S4.55 ISSUE (3)
ALTERATIONS AND ADDITIONS
50A PACIFIC PARADE MANLY

Drawing List			
Sheet No.	**Sheet Name**	**Size**	**Rev. No.**
01A	ROOF PLAN	ISO A3	E
02A	GROUND FLOOR PLAN	ISO A3	F
03A	FIRST FLOOR PLAN	ISO A3	F
04A	ELEVATIONS	ISO A3	E
05A	ELEVATIONS	ISO A3	F
06A	SECTIONS	ISO A3	E

northern beaches council

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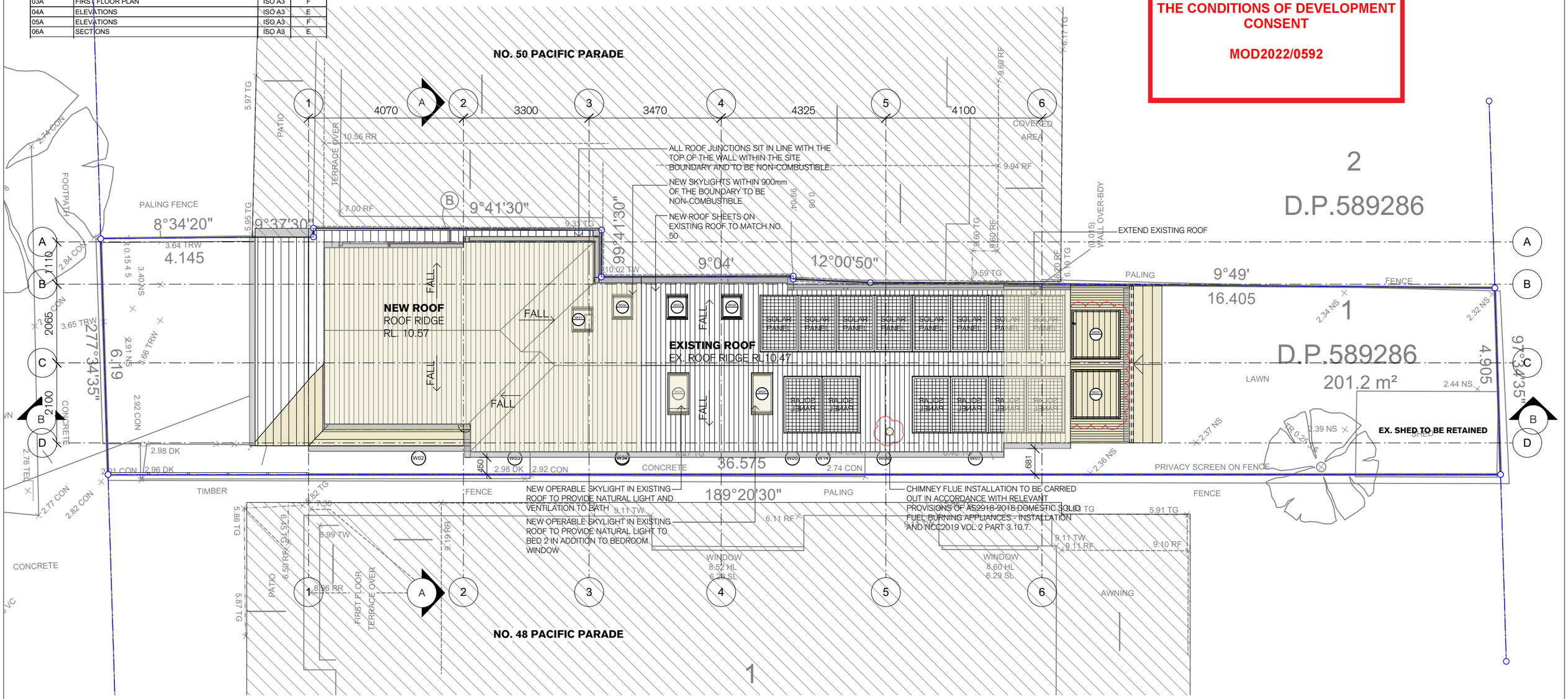

SITE / ROOF PLAN

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Christopher Jordan Architecture & Design

79 BEATTIE STREET,
BALMAIN NSW 2041

NSW REG. ARCHITECT NO. 8057
CHRISTOPHER JORDAN

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Key:

A/C	AIR CONDITIONING UNIT	CR	CEMENT RENDER	FG	FIXED GLASS	MR	METAL KLIP-LOK ROOF	TIM	TIMBER FLOORING/DECKING
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C	20/05/22	CC SUBMISSION	LN

ROOF PLAN
ALTERATIONS AND ADDITIONS
50A PACIFIC PARADE MANLY
CONSTRUCTION CERTIFICATE ISSUE

SCALE 1:100 @ ISO A3
Project No. MAG540
Drawn By LN
Checked By CJ
Date FEB 23
Drawing No. 01A
Rev # E

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northern beaches council

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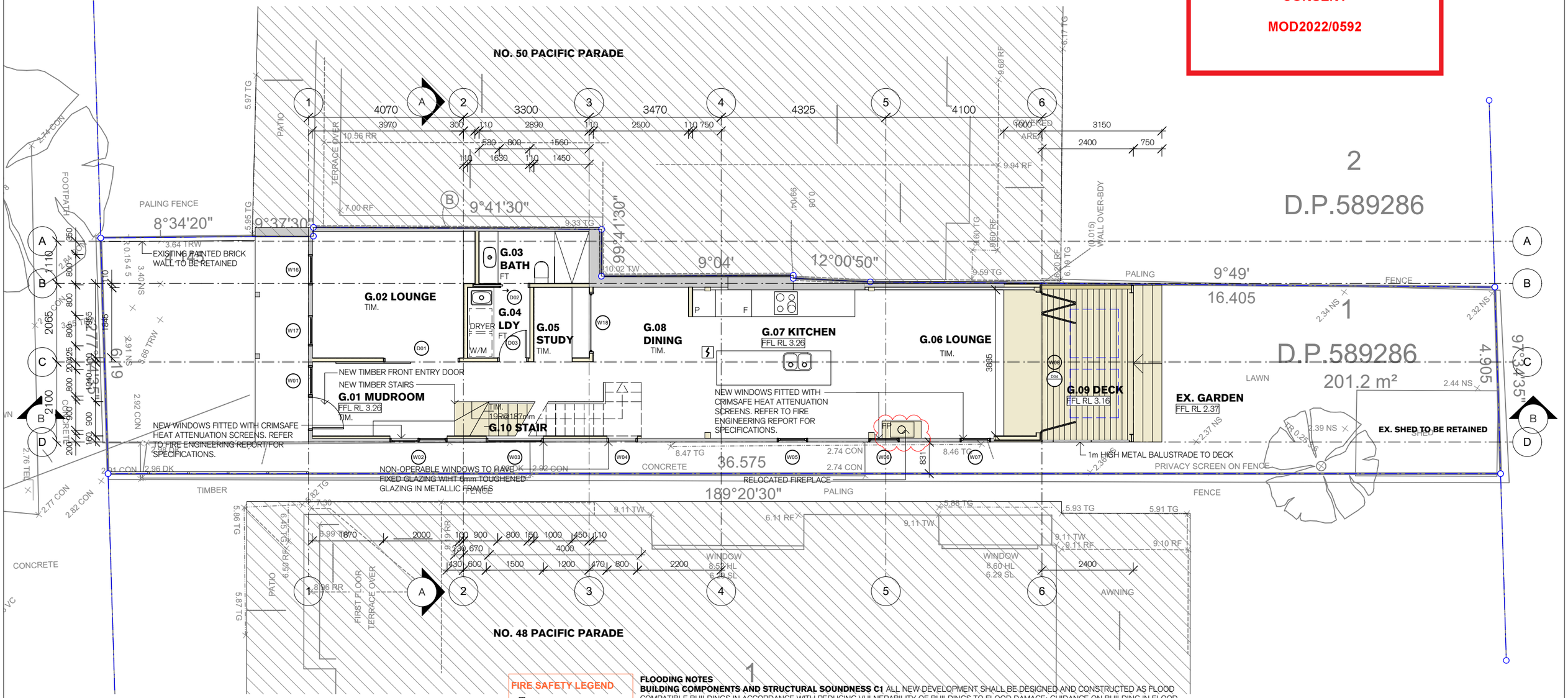

FIRE SAFETY LEGEND

- Fire - smoke detector
- Fire - thermal detector
- Fire - Indicative Layout for Sounders (Typically internally within each unit in order to achieve minimum 75dB(A) at Bedhead
- Alarm acknowledgement facility
- Video Surveillance
- MIN. 2.5KG ABE Portable Fire Extinguisher
- Fire Blanket
- Fire Hose Reel

FLOODING NOTES

BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS C1 ALL NEW DEVELOPMENT SHALL BE DESIGNED AND CONSTRUCTED AS FLOOD COMPATIBLE BUILDINGS IN ACCORDANCE WITH REDUCING VULNERABILITY OF BUILDINGS TO FLOOD DAMAGE: GUIDANCE ON BUILDING IN FLOOD PRONE AREAS, HAWKESBURY-NEPEAN FLOODPLAIN MANAGEMENT STEERING COMMITTEE (2006)

BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS C3 ALL NEW ELECTRICAL EQUIPMENT, POWER POINTS, WIRING, FUEL LINES, SEWERAGE SYSTEMS OR ANY OTHER SERVICE PIPES AND CONNECTIONS MUST BE WATERPROOFED AND/OR LOCATED ABOVE THE FLOOD PLANNING LEVEL (3.65M AHD). ALL EXISTING ELECTRICAL EQUIPMENT AND POWER POINTS LOCATED BELOW THE FLOOD PLANNING LEVEL MUST HAVE RESIDUAL CURRENT DEVICES INSTALLED CUT ELECTRICITY SUPPLY DURING FLOOD EVENTS.

STORAGE OF GOODS D1 HAZARDOUS OR POTENTIALLY POLLUTING MATERIALS SHALL NOT BE STORED BELOW THE FLOOD PLANNING LEVEL UNLESS ADEQUATELY PROTECTED FROM FLOODWATERS IN ACCORDANCE WITH INDUSTRY STANDARDS

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RECOMMENDATIONS THE DEVELOPMENT MUST COMPLY WITH ALL RECOMMENDATIONS OUTLINED IN: THE FLOOD RISK ASSESSMENT REPORT BY MICHAL KORECKY DATED 10/02/20.

GROUND FLOOR PLAN

NOT FOR CONSTRUCTION

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GROUND FLOOR PLAN
ALTERATIONS AND ADDITIONS
50A PACIFIC PARADE MANLY
CONSTRUCTION CERTIFICATE ISSUE

SCALE	1:100 @ ISO A3
Project No.	MAG540
Drawn By	LN
Checked By	CJ
Date	FEB 23
Drawing No.	02A
Rev #	F

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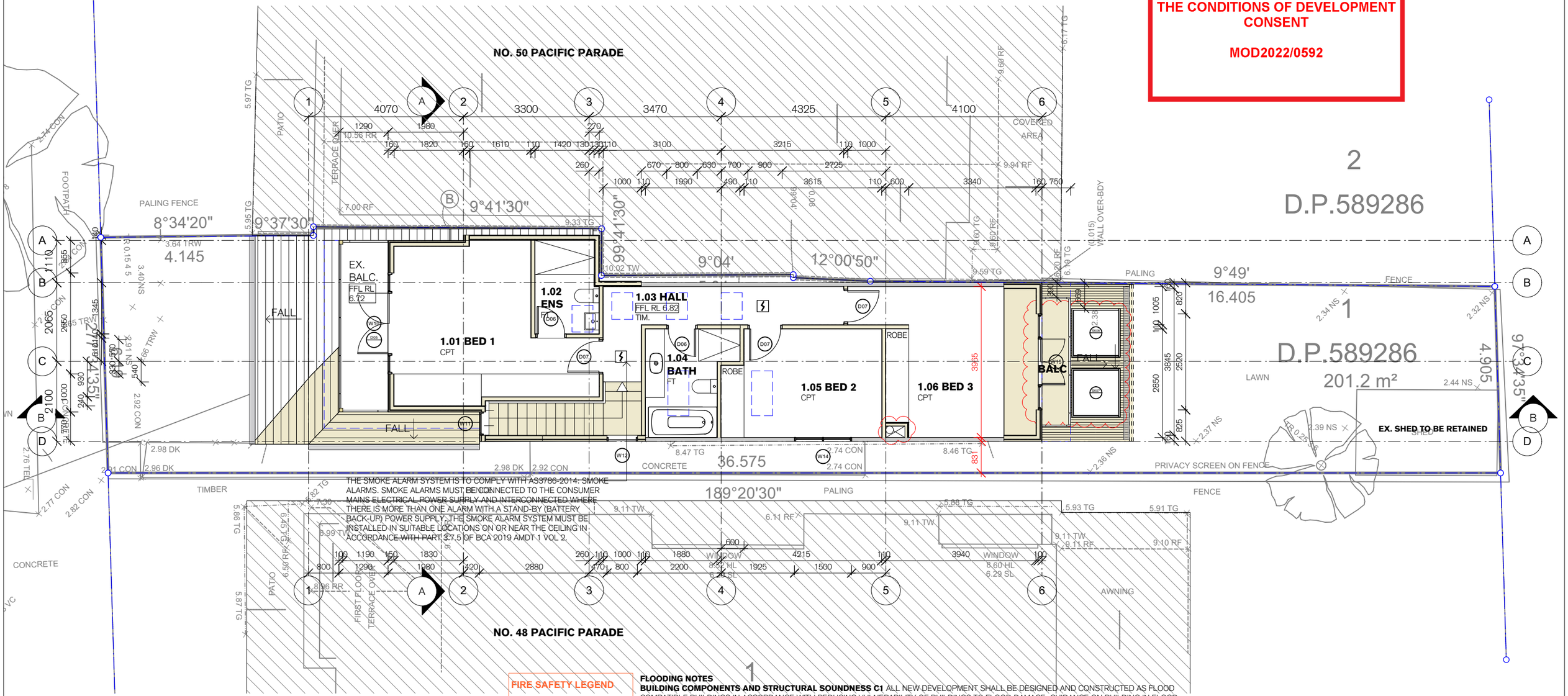

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FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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FIRST FLOOR PLAN
ALTERATIONS AND ADDITIONS
50A PACIFIC PARADE MANLY
CONSTRUCTION CERTIFICATE ISSUE

SCALE 1:100 @ ISO A3
Project No. MAG540
Drawn By LN
Checked By CJ
Date FEB 23
Drawing No. 03A
Rev # F

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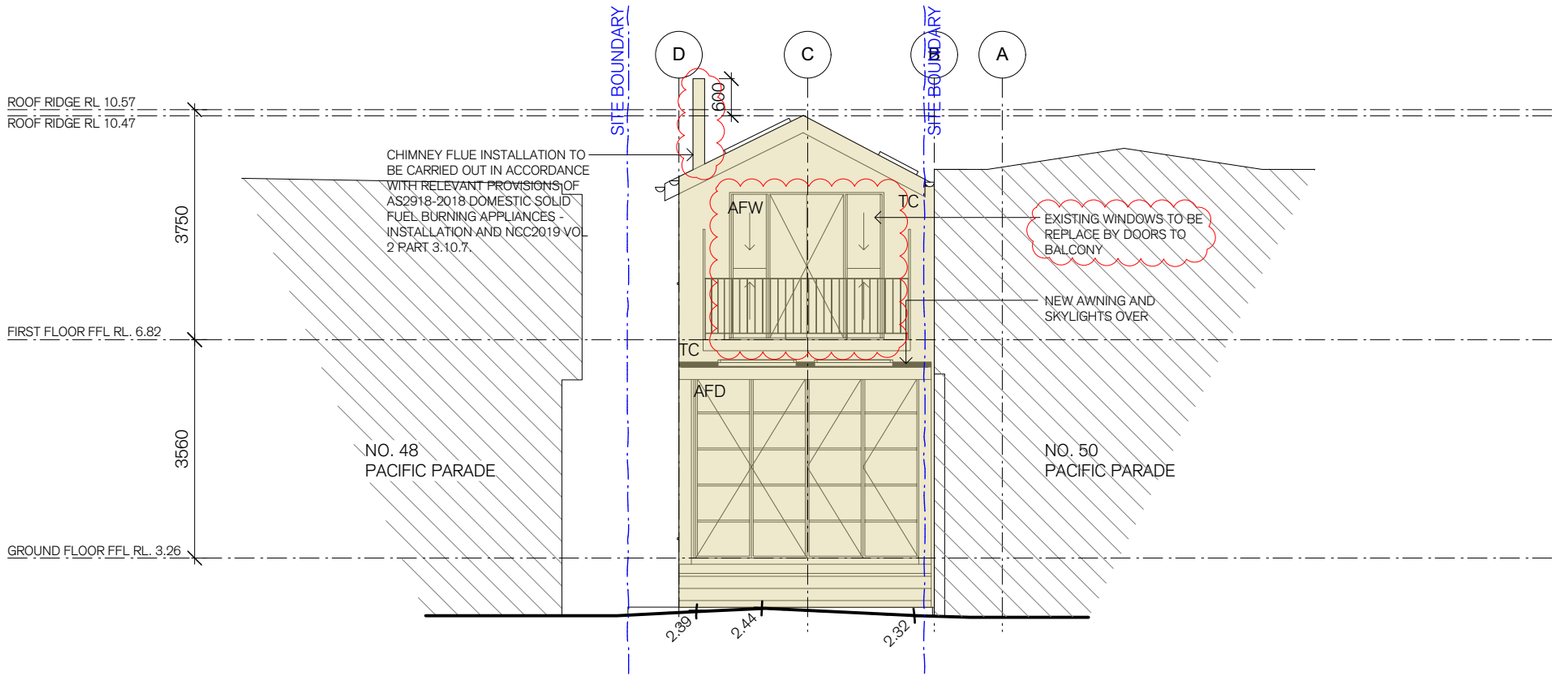
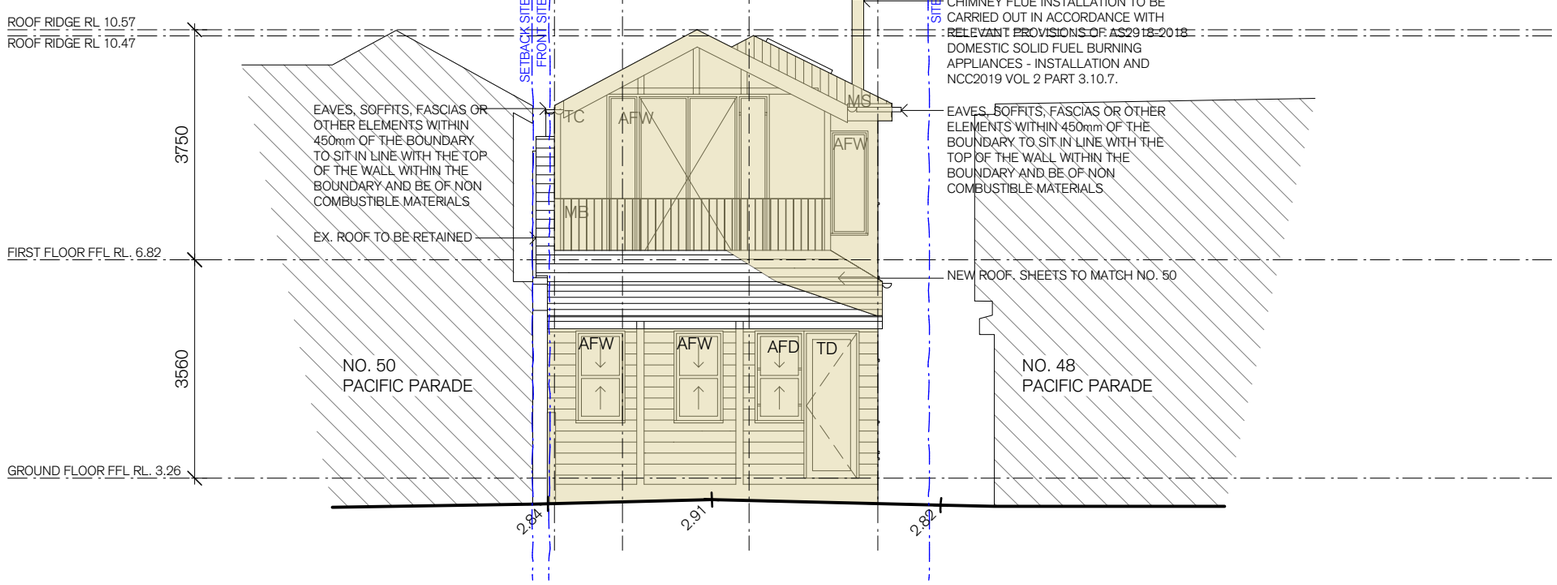


ELEVATION NORTH



ELEVATION SOUTH

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ELEVATIONS
ALTERATIONS AND ADDITIONS
50A PACIFIC PARADE MANLY
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Drawn By LN
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Project No. MAG540
Drawing No. 04A
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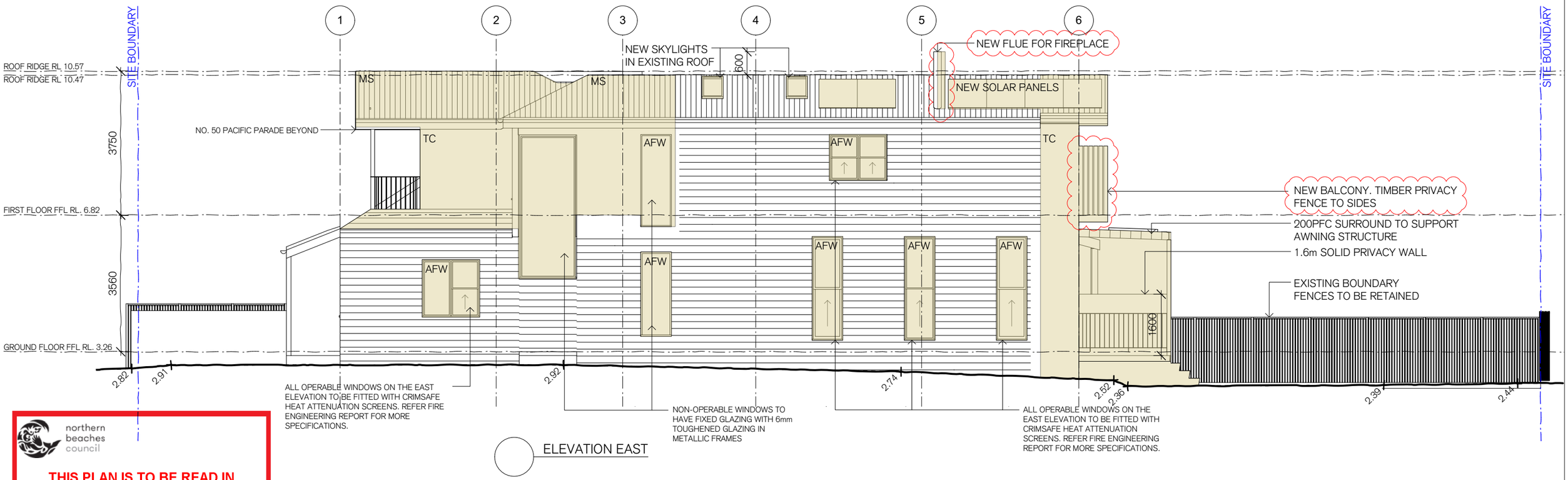
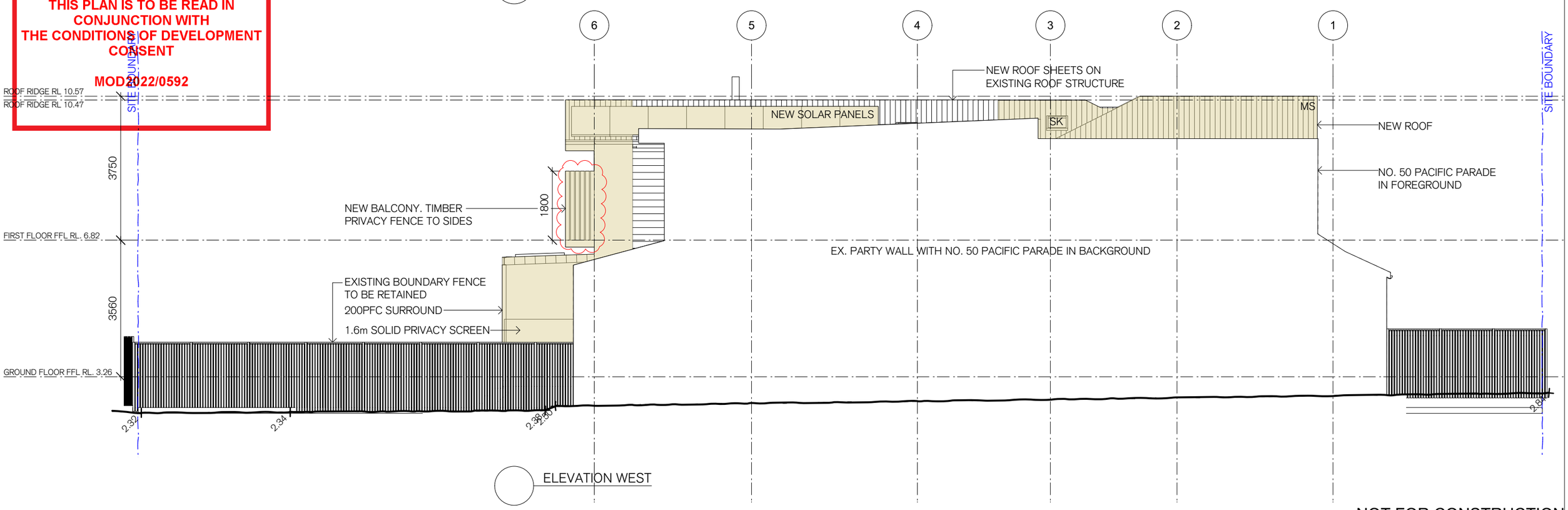


ELEVATION EAST



ELEVATION WEST

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ELEVATIONS
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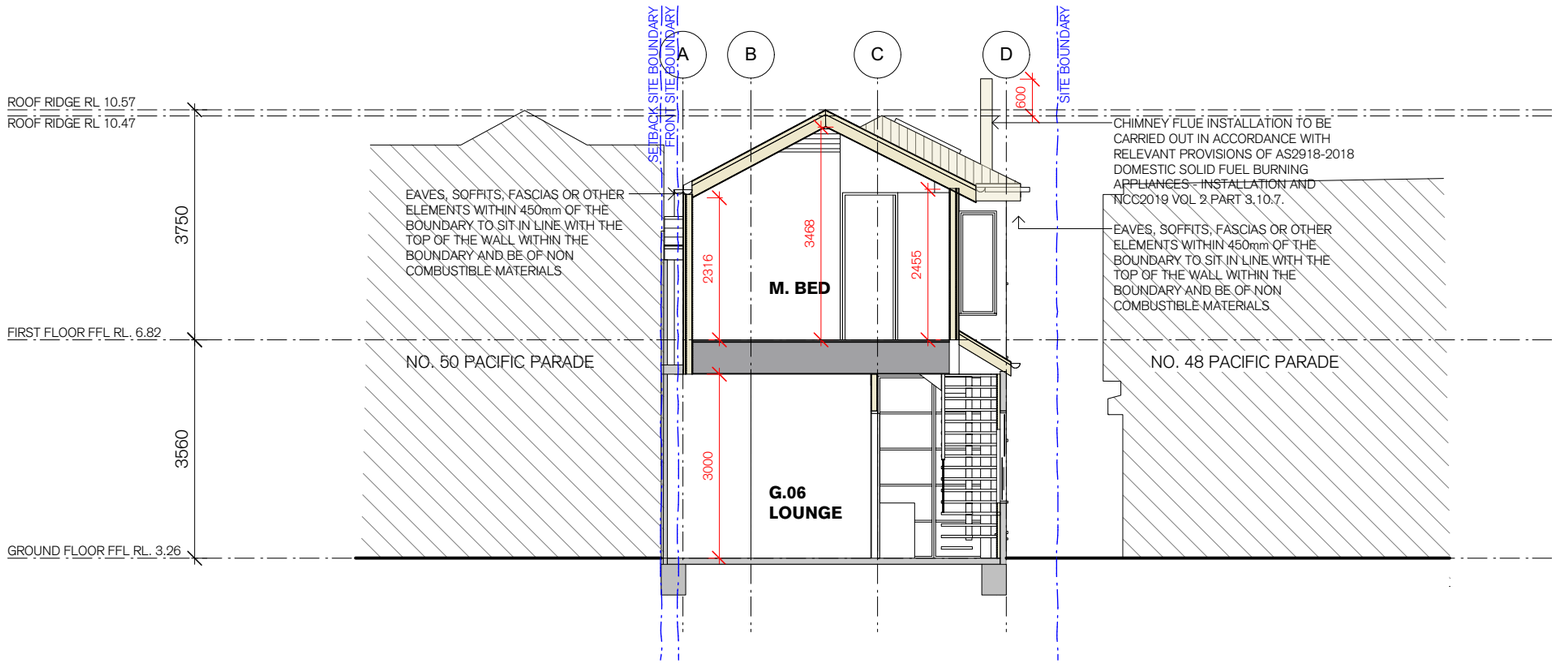
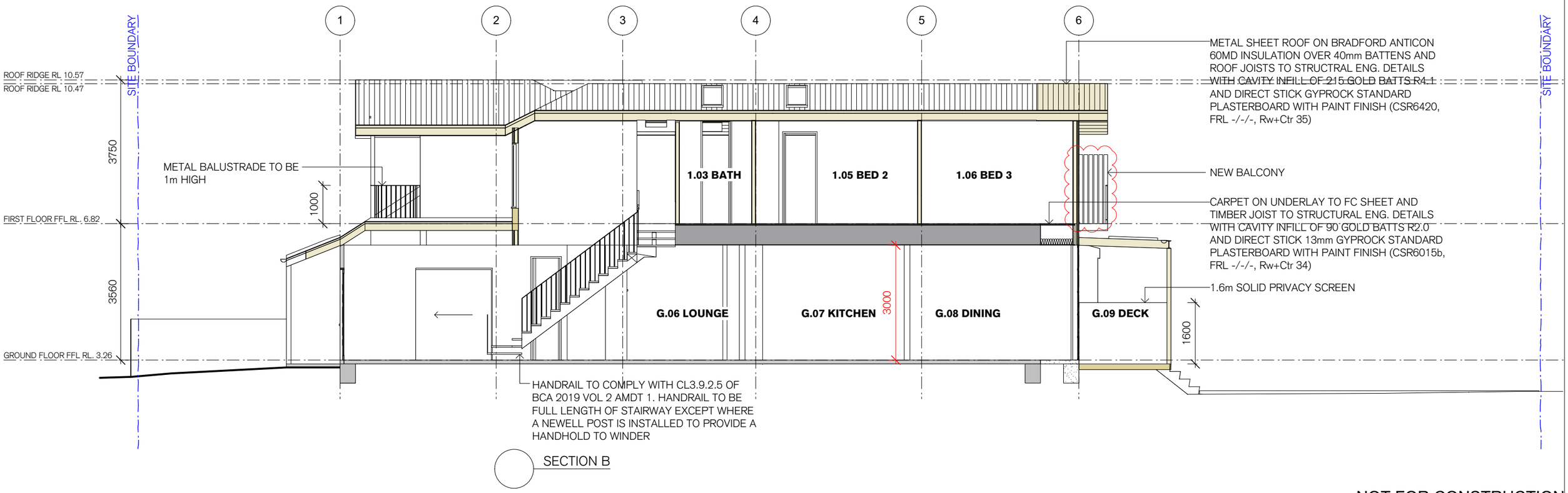


SECTION A



SECTION B

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