

93 West Esplanade

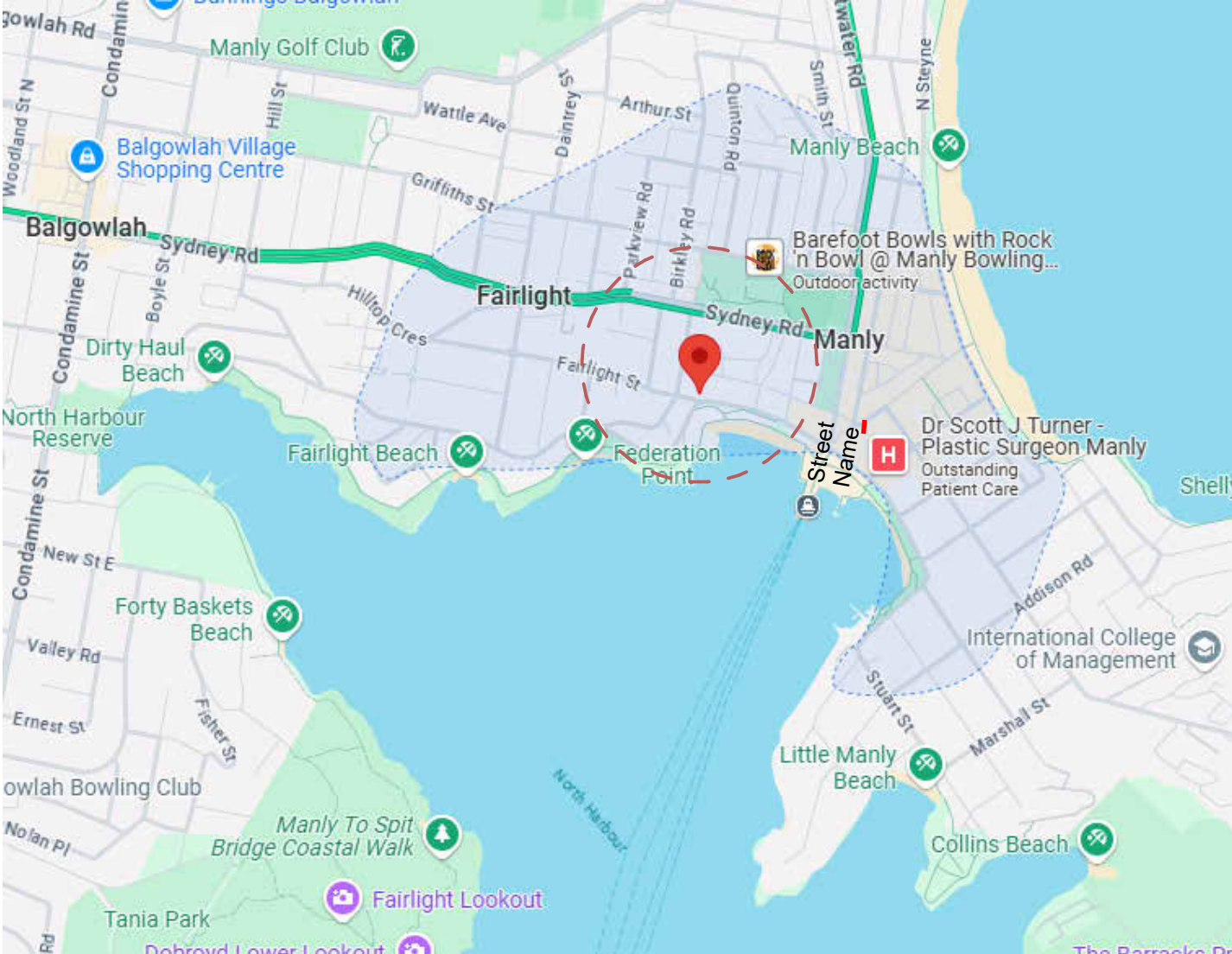
B - Architectural Set

DRAWING LIST

REF	NUMBER	SHEET NAME	SCALE	REVISION
00	COVER & NOTES			
A-00.0001	DA - INDEX	NTS@A1	P01.01	
A-00.0002	STANDARDS	NTS@A1		
A-00.0003	PROJECT NOTES	NTS@A1		
A-00.0004	COVER SHEET	NTS@A1	P01.01	
A-00.0005	DA - INDEX Copy 1	NTS@A1	P01.01	
06	SITE PLAN			
A-06.0100	SITE PLAN	1:100@A1		
10	GA PLANS			
A-10.0100	GA - L0 - GROUND FLOOR	1:50@A1	P01.01	
A-10.0101	GA - L0 - FIRST FLOOR	1:50@A1	.01	
A-10.0200	GA - L1 - LEVEL 1	1:50@A1	.01	
A-10.0300	GA - R - ROOF PLAN	1:50@A1	P01.01	
11	RCP			
A-11.0100	RCP - L0 - GROUND FLOOR	1:50@A1	.01	
A-11.0200	RCP - L1 - LEVEL 1	1:50@A1	.01	
21	OVERALL ELEVATIONS			
A-21.0100	OVERALL ELEVATIONS	1:50@A1	P01.01	
22	OVERALL SECTIONS			
A-22.0100	OVERALL SECTIONS	1:50@A1	P01.01	
72	WALL TYPES			
A-72.0100	WALL TYPES	1:10@A1	.01	
74	DOOR TYPES			
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A-99.0100	3D VIEWS	1:25@A1	.01	

SET ISSUE LIST

CODE	DESCRIPTION	STATUS	DATE ISSUED
P01	DA Coordination	Active	24/02/20



LOCATION

P01 - DA Coordination

REF		SET NOTES:			PROJECT 93 West Esplanade Code: 93.WESPL Number: 25032501 Address: 93 West Esplanade, Manly Account: Owners of 93 West Esplanade PM: Marcos G Puga Description: Strata works to an existing residential flat building	SHEET TITLE DA - INDEX SHEET NUMBER A-00.0001			SHEET REV 01		STATUS	
A-00.0001	A-10.0100	A-21.0100	A-26.0100	A-73.0100								
s3/173 Bronte Rd, Queens Park NSW 2022 ABN 93165813221 studio@arcanary.com www.arcanary.com +61(0)400 484 371					DRAWN			CHECKED				
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Template: ABG_ARCHITECTURAL_TEMPLATE.rvt TMP: 250131 - FIV TTBK: 250131 - FIV					File Path: G:\Shared drives\ARCNRy - PROJECTS - MS\25032501 - 93 West Esplanade - 93.WESPL\25032501 - FILES\25032501 - BIM_LINKS\02e-SITE-WE - 01 - VAL.rvt						24-04-2025 23:32:22	

ABBREVIATIONS

CODING CONVENTION

X.YYY-ZZ

X = DESIGNATOR
Y = CODE
Z = VARIANT

DESIGNATORS

D	DOOR TYPE	*1
I	INTERNAL	*2
E	EXTERNAL	*2
F	FFE	*3
J	JOINERY	*1
S	STRUCTURAL	*4
X	SERVICES	*4
W	WINDOW TYPE	*1

*1 REFER TO TYPE SCHEDULES
*2 REFER TO FINISHES SCHEDULE(S)
*3 REFER TO FFE SCHEDULE
*4 REFER TO ENGINEER'S DRAWINGS

GENERAL

BAL	BALUSTRADE
BEM	BEAM
COL	COLUMN
FLA	FLASHING
GLZ	GLAZING
HRA	HANDRAIL
INS	INSULATION
LVR	LOUVRES
MSF	METAL STUD FRAMING
MTH	METAL TOP HATS
PNX	PAINT FINISH (TYPE X)
TSF	TIMBER STUD FRAMING
TBA	TIMBER BATTENS
SGZ	SPANDREL GLAZING
STA	STAIR
STN	STAIR NOSING

CEILINGS

CPB	CEILING, PLASTERBOARD
CFC	CEILING, FIBRE CEMENT
CTL	CEILING, TILED
CMC	CEILING, METAL CLADDING
CCR	CEILING CORNICE
CRA	CRASH RAIL
CSF	CEILING, SOFFIT

FLOORING

FCP	FLOOR FINISH, CARPET
FTM	FLOOR FINISH, TIMBER
FTL	FLOOR FINISH, TILED
FRF	FLOOR FINISH, RESILIENT
FAF	ACCESS FLOOR SYSTEM
FTS	FLOOR TRANSITION STRIP

ROOFING

RCS	ROOF, CURTAIN SYSTEM
RDP	DOWNPIPE FROM ROOF
RMC	ROOF, METAL CLADDING
RMF	ROOF FRAMING
RTL	ROOF, TILED
RGE	EAVES GUTTER
RGB	BOX GUTTER

STRUCTURE

CIC	CONCRETE, INSITU
CPC	CONCRETE, PRECAST
FRM	FRAMING
SEC	STRUCTURAL SECTION
SFT	STRUCTURAL FOOTING
SPL	STRUCTURAL PILING
SPC	STRUCTURAL PILING CAP

WALLS

WBL	WALL, BLOCKWORK
WBR	WALL, BRICKWORK
WCS	WALL, CURTAIN SYSTEM
WFE	WALL, FENCING
WCW	WALL, CHAIN WIRE MESH
WMF	WALL, METAL FRAMING
WMC	WALL, METAL CLADDING
WPA	WALL, PARTITION
WPB	WALL, PLASTERBOARD
WPF	** (FIRE RATED)
WSP	WALL, SHAFT PANEL
WTM	WALL, TIMBER FINISH
WTL	WALL, TILES
WSK	WALLSKIRTING

NOTES & ROLES

APAS	AS PER ARCHITECT SPECIFICATIONS
APES	AS PER ENGINEER SPECIFICATIONS
APMS	AS PER MANUFACTURER SPECIFICATIONS
APDS	AS PER DESIGNER SPECIFICATIONS
AS	AUSTRALIAN STANDARDS
BCA	BUILDING CODE OF AUSTRALIA
BYO	BY OTHERS
COS	CONFIRM ON SITE
CWD	CONFIRM WITH DESIGNER
TBA	TO BE APPROVED
TBC	TO BE CONFIRMED

SYMBOLS - GENERAL

VIEW MARKERS

	CALLOUT REFERENCE TYPE DETAIL NUMBER SHEET REFERENCE
	ELEVATION DETAIL NUMBER SHEET REFERENCE
	ELEVATION (SAME SHEET) DETAIL NUMBERS
	SECTION REFERENCE TYPE DETAIL NUMBER SHEET REFERENCE

	DETAIL DETAIL SERIES PREFIX DETAIL NUMBER
	DETAIL WIP DETAIL SERIES PREFIX DETAIL NUMBER

DATUM MARKERS

	Name Elevation
	SPOT COORDINATE NORTHING Y, EASTING X
	SPOT ELEVATION RELATIVE LEVEL X

SETOUT MARKERS

	Setout #2 A9
	RL 24.37 AHD
	Setout #2 A9

TAG TYPES

	Name Area Type 00XXXX000 5 / 15
	W/GDX.X.XX
	W/GDX.X.XX
	X.XXX-XX FFL 123.45 SSL 123.45
	X.XXX-XX 2700 X.XXX-XX
	CS-XXX XXXXX
	?
	X.XXX-XX
	X.XXX-XX
	X.XXX

TAG TYPES (CTD.)

	REVISION TAG - MARKUP
	REVISION TAG - RESPONSE / COMMENT
	REVISION TAG - CHANGE FROM PREVIOUS REVISION
	REVISION TAG - OPTION AREA / TO BE APPROVED

REF

SYMBOLS - PROJECT NOTES

	DEMOLITION NOTES DEMO
	DEVELOPMENT SCOPE NOTES SC Replacement/Underpinning of existing bay window footing
	GENERAL NOTES GEN
	PREVIOUS DEVELOPMENT SCOPE NOTES P.SC
	PROJECT SPECIFIC REQUIREMENTS REQ
	WARNINGS WARN

GRAPHIC STANDARDS

LINE TYPE KEY

	BOUNDARY (BDY)
	SUBDIVISION (SDY)
	UTILITIES OVERHEAD
	UTILITIES UNDERGROUND
	BEHIND
	DIAGRAM
	PLANING CONTROLS
	FFL (HEIGHT REFERENCE)
	SRL/FCL (HEIGHT REFERENCE)
	DESIGN LINE OF HEIGHT
	ORIENTATION
	ALPHANUMERIC
	USER DEFINED

GENERIC COLOUR KEY

	e. EXISTING d. DEMOLISHED
	n. PROPOSED a. APPROVED
	e. / n. VEGETATION GRASS
	e. / n. GLAZING WATER
	CAVITY TERRAIN
	PLANTING

PROPOSED COLOUR KEY

Section	Projection	
		FRAMED STUD
		METAL PLASTIC
		CONCRETE
		MASONRY CERAMIC CLAY
		STONE SAND
		FILLED RAMMED
		* FOR BUILDING APPROVAL STAGES

SECTION PATTERN KEY

	STUD
	BLOCKWORK
	BRICK
	STONE
	CONCRETE PRE-FORMED
	CONCRETE MASS OFF-FORM
	FILLED / RAMMED
	PLASTERBOARD / SCREEDS
	GRAVEL
	PLYWOOD
	SAND
	TIMBER

SYMBOLS - SERVICES

TAGGING - GENERAL

	X.Y(Z) D
--	--------------------

DESCRIPTORS

#	INDICATES OUTLET/SWITCH COUNT
#V	** VERTICAL PLATE
#W	INDICATES NUMBER OF WAYS
AV	AUDIO VISUAL OUTLET
BGX	BREAK GLASS TO EXIT
C	COMMS OUTLET
E	ESSENTIAL POWER
EC	EMERGENCY CALL BUTTON
HDMI	HDMI OUTLET
INT	INTERMEDIARY SWITCH
MCP	MANUAL CALL POINT
OC	ORDERLY CALL BUTTON
NC	NURSE CALL
TV	TV OUTLET
RX	REQUEST TO EXIT
SA	STAFF ASSIST BUTTON
UPS	UPS OUTLET

SUB DESCRIPTORS

APP	APPLIANCES OUTLET
XXA	XX AMPS
CLN	CLEANER'S OUTLET
BWU	FOR BOILING WATER UNIT
DWS	FOR DISHWASHER
EX	EXISTING
FR	FRIDGE
EMG	EXISTING MAKE GOOD
EXR	EXISTING TO BE REMOVED
IPTV	INPATIENT TV OUTLET
MON	MONITOR OUTLET
TEL	TELEPHONE OUTLET
SEC	SECURITY
CAM	CAMERA
MW	MICROWAVE OUTLET
WP	WEATHERPROOF

SYMBOLS - POWER

NB: SYMBOLS MAY OCCUR IN COMBINATION

	GPO
	GPO, SWITCHED
	BLANK PLATE
	ESSENTIAL POWER
	THREE PHASE
	UPS

SYMBOLS - DATA

	COMMS
	AUDIO VISUAL

SYMBOLS - CONTROLS

	1 WAY LIGHT SWITCH
	3 PHASE LIGHT SWITCH
	2 WAY LIGHT SWITCH
	INTERMEDIARY LIGHT SWITCH
	INTERCOM
	THERMOSTAT
	RESIDUAL CURRENT DEVICE
	PUSH BUTTON
	CARD READER
	CALL BUTTON (SHOWN AGAINST WALL)

SYMBOLS

	REFER CENTRELINE
	XMM HOB
	XMM SETDOWN
	SERVICES RISER
	VOID / SHAFT
	DUCT
	SLOPE (UPDAWRDS)
	FALL

RCP COLOUR LEGEND

	NOMINAL CLH
	BELOW NOMINAL CLH
	BULKHEAD / FULL HEIGHT JN

SYMBOLS - SERVICES

SYMBOLS - MECHANICAL

	WALL REGISTER, RETURN
	WALL REGISTER, SUPPLY
	CEILING REGISTER, SUPPLY
	CEILING REGISTER, RETURN
	ACCESS PANEL
	SWIRL AIR REGISTER

SYMBOLS - LIGHTING/SECURITY

	DOWNLIGHT
	EMERGENCY LIGHT
	LINEAR LIGHT, RECESSED
	LINEAR LIGHT, SUSPENDED
	ESCAPE SIGN, ARROW(S) SHOWS DIRECTION
	SECURITY CAMERA
	SECURITY CAMERA, 360 DEGREES

SYMBOLS - FIRE SERVICES

	FIRE SPRINKLER
	EMERGENCY SPEAKER
	SMOKE DETECTOR
	EMERGENCY STROBE LIGHT
	TEMPERATURE SENSOR

DISCIPLINES CLEARANCES & SPACES

	FIRE
	MECHANICAL
	HYDRAULIC
	ELECTRICAL
	LIGHTING
	CHUTE GENERAL RISER

SYMBOLS - COMPLIANCE

LANDSCAPE CALCULATIONS LEGEND

	BUILDING FOOTPRINT
	HARD LANDSCAPE
	DEEP SOIL
	POOL AREA

EXCAVATION CALCULATIONS:

	EXCAVATION LARGE
	EXCAVATION MID
	EXCAVATION LESS

SHADOW DIAGRAMS LEGEND

	EXISTING SHADOWS
	ADDITION SHADOWS
	REDUCTION SHADOWS

WASTE MANAGEMENT LEGEND

	<u>DURING CONSTRUCTION</u>
	UNDISTURBED AREA
	DISTURBED AREA
	HOARDING
	SILT BARRIER
	STOCKPILES
	CRANE
	<u>AFTER CONSTRUCTION</u>
	PATH TO COLLECTION POINT
	RUBBISH BINS

CONCEPT DRAINAGE LEGEND

RTW	RAINWATER TANK UNDERGROUND
DP	DOWN PIPE
R	REUSABLE WATER TAP
	STORMWATER COLLECTION
	ABOVE GROUND OVERFLOW PATH
	GUTTER
	CATCHMENT AREA
	SITE FALL
	SLOPE

NOTIFICATION PLAN LEGEND

	PROPOSED
	DEMOLISHED

A-00.0001
A-10.0100
A-21.0100
A-26.0100
A-73.0100

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TMP: 250131 - FIV | TTBK: 250131 - FIV

ISSUE DESCRIPTION DATE STATUS

SET NOTES:
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PROJECT
93 West Esplanade
Code: 93.WESPL
Number: 25032501
Address: 93 West Esplanade, Manly
Account: Owners of 93 West Esplanade
PM: Marcos G Puga
Description: Strata works to an existing residential flat building

DRAWN

CHECKED

SHEET TITLE
STANDARDS

SHEET NUMBER

A-00.0002

SHEET REV

STATUS

<div>PROJECT NOTES GENERAL</div> <table><tr><th>CODE</th><th>DESCRIPTION</th></tr><tr><td colspan="2">DEMOLITION NOTES</td></tr><tr><td colspan="2">DEMO</td></tr><tr><td colspan="2">DEVELOPMENT SCOPE NOTES</td></tr><tr><td>0.01</td><td>Replacement/Underpinning of existing bay window footing</td></tr><tr><td>SC</td><td>Replacement/Underpinning of existing bay window footing</td></tr><tr><td colspan="2">GENERAL NOTES</td></tr><tr><td colspan="2">GEN</td></tr><tr><td colspan="2">PREVIOUS DEVELOPMENT SCOPE NOTES</td></tr><tr><td colspan="2">P.SC</td></tr><tr><td colspan="2">PROJECT SPECIFIC REQUIREMENTS</td></tr><tr><td colspan="2">REQ</td></tr><tr><td colspan="2">WARNINGS</td></tr><tr><td colspan="2">WARN</td></tr></table>		CODE	DESCRIPTION	DEMOLITION NOTES		DEMO		DEVELOPMENT SCOPE NOTES		0.01	Replacement/Underpinning of existing bay window footing	SC	Replacement/Underpinning of existing bay window footing	GENERAL NOTES		GEN		PREVIOUS DEVELOPMENT SCOPE NOTES		P.SC		PROJECT SPECIFIC REQUIREMENTS		REQ		WARNINGS		WARN		<div>KEYNOTE LEGEND</div> <table><tr><th>KEY</th><th>DESCRIPTION</th></tr><tr><td>E.FDC-01</td><td></td></tr><tr><td>E.FIC-01</td><td></td></tr><tr><td>E.INS-01</td><td></td></tr><tr><td>E.PNW-01</td><td></td></tr><tr><td>E.RMC-01</td><td></td></tr><tr><td>E.WBR</td><td></td></tr><tr><td>F.APP-05</td><td></td></tr><tr><td>F.APP-12</td><td></td></tr><tr><td>F.APP-23</td><td></td></tr><tr><td>F.BIN-53</td><td></td></tr><tr><td>F.HCK-03</td><td></td></tr><tr><td>F.REF-201</td><td></td></tr><tr><td>F.SNK-02</td><td></td></tr><tr><td>F.SNK-26</td><td></td></tr><tr><td>F.TAP-01</td><td></td></tr><tr><td>F.TAP-03</td><td></td></tr><tr><td>I.FCP-01</td><td></td></tr><tr><td>I.FTL-02</td><td></td></tr><tr><td>I.FTM-01</td><td></td></tr><tr><td>I.INS-01</td><td></td></tr><tr><td>I.MSF</td><td></td></tr><tr><td>I.TSF</td><td></td></tr><tr><td>I.WBL</td><td></td></tr><tr><td>J.CDW-01</td><td></td></tr><tr><td>NOSCHED</td><td></td></tr><tr><td>TL.12</td><td>External Tiles</td></tr><tr><td>X.LIF-21</td><td></td></tr></table>		KEY	DESCRIPTION	E.FDC-01		E.FIC-01		E.INS-01		E.PNW-01		E.RMC-01		E.WBR		F.APP-05		F.APP-12		F.APP-23		F.BIN-53		F.HCK-03		F.REF-201		F.SNK-02		F.SNK-26		F.TAP-01		F.TAP-03		I.FCP-01		I.FTL-02		I.FTM-01		I.INS-01		I.MSF		I.TSF		I.WBL		J.CDW-01		NOSCHED		TL.12	External Tiles	X.LIF-21	
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DRAWN

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CHECKED

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SHEET TITLE

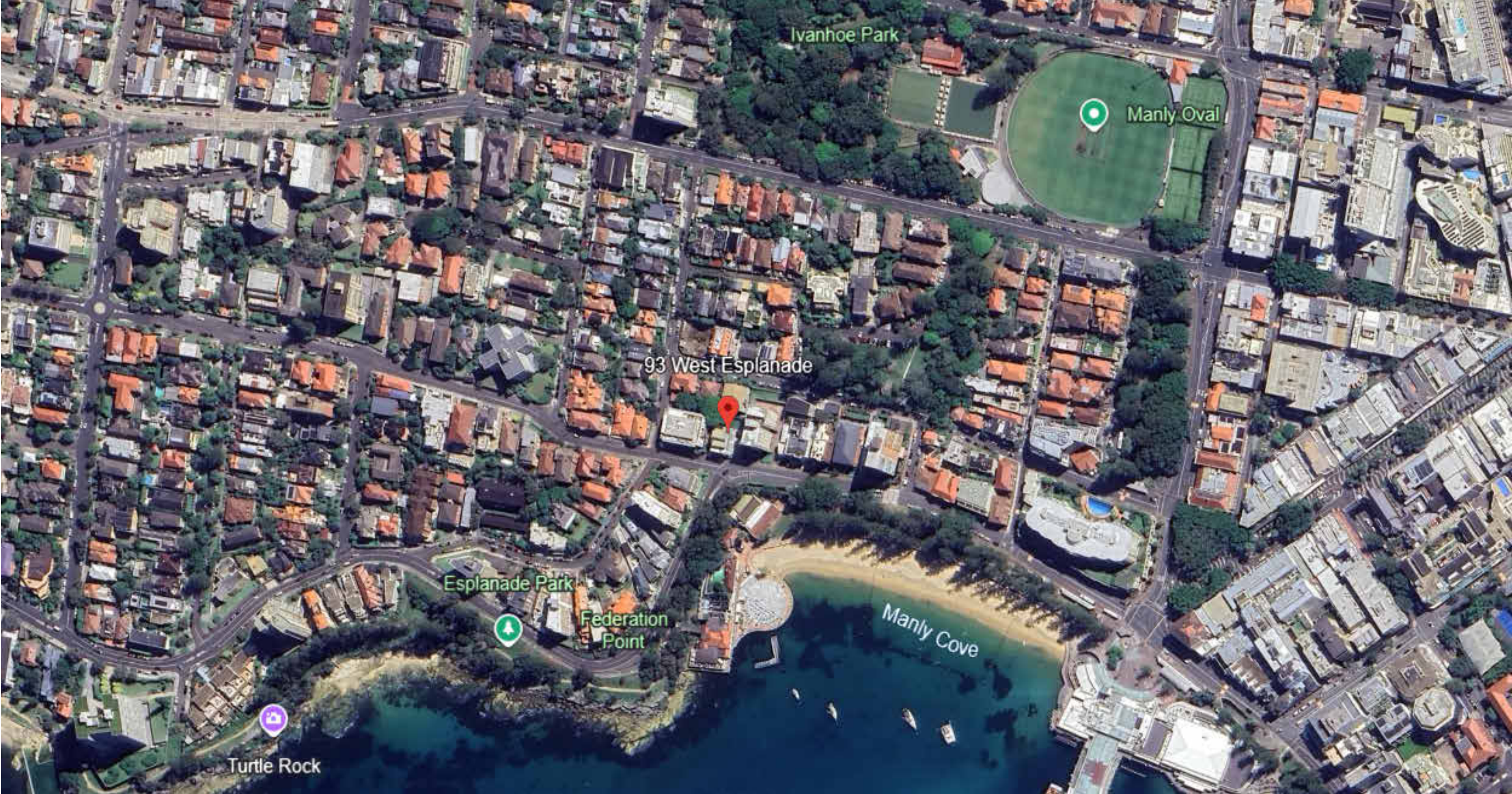
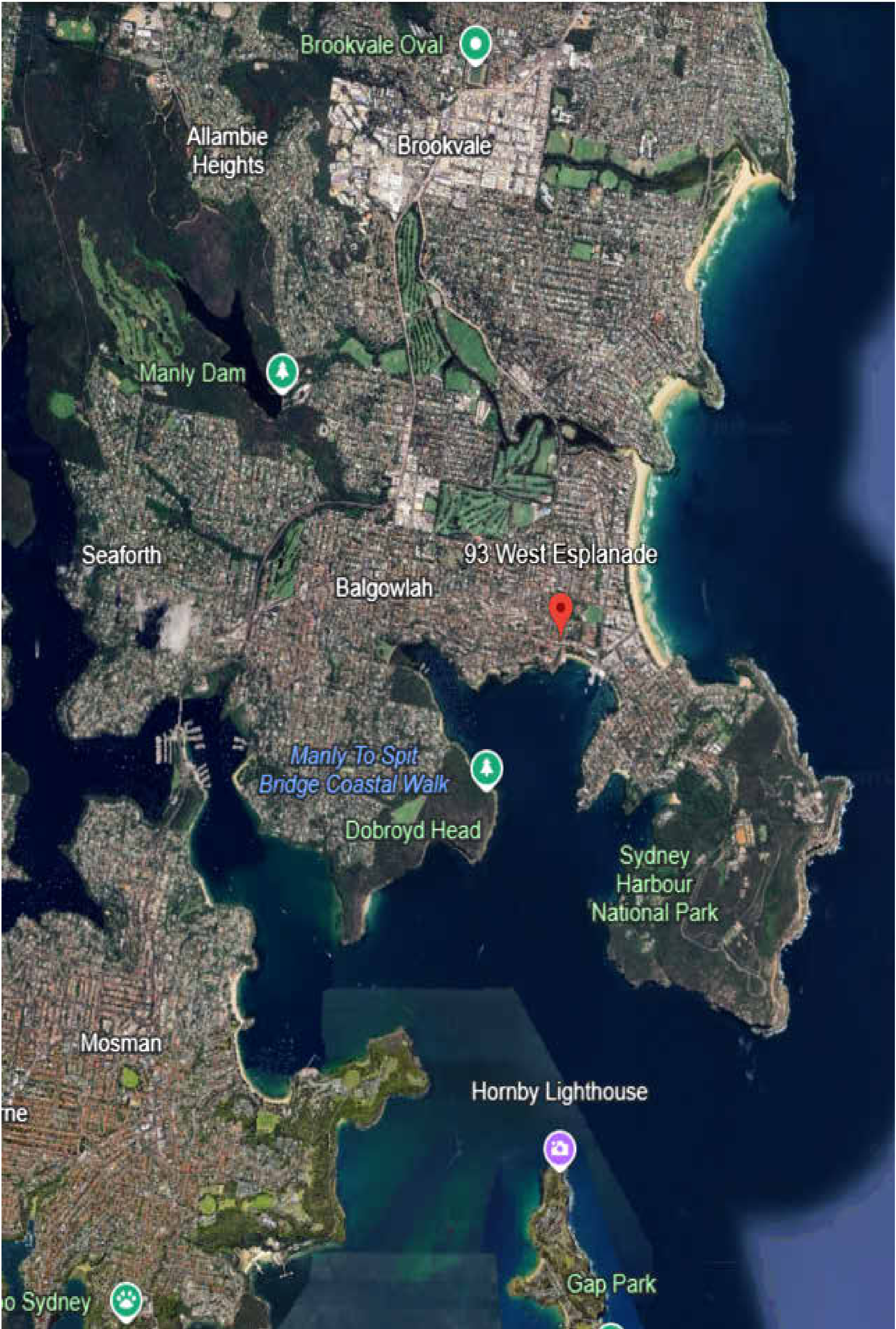
PROJECT NOTES

SHEET NUMBER

A-00.0003

SHEET REV

STATUS



1 | SITE LOCATION

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ISSUE DESCRIPTION

DATE

STATUS

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Author

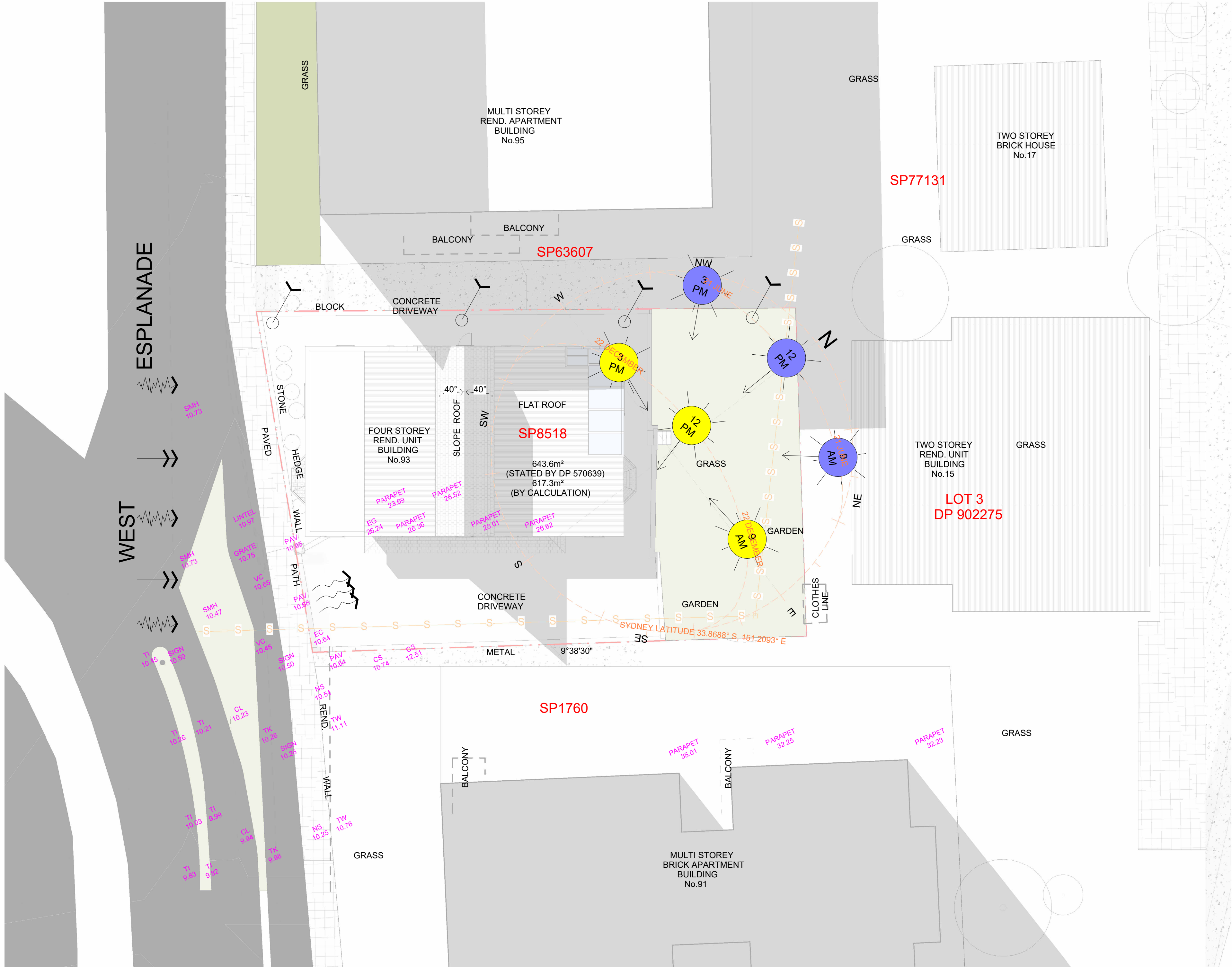
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SHEET TITLE
SITE IMAGE

SHEET NUMBER
A-003.0100

SHEET REV STATUS

24-04-2025 23:33:05



SITE DETAIL LEGEND

- Sun Acces
- Views
- Potential Privacy Issue
- Wind
- Noise
- Access
- Fall
- Image View

SITE DETAIL LEGEND

- Cadastral: -
- LGA: -
- Area: - sqm
- Frontage: - m
- Depth: - m
- Frontage orientation: -
- Frontage RL: - m
- Drop: - m

PLANNING LEGEND

- LEP Instrument: -
- LEP map index: -
- DCP Instrument: -
- Zoning: -
- Lot size: -
- Height of Buildings: -
- Floor Space Ratio: -
- Land Res. Acqui: -
- Heritage: -
- Foreshore Buildings: -
- Acid Sulphate Soils: -
- Flood Planning: -
- Other: -

REF

A-00.0001
A-10.0100
A-21.0100
A-26.0100
A-73.0100

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Template: ABG_ARCHITECTURAL_TEMPLATE.rvt
TMP: 250131 - FIV | TTBK: 250131 - FIV

ISSUE DESCRIPTION	DATE	STATUS
P01 DA Coordination	24/02/20	Active

File Path: G:\Shared drives\ARCANY - PROJECTS - MS\25032501 - 93 West Esplanade - 93.WESPL\25032501 - FILES\25032501 - BIM\LINKS\02e-SITE-WE - 01 - VAL.rvt

SET NOTES:

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PROJECT
93 West Esplanade

Code: 93.WESPL
Number: 25032501
Address: 93 West Esplanade, Manly
Account: Owners of 93 West Esplanade
PM: Marcos G Puga
Description: Strata works to an existing residential flat building



DRAWN

Author

CHECKED

Checker

SHEET TITLE
SITE ANALYSIS PLAN

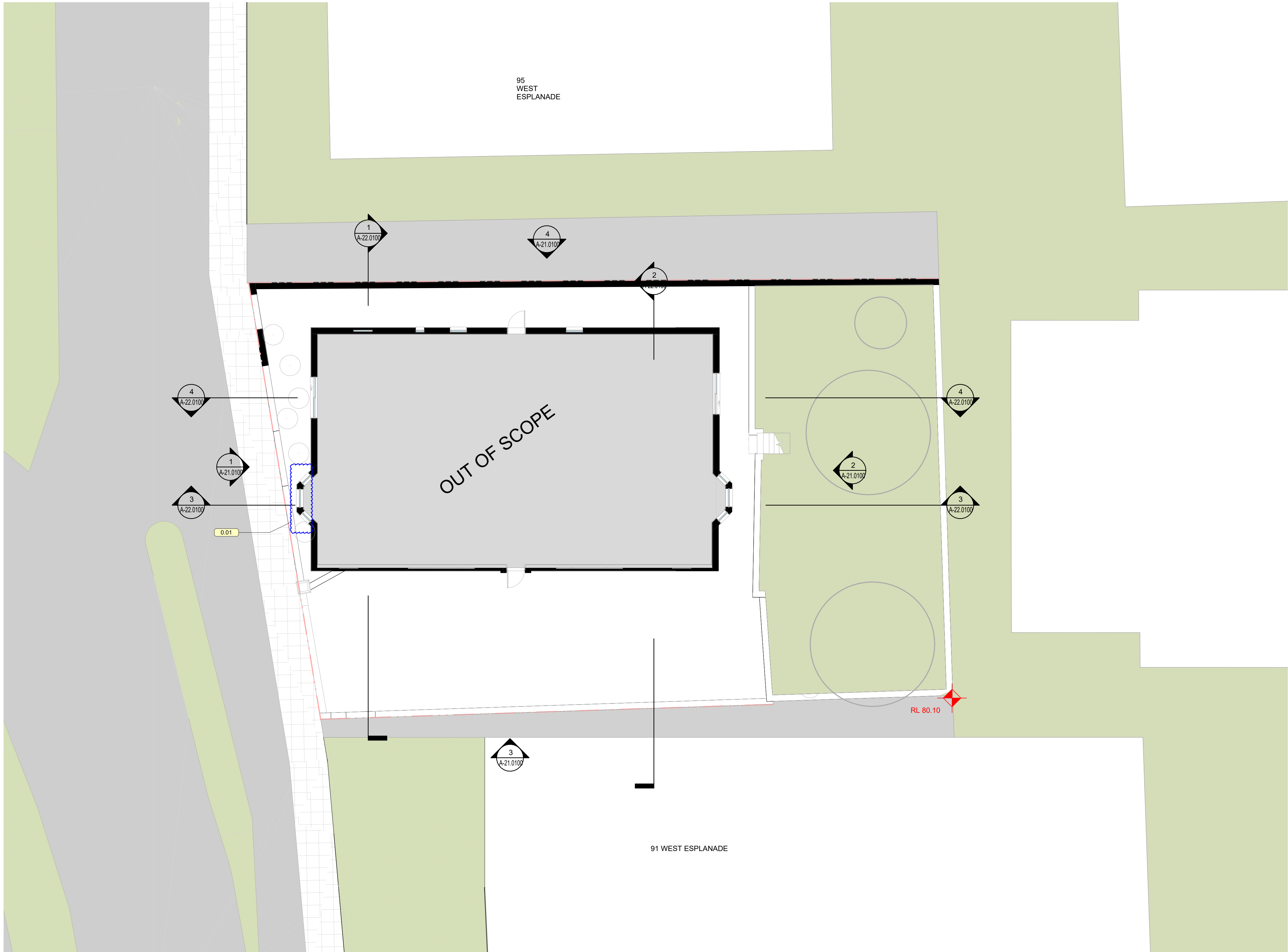
SHEET NUMBER

A-03.0100

SHEET REV STATUS

24-04-2025 23:33:04

P01 - DA Coordination



GENERIC COLOUR KEY

	e. EXISTING d. DEMOLISHED
	n. PROPOSED a. APPROVED
	e. / n. VEGETATION GRASS
	e. / n. GLAZING WATER
	CAVITY TERRAIN

	e.		n.		d.		r.
PLANTING							

REF

A-00.0001
A-10.0100
A-21.0100
A-26.0100
A-73.0100

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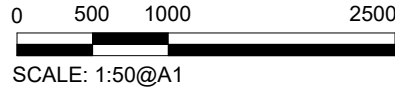
Template: ABG_ARCHITECTURAL_TEMPLATE.rvt
TMP: 250131 - FIV | TTBK: 250131 - FIV

P01 DA Coordination
ISSUE DESCRIPTION

24/02/20 Active
DATE STATUS

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Number: 25032501
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Description: Strata works to an existing residential flat building



DRAWN
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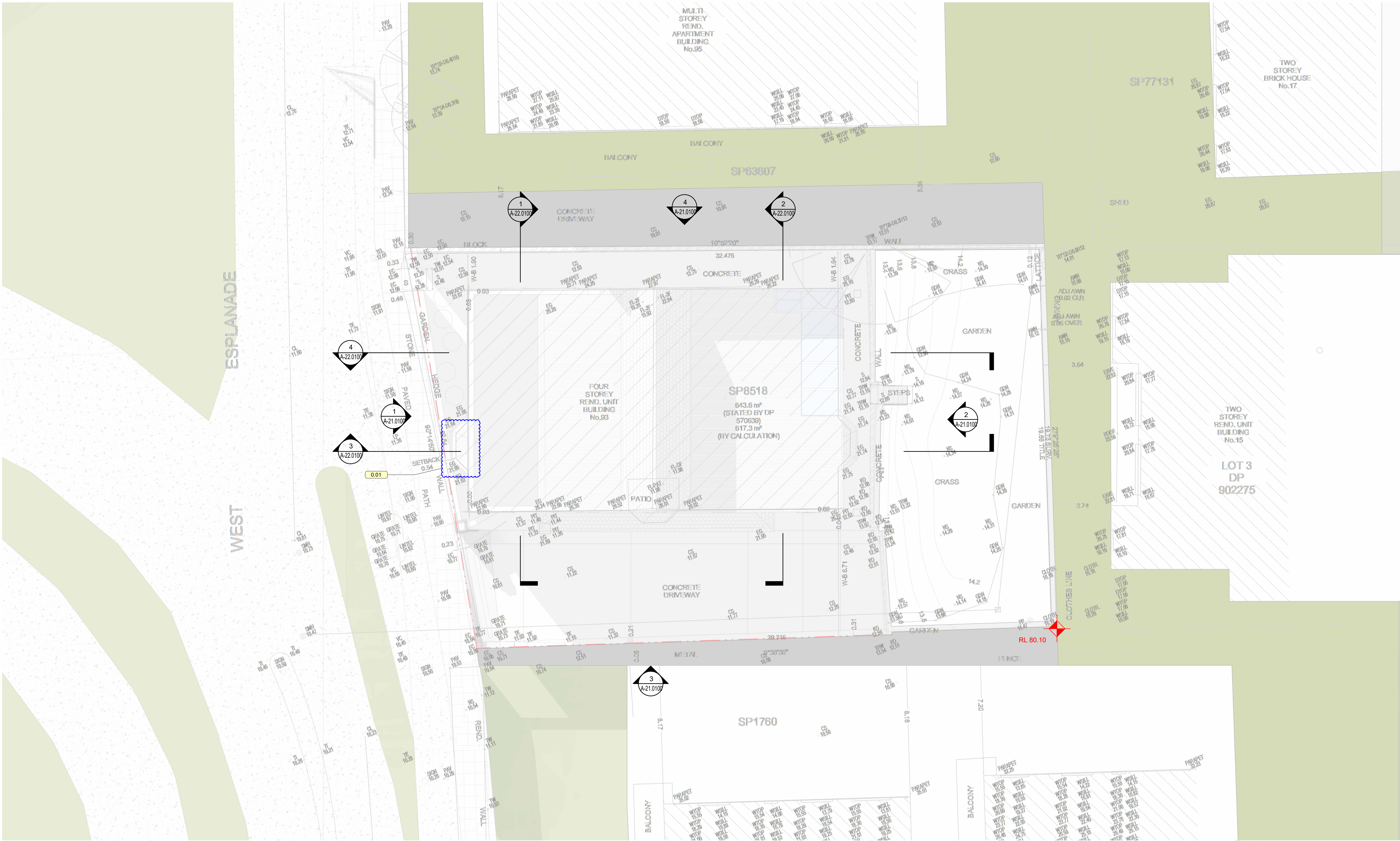
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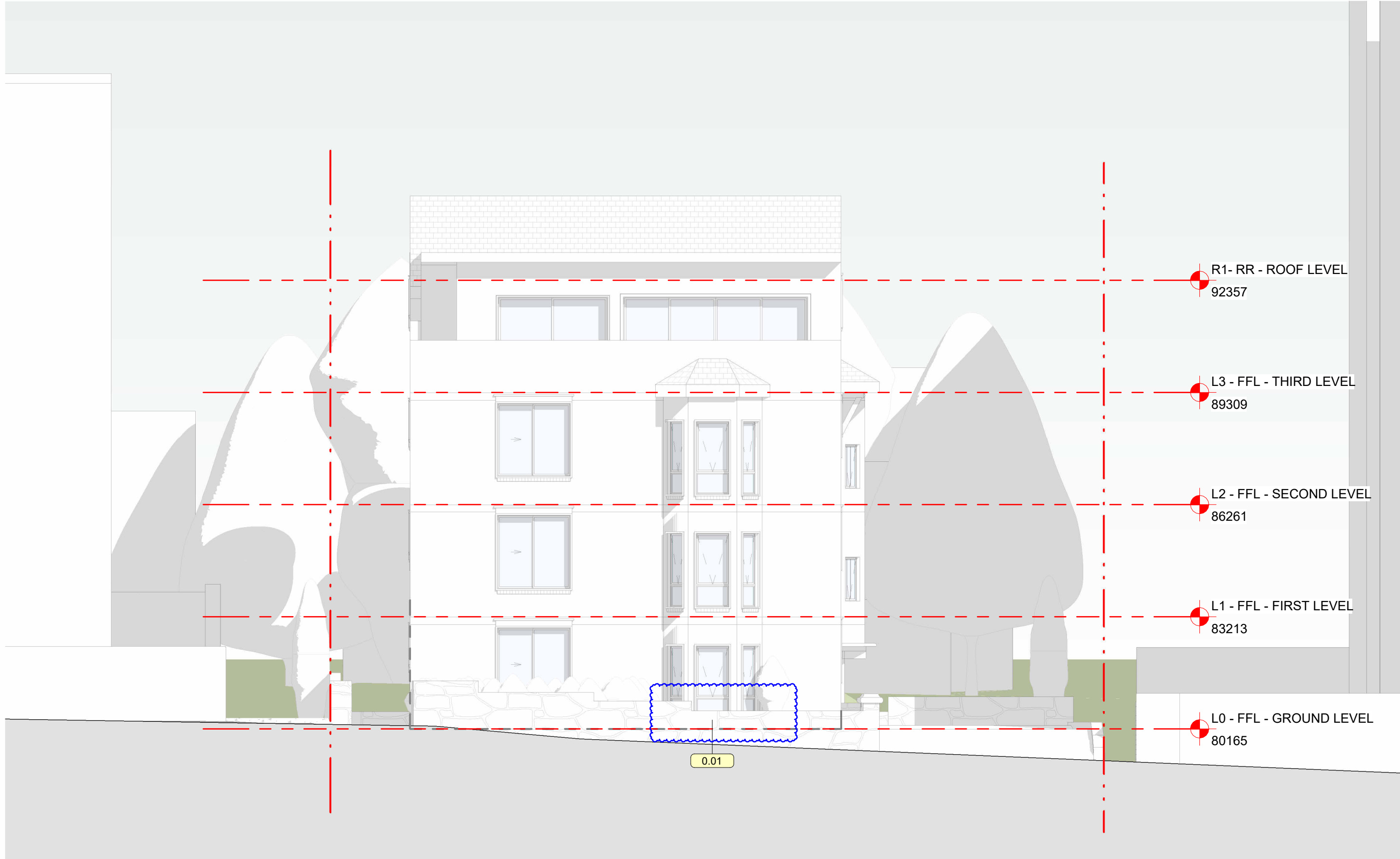
SHEET TITLE
GA - L0 - GROUND FLOOR

SHEET NUMBER
A-10.0100

SHEET REV
01

24-04-2025 23:32:25





1 | FRONT / SOUTH ELEVATION



3 | SIDE / EAST ELEVATION



2 | REAR / NORTH ELEVATION



4 | SIDE / WEST ELEVATION

REF

A-00.0001
A-10.0100
A-21.0100
A-26.0100
A-73.0100

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P01 DA Coordination
ISSUE DESCRIPTION

24/02/20 Active
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Number: 25032501
Address: 93 West Esplanade, Manly
Account: Owners of 93 West Esplanade
PM: Marcos G Puga
Description: Strata works to an existing residential flat building

0 1000 2000 5000
SCALE: 1:100@A1



DRAWN

CHECKED

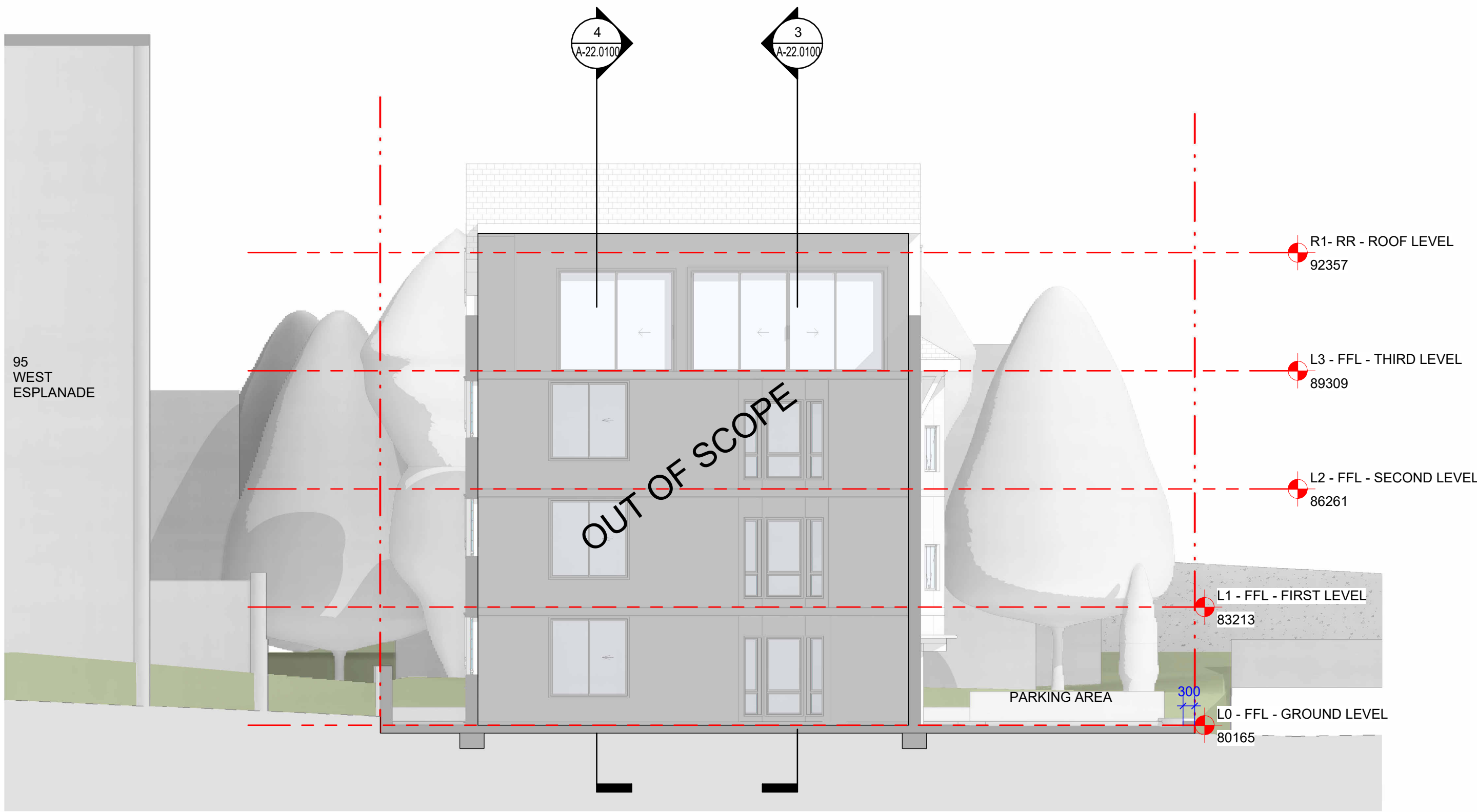
SHEET TITLE
OVERALL ELEVATIONS

SHEET NUMBER
A-21.0100

SHEET REV
01

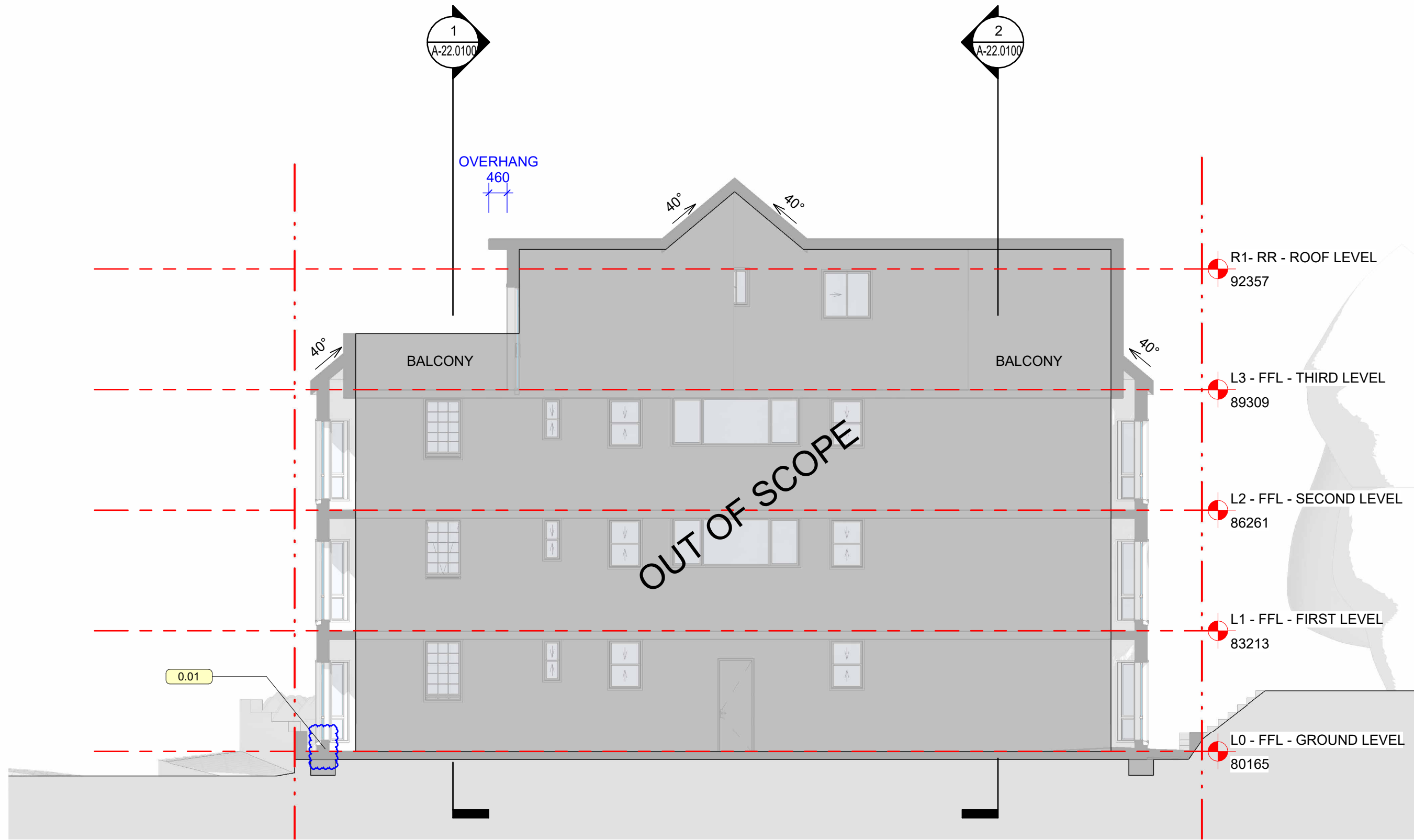
STATUS

24-04-2025 23:32:44



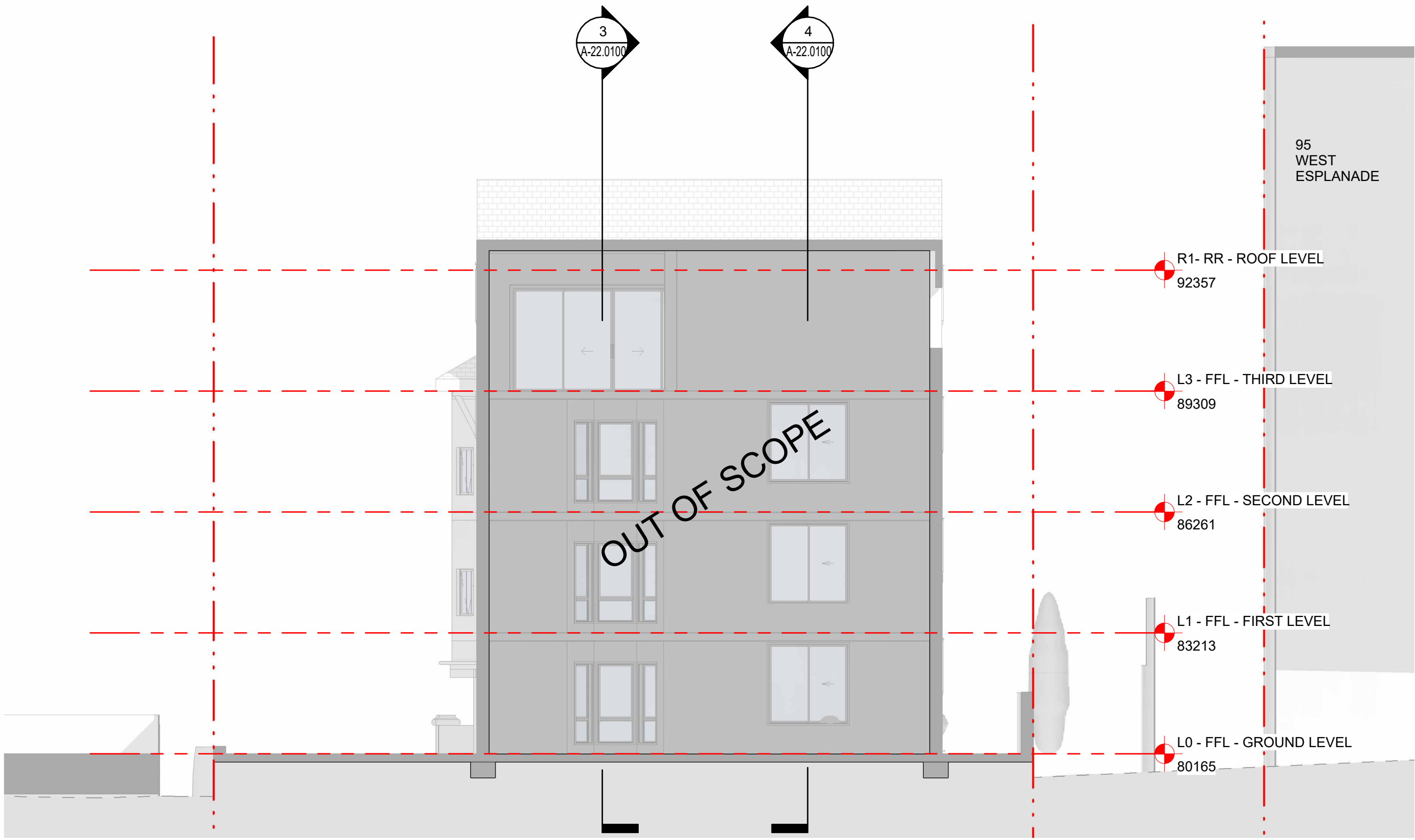
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REFER TO SHEET A-10.0100
SCALE: 1 : 100



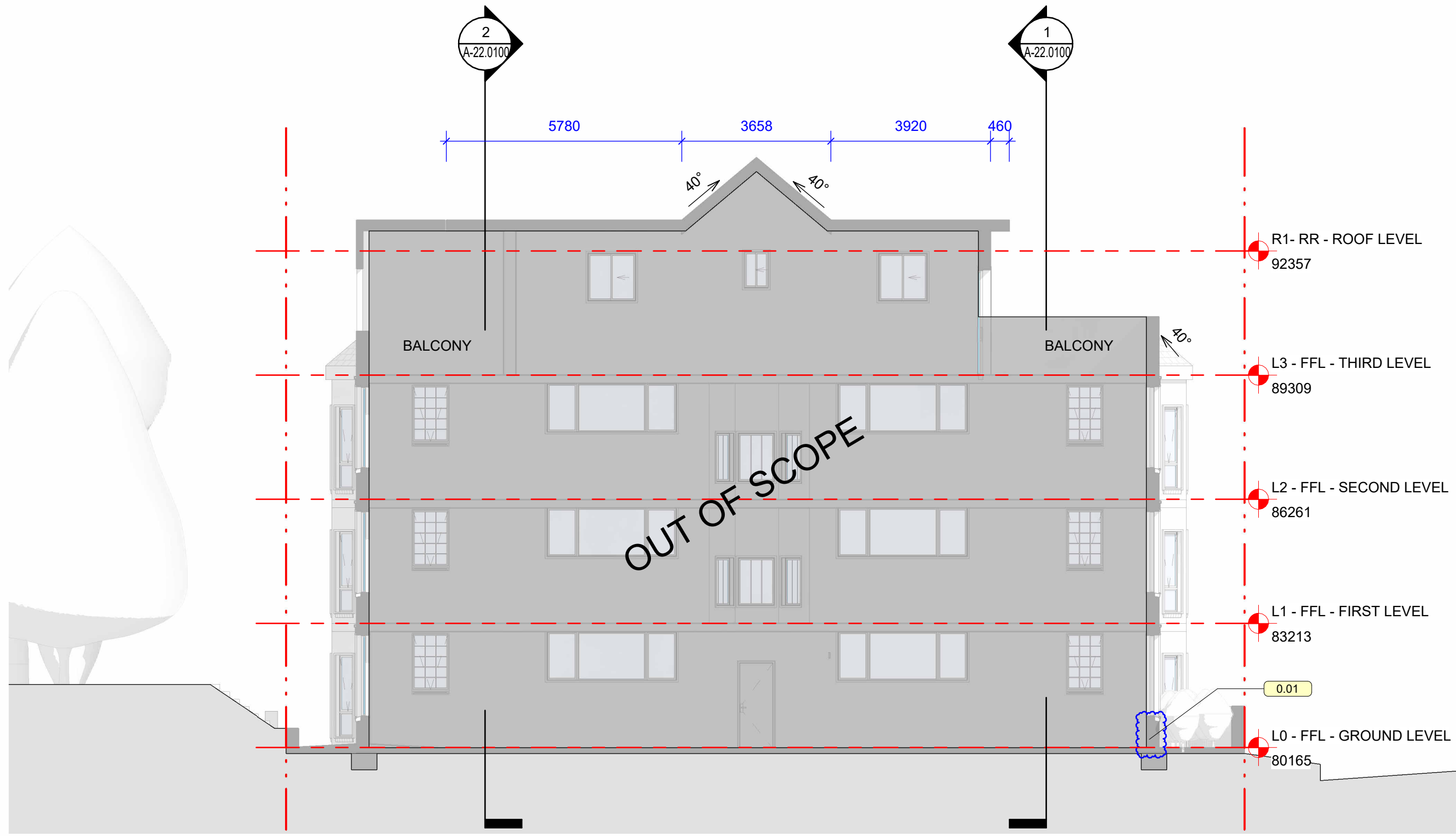
3 | Section 3-3

REFER TO SHEET A-10.0100
SCALE: 1 : 100



2 | Section 2-2

REFER TO SHEET A-10.0100
SCALE: 1 : 100



4 | Section 4-4

REFER TO SHEET A-10.0100
SCALE: 1 : 100

REF

A-00.0001
A-10.0100
A-21.0100
A-26.0100
A-73.0100

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ISSUE DESCRIPTION		DATE	STATUS

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PM: Marcos G Puga
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0 1000 2000 5000
SCALE: 1:100@A1



DRAWN

CHECKED

SHEET TITLE
OVERALL SECTIONS

SHEET NUMBER
A-22.0100

SHEET REV
01

STATUS

24-04-2025 23:32:57