



SITE DETAILS

(IN ACCORDANCE WITH AREA OS3 REQUIREMENTS)

SITE AREA	752.8m2	-
<u>REQUIREMENT</u>	<u>SIZE</u>	<u>PERCENTAGE</u>
GROSS FLOOR AREA	335.2m2	44.5%
TOTAL OPEN SPACE	532.5m2	70.8%
LANDSCAPED AREA (of TOS)	237.8m2	44.7%

KEY

- EXISTING WALLS TO BE RETAINED
- NEW WALLS

B RW 10/08/21

Bossmant - portholes added
Bossmant - RW tanks relocated
Ground-Kilchen walls changed, styrlng increased
Ground - cool apt added to Enlyr
Ground - masonry fence added, east side
Ground - pool refinishing walls adjusted
Ground - Gamae RM changed, door to sliding
Upper - spa added to terrace,
bathrooms added
Upper - bed 1 window east raised 200mm,
~~cearable louvers deleted, window added~~
Upper - styrlng added
Upper - corridor duct removed, no linen cap
Upper - door to bedroom added
Upper - South Enalls still lowered 300mm
Upper - bed 2 window screen altered
Upper - radiator floor changed
Roof - new solar system shown
General - new and existing doors changed
ceping detail changed to al. balten
General - Westmarche door changed to
concrete slat grooved panels
General - boundary fences and retaining walls
fortified, changed to concrete and mesh
where shown
General - Woodland Green Irish added

A	RW	22/9/20	Planter 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

General Notes

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. THE BUILDER SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL REFER ALL DISCREPANCIES TO THE ARCHITECT BEFORE THE WORK PROCEEDS.


ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS AND SAA CODES OF PRACTICE EXCEPT AS VARIATIONS ARE SPECIFICALLY AUTHORIZED BY THE LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES.

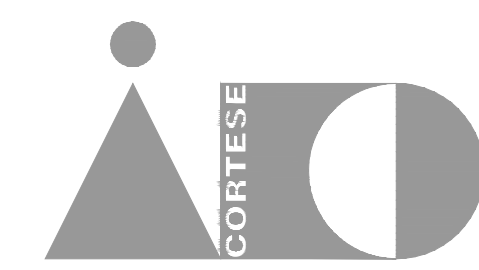
SUBSTITUTIONS ARE TO BE ONLY WITH THE APPROVAL OF THE ARCHITECT.

Project
KELLEHER RESIDENCE
12 MONTPELIER PLACE
MANLY

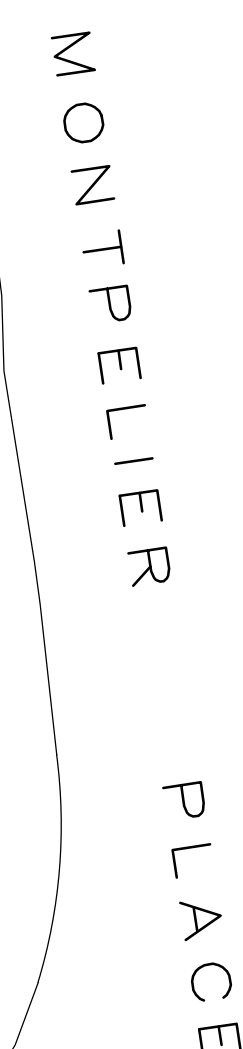
Proprietor
JOHN & CHRISTINE KELLEHER

Drawing Title
PROPOSED PLANS
LOWER GROUND AND GROUND

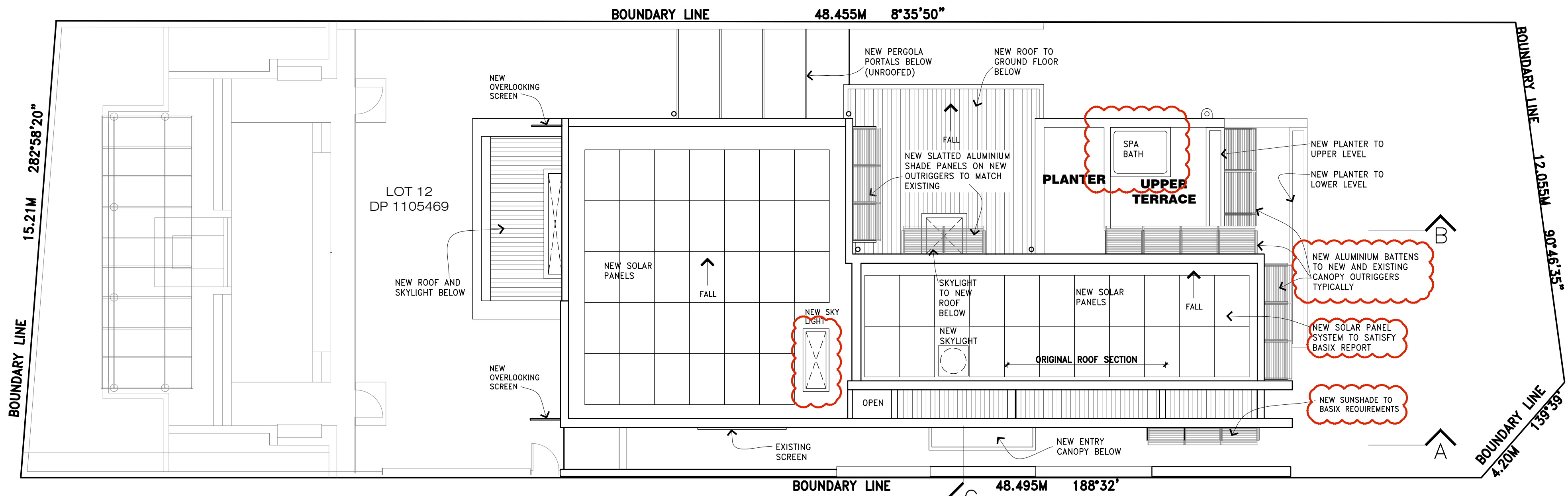
North	Drawn RW Date SEPTEMBER 2019 Scale 1:100 Filename	
	Job No 1908	Drawing No DA02
		Revision B



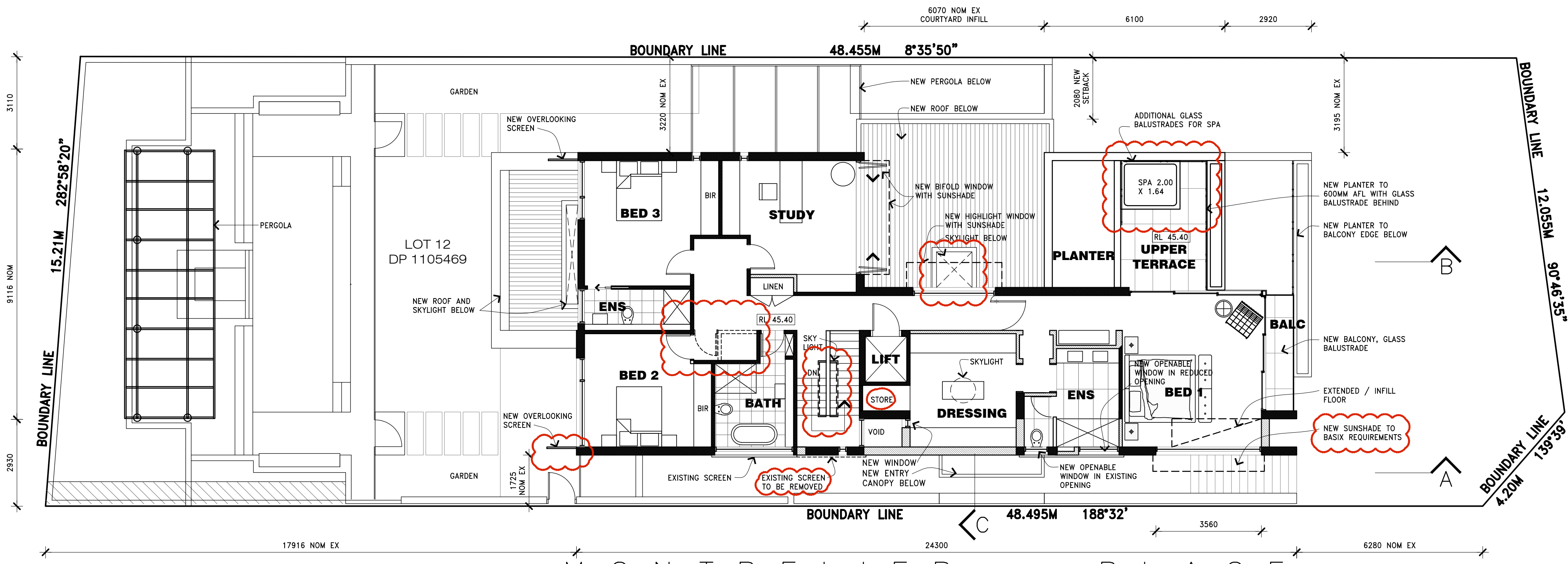
ILARIO G. CORTESE ARCHITECTS PTY LTD
Suite 5 681 Burke Road Camberwell
Victoria 3124 p: +613 9813 172
e: info@cortese-architects.com.au



LOWER GROUND FLOOR- PROPOSED PLAN



PROPOSED ROOF PLAN



FIRST FLOOR-PROPOSED PLAN

KEY

	EXISTING WALLS TO BE RETAINED
	NEW WALLS

B RW 10/08/21
 Basement- porches added
 Basement- SW tanks relocated
 Ground-Kitchen walls changed, skylight increased
 Ground- coat added to Entry
 Ground- masonry fence added to east side
 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, venting added

A RW 22/9/20
 Upper- skylight added to stairwell
 Upper-corridor door removed, no linen cap
 Upper-door to Bedroom 2 changed
 Upper- South Ensuite sill lowered 300mm
 Upper- Bed 2 window screen altered
 Upper- redundant louvers removed
 Roof- new solar system shown
 General- new and existing sunshade canopy detail changed to all battens
 General- Weatherflex cladding changed to painted Sycan grooved panels
 General- boundary fences and retaining walls clarified, changed to aluminium and mesh where shown
 General- Woodland Grey finish added

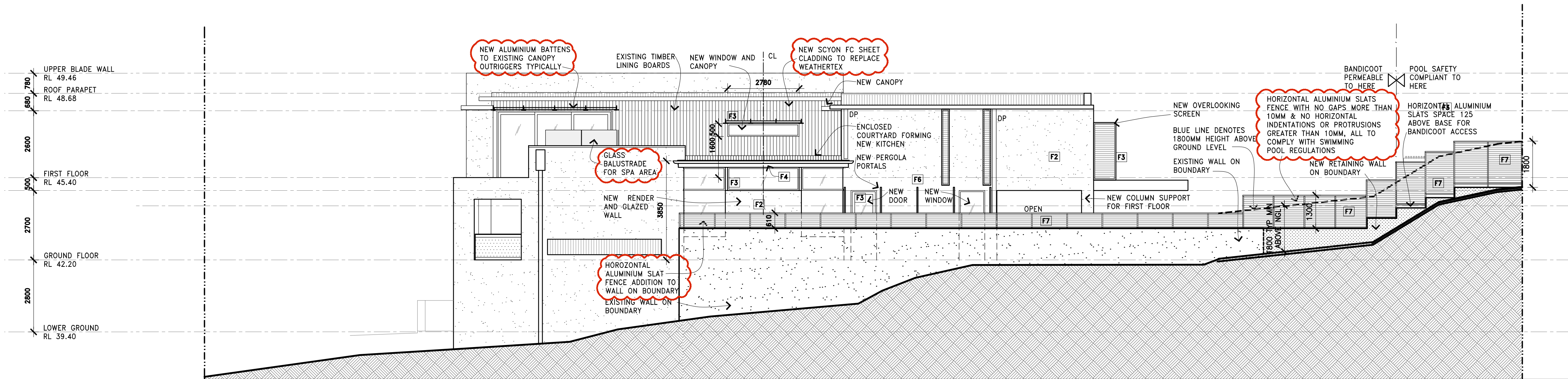
Planter added to front edge of balconies
 Balcony added to front of master bedroom
 Window added to east elevation
 Window added to west elevation
 BBQ relocated adj Breakfast
 Loggia / support for first floor S/W corner changed
 Fence added around pool terrace
 Pool and safety fencing redesign

General Notes
 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. THE BUILDER SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL REFER ALL DISCREPANCIES TO THE ARCHITECT BEFORE THE WORK PROCEEDS. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS AND SAA CODES OF PRACTICE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND BY THE LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES. SUBSTITUTIONS ARE TO BE ONLY WITH THE APPROVAL OF THE ARCHITECT.

Project
 KELLEHER RESIDENCE
 12 MONTPELIER PLACE
 MANLY
Proprietor
 JOHN & CHRISTINE KELLEHER

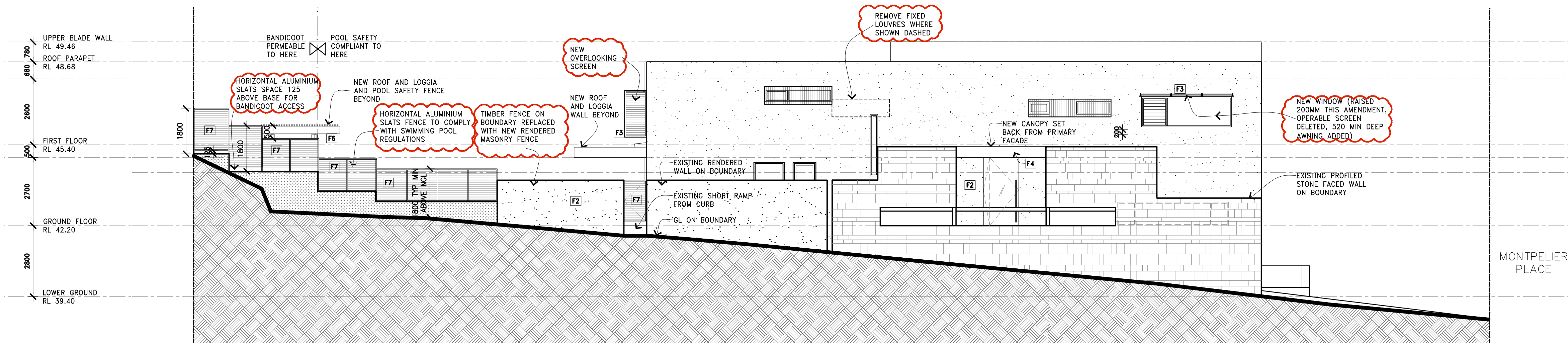
Drawing Title
 PROPOSED PLANS
 FIRST AND ROOF / SITE

North	Drawn	RW
	Date	SEPTEMBER 2019
	Scale	1:100
	Filename	
Job No	Drawing No	Revision
1908	DA03	B

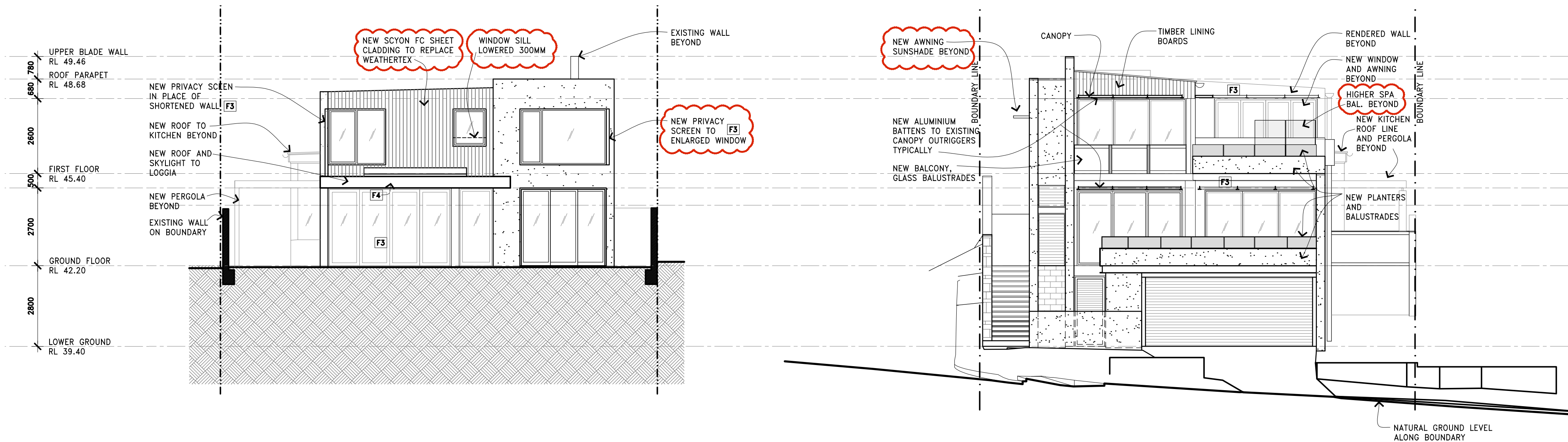


WEST ELEVATION

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- coat cpd added to Entry
Ground- masonry fence added to east side
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- door to Bedroom 2 changed
Upper- South Ensuite sill lowered 300mm
Upper- Bed 2 window screen altered
Upper- redundant louvers removed
Roof- new solar system shown
General- new and existing sunshade canopy detail changed to al. batten
General- Weatherlines cladding changed to painted Scyon grooved panels
General- boundary fences and retaining walls clarified, changed to aluminium and mesh where shown
General- Woodland Grey finish added
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

A RW 22/9/20

Amendments

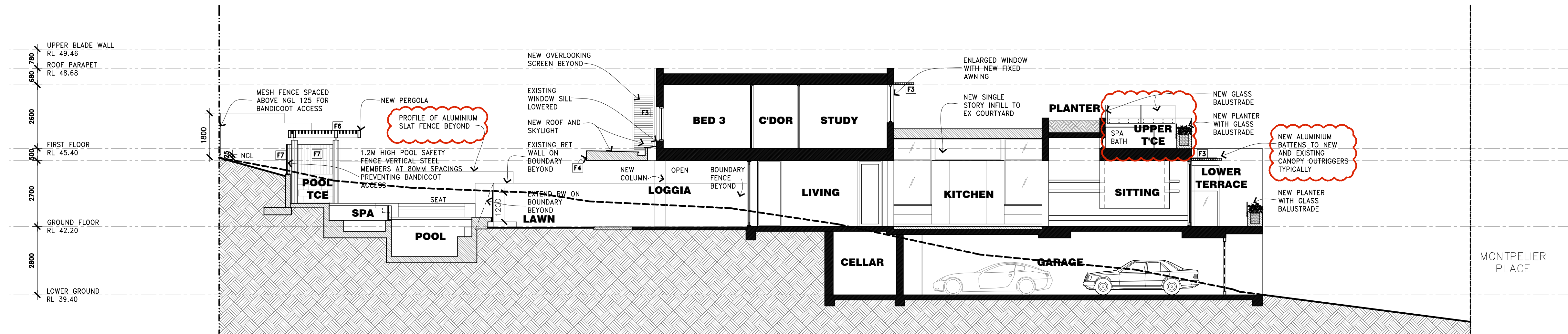
General Notes

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. THE BUILDER SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL REFER ALL DISCREPANCIES TO THE ARCHITECT BEFORE THE WORK PROCEEDS. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS AND SAA CODES OF PRACTICE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND BY THE LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES. SUBSTITUTIONS ARE TO BE ONLY WITH THE APPROVAL OF THE ARCHITECT.

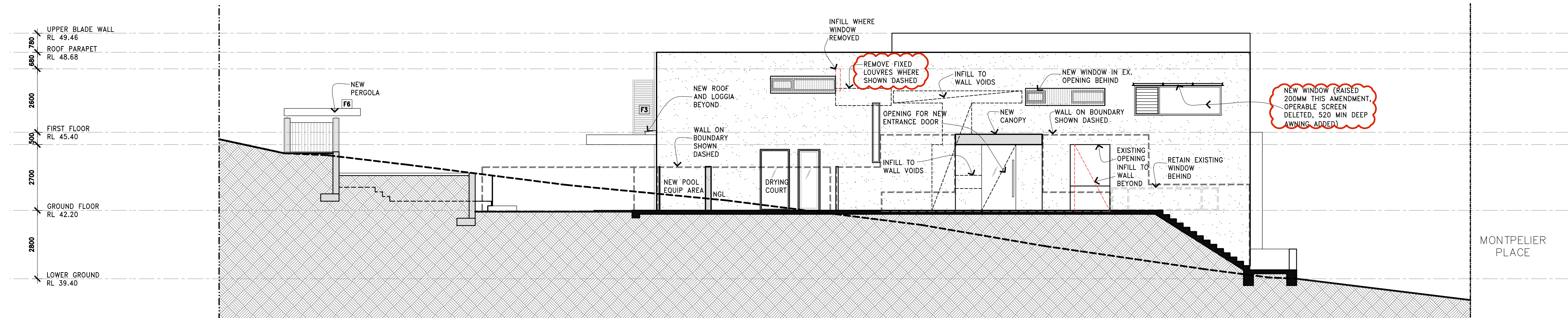
Project
KELLEHER RESIDENCE
12 MONTPELIER PLACE
MANLY
Proprietor
JOHN & CHRISTINE KELLEHER
Drawing Title
PROPOSED ELEVATIONS

North
Drawn RW
Date SEPTEMBER 2019
Scale 1:100
P/Name
Job No 1908
Drawing No DA04
Revision B

CORTESE
ILARIO G. CORTESE ARCHITECTS PTY LTD
Suite 5 681 Burke Road Camberwell
Victoria 3124 P: +613 9819 1727
E: info@cortesearchitects.com.au



SECTION B



SECTION A

B RW 10/08/21

Basement- porches added
Basement- RW tanks relocated
Ground- kitchen walls changed, skylight increased
Ground- coat cpd added to east side
Ground- masonry fence added to east side
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 cpd
Upper- door to Bedroom 2 changed
Upper- South Ensuite sill lowered 300mm
Upper- Bed 2 window screen altered
Upper- redundant louvers removed
Roof- new solar system shown
General- new and existing sunshade canopy detail changed to al. batten
General- Weathermark cladding changed to painted Sycan grooved panels
General- boundary fences and retaining walls clarified, changed to aluminium and mesh where shown
General- Woodland Grey finish added
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

A RW 22/9/20

Rev By Date Amendment Details

Amendments

General Notes

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS AND WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. THE BUILDER SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL REFER ALL DISCREPANCIES TO THE ARCHITECT BEFORE THE WORK PROCEEDS. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS AND SAA CODES OF PRACTICE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND BY THE LAWS AND REQUIREMENTS OF STATUTORY AUTHORITIES. SUBSTITUTIONS ARE TO BE ONLY WITH THE APPROVAL OF THE ARCHITECT.

Project

KELLEHER RESIDENCE

12 MONTPELIER PLACE

Manly

Proprietor

JOHN & CHRISTINE KELLEHER

Drawing Title

PROPOSED SECTIONS

North

Drawn RW

Date SEPTEMBER 2019

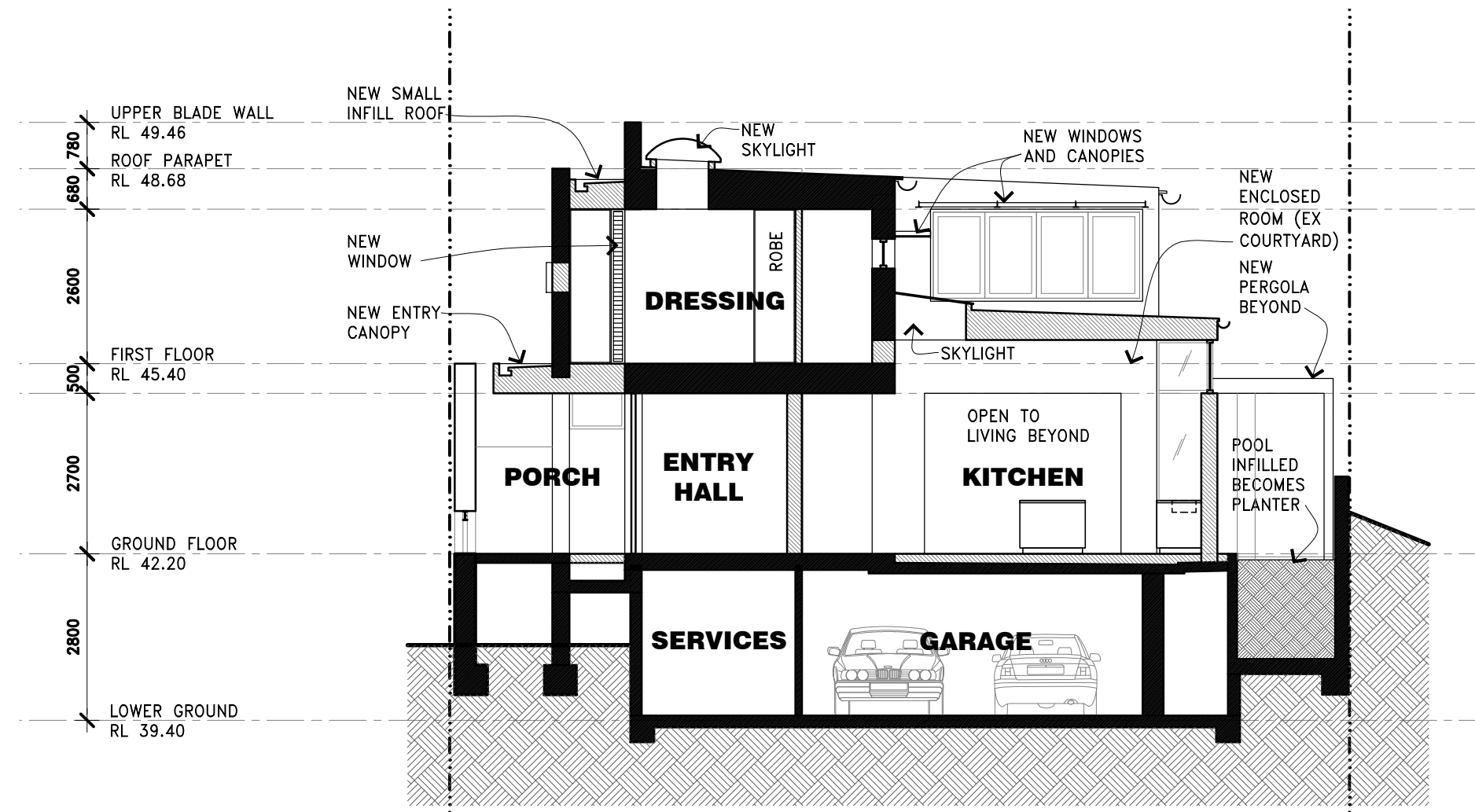
Scale 1:100

File name

Job No 1908

Drawing No DA05

Revision B



SECTION C

KEY

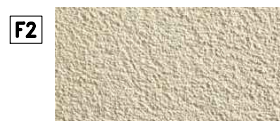
EXISTING WALLS TO BE RETAINED

NEW WALLS

EXTERIOR FINISHES KEY



DRESSED SANDSTONE FACING IN PATTERN TO MATCH EXISTING



RENDER FINISHED MASONRY TO MATCH EXISTING



NATURAL ANODISED ALUMINIUM WINDOW JOINERY TO MATCH EXISTING



"MONUMENT" COLOURBOND FASCIA, GUTTER AND SPOUTING TO MATCH EXISTING



ZINCALUME DECK ROOFING TO MATCH EXISTING



PAINT FINISHED TIMBER PERGOLA



WOODLAND GREY POWDER COAT FINISH