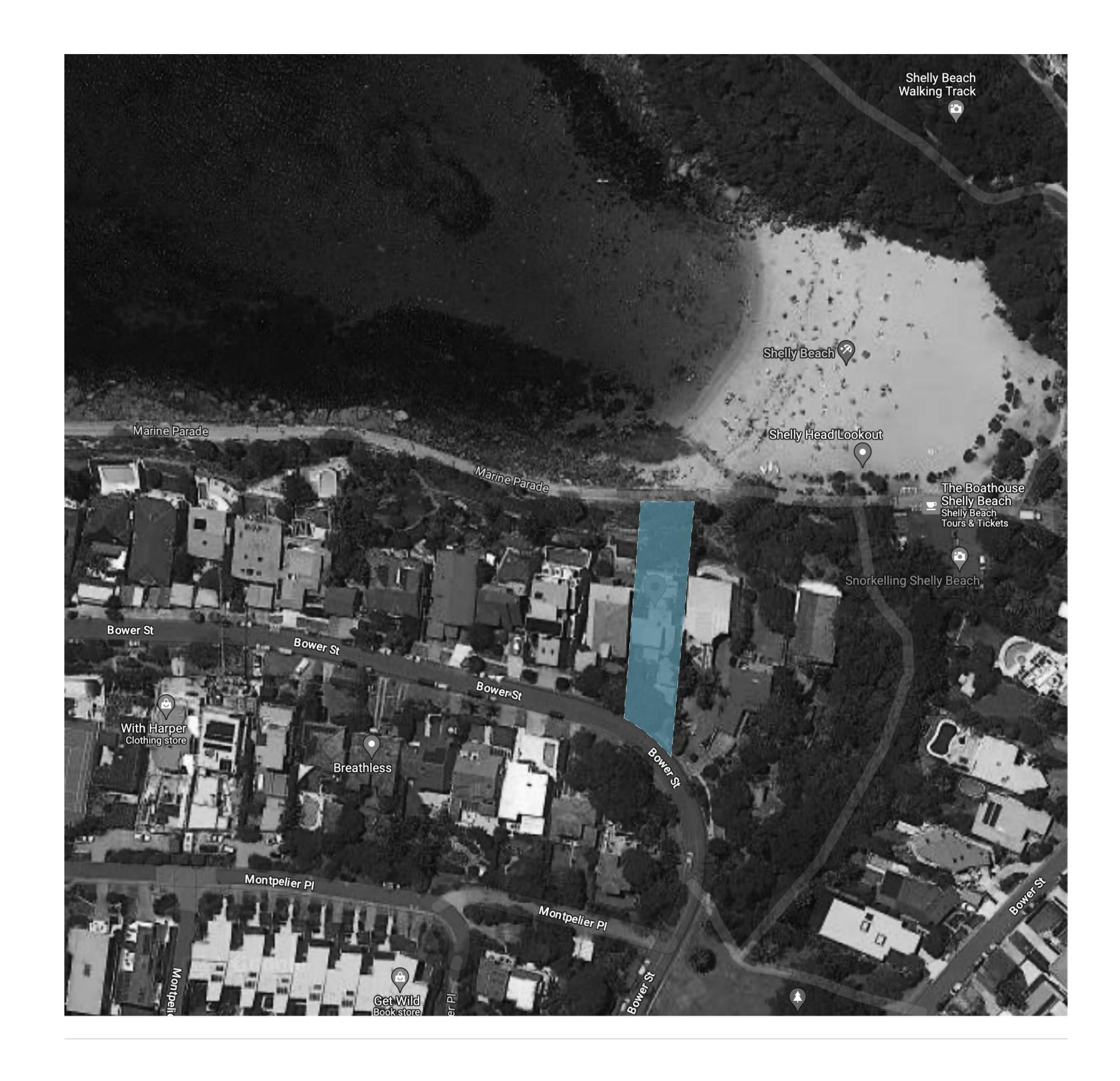
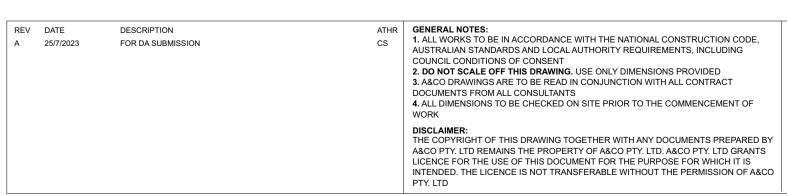
DRAWING NO.	DRAWING TITLE	REVISION	SCALE
00 REFERENCE			,
0000	COVER PAGE	A	
1 SITE & LOCATION			
1000	SITE ANALYSIS	A	1:200
1001	SITE PLAN_EXISTING & DEMOLITION	Α	1:100
1002	SITE PLAN_PROPOSED	Α	1:100
11 COMPLIANCE			
1100	GFA/FSR PLAN_CONTROL	Α	1:100
1101	DEEP SOIL/OPEN SPACE AREA_CONTROL	Α	1:100
1102	MAX HEIGHT PLANE_CONTROL	Α	1:50
1104	MAX SHEAR WALL_CONTROL	01	1:50
1106	NOTIFICATION PLAN	Α	1:200
20 GA PLAN_EXISTI	NG & DEMOLITION		
2000	BASEMENT - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	A	1:50
2001	LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	A	1:50
2002	GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	Α	1:50
2003	FIRST FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	Α	1:50
2004	ROOF - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	Α	1:50
21 GA PLAN_PROPO	DSED		
2100	BASEMENT - GENERAL ARRANGEMENT PLAN - PROPOSED	Α	1:50
2101	LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	Α	1:50
2102	GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	A	1:50
2103	FIRST FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	Α	1:50
2104	ROOF - GENERAL ARRANGEMENT PLAN - PROPOSED	Α	1:50
31 GA ELEVATIONS_	PROPOSED		
3000	GENERAL ARRANGEMENT - ELEVATION E01 _PROPOSED	Α	1:50
3001	GENERAL ARRANGEMENT - ELEVATION E02_PROPOSED	Α	1:50
3002	GENERAL ARRANGEMENT - ELEVATION E03_PROPOSED	A	1:50
3003	GENERAL ARRANGEMENT - ELEVATION E04 _PROPOSED	Α	1:50
32 SITE ELEVATIONS	3		
3100	SITE ELEVATIONS - ELEVATION E05 _PROPOSED	A	1:100
3101	SITE ELEVATIONS - ELEVATION E06 & E08 _PROPOSED	Α	1:100
3102	SITE ELEVATIONS - ELEVATION E07 _PROPOSED	Α	1:100
41 GA SECTIONS_PI	ROPOSED		
4100	GENERAL ARRANGEMENT - SECTION 01_PROPOSED	A	1:50
4101	GENERAL ARRANGEMENT - SECTION 02_PROPOSED	А	1:50
4102	GENERAL ARRANGEMENT - SECTION 03_ PROPOSED	Α	1:50
4103	GENERAL ARRANGEMENT - SECTION 04 & 05_PROPOSED	А	1:50
42 GA SECTIONS_SI	TE_PROPOSED		
4200	SITE SECTIONS - SECTION S06_PROPOSED	A	1:100
80 VISUALS & MATE			
8000	MATERIAL PALETTE	A	
31 SHADOW DIAGRA			
8100	SHADOW DIAGRAMS 21 JUNE 9AM	A	1:100
8101	SHADOW DIAGRAMS 21 JUNE 12PM	A	1:100
OIUI			1.100







ALEXANDER HOUSE
63 BRISBANE STREET
BONDI JUNCTION
NSW 2022

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TRACEY & JAMES SMAIL
PROJECT:
BOWER HOUSE T +61 (02) 8394 9838

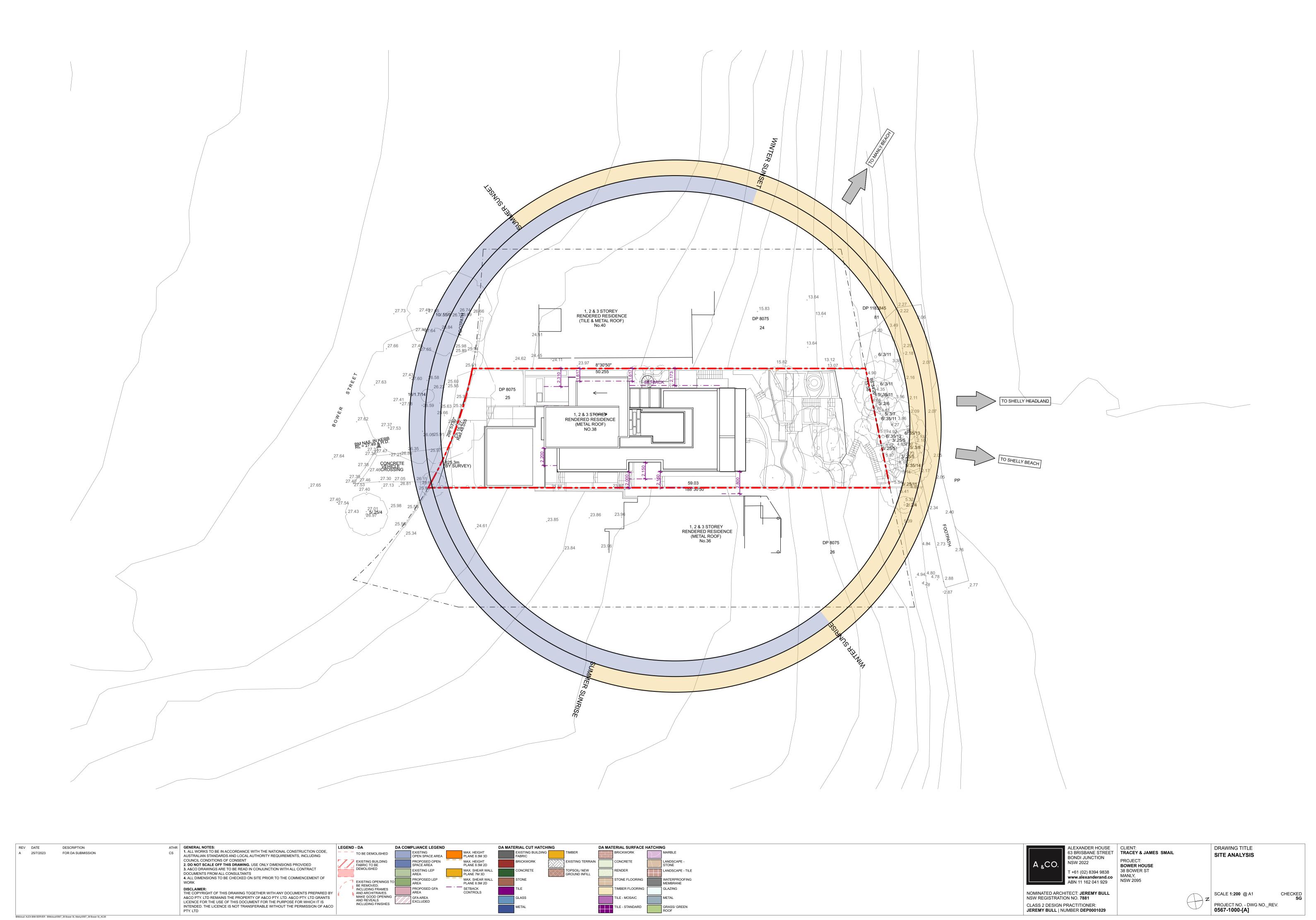
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CLASS 2 DESIGN PRACTITIONER: JEREMY BULL | NUMBER DEP0001029

PROJECT: BOWER HOUSE 38 BOWER ST www.alexanderand.co ABN 11 162 041 929 MANLY, NSW 2095 NSW 2095

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PROJECT NO. - DWG NO._REV. **0567-0000-[A]**



DEMOLITION

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CONDITIONS ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE IDENTIFIED IN A REPORT PREPARED IN ACCORDANCE WITH AS2601. THIS IS TO BE PREPARED BY A SUITABLY QUALIFIED COMPETENT PERSON AND SUBMITTED TO THE PCA FOR APPROVAL AND SUBMISSION TO COUNCIL

CONTRACTOR IS RESPONSIBLE FOR THE ORGANISATION OF AND PROVISION OF TEMPORARY SERVICES TO BE ABLE TO

THESE DOCUMENTS ARE COMPOSITE DRAWINGS TAKEN FROM EXISTING CONDITIONS DRAWINGS, SURVEY & SITE

INCLUDING BUT NOT LIMITED TO CEILING HEIGHTS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE OR

CONTRACTOR TO ADVISE OF ANY INCONSISTENCIES TO DIMENSIONS SHOWN PRIOR TO ANY CONSTRUCTION; FINAL

ALL HYDRAULIC LOCATIONS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE; ALL WORKS TO BE MADE GOOD AND

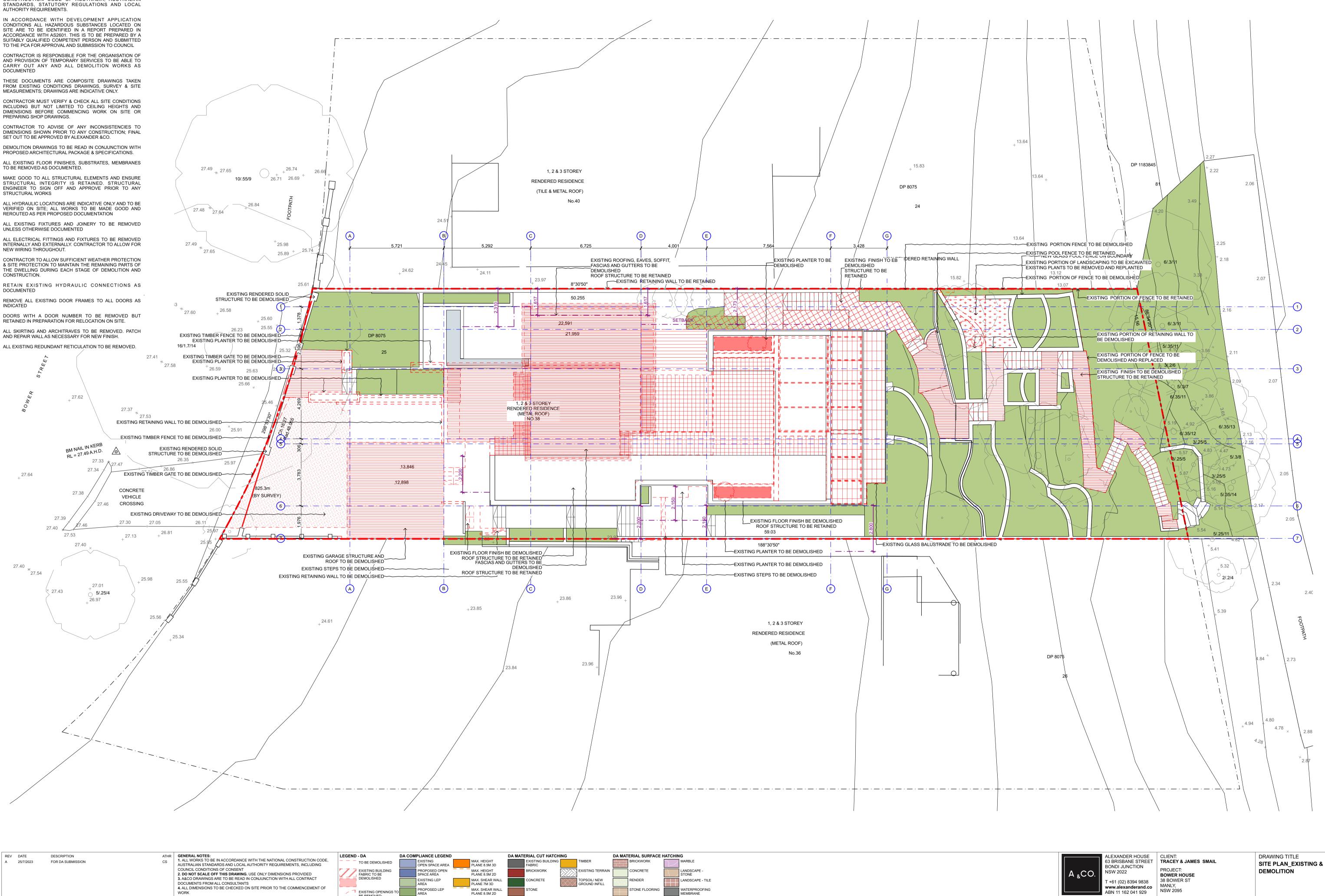
CONSTRUCTION.

INDICATED

DOORS WITH A DOOR NUMBER TO BE REMOVED BUT

ALL EXISTING REDUNDANT RETICULATION TO BE REMOVED.

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GLAZING

NOMINATED ARCHITECT: JEREMY BULL

NSW REGISTRATION NO. 7881

CLASS 2 DESIGN PRACTITIONER:

JEREMY BULL | NUMBER DEP0001029

SCALE 1:100 @ A1

0567-1001-[A]

PROJECT NO. - DWG NO._REV.

BE REMOVED;
INCLUDING FRAMES
AND ARCHITRAVES.

MAKE GOOD OPENING AND REVEALS

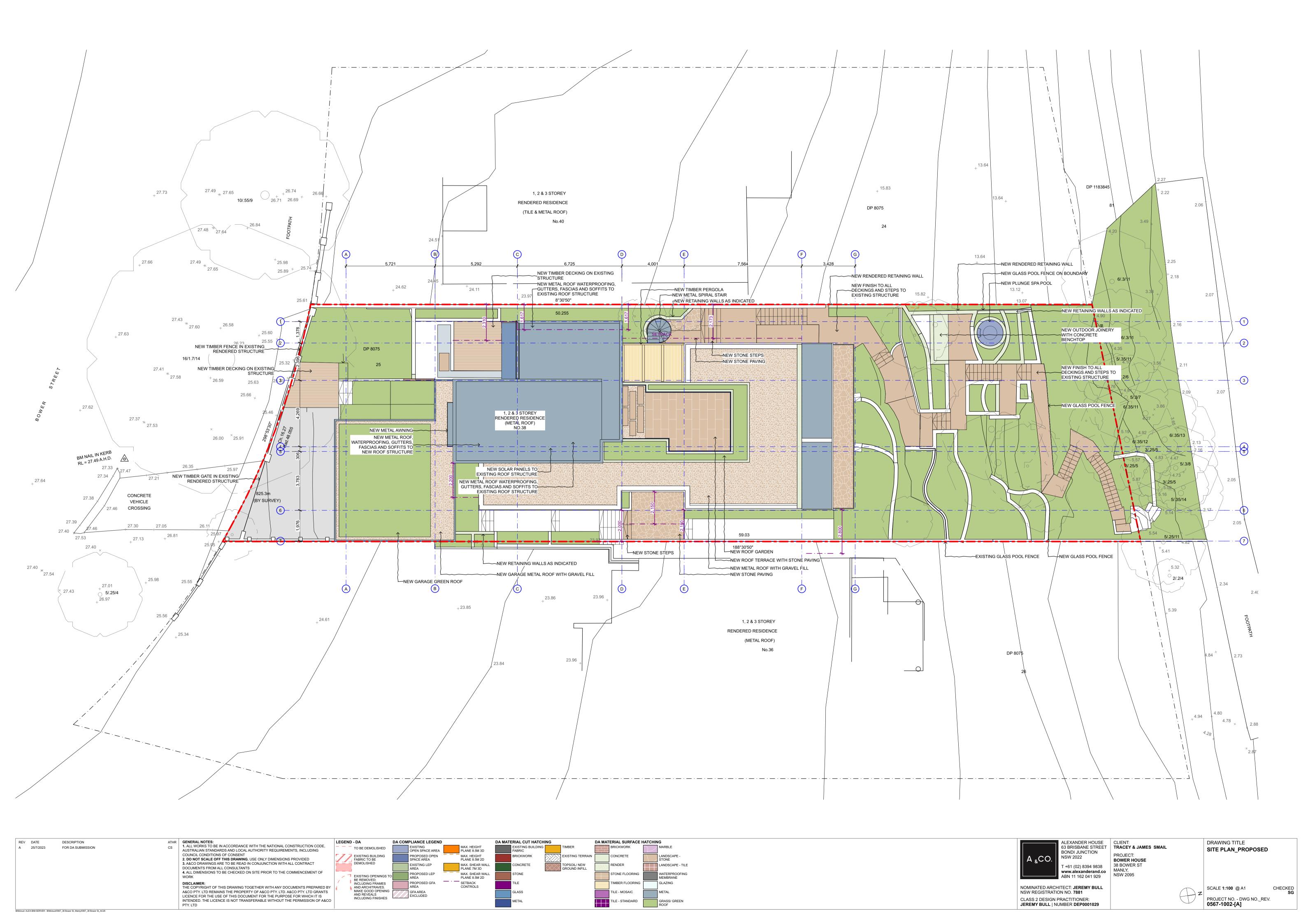
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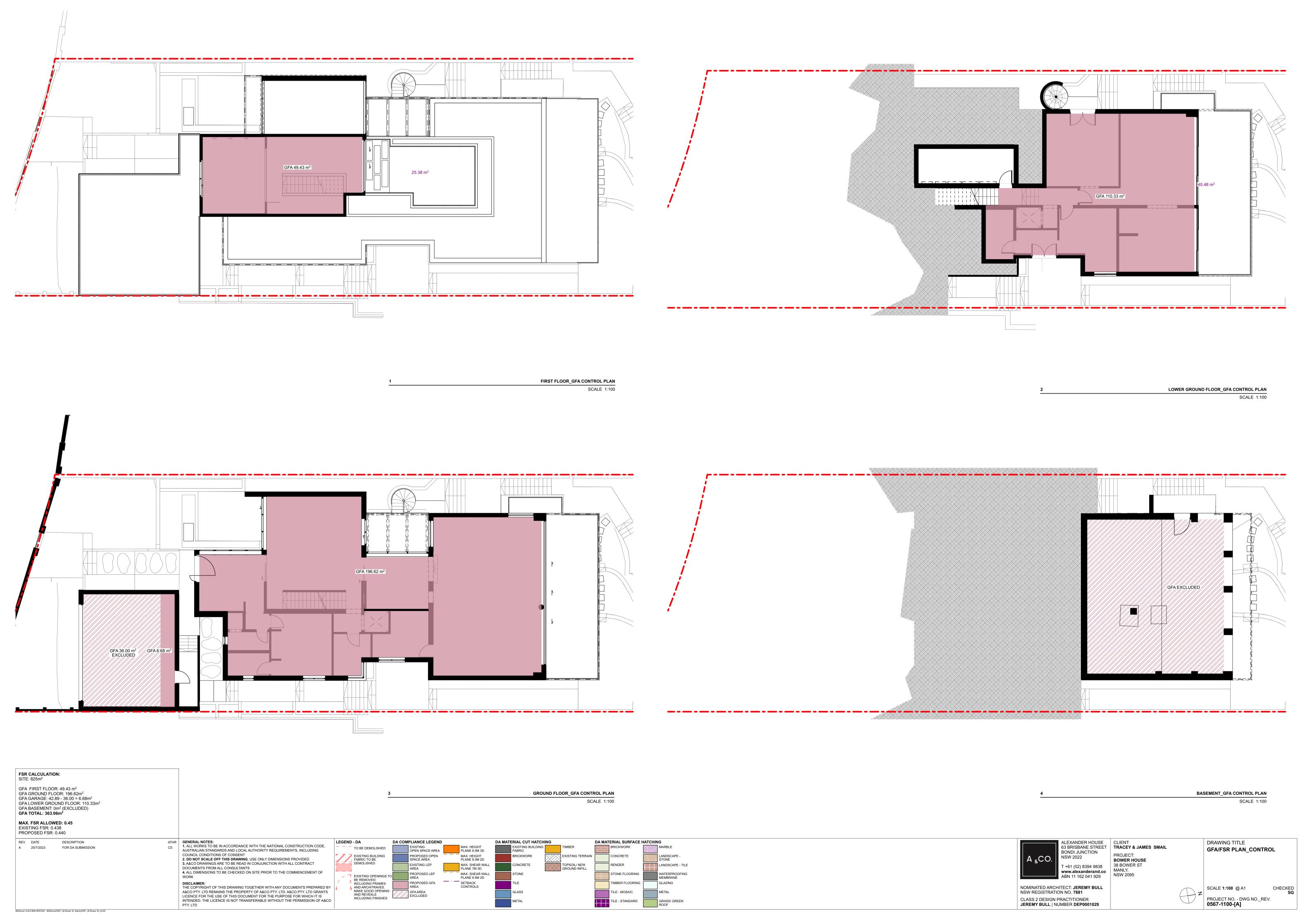
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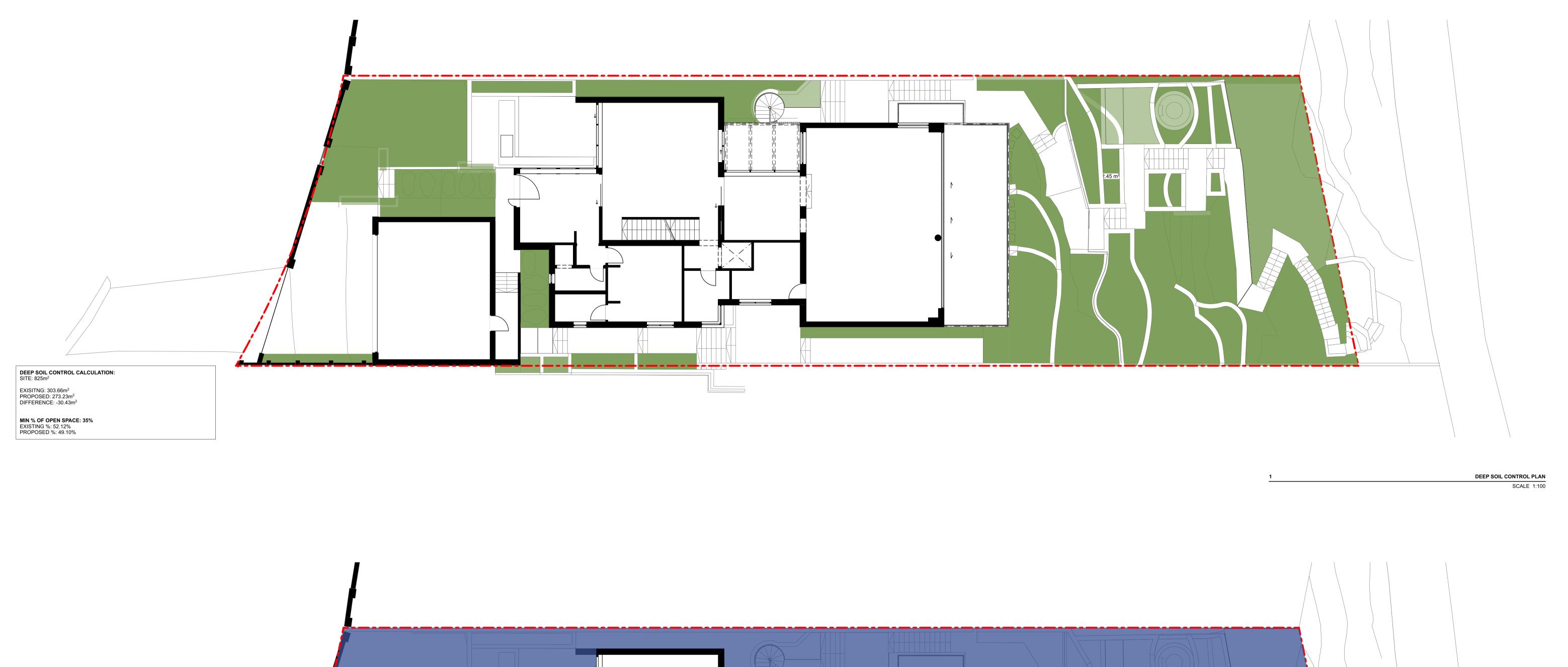
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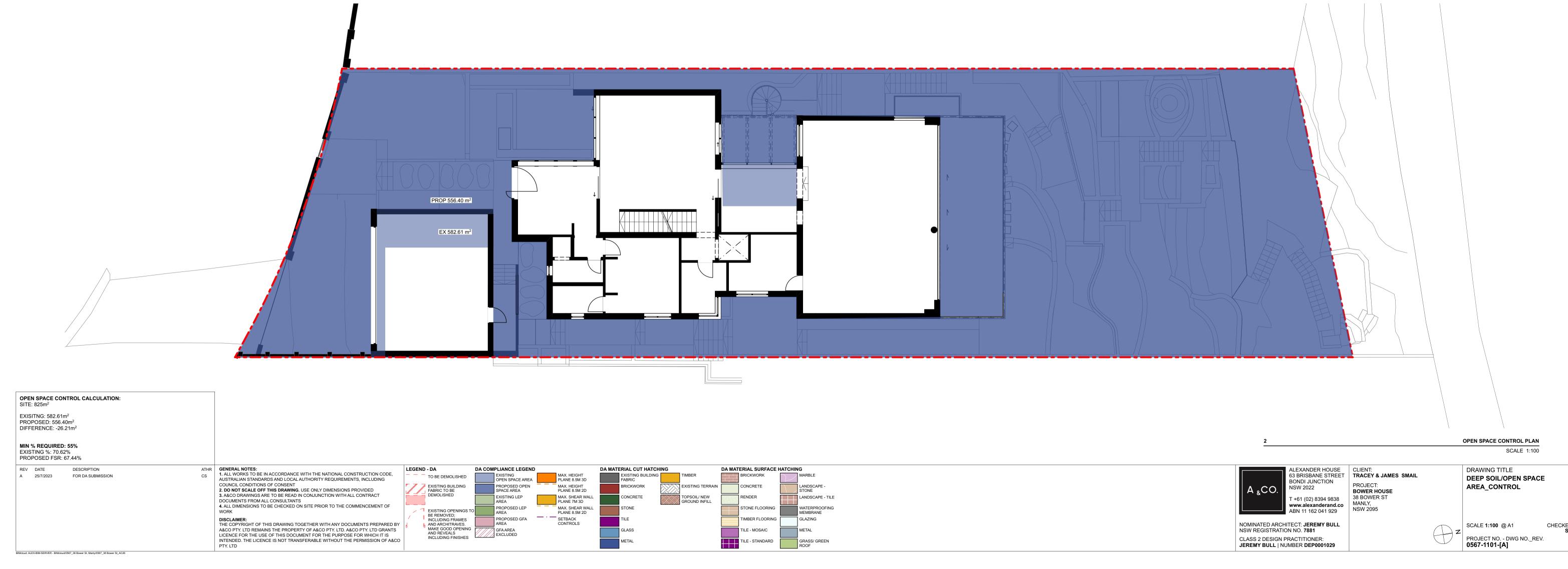
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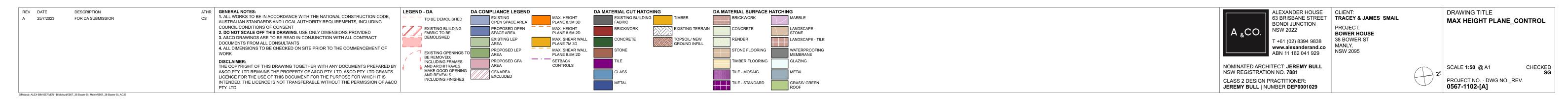


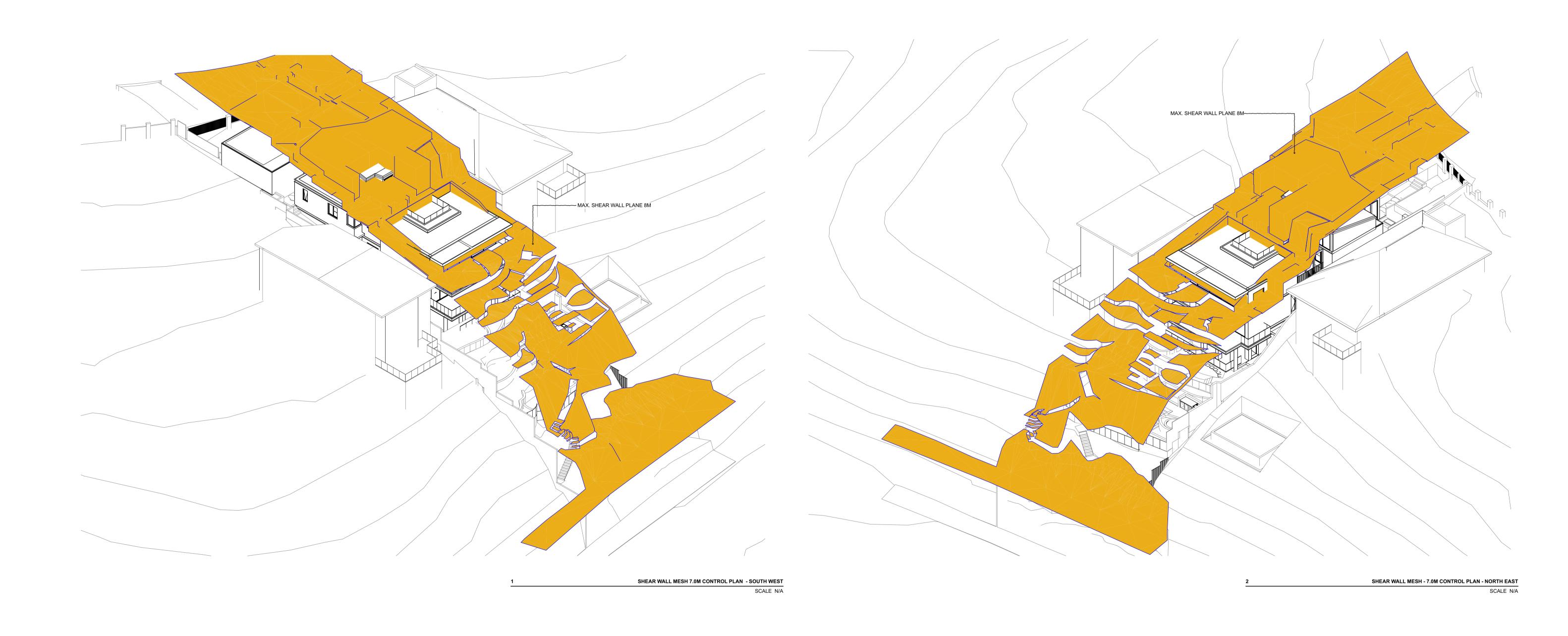


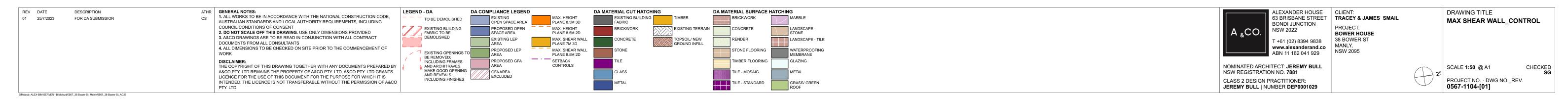












STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS. IN ACCORDANCE WITH DEVELOPMENT APPLICATION CONDITIONS ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE IDENTIFIED IN A REPORT PREPARED IN ACCORDANCE WITH AS2601. THIS IS TO BE PREPARED BY A SUITABLY QUALIFIED COMPETENT PERSON AND SUBMITTED TO THE PCA FOR APPROVAL AND SUBMISSION TO COUNCIL CONTRACTOR IS RESPONSIBLE FOR THE ORGANISATION OF AND PROVISION OF TEMPORARY SERVICES TO BE ABLE TO CARRY OUT ANY AND ALL DEMOLITION WORKS AS DOCUMENTED THESE DOCUMENTS ARE COMPOSITE DRAWINGS TAKEN FROM EXISTING CONDITIONS DRAWINGS, SURVEY & SITE MEASUREMENTS; DRAWINGS ARE INDICATIVE ONLY. CONTRACTOR MUST VERIFY & CHECK ALL SITE CONDITIONS INCLUDING BUT NOT LIMITED TO CEILING HEIGHTS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE OR PREPARING SHOP DRAWINGS. CONTRACTOR TO ADVISE OF ANY INCONSISTENCIES TO DIMENSIONS SHOWN PRIOR TO ANY CONSTRUCTION; FINAL SET OUT TO BE APPROVED BY ALEXANDER &CO. DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH PROPOSED ARCHITECTURAL PACKAGE & SPECIFICATIONS. ALL EXISTING FLOOR FINISHES, SUBSTRATES, MEMBRANES TO BE REMOVED AS DOCUMENTED. ---NEW RENDERED RETAINING WALL MAKE GOOD TO ALL STRUCTURAL ELEMENTS AND ENSURE STRUCTURAL INTEGRITY IS RETAINED. STRUCTURAL EXISTING POOL FENCE TO RETAINED—— ENGINEER TO SIGN OFF AND APPROVE PRIOR TO ANY STRUCTURAL WORKS ALL HYDRAULIC LOCATIONS ARE INDICATIVE ONLY AND TO BE EXISTING FENCE TO BE DEMOLISHED VERIFIED ON SITE; ALL WORKS TO BE MADE GOOD AND REROUTED AS PER PROPOSED DOCUMENTATION EXISTING FINISH TO BE REMOVED EXISTING STRUCTURE TO BE RETAINED ALL EXISTING FIXTURES AND JOINERY TO BE REMOVED UNLESS OTHERWISE DOCUMENTED ALL ELECTRICAL FITTINGS AND FIXTURES TO BE REMOVED INTERNALLY AND EXTERNALLY. CONTRACTOR TO ALLOW FOR EXISTING HINGE DOOR TO BE DEMOLISHED NEW WIRING THROUGHOUT. FEL +17,710 OUTLINE OF BUILDING ABOVE CONTRACTOR TO ALLOW SUFFICIENT WEATHER PROTECTION CH 2,550 & SITE PROTECTION TO MAINTAIN THE REMAINING PARTS OF THE DWELLING DURING EACH STAGE OF DEMOLITION AND CONSTRUCTION. EXISTING STRUCTURAL ELEMENT TO BE RETAIN EXISTING HYDRAULIC CONNECTIONS AS DOCUMENTED REMOVE ALL EXISTING DOOR FRAMES TO ALL DOORS AS INDICATED DOORS WITH A DOOR NUMBER TO BE REMOVED BUT RETAINED IN PREPARATION FOR RELOCATION ON SITE. EXISTING PORTION OF MASONRY WALL TO BE DEMOLISHED ALL SKIRTING AND ARCHITRAVES TO BE REMOVED. PATCH AND REPAIR WALL AS NECESSARY FOR NEW FINISH. ALL EXISTING REDUNDANT RETICULATION TO BE REMOVED. EXISTING STRUCTURAL ELEMENT TO BE RETAINED EXISTING PORTION OF MASONRY WALL TO BE DEMOLISHED EX. STORAGE EX. PLANT EXISTING STRUCTURAL ELEMENT TO BE FFL +17,710 FFL AND CH VARY DUE TO RETAINED EXISTING ROCK FORMATION CH 2,520 EXISTING PORTION OF MASONRY WALL TO BE DEMOLISHED EXISTING STRUCTURAL ELEMENT TO BI RETAINED EXISTING PORTION OF MASONRY WALL TO EXISTING GENERAL DUCTING BE DEMOLISHED IN PLANT ROOM TO BE RE/TAINED EXISTING STRUCTURAL ELEMENT TO BE RETAINED EXISTING STRUCTURAL ELEMENT TO BE RETAINED LEGEND - DA DA COMPLIANCE LEGEND DA MATERIAL CUT HATCHING DA MATERIAL SURFACE HATCHING DA SHADOW STUDY DESCRIPTION DRAWING TITLE 1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, MAX. HEIGHT PLANE 8.5M 3D FOR DA SUBMISSION EXISTING BUILDING 3 BRISBANE STREET | TRACEY & JAMES SMAIL TO BE DEMOLISHED **BASEMENT - GENERAL** OPEN SPACE AREA AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING BONDI JUNCTION EXISTING BUILDING FABRIC TO BE DEMOLISHED PROPOSED OPEN SPACE AREA PROJECT: COUNCIL CONDITIONS OF CONSENT MAX. HEIGHT PLANE 8.5M 2D EXISTING SHADOW **ARRANGEMENT PLAN -**NSW 2022 2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED **BOWER HOUSE** 3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS **EXISTING & DEMOLITION** MAX. SHEAR WALL PLANE 7M 3D EXISTING LEP CONCRETE LANDSCAPE - TILE 38 BOWER ST Γ +61 (02) 8394 9838 vww.alexanderand.co 4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF MAX. SHEAR WALL PLANE 8.5M 2D NSW 2095 EXISTING OPENINGS TO ABN 11 162 041 929 BE REMOVED; INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS **DISCLAIMER:**THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY SETBACK CONTROLS GLAZING NOMINATED ARCHITECT: JEREMY BULL SCALE 1:50 @ A1

NSW REGISTRATION NO. 7881

CLASS 2 DESIGN PRACTITIONER:

JEREMY BULL | NUMBER DEP0001029

PROJECT NO. - DWG NO._REV.

0567-2000-[A]

DEMOLITION

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DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH PROPOSED ARCHITECTURAL PACKAGE & SPECIFICATIONS. ALL EXISTING FLOOR FINISHES, SUBSTRATES, MEMBRANES TO BE REMOVED AS DOCUMENTED. MAKE GOOD TO ALL STRUCTURAL ELEMENTS AND ENSURE STRUCTURAL INTEGRITY IS RETAINED. STRUCTURAL ENGINEER TO SIGN OFF AND APPROVE PRIOR TO ANY STRUCTURAL WORKS ALL HYDRAULIC LOCATIONS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE; ALL WORKS TO BE MADE GOOD AND REROUTED AS PER PROPOSED DOCUMENTATION EXISTING SINK AND JOINERY BE DEMOLISHED ALL EXISTING FIXTURES AND JOINERY TO BE REMOVED UNLESS OTHERWISE DOCUMENTED ALL ELECTRICAL FITTINGS AND FIXTURES TO BE REMOVED INTERNALLY AND EXTERNALLY. CONTRACTOR TO ALLOW FOR NEW WIRING THROUGHOUT. CONTRACTOR TO ALLOW SUFFICIENT WEATHER PROTECTION EXISTING DOOR TO BE DEMOLISHED & SITE PROTECTION TO MAINTAIN THE REMAINING PARTS OF THE DWELLING DURING EACH STAGE OF DEMOLITION AND CONSTRUCTION. RETAIN EXISTING HYDRAULIC CONNECTIONS AS DOCUMENTED REMOVE ALL EXISTING DOOR FRAMES TO ALL DOORS AS INDICATED EXISTING DOOR TO BE DEMOLISHED DOORS WITH A DOOR NUMBER TO BE REMOVED BUT RETAINED IN PREPARATION FOR RELOCATION ON SITE. ŠÉXISTING MASONRY WALL & WINDOWS TO BE DEMOLISHED ALL SKIRTING AND ARCHITRAVES TO BE REMOVED. PATCH AND REPAIR WALL AS NECESSARY FOR NEW FINISH. EXISTING TIMBER DECKING TO BE DEMOLISHED ALL EXISTING REDUNDANT RETICULATION TO BE REMOVED. EX. PLANT ROOM EX. RUMPUS ROOM CH 2,910 FFL AND CH VARY DUE TO FFL +20,520 EXISTING ROCK FORMATION CH 2,950 EXISTING SLIDING DOOR BE DEMOLISHED EXISTING PORTION OF MASONRY WALL EXISTING FLOOR FINISHES BE DEMOLISHED & HINGE DOOR TO BE DEMOLISHED EXISTING CONCRETE SLAB TO BE RETAINED SECURITY FIRE FUSE BOX RACK RACK 40.48 m² ÉXISTING STAIR STRUCTURE RETAINED EXISTING STEPS TO BE DEMOLISHED EXISITING FINISH ON STAIR THREADS TO BE EX. HALLWAY DEMOLISHED> EXISTING HINGE DOOR TO BE DEMOLISHED FFL +21,350 ÉXISTING PORTION OF MASONRY WALL CH 2,380 & HINGE DOOR TO BE DEMOLISHED STING PORTION OF MASONRY TO BE DEMOLISHED EXISTING CONCRETE SLAB INCLUDING FOOTINGS AND FLOOR FINISHES BE DEMOLISHED FFL +20.520 EXISTING WC TO BE DEMOLISHED INCLUDING PLUMBING FIXTURES EXISTING KITCHENETTE AND JOINERY TO BE DEMOLISH EXISTÎNG MASONRY WALL TO BE DEMOLISHED **EX. SELF CONTAINED LIVING** EXISTING SLIDING DOOR TO BE DEMOLISHED EXISTING ENSUITE TO BE DEMOLISHED FFL +20,520 EX. BEDROOM 04 EX. ENSUITE EXISTING PORTION OF MASONRY TO BE INCLUDING PLUMBING FIXTURES FFL +20,520 FFL +21,410 CH 2,950 DEMOLISHED ZEXISTING JOINERY BE DEMOLISHED FEH+2249400 CH 2,370 EXISTING CONCRETE SLAB INCLUDING EXISTING STEPS TO BE DEMOLISHED EXISTING FLOOR FINISHES TO BE DEMOLISHED /FOOTINGS AND FLOOR FINISHES BE DEMOLISHED EXISTING CONCRETE SLAB TO BE RETAINED EXISTING SLIDING DOOR TO BE DEMOLISHED EXISTING PORTION OF MASONRY TO BE DEMOLISHED EXISTING PORTION OF GLASS BALUSTRADE TO BE DEMOLISHED **EXISTING LIGHTWEIGHT WALL & WINDOWS TO** —EXISTING HINGE DOOR TO BE REMOVED BE DEMOLISHED EXISTING CONCRETE SLAB INCLUDING EXISTING PORTION OF MASONRY TO BE DEMOLISHED FOOTINGS AND FLOOR FINISHES TO BE DEMOLISHED EXISTING WINDOW AND PORTION OF MASONRY WALL TO BE DEMOLISHED EXISTING STEPS TO BE DEMOLISHED DA COMPLIANCE LEGEND DA MATERIAL CUT HATCHING DA MATERIAL SURFACE HATCHING DA SHADOW STUDY DESCRIPTION LEGEND - DA DRAWING TITLE 1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, FOR DA SUBMISSION B BRISBANE STREET | TRACEY & JAMES SMAIL TO BE DEMOLISHED **LOWER GROUND FLOOR -**AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING PLANE 8.5M 3D OPEN SPACE AREA BONDI JUNCTION PROJECT: COUNCIL CONDITIONS OF CONSENT MAX. HEIGHT PLANE 8.5M 2D EXISTING SHADOW **GENERAL ARRANGEMENT PLAN** NSW 2022 2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED SPACE AREA **BOWER HOUSE** - EXISTING & DEMOLITION 3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DEMOLISHED MAX. SHEAR WALL PLANE 7M 3D EXISTING LEP LANDSCAPE - TILE 38 BOWER ST Γ +61 (02) 8394 9838 DOCUMENTS FROM ALL CONSULTANTS MANLY, 4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF www.alexanderand.co MAX. SHEAR WALL PLANE 8.5M 2D NSW 2095 EXISTING OPENINGS T ABN 11 162 041 929 BE REMOVED; INCLUDING FRAMES AND ARCHITRAVES. **DISCLAIMER:**THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY SETBACK CONTROLS GLAZING NOMINATED ARCHITECT: JEREMY BULL SCALE 1:50 @ A1

NSW REGISTRATION NO. 7881

CLASS 2 DESIGN PRACTITIONER:

JEREMY BULL | NUMBER DEP0001029

PROJECT NO. - DWG NO._REV.

0567-2001-[A]

MAKE GOOD OPENING AND REVEALS

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DEMOLITION

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CONTRACTOR TO ADVISE OF ANY INCONSISTENCIES TO DIMENSIONS SHOWN PRIOR TO ANY CONSTRUCTION; FINAL SET OUT TO BE APPROVED BY ALEXANDER &CO. DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH PROPOSED ARCHITECTURAL PACKAGE & SPECIFICATIONS. --EXISTING WINDOW TO BE DEMOLISHED EXISTING FLOOR FINISHES TO BE DEMOLISHED ALL EXISTING FLOOR FINISHES, SUBSTRATES, MEMBRANES TO BE REMOVED AS DOCUMENTED. EXISTING SLIDING DOOR TO BE DEMOLISHED MAKE GOOD TO ALL STRUCTURAL ELEMENTS AND ENSURE EXISTING WINDOW TO BE DEMOLISHED STRUCTURAL INTEGRITY IS RETAINED. STRUCTURAL ENGINEER TO SIGN OFF AND APPROVE PRIOR TO ANY EXISTING WINDOW TO BE DEMOLISHED STRUCTURAL WORKS ALL HYDRAULIC LOCATIONS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE; ALL WORKS TO BE MADE GOOD AND REROUTED AS PER PROPOSED DOCUMENTATION ALL EXISTING FIXTURES AND JOINERY TO BE REMOVED UNLESS OTHERWISE DOCUMENTED ALL ELECTRICAL FITTINGS AND FIXTURES TO BE REMOVED INTERNALLY AND EXTERNALLY. CONTRACTOR TO ALLOW FOR NEW WIRING THROUGHOUT. EXISTING JOINERY TO BE DEMOLISHED CONTRACTOR TO ALLOW SUFFICIENT WEATHER PROTECTION & SITE PROTECTION TO MAINTAIN THE REMAINING PARTS OF EXISTING FLOOR FINISH TO BE EXISTING WINDOW TO BE DEMOLISHED THE DWELLING DURING EACH STAGE OF DEMOLITION AND DEMOLISHED EXISTING CONCRETE SLAB TO BE CONSTRUCTION. RETAIN EXISTING HYDRAULIC CONNECTIONS AS EXISTING WINDOW TO BE DOCUMENTED FXISTING GLASS ROOF OVERHEAD TO BE DEMOLISHED REMOVE ALL EXISTING DOOR FRAMES TO ALL DOORS AS INDICATED EX. DECK FFL)+24,100 DOORS WITH A DOOR NUMBER TO BE REMOVED BUT RETAINED IN PREPARATION FOR RELOCATION ON SITE. EXISTING WINDOW TO BE EXISTING FLOOR FINISHES TO BE DEMOLISH EX. FAMILY ALL SKIRTING AND ARCHITRAVES TO BE REMOVED. PATCH DEMOLISHED FFL +24,090 = = ‡ = = ‡ = = |= = |= = AND REPAIR WALL AS NECESSARY FOR NEW FINISH. EXISTING FLOOR FINISHES TO BE DEMOLISHED ALL EXISTING REDUNDANT RETICULATION TO BE REMOVED. - - - - - -EXISTING PORTION OF MASONRY WALL TO BE DEMOLISHED EX. LOUNGE / DINING EX. TERRACE EXISTING SLIDING DOOR TO BE DEMOLISHED— FFL +23,730 FFL +24,100 CH 2,900 EXISTING ENTRY DOOR TO BE DEMOLISHED INCLUDING SIDE WINDOWS FFL +24,090 EXISTING SLIDING DOOR TO BE DEMOLISHED EXISTING HINGE DOOR TO BE DEMOLISHED EXISTING SKYLIGHTS INCLUDING STRUCTURE TO BE DEMOLISHED EXISTING PORTION OF MASONRY TO BE DEMOLISHED EXISTING HINGE DOOR TO BE DEMOLISHED——— EXISTING STEPS TO BE DEMOLISHED: –EX. POWDER ROOM⊸ EXISTING PORTION OF MASONRY WALL TO EX. KITCHEN FFL +24.090 BE DEMOLISHED EXISTING POWDER ROOM TO BE DEMOLISHED~~ FFL +24,090 EXISTING SLIDING DOOR TO BE DEMOLISHED CH 3,255 EXISTING STAIR STRUCTURE RETAINED CH 2,390 EXISITING FINISH ON STAIR THREADS TO BE DEMOLISHED EXISTING PORTION OF MASONRY TO BE DEMOLISHED-EXISTING PORTION OF MASONRY TO BE DEMOLISHED FFL +24,090 EXISTING NIB WALL TO BE DEMOLISHED _ _ _ _ _ EXISTING_WINDOW TO BE DEMOLISHED EXISTING HINGE DOOR TO BE DEMOLISHED EX. MASTER WIR EXISTING MASTER WIR TO BE EXISTING HINGE DOOR TO BE DEMOLISHED-FFL +23,730 —DEMOLISHED INCLUDING JOINERY CH 2,915 EXISTING JOINERY TO BE DEMOLISHED INCLUDING PLUMBING FIXTURES EXISTING SLIDING DOOR TO BE DEMOLISHED EX. BEDROOM 03 EX. BEDROOM 02 EX. BUTLER PANTRY EXISTING PORTION OF MASONRY WALL TO FFL +24,090 FFL +24,090 FFL +24,090 BE DEMOLISHED EX. MASTER BEDROOM CH 2,590 EXISTING FLOOR FINISHES TO BE DEMOLISHED CH 2,390 FFL +23,730 ENSUITE · - -|- -₋-| FFL +23,730 CH 2,915 EXISTING JOINERY TO BE DEMOLISHED EXISTING WINDOW BE DEMOLISHED CH 2,915 EXISTING STEPS TO BE DEMOLISHED EXISTING MASONRY WALL TO BE DEMOLISHED EX. GARAGE EXISTING MASTER ENSUITE TO BE DEMOLISHED EXISTING FLOOR FINISH TO BE DEMOLISHED FFL +24,844 INCLUDING PLUMBING FIXTURES EXISTING CONCRETE SLAB TO BE RETAINED EXISTING WINDOW BE DEMOLISHED CH 2,215 EXISTING PORTION OF EXISTING WINDOW TO BE DEMOLISHED GLASS BALUSTRADE BE DEMOLISHED EXISTING WINDOW BE DEMOLISHED EXISTING STEPS TO BE DEMOLISHED EXISTING PORTION OF MASONRY TO BE DEMOLISHED EXISTING WINDOW TO BE DEMOLISHED— EXISTING FLOOR FINISH TO BE DEMOLISHED EXISTING CONCRETE SLAB TO BE RETAINED EXISTING JOINERY TO BE DEMOLISHED-EXISTING PORTION OF MASONRY TO BE DEMOLISHED-EXISTING LIGHTWEIGHT WALL & WINDOWS TO BE DEMOLISHED EXISTING RETAINING WALL TO BE DEMOLISHED—— DA COMPLIANCE LEGEND DA MATERIAL CUT HATCHING DA MATERIAL SURFACE HATCHING **DA SHADOW STUDY** DESCRIPTION ATHR GENERAL NOTES: LEGEND - DA DRAWING TITLE 1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, FOR DA SUBMISSION KISTING BUILDING B BRISBANE STREET | TRACEY & JAMES SMAIL TO BE DEMOLISHED **GROUND FLOOR - GENERAL** PLANE 8.5M 3D AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING OPEN SPACE AREA BONDI JUNCTION PROJECT COUNCIL CONDITIONS OF CONSENT MAX. HEIGHT PLANE 8.5M 2D EXISTING SHADOW ARRANGEMENT PLAN -NSW 2022 2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED SPACE AREA **BOWER HOUSE EXISTING & DEMOLITION** 3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DEMOLISHED CONCRETE EXISTING LEP MAX. SHEAR WALL LANDSCAPE - TILE 38 BOWER ST Γ +61 (02) 8394 9838 DOCUMENTS FROM ALL CONSULTANTS MANLY, 4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF www.alexanderand.co MAX. SHEAR WALL PLANE 8.5M 2D NSW 2095 EXISTING OPENINGS TO ABN 11 162 041 929 BE REMOVED; INCLUDING FRAMES AND ARCHITRAVES. **DISCLAIMER:**THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY SETBACK CONTROLS MBER FLOORING GLAZING NOMINATED ARCHITECT: JEREMY BULL SCALE 1:50 @ A1 A&CO PTY. LTD REMAINS THE PROPERTY OF A&CO PTY. LTD. A&CO PTY. LTD GRANTS MAKE GOOD OPENING AND REVEALS NSW REGISTRATION NO. 7881 LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS

PROJECT NO. - DWG NO._REV.

0567-2002-[A]

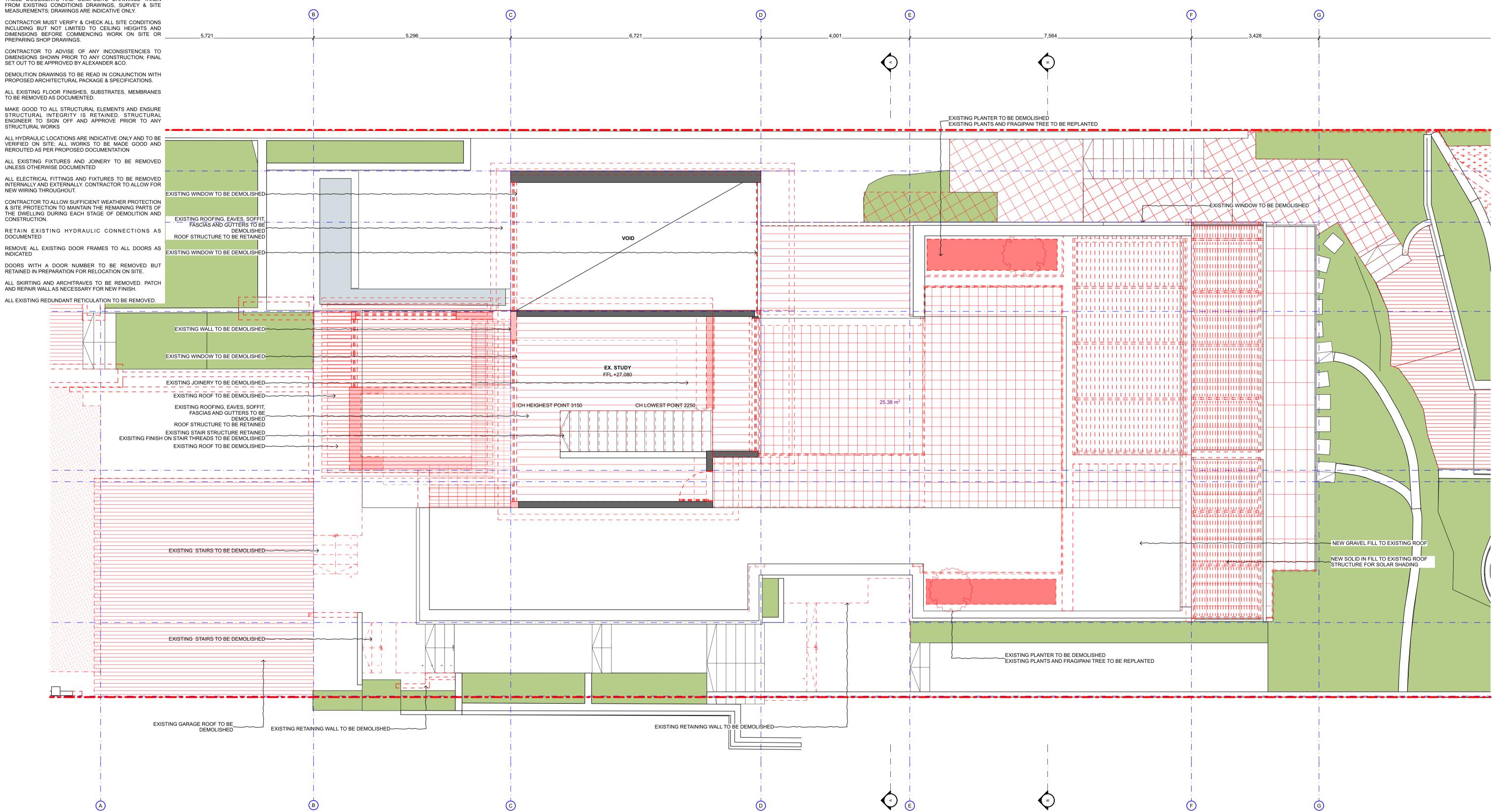
CLASS 2 DESIGN PRACTITIONER:

JEREMY BULL | NUMBER DEP0001029

DEMOLITION

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DEMOLITION ALL DEMOLITION WORK IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS. IN ACCORDANCE WITH DEVELOPMENT APPLICATION CONDITIONS ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE IDENTIFIED IN A REPORT PREPARED IN ACCORDANCE WITH AS2601. THIS IS TO BE PREPARED BY A SUITABLY QUALIFIED COMPETENT PERSON AND SUBMITTED TO THE PCA FOR APPROVAL AND SUBMISSION TO COUNCIL CONTRACTOR IS RESPONSIBLE FOR THE ORGANISATION OF AND PROVISION OF TEMPORARY SERVICES TO BE ABLE TO CARRY OUT ANY AND ALL DEMOLITION WORKS AS DOCUMENTED THESE DOCUMENTS ARE COMPOSITE DRAWINGS TAKEN PREPARING SHOP DRAWINGS.





ALL DEMOLITION WORK IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS. IN ACCORDANCE WITH DEVELOPMENT APPLICATION CONDITIONS ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE IDENTIFIED IN A REPORT PREPARED IN ACCORDANCE WITH AS2601. THIS IS TO BE PREPARED BY A SUITABLY QUALIFIED COMPETENT PERSON AND SUBMITTED TO THE PCA FOR APPROVAL AND SUBMISSION TO COUNCIL CONTRACTOR IS RESPONSIBLE FOR THE ORGANISATION OF AND PROVISION OF TEMPORARY SERVICES TO BE ABLE TO CARRY OUT ANY AND ALL DEMOLITION WORKS AS DOCUMENTED THESE DOCUMENTS ARE COMPOSITE DRAWINGS TAKEN FROM EXISTING CONDITIONS DRAWINGS, SURVEY & SITE MEASUREMENTS; DRAWINGS ARE INDICATIVE ONLY. CONTRACTOR MUST VERIFY & CHECK ALL SITE CONDITIONS INCLUDING BUT NOT LIMITED TO CEILING HEIGHTS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE OR PREPARING SHOP DRAWINGS. CONTRACTOR TO ADVISE OF ANY INCONSISTENCIES TO DIMENSIONS SHOWN PRIOR TO ANY CONSTRUCTION; FINAL SET OUT TO BE APPROVED BY ALEXANDER &CO. EXISTING PLANTER TO BE DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH EXISTING ROOFING, EAVES, SOFFIT, EXISTING FINISH TO EB DEMOLISHED FASCIAS AND GUTTERS TO BE PROPOSED ARCHITECTURAL PACKAGE & SPECIFICATIONS. DEMOLISHED DEMOLISHED STRUCTURE TO BE ALL EXISTING FLOOR FINISHES, SUBSTRATES, MEMBRANES ROOF STRUCTURE TO BE RETAINED RETAINED TO BE REMOVED AS DOCUMENTED. MAKE GOOD TO ALL STRUCTURAL ELEMENTS AND ENSURE EXISTING RETAINING WALL TO BE RETAINED STRUCTURAL INTEGRITY IS RETAINED. STRUCTURAL ENGINEER TO SIGN OFF AND APPROVE PRIOR TO ANY STRUCTURAL WORKS ALL HYDRAULIC LOCATIONS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE; ALL WORKS TO BE MADE GOOD AND REROUTED AS PER PROPOSED DOCUMENTATION ALL EXISTING FIXTURES AND JOINERY TO BE REMOVED ______ UNLESS OTHERWISE DOCUMENTED ALL ELECTRICAL FITTINGS AND FIXTURES TO BE REMOVED INTERNALLY AND EXTERNALLY. CONTRACTOR TO ALLOW FOR NEW WIRING THROUGHOUT. CONTRACTOR TO ALLOW SUFFICIENT WEATHER PROTECTION & SITE PROTECTION TO MAINTAIN THE REMAINING PARTS OF THE DWELLING DURING EACH STAGE OF DEMOLITION AND CONSTRUCTION. RETAIN EXISTING HYDRAULIC CONNECTIONS AS DOCUMENTED REMOVE ALL EXISTING DOOR FRAMES TO ALL DOORS AS INDICATED DOORS WITH A DOOR NUMBER TO BE REMOVED BUT RETAINED IN PREPARATION FOR RELOCATION ON SITE. ALL SKIRTING AND ARCHITRAVES TO BE REMOVED. PATCH AND REPAIR WALL AS NECESSARY FOR NEW FINISH. ALL EXISTING REDUNDANT RETICULATION TO BE REMOVED. ______ ╬╫╀╄╇╟┸╄╇╟┸╇╇┸┞╫╇┸╬╬ NEW SOLAR PANELS ON EXISTING ROOF ------~--|--₄-| EXISTING FLOOR FINISH BE DEMOLISHED ROOF STRUCTURE TO BE RETAINED EXISTING GLASS BALUSTRADE TO BE DEMOLISHED EXISTING PLANTER TO BE DEMOLISHED EXISTING FLOOR FINISH BE DEMOLISHED ROOF STRUCTURE TO BE RETAINED EXISTING ROOFING, EAVES, SOFFIT, FASCIAS AND GUTTERS TO BE EXISTING PLANTER TO BE DEMOLISHED DEMOLISHED ROOF STRUCTURE TO BE RETAINED EXISTING STEPS TO BE DEMOLISHED ATHR GENERAL NOTES: LEGEND - DA DA COMPLIANCE LEGEND DA MATERIAL CUT HATCHING DA MATERIAL SURFACE HATCHING **DA SHADOW STUDY** DESCRIPTION ALEXANDER HOUSE DRAWING TITLE 1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, FOR DA SUBMISSION XISTING BUILDING B BRISBANE STREET | TRACEY & JAMES SMAIL TO BE DEMOLISHED **ROOF - GENERAL** AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING PLANE 8.5M 3D OPEN SPACE AREA BONDI JUNCTION PROJECT COUNCIL CONDITIONS OF CONSENT MAX. HEIGHT PLANE 8.5M 2D EXISTING SHADOW **ARRANGEMENT PLAN -**NSW 2022 2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED SPACE AREA **BOWER HOUSE EXISTING & DEMOLITION** DEMOLISHED 3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT MAX. SHEAR WALL PLANE 7M 3D CONCRETE EXISTING LEP LANDSCAPE - TILE 38 BOWER ST Γ +61 (02) 8394 9838 DOCUMENTS FROM ALL CONSULTANTS MANLY, 4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF www.alexanderand.co MAX. SHEAR WALL PLANE 8.5M 2D NSW 2095 EXISTING OPENINGS TO ABN 11 162 041 929 BE REMOVED; INCLUDING FRAMES AND ARCHITRAVES. **DISCLAIMER:**THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY SETBACK CONTROLS IMBER FLOORING GLAZING

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NOMINATED ARCHITECT: JEREMY BULL

NSW REGISTRATION NO. 7881

CLASS 2 DESIGN PRACTITIONER:

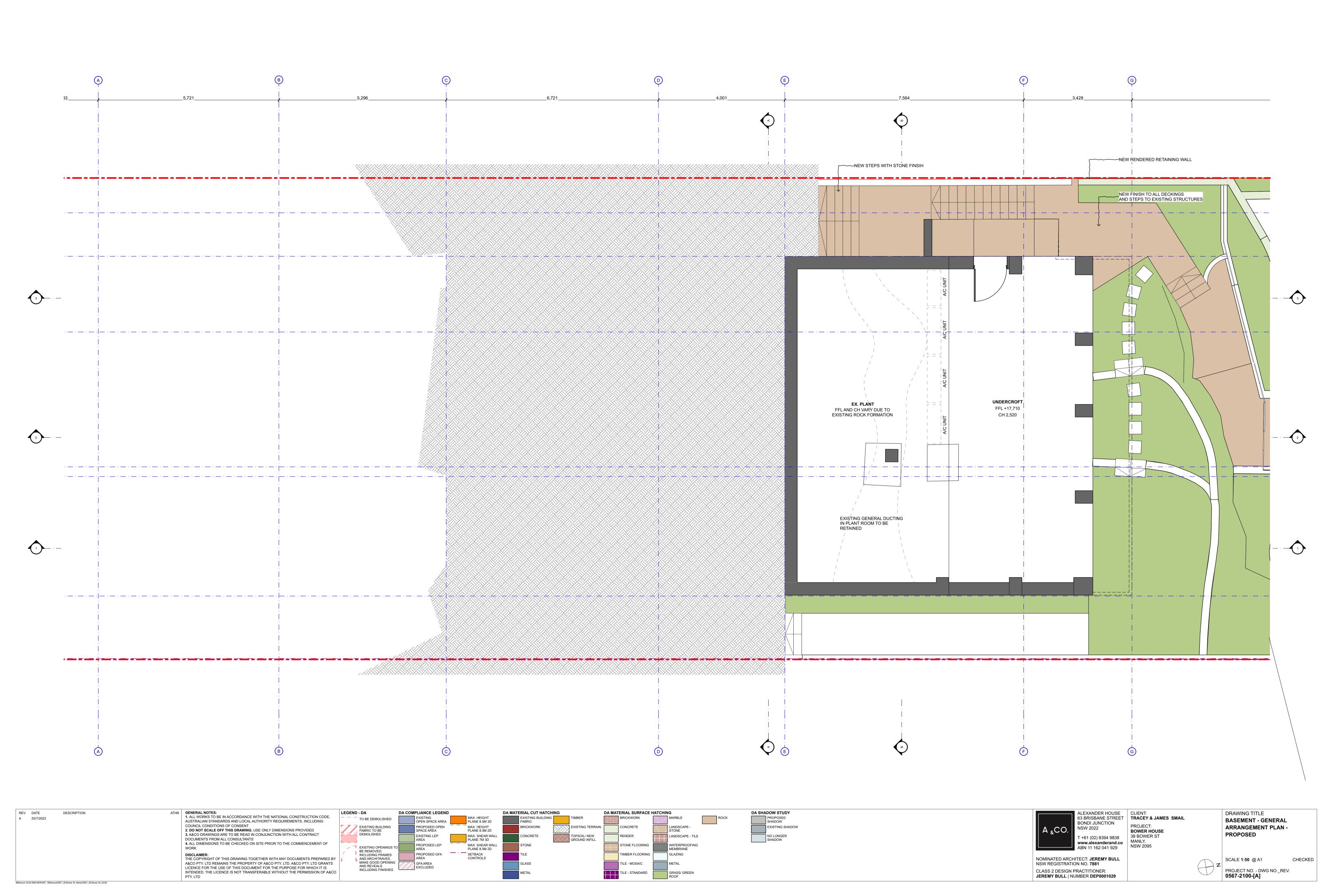
JEREMY BULL | NUMBER DEP0001029

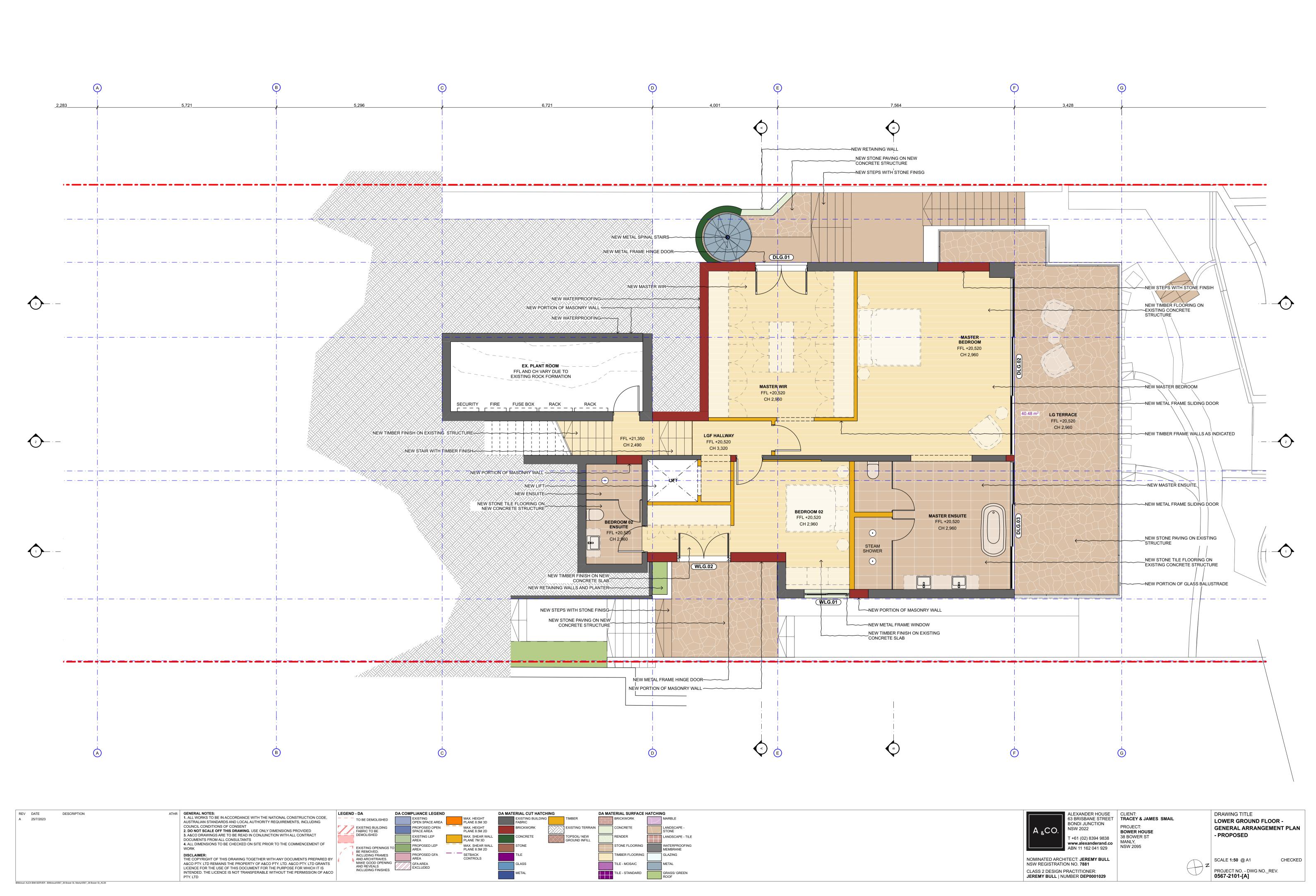
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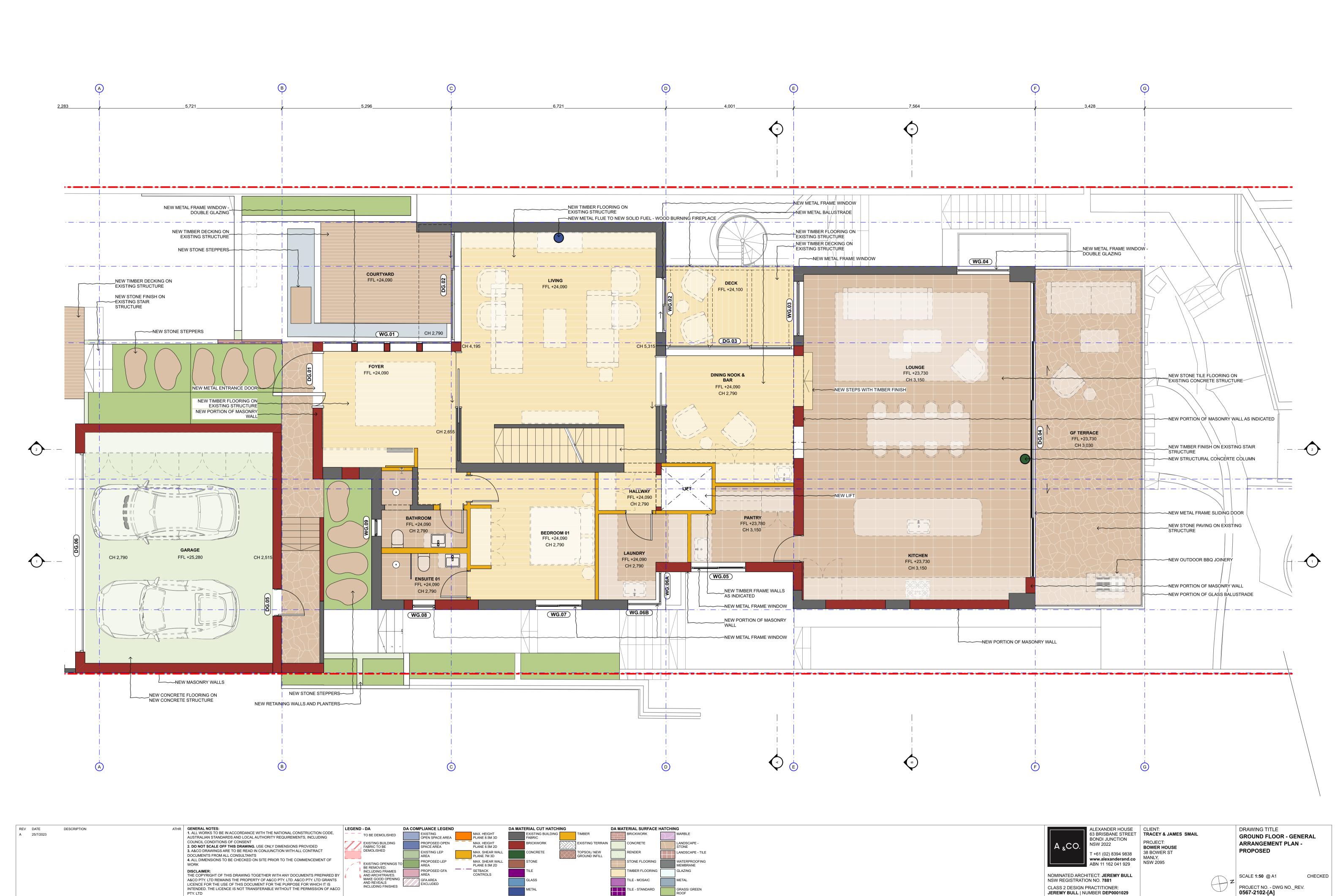
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PROJECT NO. - DWG NO._REV.

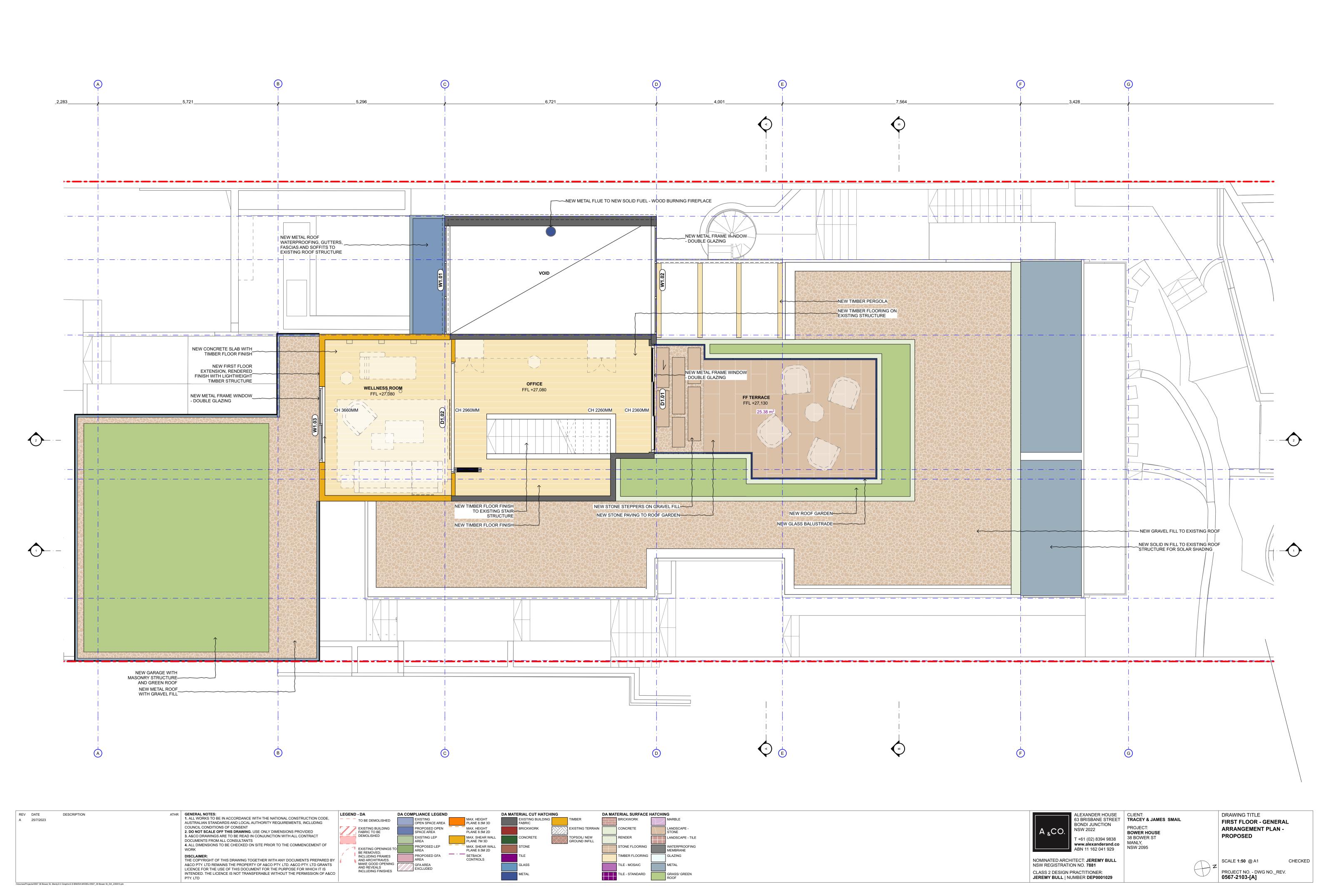
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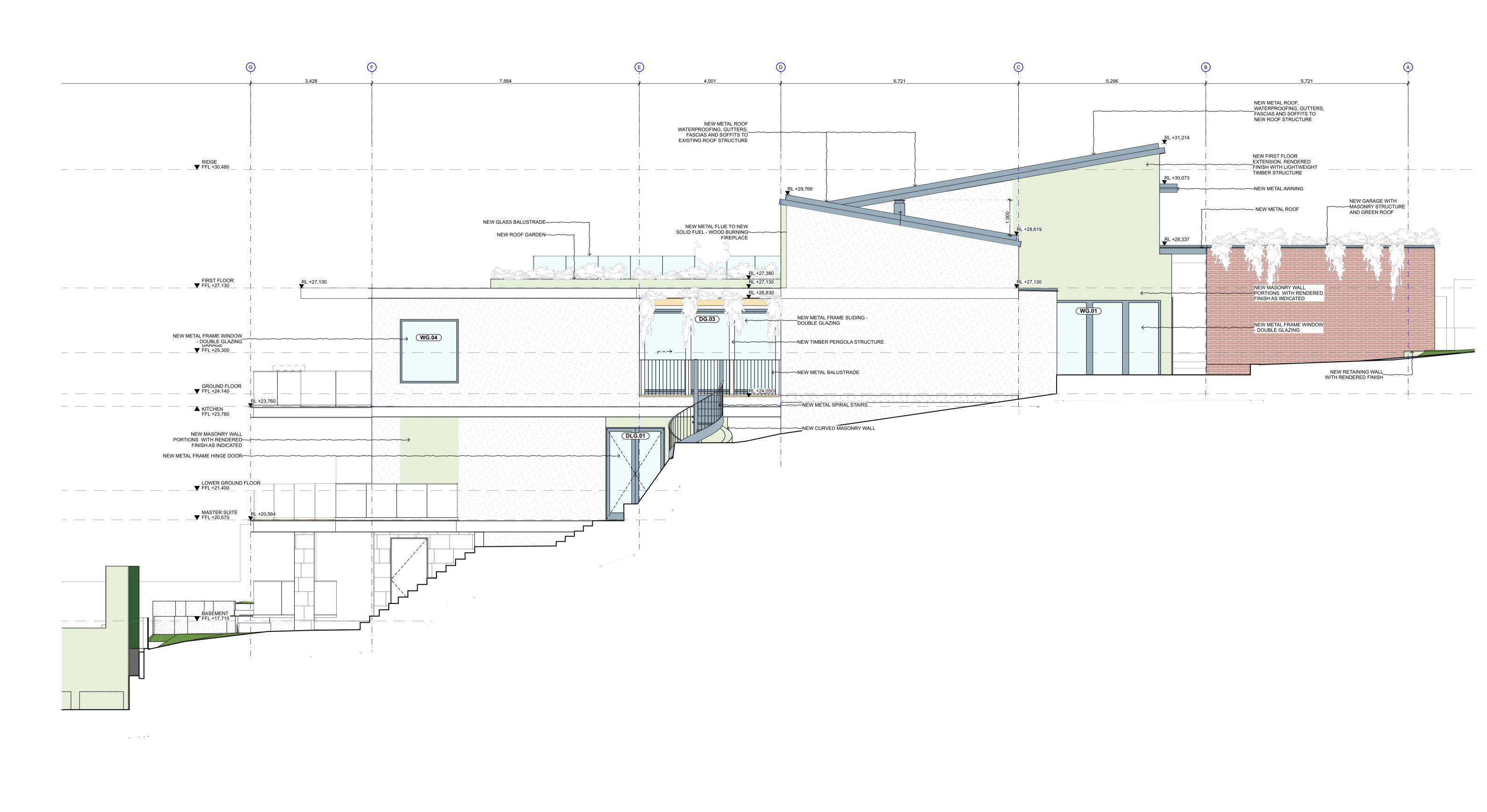


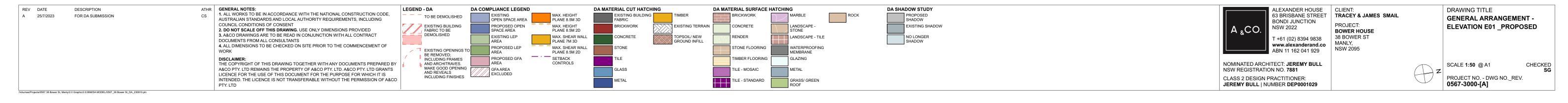




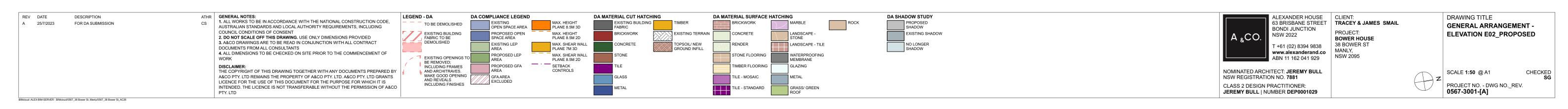
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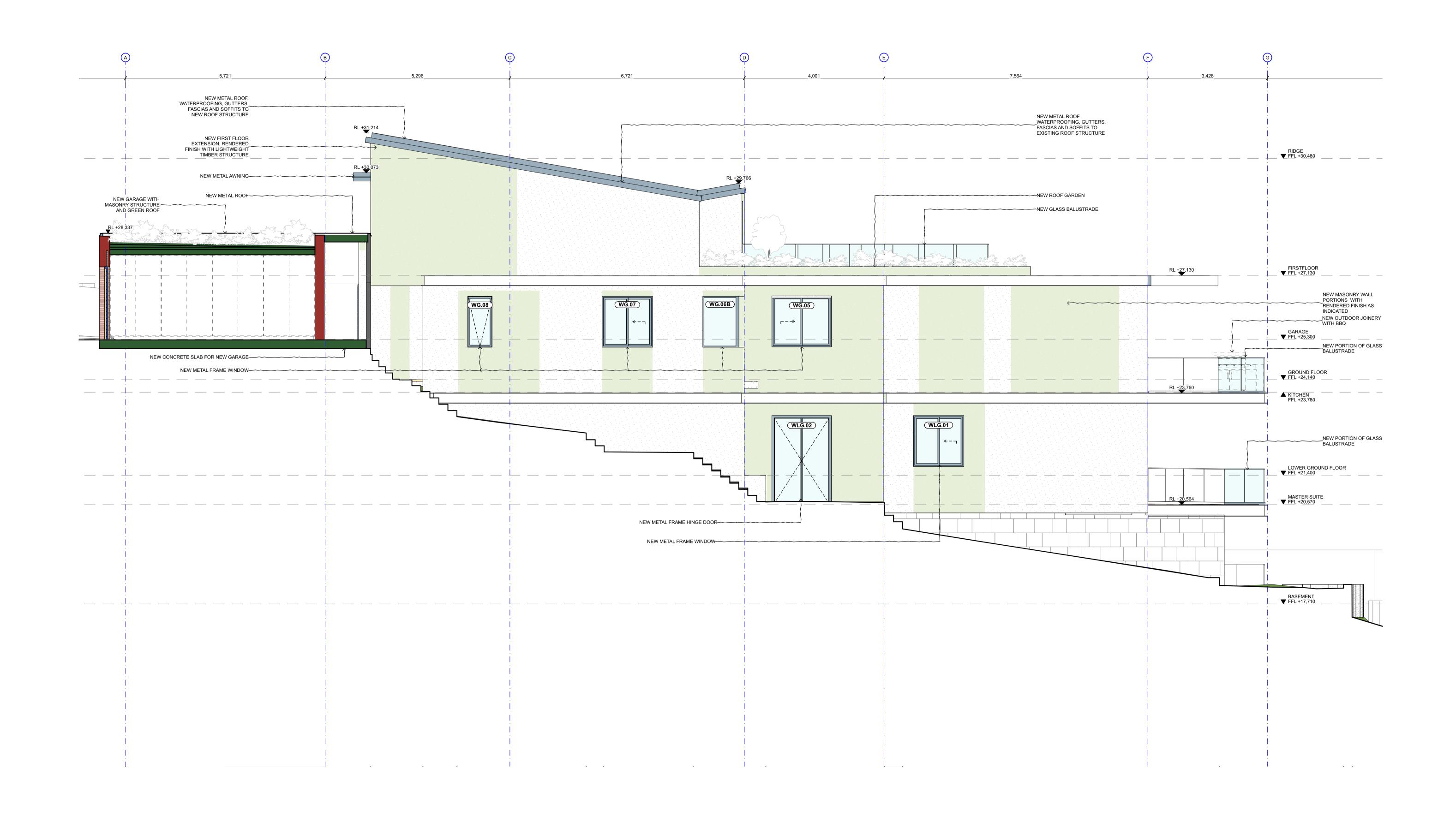


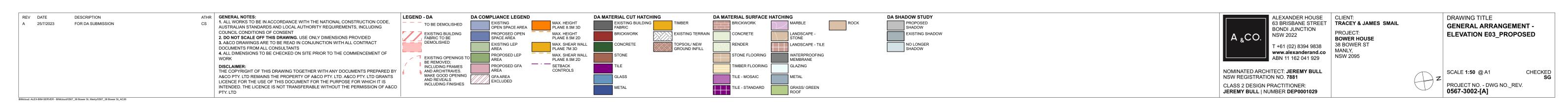


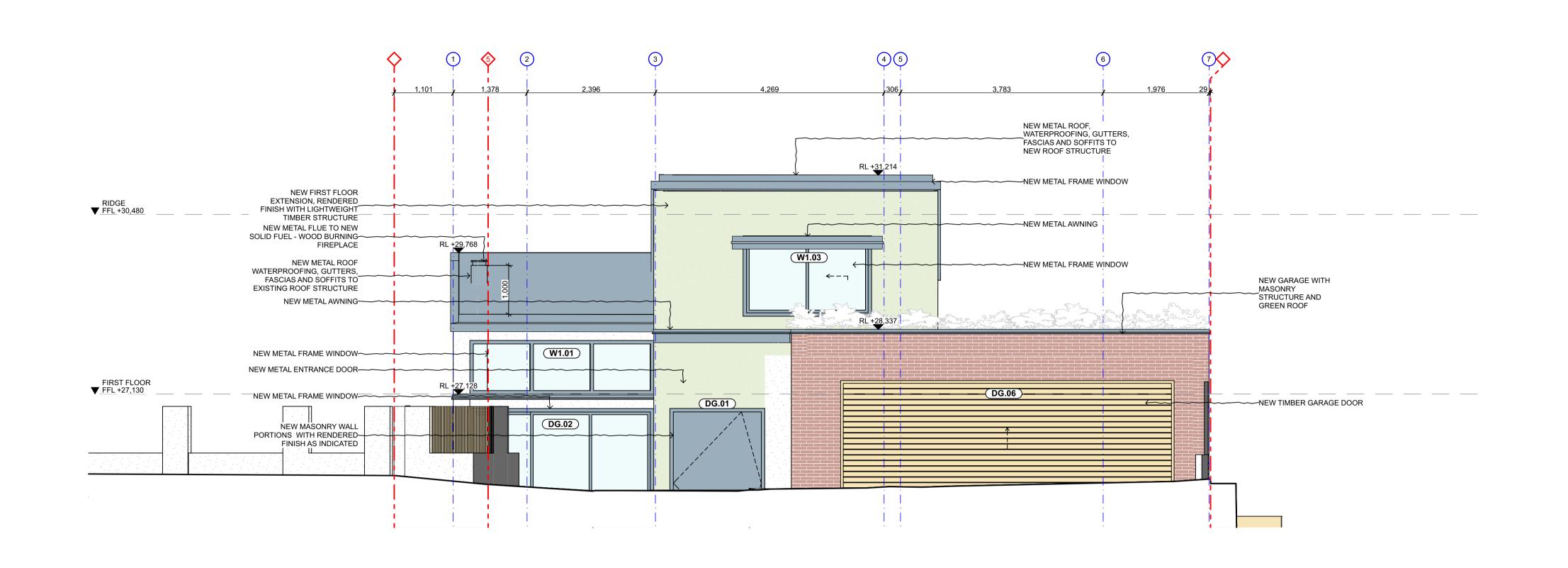


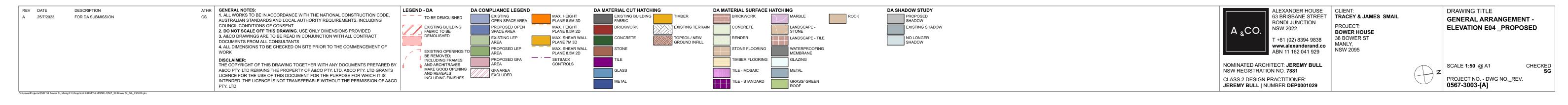


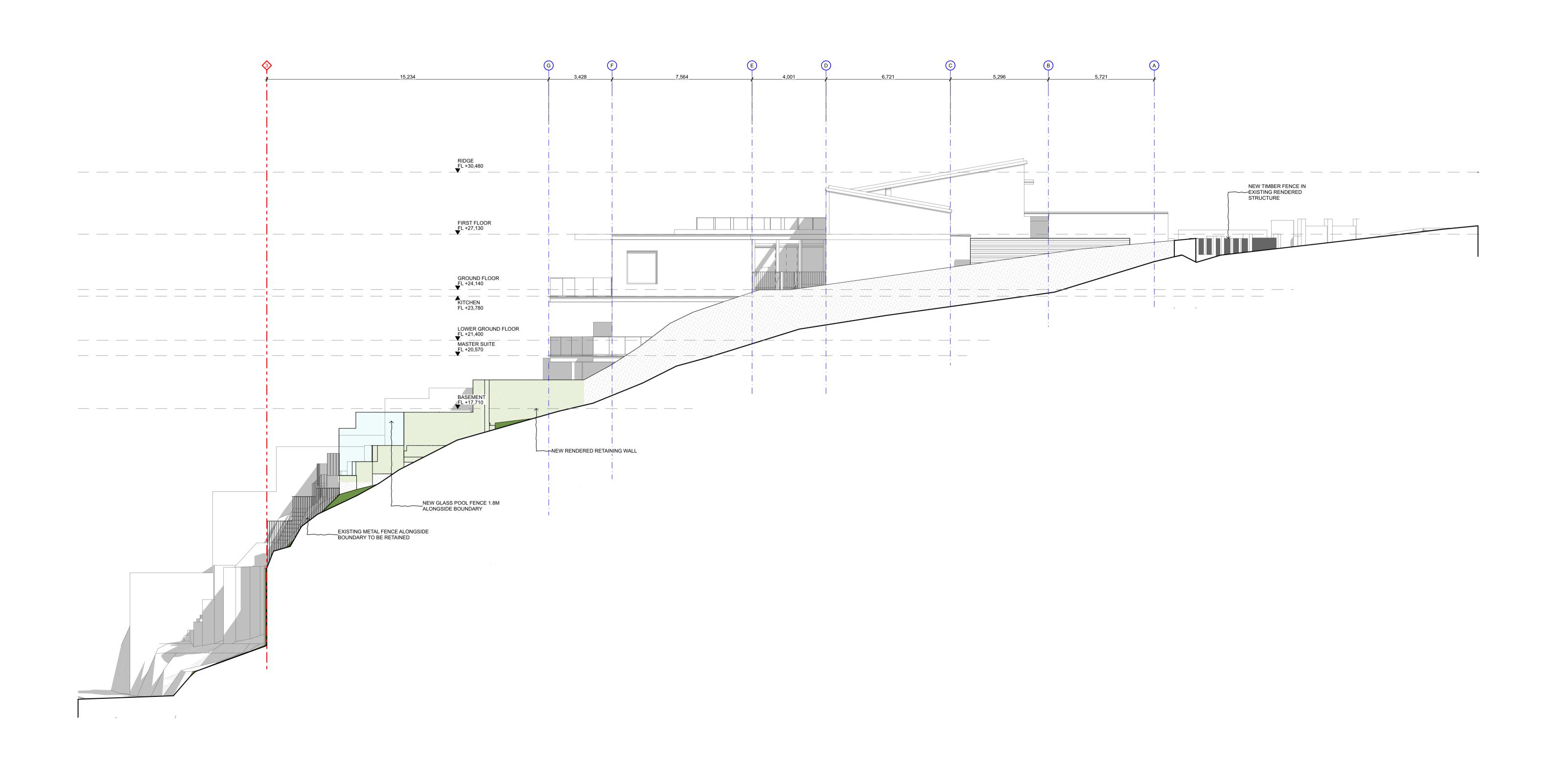












DA MATERIAL SURFACE HATCHING

TIMBER FLOORING

LANDSCAPE - TILE

GLAZING

DA SHADOW STUDY

EXISTING SHADOW

DRAWING TITLE

E05_PROPOSED

SCALE 1:100 @ A1

PROJECT NO. - DWG NO._REV. **0567-3100-[A]**

SITE ELEVATIONS - ELEVATION

33 BRISBANE STREET TRACEY & JAMES SMAIL

PROJECT:

NSW 2095

BOWER HOUSE

38 BOWER ST

BONDI JUNCTION

T +61 (02) 8394 9838

www.alexanderand.co ABN 11 162 041 929 MANLY, NSW 2095

NSW 2022

NOMINATED ARCHITECT: **JEREMY BULL**

CLASS 2 DESIGN PRACTITIONER: JEREMY BULL | NUMBER DEP0001029

NSW REGISTRATION NO. 7881

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LEGEND - DA

TO BE DEMOLISHED

EXISTING BUILDING FABRIC TO BE DEMOLISHED

EXISTING OPENINGS TO
BE REMOVED;
INCLUDING FRAMES
AND ARCHITRAVES.
MAKE GOOD OPENING
AND REVEALS
INCLUDING FINISHES

DA COMPLIANCE LEGEND

EXISTING OPEN SPACE AREA

PROPOSED OPEN SPACE AREA

EXISTING LEP AREA

MAX. HEIGHT PLANE 8.5M 3D

MAX. HEIGHT PLANE 8.5M 2D

MAX. SHEAR WALL PLANE 7M 3D

MAX. SHEAR WALL PLANE 8.5M 2D

SETBACK CONTROLS

DA MATERIAL CUT HATCHING

CONCRETE

EXISTING BUILDING

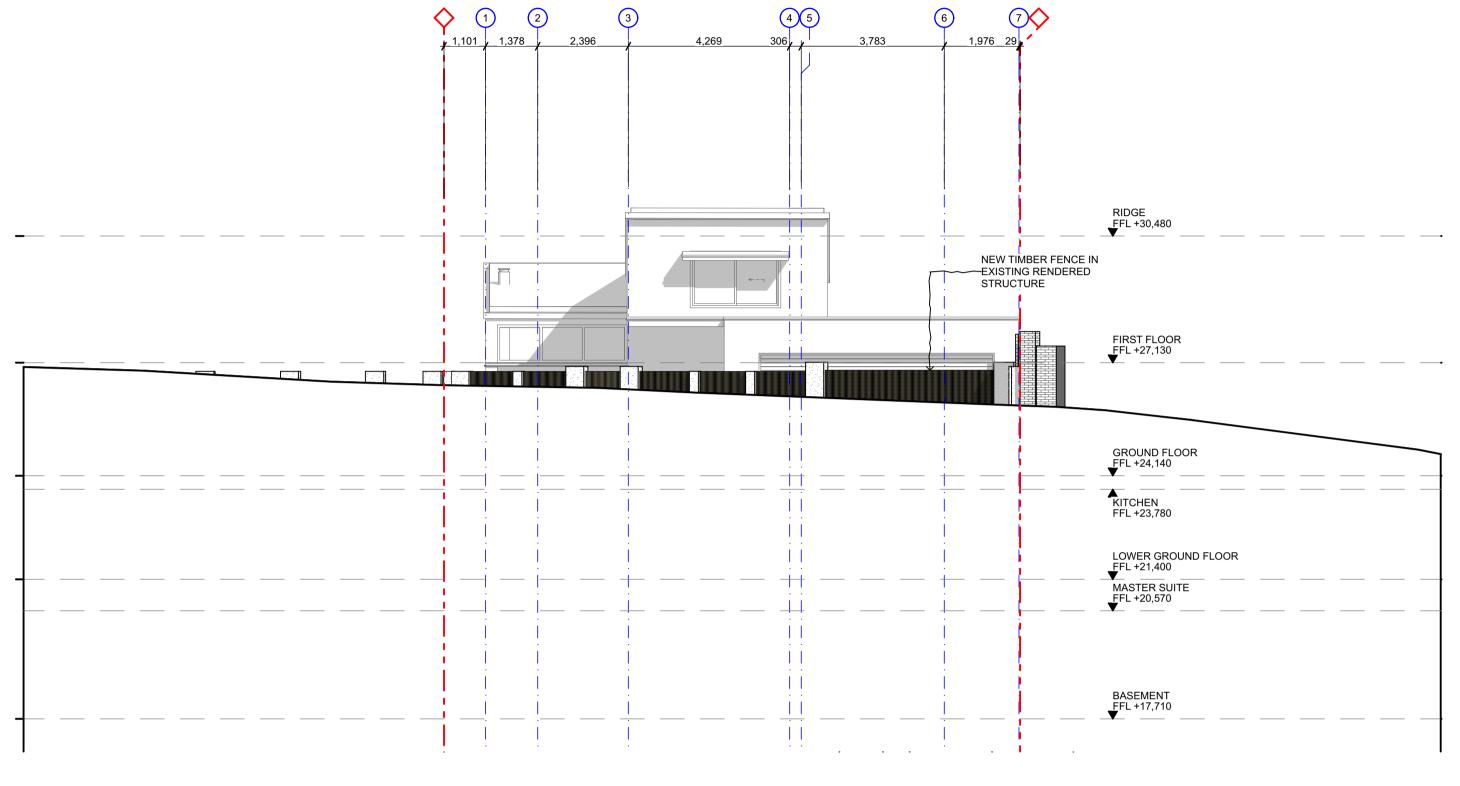
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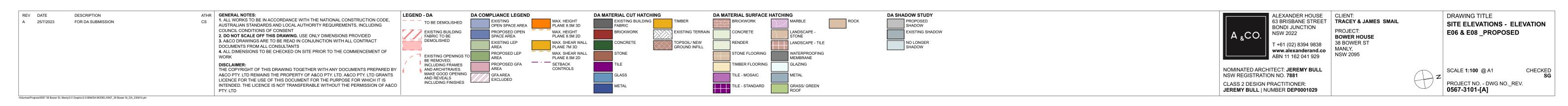
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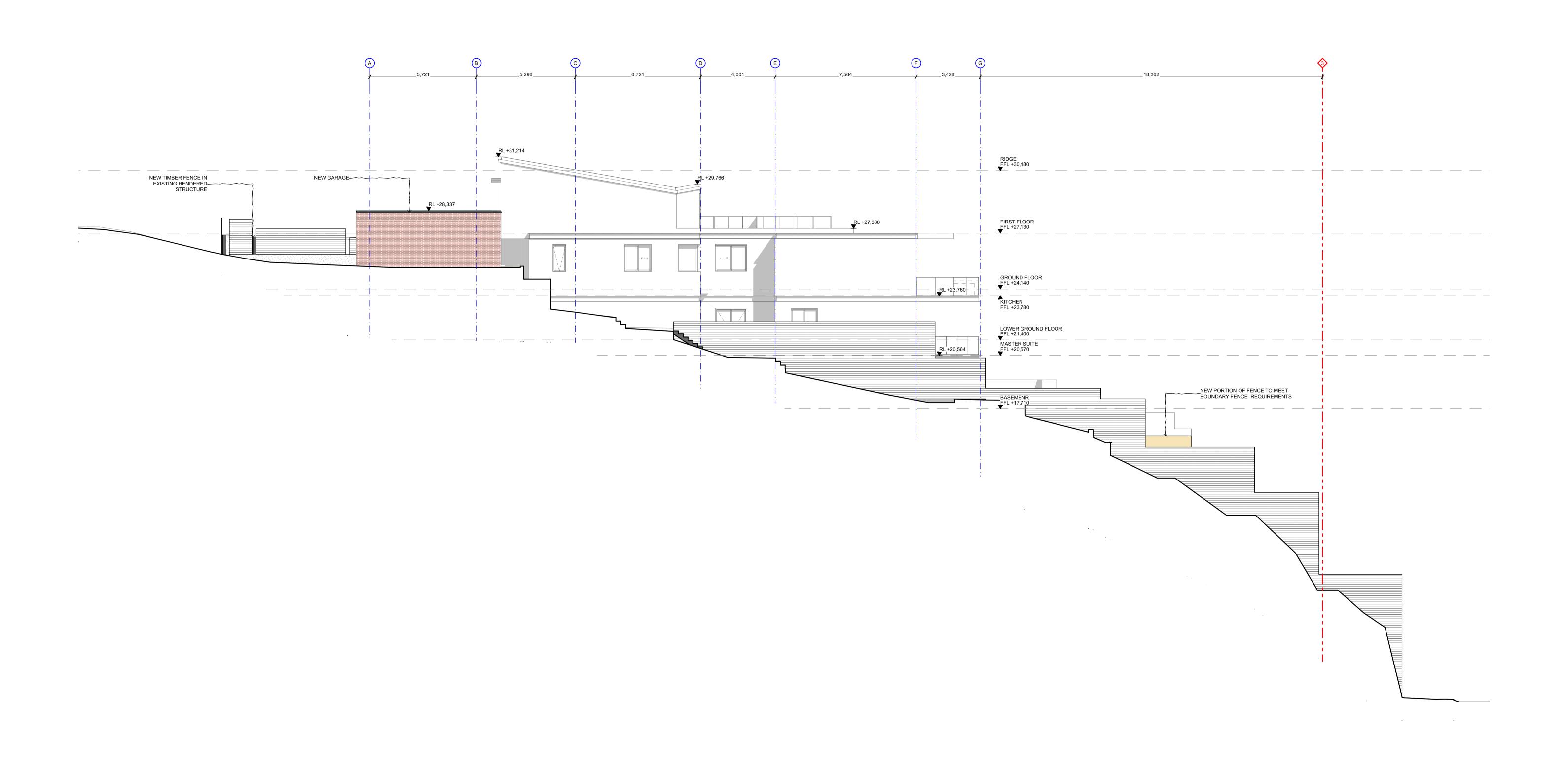
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FOR DA SUBMISSION









DA MATERIAL SURFACE HATCHING

TIMBER FLOORING

LANDSCAPE - TILE

GLAZING

DA SHADOW STUDY

EXISTING SHADOW

DRAWING TITLE

E07_PROPOSED

SCALE 1:100 @ A1

PROJECT NO. - DWG NO._REV. **0567-3102-[A]**

SITE ELEVATIONS - ELEVATION

33 BRISBANE STREET TRACEY & JAMES SMAIL

T +61 (02) 8394 9838 38 BOWER ST

www.alexanderand.co ABN 11 162 041 929 MANLY, NSW 2095

PROJECT:

NSW 2095

BOWER HOUSE

BONDI JUNCTION

NSW 2022

NOMINATED ARCHITECT: **JEREMY BULL**

CLASS 2 DESIGN PRACTITIONER: JEREMY BULL | NUMBER DEP0001029

NSW REGISTRATION NO. 7881

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LEGEND - DA

TO BE DEMOLISHED

EXISTING BUILDING FABRIC TO BE DEMOLISHED

EXISTING OPENINGS TO
BE REMOVED;
INCLUDING FRAMES
INCLUDING FRAMES
MAKE GOOD OPENING
AND REVEALS
INCLUDING FINISHES

DA COMPLIANCE LEGEND

EXISTING OPEN SPACE AREA

PROPOSED OPEN SPACE AREA

EXISTING LEP AREA

MAX. HEIGHT PLANE 8.5M 3D

MAX. HEIGHT PLANE 8.5M 2D

MAX. SHEAR WALL PLANE 7M 3D

MAX. SHEAR WALL PLANE 8.5M 2D

SETBACK CONTROLS

DA MATERIAL CUT HATCHING

CONCRETE

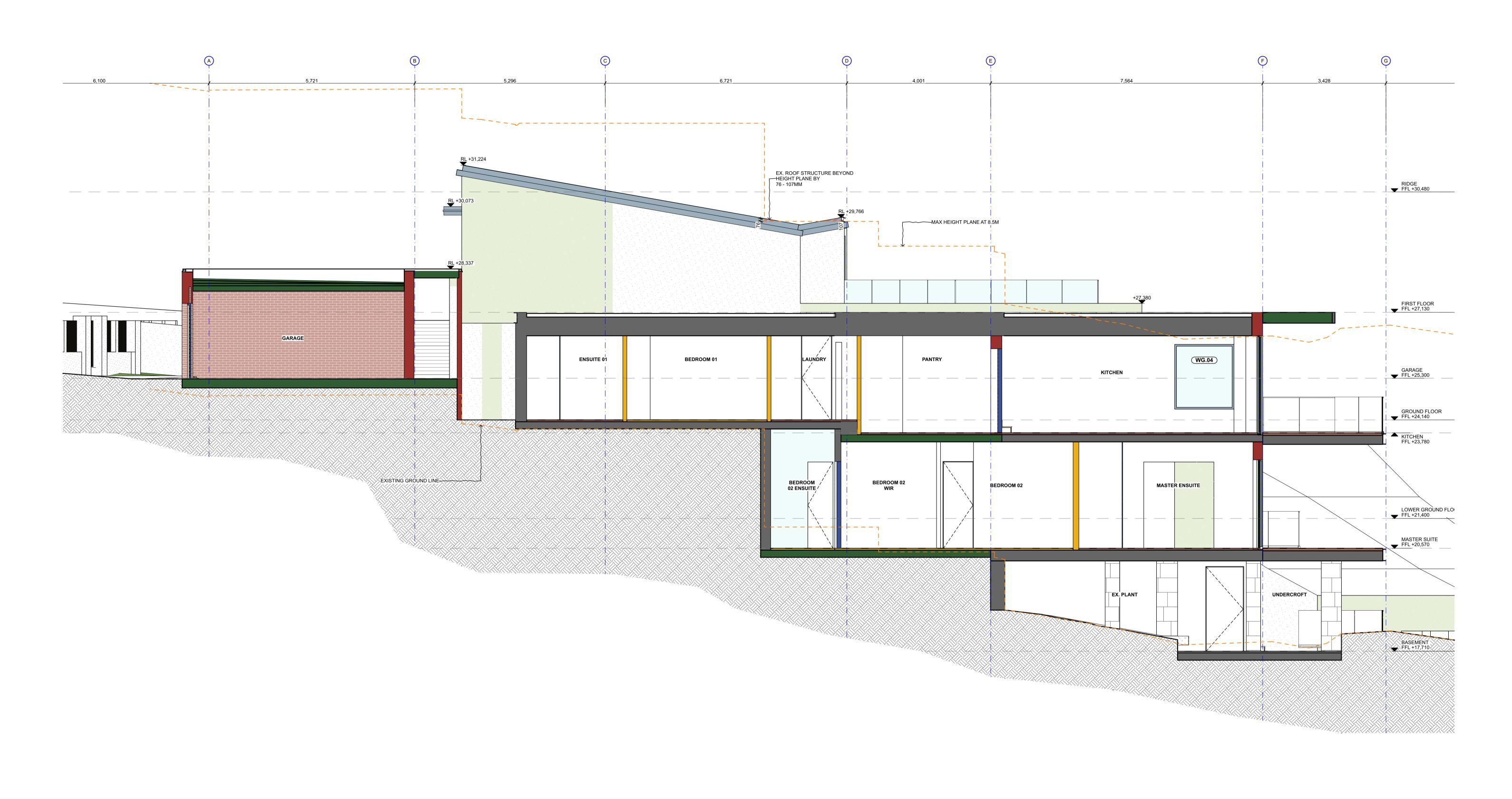
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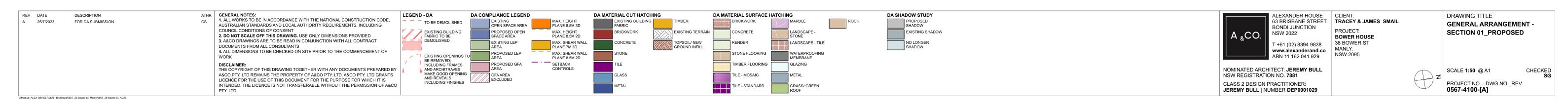
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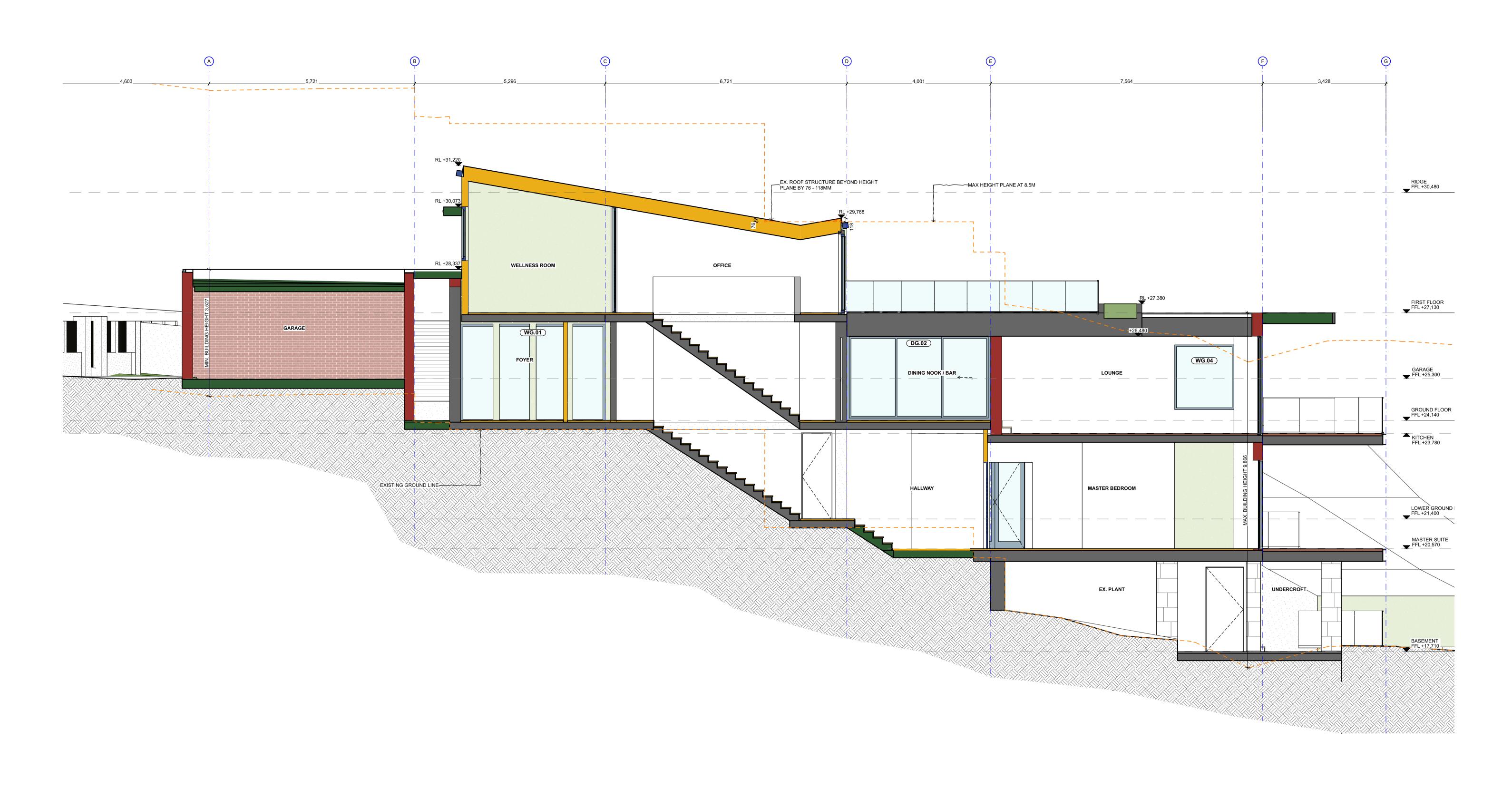
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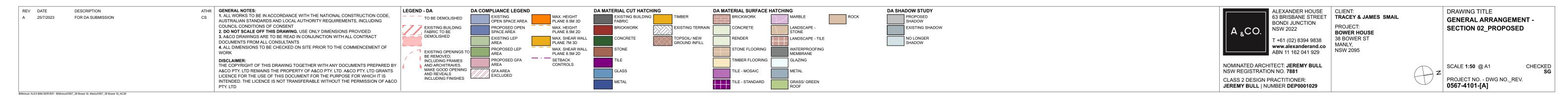
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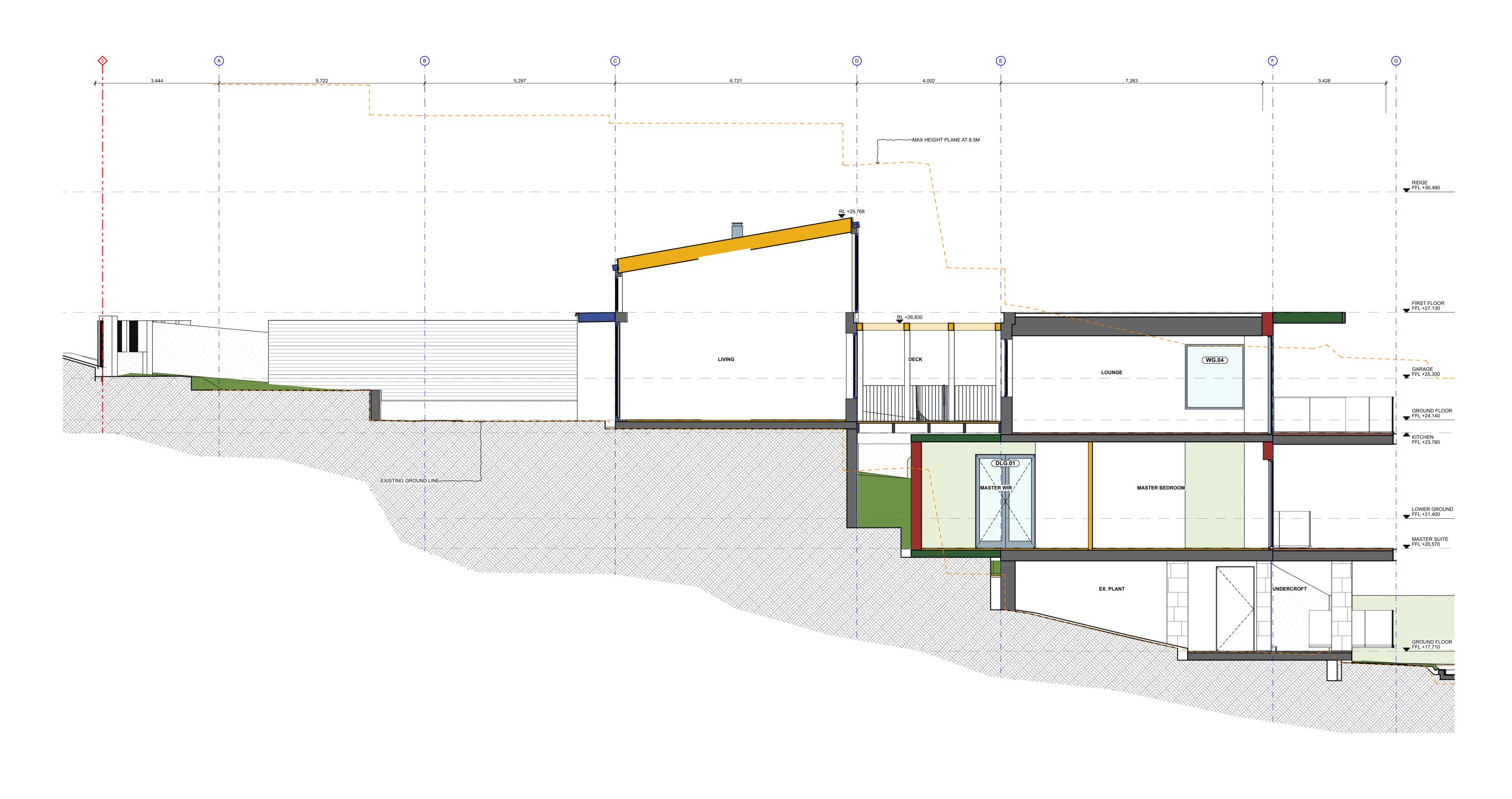
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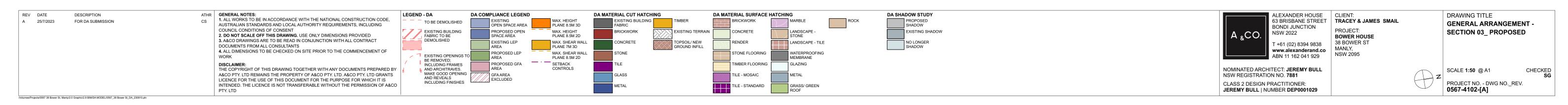


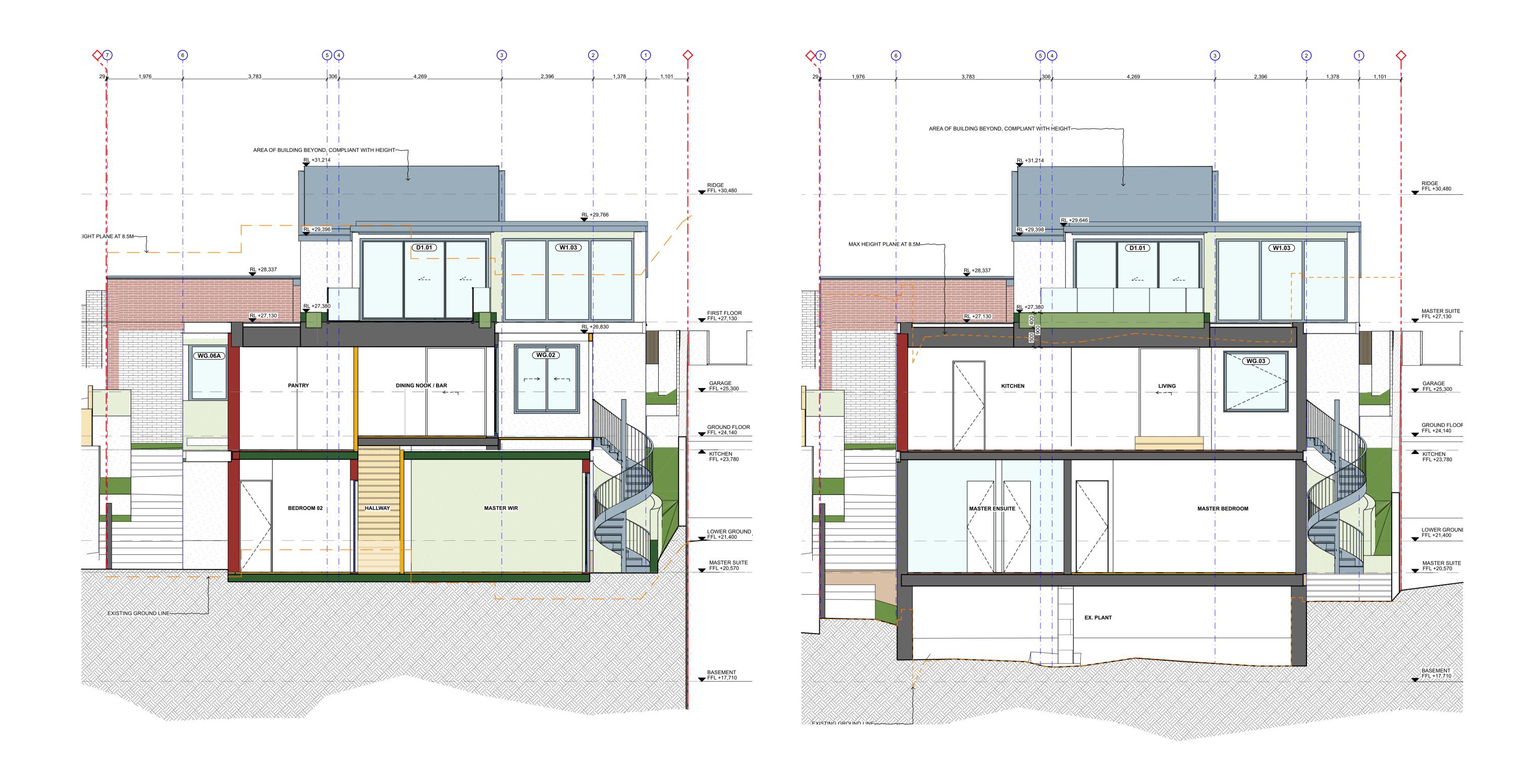




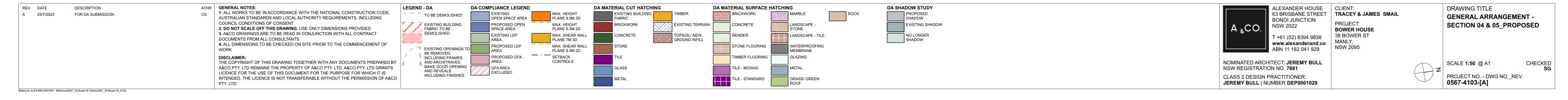


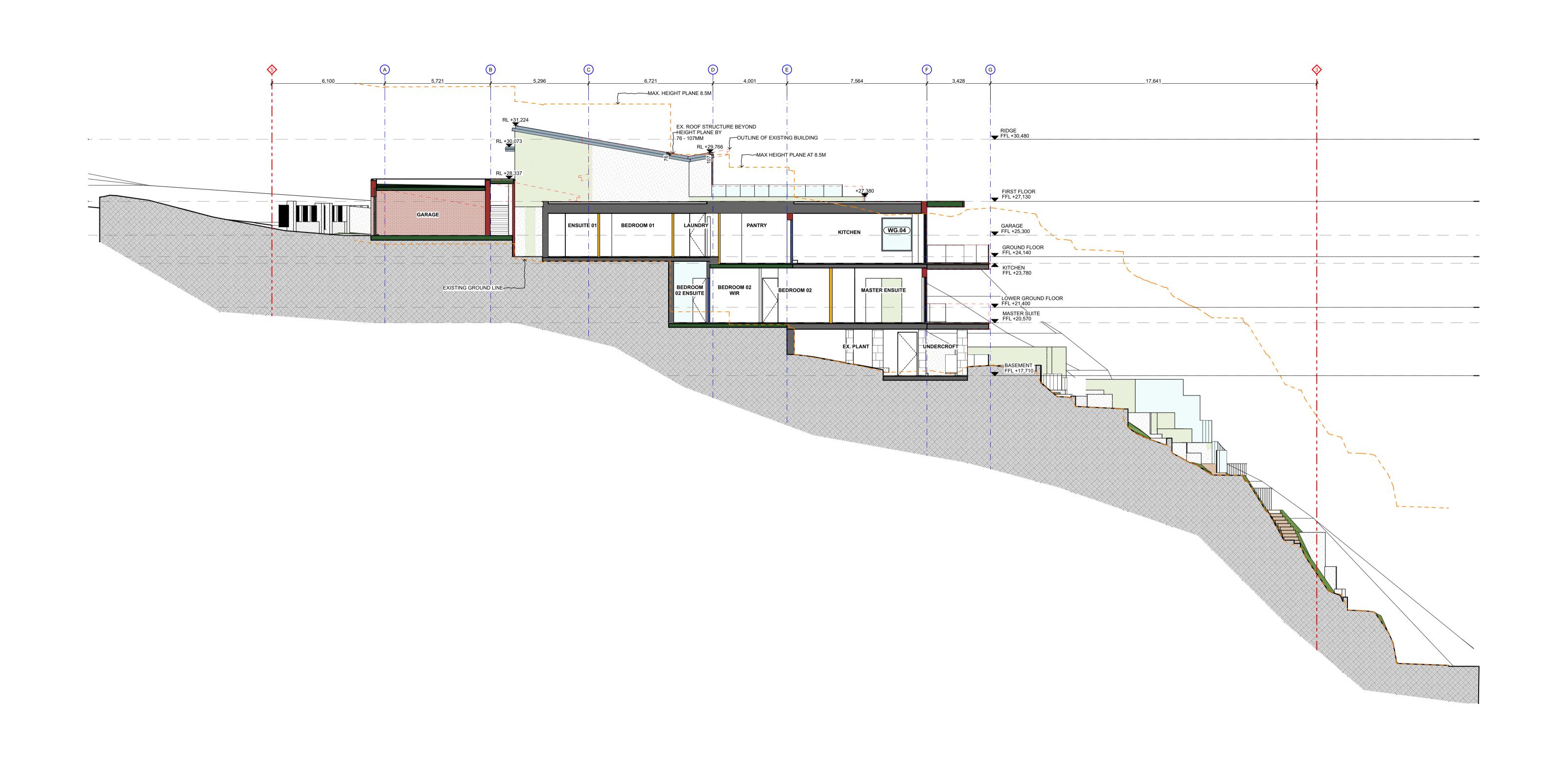


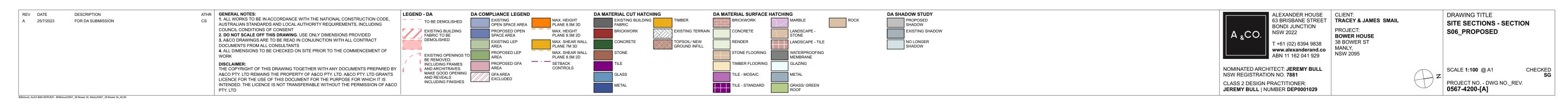


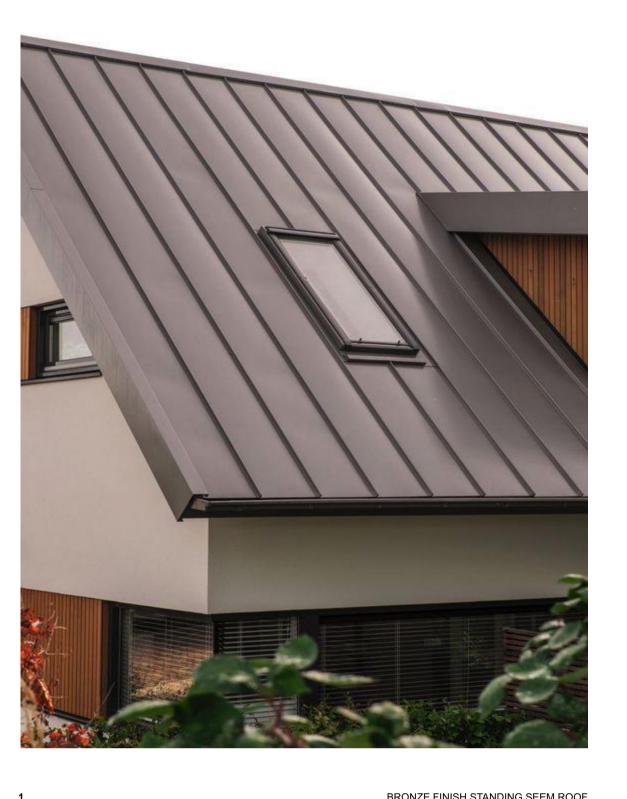


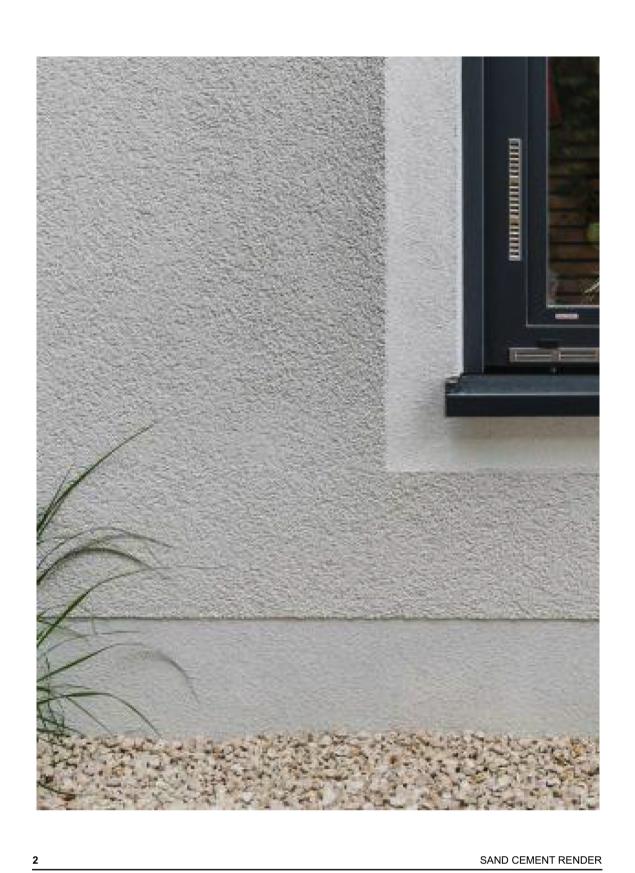
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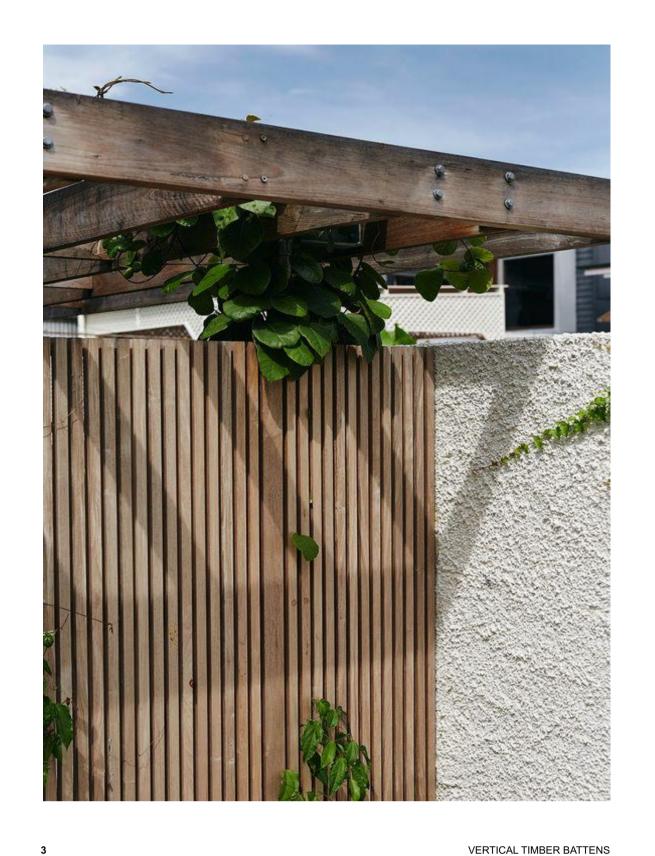


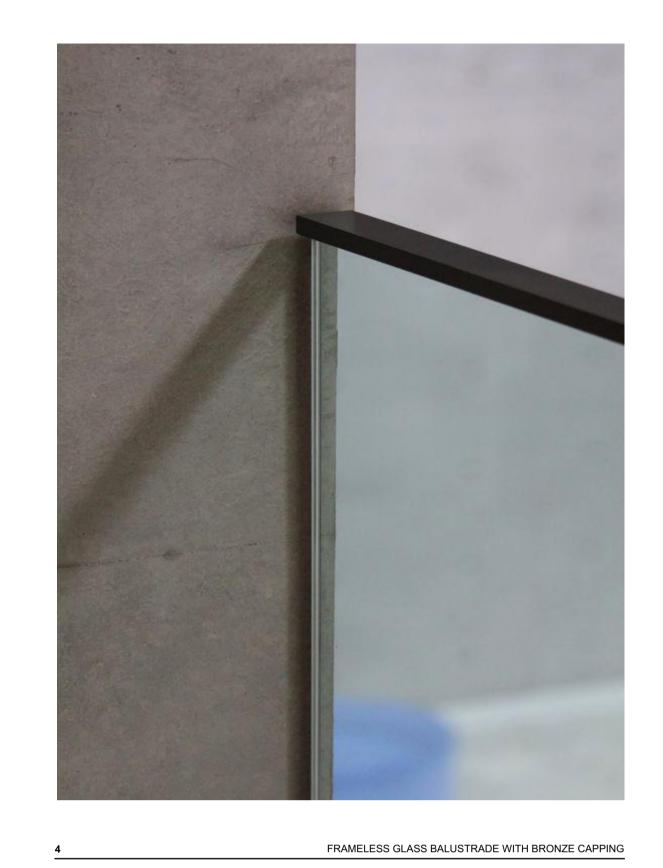






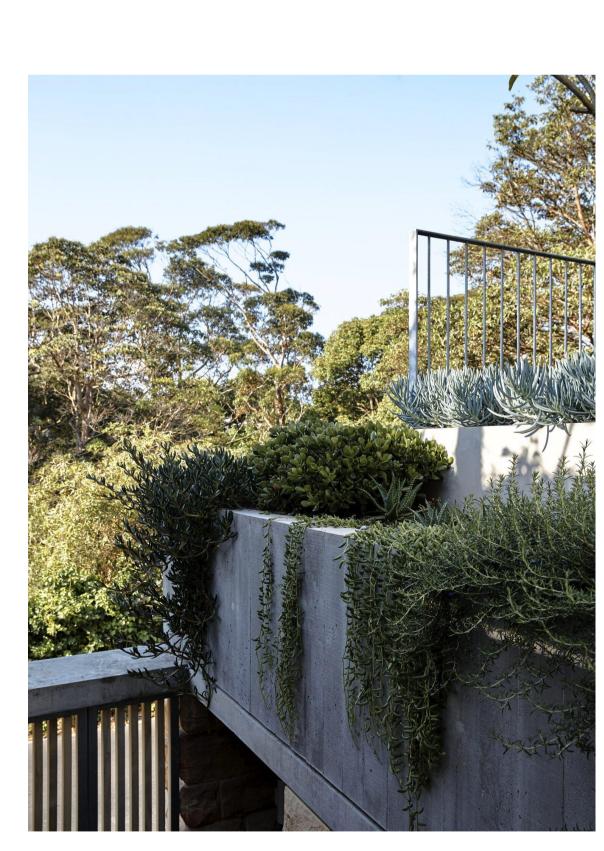


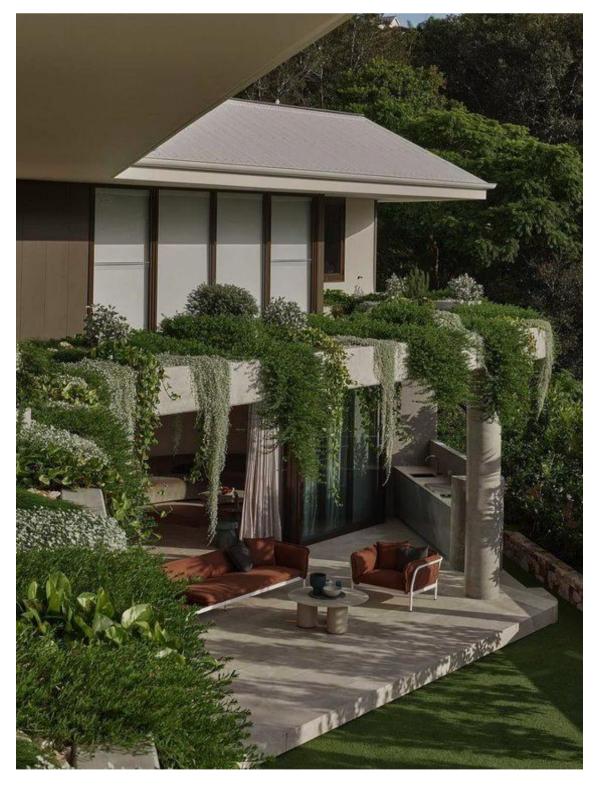




BRONZE FINISH STANDING SEEM ROOF







HANGING PLANTS TO FLAT ROOF SECTIONS BRICK DETAILS

NATURAL STONE

BRONZE FINISH ALUMINIUM WINDOWS AND DOORS

DESCRIPTION FOR DA SUBMISSION ATHR
CS

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LEGEND - DA TO BE DEMOLISHED EXISTING OPENINGS TO BE REMOVED; INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES

DA COMPLIANCE LEGEND OPEN SPACE AREA MAX. HEIGHT PLANE 8.5M 2D MAX. SHEAR WALL PLANE 7M 3D EXISTING LEP MAX. SHEAR WALL PLANE 8.5M 2D SETBACK CONTROLS

DA MATERIAL CUT HATCHING

DA MATERIAL SURFACE HATCHING

DA SHADOW STUDY



NOMINATED ARCHITECT: **JEREMY BULL** NSW REGISTRATION NO. **7881**

CLASS 2 DESIGN PRACTITIONER: JEREMY BULL | NUMBER DEP0001029

ALEXANDER HOUSE
63 BRISBANE STREET
BONDI JUNCTION

PROJECT:

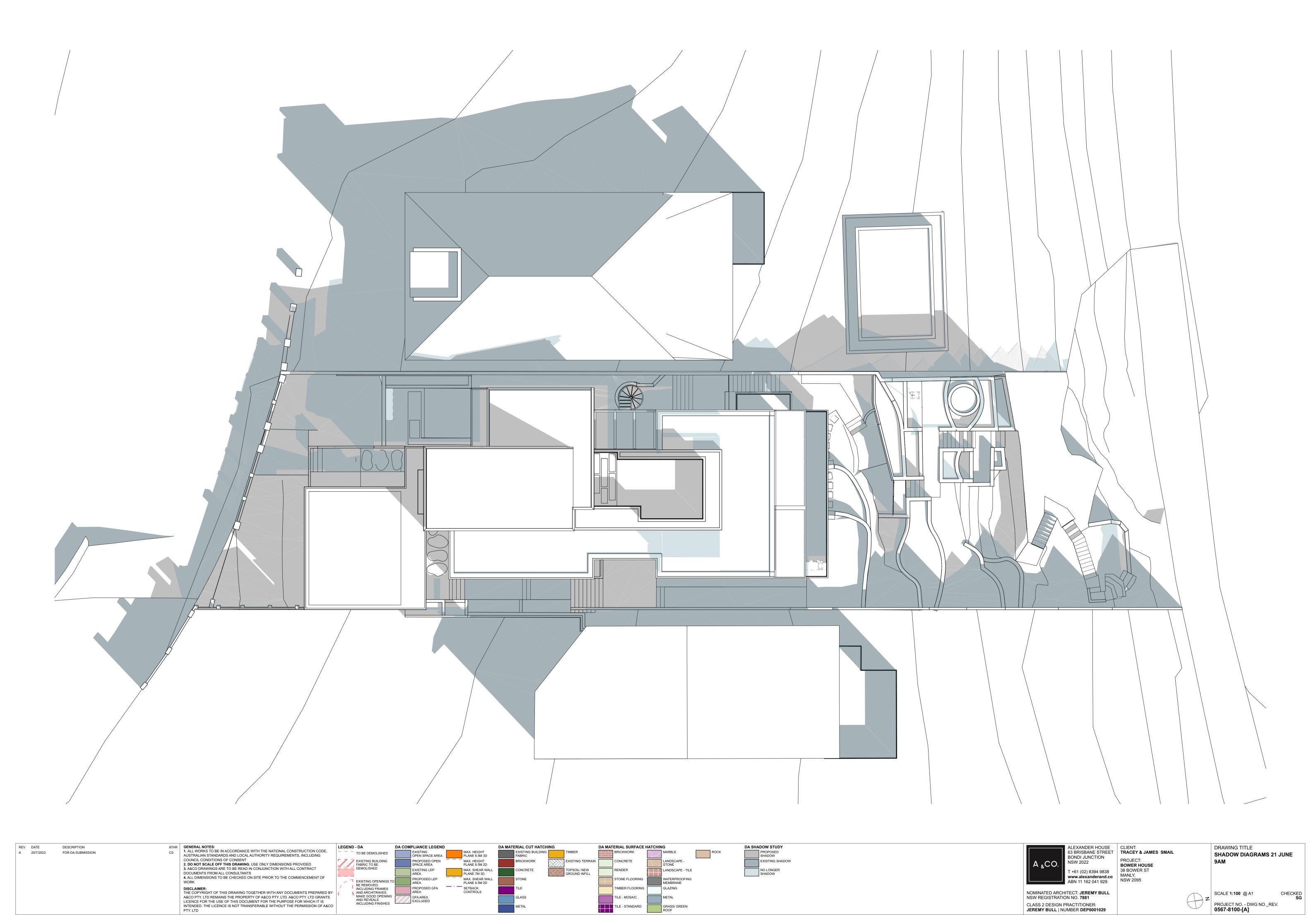
TRACEY & JAMES SMAIL

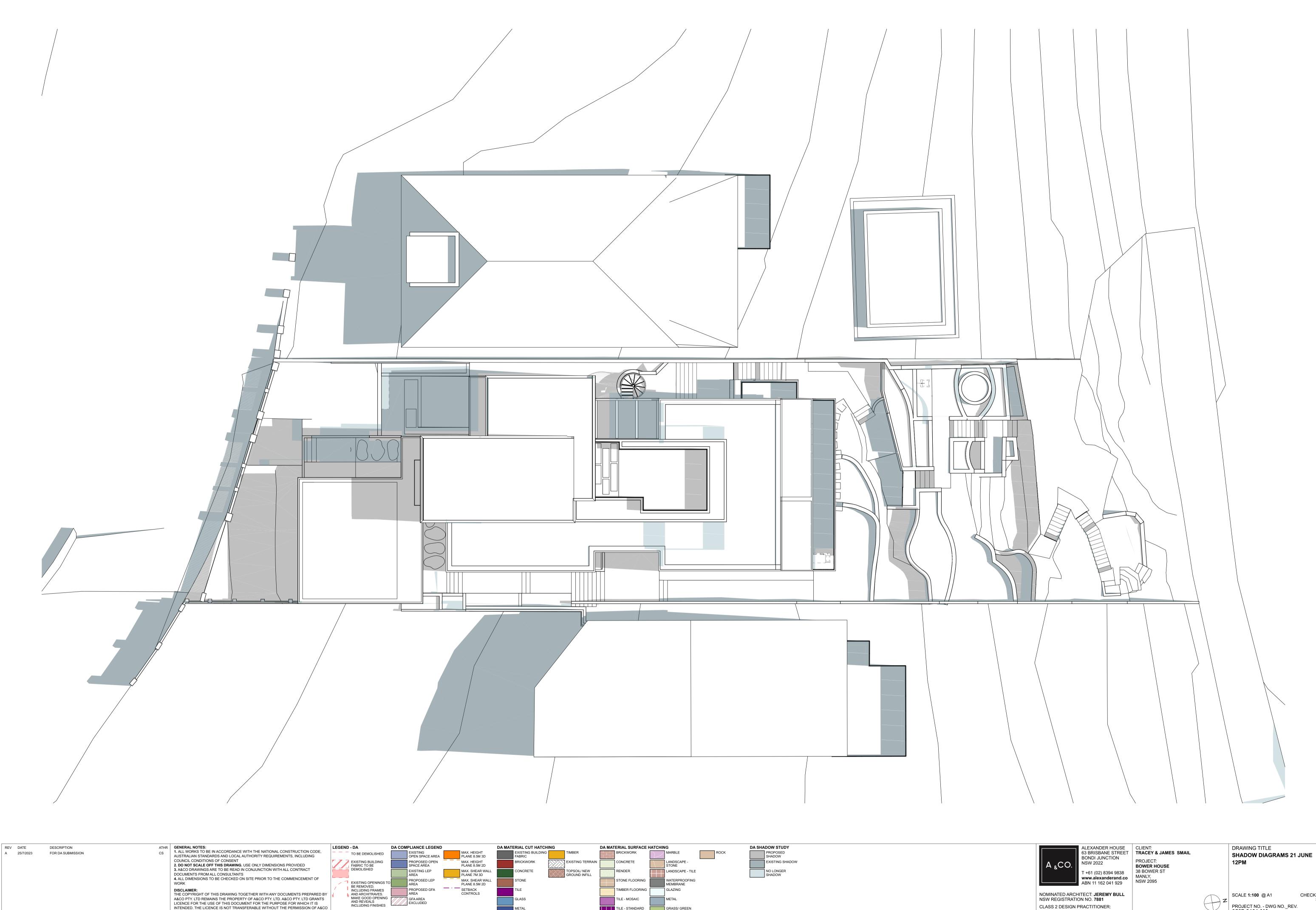
PROJECT: PROJECT: BOWER HOUSE 38 BOWER ST T +61 (02) 8394 9838 MANLY, www.alexanderand.co ABN 11 162 041 929 NSW 2095

DRAWING TITLE

MATERIAL PALETTE

0567-8000-[A]





GLAZING

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SETBACK CONTROLS

NOMINATED ARCHITECT: **JEREMY BULL** NSW REGISTRATION NO. **7881** CLASS 2 DESIGN PRACTITIONER: JEREMY BULL | NUMBER DEP0001029

SCALE 1:100 @ A1

PROJECT NO. - DWG NO._REV. **0567-8101-[A]**



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EXISTING OPENINGS TO
BE REMOVED;
INCLUDING FRAMES
AND ARCHITRAVES.
MAKE GOOD OPENING
AND REVEALS
INCLUDING FINISHES

EXISTING LEP AREA

MAX. SHEAR WALL PLANE 7M 3D MAX. SHEAR WALL PLANE 8.5M 2D SETBACK CONTROLS

CONCRETE

LANDSCAPE - TILE GLAZING

NOMINATED ARCHITECT: **JEREMY BULL** NSW REGISTRATION NO. **7881**

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SCALE 1:100 @ A1 PROJECT NO. - DWG NO._REV. **0567-8102-[A]**