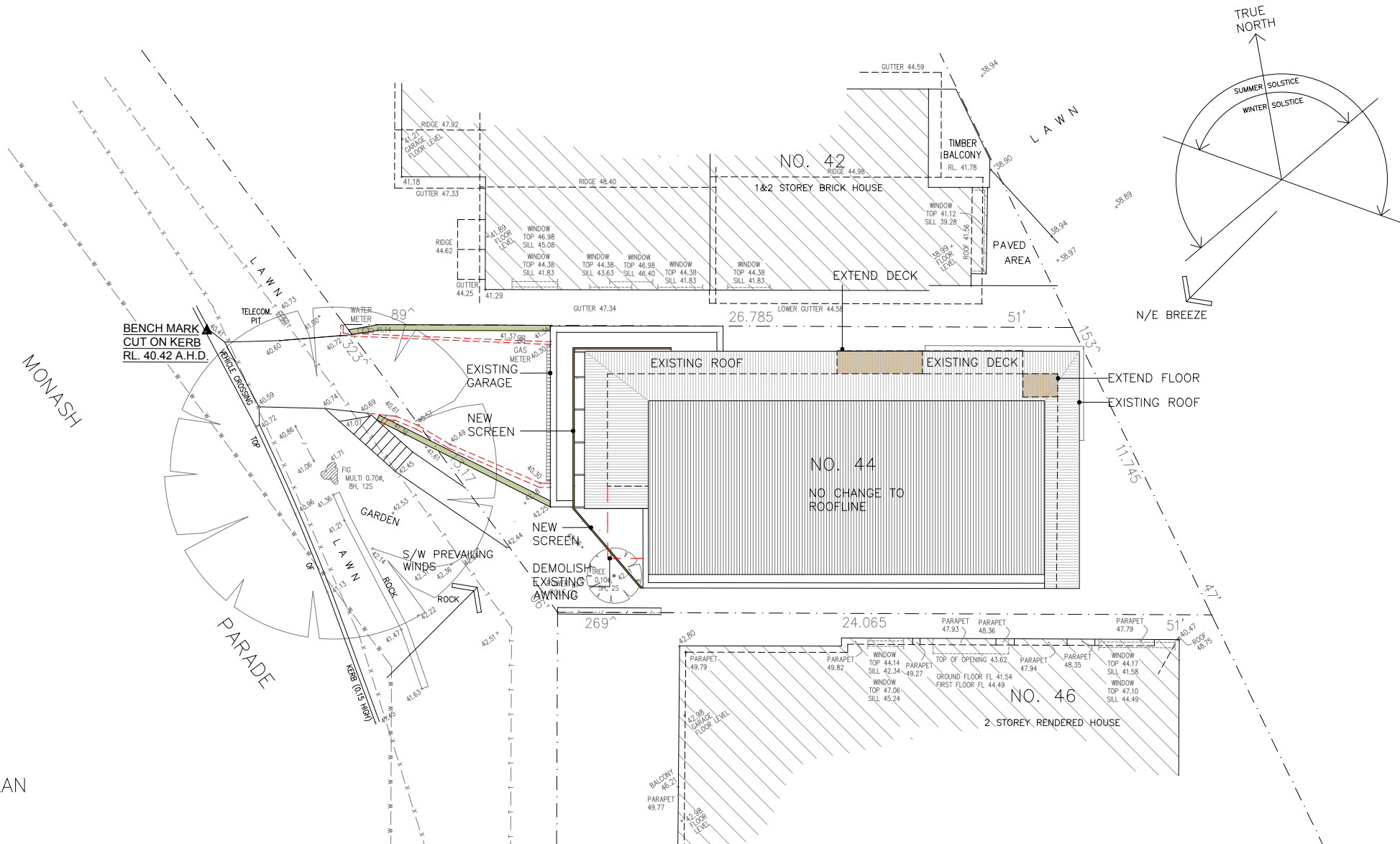




01 SITE ANALYSIS + ROOF PLAN
1:200

DRAWING SCHEDULE

ARCHITECTURAL
BY MARSTON ARCHITECTS

DA00 SITE ANALYSIS + ROOF PLAN
DA01 LOWER GROUND FLOOR PLAN
DA02 GROUND FLOOR PLAN
DA03 UPPER LEVEL PLAN
DA04 NORTH + SOUTH ELEVATIONS
DA05 EAST + WEST ELEVATIONS
DA06 SECTION

CONSULTANT

16456 DETAILED SURVEY PLAN

BY BEE & LETHBRIDGE
(DATED 12.03.08)

A335714 BASIX CERTIFICATE
(DATED 12.12.2018)

SPECIFICATION

GENERAL – USE AUSTRALIAN AND/OR OTHER STANDARDS APPLICABLE TO THE WORKS FOR ALL SECTIONS OF THIS SPEC.

DEMOLITION – CAREFULLY DEMOLISH WORK AS INDICATED ON PLANS.

WALL FRAMING – USE GAUGED TIMBERS IN STUD, NOGGINGS AND PLATES. PROVIDE ADDITIONAL SUPPORT IN THE FORM OF NOGGINGS, TRIMMERS AND STUDS FOR FIXING LININGS.

LINING – PLASTERBOARD TO AS2908.2. INSTALL TO MANUF'S INSTRUCTIONS BY SCREW OR NAIL COMBINED WITH ADHESIVE. FLUSH JOINTS.

WINDOWS –ALUMINIUM FRAMED GLAZING TO AS1288. FLASHINGS TO AS2904, USE FLASHINGS WHICH ARE CORROSION RESISTANT, COMPATIBLE WITH OTHER MATERIALS AND COATED WITH STAIN RESISTANT COMPOUND WHERE REQUIRED. INSTALL WINDOWS TO AS2146 AND AS2147.

ELECTRICAL – TO STANDARD AS3000. CONCEAL WIRING RUNS. DO NOT PENETRATE EXISTING STRUCTURAL MEMBERS OR MEMBRANES. PROVIDE ACCESSORIES WHERE REQUIRED.

BASIX

LIGHTING – THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

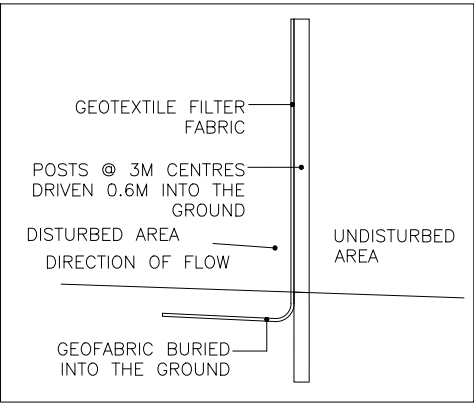
FIXTURES – THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE OF NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING. THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING. THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.

WINDOWS AND GLAZED DOORS – THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE WINDOWS AND GLAZED DOORS GLAZING REQUIREMENTS TABLE IN BASIX CERTIFICATE A335714. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR. THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

EACH WINDOW OR GLAZED DOOR WITH STANDARD ALUMINIUM OR TIMBER FRAMES AND SINGLE CLEAR OR TONED GLASS MAY EITHER MATCH THE DESCRIPTION, OR, HAVE A U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT (SHGC) NO GREATER THAN THAT LISTED IN THE WINDOWS AND GLAZED DOORS GLAZING REQUIREMENTS TABLE IN BASIX CERTIFICATE A335714. TOTAL SYSTEM U-VALUES AND SHGCs MUST BE CALCULATED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFR) CONDITIONS. THE DESCRIPTION IS PROVIDED FOR INFORMATION ONLY. ALTERNATIVE SYSTEMS WITH COMPLYING U-VALUE AND SHGC MAY BE SUBSTITUTED.

FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500MM ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR AND NO MORE THAN 2400MM ABOVE THE SILL. PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35 EXTERNAL LOUVRES AND BLINDS MUST FULLY SHADE THE WINDOW OR GLAZED DOOR BESIDE WHICH THEY ARE SITUATED WHEN FULLY DRAWN OR CLOSED.

OVERSHADOWING BUILDINGS OR VEGETATION MUST BE OF THE HEIGHT AND DISTANCE FROM THE CENTRE AND THE BASE OF THE WINDOW AND GLAZED DOOR, AS SPECIFIED IN THE OVERSHADOWING COLUMN IN THE WINDOWS AND GLAZED DOORS GLAZING REQUIREMENTS TABLE IN BASIX CERTIFICATE A335714.



02 FENCE DETAIL
1:50

NOTE:
DO NOT SCALE OFF DRAWINGS. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS AND ORDERING OF MATERIALS. BUILDER TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR ERRORS PRIOR TO COMMENCEMENT OF WORK

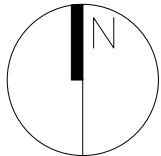
AMENDMENTS

LEGEND
AL ALUMINIUM
CL EXTERNAL CLADDING
CON CONCRETE
COS CHECK ON SITE
CP CUPBOARD
DP DOWNPIPE
DR DRAWER
DW DISHWASHER
EDB ELEC. DIST BOARD
EX EXISTING

F FIXED GLASS
FC FIBRE CEMENT SHEET
FW FLOOR WASTE
GL GLASS LOUVRES
HC HOSE COCK
HWU HOT WATER UNIT
LB LETTERBOX
LV LOUVRES
PB PEBBLES
REF REFRIGERATOR

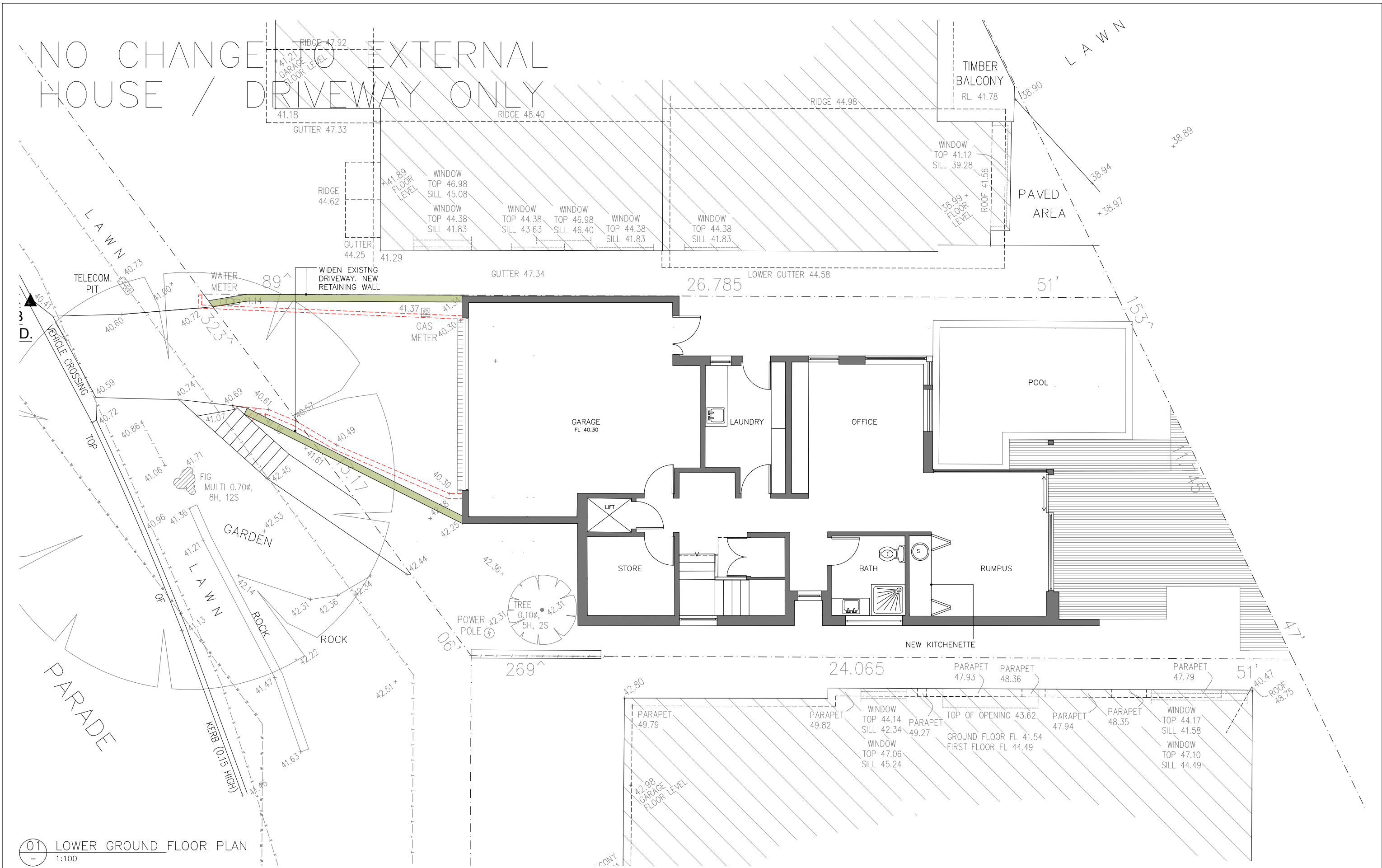
S SINK
TB TIMBER FLOORING
TG TRANSLUCENT GLASS
TL TILE
TW TOP OF WALL
WB WALL BRACING

--- EXISTING TO BE DEMOLISHED
■ EXISTING TO BE RETAINED
■ PROPOSED TIMBER
■ PROPOSED CONCRETE
■ PROPOSED GLASS
■ PROPOSED METAL



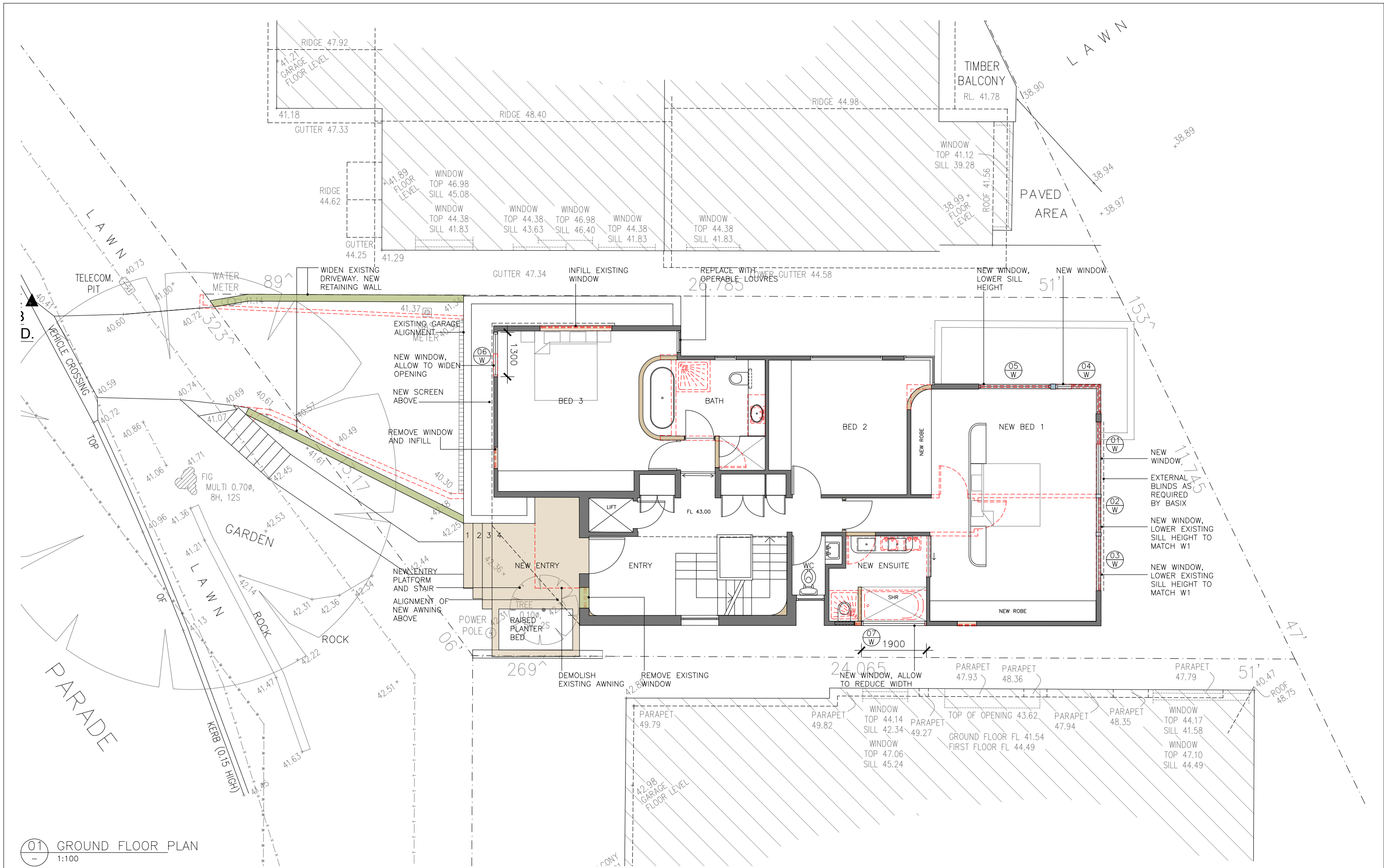
44 MONASH PDE, DEE WHY
ALTERATIONS AND ADDITIONS FOR ERICA THOMPSON
SITE ANALYSIS + ROOF PLAN
MARSTON ARCHITECTS
45 PITWATER ROAD MANLY NSW 2095 PH 9977 2101

STAGE DA
DATE: 2020
SCALE: 1:200 @A3
DWG. NO. DA01



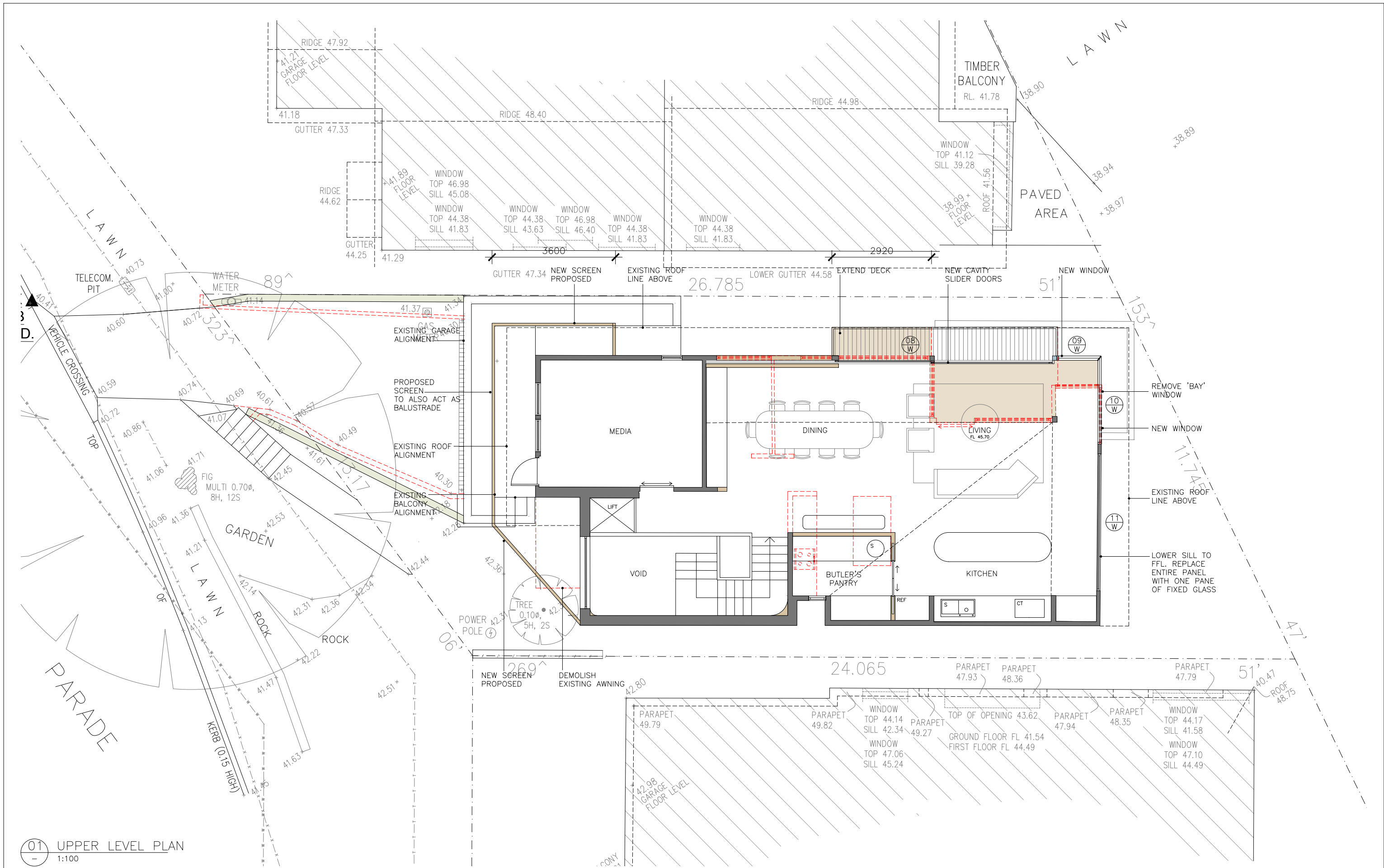
01 LOWER GROUND FLOOR PLAN
1:100

NOTE:	AMENDMENTS	LEGEND										EXISTING TO BE DEMOLISHED		PROPOSED METAL			44 MONASH PDE, DEE WHY ALTERATIONS AND ADDITIONS FOR ERICA THOMPSON	STAGE DA DATE: 2020 SCALE: 1:100 @A3																		
DO NOT SCALE OFF DRAWINGS. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS AND ORDERING OF MATERIALS. BUILDER TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR ERRORS PRIOR TO COMMENCEMENT OF WORK			AL ALUMINIUM	CL EXTERNAL CLADDING	CON CONCRETE	COS CHECK ON SITE	CP CUPBOARD	DP DOWNSPIPE	DR DRAWER	DW DISHWASHER	EDB ELEC. DIST BOARD	EX EXISTING	F FIXED GLASS	FC FIBRE CEMENT SHEET	FW FLOOR WASTE				GL GLASS LOUVRES	HC HOSE COCK	HWU HOT WATER UNIT	LB LETTERBOX	LV LOUVRES	PEB PEBBLES	PB REFRIGERATOR	S SINK	TB TIMBER FLOORING	TG TRANSLUCENT GLASS	TL TILE	TW TOP OF WALL	WB WALL BRACING	---	EXISTING TO BE RETAINED	PROPOSED TIMBER	PROPOSED CONCRETE	PROPOSED GLASS
44 MONASH PDE, DEE WHY ALTERATIONS AND ADDITIONS FOR ERICA THOMPSON																												STAGE DA								
LOWER GROUND FLOOR PLAN																												DATE: 2020								
MARSTON ARCHITECTS																												SCALE: 1:100 @A3								
45 PITWATER ROAD MANLY NSW 2095 PH 9977 2101																												DWG. NO. DA01								



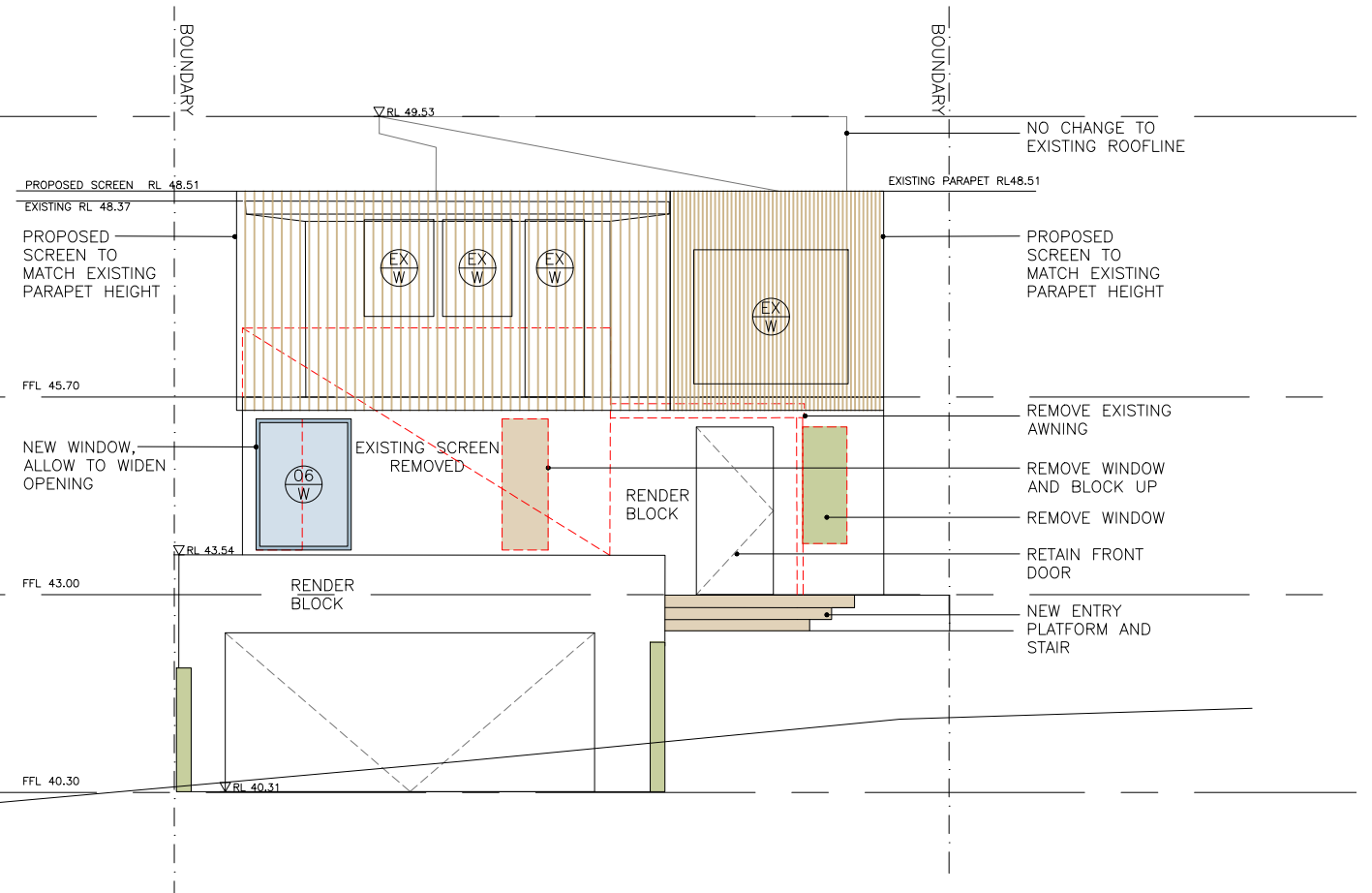
01 GROUND FLOOR PLAN
1:100

NOTE:	AMENDMENTS	LEGEND AL ALUMINIUM CL EXTERNAL CLADDING CON CONCRETE COS CHECK ON SITE CP CUPBOARD DP DOWNPIPE DR DRAWER DW DISHWASHER EDB ELEC. DIST BOARD EX EXISTING F FIXED GLASS FC FIBRE CEMENT SHEET FW FLOOR WASTE GL GLASS LOUVRES HC HOSE COCK HWU HOT WATER UNIT LB LETTERBOX LV LOUVRES PE PEBBLES REF REFRIGERATOR S SINK TB TIMBER FLOORING TG TRANSLUCENT GLASS TL TILE TW TOP OF WALL WB WALL BRACING --- EXISTING TO BE DEMOLISHED ■ PROPOSED METAL ■ EXISTING TO BE RETAINED ■ PROPOSED TIMBER ■ PROPOSED CONCRETE ■ PROPOSED GLASS									
DO NOT SCALE OFF DRAWINGS. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS AND ORDERING OF MATERIALS. BUILDER TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR ERRORS PRIOR TO COMMENCEMENT OF WORK		N 44 MONASH PDE, DEE WHY ALTERATIONS AND ADDITIONS FOR ERICA THOMPSON GROUND FLOOR PLAN MARSTON ARCHITECTS 45 PITWATER ROAD MANLY NSW 2095 PH 9977 2101 STAGE DA DATE: 2020 SCALE: 1:100 @A3 DWG. NO. DA02									





01 EAST ELEVATION
1:100



02 WEST ELEVATION
1:100

NOTE:

DO NOT SCALE OFF DRAWINGS. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS AND ORDERING OF MATERIALS. BUILDER TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR ERRORS PRIOR TO COMMENCEMENT OF WORK.

AMENDMENTS

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LEGEND

AL ALUMINIUM	F FC FIXED GLASS	S S SINK
CL EXTERNAL CLADDING	FC FIBRE CEMENT SHEET	TB TIMBER FLOORING
CON CONCRETE	FW FLOOR WASTE	TG TRANSLUCENT GLASS
COS CHECK ON SITE	GL GLASS LOUVRES	TL TILE
CP CUPBOARD	HC HOSE COCK	TW TOP OF WALL
DP DOWNPIPE	HWU HOT WATER UNIT	WB WALL BRACING
DR DRAWER	LB LETTERBOX	
DW DISHWASHER	LV LOUVRES	
EDB ELEC. DIST BOARD	PB PEBBLES	
EX EXISTING	REF REFRIGERATOR	

--- EXISTING TO BE DEMOLISHED

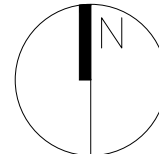
EXISTING TO BE RETAINED

PROPOSED TIMBER

PROPOSED CONCRETE

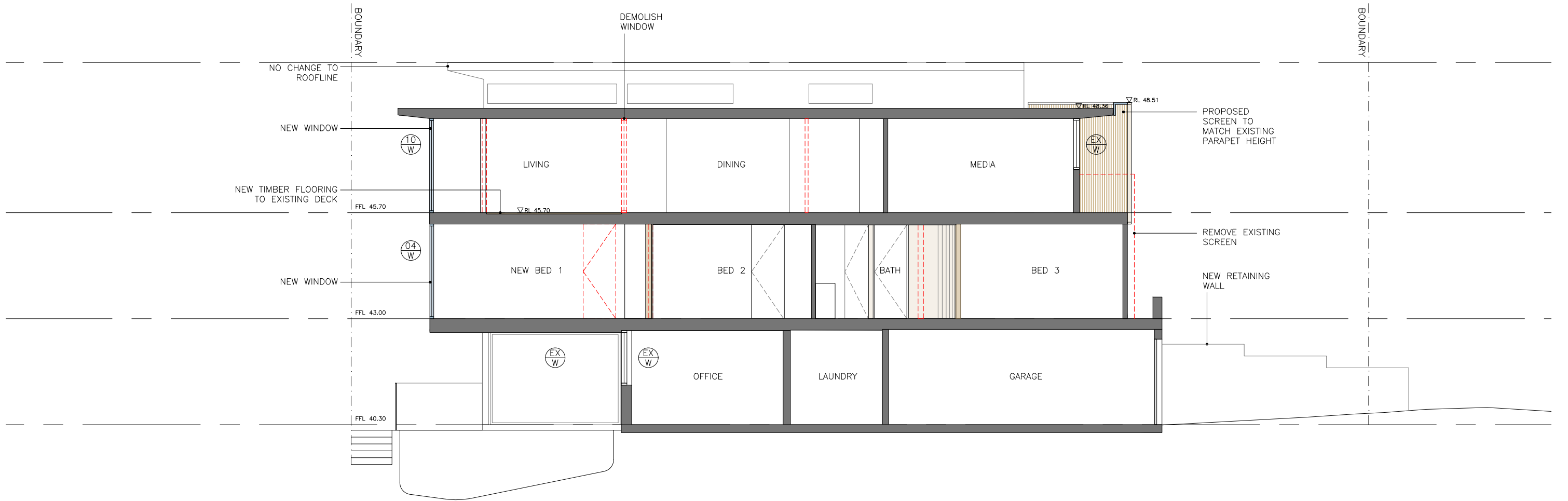
PROPOSED GLASS

PROPOSED METAL



44 MONASH PDE, DEE WHY
ALTERATIONS AND ADDITIONS FOR ERICA THOMPSON
EAST + WEST ELEVATIONS
MARSTON ARCHITECTS
45 PITTWATER ROAD MANLY NSW 2095 PH 9977 2101

STAGE DA
DATE: 2020
SCALE: 1:100 @A3
DWG. NO. DA05



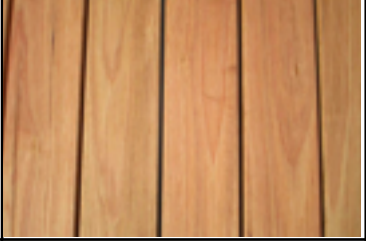
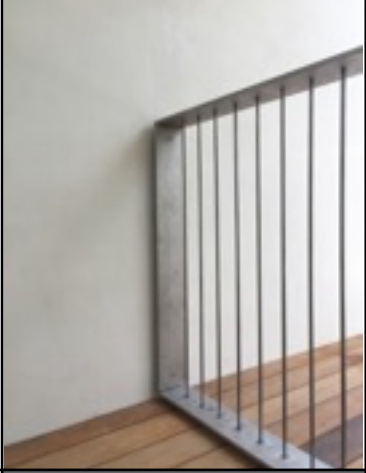
01 SECTION
1:100

NOTE:	AMENDMENTS	LEGEND										N		44 MONASH PDE, DEE WHY ALTERATIONS AND ADDITIONS FOR ERICA THOMPSON																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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MARSTON ARCHITECTS

Schedule of Colours and Finishes

44 MONASH PARADE, DEE WHY

ITEM	MATERIAL	COLOUR
Timber Screen to replace existing on West Facade	Cedar Batten	
Render and paint existing concrete block on west and south facade	Render -Natural white Dulux exterior paint	
Infill deck on North-eastern corner.	Blackbutt to match existing	
New Balustrade to existing deck	Stainless Steel	
Window frames to proposed windows to match existing	Dark Anodised to match existing	

MARSTON ARCHITECTS

Vivianne Marston M 0414 772 174

45 Pittwater Road, Manly, 2095

T 02 99772101 REG NO 4700

STACEY MARSTON ARCHITECTS PTY LTD ACN 003 559 091 ABN 45003559091