5 COMMONWEALTH PARADE, MANLY ARCHITECTURAL SERVICES

ABBREVIATIONS

DRAWING LIST

DRAWIN	IG LIST
A0.00	COVER SHEET & LEGEND
A0.01	GRID SET OUT PLAN
A1.00	BASEMENT FLOOR PLAN
A1.01	GROUND FLOOR PLAN
A1.02	LEVEL 1 FLOOR PLAN
A1.03	LEVEL 2 FLOOR PLAN
A1.04	LEVEL 3 FLOOR PLAN
A1.05	ROOF & SITE PLAN
A1.06	EXTERNAL WORKS PLAN
A1.10	REFLECTED CEILING PLAN - BASEMENT
A1.11	REFLECTED CEILING PLAN - GROUND FLOOR
A1.12	REFLECTED CEILING PLAN - LEVEL 1
A1.13	REFLECTED CEILING PLAN - LEVEL 2
A1.14	REFLECTED CEILING PLAN - LEVEL 3
A2.01	EAST ELEVATION - FRONT
A2.02	NORTH ELEVATION
A2.03	WEST ELEVATION - REAR
A2.04	SOUTH ELEVATION
A3.01	SECTION AA
A3.02	SECTION BB
A3.03	SECTION CC
A3.04	SECTION DD
A4.01	DETAILS 1 & 2
A4.02	DETAIL 3
A5.01	DRIVEWAY PLAN
A5.02	DRIVEWAY SECTIONS
A6.01	WINDOW SCHEDULE
A7.01	WALL TYPES SHEET 1
A7.02	WALL TYPES SHEET 2

AB A/C AH AW	ABOVE BENCH AIR-CONDITIONING UNITS ACCESS HATCH AWNING WINDOW	LT M MT G MT W MW	LAUNDRY TUB MIXER GAS METRES WATER METRES MICROWAVE OVEN
AS	ADJUSTABLE SHELF	NW	NEW WINDOW
CB	CUPBOARD	O OF	OVEN
CL	AUTOMATIC CLOSING WINDOW	OB	OVERFLOW OBSCURE
~ ~ ~	WITH FUSABLE LINK	PEL	PELMET
COS	CHECK ON SITE	PL PM	PLANTER BOX PROJECT MANAGER
CT CW	COOKTOP CASEMENT WINDOW	PM	PROJECT MANAGER
D	DIMMER SWITCH	PTY	PANTRY
DH	DOUBLE HUNG	RB	BUILT-IN ROBE
DP	DOWN PIPE	RBH	ROBE HOOK
DR	CLOTHES DRYER	RCP	REFLECTED CEILING
DRW	DRAWER		PLAN
DSK	DESK	RH	RANGE HOOD
DW	DISH WASHER	RL	REDUCED LEVEL
EQ	EQUAL	RWT	RAIN WATER TANK
EX	FIRE EXTINGUISHER	RWH	RAIN WATER HEAD
EXG	EXISTING	RWO	RAIN WATER OUTLET
F	FRIDGE/FREEZER	SC	SENSOR CONTROL
FAS	FIRE ATTENUATION	SCD	SCUPPER DRAIN
FF	SCREEN FIRE EXSTINGUISHER	SD SG	STRIP DRAIN SPANDREL GLASS
FEI	FINISHED FLOOR	30	PANEL
111	IFVE	SH	SINGLE HUNG
FIP	FIRE INDICATOR PANEL	SL	SKY LIGHT
FS	FIXED SHELF	SLV	SKY LIGHT- VENTILATED
FW	FLOOR WASTE	SLW	SLIDING WINDOW
FX	FIXED	SR	SERVICE RISER
FRW	FIRE RATED	SW	STORMWATER
	WINDOW -/60/-	SWO	STORMWATER OUTLET
GD	GRATED DRAIN	SSL	STRUCTURAL
HC	HOSE COCK	TOW	SLAB LEVEL
HTR	HEATED TOWEL RAIL	TOW TP	top of wall rl Telstra pit
HWU	GAS INSTANTANEOUS HOT WATER UNIT	V IP	VENTILATION DUCT
HYD	FIRE HYDRANT	VIS	VISIBILITY STRIP
HYDB	HYDRANT BOOSTER	WD	COMBINED WASHER
	VALVE		DRYER
LN	LINEN CB	WM	WASHING MACHINE
		UB	UNDER BENCH

BL	METAL PRIVACY BLADES
CONC	CONCRETE
Œ	CLADDING KERLITE
CL2	CLADDING, ALUMINIUM TO MATCH WINDOWS
CR1)	CEMENT RENDER - OFF WHITE
CFC	FIBRE CEMENT CLADDING
CPT	CARPET
DECK	HARDWOOD TIMBER DECK
GB	FRAMELESS CURVED GLASS BALUSTRADE
Œ	GLAZING
GLF	GLAZING - FROSTED
MB	METAL BALUSTRADE & FENCE
MC	METAL CLADDING
MR	METAL ROOFING
MIR	MIRRORED CABINET
OFC	OFF FORM CONCRETE - SMOOTH
PEB	PEBBLES
(ST1)	SANDSTONE CLADDING
ST2	NATURAL STONE TILES- INTERNAL
(\$13)	NATURAL STONE TILES L EXTERNAL FINISH
(ST4)	NATURAL STONE TILES S EXTERNAL FINISH
ST5	NATURAL STONE BENCHTOP
(ST6)	ENGINEERED STONE BENCHTOP
TC	TIMBER CLADDING
TFB	TIMBER FLOOR BOARDS
11	FLOOR TILES - WET AREA

FINISHES

MECHANICAL & ELECTRICAL FIXTURES

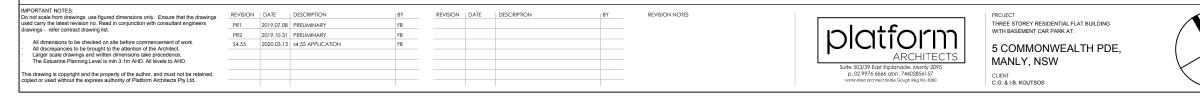
	ICAL & LEECTRICAL FIXTORES
~	ONE WAY SINGLE POLE LIGHT SWITCH
×	TWO WAY LIGHT SWITCH
L01	RECESSED DOWNLIGHTS- UNITS
L02	RECESSED DOWNLIGHTS- WET AREA
L03	RECESSED DOWNLIGHTS- COMMON AREA
L04	RECESSED DOWNLIGHTS- EXTERNAL
L05 0	FEATURE TRACK LIGHTS
× LOE	PENDANT LIGHT
∑ ∑L07	PENDANT LIGHT - LOBBY
L08	WALL MOUNTED LIGHT
L09	WALL MOUNTED LIGHT-WET AREA
L10	EXTERNAL WALL LIGHT
L11	LED STRIP - CABINET MOUNTED
L12	LED STRIP - CEILING MOUNTED
L13	WEATHERPROOF LUMINAIRE
L14	LUMINAIRE
•	DOUBLE SOCKET OUTLET
•	SERVICE PANEL - COAXIAL TV CABLE
	SERVICE PANEL - DATA AND TELECOM CABLE
•	VIDEO INTERCOM INTERFACE -
	HARD-WIRED HEATED TOWEL RAIL
	DISTRIBUTION BOARD
F	WET AREA EXHAUST GRILLE WITH ASSOCIATED FAN AND DUCTWORK
E	EMERGENCY LIGHT
S	SMOKE ALARM SYSTEM TO FIRE ENG.'S REPORT
Ē	THERMAL DETECTOR TO FIRE ENG.'S REPORT
EXIT	EXIT LIGHT
GAS	GAS CONNECTION
FIP	FIRE INDICATOR PANEL
	VIDEO INTERCOM
NBN	NBN CONNECTION PANEL
	DRENCHER
- 1 .	CURTAIN TRACK
Ţ	WALL MOUNTED APPROVED LINEAR BAR GRILLE TO INVERTER SPLIT DUCTED AIRCON UNITS W/ SMARTZONE CONTROL SYSTEM: TO RUN THE FULL LENGTH OF BULKHEAD
	CEILING MOUNTED APPROVED LINEAR BAR GRILLE TO INVERTER SPLIT DUCTED AIRCON UNITS W/ SMARTZONE CONTROL SYSTEM

- NOTES: 1. REFER TO INTERIOR ARCHITECTS DRAWINGS AND
 - SPECIFICATIONS
 - 2. LIGHT SWITCHES SHALL BE LOCATED BETWEEN 900mm AND 1100mm ABOVE FLOOR LEVEL.
 - 3. POWER SOCKETS OUTLETS SHALL BE LOCATED 200mm ABOVE FLOOR LEVEL UNLESS NOTED OTHERWISE EXTERNAL GPO WHEN LOCATED OUTSIDE

 - ILLUMINATION LEVELS TO BE TO AS4299 FINAL QUANTITIES AND PLACEMENT OF LIGHT FITTINGS TO BE CONFIRMED
 EXIT SIGNS, SMOKE DETECTORS AND EMERGENCY LIGHTING

 - TO COMPLY WITH REGULATIONS REFER TO KITCHEN & WET AREA DRAWINGS FOR MORE 7. DETAILS

 - B. DIMMER SWITCHES TO LIVING/ DINING
 9. REFER TO BASIX FOR MINIMUM RATING OF APPLIANCES



LEVELS



FFL 11.704 FINISHED FLOOR LEVEL SSL11.704 STRUCTURAL SLAB LEVEL RL 11.704 PROPOSED RL

- CL 2400 FINISHED CEILING LEVEL IN MM ABOVE FFL
- FINISHED CEILING LEVEL APPROX 2400, SEE NOMINATED LEVEL ON RCP

REVISIONS

REVISION FROM PREVIOUS ISSUE

TAGS ON DRAWINGS ARE INDICATIVE ONLY, PLEASE REFER TO FINISHES SCHEDULE AND INTERIOR ARCHITECTS DRAWINGS AND SPECIFICATIONS

HATCHING

NOTES:

NEW LIGHT-WEIGHT METAL STUD WALL

- NEW BRICK WALL
- NEW CONCRETE BLOCK WALL NEW AES WALL 6°0°0°d
- REDIWALL BELOW GROUND LEVEL, LOGICWALL ABOVE NEW CONCRETE STRUCTURE 225556252727
- NEW TIMBER SUBFLOOR, FRL 90/90/90
- INDICATES ROCK/IN GROUND
 - INDICATES SOIL/FILL STRUCTURE/NEIGHBOURING STRUCTURE TO BE RETAINED
- NOTES
- ALL NEW WORKS SHALL COMPLY WITH THE NOMINATED ISSUE OF THE BUILDING CODE OF AUSTRALIA. IF ANY INCONSISTENCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.

DOOR NO - REFER TO DOOR SCHEDULE

SECTION / ELEVATION / CROSS REFERENCE

WALL TYPE - REFER TO WALL TYPE DRAWING

WINDOW NO - REFER TO WINDOW SCHEDULE

S02a A5.02 - FILE DETAIL / CROSS REFERENCE

(2) GRID LINE

REFERENCES

 \square

W08 GF

A3.01

FIXTURES/ FITTINGS/APPLI	IANCES
--------------------------	--------

(WC1)	PARISI WALL HUNG TOILET
(WC2)	PARISI WALL FACED PAN
(B1)	PARISI ROUND BASIN
B2	VEROTTI ROUND BASIN
(LT1)	LAUNDRY TUB
(TAP1)	KITCHEN MIXER
(TAP2)	WALL MOUNTED BASIN MIXER
(TAP3)	LAUNDRY TAP
(TAP4)	BENCH MOUNTED BASIN MIXER
(SH1)	COLUMN SHOWER
(SH2)	SHOWER MIXER
(SK1)	KITCHEN SINK
(DW1)	MIELE FULLY INTEGRATED DISHWASHER 1
(DW2)	MIELE FULLY INTEGRATED DISHWASHER 2
$\langle WD \rangle$	MIELE WASHING MACHINE/DRYER COMBO
(CT1)	MIELE GAS COOK TOP 4 BURNER
(CT2)	MIELE GAS COOK TOP 5 BURNER
(OV1)	MIELE ELECTRIC OVEN 600MM
(OV2)	MIELE ELECTRIC OVEN 900MM
(MV1)	MIELE MICROWAVE 1
$\langle RH1 \rangle$	SMEG CYLINDRICAL RANGEHOOD
$\langle RH2 \rangle$	MIELE INTEGRATED RANGEHOOD
(F1)	FISHER & PAYKEL INTEGRATED FRIDGE
(TP1)	TOILET PAPER HOLDER
(BT1)	BOTTLE TRAP
(BT2)	BOTTLE TRAP
(FB1)	FLUSH BUTTON
$\langle TR1 \rangle$	HEATED TOWEL RAIL
(RBH)	ROBE HOOK
(SHT)	SHOWER TRAY
$\langle SLR \rangle$	SLIDING RAIL
(PH1)	PULL HANDLE 1

S4.55 LIST OF AMENDMENTS:

1. BUILDING RAISED 170MM TO ALIGN WITH EXISTING RIDGE LEVEL TO INCREASE CEILING HEIGHTS AND IMPROVE AMENITY OF UNITS, NEGLIGIBLE IMPACTS ON NEIGHBOURS' VIEWS 2. CAR STACKER REMOVED AND REPLACED BY TANDEM CAR SPACES

TO REDUCE EXCAVATION AND IMPACT ON NEIGHBOURS 3. RAMP ADJUSTED TO ADDRESS COUNCIL CONDITION OF EXTENDED MEDIAN STRIP

4. LAY-OUT OF UNIT 1 AMENDED TO SUIT REMOVAL OF CAR STACKER AND IMPROVE ACCESS TO DAYLIGHT AND NATURAL VENTILATION, RESULTING IN NO INCREASE IN FSR NOR ANY IMPACT TO NEIGHBOURS 5. ENTRY STAIR REALIGNED TO IMPROVE PRIVACY TO UNIT 1, SUBSEQUENT CHANGES TO BALCONY OF UNIT 1 6. BALCONY SOFFITS LOWERED TO 2400MM ABOVE FFL TO HIDE

DRAINAGE AND STRUCTURE . ADJUSTMENTS TO EXTERNAL FINISHES AND MINOR ADJUSTMENTS

TO WINDOWS 8. CAR PARK EXHAUST REDESIGNED TO BE INCORPORATED IN THE

REAR FENCE AS PER COUNCIL'S AND NEIGHBOURS' WISHES 9. CLERESTORY TO UNIT 1 REPLACED BY A SKYLIGHT FOR IMPROVED ACCESS TO DAYLIGHT

10. OSD TANK RELOCATED TO SUIT NEW ENTRY STAIR DESIGN 11. SKY LIGHT ADDED TO ENSUITE ON LEVEL 3



COVER PAGE

DRAWING TITLE

SCALE

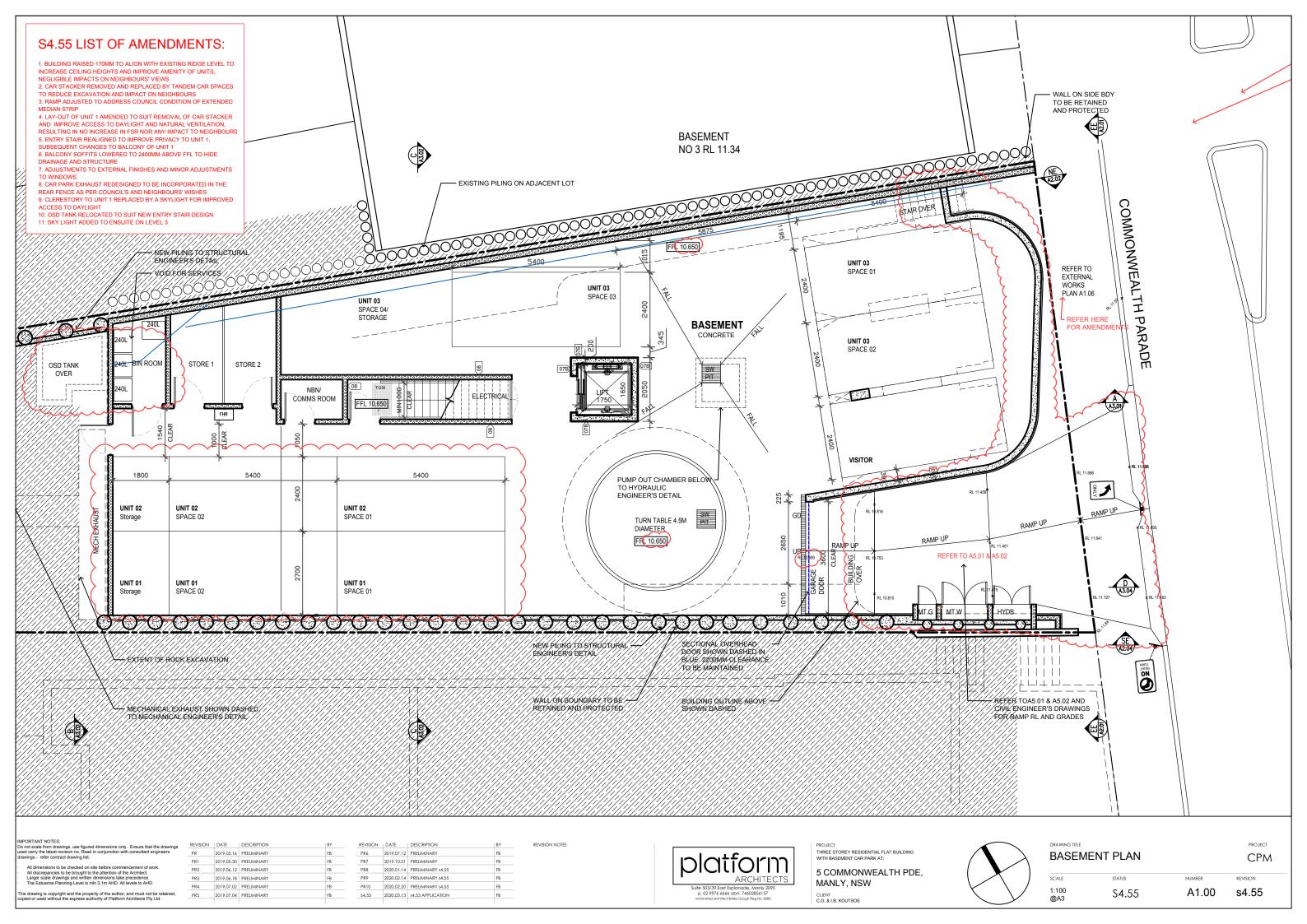
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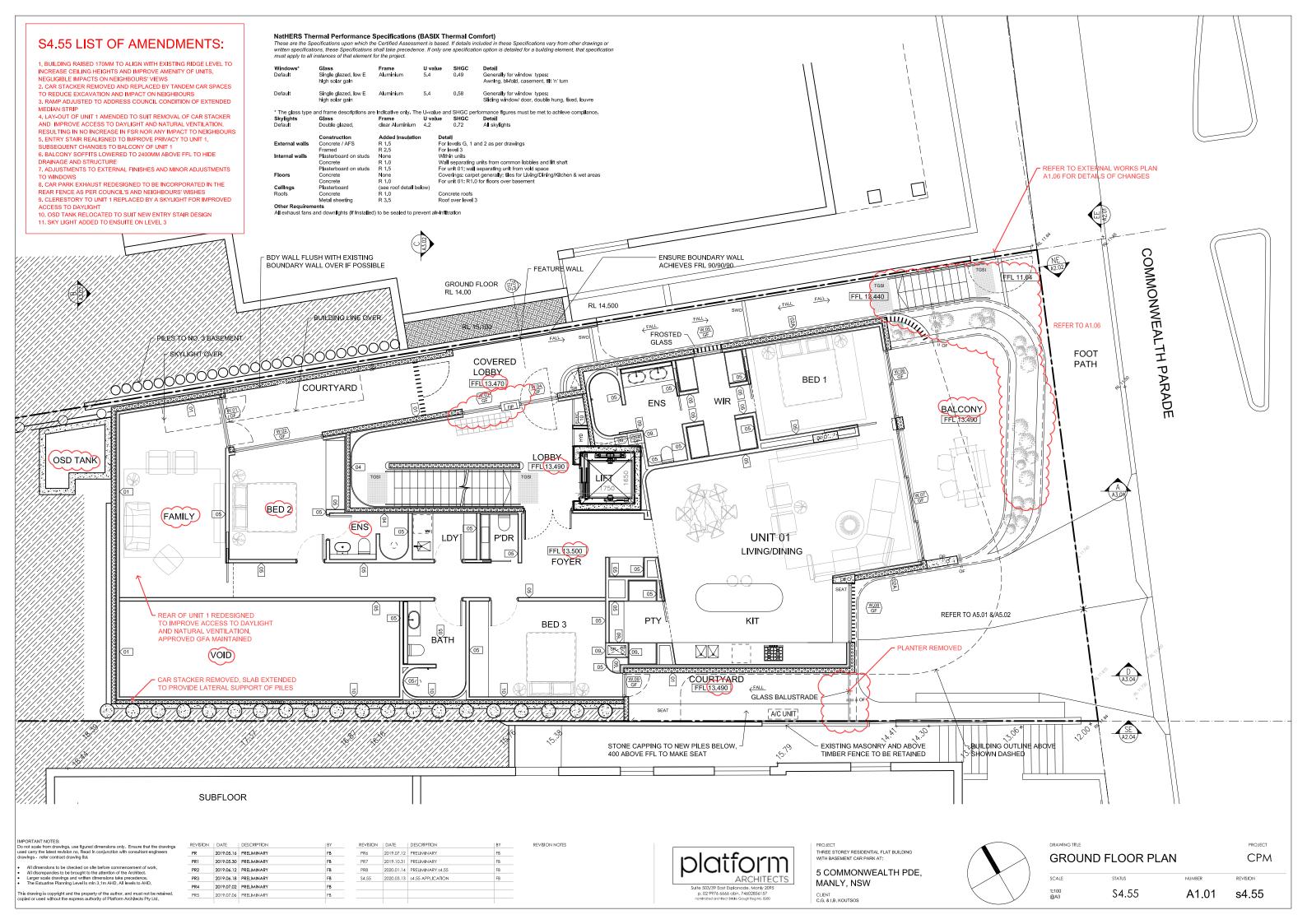
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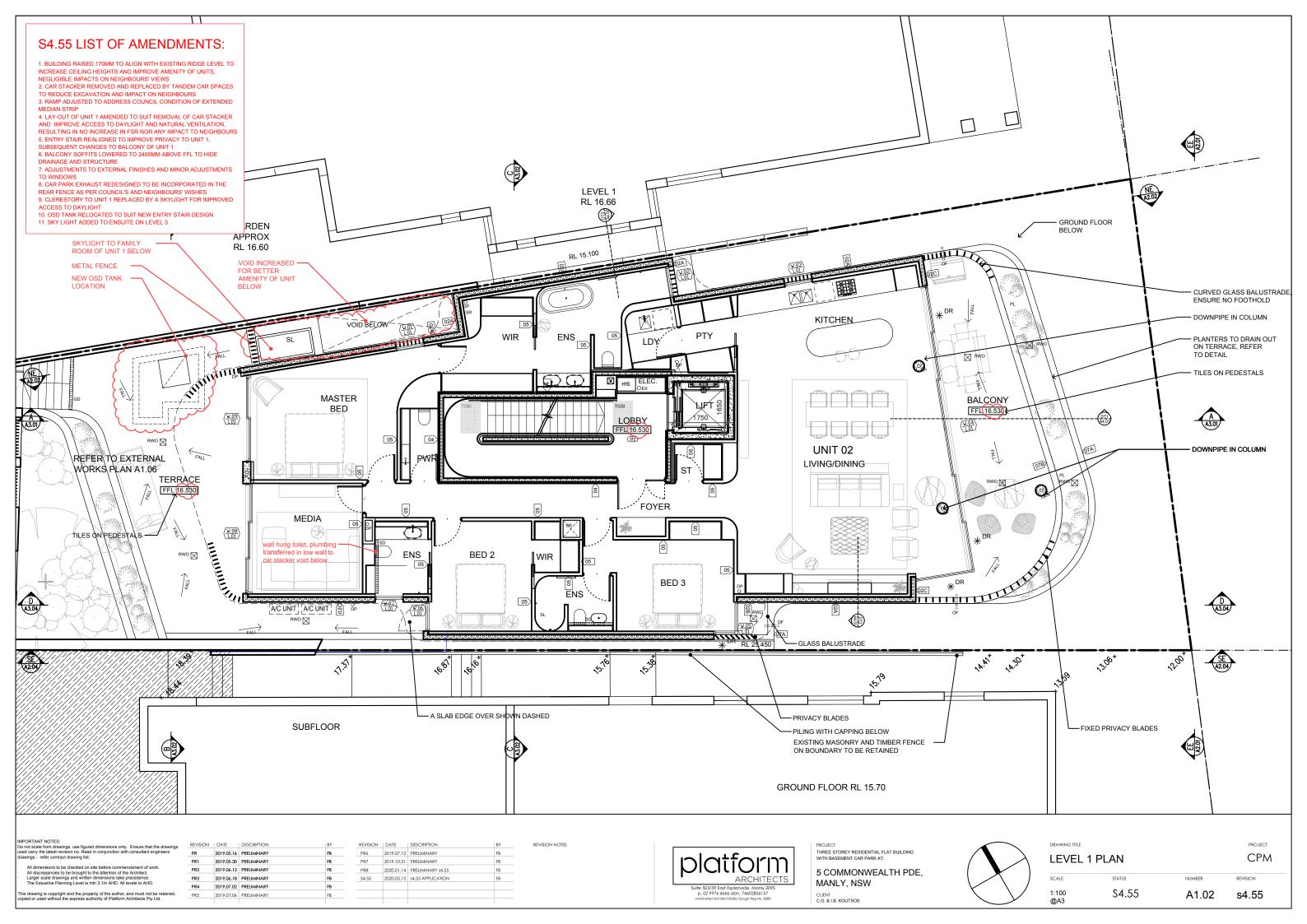
PROJECT CPM

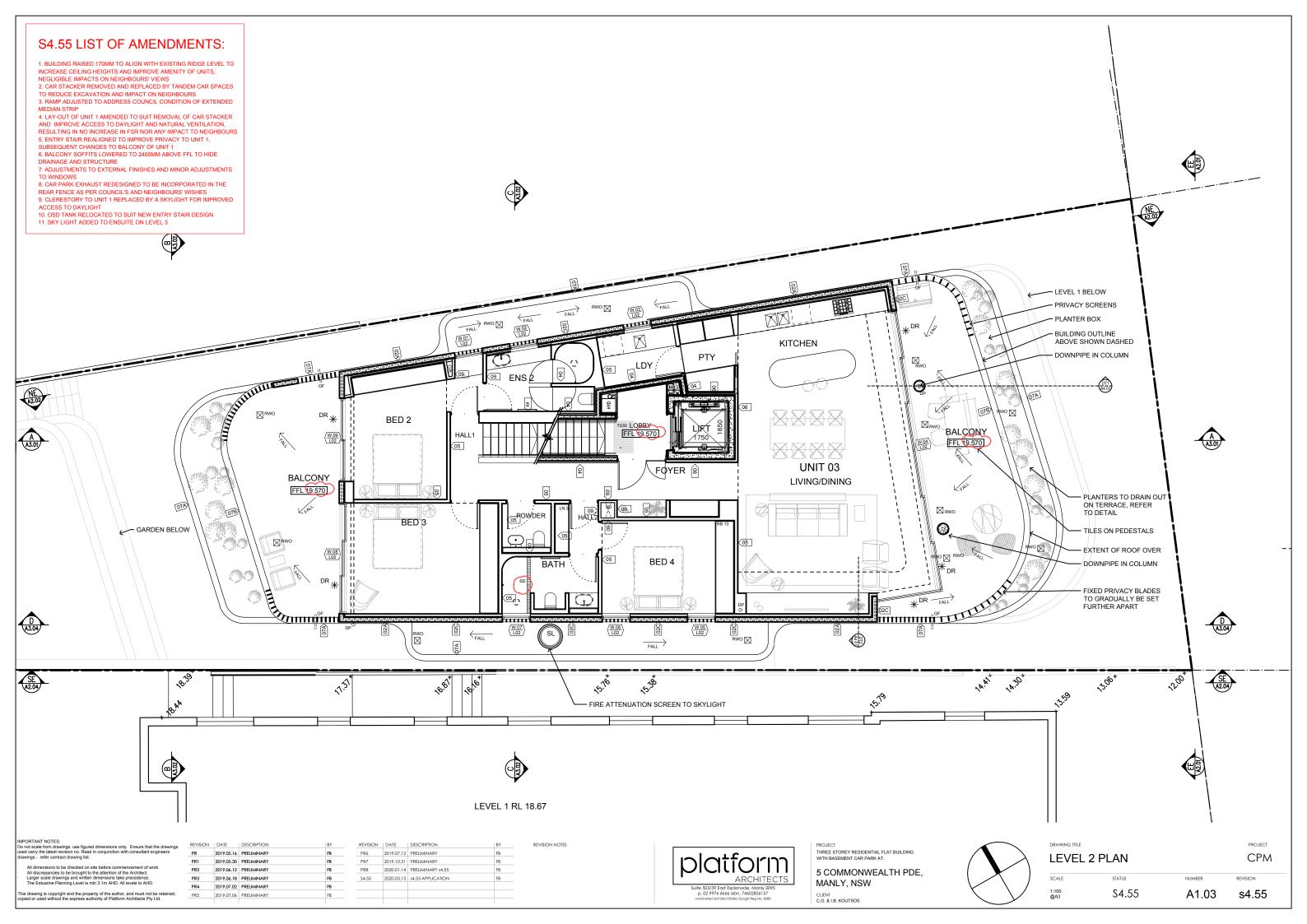
REVISION

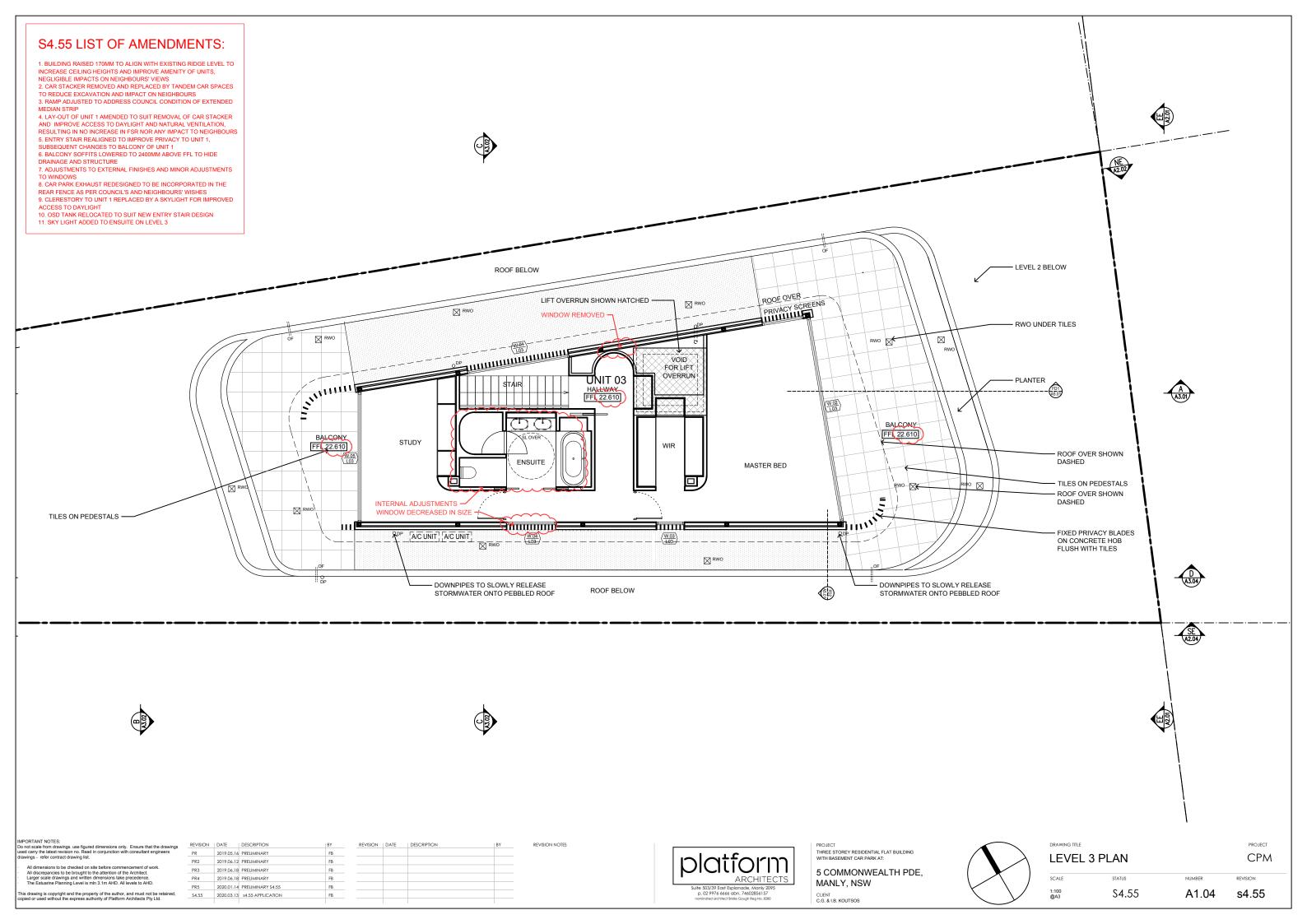
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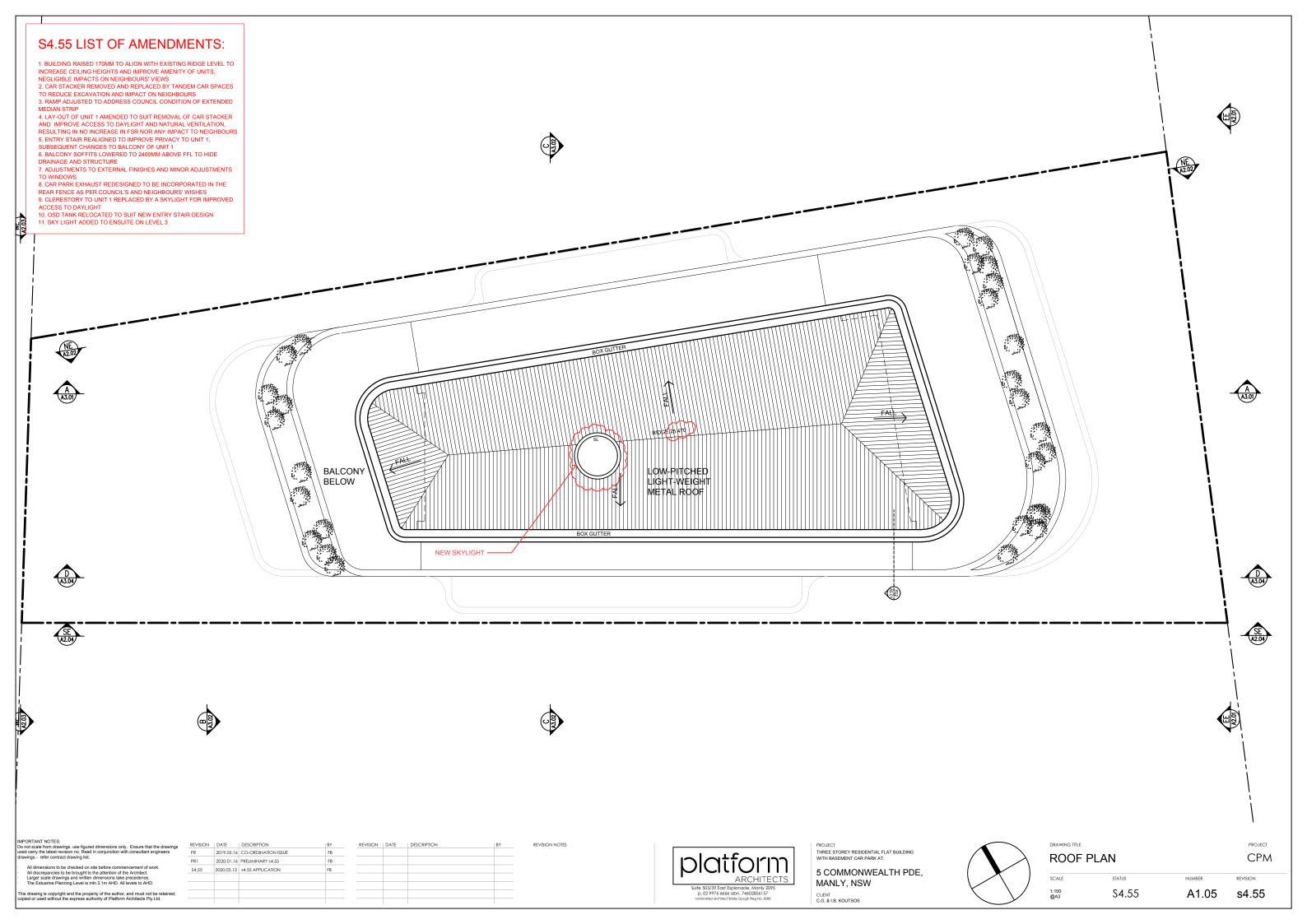


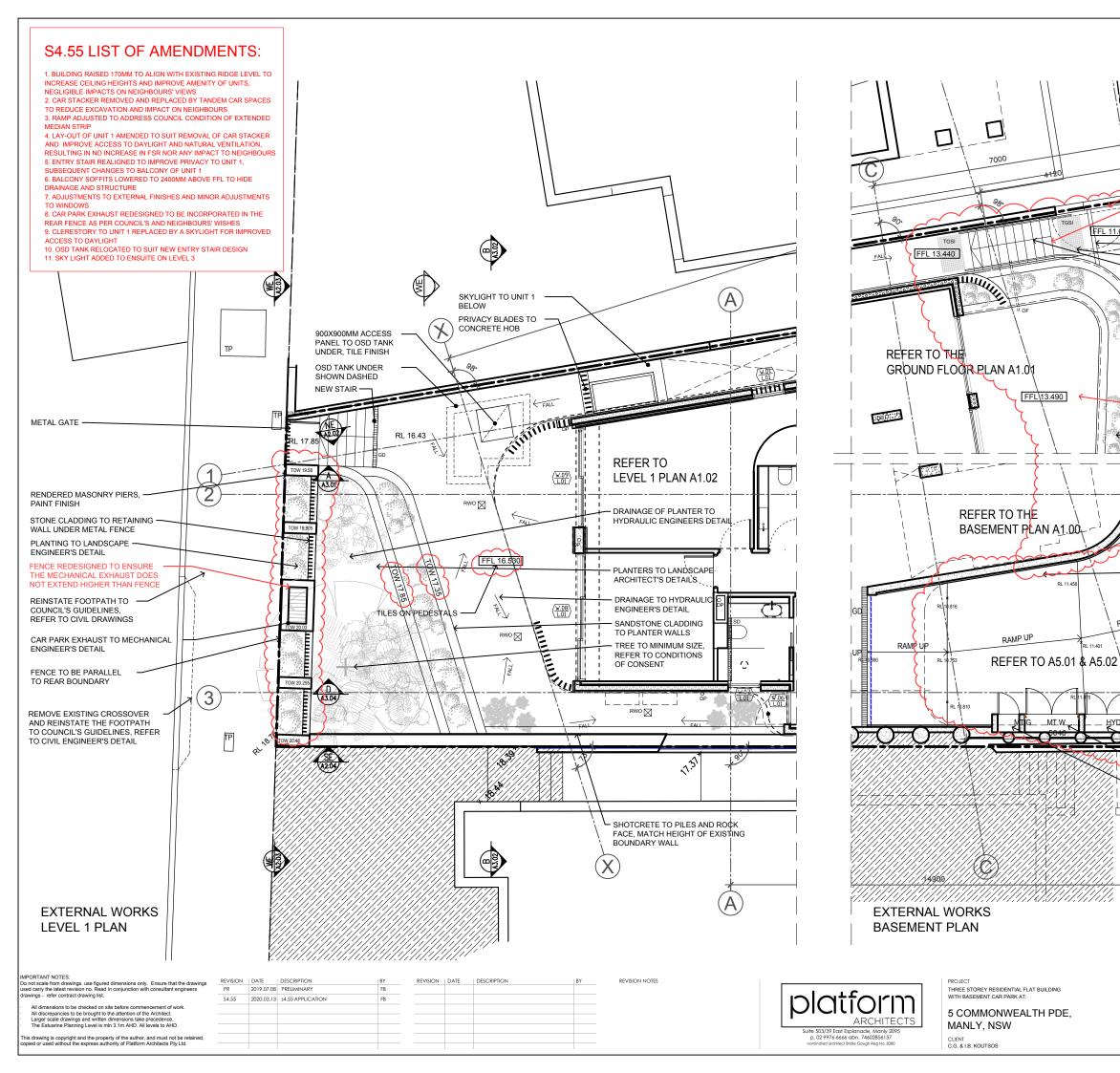


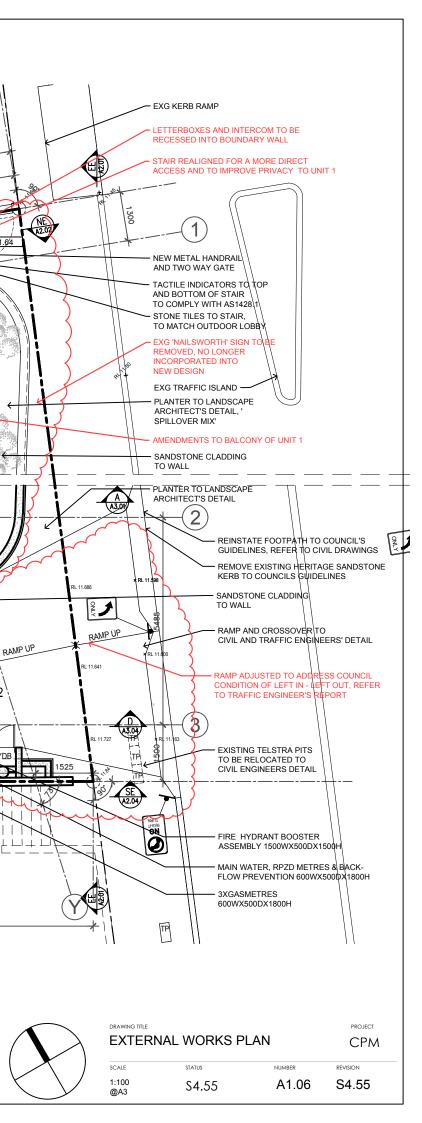












FFL 11.64

HYDE

S4.55 LIST OF AMENDMENTS:

1. BUILDING RAISED 170MM TO ALIGN WITH EXISTING RIDGE LEVEL TO INCREASE CEILING HEIGHTS AND IMPROVE AMENITY OF UNITS, NEGLIGBLE IMPACTS ON NEIGHBOURS' VIEWS 2. CAR STACKER REMOVED AND REPLACED BY TANDEM CAR SPACES TO REDUCE EXCAVATION AND IMPACT ON NEIGHBOURS

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DRAINAGE AND STRUCTURE

ADJUSTMENTS TO EXTERNAL FINISHES AND MINOR ADJUSTMENTS TO WINDOWS

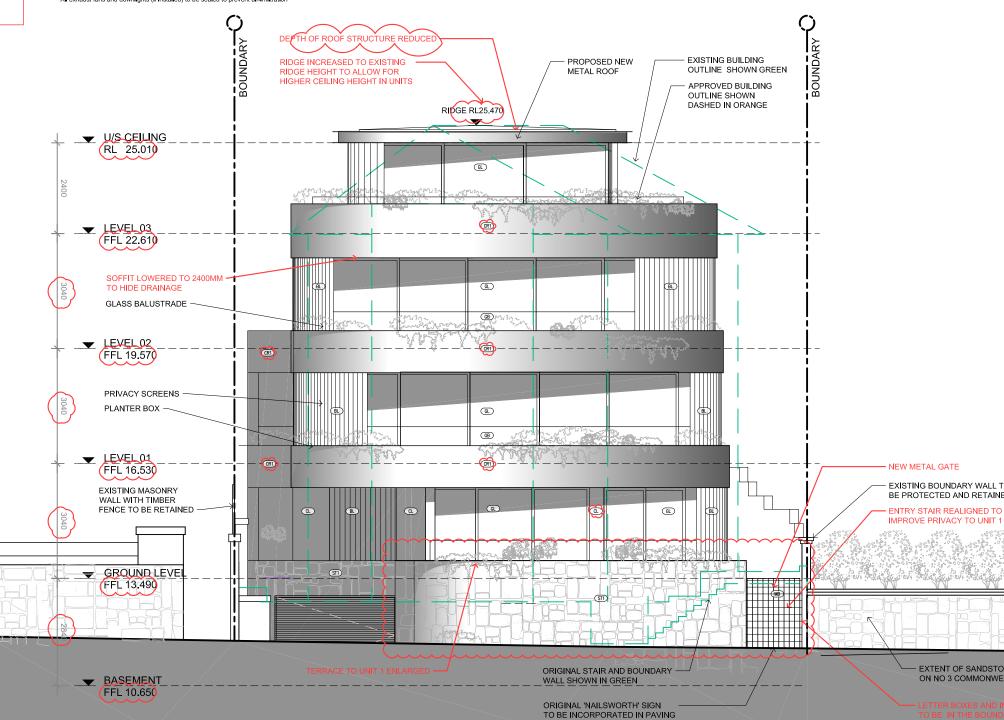
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NatHERS Thermal Performance Specifications (BASIX Thermal Comfort) These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.

	Glass Single glazed, low E high solar gain	Frame Aluminium	U val 5.4	ue	SHGC 0.49	Detail Generally for window types: Awning, bi-fold, casement, tilt 'n' turn		
efault	Single glazed, low E high solar gain	Aluminium	5.4		0.58	Generally for window types: Sliding window/ door, double hung, fixed, louvre		
The glass type ar	nd frame descriptions are	Indicative only. The	U-valu	le and	SHGC perfo	rmance figures must be met to achieve compliance.		
kylights	Glass	Frame	U val	ue	SHGC	Detail		
efault	Double glazed,	clear Aluminium	4.2		0.72	All skylights		
	Construction	Added Insulation		Detal	l .			
xternal walls	Concrete / AFS	R 1.5		For le	vels G, 1 and	2 as per drawings		
	Framed	R 2.5		For le	vel 3			
nternal walls	Plasterboard on studs	None		Withir	n units			
	Concrete	R 1.0		Walls	eparating ur	units from common lobbies and lift shaft		
	Plasterboard on studs	R 1.5		For u	nit 01: wall se	parating unit from vold space		
oors	Concrete	None		Cover	ings: carpet	generally, tiles for Living/Dining/Kitchen & wet areas		
	Concrete	R 1.0		For unit 01: R1.0 for floors over basement				
ellings	Plasterboard	(see roof detail be	ow)					
loofs	Concrete	R 1.0		Conci	ete roofs			
	Metal sheeting	R 3.5		Roof	over evel 3			
	Vindows* Default The glass type an Skylights Default External walls Internal walls Coors Coolings Roofs	befault Single glazed, low E high solar gain Default Single glazed, low E high solar gain The glass type and frame descriptions are kylights Glass befault Double glazed, Construction Concrete / AFS Framed enternal walls Concrete / AFS Framed Plasterboard on studs Concrete concrete Plasterboard on studs concrete Concrete Plasterboard on studs Concrete concrete Concrete Plasterboard on studs Concrete concrete Concrete colors Concrete colelings Plasterboard Plasterboard Sterboard	Default Single glazed, low E high solar gain Aluminium Default Single glazed, low E high solar gain Aluminium The glass type and frame descriptions are indicative only. The skylights Glass Frame Centration Added Insulation Class External walls Concrete / AFS R 1.5 Framed R 2.5 Plasterboard on studs Plasterboard on studs None Concrete Concrete R 1.0 Plasterboard on studs Plasterboard on studs None Concrete Concrete R 1.0 Plasterboard on studs Plasterboard on studs None Concrete Concrete R 1.0 Plasterboard on studs Plasterboard on studs None Concrete Concrete R 1.0 See noof detail bel tools	Jefault Single glazed, low E Aluminium 5.4 high solar gain Single glazed, low E Aluminium 5.4 befault Single glazed, low E Aluminium 5.4 The glass type and frame descriptions are indicative only. The U-valk Glass Frame U val kylights Glass Frame U val befault Double glazed, clear Aluminium 4.2 Construction Added Insulation Concrete R 1.5 Framed R 4.5 R 1.5 Concrete Plasterboard on studs None Concrete R 1.0 Plasterboard on studs None Concrete R 1.0 Concrete R 1.0 Concrete R 1.0	Default Single glazed, low E Aluminium 5.4 high solar gain Single glazed, low E Aluminium 5.4 Default Single glazed, low E Aluminium 5.4 The glass type and frame descriptions are indicative only. The U-value and fxylights Glass Frame U value Default Double glazed, or clear Aluminium 4.2 External walls Concrete / AFS R 1.5 For leg Framed R 2.5 For leg For leg Plasterboard on studs None Within Plasterboard on studs R 1.5 For urg Concrete R 1.0 Walls Plasterboard on studs None Cover Concrete R 1.0 For urg Plasterboard on studs R 1.5 For urg Concrete R 1.0 For urg Concrete R 1.0 For urg Concrete R 1.0 For urg Colors Concrete R 1.0 For urg Collings Plasterboard (see roof detail below)) Cotor Concrete R 1.0 Concrete	befault Single glazed, low E Aluminium 5.4 0.49 befault Single glazed, low E Aluminium 5.4 0.58 befault Single glazed, low E Aluminium 5.4 0.58 The glass type and frame descriptions are indicative only. The U-value and SHGC perfores and frame descriptions are indicative only. The U-value and SHGC perfores and frame descriptions are indicative only. The U-value and SHGC perfores and frame descriptions are indicative only. The U-value and SHGC perfores are and the set of the se		

Metal sheeting R 3.5 Roof over Other Requirements All exhaust fans and downlights (If Installed) to be sealed to prevent air-infiltration



IMPORTANT NOTES: Do not scale from drawings, use figured dimensions only. Ensure that the drawings used carry the lates trevision no, Read In conjunction with consultant engineers drawings - refer contract drawing list. REVISION | DATE | DESCRIPTION 2019.05.16 PRELIMINARY PR2 2019.05.16 PRELIMINAR All dimensions to be checked on site before commencement of work. 2020.01.17 PRELIMINAR All dimensions to be checked on site before commencement of we All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take precedence. The Estuartne Planning Level is min 3 1m AHD. All levels to AHD. PR3 \$4.55 2020.03.13 \$4.55 APPLICATION \$4.55a 2020.07.29 \$4.55 APPLICATION

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Y	FB	
Y	FB	
Y \$4.55	FB	

| B)

REVISION	DATE	DESCRIPTION	BY

REVISION NOTES NOTE REGARDING ROOF THICKNESS ADDED







EAST ELEVATION

STATUS

S4.55

PROJECT CPM

REVISION

s4.55a

NUMBER

A2.01

- EXTENT OF SANDSTONE WALL ON NO 3 COMMONWEALTH PARADE

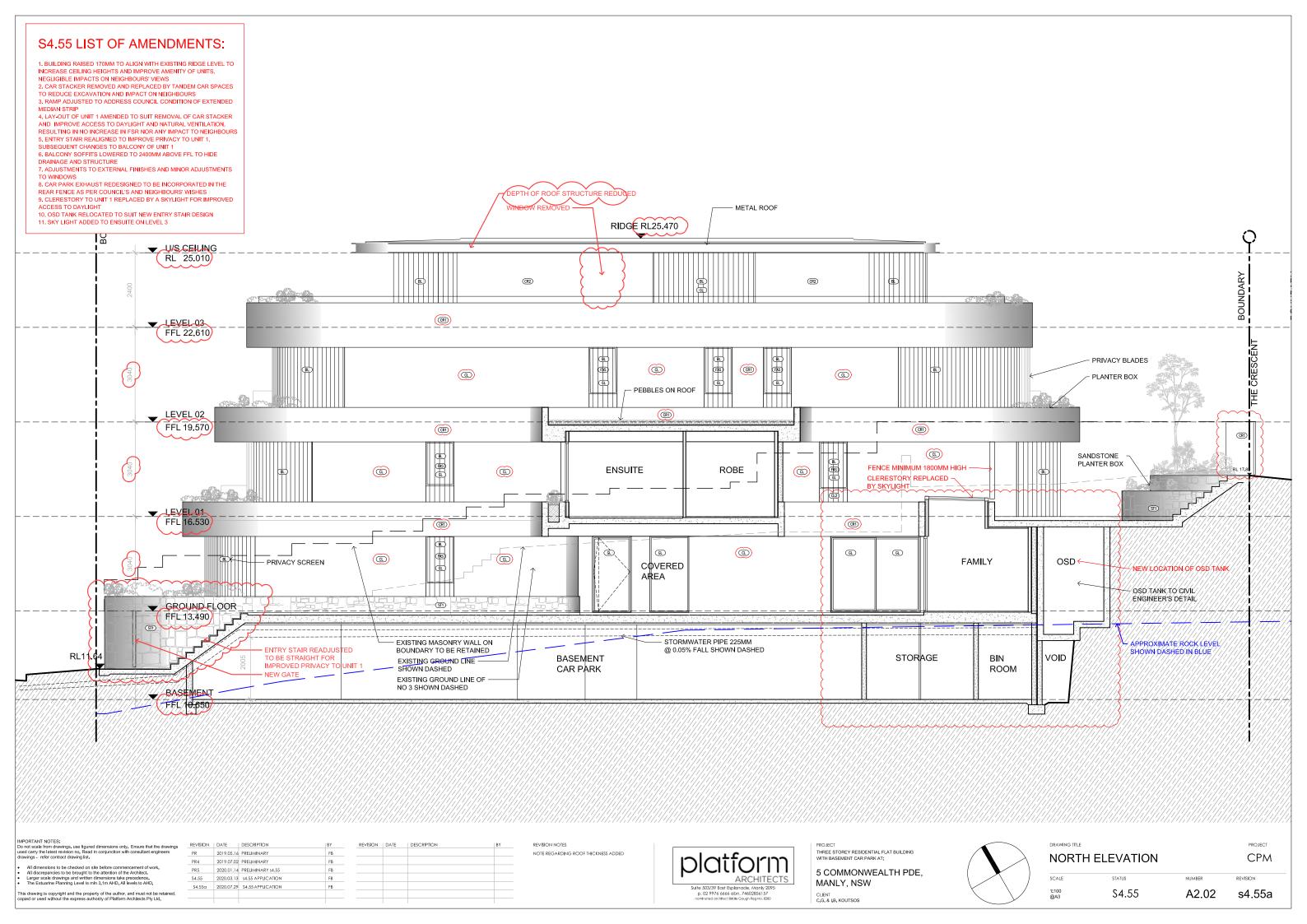
DRAWING TITLE

SCALE

1:100 @A3

IMPROVE PRIVACY TO UNIT 1

- EXISTING BOUNDARY WALL TO BE PROTECTED AND RETAINED



S4.55 LIST OF AMENDMENTS:

1. BUILDING RAISED 170MM TO ALIGN WITH EXISTING RIDGE LEVEL TO INCREASE CEILING HEIGHTS AND IMPROVE AMENITY OF UNITS, NEGLIGIBLE IMPACTS ON NEIGHBOURS' VIEWS 2. CAR STACKER REMOVED AND REPLACED BY TANDEM CAR SPACES TO REDUCE EXCAVATION AND IMPACT ON NEIGHBOURS 3. RAMP ADJUSTED TO ADDRESS COUNCIL CONDITION OF EXTENDED MEDIAN STRIP MEDIAN STRIP

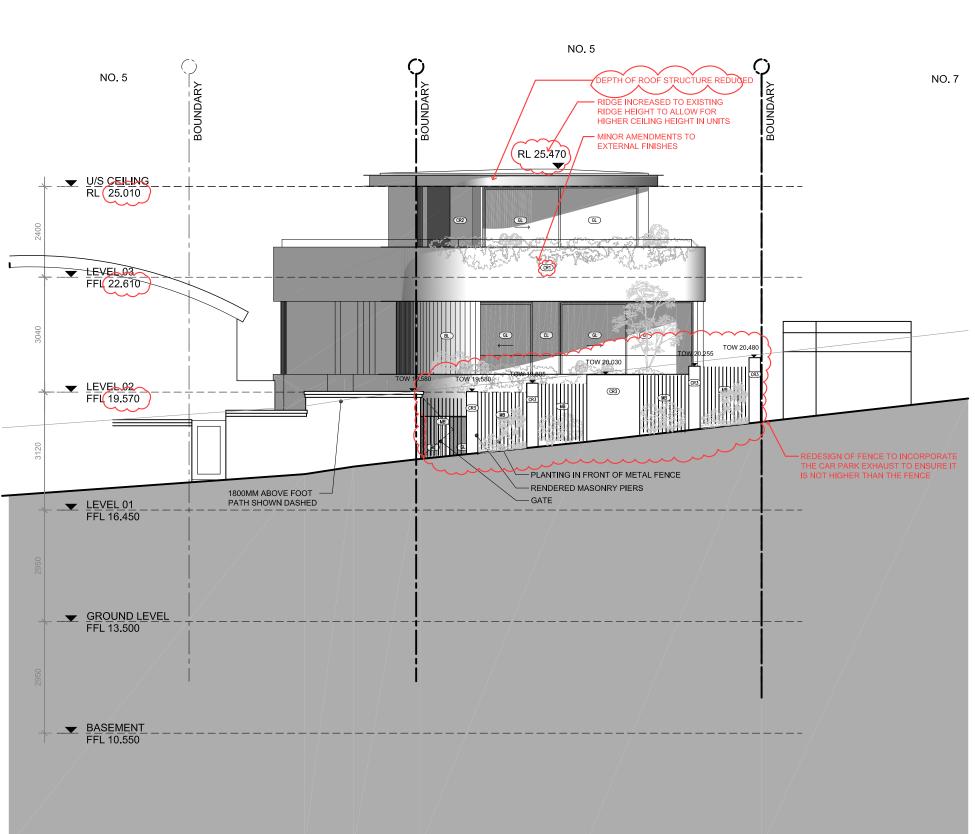
MEDIAN STRIP 4. LAY-OUT OF UNIT 1 AMENDED TO SUIT REMOVAL OF CAR STACKER AND IMPROVE ACCESS TO DAYLIGHT AND NATURAL VENTILATION, RESULTING IN NO INCREASE IN FSR NOR ANY IMPACT TO NEIGHBOURS 5. ENTRY STAIR REALIGNED TO IMPROVE PRIVACY TO UNIT 1,

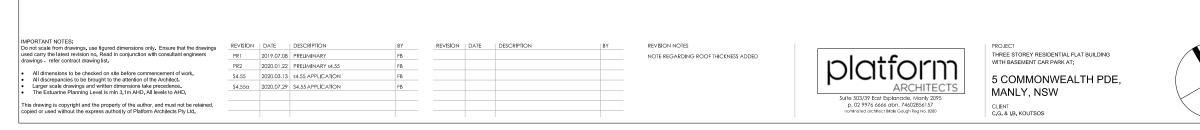
SUBSEQUENT CHANGES TO BALCONY OF UNIT 1 6. BALCONY SOFFITS LOWERED TO 2400MM ABOVE FFL TO HIDE

DRAINAGE AND STRUCTURE 7. ADJUSTMENTS TO EXTERNAL FINISHES AND MINOR ADJUSTMENTS

TO WINDOWS

TO WINDOWS 8. CAR PARK EXHAUST REDESIGNED TO BE INCORPORATED IN THE REAR FENCE AS PER COUNCIL'S AND NEIGHBOURS WISHES 9. CLERESTORY TO UNIT 1 REPLACED BY A SKYLIGHT FOR IMPROVED ACCESS TO DAYLIGHT 10. OSD TANK RELOCATED TO SUIT NEW ENTRY STAIR DESIGN 11. SKY LIGHT ADDED TO ENSUITE ON LEVEL 3







WEST ELEVATION

DRAWING TITLE

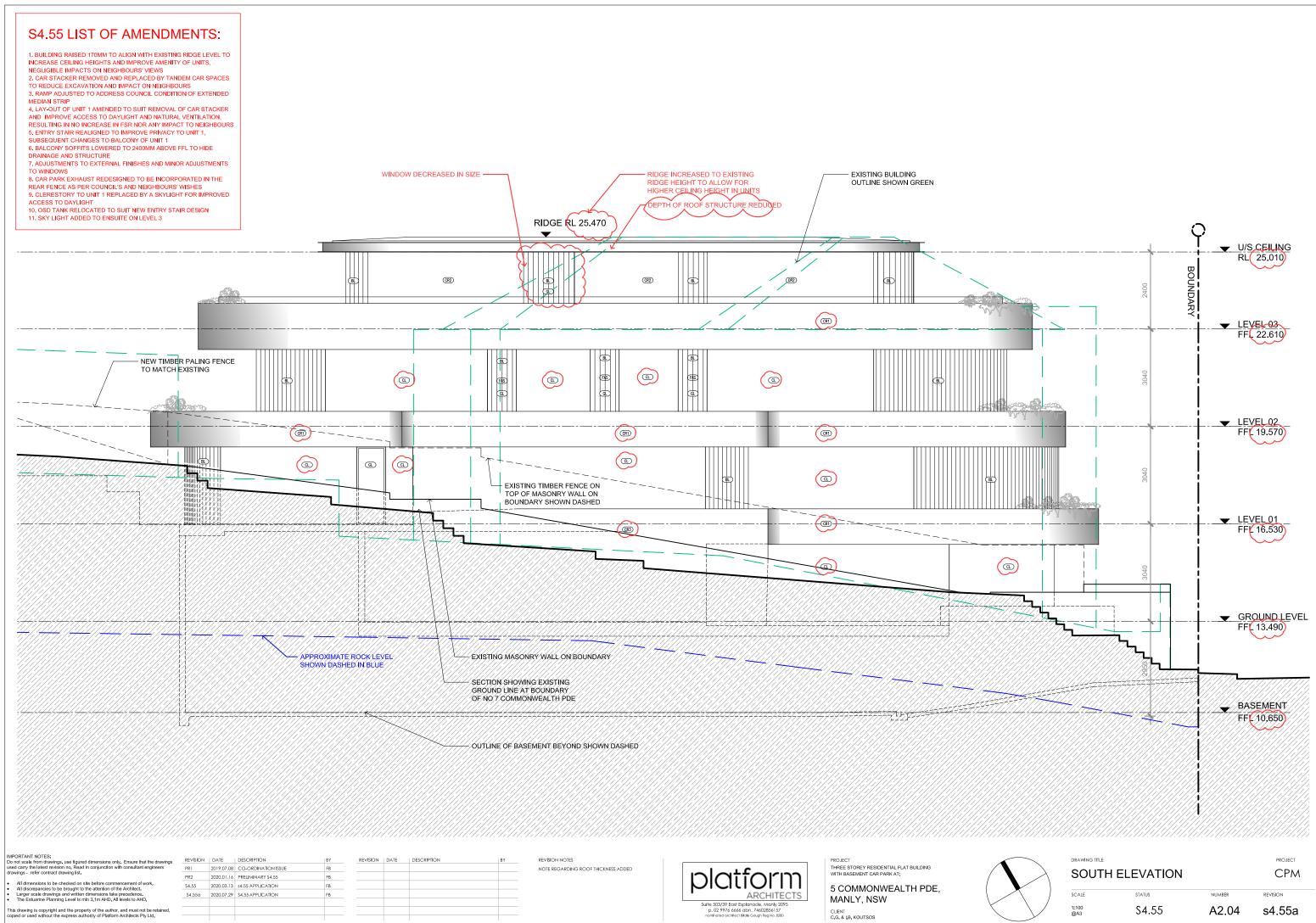
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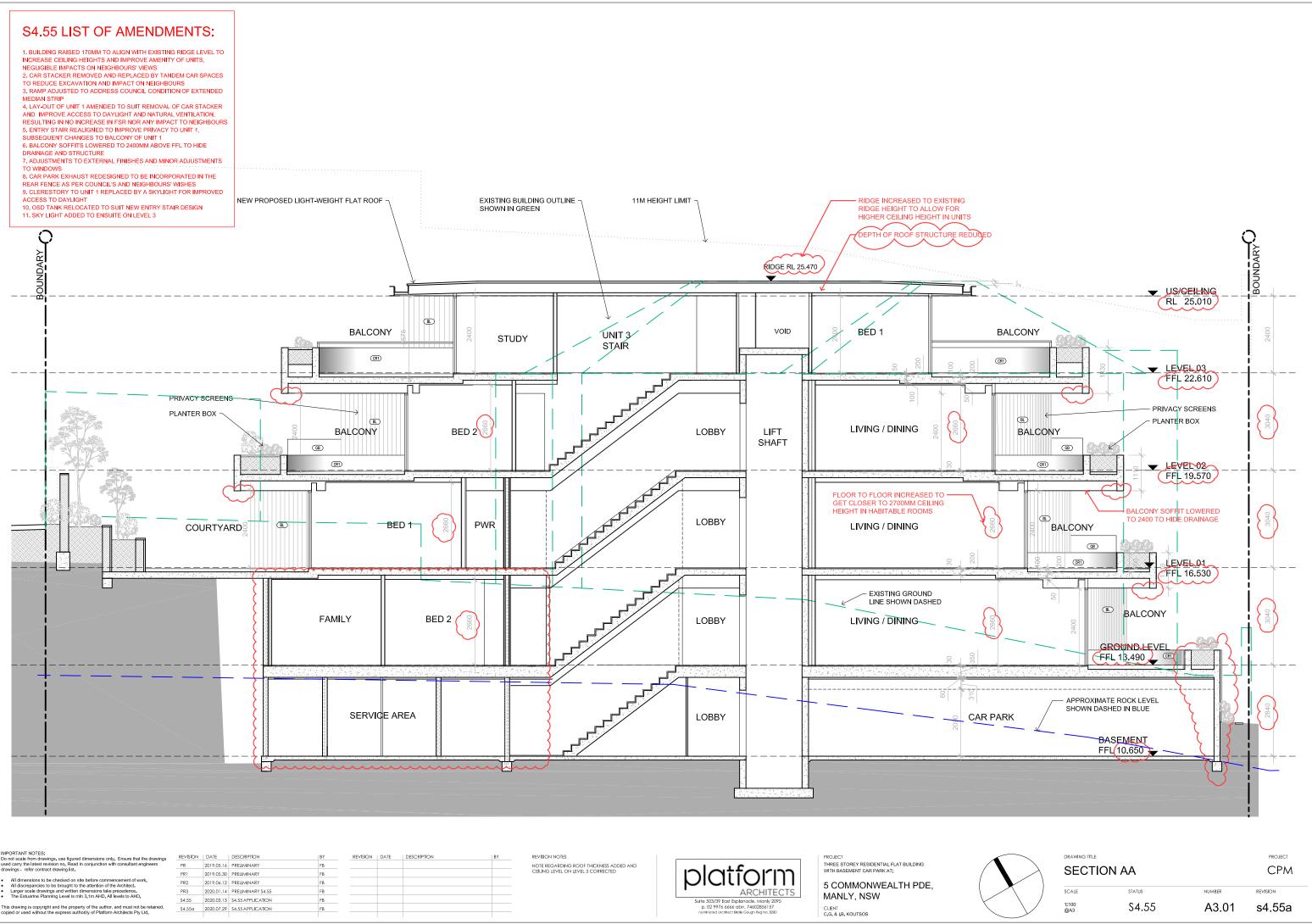
PROJECT CPM

STATUS S4.55 NUMBER A2.03

REVISION s4.55a



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IMPORTANT NOTES:	REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCR
Do not scale from drawings, use figured dimensions only. Ensure that the drawings	REVISION			DI	REVISION	DATE	DESCRI
used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.	PR	2019.05.16	PRELIMINARY	FB			
drawings - refer contract drawing list.	PR1	2019.05.30	PRELIMINARY	FB			
 All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. 	PR2	2019.06.12	PRELIMINARY	FB			
 Larger scale drawings and written dimensions take precedence. 	PR3	2020.01.14	PRELIMINARY \$4.55	FB			
 The Estuarine Planning Level is min 3 1m AHD. All levels to AHD. 	\$4.55	2020.03.13	\$4.55 APPLICATION	FB			
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S4.55 LIST OF AMENDMENTS:

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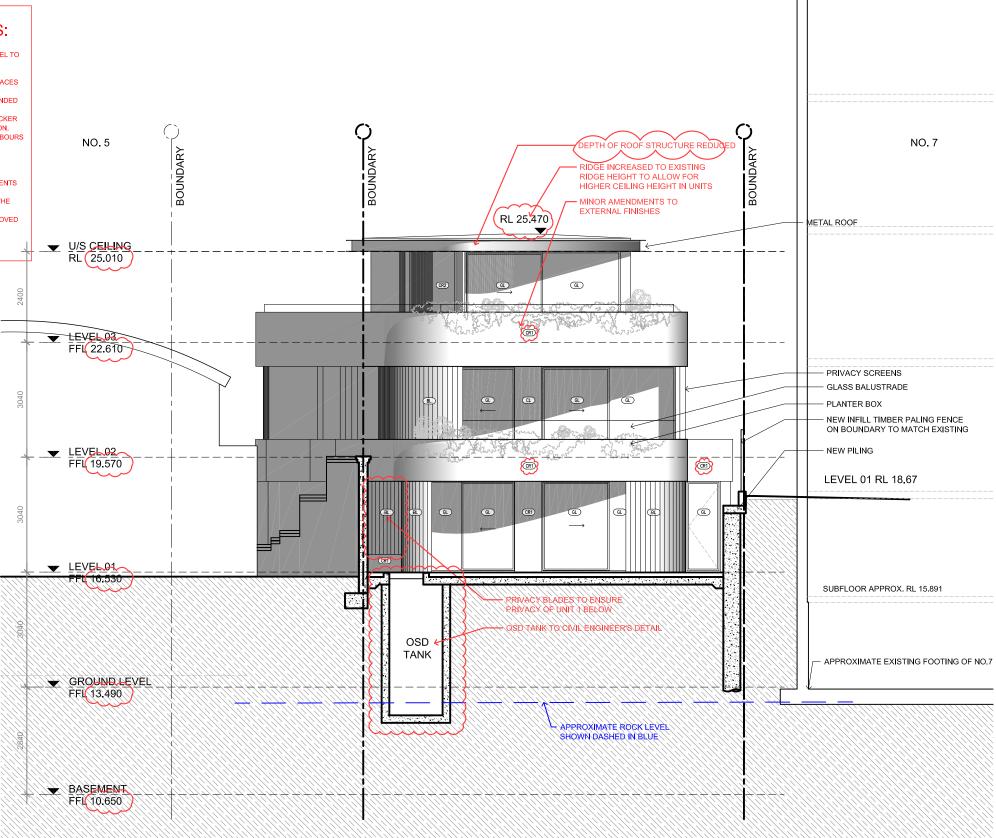
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SUBSEQUENT CHANGES TO BALCONY OF UNIT 1 6. BALCONY SOFFITS LOWERED TO 2400MM ABOVE FFL TO HIDE

DRAINAGE AND STRUCTURE

7. ADJUSTMENTS TO EXTERNAL FINISHES AND MINOR ADJUSTMENTS TO WINDOWS

TO WINDOWS 8. CAR PARK EXHAUST REDESIGNED TO BE INCORPORATED IN THE REAR FENCE AS PER COUNCIL'S AND NEIGHBOURS' WISHES 9. CLERESTORY TO UNIT 1 REPLACED BY A SKYLIGHT FOR IMPROVED ACCESS TO DAYLIGHT 10. OSD TANK RELOCATED TO SUIT NEW ENTRY STAIR DESIGN 11. SKY LIGHT ADDED TO ENSUITE ON LEVEL 3



IMPORTANT NOTES: Do not scale from drawings, use figured dimensions only. Ensure that the drawings	REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY	REVISION NOTES		PROJECT
used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.	PR	2019.05.16	PRELIMINARY	FB					NOTE REGARDING ROOF THICKNESS ADDED		THREE STOREY RESIDENTIAL FLAT BUILDING
· ·	PR2	2019.06.12	PRELIMINARY	FB							WITH BASEMENT CAR PARK AT
 All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. 	PR3	2020.01.20	PRELIMINARY s4.5	FB							5 COMMONWEALTH PDE,
 Larger scale drawings and written dimensions take precedence. 	\$4.55	2020.03.13	\$4.55 APPLICATION	FB						ARCHITECTS	
 The Estuarine Planning Level is min 3.1m AHD. All levels to AHD. 	\$4.55a	2020.07.29	\$4.55 APPLICATION	FB						Suite 503/39 East Esplanade, Manly 2095	MANLY, NSW
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Pty Ltd.										p. 02 9976 6666 abn. 74602856157 nominated architect Birdle Gaugh Reg No. 8280	CLIENT C.G. & I.B. KOUTSOS



DRAWING TITLE SECTION BB

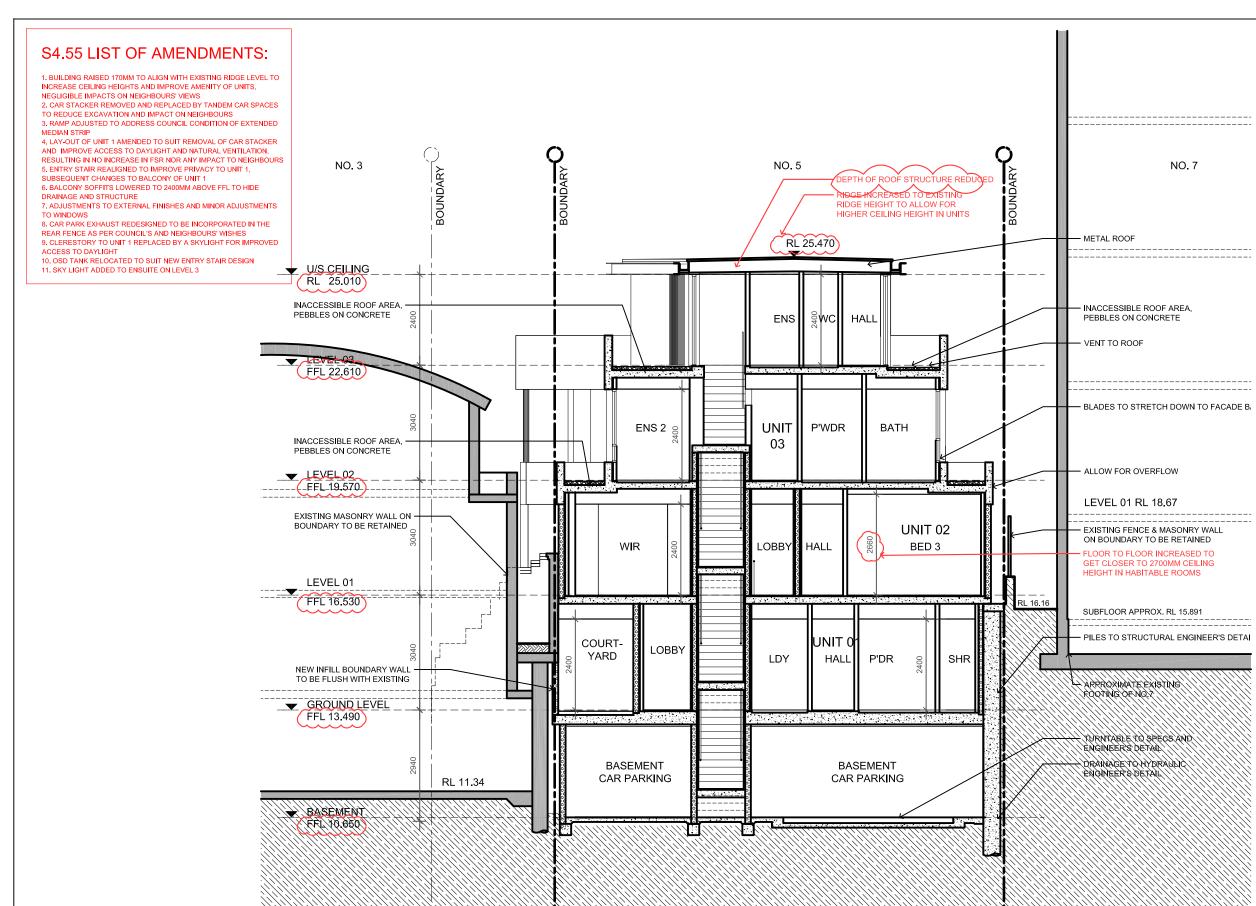
SCALE 1:100 @A3

STATUS S4.55 NUMBER A3.02

PROJECT CPM

REVISION

s4.55a



IMPORTANT NOTES:											
Do not scale from drawings, use figured dimensions only. Ensure that the drawings	REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY	REVISION NOTES		PROJECT
used carry the latest revision no. Read in conjunction with consultant engineers drawings - refer contract drawing list.	PR	2019.05.16	PRELIMINARY	FB					NOTE REGARDING ROOF THICKNESS ADDED		THREE STOREY RESIDENTIAL FLAT BUILDING
drawings - reier contract drawing list.	PR4	2019.07.02	PRELIMINARY	FB							WITH BASEMENT CAR PARK AT:
 All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. 	PR5	2019.07.04	PRELIMINARY	FB							5 COMMONWEALTH PDE,
 Larger scale drawings and written dimensions take precedence. 	PR6	2020.01.20	PRELIMINARY \$4.55	FB						ARCHITECTS	MANLY, NSW
The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.	\$4.55	2020.03.13	S4.55 APPLICATION	FB						Suite 503/39 East Esplanade, Manly 2095	WANLY, NOW
This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of Platform Architects Ptv Ltd.	\$4.55a	2020.07.29	\$4.55 APPLICATION	FB						p. 02 9976 6666 abn. 74602856157 nominated architect Bitale Gough Reg No. 8280	CLIENT
copied of abed wander are express damony of thaten realized in y Ed.				I							C.G. & I.B. KOUTSOS



SECTION CC

SCALE 1:100 @A3

STATUS S4.55

A3.03

PROJECT

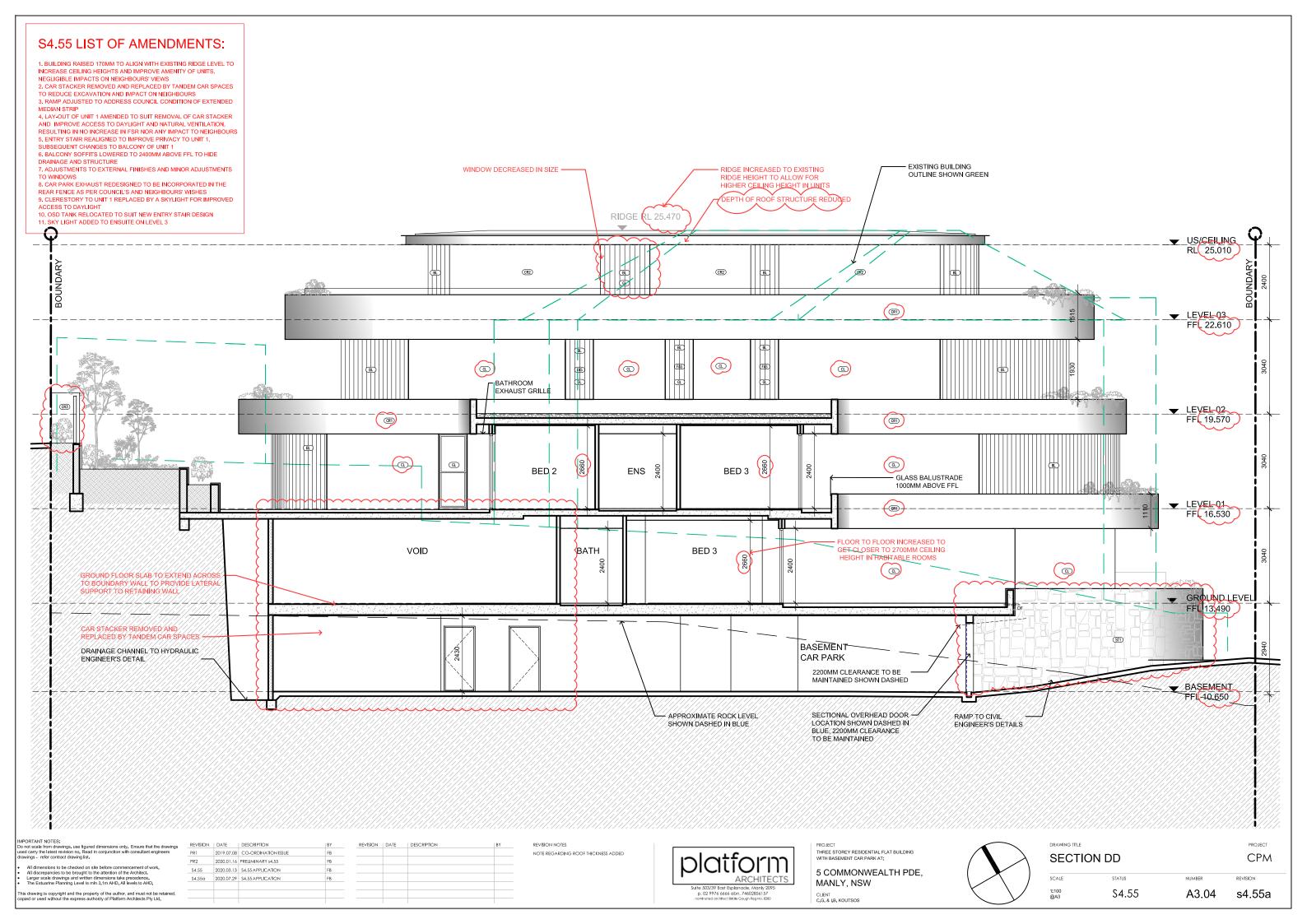
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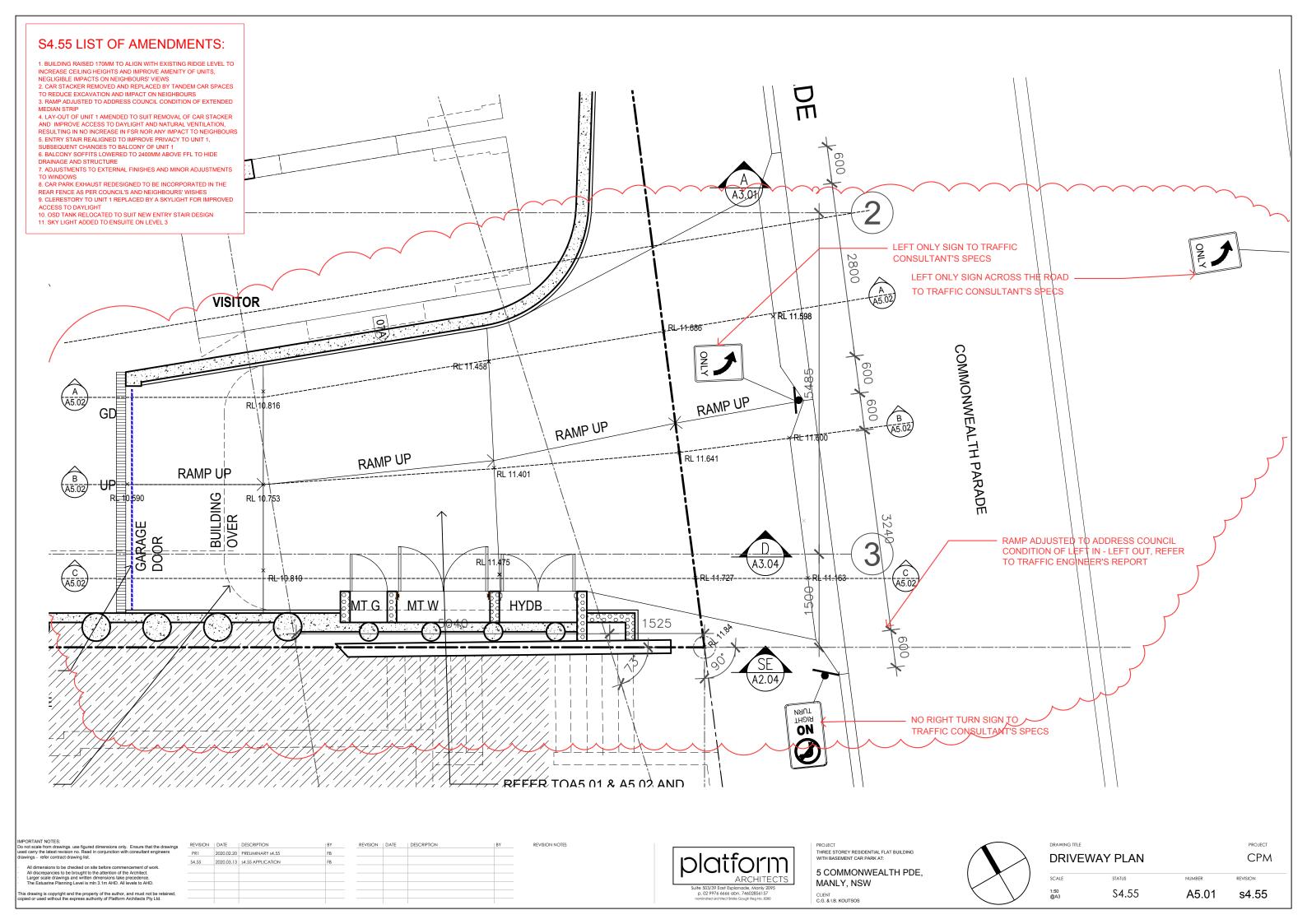
S4.55a

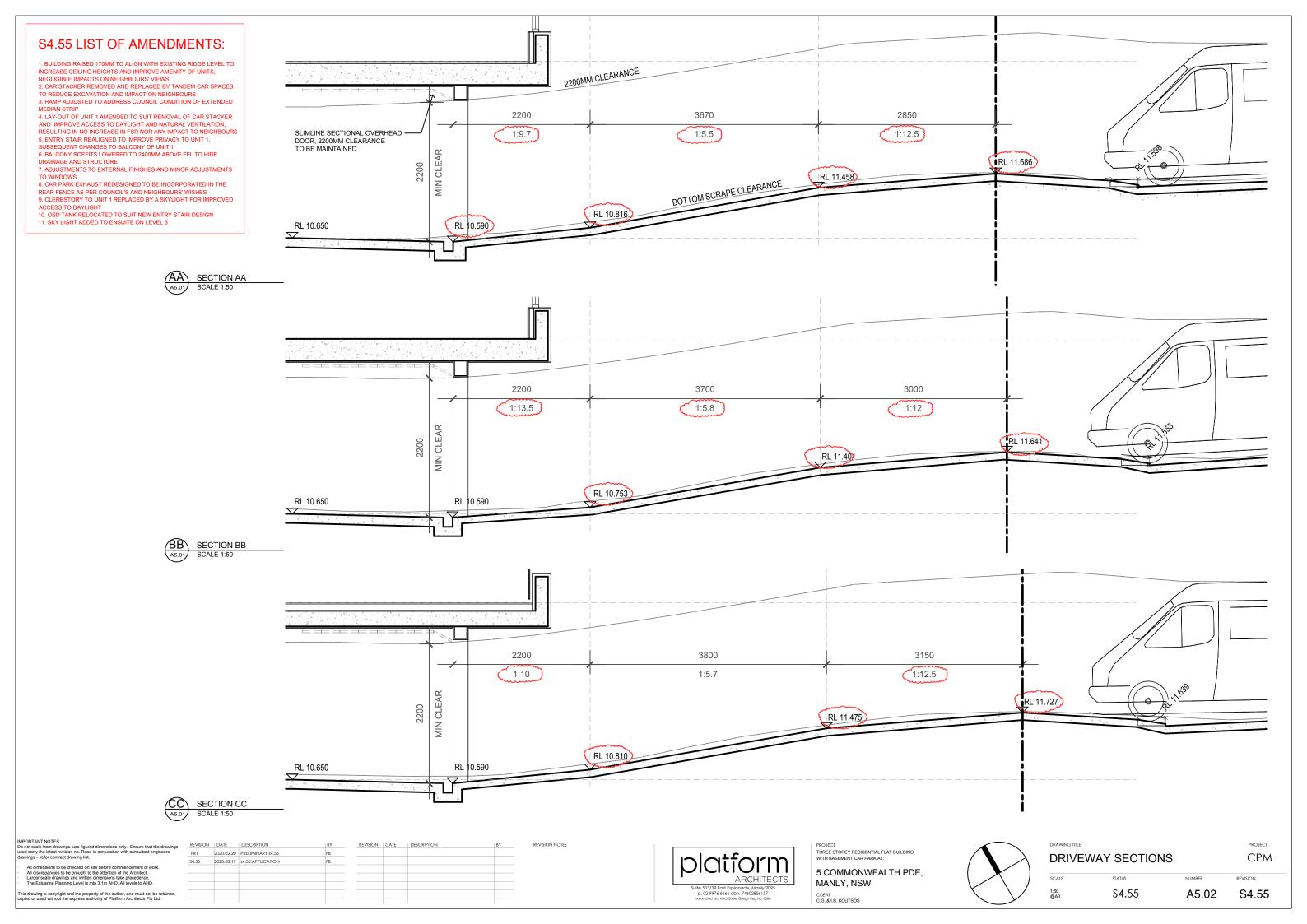
REVISION

NUMBER

DRAWING TITLE



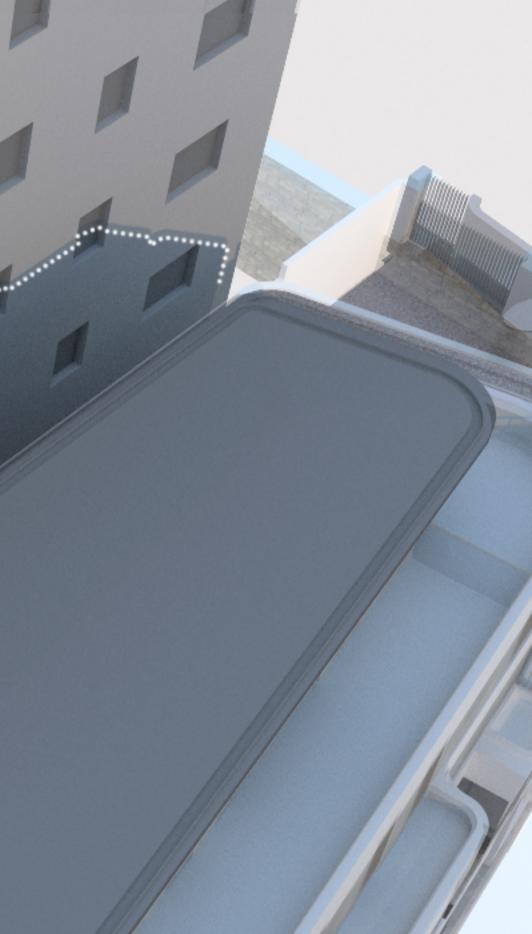




FACADE OF 7 COMMONWEALTH PDE

21st JUNE 9am

> DOTTED WHITE LINE DENOTES SHADOW CAST ON THE FACADE BY APPROVED \$96 DESIGN

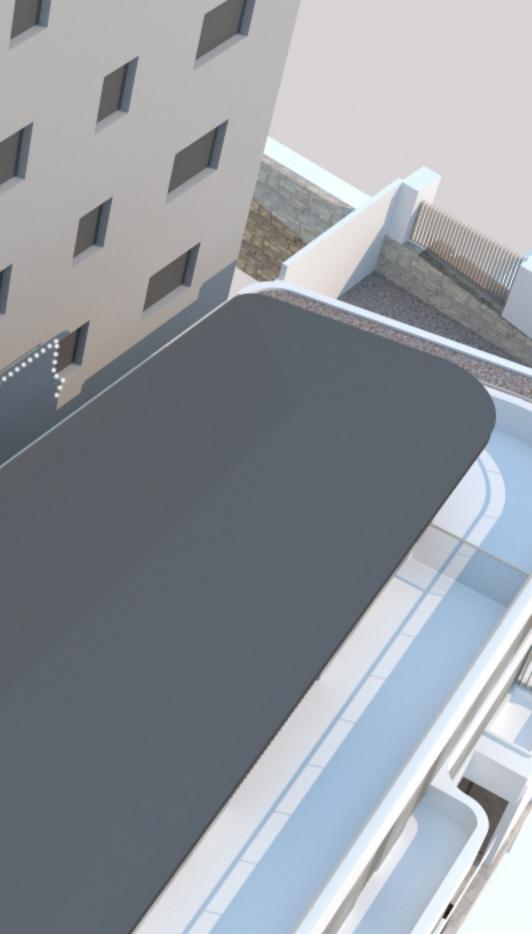


FACADE OF 7 COMMONWEALTH PDE

21st JUNE 12pm

> DOTTED WHITE LINE DENOTES SHADOW CAST ON THE FACADE BY APPROVED S96 DESIGN

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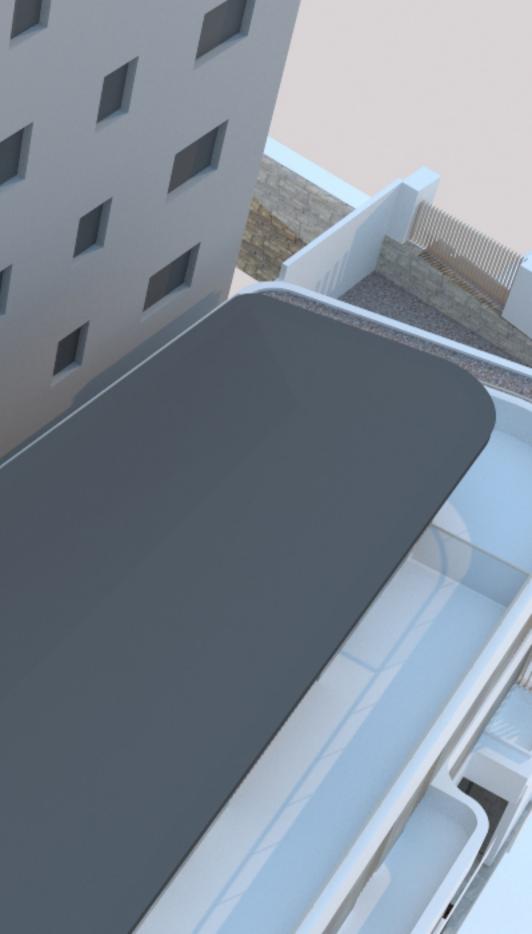


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FACADE OF 7 COMMONWEALTH PDE

21st JUNE 3pm

> DOTTED WHITE LINE DENOTES SHADOW CAST ON THE FACADE BY APPROVED S96 DESIGN



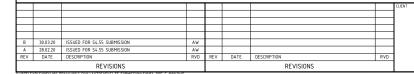
5 COMMONWEALTH PARADE, MANLY NSW 2095

CIVIL WORKS FOR S4.55 SUBMISSION LGA NORTHERN BEACHES COUNCIL

UPPER GILBERT STREET FAIRLIGHT STREET SITE WEST ESPLANADE TONWEAL

> LOCALITY PLAN SCALE 1:1000

northern beaches council





Sydney Office -L2, 8 Windmill St Sydney NSW 2000 P / +61 2 9770 3300 E / info@bgeeng.com bgeeng.com-



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DRAWING INDEX DRAWING No. DESCRIPTION

> C-1000 C-1010 C-1200 C-1201 SITEWORKS AND DRAINAGE PLAN SHEET 2 OF 2 C-1350

COVER SHEET AND LOCALITY PLAN

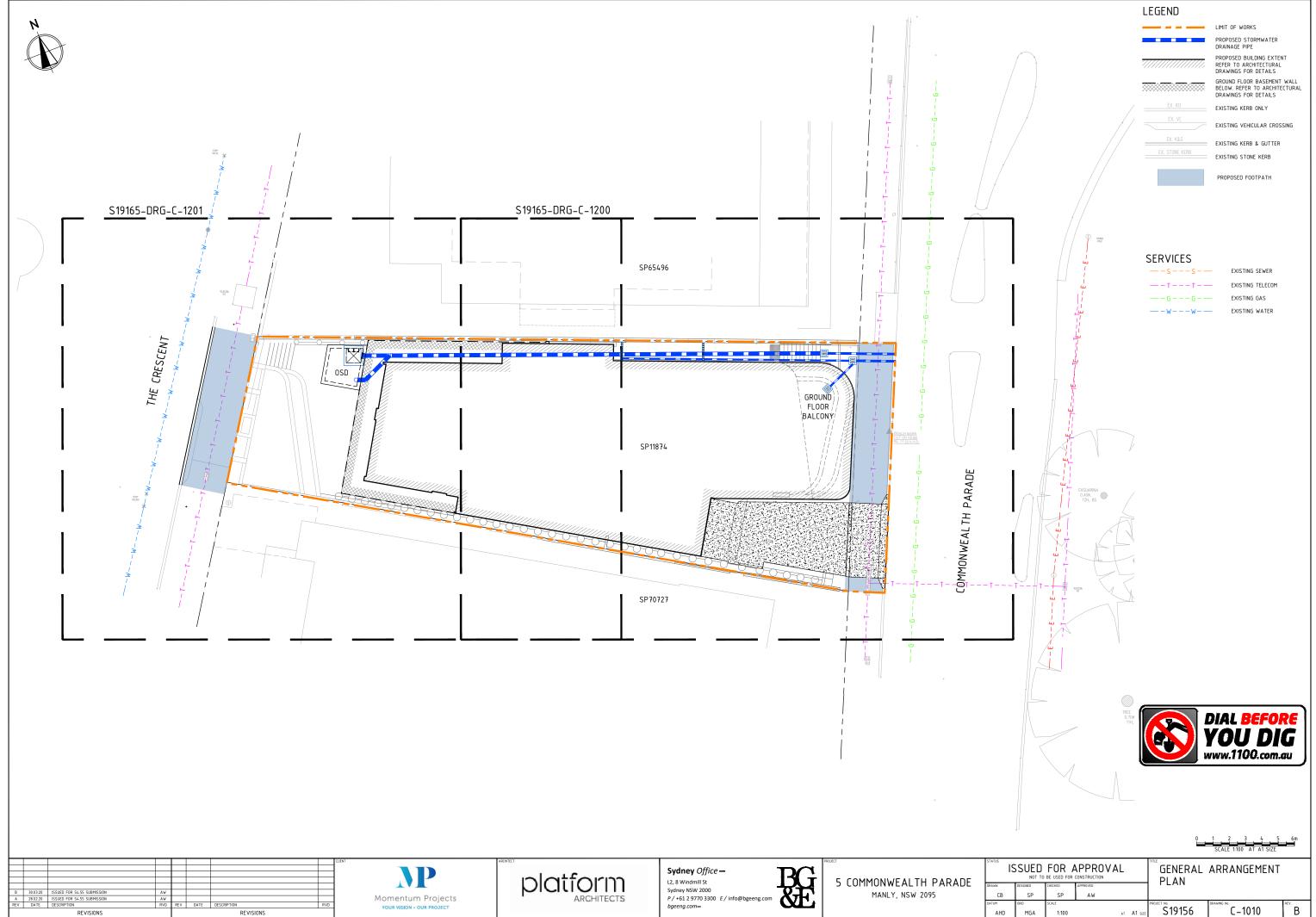
GENERAL ARRANGEMENT PLAN

SITEWORKS AND DRAINAGE PLAN SHEET 1 OF 2

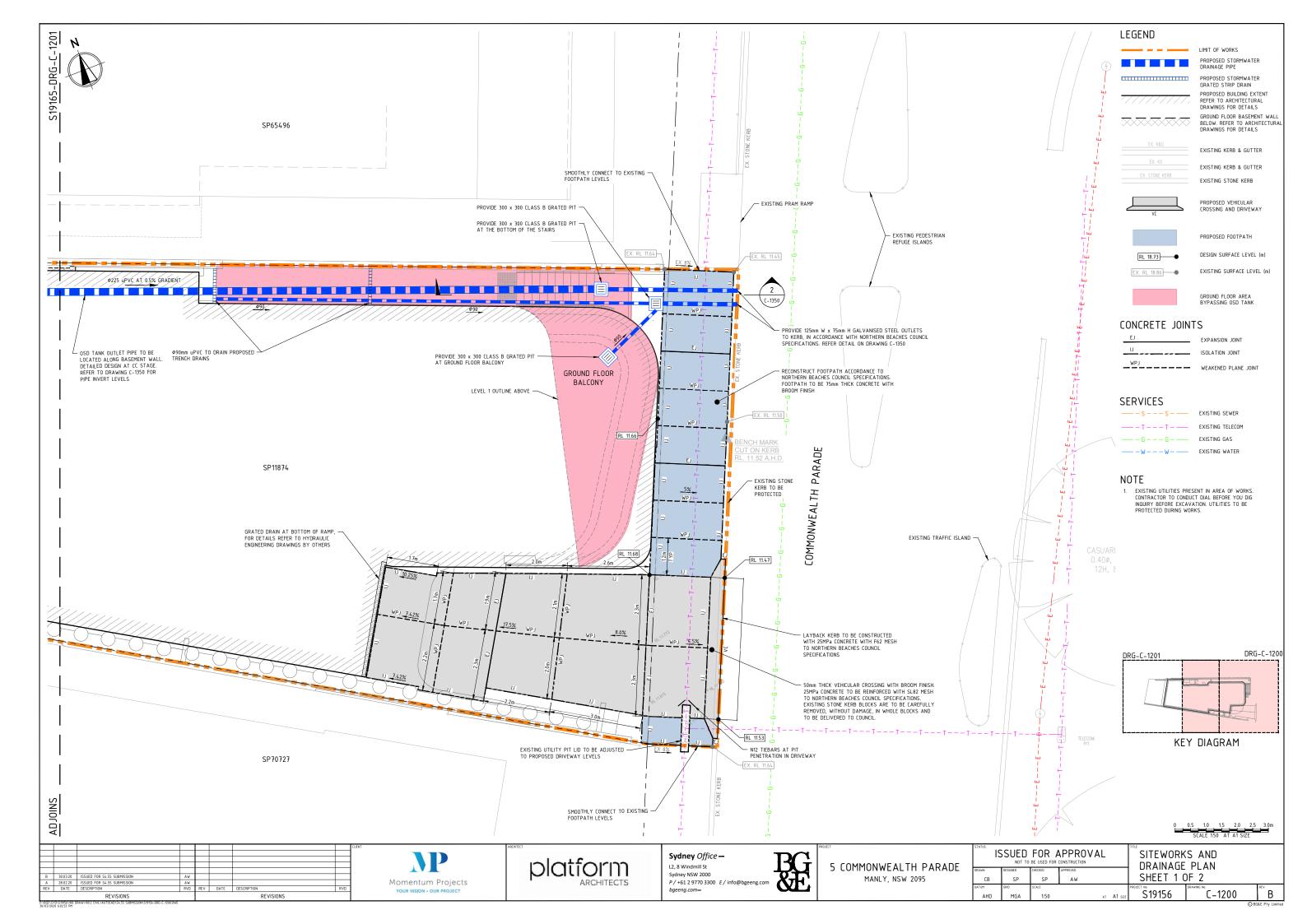
OSD PLAN AND SECTION

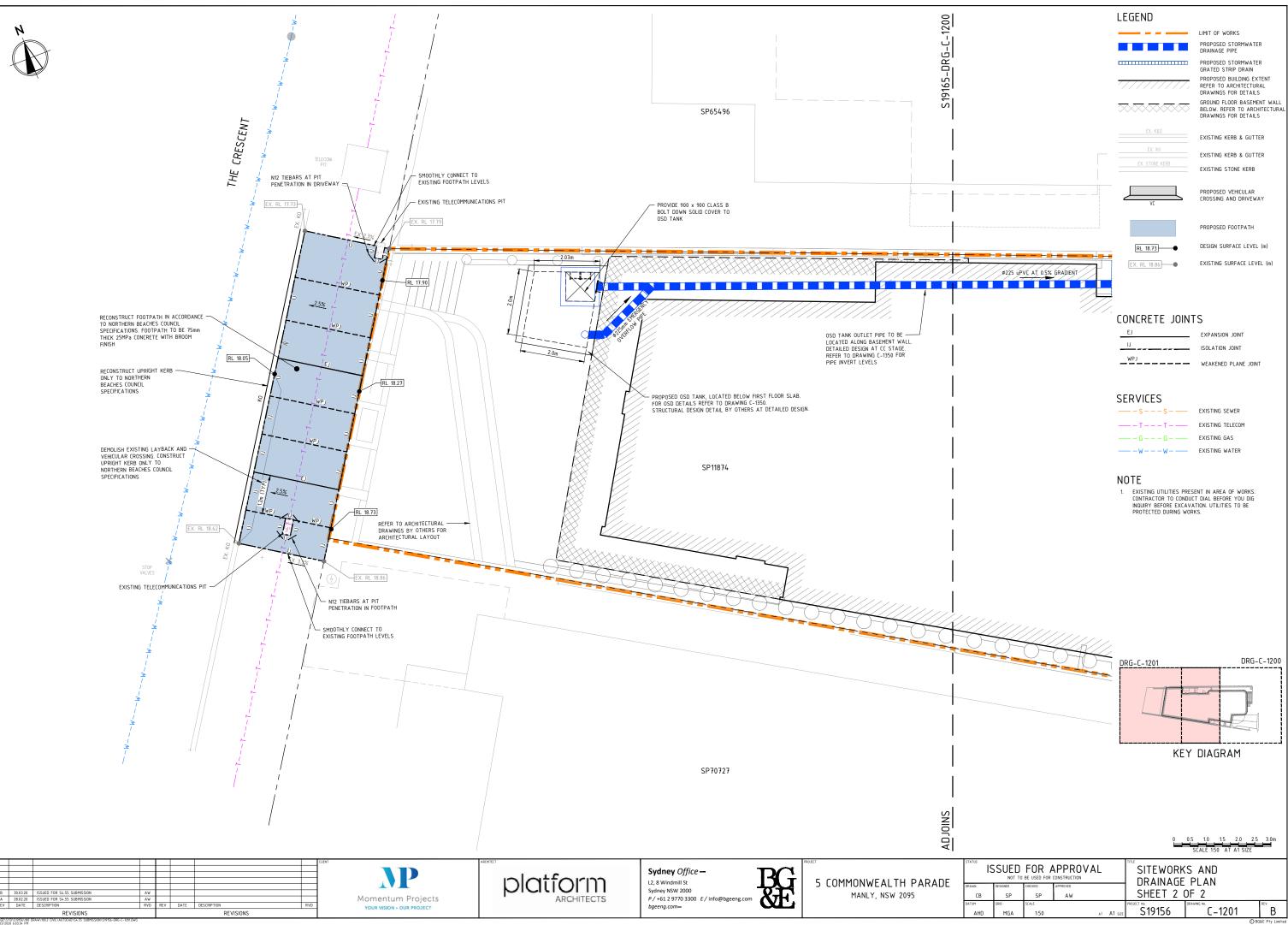
						S	CALE 1:1000 AT A1 SIZE	
ISSUED FOR APPROVAL						COVER SHEET		
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	GRID	SEALE				PROJECT No.	DRAWING No.	REV.
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								BG&F Pty Limited

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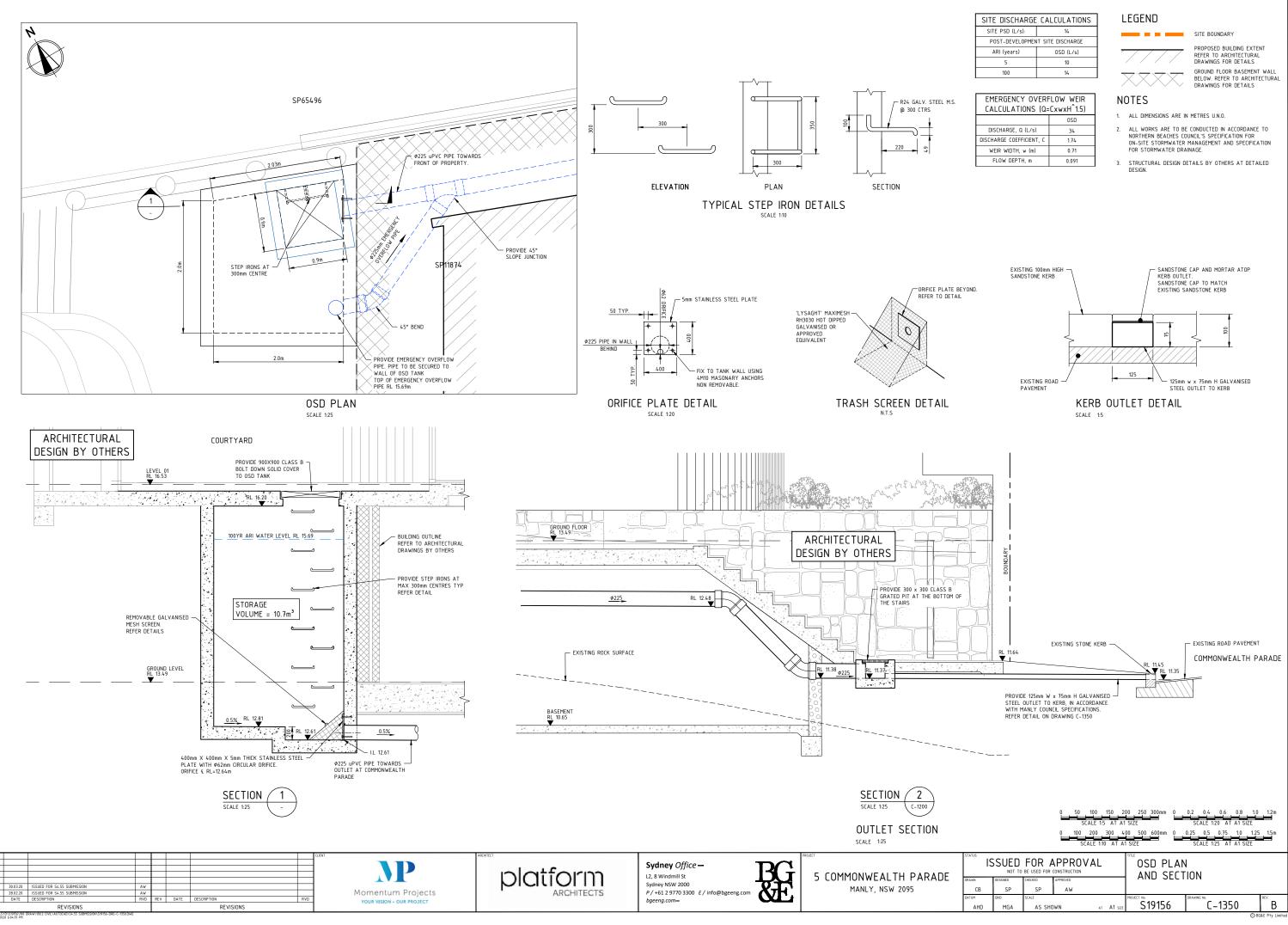
ISSUED FOR APPROVAL						ARRANGEMENT	
DESIGNED	CHECKED	APPROVED					
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GRID	SCALE				PROJECT No.		REV.
MGA	1:100		AT	A1 size	S19156	C-1010	В
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	LEGEND	
		LIMIT OF WORKS
		PROPOSED STORMWATER DRAINAGE PIPE
		PROPOSED STORMWATER GRATED STRIP DRAIN
		PROPOSED BUILDING EXTENT REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS
	$\times\!\!\times\!\!\times\!\!\times\!\!\times\!\!\times\!\!\times\!\!\times\!\!\times$	GROUND FLOOR BASEMENT WALL BELOW. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS
	EX. K&G	EXISTING KERB & GUTTER
	EX. K0	EXISTING KERB & GUTTER
	EX. STONE KERB	EXISTING STONE KERB
·	VC	PROPOSED VEHICULAR CROSSING AND DRIVEWAY
		PROPOSED FOOTPATH
	RL 18.73	DESIGN SURFACE LEVEL (m)
0225 UPVE AT 0.5% GRADIENT	EX. RL 18.86	EXISTING SURFACE LEVEL (m)
	CONCRETE JOINT	S
	EJ	EXPANSION JOINT
	IJ	ISOLATION JOINT
	WPJ	WEAKENED PLANE JOINT

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SITE DISCHARGE CALCULATIONS						
SITE PSD (L/s):	14					
POST-DEVELOPMENT SITE DISCHARGE						
ARI (years)	OSD (L/s)					
5	10					
100	14					

EMERGENCY OVERFLOW WEIR CALCULATIONS (Q=CxwxH^1.5)							
CALCOLATIONS (G-CAWAIT 1.5)							
	OSD						
DISCHARGE, Q (L/s)	34						
DISCHARGE COEFFICIENT, C	1.74						
WEIR WIDTH, w (m)	0.71						
FLOW DEPTH, m	0.091						





EXTERNAL FINISHES BOARD

5 Commonwealth Parade, Manly **Platform Architects** 2020.03.13

Roof cover ROUNDED PEBBLES

Terrace flooring NATURAL STONE To lower floors CONCRETE LOOK CLADDING To upper floor DARK CLADDING







ARTIST'S IMPRESSION



Planters with CASCADING PLANTS & GREENERY



Champagne aluminium Charcoal WINDOW FRAMES AWNING



Light-coloured SANDSTONE BASE





Privacy blades and fencing in

CHAMPAGNE POWDERCOAT

Off-white or light grey RENDERED BANDS







EXTERNAL FINISHES BOARD 5 Commonwealth Frade, Manly

Platform Architects 2018.09.06

Artist impression



Charcoal powdercoated WINDOW FRAMES & ROOF



Planters with CASCADIN LANTS & GREENERY

Off-white or light gree CURVED BRICK

Privacy blades and fencing in REDDISH BROWN METAL or CORTEN



Roof cover ROUNDED PEBB



Terrace flooring

NATURAL STONE

Light-coloured

SANDSTONE BASE





ORK OR TILES

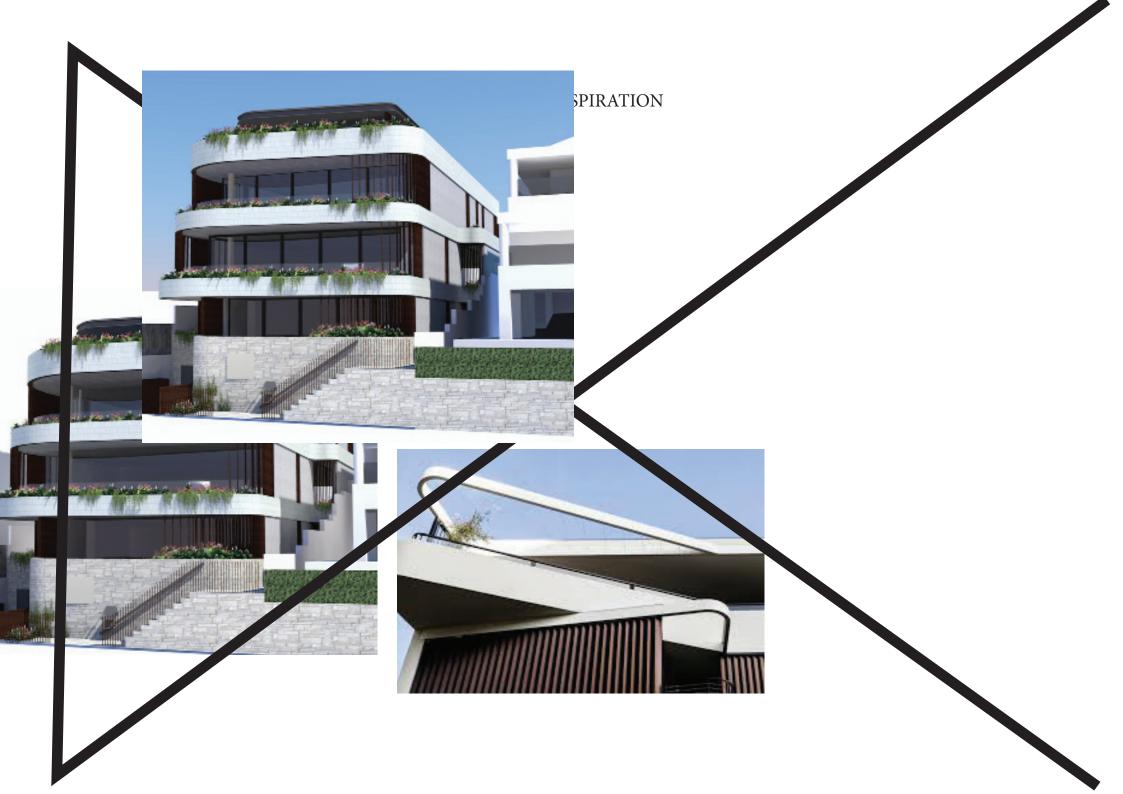
To lower floors To upper floor LIGHT RENDER DARK RENDER











INSPIRATION



