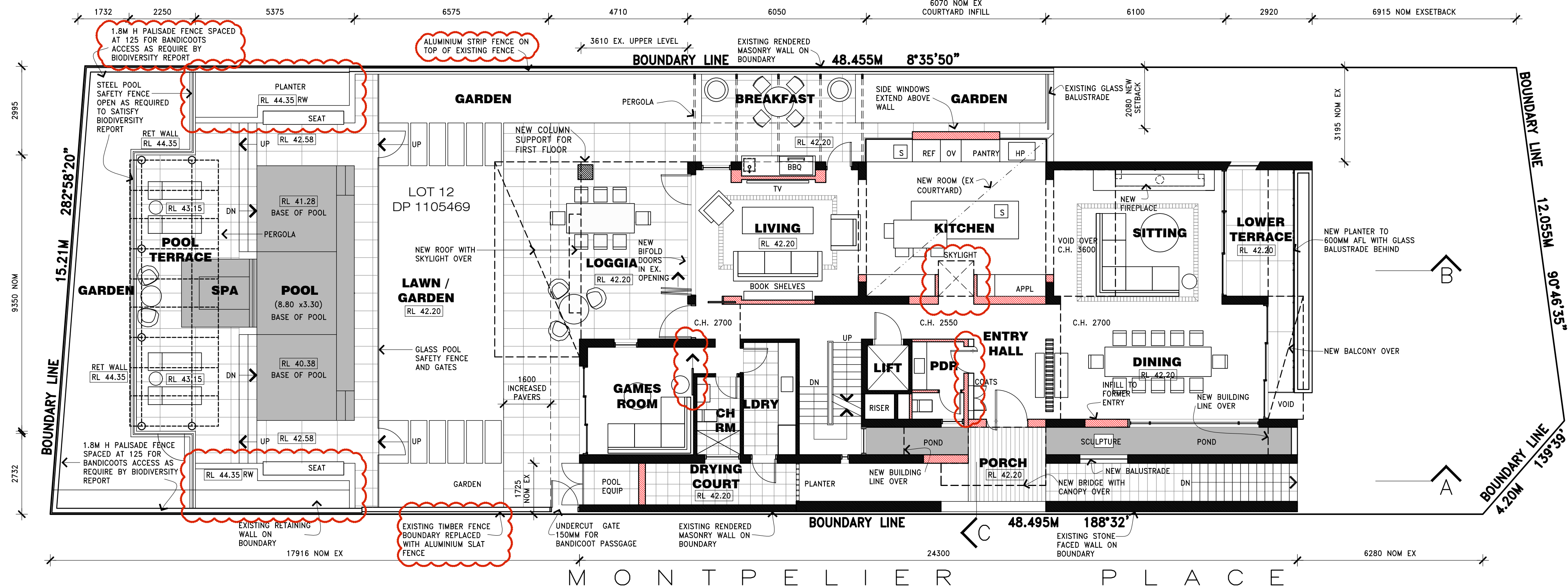
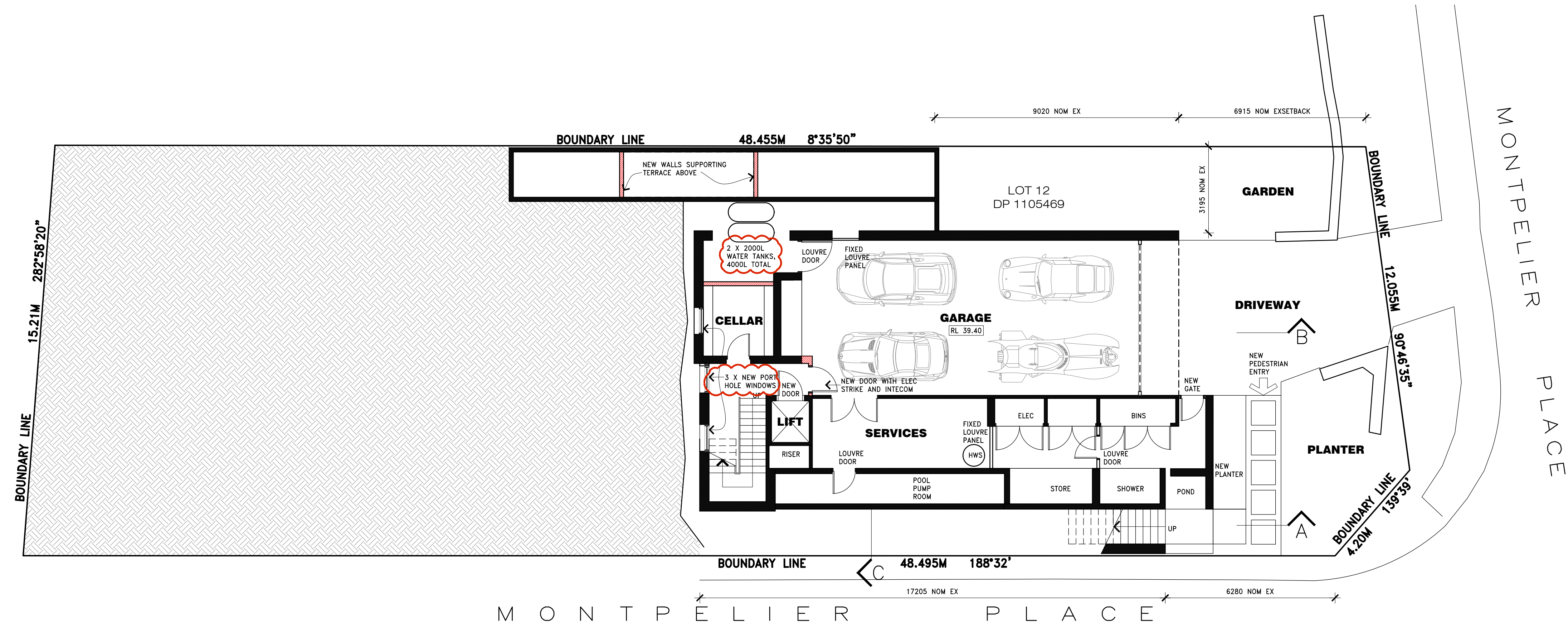




**GROUND FLOOR-
PROPOSED PLAN**



**LOWER GROUND FLOOR-
PROPOSED PLAN**

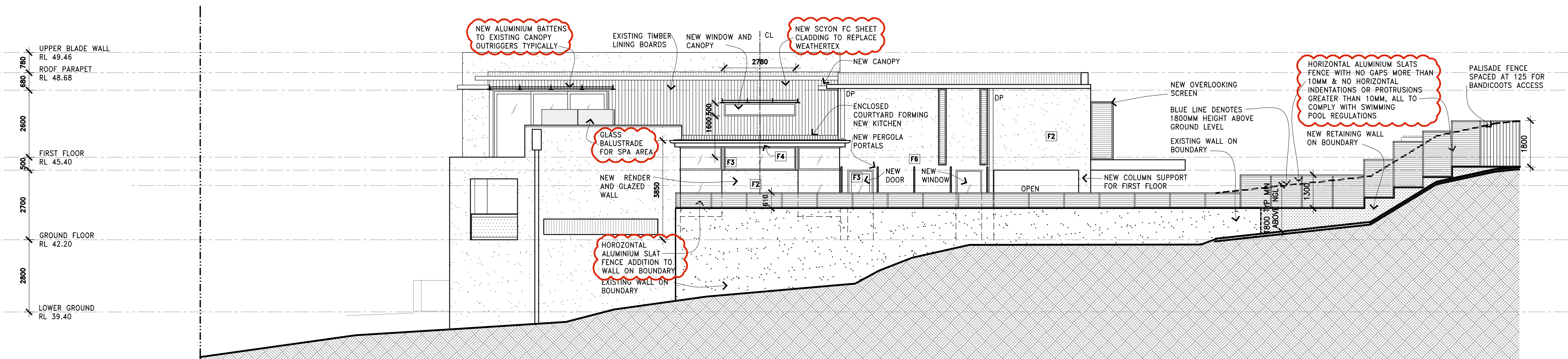
SITE DETAILS
(IN ACCORDANCE WITH AREA 053 REQUIREMENTS)

SITE AREA	752.8m ²	-
REQUIREMENT	SIZE	PERCENTAGE
GROSS FLOOR AREA	335.2m ²	44.5%
TOTAL OPEN SPACE	532.5m ²	70.8%
LANDSCAPED AREA	237.8m ²	44.7% (of TOS)

KEY

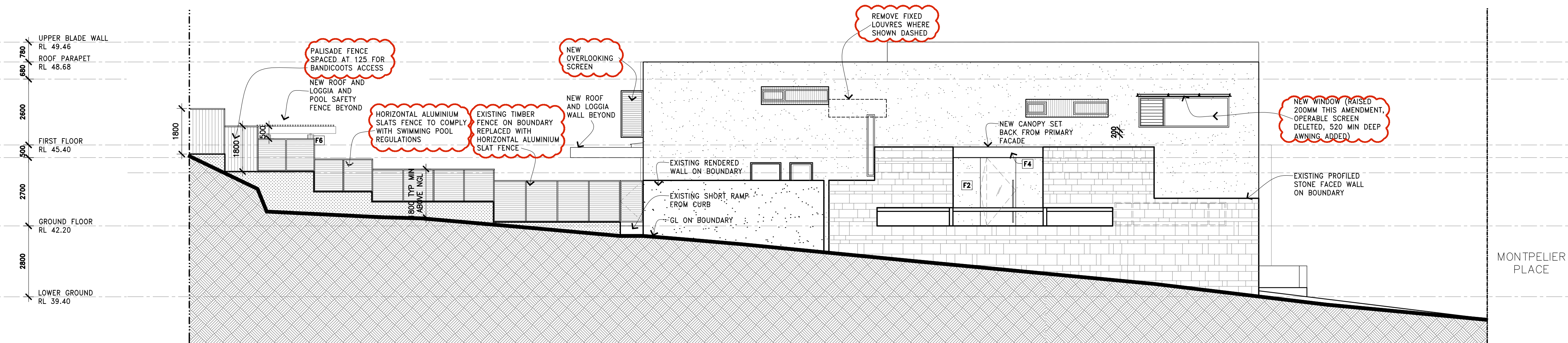
	EXISTING WALLS TO BE RETAINED
	NEW WALLS

RW	10/08/21	Basement- porches added Basement- RW tanks relocated Ground-Kitchen walls changed, skylight increased Ground- cool cpd added to Entry Ground- no roof or retractable awnings to west terrace Ground- pool retaining walls adjusted Ground- Games Rm door changed to sliding Upper- spa added to terrace	
		Additional notes added: Upper- Bed 1 window east raised 200mm, operable louvers deleted, awning added Upper- skylight added to stairwell Upper-carrier duct removed, no linen cpd Upper-door to Bedroom 2 changed Upper- South Ensuite all lowered 300mm Upper- Bed 2 window screen altered Upper- redundant louvers removed General- new and existing sunshade canopy detail changed to all, battens General- Weatherflex cladding changed to painted Sycamore grooved panels General- boundary fences and retaining walls clarified, changed to aluminium and palisade where shown	
A	RW	22/9/20	Plaster added to front edge of balconies Balcony added to front of master bedroom Window added to east elevation Window added to west elevation BBQ relocated adj Breakfast Loggia / support for first floor S/W corner changed Fence added around pool terrace Pool and safety fencing redesign
Rev	By	Date	Amendment Details
Amendments			
General Notes			
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Project			
KELLEHER RESIDENCE			
12 MONTPELIER PLACE			
MANLY			
Proprietor			
JOHN & CHRISTINE KELLEHER			
Drawing Title			
PROPOSED PLANS			
LOWER GROUND AND GROUND			
North	Drawn	RW	Date
			SEPTEMBER 2019
			Scale
			1:100
Filename			
Job No	Drawing No	Revision	
1908	DA02	B	
			
ILARIO G. CORTESE ARCHITECTS PTY LTD			
Suite 5 681 Burke Road Camberwell			
Victoria 3124 p: +613 9813 1727			
e: info@cortesearchitects.com.au			

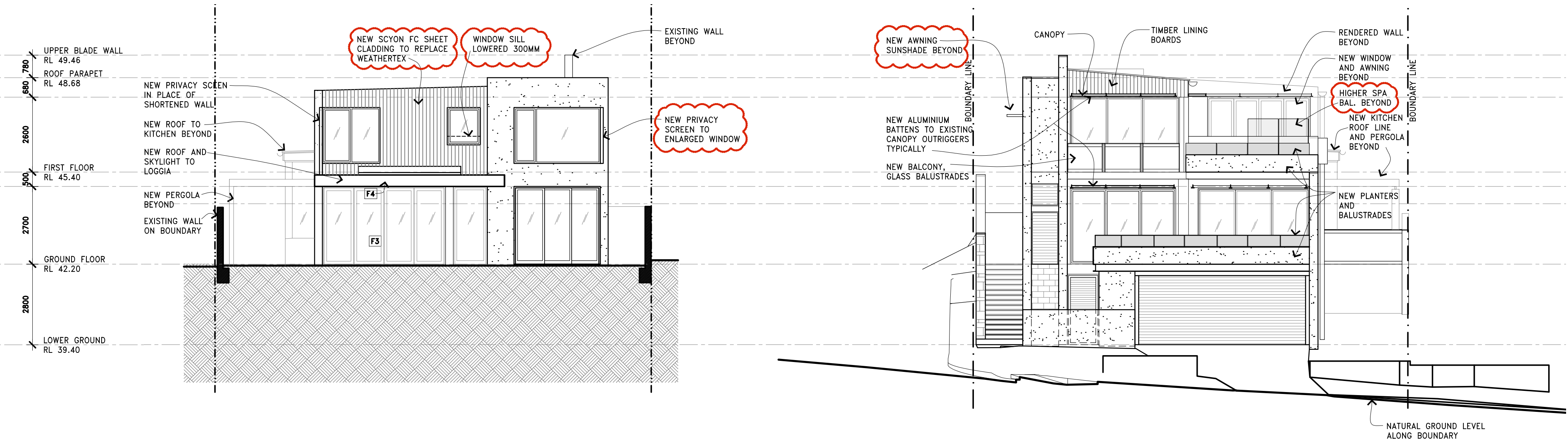


WEST ELEVATION

HORIZONTAL ALUMINIUM



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

B RW 10/08/21	Basement- porches added Basement- RW tanks relocated Ground-kitchen walls changed, skylight increased Ground- east cpd added to Entry Ground- no roof or retractable awnings to west terrace Ground- pool retaining walls adjusted Ground- Games Rm door changed to sliding Upper- spa added to terrace, balustrades added
A RW 22/9/20	Upper- Bed 1 window east raised 200mm, operable louvers deleted, awning added Upper- skylight added to stairwell Upper-corridor duct removed, no linen cpd Upper-door to Bedroom 2 changed Upper- South Ensuite sill lowered 300mm Upper- Bed 2 window screen altered Upper- redundant louvers removed General- new and existing sunshade canopy detail changed to al. batten General- Weathertex cladding changed to painted Scyon grooved panels General- boundary fences and retaining walls clarified, changed to aluminium and palisade where shown Plaster added to front edge of balconies Balcony added to front of master bedroom Window added to east elevation Window added to west elevation BBO relocated adj Breakfast Loggia /support for first floor S/W corner changed Fence added around pool terrace Pool and safety fencing redesign

Amendments

General Notes

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Project

KELLEHER RESIDENCE
12 MONTPELIER PLACE
MANLY

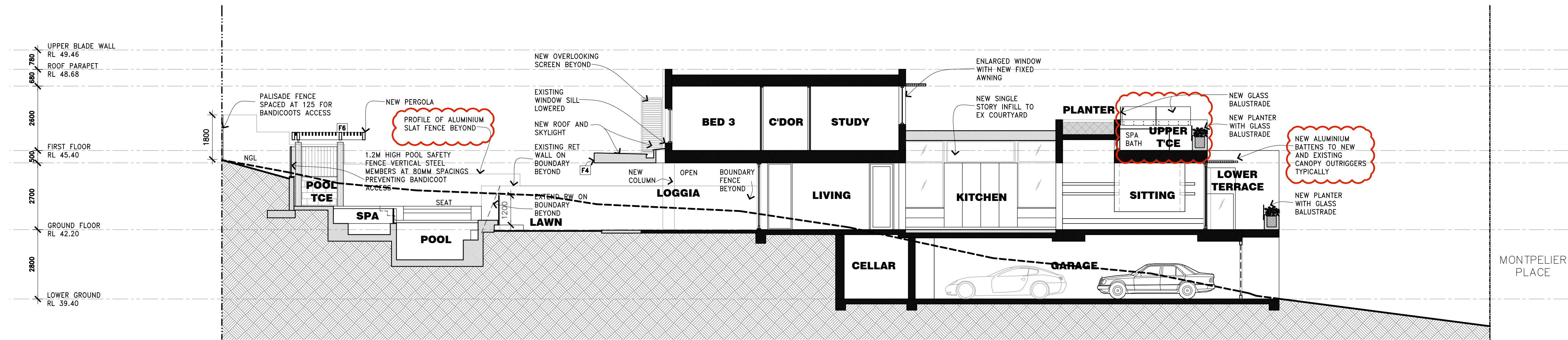
Proprietor

JOHN & CHRISTINE KELLEHER

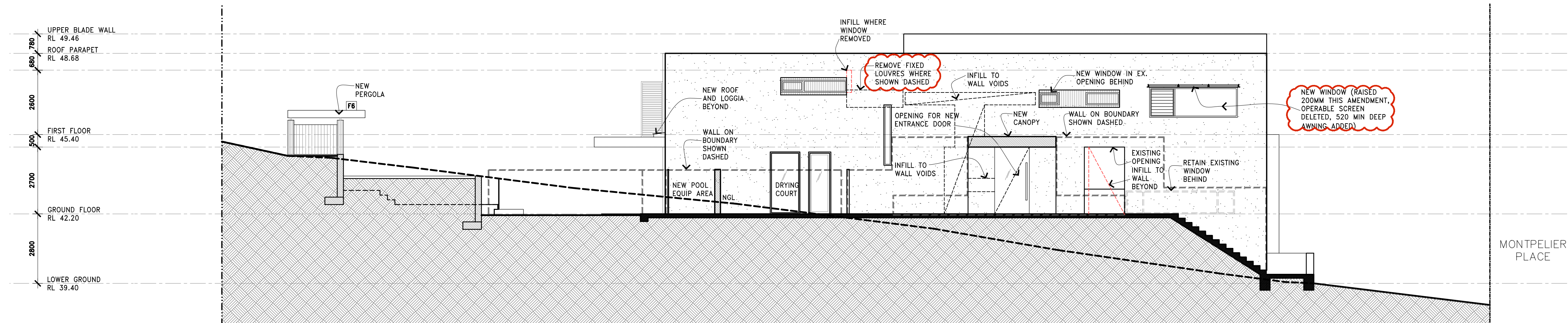
Drawing Title

PROPOSED ELEVATIONS

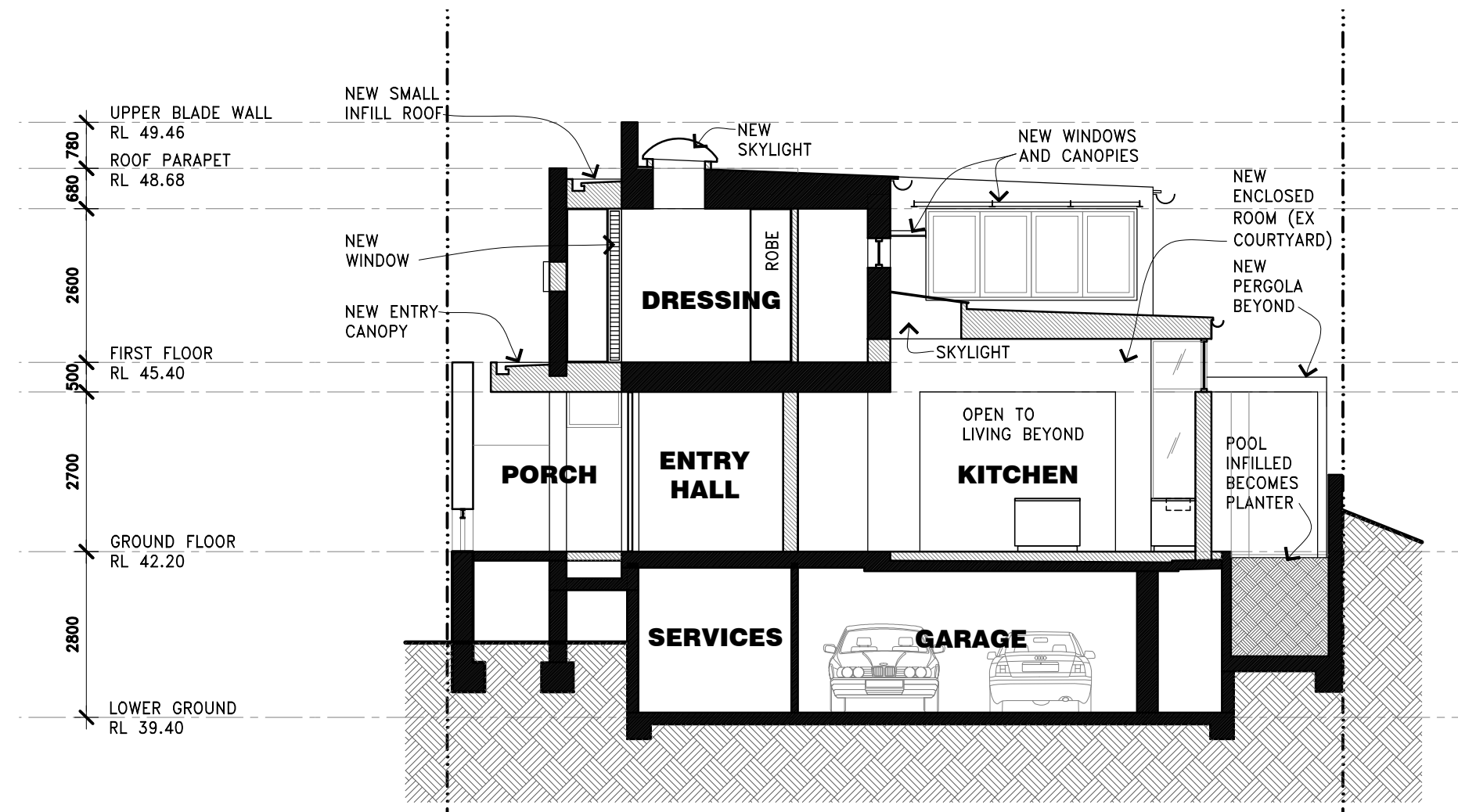
North	Drawn	RW
	Date	SEPTEMBER 2019
	Scale	1:100
	File name	
Job No	Drawing No	Revision
1908	DA04	B



SECTION B



SECTION A



SECTION C

KEY

- EXISTING WALLS TO BE RETAINED
- NEW WALLS

EXTERIOR FINISHES KEY

- F1 DRESSED SANDSTONE FACING IN PATTERN TO MATCH EXISTING
- F2 RENDER FINISHED MASONRY TO MATCH EXISTING
- F3 NATURAL ANODISED ALUMINIUM WINDOW JOINERY TO MATCH EXISTING
- F4 "MONUMENT" COLOURBOND FASCIA, GUTTER AND SPOUTING TO MATCH EXISTING
- F5 ZINCALUME DECK ROOFING TO MATCH EXISTING
- F6 PAINT FINISHED TIMBER PERGOLA

B RW 10/08/21	Basement- porches added Basement- RW tanks relocated Ground-kitchen walls changed, skylight increased Ground- east end added to Entry Ground- no roof or retractable awnings to west terrace Ground- pool retaining walls adjusted Ground- Games Rm door changed to sliding Upper- spa added to terrace, balustrades added Upper- Bed 1 window east raised 200mm, operable louvers deleted, awning added Upper- skylight added to stairwell Upper-corridor duct removed, no linen capd Upper-door to Bedroom 2 changed Upper- South Ensuite sill lowered 300mm Upper- Bed 2 window screen altered Upper- redundant louvers removed General- new and existing sunshade canopy detail changed to al. batten General- Weatherflex cladding changed to painted 30mm grooved panels General- boundary fences and retaining walls clarified, changed to aluminium and palisade where shown Plaster added to front edge of balconies Balcony added to front of master bedroom Window added to east elevation Window added to west elevation B80 relocated adj Breakfast Loggia /support for first floor S/W corner changed Fence added around pool terrace Pool and safety fencing redesign
A RW 22/9/20	

Rev	By	Date	Amendment Details
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Project			
KELLEHER RESIDENCE 12 MONTEPELIER PLACE MANLY			
Proprietor			
JOHN & CHRISTINE KELLEHER			
Drawing title			
PROPOSED SECTIONS			
North			
		Drawn RW	
		Date SEPTEMBER 2019	
		Scale 1:100	
		Filename	
Job No	Drawing No	Revision	
1908	DA05	B	
			
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