

BALUSTRADE REPLACEMENT

NO.22, CENTRAL AVENUE, MANLY NSW

JULY 2023

SHEET NAME:

NEW BALUSTRADE PROPOSAL

OWNER AND
PROJECT LOCATION:

The Owners Corporation SP7114 22
Ground Floor. 22, Central Avenue, Manly NSW

DATE: 16/5/2023

DRAWN BY: Author

SHEET NUMBER:

SCALE:

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1 22 CENTRAL AVENUE FRONT FACADE
1:250

EXISTING
surveyed elevation

SHEET NAME:

OWNER AND PROJECT LOCATION: The Owners Corporation SP7114 22
Ground Floor, 22, Central Avenue, Manly NSW

DATE: 16/5/2023
DRAWN BY: Author
SHEET NUMBER: A001a
SCALE: 1:250

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1 22 CENTRAL AVENUE FRONT FACADE
1:250

DEMOLITION
balustrades to be demolished
shown in red hatching

SHEET NAME:	
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor, 22, Central Avenue, Manly NSW

DATE:	16/5/2023
DRAWN BY:	Author
SHEET NUMBER:	A001b
SCALE:	1:250

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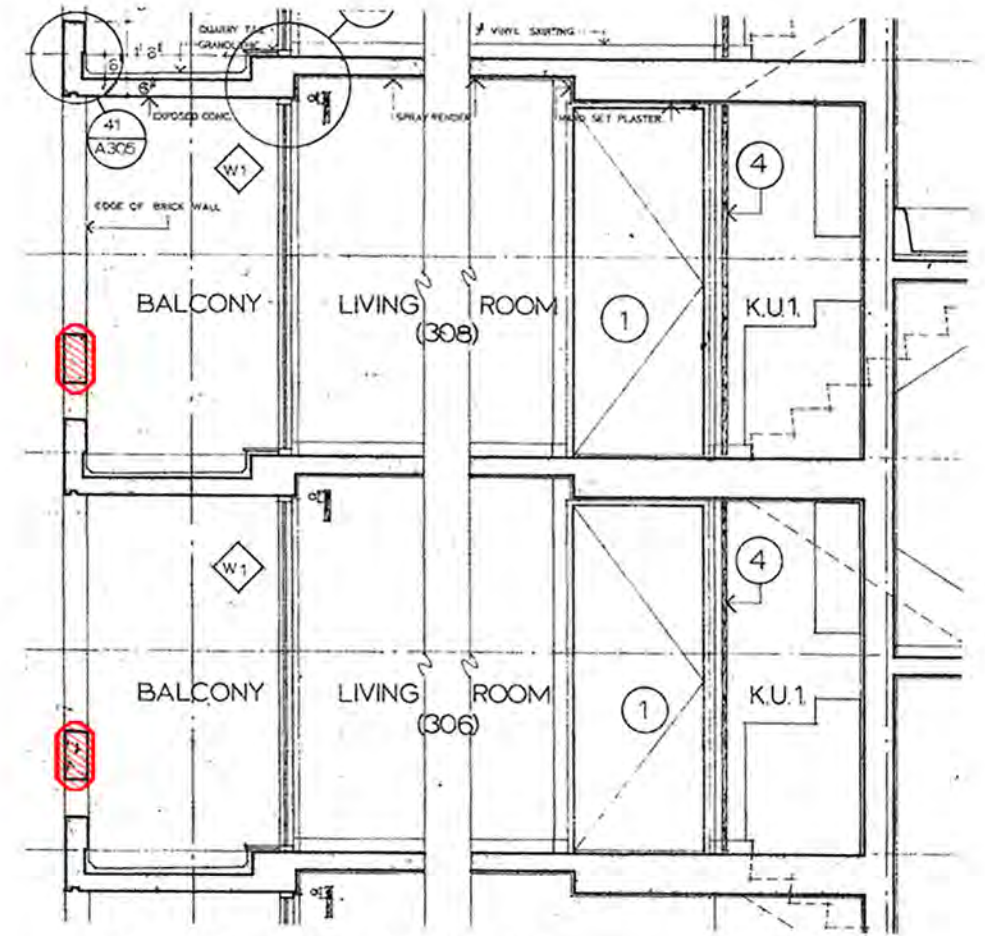
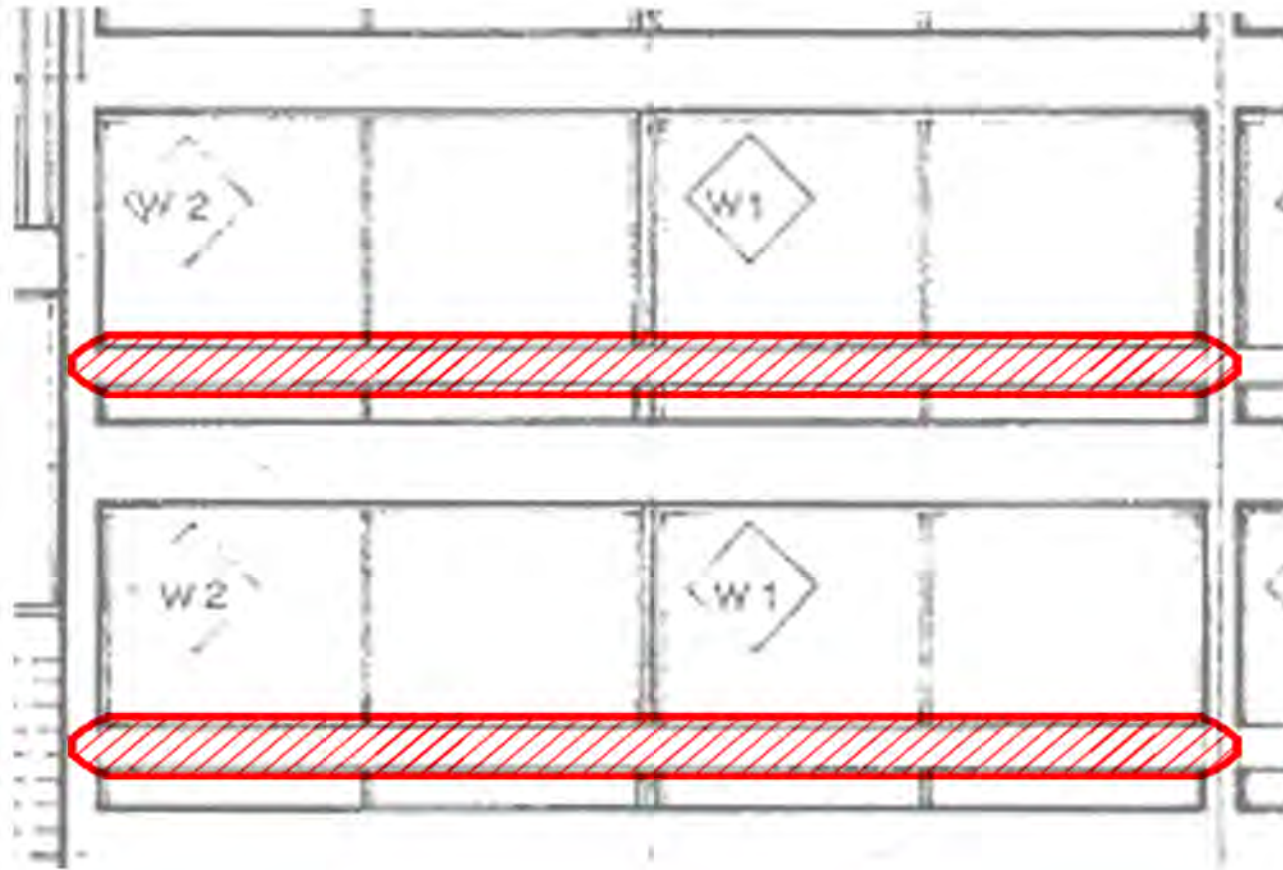
1 22 CENTRAL AVENUE FRONT FACADE
1:250

NEW PROPOSAL
new glass balustrades shown in blue

SHEET NAME:	EAST ELEVATION
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor, 22, Central Avenue, Manly NSW

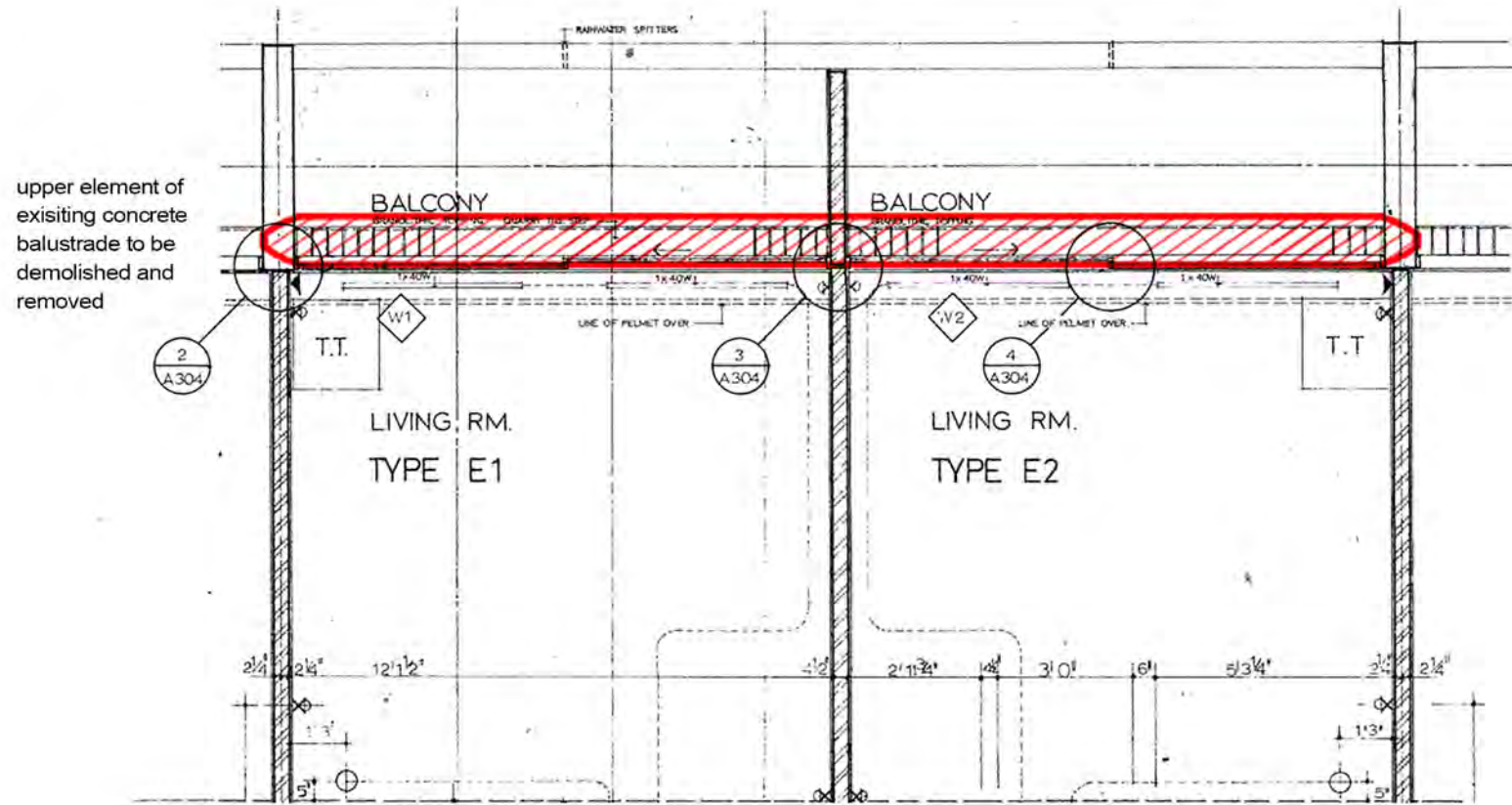
DATE:	16/5/2023
DRAWN BY:	Author
SHEET NUMBER:	A001c
SCALE:	1:250

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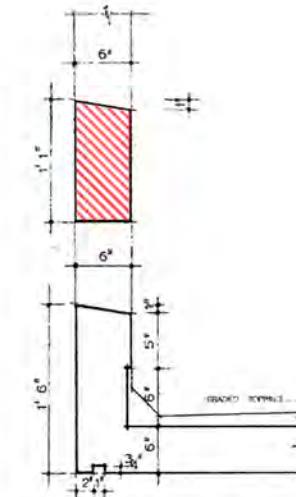
2 STOREY TYPICAL SECTION @ 1:50

Elements to be demolished indicated in red hatching overlay.
This applies to all residential floors as shown in DWG00



2 APARTMENT TYPICAL PLAN @ 1:50

Elements to be demolished indicated in red hatching overlay.
This applies to all residential floors as shown in DWG00



EXISTING BALUSTRADE - DETAIL SECTION 1:20

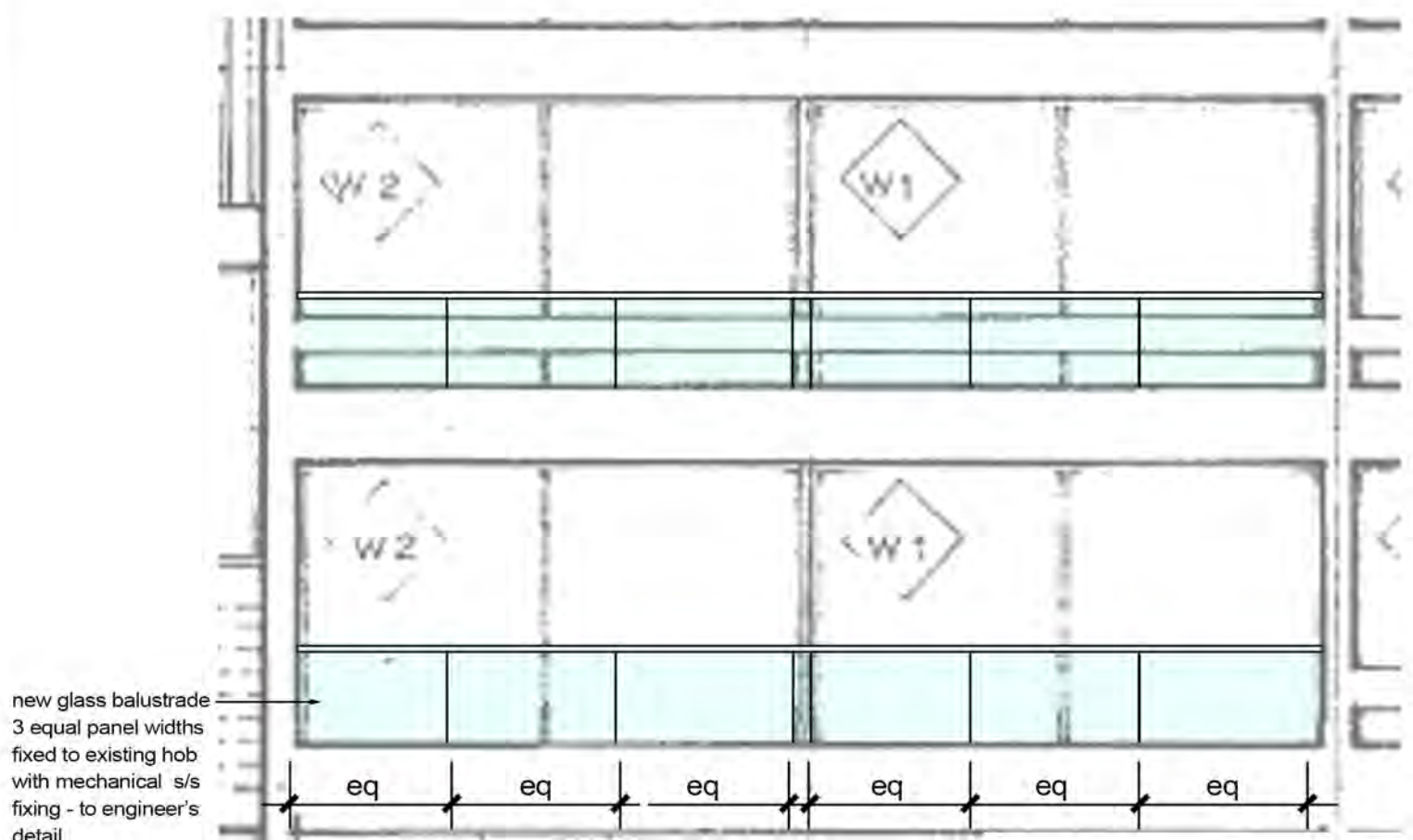
Elements to be demolished indicated in red hatching overlay.
This applies to all residential floors as shown in DWG00

ALL DIMENSIONS TO BE CONFIRMED ON SITE

SHEET NAME:	EXISTING TO DEMOLISH
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor, 22, Central Avenue, Manly NSW

DATE:	16/5/2023
DRAWN BY:	Author
SHEET NUMBER:	A002
SCALE:	Various

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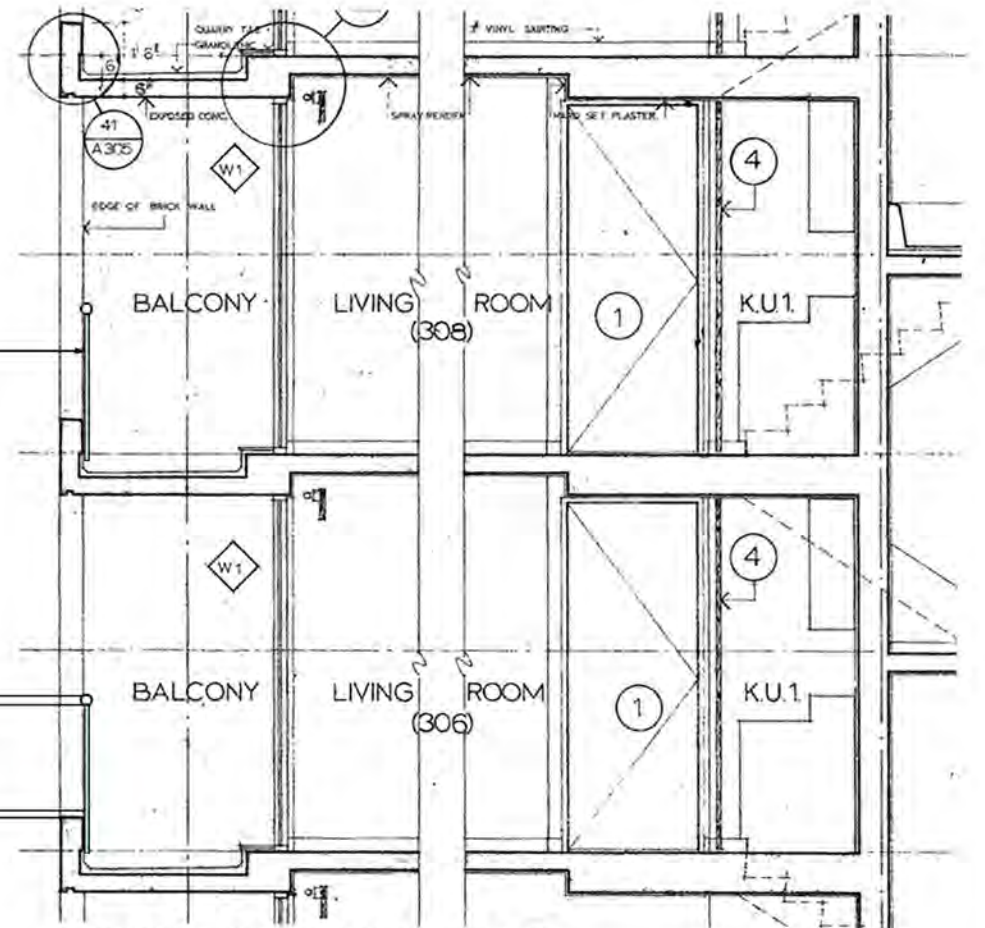


2 STOREY TYPICAL ELEVATION @ 1:50

Elements to be demolished indicated in red hatching overlay.
This applies to all resident floors as shown in DWG00

ALL DIMENSIONS TO BE CONFIRMED ON SITE

new glass balustrade
3 equal panel widths
fixed to existing hob
with mechanical s/s
fixing - to engineer's
detail



2 STOREY TYPICAL SECTION @ 1:50

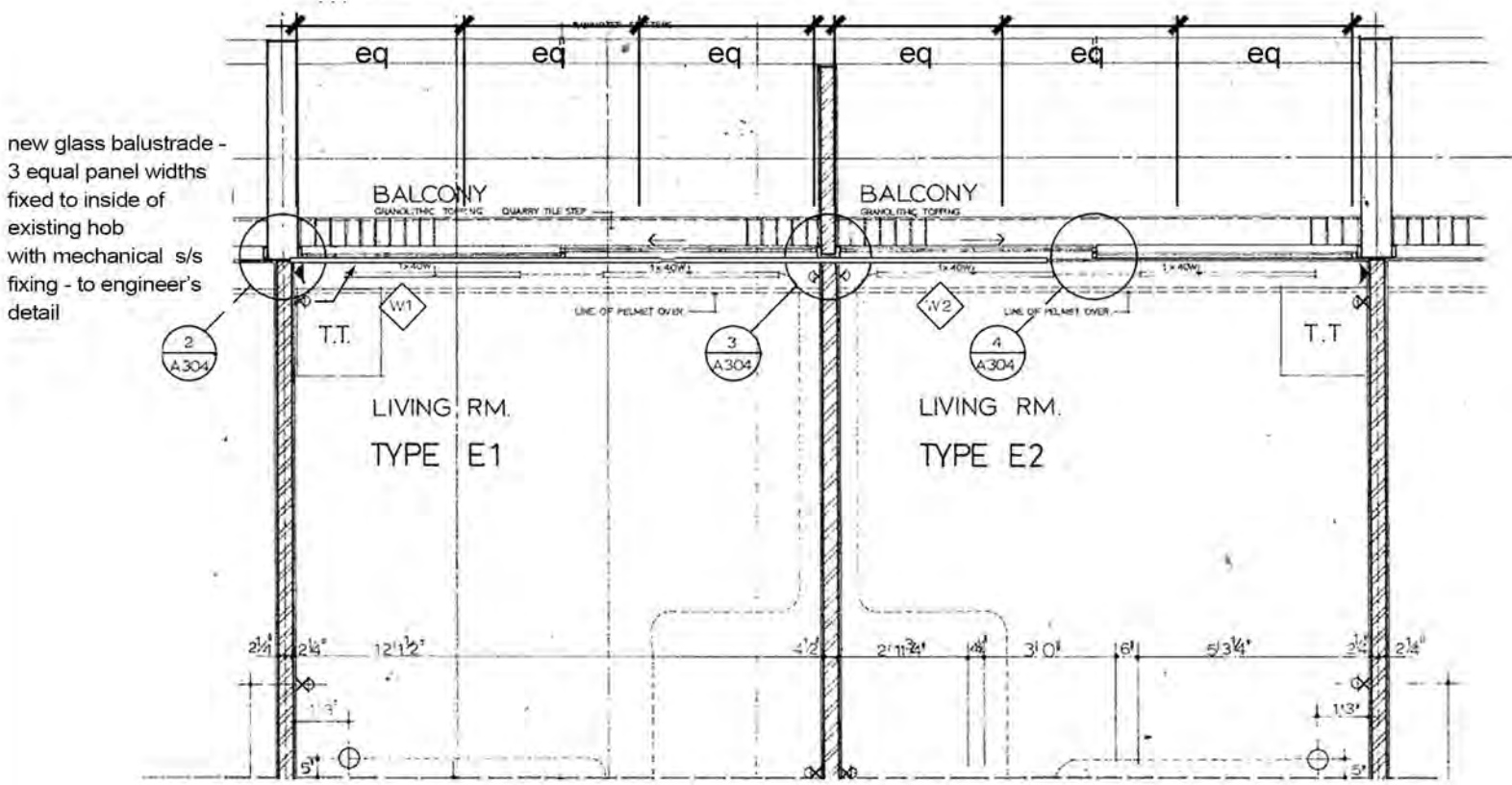
Elements to be demolished indicated in red hatching overlay.
This applies to all resident floors as shown in DWG00

new glass balustrade
3 equal panel widths
fixed to existing hob
with mechanical s/s
fixing - to engineer's
detail

handrail - 25mm
to engineer's detail

overall height above
tiles 1100mm

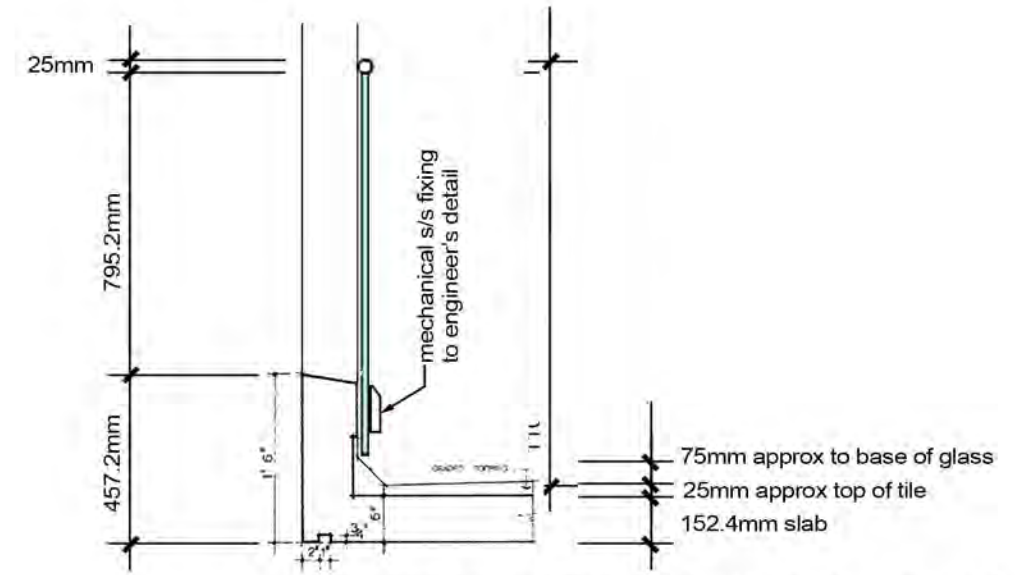
gap from base of
glass to top of tiling



2 APARTMENT TYPICAL PLAN @ 1:50

Elements to be demolished indicated in red hatching overlay.
This applies to all resident floors as shown in DWG00

new glass balustrade -
3 equal panel widths
fixed to inside of
existing hob
with mechanical s/s
fixing - to engineer's
detail



PROPOSED BALUSTRADE - DETAIL SECTION @ 1:20

Elements to be added.
This applies to all resident floors as shown in DWG00

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NEW BALUSTRADE PROPOSAL

OWNER AND PROJECT LOCATION:
The Owners Corporation SP7114 22
Ground Floor, 22, Central Avenue, Manly NSW

DATE: 16/5/2023
DRAWN BY: Author
SHEET NUMBER: A003
SCALE: Various

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EXISTING



PROPOSED WITH NEW GLASS BALUSTRADES

VIEW FROM JUNCTION OF CENTRAL AVENUE AND SYDNEY ROAD

SHEET NAME:	PHOTOMONTAGE 1
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor, 22, Central Avenue, Manly NSW

DATE:	16/5/2023
DRAWN BY:	Author
SHEET NUMBER:	A004
SCALE:	NTS

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EXISTING

PROPOSED WITH NEW GLASS BALUSTRADES

VIEW FROM SOUTHERN END OF CENTRAL AVENUE

SHEET NAME:	PHOTOMONTAGE 2
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor, 22, Central Avenue, Manly NSW

DATE:	16/5/2023
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SHEET NUMBER:	A005
SCALE:	NTS

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EXISTING



PROPOSED WITH NEW GLASS BALUSTRADES

VIEW FROM NORTHERN END OF CENTRAL AVENUE

SHEET NAME:	PHOTOMONTAGE 3
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor, 22, Central Avenue, Manly NSW

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SCALE:	NTS

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EXISTING



PROPOSED WITH NEW GLASS BALUSTRADES

VIEW FROM MANLY BEACH - END OF CORSO

SHEET NAME:	PHOTOMONTAGE 4
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor. 22, Central Avenue, Manly NSW

DATE:	16/5/2023
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SCALE:	NTS

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VIEW FROM SOUTHEAST

SHEET NAME:

PHOTOMONTAGE 5

OWNER AND
PROJECT LOCATION:

The Owners Corporation SP7114 22
Ground Floor, 22, Central Avenue, Manly NSW

DATE: 16/5/2023

DRAWN BY: Author

SHEET NUMBER: A008

SCALE: NTS

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VIEW FROM SOUTHEAST

SHEET NAME:	PHOTOMONTAGE 6
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor. 22, Central Avenue, Manly NSW

DATE:	16/5/2023
DRAWN BY:	Author
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SCALE:	NTS

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PHOTOS OF SAMPLE FIXING TO LOWER HOB AND GLASS BALUSTRADE

SHEET NAME:	SAMPLE BALUSTRADE
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor. 22, Central Avenue, Manly NSW

DATE:	16/5/2023
DRAWN BY:	Author
SHEET NUMBER:	A010
SCALE:	NTS

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