR AS REQUIRED TO ACCOMMODATE STUDWORK SIZES & HEIGHT REQUIREMENTS -INSULATION TO ROOF + WALLS IN ACCORDANCE WITH AGBR + GREEN STAR ESD REPORT PREPARED BY DLL	

TONY CARO ARCHITECTURE PTY LTD LEVEL 1, 2 GLEN ST MILSONS POINT NSW 2061 SYDNEY AUSTRALIA T 99649100 F 99649133 Reg 4578 ABN 90 074 453 302 WWW.TONYCAROARCHITECTURE.COM.AU			CONSULTANTS CIVIL ENGINEER Hughes Trueman P/L ph: 9439-2633 STRUCTURAL ENGINEER Hughes Trueman P/L ph: 9439-2633 HYDRAULIC ENGINEER Hughes Trueman P/L ph: 9439-2633			ELECTRICAL ENGINEER ATP Electrical ph: 9913 1066 MECHANICAL ENGINEER Terry Thompson PM ph: 9599 4933 LANDSCAPE ARCHITECTS Monyo Design ph: -			SURVEYOR Whelans ph: 9234-4300 HERITAGE CONSULTANT Tanner Architects ph: 9281-4399 PLANNING CONSULTANT Ingham Planning ph: 9418-9111			ST PATRICK'S ESTATE MANLY montpelier place ST PATRICK'S ESTATE MANLY			KEY PLAN - STAGE 04 MAGNETIC NORTH PROJECT St. Patricks Estate Manly Stage 04, Precinct 1 for Lend Lease Development DRAWING TITLE ELEVATION - EAST			Drawn Date MAR.2010 Architect Authorised Scale 1:50 @ A1 Tony Caro Architecture Project Status 0707 File DRAWING NUMBER AMP - 25 - 301 ISSUE 03		
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1 WEST ELEVATION
SCALE 1:50

This Plan/Specification forms
part of the certification for
J1 001440 12 JUL 2011

GENERAL NOTES

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BUILDER TO CONFIRM BUILDING SET OUT PRIOR TO COMMENCING WORK
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GENERAL LEGEND

ADJ ADJUSTABLE
B.O. BALCONY (VARIOUS)
B.L.C. BALCONY (VARIOUS)
CL CENTERLINE
CON CONDENSER
DRW DRAWER
ELM ELECTRICAL METER
EXP EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FFL FINISHED FLOOR LEVEL
FIX FIXED
FW FLOOR WASTE
GSM GAS METER
GPO GENERAL POWER OUTLET
HWS HOT WATER SYSTEM
MDF MAIN DISTRIBUTION FRAME
OVF OVERFLOW
RWO RAINWATER OUTLET
RWI RAINWATER TANK
SIM SIMILAR
SRL STRUCTURAL SLAB LEVEL
SS STAINLESS STEEL
TBA TO BE ADVISED
TBC TO BE CONFIRMED
TSO TILE SET OUT

LEGEND EXTERNAL FINISHES

REFER EXTERNAL FINISHES SCHEDULE FOR DETAILED DESCRIPTION
AW ANODISED ALUMINIUM WINDOW FRAME - DARK BRONZE
ALV1 VERTICAL ALUMINIUM LOUVRE - DARK BRONZE
ALV2 OPERABLE, RETRACTABLE LOUVRE
B.O. BALUSTRADES (VARIOUS), REFER TO SCHEDULES
CAP PRE-FOLDED METAL CAPPING, OFF-SITE PAINT FINISH
CONCRETE PATCHED + PAINTED
D.O. DOORS (VARIOUS), REFER TO SCHEDULES
DP EXPOSED DOWNPIPE
FCP1 FC CLADDING SYSTEM, TEXTURE + PAINT (ROUGH)
FCP2 FC CLADDING SYSTEM, TEXTURE + PAINT (SMOOTH)
G_1 GLAZING TYPE 1 - CLEAR
G_2 GLAZING TYPE 2 - TRANSLUCENT GLASS
G_3 GLAZING TYPE 3 - COLOURBACK

GPO GENERAL POWER OUTLET
MCL METAL CLADDING
MGD GARAGE DOOR
MG1 METAL BOX GUTTER TO FALLS
MG2 EAVES GUTTER TO FALLS
MFS METAL ROOF SHEETING
OVF OVERFLOW, FINISH TBC
P01 PAINT FINISH 01, REFER TO SCHEDULE
P02 PAINT FINISH 02, REFER TO SCHEDULE
P03 PAINT FINISH 03, REFER TO SCHEDULE
PBK PAINTED BLOCKWORK
PSW PAINTED STEELWORK
RSP STONE PAVES

RPB RENDERED PAINTED BLOCKWORK
SAC STEEL ANODISED ALUMINIUM CLAD
SKL SKYLIGHT
STC NATURAL STONE CLADDING
TCD TIMBER CLADDING
TDB TIMBER DECK TO MATCH INTERIOR
TXC1 TEXTURED RENDER + PAINT FINISH ON
FOAM SUBSTRATE
TXC2 TEXTURE + PAINT FINISH ON
CONCRETE

PLANS, SECTIONS AND ELEVATION NOTES

-REFER HYDRAULIC ENGINEERS DOCUMENTS FOR ALL DRAINAGE DETAIL INCLUDING DOWNPIPES AND OVERFLOW PIPES. FINAL LOCATIONS TO BE SET OUT BY THE ARCHITECT.
-REFER ELECTRICAL ENGINEERS DOCUMENTS FOR ALL DETAILED INFORMATION REGARDING ELECTRICAL WORKS
-REFER LANDSCAPE ARCHITECTS DOCUMENTS FOR SCOPE FOR ALL GROUND PLANE AREAS AROUND BUILDING PERIMETER INCLUDING RLS
-REFER MECHANICAL ENGINEERS DOCUMENTS FOR AIRCONDITIONING AND PASSIVE DESIGN INCLUDING ALL EQUIPMENT DRIP TRAYS AND ACCESS REQUIREMENTS.

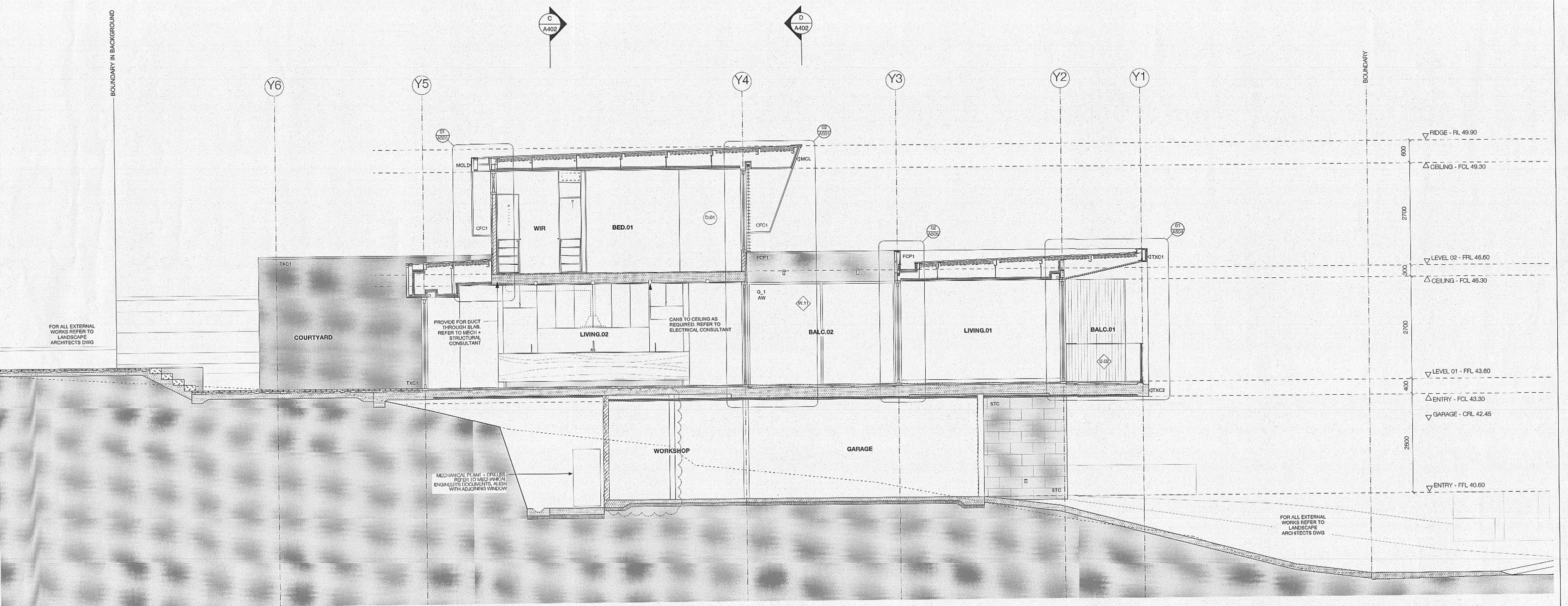
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-STUDYWORK SUPPORT & BRACING TO BE INCORPORATED BY SUBCONTRACTOR AS REQUIRED TO ACCOMMODATE STUDYWORK SIZES & HEIGHT REQUIREMENTS
-INSULATION TO ROOF + WALLS IN ACCORDANCE WITH AGSR + GREEN STAR ESD REPORT PREPARED BY DLL

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HYDRAULIC ENGINEER Hughes Trueman P/L ph: 9439-2633	LANDSCAPE ARCHITECTS Manyo Design ph: -	PLANNING CONSULTANT Ingham Planning ph: 9416-9111																																																				
PROJECT																																																						
St. Patricks Estate Manly Stage 04, Precinct 1 for Lend Lease Development																																																						
DRAWING TITLE SOUTH + WEST ELEVATIONS																																																						
Drawn	Date																																																					
Architect Authorised Tony Caro Architecture	MAR.2010																																																					
Project 0707	Scale 1:50 @ A1																																																					
File	Status																																																					

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DRAWING NUMBER
AAMP - 25 - 302

ISSUE
02



SECTION A
SCALE 1:50

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J1 001448 12 JUL 2011

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-DIGITAL FILES ARE ISSUED FOR INFORMATION ONLY. CHANGES MUST NOT BE MADE TO DOCUMENTS WITHOUT ARCHITECT'S CONSENT

GENERAL LEGEND	
ADJ	ADJUSTABLE
B.O.	BATHROOM (VARIOUS)
BALC.0	BALCONY (VARIOUS)
BED.0	BEDROOM (VARIOUS)
CL	CENTERLINE
CON	CONDENSER
DRW	DRAWER
ELM	ELECTRICAL METER
EXJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FIX	FIXED
FW	FLOOR WASTE
GSM	GAS METER
GPO	GENERAL POWER OUTLET
HWS	HOT WATER SYSTEM
MDF	MAIN DISTRIBUTION FRAME
OVF	OVERFLOW
RWO	RAINWATER OUTLET
RWT	RAINWATER TANK
SM	SIMILAR
SRL	STRUCTURAL SLAB LEVEL
SS	STAINLESS STEEL
TBA	TO BE ADVISED
TBC	TO BE CONFIRMED
TSO	TILE SET OUT

LEGEND EXTERNAL FINISHES	
AW	ANODISED ALUMINIUM WINDOW FRAME - DARK BRONZE
ALV1	VERTICAL ALUMINIUM LOUVER - DARK BRONZE
ALV2	OPERABLE, RETRACTABLE LOUVER
B.O.	BALUSTRADES (VARIOUS), REFER TO SCHEDULES
CAP	PRE-FOLDED METAL CAPING, OFF-SITE PAINT FINISH
CPP	CONCRETE PATCHED + PAINTED
D.O.	EXPOSED DOWNPIPE
DP	DOORS (VARIOUS), REFER TO SCHEDULES
FCP1	FC CLADDING SYSTEM, TEXTURE + PAINT (ROUGH)
FCP2	FC CLADDING SYSTEM, TEXTURE + PAINT (SMOOTH)
G_1	GLAZING TYPE 1 - CLEAR
G_2	GLAZING TYPE 2 - TRANSLUCENT GLASS
G_3	GLAZING TYPE 3 - COLOURBACK

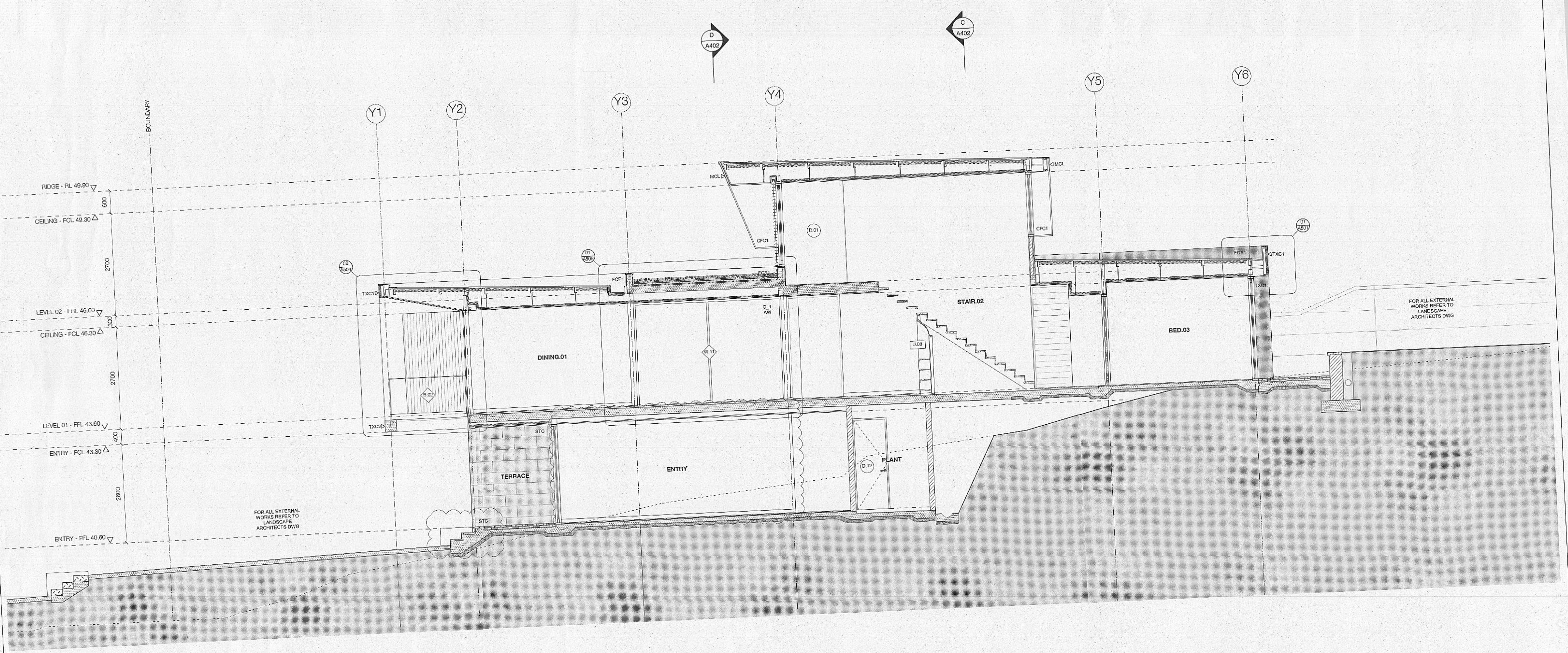
GPO	GENERAL POWER OUTLET
MCL	METAL CLADDING
MGD	GARAGE DOOR
MG1	METAL BOX GUTTER TO FALLS
MG2	EAVES GUTTER TO FALLS
MRS	METAL ROOF SHEETING
OVP	OVERFLOW, FINISH TBC
P01	PAINT FINISH 01, REFER TO SCHEDULE
P02	PAINT FINISH 02, REFER TO SCHEDULE
P03	PAINT FINISH 03, REFER TO SCHEDULE
PBK	PAINTED BLOCKWORK
PSW	PAINTED STEELWORK
RSP	STONE PAVEMENT

RPB	RENDERED PAINTED BLOCKWORK
SAC	STEEL ANODISED ALUMINIUM CLAD
SKL	SKYLIGHT
STC	NATURAL STONE CLADDING
TCD	TIMBER CLADDING
TDK	TIMBER DECK TO MATCH INTERIOR
TXC1	TEXTURED RENDER + PAINT FINISH ON FOAM SUBSTRATE
TXC2	TEXTURE + PAINT FINISH ON CONCRETE

PLANS, SECTIONS AND ELEVATION NOTES
-REFER HYDRAULIC ENGINEERS DOCUMENTS FOR ALL DRAINAGE DETAIL INCLUDING DOWNPIPES AND OVERFLOW PIPES. FINAL LOCATIONS TO BE SET OUT BY THE ARCHITECT.
-REFER ELECTRICAL ENGINEERS DOCUMENTS FOR ALL DETAILED INFORMATION REGARDING ELECTRICAL WORKS FINAL LOCATIONS TO BE SET OUT BY THE ARCHITECT.
-REFER LANDSCAPE ARCHITECTS DOCUMENTS FOR SCOPE FOR ALL GROUND PLANE AREAS AROUND BUILDING PERIMETER INCLUDING RL'S
-REFER MECHANICAL ENGINEERS DOCUMENTS FOR AIRCONDITIONING AND PASSIVE DESIGN INCLUDING ALL EQUIPMENT DRIP TRAYS AND ACCESS REQUIREMENTS.

-TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DOCUMENTS
-STUDYWORK SUPPORT & BRACING TO BE INCORPORATED BY SUBCONTRACTOR AS REQUIRED TO ACCOMMODATE STUDYWORK SIZES & HEIGHT REQUIREMENTS
-INSULATION TO ROOF + WALLS IN ACCORDANCE WITH AGSR + GREEN STAR ESD REPORT PREPARED BY DLL

CONSULTANTS		PROJECT		DATE	
CIVIL ENGINEER Hughes Trueman P/L ph: 9439-2633	ELECTRICAL ENGINEER ATP Electrical ph: 9813 1868	ST. PATRICK'S ESTATE MANLY	Stage 04, Precinct 1	MAR.2010	
STRUCTURAL ENGINEER Hughes Trueman P/L ph: 9439-2633	MECHANICAL ENGINEER Terry Thompson PM ph: 9599 4039	for Lend Lease Development			
HYDRAULIC ENGINEER Hughes Trueman P/L ph: 9439-2633	LANDSCAPE ARCHITECTS Manly Design ph: -				
SURVEYOR Whitlans ph: 8234-8300		PROJECT		DATE	
HERITAGE CONSULTANT Tanner Architects ph: 9281-4399		St. Patricks Estate Manly		1:50 @ A1	
PLANNING CONSULTANT Ingham Planning ph: 9416-9111		Stage 04, Precinct 1		Status	
		for Lend Lease Development		File	
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TONY CARO ARCHITECTURE PTY LTD LEVEL 1, 2 GLEN ST MILSONS POINT NSW 2061 SYDNEY AUSTRALIA T 99649100 F 99649133 Reg 4578 ABN 90 074 453 302 WWW.TONYCAROARCHITECTURE.COM.AU		DRAWING TITLE SECTION A		DRAWING NUMBER AMP - 25 - 400	
				ISSUE 03	



SECTION B
SCALE 1:50

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GENERAL LEGEND	
ADJ	ADJUSTABLE
B.O.	BATHROOM (VARIOUS)
BALC.D.	BALCONY (VARIOUS)
BED.A.	BEDROOM (VARIOUS)
CL	CENTERLINE
CON	CONDENSER
DRW	DRAWER
ELM	ELECTRICAL METER
EXPJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FW	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
GSM	GAS METER
GPO	GENERAL POWER OUTLET
HWS	HOT WATER SYSTEM
MDF	MAIN DISTRIBUTION FRAME
OVF	OVERFLOW
RWO	RAINWATER OUTLET
SM	SIMILAR
SRL	STRUCTURAL SLAB LEVEL
SS	STAINLESS STEEL
TBA	TO BE ADVISED
TBC	TO BE CONFIRMED
TBO	TILE SET OUT

LEGEND EXTERNAL FINISHES
REFER EXTERNAL FINISHES SCHEDULE FOR DETAILED DESCRIPTION
AW ANODISED ALUMINIUM WINDOW FRAME - DARK BRONZE
ALV1 OPERABLE, RETRACTABLE LOUVRE
B.O. BALUSTRADES (VARIOUS), REFER TO SCHEDULES
CNP PRE-FOLDED METAL CAPPING, OFF-SITE PAINT FINISH
COP CONCRETE PATCHED + PAINTED
D.O. EXPOSED DOWNPIPE
DP DOORS (VARIOUS), REFER TO SCHEDULES
FCP1 FC CLADDING SYSTEM, TEXTURE + PAINT (ROUGH)
FCP2 FC CLADDING SYSTEM, TEXTURE + PAINT (SMOOTH)
G-1 GLAZING TYPE 1 - CLEAR
G-2 GLAZING TYPE 2 - TRANSLUCENT GLASS
G-3 GLAZING TYPE 3 - COLOURBACK

GPO GENERAL POWER OUTLET
MCL METAL CLADDING
MG1 GARAGE DOOR
MG2 METAL BOX GUTTER TO FALLS
MIS GAVES GUTTER TO FALLS
MRS METAL ROOF SHEETING
OVP OVERFLOW, FINISH TBC
P01 PAINT FINISH 01, REFER TO SCHEDULE
P02 PAINT FINISH 02, REFER TO SCHEDULE
P03 PAINT FINISH 03, REFER TO SCHEDULE
PBK PAINTED BLOCKWORK
PSW PAINTED STEELWORK
RSP STONE PAVES

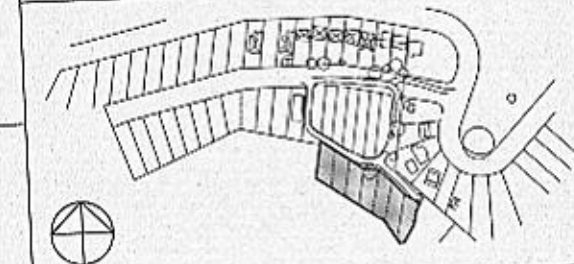
RPB RENDERED PAINTED BLOCKWORK
SAC STEEL ANODISED ALUMINIUM CLAD
SKL SKYLIGHT
STC NATURAL STONE CLADDING
TCD TIMBER CLADDING
TDR TIMBER DECK TO MATCH INTERIOR
TKX1 TEXTURED RENDER + PAINT FINISH ON
TKX2 FOAM SUBSTRATE
TKX2 TEXTURE + PAINT FINISH ON CONCRETE

PLANS, SECTIONS AND ELEVATION NOTES

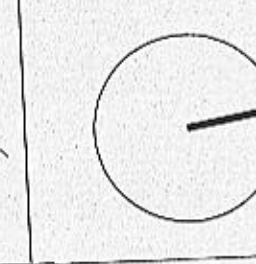
- REFER HYDRAULIC ENGINEERS DOCUMENTS FOR ALL DRAINAGE DETAIL INCLUDING DOWNPIPES AND OVERFLOW PIPES. FINAL LOCATIONS TO BE SET OUT BY THE ARCHITECT.
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- REFER MECHANICAL ENGINEERS DOCUMENTS FOR AIRCONDITIONING AND PASSIVE DESIGN INCLUDING ALL EQUIPMENT DRIP TRAYS AND ACCESS REQUIREMENTS.

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- INSULATION TO ROOF - WALLS IN ACCORDANCE WITH AGR + GREEN STAR ESD REPORT PREPARED BY DLL

KEY PLAN - STAGE 04



MAGNETIC NORTH



PROJECT
St. Patricks Estate Manly
Stage 04, Precinct 1
for Land Lease Development
DRAWING TITLE
SECTION B

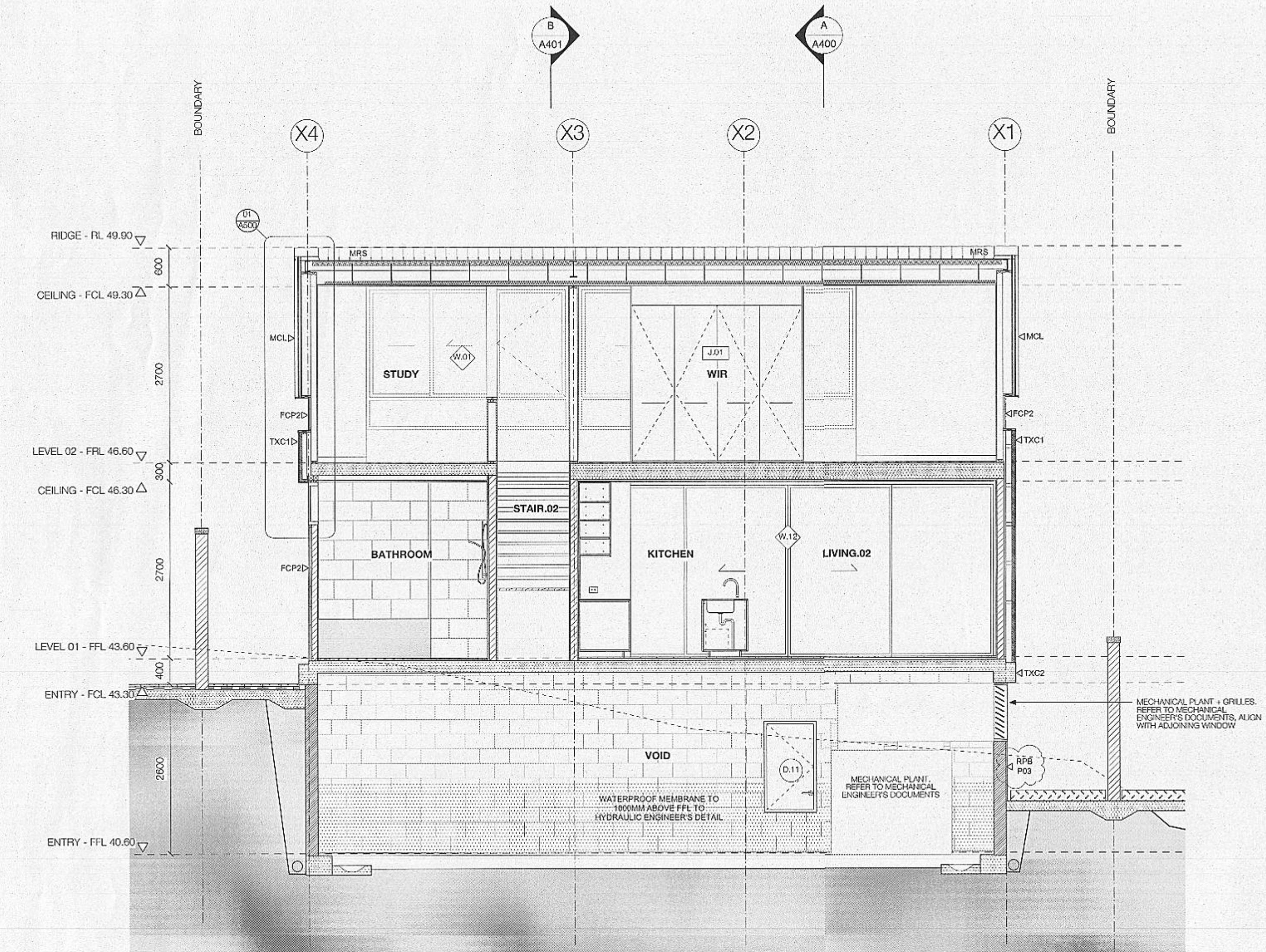
Drawn	Date	MAR.2010
Architect Authorised	Scale	1:50 @ A1
Tony Caro Architecture	Status	
Project	File	
0707		
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WWW.TONYCAROARCHITECTURE.COM.AU

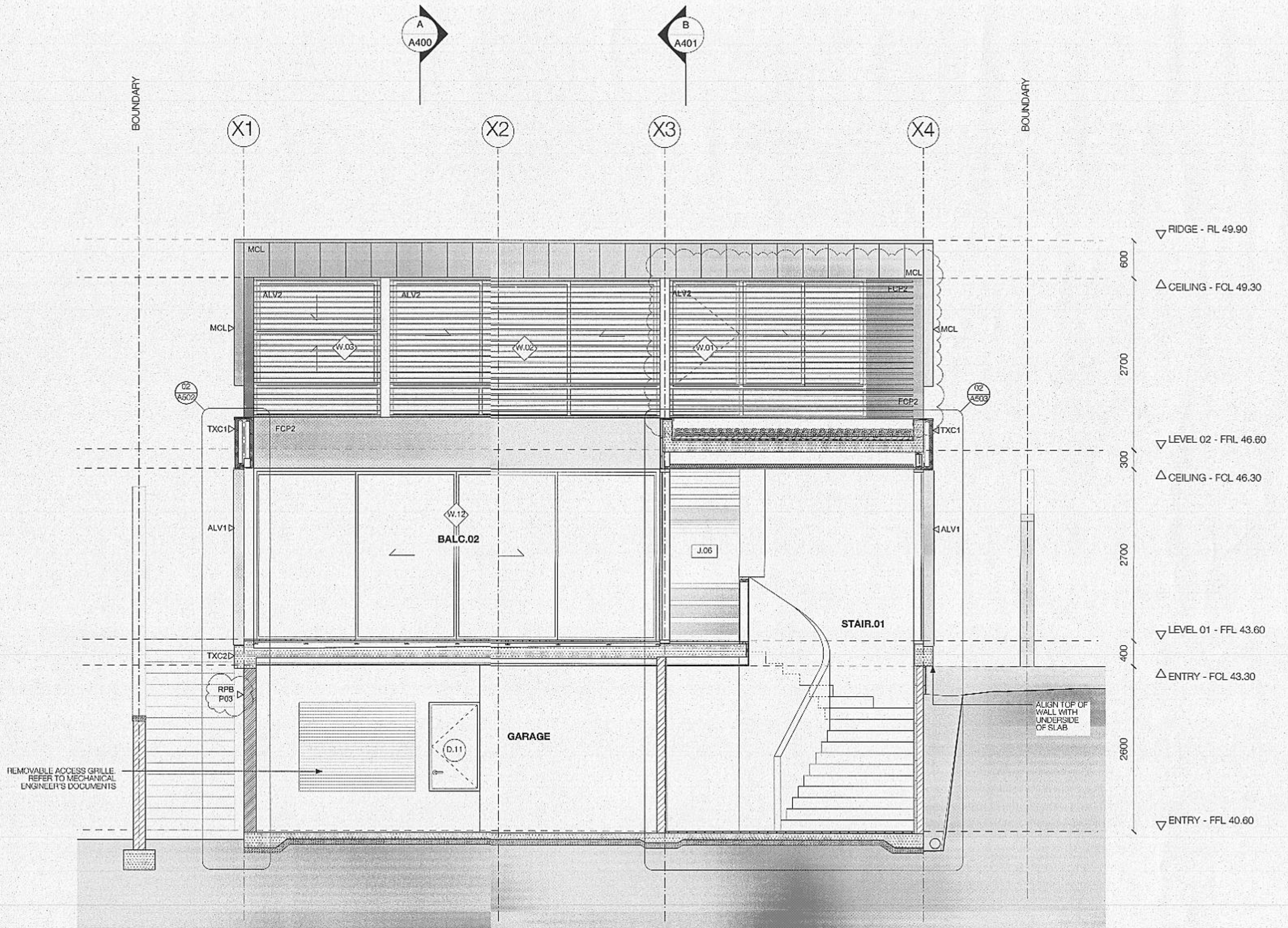
CONSULTANTS	Date
CIVIL ENGINEER Hughes Trueman P/L ph: 9439-2633	
STRUCTURAL ENGINEER Hughes Trueman P/L ph: 9439-2633	
HYDRAULIC ENGINEER Hughes Trueman P/L ph: 9439-2633	
ELECTRICAL ENGINEER ATP Electrical ph: 9913 1065	
MECHANICAL ENGINEER Terry Thompson PM ph: 9999 4039	
LANDSCAPE ARCHITECTS Mango Design ph: -	
SURVEYOR Whelan ph: 9234-0300	
HERITAGE CONSULTANT Tanner Architects ph: 9281-4399	
PLANNING CONSULTANT Ingham Planning ph: 9416-9111	

Lend Lease

ST PATRICK'S ESTATE MANLY
montpelier place
ST PATRICK'S ESTATE MANLY



1 SECTION C
SCALE 1:50



2 SECTION D
SCALE 1:50

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GENERAL LEGEND

ADJ ADJUSTABLE
B.B. BALCONY (VARIOUS)
BALC.0 BALCONY (VARIOUS)
BED.0 BEDROOM (VARIOUS)
CL CENTERLINE
CON CONDENSER
DRW DRAWER
ELM ELECTRICAL METER
EXJ EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FFL FINISHED FLOOR LEVEL
FIX FIXED
FW FLOOR WASTE

GSM GAS METER
GPO GENERAL POWER OUTLET
HWS HOT WATER SYSTEM
MDF MAIN DISTRIBUTION FRAME
OVP OVERFLOW
RWO RAINWATER OUTLET
RWT RAINWATER TANK
SIM SIMILAR
SRL STRUCTURAL SLAB LEVEL
SS STAINLESS STEEL
TBA TO BE ADVISED
TBC TO BE CONFIRMED
TSD TILE SET OUT

LEGEND EXTERNAL FINISHES
REFER EXTERNAL FINISHES SCHEDULE FOR DETAILED DESCRIPTION
AW ANODISED ALUMINIUM WINDOW FRAME - DARK BRONZE
ALV1 VERTICAL ALUMINIUM LOUVER - DARK BRONZE
ALV2 OPERABLE, RETRACTABLE LOUVER
B.O. BALUSTRADES (VARIOUS), REFER TO SCHEDULES
B.O. PRE-FOLDED METAL CLADDING, OFF-SITE PAINT FINISH
CPP CONCRETE PATCHED + PAINTED
DOORS (VARIOUS), REFER TO SCHEDULES
EXPOSED DOWNPIPE
FCP1 FC CLADDING SYSTEM, TEXTURE + PAINT (ROUGH)
FCP2 FC CLADDING SYSTEM, TEXTURE + PAINT (SMOOTH)
G_1 GLAZING TYPE 1 - CLEAR
G_2 GLAZING TYPE 2 - TRANSLUCENT GLASS
G_3 GLAZING TYPE 3 - COLOURBACK

GPO GENERAL POWER OUTLET
MCL METAL CLADDING
MGD GARAGE DOOR
MS1 METAL BOX GUTTER TO FALLS
MS2 EAVES GUTTER TO FALLS
MRS METAL ROOF SHEETING
OVP OVERFLOW, FINISH TBC
P01 PAINT FINISH 01, REFER TO SCHEDULE
P02 PAINT FINISH 02, REFER TO SCHEDULE
P03 PAINT FINISH 03, REFER TO SCHEDULE
PBK PAINTED BLOCKWORK
PSW PAINTED STEELWORK
RSP STONE PAVER

RPB RENDERED PAINTED BLOCKWORK
SAC STEEL ANODISED ALUMINIUM CLAD
SKL SKYLIGHT
STC NATURAL STONE CLADDING
TCD TIMBER CLADDING
TDC TIMBER DECK TO MATCH INTERIOR
TXC1 TEXTURED RENDER + PAINT FINISH ON
FOAM SUBSTRATE
TXC2 TEXTURE + PAINT FINISH ON CONCRETE

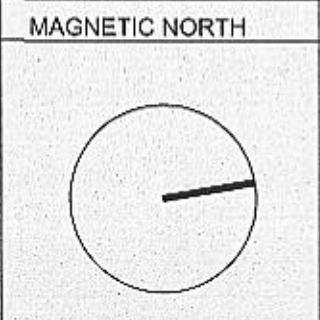
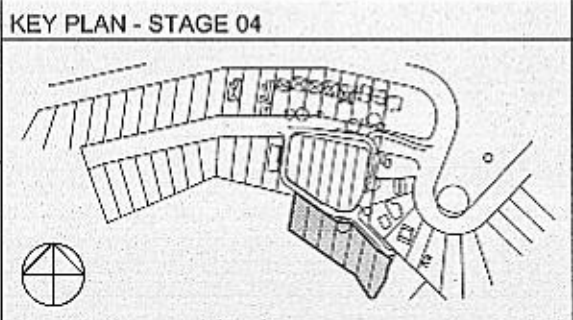
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-SIZES & HEIGHT REQUIREMENTS
-INSULATION TO ROOF + WALLS IN ACCORDANCE WITH AS/NZS 4850 - GREEN STAR ESD REPORT PREPARED BY DLL

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NSW 2261 SYDNEY AUSTRALIA
T 99649100 F 99649133 Reg 4578 ABN 90 074 453 302
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Issue	Revision Description	Date	Issue	Revision Description	Date
01	ISSUED FOR PERMIT	12.05.2010			
02	REVISION ALUMINIUM ATO 55/12	13.07.2010			
03		11.05.2011			

CONSULTANTS		
CIVIL ENGINEER	Hughes Trueman P/L	ph: 9439-2632
STRUCTURAL ENGINEER	Hughes Trueman P/L	ph: 9439-2633
HYDRAULIC ENGINEER	Hughes Trueman P/L	ph: 9439-2633
ELECTRICAL ENGINEER	ATP Electrical	ph: 9113 1006
MECHANICAL ENGINEER	Terry Thompson PM	ph: 9598 4039
LANDSCAPE ARCHITECTS	Manyo Design	ph: -
SURVEYOR	Whelans	ph: 8234-8300
HERITAGE CONSULTANT	Tanner Architects	ph: 9281-4399
PLANNING CONSULTANT	Ingham Planning	ph: 9416-9111



PROJECT
St. Patricks Estate Manly
Stage 04, Precinct 1
for Lend Lease Development
DRAWING TITLE
SECTIONS C + D

Drawn	Date
Architect Authorised	MAR.2010
Tony Caro Architecture	Scale 1:50 @ A1
Project	Status
0707	File
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AMP - 25 - 402	03

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J1 001448 12 JUL 2011

A100 CONCRETE SETOUT PLANS	☒	AMP - 25 - 100	02	CONCRETE SETOUT - BASEMENT	1:50 (A1)
	☒	AMP - 25 - 101	02	CONCRETE SETOUT - GROUND	1:50 (A1)
	☒	AMP - 25 - 102	02	CONCRETE SETOUT - FIRST	1:50 (A1)

A200 REFLECTED CEILING PLANS	☒	AMP - 25 - 200	02	RCP - BASEMENT	1:50 (A1)
	☒	AMP - 25 - 201	02	RCP - LEVEL 01	1:50 (A1)
	☒	AMP - 25 - 202	02	RCP - LEVEL 02	1:50 (A1)

A300 ELEVATIONS	☒	AMP - 25 - 300	03	ELEVATIONS NORTH + SOUTH	1:50 (A1)
	☒	AMP - 25 - 301	03	ELEVATIONS EAST	1:50 (A1)
	☒	AMP - 25 - 302	03	ELEVATIONS WEST	1:50 (A1)

A400 SECTIONS	☒	AMP - 25 - 400	03	SECTION A	1:50 (A1)
	☒	AMP - 25 - 401	03	SECTION B	1:50 (A1)
	☒	AMP - 25 - 402	03	SECTIONS C + D	1:50 (A1)

A500 DETAILED SECTIONS + PLANS	☒	AMP - 25 - 500	03	SECTION DETAIL	1:10 (A1)
	☒	AMP - 25 - 501	03	SECTION DETAIL	1:10 (A1)
	☒	AMP - 25 - 502	03	SECTION DETAIL	1:10 (A1)
	☒	AMP - 25 - 503	03	SECTION DETAIL	1:10 (A1)
	☒	AMP - 25 - 504	03	SECTION DETAIL	1:10 (A1)
	☒	AMP - 25 - 505	03	SECTION DETAIL	1:10 (A1)
	☒	AMP - 25 - 506	03	SECTION DETAIL	1:10 (A1)
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	☒	AMP - 25 - 551	03	PLAN DETAILS	1:10 (A1)

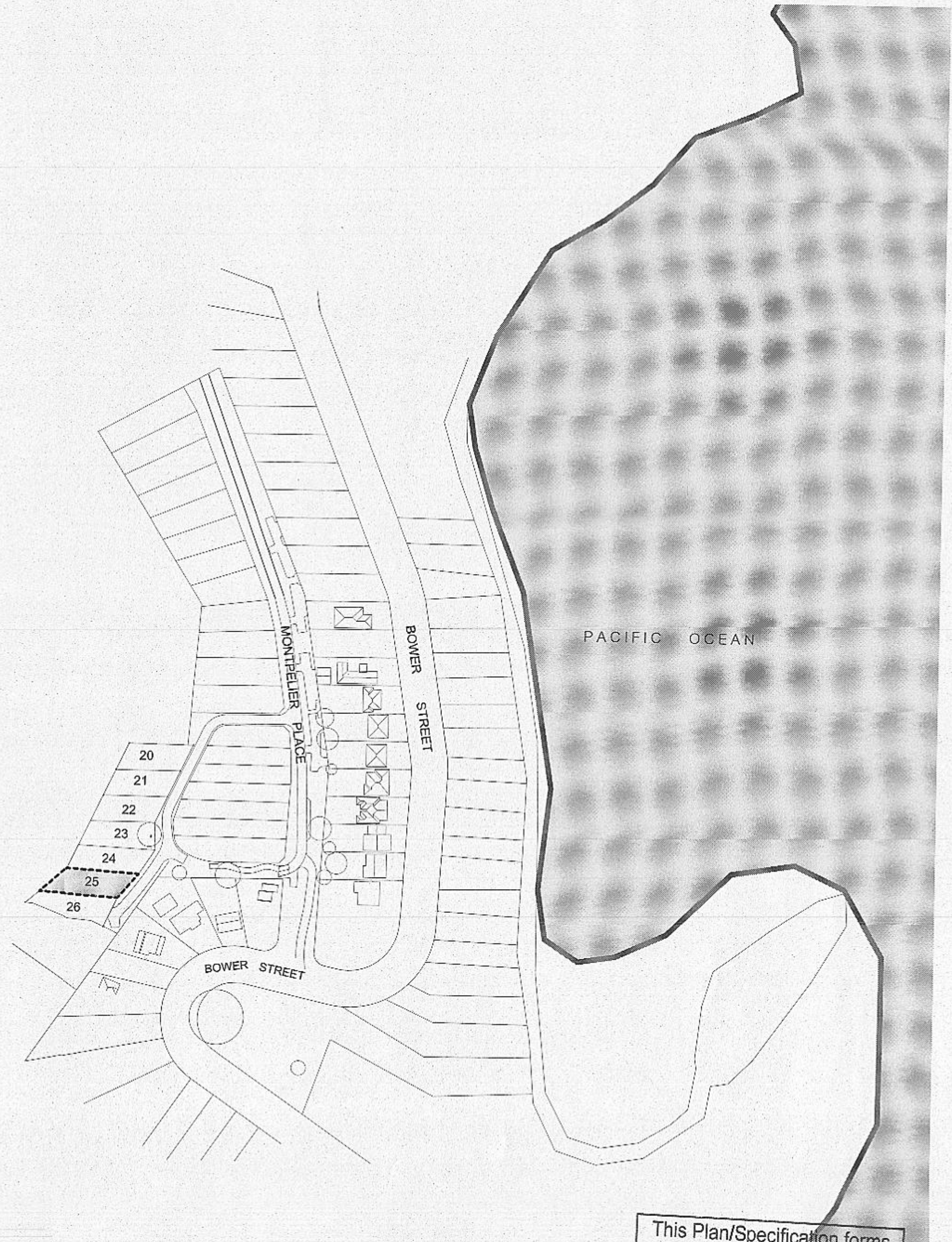
A600 WET AREAS + JOINERY	☒	AMP - 25 - 600	04	KITCHEN	1:20 (A1)
	☒	AMP - 25 - 601	03	LAUNDRY	1:20 (A1)
	☒	AMP - 25 - 602	03	ENSUITE	1:20 (A1)
	☒	AMP - 25 - 603	03	BATHROOM	1:20 (A1)
	☒	AMP - 25 - 604	04	WC	1:20 (A1)
	☒	AMP - 25 - 650	04	JOINERY - J.01, J.02	1:20 (A1)
	☒	AMP - 25 - 651	03	JOINERY - J.03, J.04	1:20 (A1)
	☒	AMP - 25 - 652	03	JOINERY - J.05, J.06	1:20 (A1)
	☒	AMP - 25 - 653	03	JOINERY - J.07	1:20 (A1)

A700 TYPICAL DETAILS	☒	AMP - 25 - 700	03	TYPICAL DETAILS	AS SHOWN (A1)
	☒	AMP - 25 - 701	03	TYPICAL DETAILS	AS SHOWN (A1)
	☒	AMP - 25 - 702	03	TYPICAL DETAILS	AS SHOWN (A1)
	☒	AMP - 25 - 750	01	STAIR DETAILS	AS SHOWN (A1)
	☒	AMP - 25 - 751	01	STAIR DETAILS	AS SHOWN (A1)

A800 DRAWING SCHEDULES	☒	AMP - 25 - 800	03	WINDOW + DOOR SCHEDULE	1:50 (A1)
	☒	AMP - 25 - 801	03	WINDOW + DOOR SCHEDULE	1:50 (A1)

A900 SPECIFICATIONS + SCHEDULES	☒	-	03	SPECIFICATION	
	☒	-	03	EXTERNAL MATERIAL + FINISHES SCHEDULE	
	☒	-	03	INTERNAL MATERIAL + FINISHES SCHEDULE	
	☒	-	03	JOINERY HARDWARE SCHEDULE	
	☒	-	03	SANITARY FIXTURES SCHEDULE	
	☒	-	03	ELECTRICAL + GAS APPLIANCES SCHEDULE	

TANNER ARCHITECTS	☐	☐	☐	☐	☐
HUGHES TRUEMAN	☐	☐	☐	☐	☐
EFFICIENT LIVING - BASIX	☐	☐	☐	☐	☐
INGHAM PLANNING - PLANNER	☐	☐	☐	☐	☐
TERRY THOMPSON - MECHANICAL	☐	☐	☐	☐	☐
MANYO - LANDSCAPE	☐	☐	☐	☐	☐
ATP- ELECTRICAL	☐	☐	☐	☐	☐



1 LOCATION PLAN
SCALE 1:2000

This Plan/Specification forms
part of the certification for
J1 001440 12 JUL 2011

Issue	Revision Description	Date	Issue	Revision Description	Date
01	TENDER ISSUE	25.06.2010			
02	TENDER ADDENDUM	24.06.2010			
03	TENDER ADDENDUM	18.07.2010			
04	A/C ISSUE	11.08.2011			

CONSULTANTS

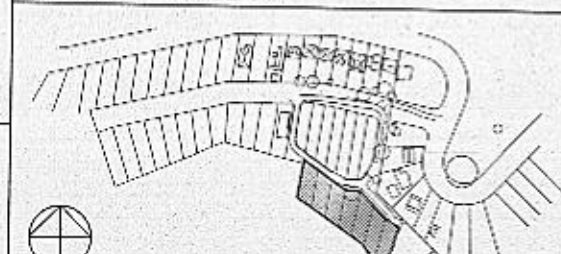
CIVIL ENGINEER Hughes Trueman P/L ph: 9439-2633
STRUCTURAL ENGINEER Hughes Trueman P/L ph: 9439-2633
HYDRAULIC ENGINEER Hughes Trueman P/L ph: 9439-2633

ELECTRICAL ENGINEER ATP Electrical ph: 9913 1168
MECHANICAL ENGINEER Terry Thompson P/M ph: 9599 4939
LANDSCAPE ARCHITECTS Manyo Design ph: -

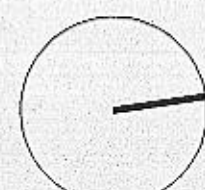
SURVEYOR Whelans ph: 8234-8300
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PLANNING CONSULTANT Ingham Planning ph: 9416-9111



KEY PLAN - STAGE 04



MAGNETIC NORTH

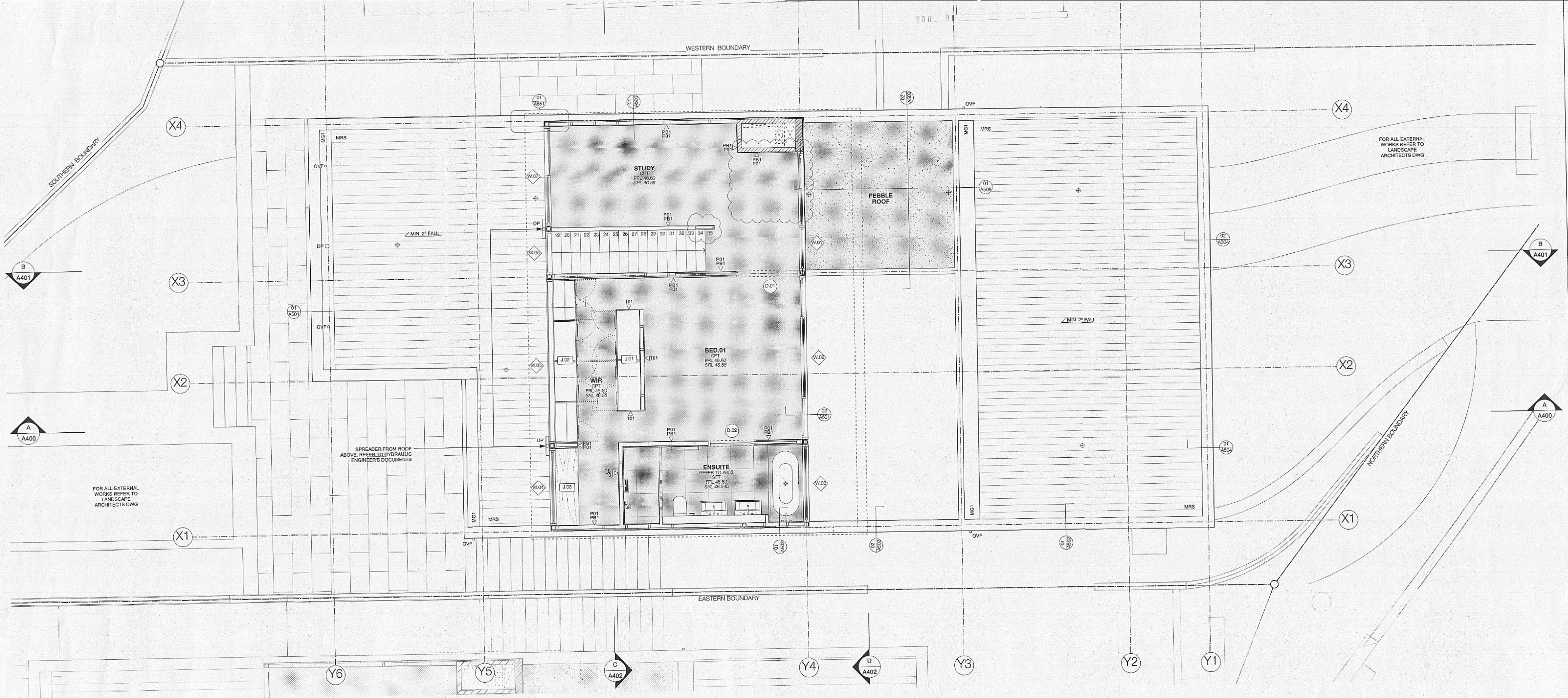


PROJECT

St. Patricks Estate Manly
Stage 04, Precinct 1
for Lend Lease Development

DRAWING TITLE

Drawn	Date	MAR.2010
Architect Authorised	Scale	1:2000 @ A1
Tony Caro Architecture	Project	0707
Project	Status	
0707	File	
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DRAWING NUMBER		



1 PLAN - LEVEL 2
SCALE 1:50

This Plan/Specification forms
part of the certification for
J1 001448 12 JUL 2011

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BUILDER TO CONFIRM BUILDING SET OUT PRIOR TO COMMENCING WORK
-ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER ARCHITECTURAL DETAILS, SCHEDULES AND SPECIFICATIONS
-ALL ARCHITECTURAL DRAWINGS AND DOCUMENTS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS
-FOR ALL EXTERNAL LEVELS REFER LANDSCAPE DRAWINGS
-IF ANY DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND OTHER CONSULTANTS DOCUMENTS, BUILDER TO ADVISE & DISCUSS PRIOR TO COMMENCING WORK

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GENERAL LEGEND

ADJ ADJUSTABLE
B.O. BATHROOM (VARIOUS)
BALCO. BALCONY (VARIOUS)
BED.O. BEDROOM (VARIOUS)
CL CENTERLINE
CON CONDENSER
DRW DRAWER
ELM ELECTRICAL METER
EXJ EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FFL FINISHED FLOOR LEVEL
FIX FIXED
FW FLOOR WASTE

LEGEND EXTERNAL FINISHES

REFER EXTERNAL FINISHES SCHEDULE FOR DETAILED DESCRIPTION
AW ANODISED ALUMINIUM WINDOW FRAME - DARK BRONZE
ALV1 VERTICAL ALUMINIUM LOUVER DARK BRONZE
ALV2 OPERABLE, RETRACTABLE LOUVER
B.O. BALUSTRADES (VARIOUS) REFER TO SCHEDULES
CAP PRE-FOLDED METAL CAPPING, OFF-SITE PAINT FINISH
CON CONCRETE PATCHED + PAINTED
DOOR DOORS (VARIOUS) REFER TO SCHEDULES
EXP EXPOSED DOWNPIPE
FC FLOOR CLADDING SYSTEM, TEXTURE + PAINT (ROUGH)
FC FLOOR CLADDING SYSTEM, TEXTURE + PAINT (SMOOTH)
G 1 GLAZING TYPE 1 - CLEAR
G 2 GLAZING TYPE 2 - TRANSLUCENT GLASS
G 3 GLAZING TYPE 3 - COLOURBACK

LEGEND INTERNAL FINISHES

REFER INTERNAL FINISHES SCHEDULE
CE1 CEILING, 13mm PLASTERBOARD
CE2 CEILING, AQUACHECK + ACOUSTIC INSULATION
CE3 CEILING, EXPRESSED JOINT FC, PAINT FINISH
CE4 SOFFIT, PAINT FINISH
CE5 CEILING, RESILIENT HANGERS + INSULATION
OPT CARPET FLOORING
CTF CONCRETE, TROWEL FINISH
J.O. JOINERY (VARIOUS) REFER TO SCHEDULES
MIR MIRROR
PB1 PLASTERBOARD, 13mm
PB2 PLASTERBOARD, AQUACHECK
PB3 PLASTERBOARD, ACOUSTIC

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CE3 CEILING, EXPRESSED JOINT FC, PAINT FINISH
CE4 SOFFIT, PAINT FINISH
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PB1 PLASTERBOARD, 13mm
PB2 PLASTERBOARD, AQUACHECK
PB3 PLASTERBOARD, ACOUSTIC

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Issue	Revision/Description	Date	Issue	Revision/Description
01	ISSUED FOR PERMIT	20.05.2010		
02	REVISION 01	13.07.2010		
03	REVISION 02	11.08.2011		

Date	Issue	Revision/Description
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11.08.2011	03	REVISION 02

Date	Issue	Revision/Description
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13.07.2010	02	REVISION 01
11.08.2011	03	REVISION 02

Date	Issue	Revision/Description
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13.07.2010	02	REVISION 01
11.08.2011	03	REVISION 02

Date	Issue	Revision/Description
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11.08.2011	03	REVISION 02

Date	Issue	Revision/Description
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11.08.2011	03	REVISION 02

Date	Issue	Revision/Description
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13.07.2010	02	REVISION 01
11.08.2011	03	REVISION 02

Date	Issue	Revision/Description
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13.07.2010	02	REVISION 01
11.08.2011	03	REVISION 02

Date	Issue	Revision/Description
20.05.2010	01	ISSUED FOR PERMIT
13.07.2010	02	REVISION 01
11.08.2011	03	REVISION 02

Date	Issue	Revision/Description
20.05.2010	01	ISSUED FOR PERMIT
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11.08.2011	03	REVISION 02