Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the architect's/designer's office prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of unamended shop drawings.

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EXISTING MASONRY FACADE TO BE RETAINED AND REFURBISHED - REFURBISHMENT WORKS TO INCLUDE REMOVAL OF PAINT WHERE NOT ORIGINAL, REFURBISHMENT OF EXISTING SHOPFRONT WINDOWS

EXTENT OF EXISTING BUILDING TO BE DEMOLISHED SHOWN DASHED - ENSURE PROTECTION OF EXISTING ADJOINING BUILDING AND SHARED PARTY WALL STRUCTURE

22 BOSISTO STREET
8 - 10 HULL STREET

5 STOREY RENDERED APARTMENT BUILDING

201 BRIDGE ROAD
8 - 10 HULL STREET

3 STOREY RENDERED APARTMENT BUILDING

199 BRIDGE ROAD
8 - 10 HULL STREET

3 STOREY RENDERED APARTMENT BUILDING

209 BRIDGE ROAD
199 BRIDGE ROAD

2 STOREY BRICK SHOPS AND OFFICE

209 BRIDGE ROAD
8 - 10 HULL STREET

2 STOREY BRICK SHOPS AND OFFICE

32 BOSISTO STREET
199 BRIDGE ROAD

8 STOREY RENDERED APARTMENT BUILDING

NOTE: FOR ROOF HEIGHTS REFER TO ELEVATIONS

SITE BOUNDARY
47.75 m
6° 00' 00"

SITE BOUNDARY
16.47 m
277° 00' 00"

SITE BOUNDARY
10.98 m
97° 00' 00"

FULL HEIGHT BEDROOM WINDOW

FULL HEIGHT LOUNGE WINDOW

FULL HEIGHT KITCHEN WINDOW

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EXISTING MASONRY FACADE TO BE RETAINED AND REFURBISHED
REFURBISHMENT WORKS TO INCLUDE REMOVAL OF PAINT WHERE NOT ORIGINAL, REFURBISHMENT OF EXISTING SHOPFRONT WINDOWS

EXISTING PARTY WALL

EXISTING CANOPY TO BE RETAINED & REFURBISHED

SITE BOUNDARY 47.75 m
6° 00' 00"

SITE BOUNDARY 10.98 m
97° 00' 00"

SITE BOUNDARY 16.47 m
277° 00' 00"

NOTE: FOR ROOF HEIGHTS REFER TO ELEVATIONS

Builders, Contractors shall verify all dimensions prior to any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the architect's designer's office prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of unamended shop drawings.

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EXISTING FACADE TO BE RETAINED TO 203 & 205 BRIDGE ROAD. FACADE TO BE REFURBISHED WITH WORK INCLUDING BUT NOT LIMITED TO:

- BRICKWORK
- CORBELS, FRIEZES, URNS, AND OTHER APPLIED DECORATION.
- WINDOW
- T&F FINISHES

EXISTING CANOPY TO BE RETAINED & REFURBISHED

199-201 BRIDGE ROAD
2 STOREY BRICK SHOPS AND OFFICES

209 BRIDGE RD
2 STOREY RENDERED SHOPS AND OFFICES

32 BOSISTO ST BEYOND
8 STOREY RENDERED APARTMENT

BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT'S / DESIGNER'S OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS.
NOTE: FOR ROOF HEIGHTS REFER TO ELEVATIONS

NOTE; ALL PLANTERS TO HAVE WATER EFFICIENT VEGETATION,
REFER TO LANDSCAPE DRAWINGS FOR MORE DETAILS.
END NOTES:

9.4kW SOLAR PV SYSTEM - 30 PANELS @ 300 WATT

HOT WATER TO BE PRODUCED USING GAS WITH A MINIMUM 5 STAR ENERGY RATING (OR MINIMUM 67% EFFICIENCY)

ANNUAL 25% CONTRIBUTION TO HOT WATER SYSTEM - 4 EXHUMATED TUBE SOLAR PANELS

CARPARK MECHANICALLY VENTILATED & AUTOMATICALLY CONTROLLED VIA CARBON MONOXIDE MONITORING

ALL LIGHTING TO BE LED TO AT LEAST 20% LOWER THAN THE MAXIMUM BCA ILLUMINATION POWER DENSITY (W/M²)

HOT WATER TO BE PRODUCED USING GAS WITH A MINIMUM 6 STAR ENERGY RATING (OR MINIMUM 87% EFFICIENCY)

NOTE: FOR ROOF HEIGHTS REFER TO ELEVATIONS

FOR ROOF HEIGHTS REFER TO ELEVATIONS

SMART CONTROLS FOR TURNING OFF ALL POWER IN THE ROOMS WHEN UNOCCUPIED

ALL INDIVIDUAL COMMERCIAL AND RETAIL TENANCIES TO BE SEPARATELY METERED

ALL SERVICE AREAS TO BE SEPARATELY SUB METERED:

(i) air-conditioning plant including, where appropriate, heating plant, cooling plant and air handling fans, and
(ii) appliance power, and
(iii) extracted water supply, and
(iv) internal transport devices including lifts, escalators and travelators when there is more than one serving the building; and
(v) other ancillary plant.

HVAC SYSTEM TO CONSUME A MINIMUM 22% LESS ENERGY THAN A TYPICAL SYSTEM DESIGNED TO MINIMUM BCA DEEMED TO SATISFY REQUIREMENTS.

SMART CONTROLS FOR TURNING OFF ALL POWER IN THE ROOMS WHEN UNOCCUPIED

ALL FIXTURES TO HAVE WELS RATINGS AS LISTED IN SUSTAINABLE MANAGEMENT PLAN

All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of unamended shop drawings.
1. All facade, veranda and shopfront works to be undertaken in concert with owners of 199 and 201 Bridge Road. Owners of 203-207 to undertake all facade restoration works as detailed.

2. Gently clean facade and remove all paint from render to recover unpainted render appearance to match 201 Bridge Road. If necessary, introduce carefully colour-matched lime wash to cleaned render to unify appearance and defect repairs. Colour samples to be cured and approved prior to application.

3. Remove and relocate as appropriate (i.e., to concealed locations) all pipes, ducts and hardware associated with air conditioning and services in general.

4. Check all painted detailing and ornament and repair as required to secure against future deterioration.

5. Repair parapet and make good paving and stormwater; reinstate curved soffit to canopy to match pressed metal detailing to more intact soffit at 199 and 201 Bridge Road. Repair soffits to 199 and 201 Bridge Road.

6. Repair canopy and make good guttering and stormwater; reinstate curved soffit to canopy to match pressed metal detailing to more intact soffit at 199 and 201 Bridge Road.

7. Retain interpretive (modern) timber shopfront to 205 Bridge Road, but retain doorway and associated light, to match 201 Bridge Road, including gold leaf address number, tiles to entry paving and pressed metal to soffit of inset entry area.

8. Retain tiled dado and ruled render detailing to wing walls to either side of shopfronts at 203 and 205 Bridge Road to match that at 201 Bridge Road.