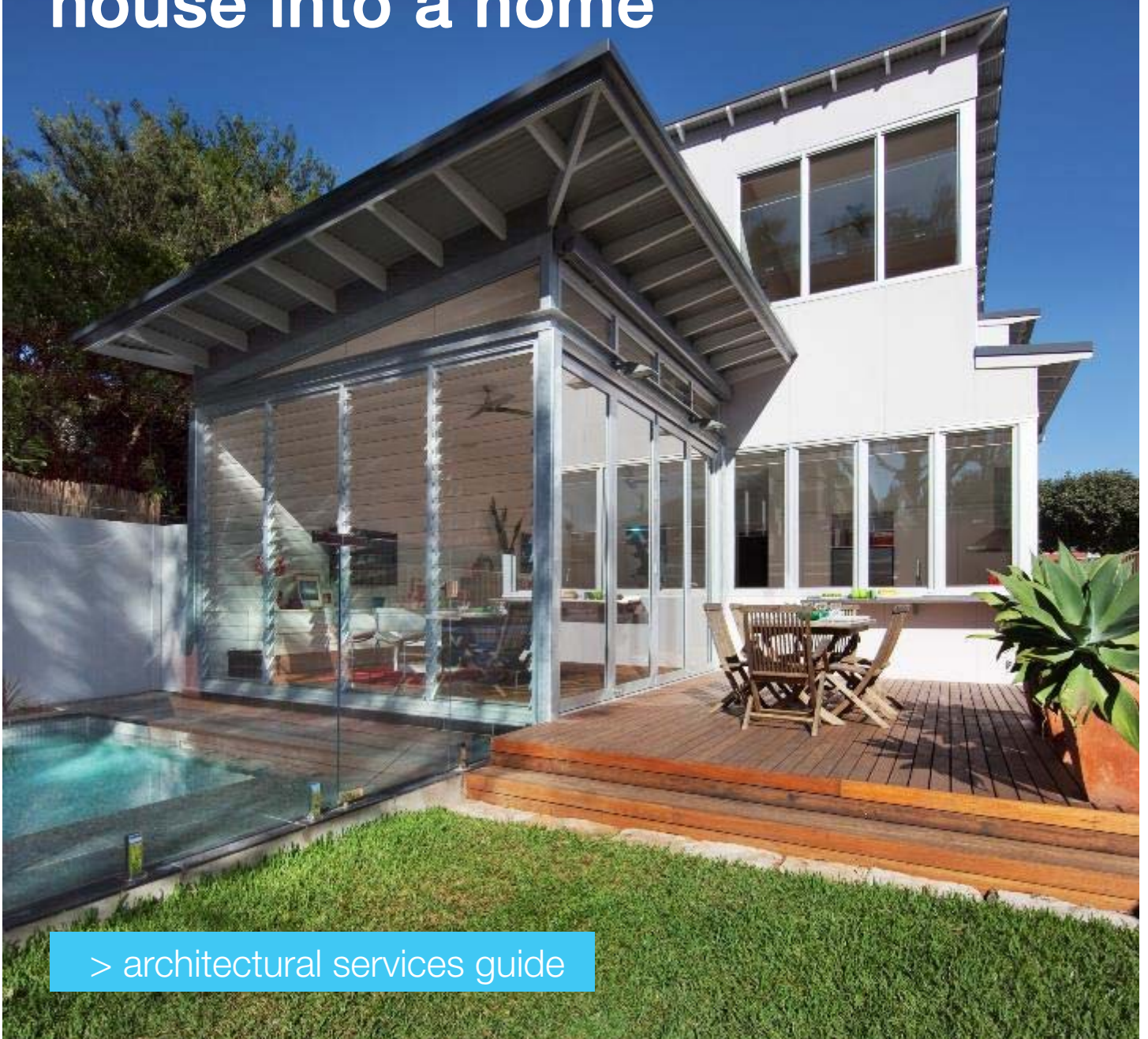


transform your house into a home



> architectural services guide



mmjarchitects.com.au

t 02 9929 1279 m 0425 245 223
1/36-42 Sydney Road, Manly 2095



Luisa Manfredini NSW nominated architect 6666

David McCrae NSW nominated architect 8352



contents

about us	1
meet the architects.....	2
services	
pre purchase advice.....	3
sketch design.....	4
detailed design.....	5
construction documentation....	6
contract administration.....	7
interior design	8
contact us	9



About Us

we are an architectural firm based in manly. we pride ourselves on our personal service, relationships and commitment to the design + budget needs of our clients.

What we do

we create:

- + inspired spaces for your home
- + renovations, additions + alterations
- + sensitive heritage + restoration works
- + bespoke interior joinery design.

our approach

mm+j architects are consultative. we can help you see a space when it's invisible, make suggestions, clarify options, and deliver a high quality, inspiring built space: a space that will enhance your everyday.

we have assisted residential property owners on Sydney's northern beaches, lower north shore, eastern suburbs and inner west - with everything from concept through to interior design.

> we will transform your house into a home

meet the architects

luisa manfredini nsw architect 6666

luisa has extensive experience in residential alterations and additions, with a particular interest in heritage works. she is also actively involved in the architectural profession through:

- + Chairperson of the Lower North Shore Small Practices Group LOWAN 2006-2009
- + LOWAN Representative of the Chairs of Practice Networks, representing small practices on the AIA NSW Chapter Council 2006-2009
- + Australian Architecture Association: Volunteer tour leader for Sydney City Skyscrapers Walk 2005-current
- + Founder of Wo-Manly, 2013. [Wo-Manly](#) is a women's business networking group, operating in Manly for the local area and environs. Follow Wo-Manly here:



david mccrae nsw architect 8352

david has extensive experience across Australia in a variety of building types and sizes, with extensive contract administration experience. he is actively involved in the architectural profession through:

- + Chair LOWAN (Lower North Shore Architects Network) 2013-2015
- + LOWAN Representative of the Chairs of Practice Networks, representing small practices on AIA NSW Chapter Council 2013-2015
- + Australian Architecture Association: Volunteer tour leader for Sydney City Skyscrapers Walk and City Bar Tours 2005-2010.
- + Secretary of Australian Architecture Association 2009-10





> pre purchase advice

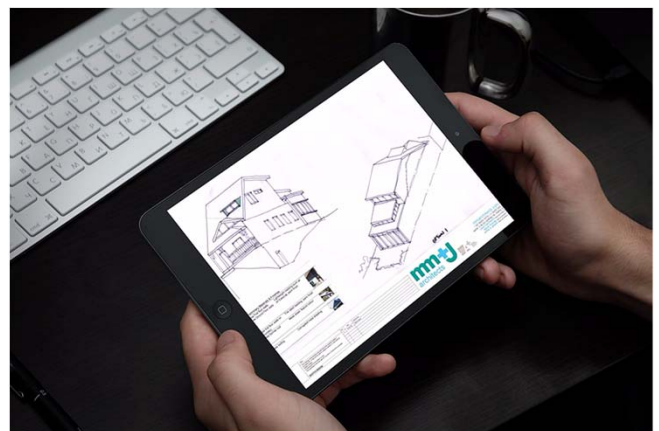
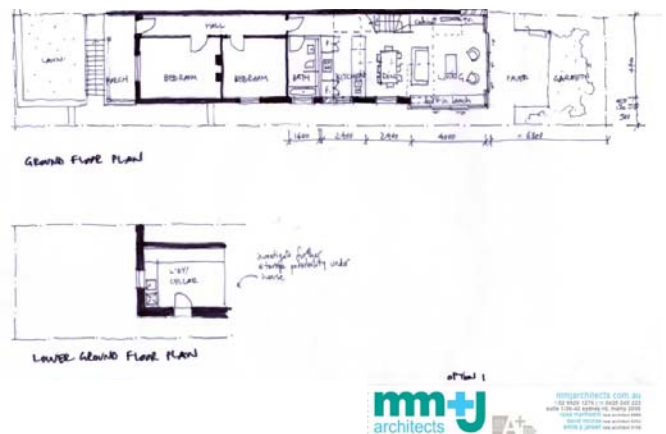
- + see opportunities
- + design advice
- + real estate sketches
- = informed purchase

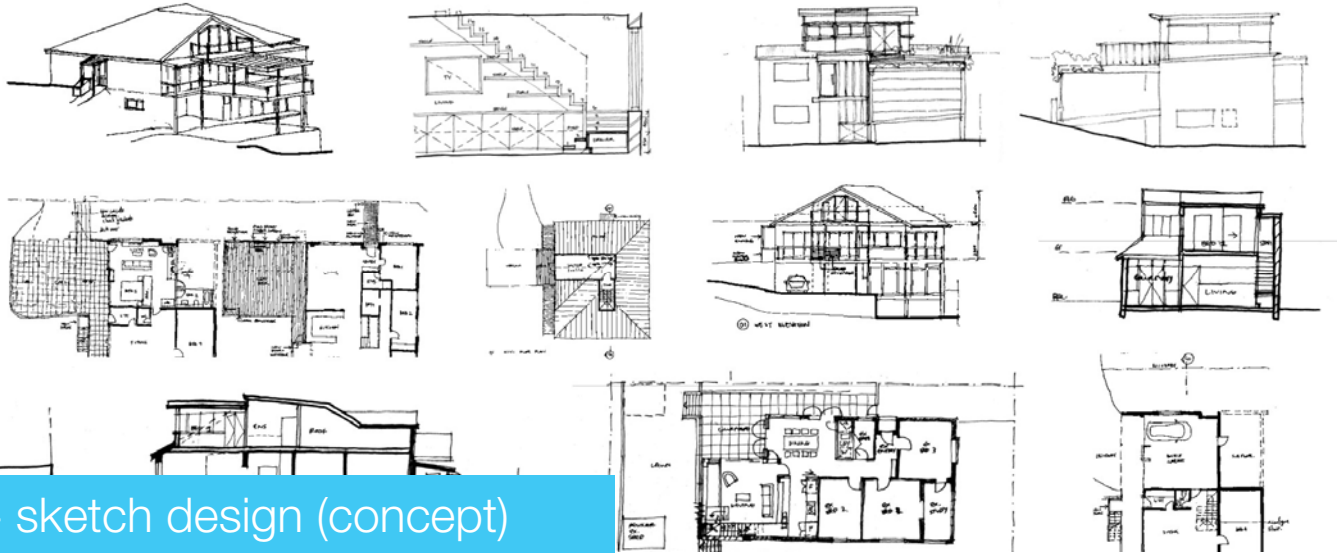
let us show you the potential a house or an apartment may have, so that prior to purchase you know your options, and harness this for a more informed purchase that will suit your needs.

we'll assist you to see more clearly, and select the right place for your current and future needs.

how?

by viewing selected properties with you, and offering constructive design ideas and suggestions including base sketching with real estate plans.





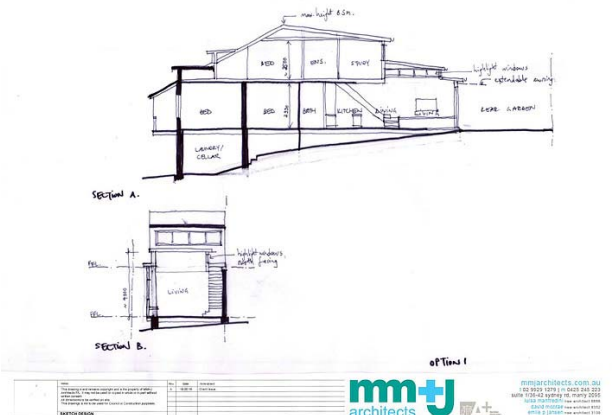
> sketch design (concept)

- + opportunities assessment
- + regulations analysis
- + sketch design options
- = details estimate build cost

we gain an understanding of our clients' requirements and aspirations, followed by an assessment of the opportunities and constraints offered by the site.

preliminary authority regulations analysis and requirements is completed and then a number of sketch design options are explored with the client to reach a preferred design solution.

drawings are detailed enough for obtaining preliminary cost estimates from a Quantity Surveyor (QS) at the completion of this stage.



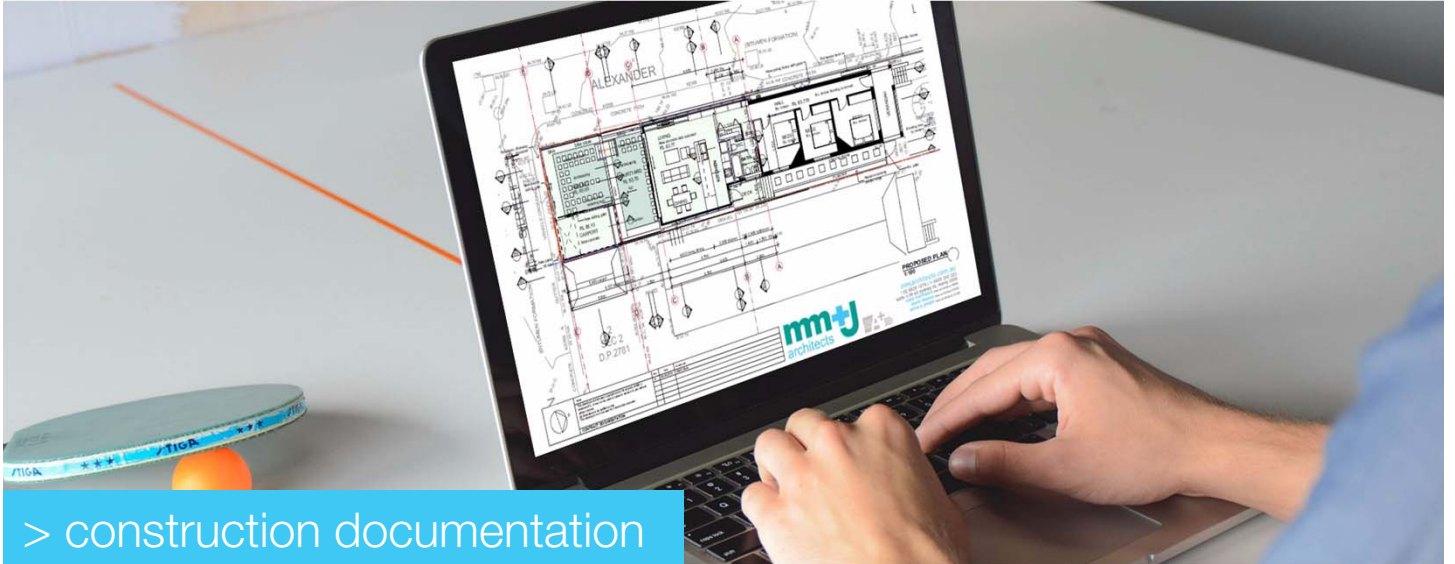


- + developed final design
- + DA submission
- + Council liaison
- = experience applying for DA

depending on cost outcomes prepared by the Quantity Surveyor, the preferred and approved sketch design option is developed into the final design for the Development Application (DA) submission to Council, co-ordinating & integrating the design work undertaken by consultants with the architectural drawings.

pre-application meetings are organised with council and adjoining neighbours to facilitate the planning process and assist in obtaining approval.



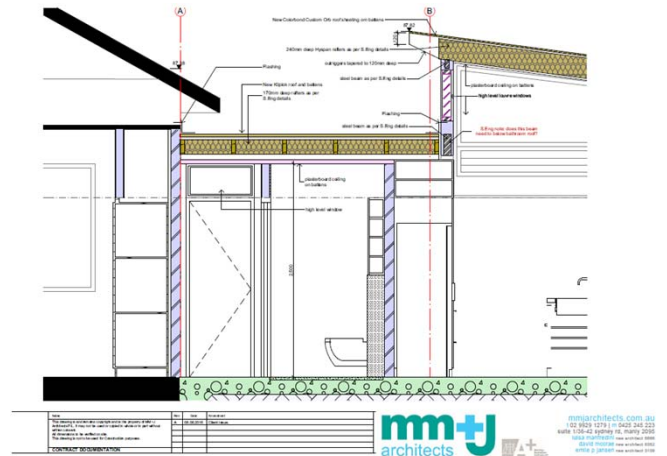


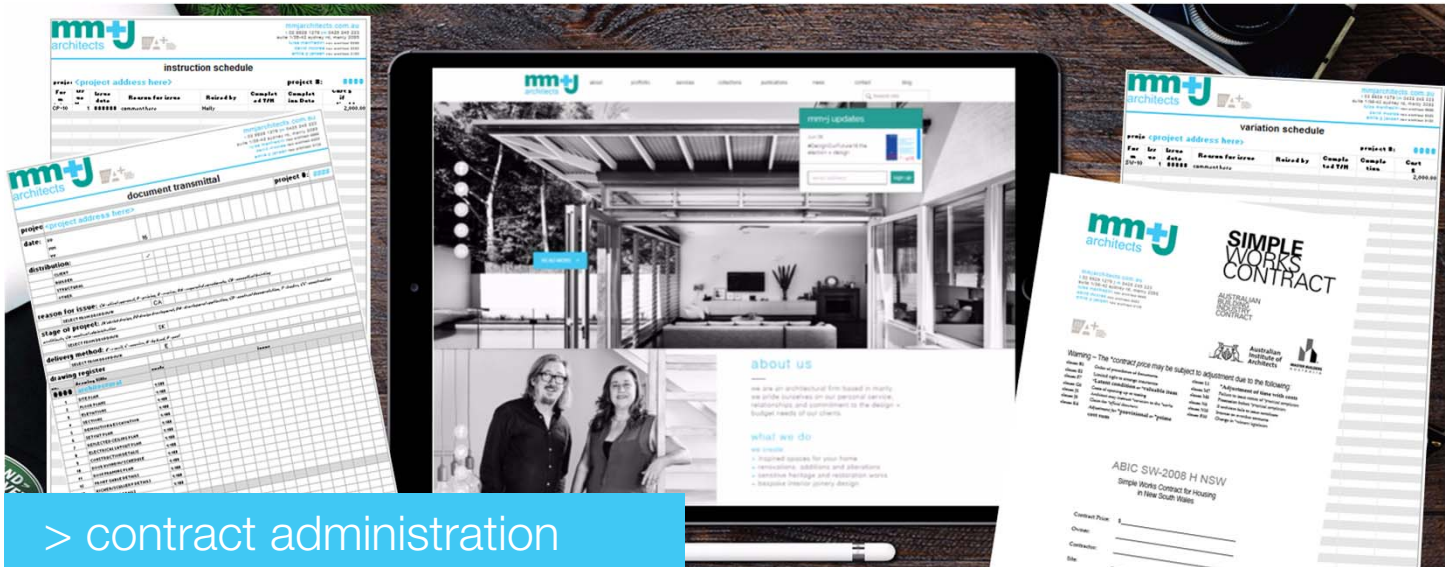
> construction documentation

- + DA developed drawings
- + details for construction
- + consultant co-ordination
- = submission to Council + builder tender process

Development Application (DA) is developed into detailed drawings, schedules and specifications to ensure the sketch concept design intent is retained during construction.

consultants works are co-ordinated and integrated with drawings, schedules, reports and specifications for Construction Certificate submission to Council, and then tendering to builders and ultimately construction.





> contract administration

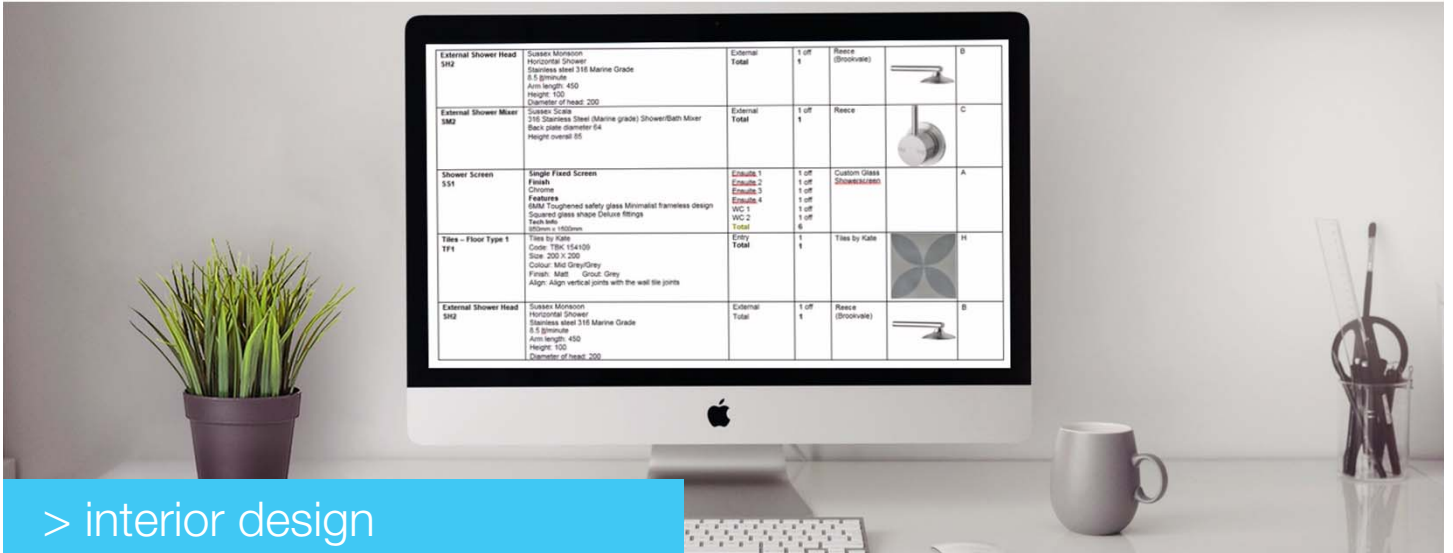
- + administer builder contract
- + ensure design quality
- + site visits
- = smooth process

after tendering process and negotiations with approved builder are complete, Construction documents are further developed into Contract documents between the client and builder.

we can administer the contract between client and builder, ensuring the design quality is maintained throughout project construction, ensuring what is built matches what was drawn and specified.

this phase will also include regular site visits and meetings, and certification of builder payments.





> interior design

- + bespoke joinery design
- + fixtures and fittings schedules
- + options of colours + materials
- = a beautifully designed home

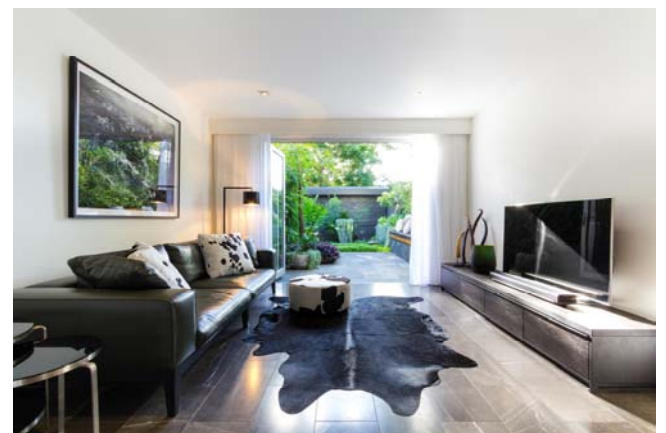
we can provide the following additional services on an individual basis or as part of your overall home design works:

joinery design

- + kitchen cabinetry
- + bedroom wardrobes
- + general storage
- + living room cabinetry
- + dining room cabinetry
- + display cupboards and shelving

fixtures and fittings schedules

- + selection of all wall, floor, and ceiling colours, finishes, and material, with all lighting and fixtures, door hardware and window finishes



> contact us

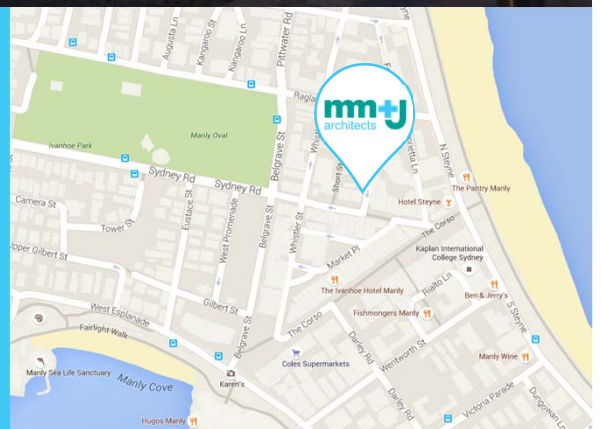


mmjarchitects.com.au

t 02 9929 1279 m 0425 245 223
1/36-42 sydney rd, manly 2095



luisa manfredini nsw architect 6666
david mcrae nsw architect 8352



new residential | additions | alterations | houses | apartments | interiors

mm + J architects



mmjarchitects.com.au

t 02 9929 1279 m 0425 245 223
1/36-42 sydney rd, manly 2095



[luisa manfredini](#) nsw architect 6666
[david mccrae](#) nsw architect 8352