

Attachment A

Amended Architectural Set (Walter Brooke)



REASON FOR ISSUE	REV	DATE
General updates as noted	A	05-02-2026

WALTER BROOKE ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 MASTER PLANNING

CARMELITE STAGE 2 DEVELOPMENT
 7 SPENCE AVENUE, MYRTLE BANK SA, 5064

EXTERNAL PERSPECTIVE - ARCHBISHOP	DRAWING — SK54
05-02-2026	REVISION — A
@A3	PROJECT — 23-0628



REASON FOR ISSUE	REV	DATE
General updates as noted	A	05-02-2026

WALTER BROOKE ARCHITECTURE
 INTERIOR DESIGN
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 MASTER PLANNING

CARMELITE STAGE 2 DEVELOPMENT
 7 SPENCE AVENUE, MYRTLE BANK SA, 5064

EXTERNAL PERSPECTIVE - ARCHBISHOP
 05-02-2026
 ©A3

DRAWING — SK53
 REVISION — A
 PROJECT — 23-0628



REASON FOR ISSUE	REV	DATE
General updates as noted	A	05-02-2026

WALTER BROOKE ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

CARMELITE STAGE 2 DEVELOPMENT
7 SPENCE AVENUE, MYRTLE BANK SA, 5064

EXTERNAL PERSPECTIVE - WEST VIEW

05-02-2026

©A3

DRAWING — SK52

REVISION — A

PROJECT — 23-0628



REASON FOR ISSUE	REV	DATE
General updates as noted	A	05-02-2026

WALTER BROOKE ARCHITECTURE
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CARMELITE STAGE 2 DEVELOPMENT
 7 SPENCE AVENUE, MYRTLE BANK SA, 5064

EXTERNAL PERSPECTIVE - WEST ELEVATION
 SHOWING ARCHBISHOP
 05-02-2026

DRAWING — SK51
 REVISION — A
 PROJECT — 23-0628

©A3

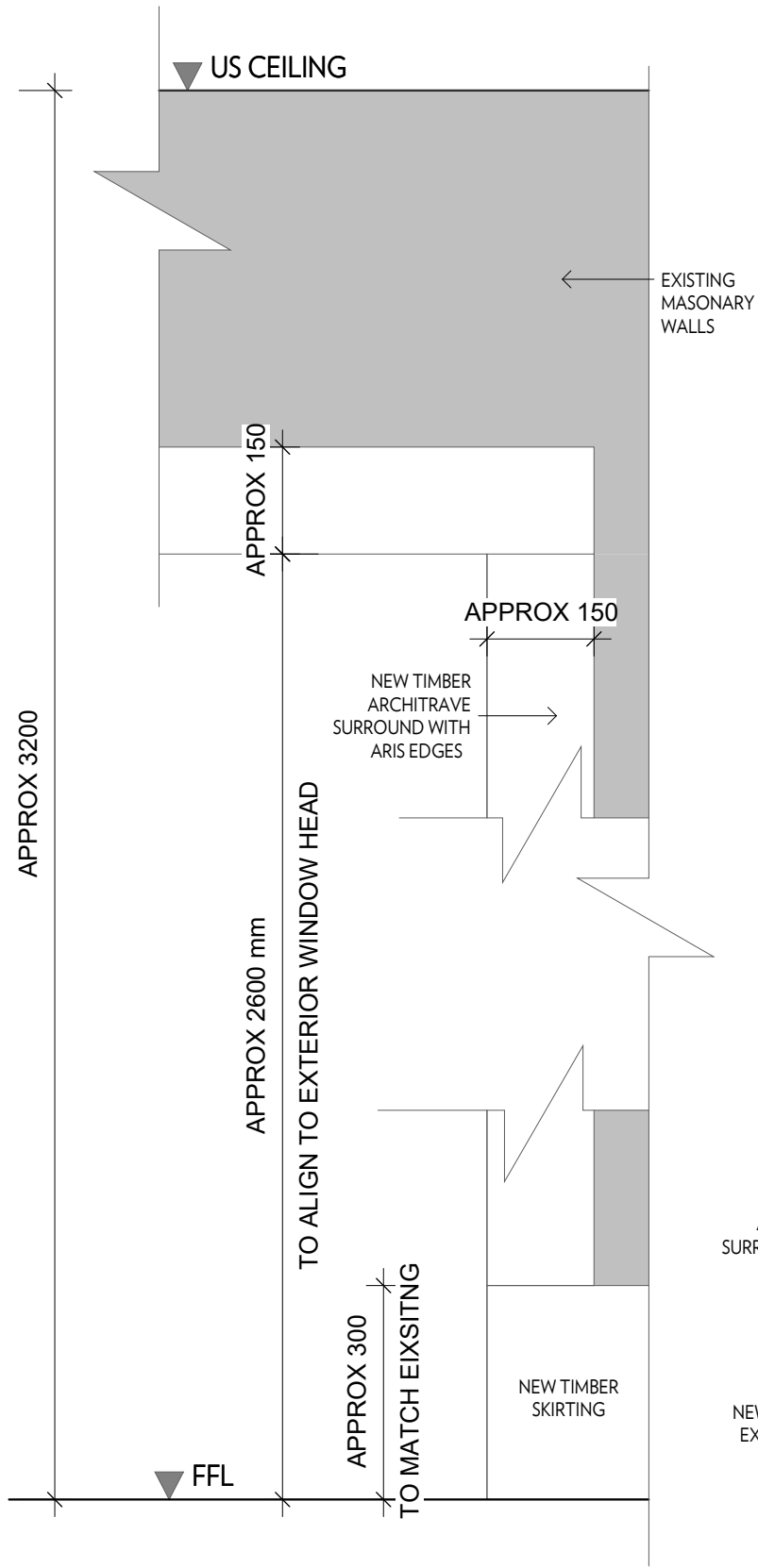


REASON FOR ISSUE	REV	DATE
General updates as noted	A	05-02-2026

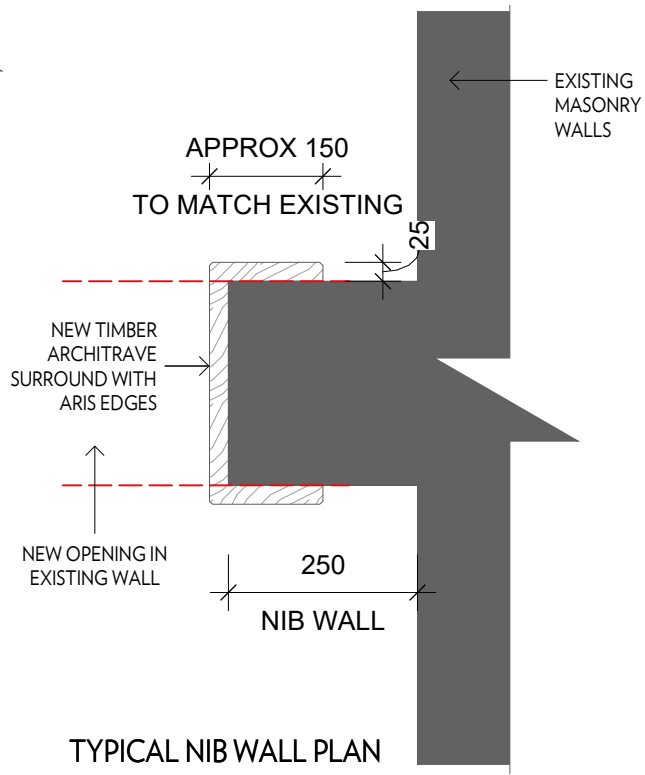
WALTER BROOKE ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

CARMELITE STAGE 2 DEVELOPMENT
7 SPENCE AVENUE, MYRTLE BANK SA, 5064

EXTERNAL PERSPECTIVE - SOUTH ELEVATION	DRAWING — SK50
05-02-2026	REVISION — A
@A3	PROJECT — 23-0628

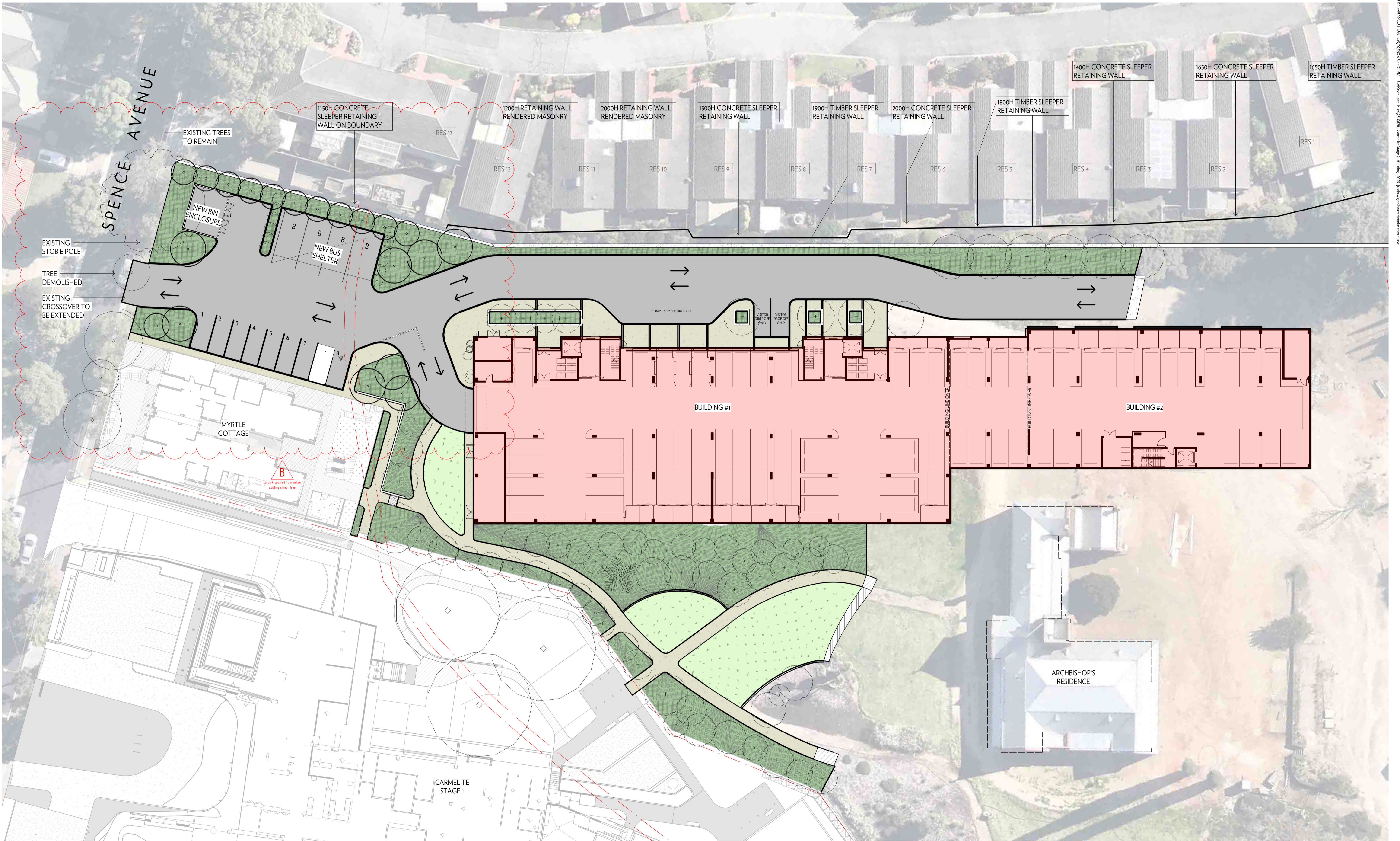


TYPICAL ELEVATION OF NEW OPENINGS



TYPICAL NIB WALL PLAN

REASON FOR ISSUE	REV	DATE
Issued for Information	A	27.01.2026

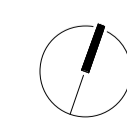
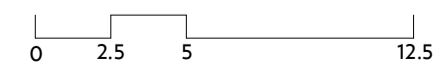


DRAWING DATE: 05-02-2026 11:50 AM. Client: Land Fabric SA. Carmelite Stage 2 Building. 2025-05-02-2026-11:50 AM. Drawing: 05-02-2026-11:50 AM

SITE PLAN - LOWER

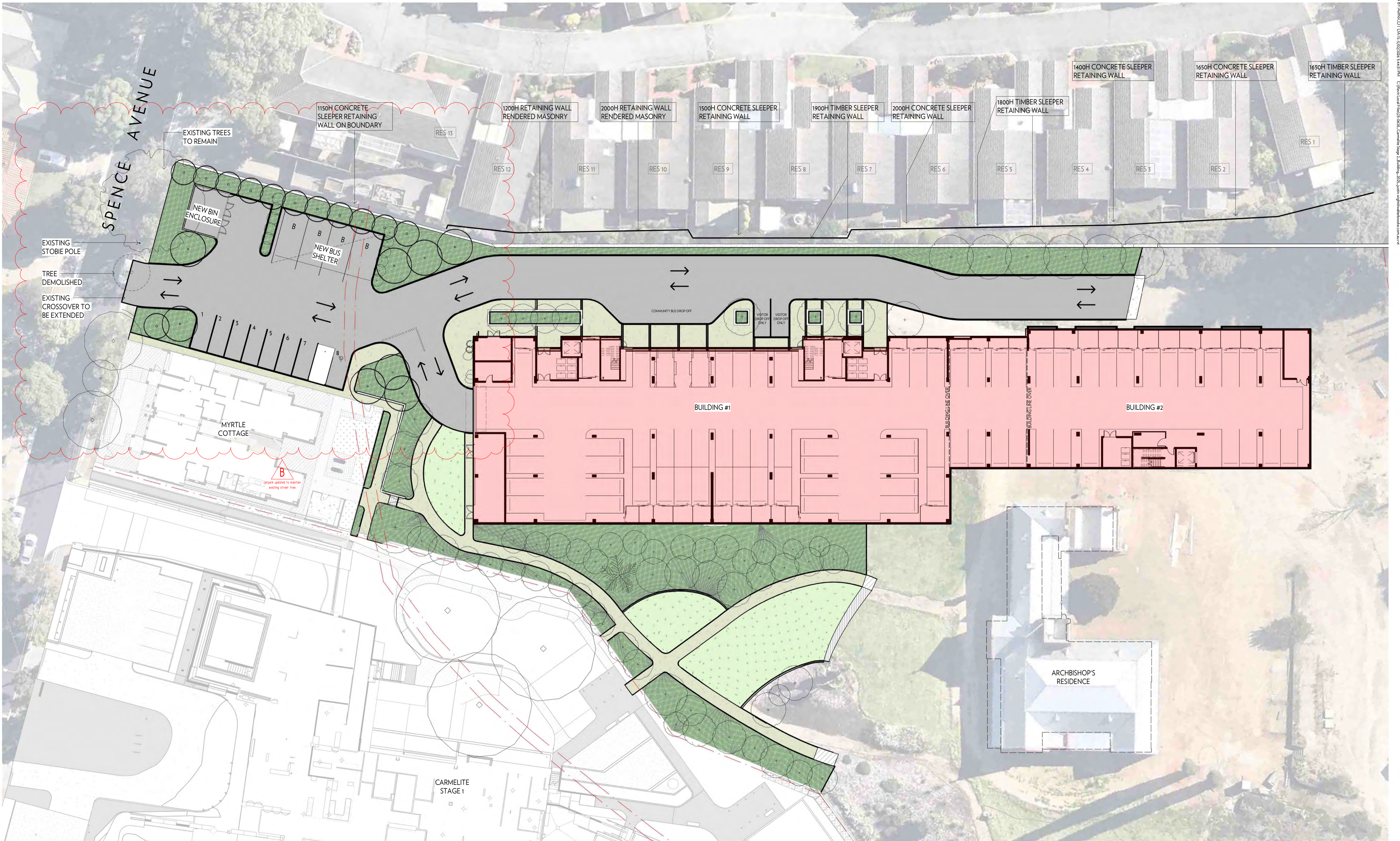
REASON FOR ISSUE	REV	DATE
For Approval	A	29-10-2025
General updates as noted	B	05-02-2026

WALTER BROOKE ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 MASTER PLANNING



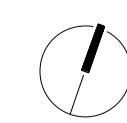
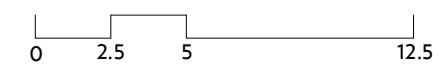
CARMELITE STAGE 2 DEVELOPMENT
 7 SPENCE AVENUE, MYRTLE BANK SA, 5064

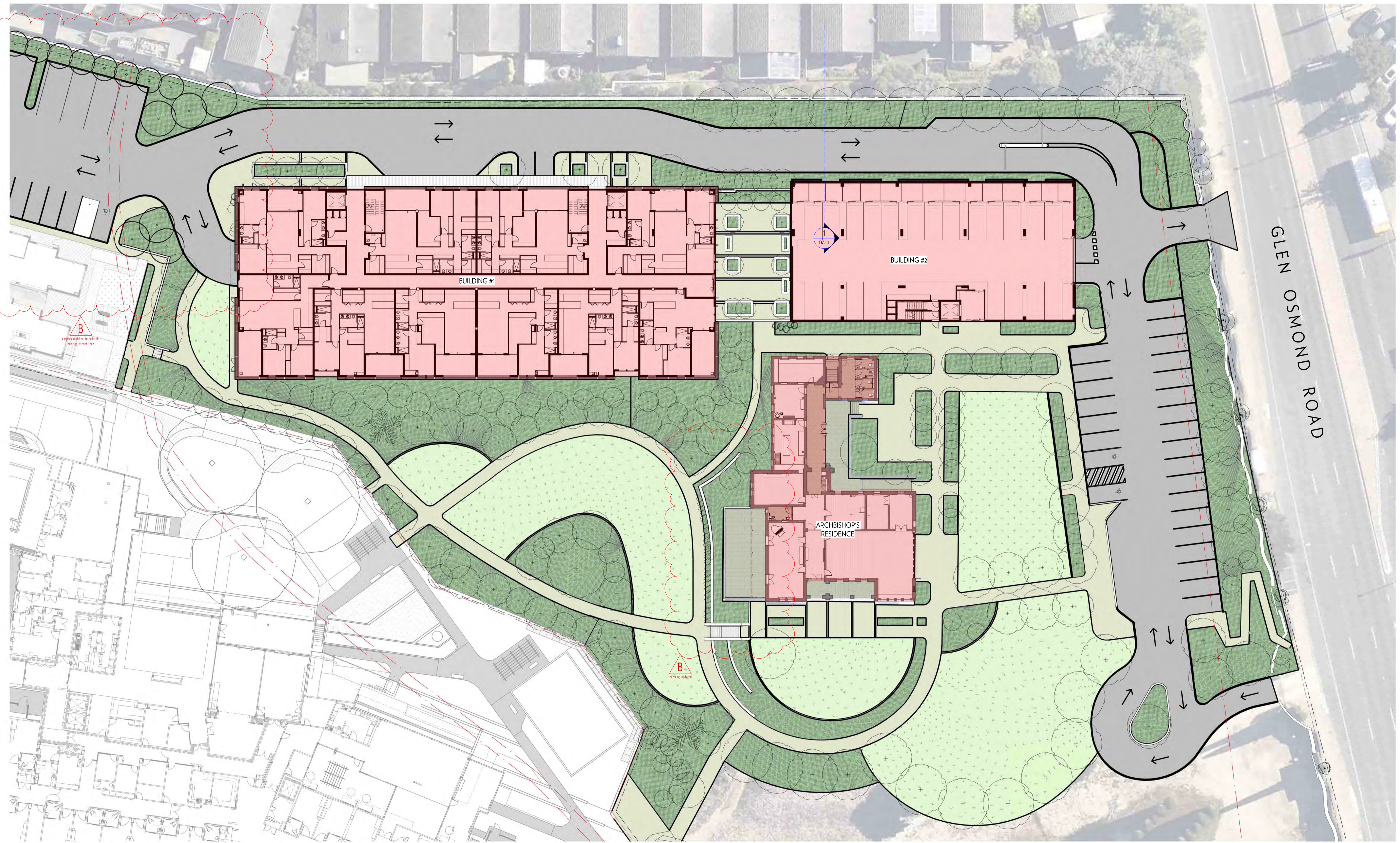
SITE PLAN - LOWER	DRAWING	DA03
05-02-2026	REVISION	B
1:250 @A1	PROJECT	23-0628



SITE PLAN - LOWER

REASON FOR ISSUE	REV	DATE
For Approval	A	29-10-2025
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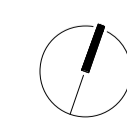
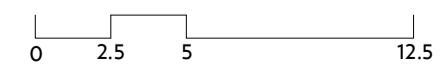


SITE PLAN - UPPER

1: 250

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CARMELITE STAGE 2 DEVELOPMENT
 7 SPENCE AVENUE, MYRTLE BANK SA, 5064

SITE PLAN - UPPER

05-02-2026

1: 250 @A1

DRAWING — DA04

REVISION — B

PROJECT — 23-0628



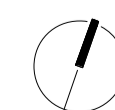
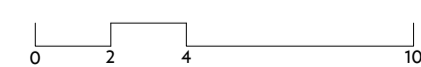
COLOUR LEGEND

- CARPARK
- PUBLIC
- SERVICES

BASEMENT / UNDERCROFT

1:200

REASON FOR ISSUE	REV	DATE
For Approval	A	29-10-2025





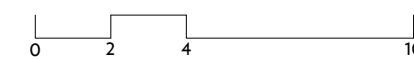
COLOUR LEGEND

- 2 BED & STUDY
- 3 BED
- 3 BED & STUDY
- BALCONY
- PUBLIC
- SERVICES

FIRST FLOOR PLAN

1 : 200

REASON FOR ISSUE	REV	DATE
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COLOUR LEGEND

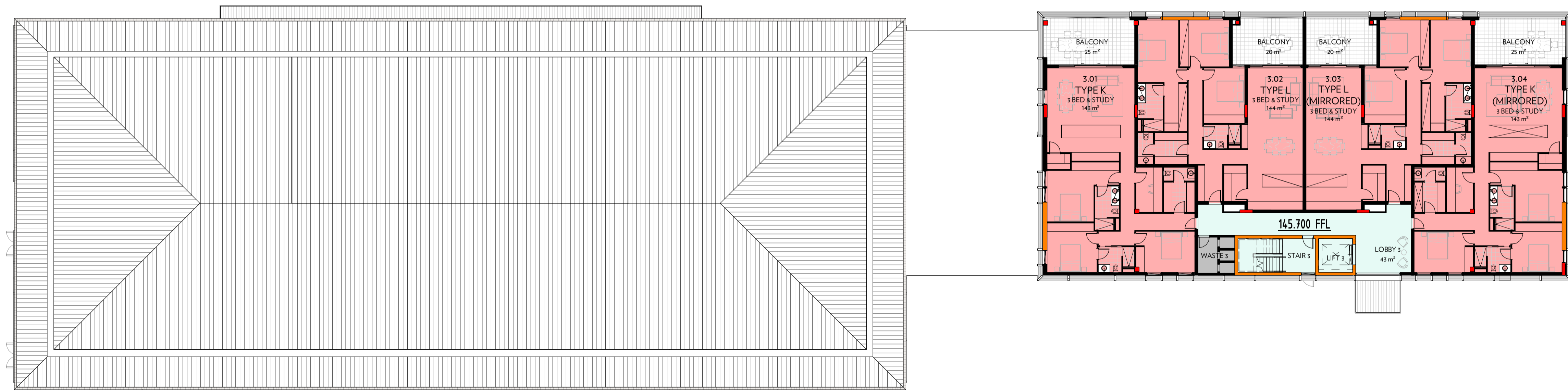
- 3 BED & STUDY
- BALCONY
- PUBLIC
- SERVICES

SECOND FLOOR PLAN

1 : 200

REASON FOR ISSUE	REV	DATE
For Approval	A	29-10-2025





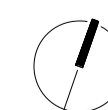
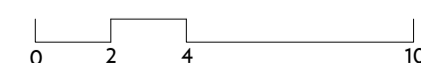
COLOUR LEGEND

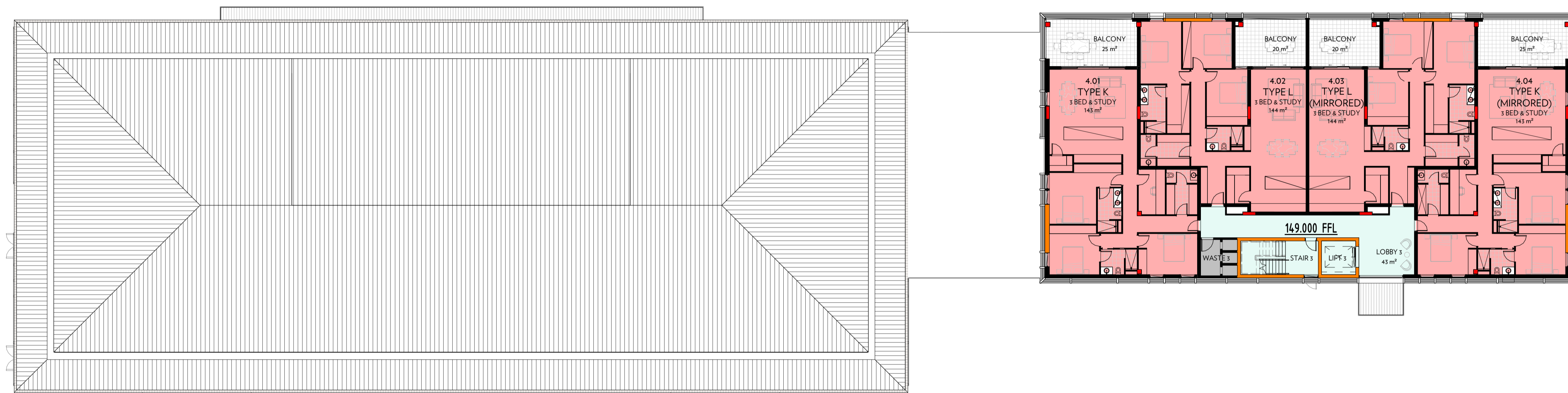
- 3 BED & STUDY
- BALCONY
- PUBLIC
- SERVICES

THIRD FLOOR PLAN

1 : 200

REASON FOR ISSUE	REV	DATE
For Approval	A	29-10-2025





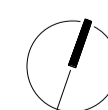
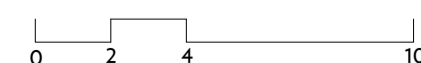
COLOUR LEGEND

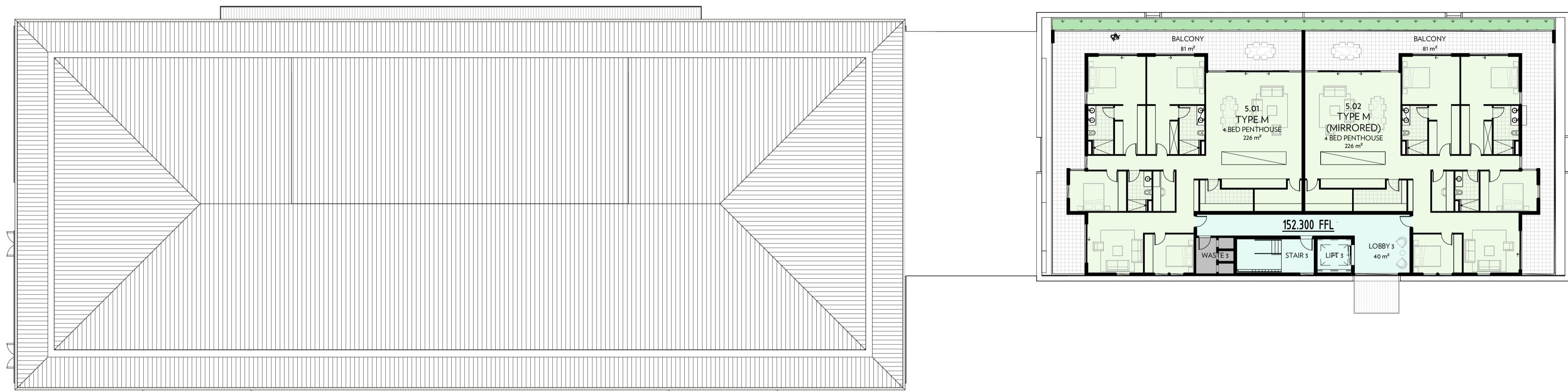
- 3 BED & STUDY
- BALCONY
- PUBLIC
- SERVICES

FOURTH FLOOR PLAN

1:200

REASON FOR ISSUE	REV	DATE
For Approval	A	29-10-2025





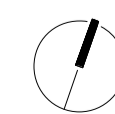
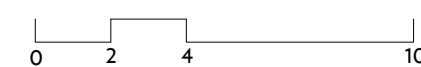
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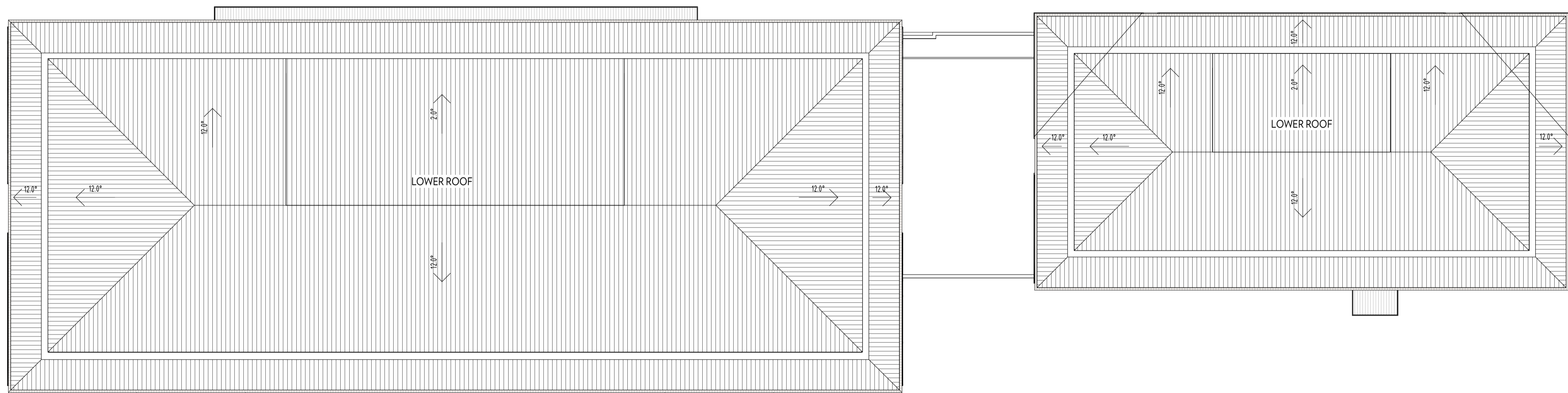
- 4 BED PENTHOUSE
- BALCONY
- PUBLIC
- SERVICES

FIFTH FLOOR PLAN

1 : 200

REASON FOR ISSUE	REV	DATE
For Approval	A	29-10-2025



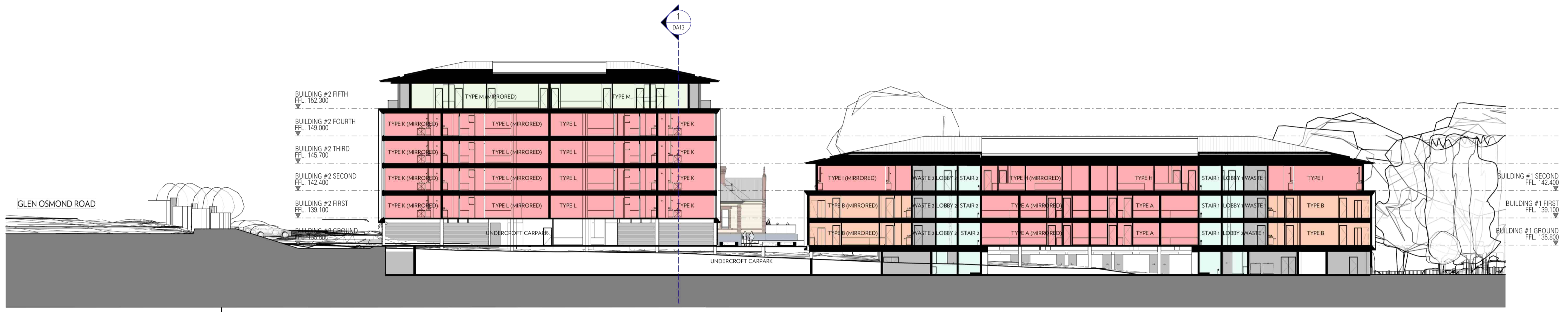


ROOF PLAN
1:200

REASON FOR ISSUE	REV	DATE
For Approval	A	29-10-2025

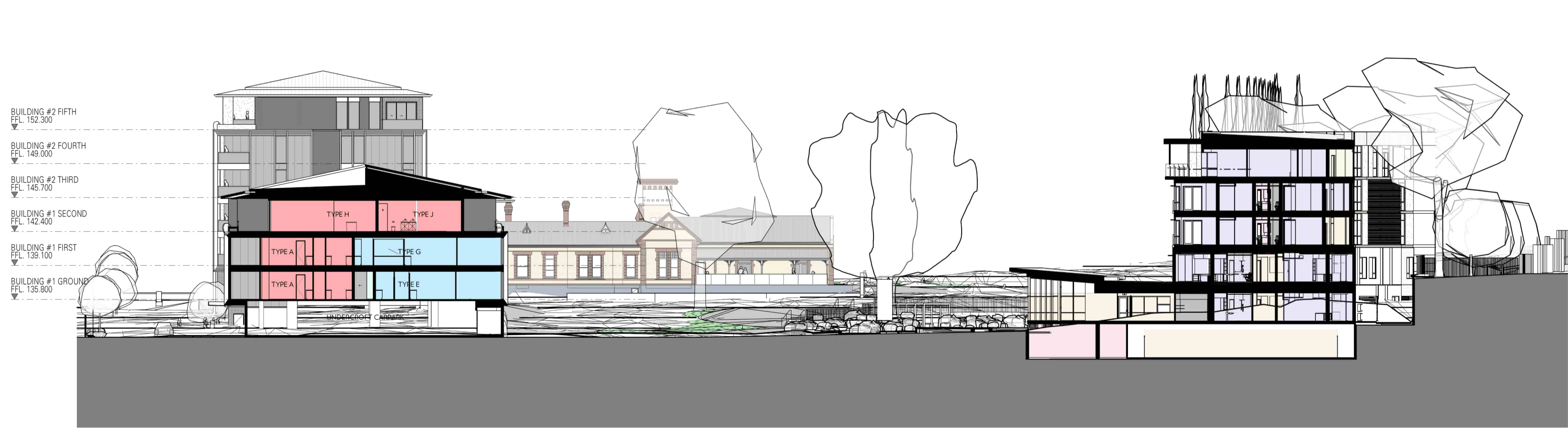


ROOF PLAN	DRAWING	DA12
29-10-2025	REVISION	A
1:200 @A1	PROJECT	23-0628



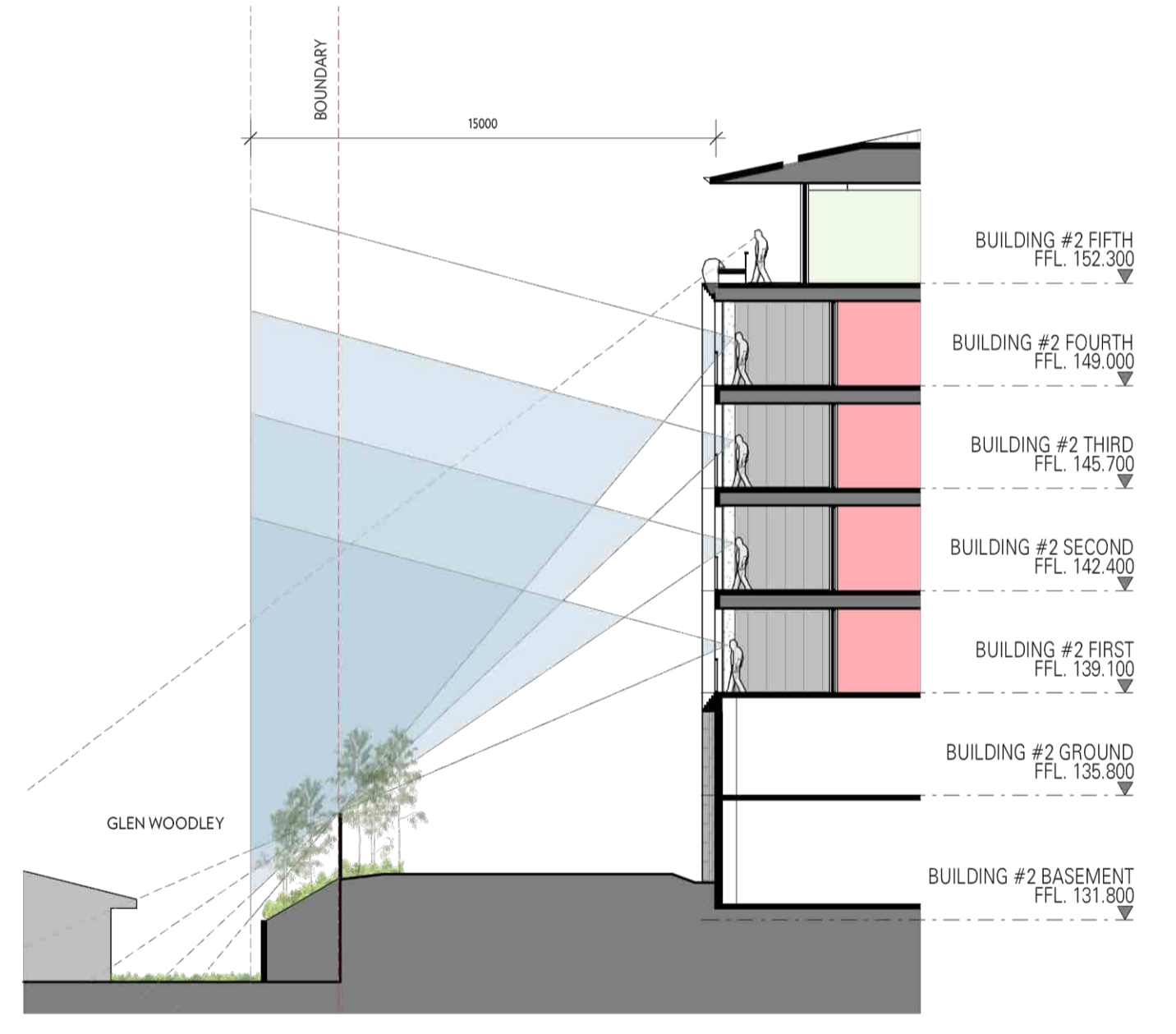
GLEN OSMOND SITE SECTION A

1:250



CROSS ROAD SITE SECTION B

1:250



OVERLOOKING SECTION STUDY

1:200

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WALTER BROOKE ARCHITECTURE
 INTERIOR DESIGN
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 MASTER PLANNING



CARMELITE STAGE 2 DEVELOPMENT
 7 SPENCE AVENUE, MYRTLE BANK SA, 5064

SITE SECTIONS	DRAWING	DA13
29-10-2025	REVISION	A
As indicated @A1	PROJECT	23-0628



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CARMELITE STAGE 2 DEVELOPMENT
7 SPENCE AVENUE, MYRTLE BANK SA, 5064

EXTERNAL PERSPECTIVE - NORTH EAST

29-10-2025

©A3

DRAWING — DA14

REVISION — A

PROJECT — 23-0628



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WALTER BROOKE ARCHITECTURE
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CARMELITE STAGE 2 DEVELOPMENT
7 SPENCE AVENUE, MYRTLE BANK SA, 5064

EXTERNAL PERSPECTIVE - NORTH WEST

29-10-2025

©A3

DRAWING — DA15

REVISION — A

PROJECT — 23-0628



REASON FOR ISSUE	REV	DATE
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WALTER BROOKE ARCHITECTURE
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LANDSCAPE ARCHITECTURE
MASTER PLANNING

CARMELITE STAGE 2 DEVELOPMENT
7 SPENCE AVENUE, MYRTLE BANK SA, 5064

EXTERNAL PERSPECTIVE - SOUTH

29-10-2025

©A3

DRAWING — DA16

REVISION — A

PROJECT — 23-0628

PUBLIC AMENITIES

CLASS 9B:
-THEATRES AND CINEMAS WITH MULTIPLE AUDITORIA, ART GALLERIES AND THE LIKE
-SPECTATORS AND PATRONS

MALE: [1-250]
1 CLOSET PAN + 1 URINAL + 1 WASHBASIN

FEMALE: [11-50]
2 CLOSET PAN + 1 WASHBASIN

CLASS 5:
-OFFICE BUILDING USED FOR PROFESSIONAL OR COMMERCIAL PURPOSES

LESS THAN 10. 1 X UNISEX CLOSET PAN

AT LEAST 1 ACCESSIBLE BATHROOM PER FLOOR. AT LEAST 50% OF THE BATHS NEED A ACCESSIBLE COMPARTMENT.

SCOPE OF WORKS

- A** EXISTING DOOR TO REMAIN AND BE SECURED CLOSED
- B** EXISTING DOOR PANEL TO BE RE-SWUNG
- C** NEW GLAZED ACCESSIBLE HATCH TO BASEMENT
- D** EXISTING JOINERY TO BE REMOVED AND REPLACED WITH NEW FEATURE SHELVING UNITS, SINK REMOVED AND WALL/PLUMBING MADE GOOD.
- E** OBSCURE FILM TO EXISTING GLAZED PORTION OF WINDOW/DOOR
- F** DOOR TO BE SECURED IN OPEN POSITION AND REVIEWED ALONGSIDE BCA COMPLIANCE
- G** NEW FRAMELESS GLAZED 1100 mm H SWING GATE.
- H** EXTEND EXISTING VERANDAH PLINTH
- I** WALL/DOOR REMOVED TO CREATE NEW OPENING, NIBS AND LINTEL RETAINED, DOORS SALVAGED FOR FUTURE USE
- J** NEW OPENING CREATED AND DOOR ADDED
- K** DOOR/SHELVING REMOVED AND INFILLED
- L** JOINERY EXCLUDING TURN-TABLE REMOVED, SINK REMOVED AND WALL/PLUMBING MADE GOOD.
- M** WALL/CEILING REMOVED AND TRUSSES EXPOSED AND CEILING VOID RENOVATED, NIBS AND LINTEL RETAINED
- N** REMOVE EXISTING HANDRAIL, REPLACE WITH NEW HANDRAILS, NEW TREADS, RISERS, NOSING AND FLOOR FINISHES TO EXISTING STAIRWAY.
- O** EXISTING, SHELVING, PANELING AND PEW JOINERY TO BE REMOVED.
- P** NEW FEATURE CEILING AND FEATURE WALL LININGS
- Q** NEW CEILING
- R** NEW FEATURE WALL LININGS
- S** NEW KITCHEN BENCHES, ISLAND, FEATURE WALL TILING AND CEILING
- T** NEW 'TRADITIONAL CEILING' WITH VICTORIAN CORNICE
- U** NEW FEATURE CEILING, FULL HEIGHT STORAGE, AND BENCH SEAT WITH INTEGRATED STORAGE
- V** MAKE GOOD, ADD NEW FINISHES AND FEATURE CLADDING TO EXISTING FIREPLACE
- W** RE-INSTATE WINDOWS TO ORIGINAL CONFIGURATION (PER HERITAGE RECOMMENDATION) - SINGLE GLAZED SASH WINDOW WITH DOUBLE TIMBER DOORS AND SLATE SILL BELOW.
- X** NEW RAKED CEILING (INCLUDING THERMAL INSULATION)

ALL EXISTING (INCLUDING CELLAR), INTERNAL WALLS, CEILINGS, JOINERY (INCL ARCHITRAVES, WINDOW FRAMES, BELL TOWER STRUCTURE) AND SKIRTING (BOTH WHERE REMAINING OR ALTERED) MADE GOOD (INCLUDING PATCHING, SANDING, AND APPLICATION OF NEW FINISH).

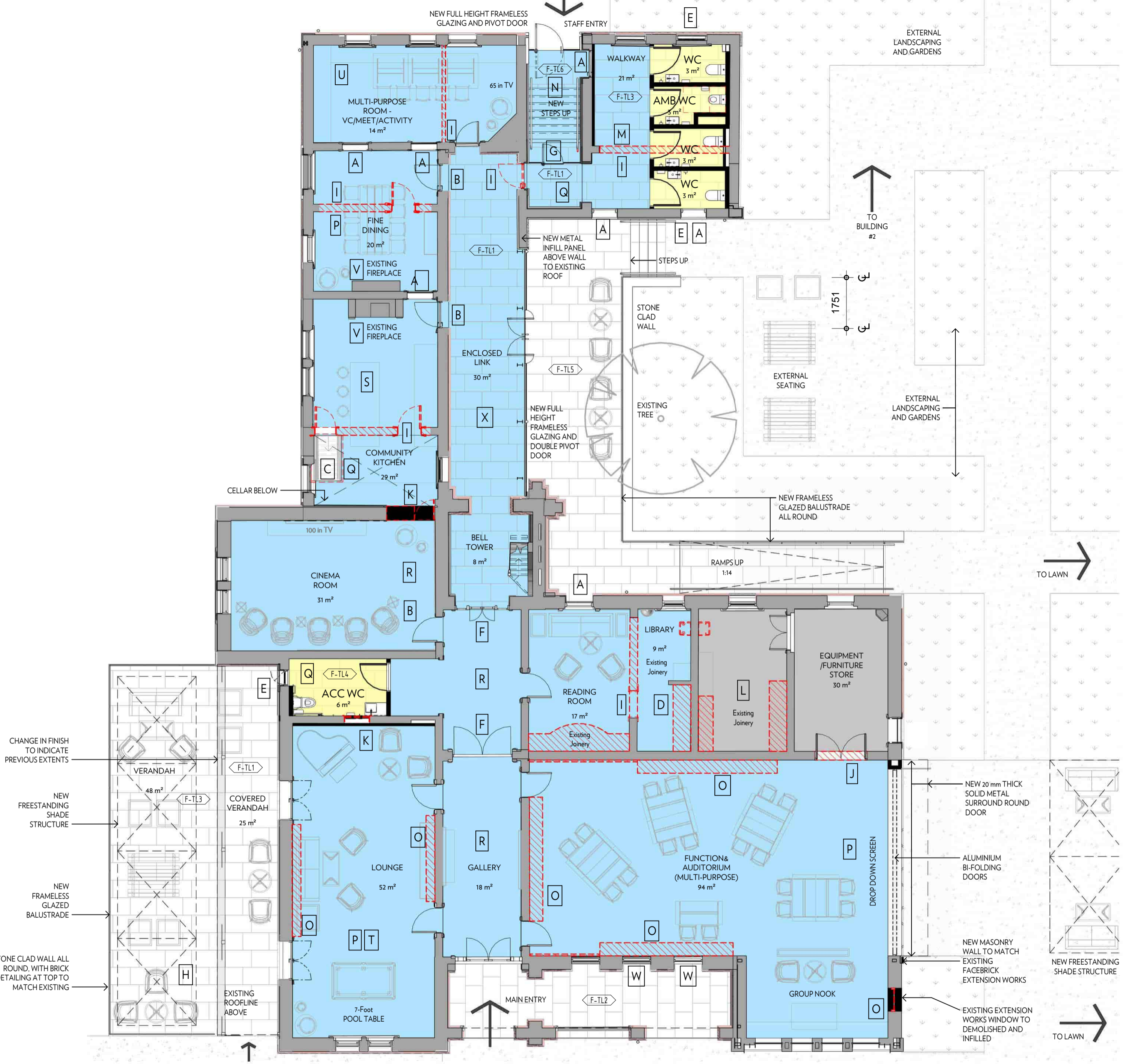
ALL FLOORS TO BE REFINISHED, REMOVE CARPET/LINOLEUM WHERE PRESENT AND RE-INSTATE TO ORIGINAL TIMBER AND MAKE GOOD. WHERE NOT POSSIBLE REPLACE WITH TIMBER FLOORING TO MATCH EXISTING.

FULL HEIGHT WALL TILING TO ALL WET AREA WALL'S
FULL HEIGHT DUAL CURTAINS TO ALL NON WET AREAS AND KITCHEN.
ALL NEW WINDOW ROLLER BLINDS WET AREAS AND KITCHEN.

ALL ROOMS TO RECEIVE NEW LIGHTING, INCLUDING FEATURE LIGHTING TO FUNCTION ROOM, GALLERY, LOUNGE, READING ROOM, VC/AUDIO ROOM, CINEMA/FINE DINING, AND MEETING ROOM SPACES, NEW EXTERNAL UPLIGHTING TO ENTIRE PERIMETER.

EXTERNAL FLOORING THRESHOLDS

- F-TL1** NEW +- 100 mm (h) TILED FLOOR ON PEDESTALS, WITH LOUVER GRILL AT EXISTING WALL VENT POSITIONS.
- F-TL2** NEW +- 150 mm (h) TILED FLOOR ON SLAB
- F-TL3** NEW +- 100 mm (h) TILED FLOOR ON PEDESTALS, WITH LOUVER GRILL AT EXISTING WALL VENT POSITIONS, ON RAISED SLAB
- F-TL4** NEW TILED FLOOR
- F-TL5** NEW TILED FLOOR ON PEDESTALS, WITH LOUVER GRILL AT EXISTING WALL VENT POSITIONS, ON METAL FRAME SUB-STRUCTURE WITH RC FOOTINGS, ALL TO BE STRUCTURALLY INDEPENDENT FROM EXISTING BUILDING.
- F-TL6** NEW TILED FLOOR TO CREATE NEW STAIRCASE EXTENTS ON CORFLUTE (OR SIMILAR) AND RC SCREED, ENSURE EXISTING SLATE IS PROTECTED FOR FUTURE RE-USE.



CHANGE IN FINISH TO INDICATE PREVIOUS EXTENTS

NEW FREESTANDING SHADE STRUCTURE

NEW FRAMELESS GLAZED BALUSTRADE

STONE CLAD WALL ALL ROUND, WITH BRICK DETAILING AT TOP TO MATCH EXISTING

EXISTING ROOFLINE ABOVE

NEW 20 mm THICK SOLID METAL SURROUND ROUND DOOR

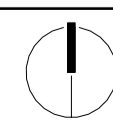
ALUMINIUM BI-FOLDING DOORS

NEW MASONRY WALL TO MATCH EXISTING FACEBRICK EXTENSION WORKS

EXISTING EXTENSION WORKS WINDOW TO DEMOLISHED AND INFILLED

NEW FREESTANDING SHADE STRUCTURE

REASON FOR ISSUE	REV	DATE
Issued for approval	A	29-10-2025



DRAWN BY: ADAM FLOTT DATE: 14/03/2024 8:58 AM



EAST ELEVATION
1:100



WEST ELEVATION
1:100

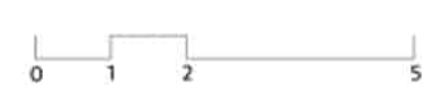


SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

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SOUTH ELEVATION BUILDING #1 & #2
1:200

B
EXTRA HORIZONTAL BANDS ADDED TO FACADE. GROUND FLOOR PLINTH INCREASED IN HEIGHT



NORTH ELEVATION BUILDING #1 & #2
1:200

B
EXTRA HORIZONTAL BANDS ADDED TO FACADE

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MATERIALS	
1.	STONE TILE
2.	LIGHT COLOURED PRECAST
3.	PRECAST DETAILING
4.	ALUMINIUM LOUVRES (PLANT SCREEN)
5.	GLASS BALUSTRADE
6.	LIGHTWEIGHT CLADDING
7.	SPANDREL PANEL
8.	PLANTER BOX
9.	METAL ROOF SHEETING
10.	METAL FENCING

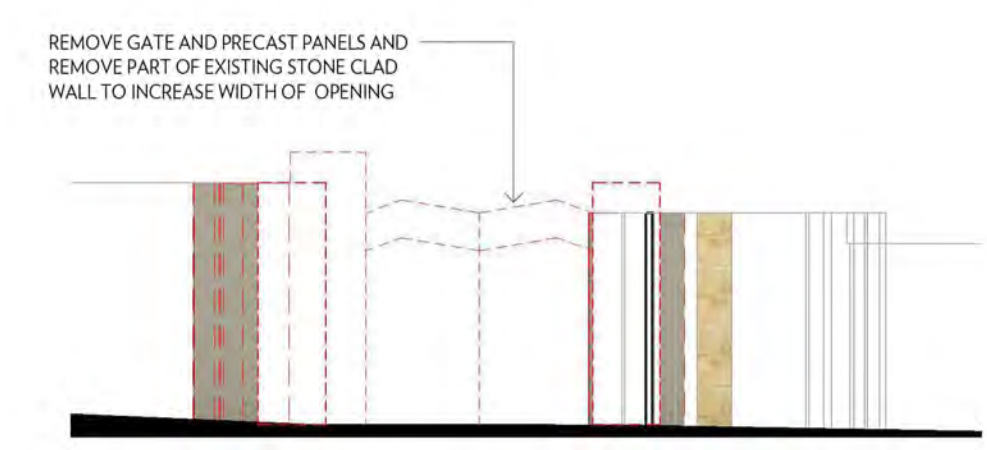




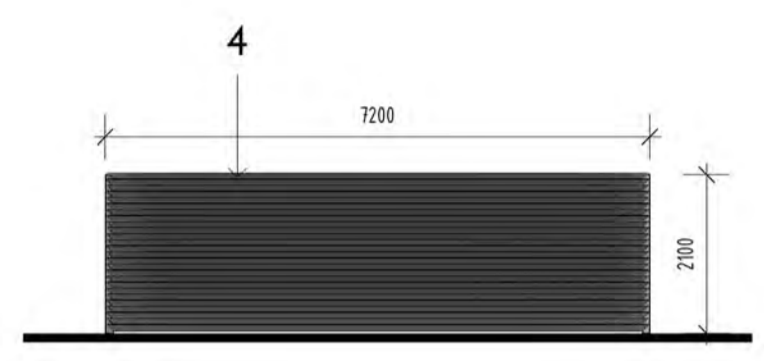
WEST ELEVATION - BUILDING 01
1:200



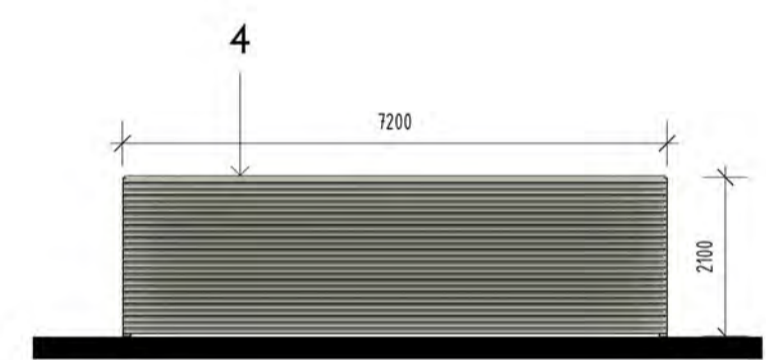
EAST ELEVATION - BUILDING 01
1:200



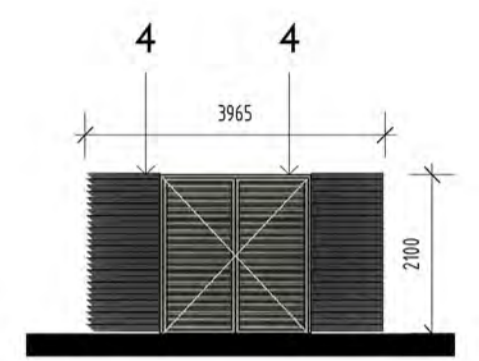
GLEN OSMOND RD ENTRY ELEVATION
1:100



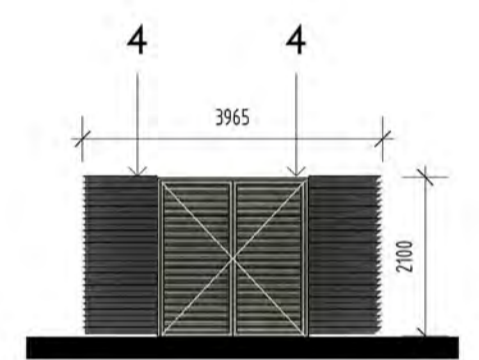
BIN ENCLOSURE ELEVATION NORTH
1:100



BIN ENCLOSURE ELEVATION SOUTH
1:100



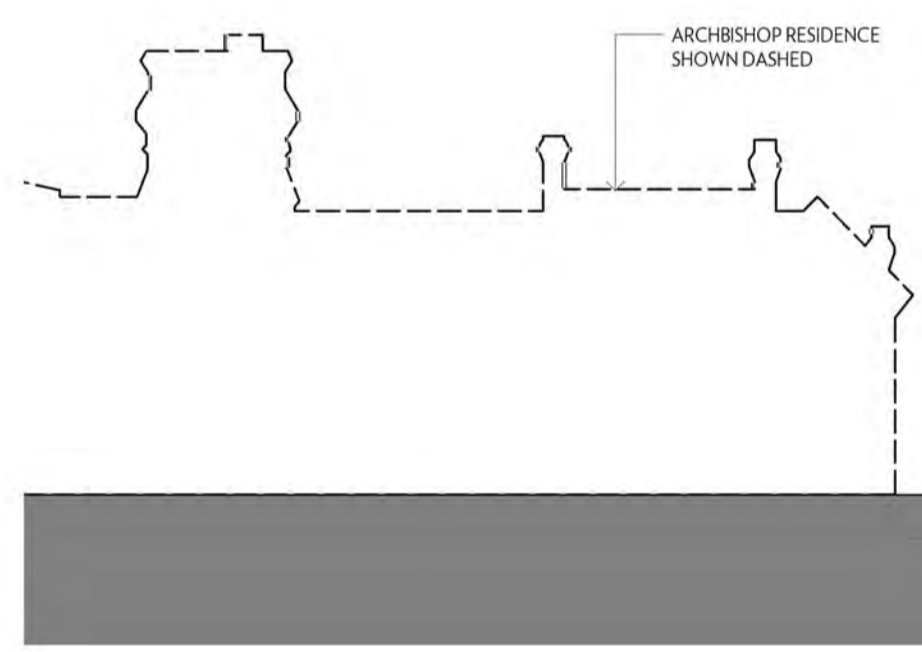
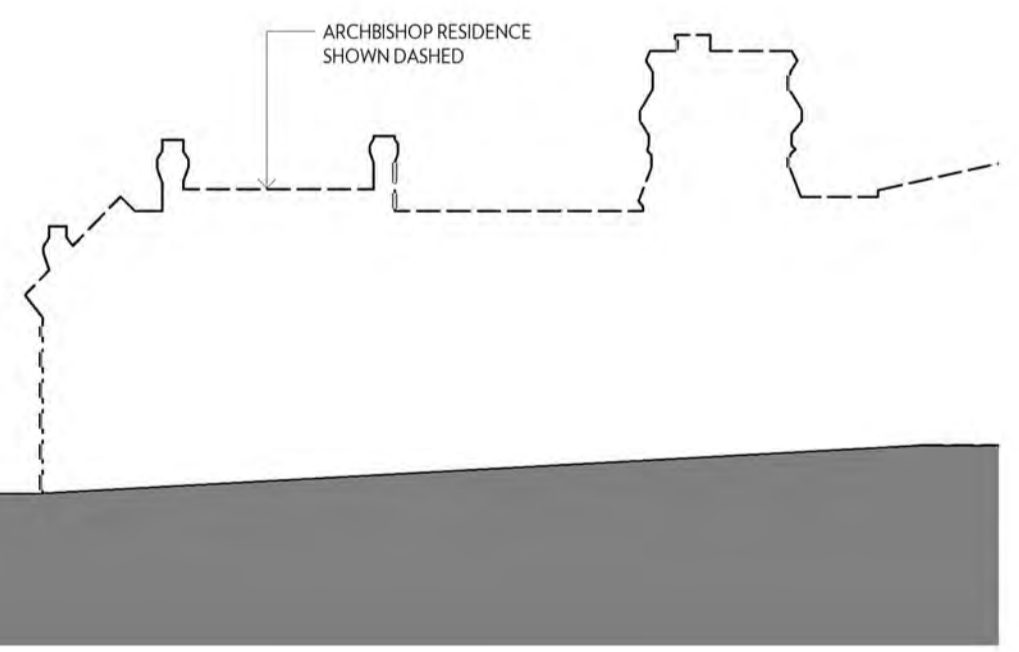
BIN ENCLOSURE ELEVATION EAST
1:100



BIN ENCLOSURE ELEVATION WEST
1:100



WEST ELEVATION - BUILDING 02
1:200



EAST ELEVATION - BUILDING 02
1:200



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2.	LIGHT COLOURED PRECAST
3.	PRECAST DETAILING
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5.	GLASS BALUSTRADE
6.	LIGHTWEIGHT CLADDING
7.	SPRINKLER PANEL
8.	PLANTER BOX
9.	METAL ROOF SHEETING
10.	METAL FENCING

PUBLIC AMENITIES

CLASS 9B:
-THEATRES AND CINEMAS WITH MULTIPLE AUDITORIA, ART GALLERIES AND THE LIKE
-SPECTATORS AND PATRONS

MALE: [1-250]
1 CLOSET PAN + 1 URINAL + 1 WASHBASIN

FEMALE: [11-50]
2 CLOSET PAN + 1 WASHBASIN

CLASS 5:
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LESS THAN 10. 1 X UNISEX CLOSET PAN

AT LEAST 1 ACCESSIBLE BATHROOM PER FLOOR. AT LEAST 50% OF THE BATHS NEED A ACCESSIBLE COMPARTMENT.

SCOPE OF WORKS

- A EXISTING DOOR TO REMAIN AND BE SECURED CLOSED
- B EXISTING DOOR PANEL TO BE RE-SWUNG
- C NEW GLAZED ACCESSIBLE HATCH TO BASEMENT
- D EXISTING JOINERY TO BE REMOVED AND REPLACED WITH NEW FEATURE SHELVING UNITS, SINK REMOVED AND WALL/PLUMBING MADE GOOD.
- E OBSCURE FILM TO EXISTING GLAZED PORTION OF WINDOW/DOOR
- F DOOR TO BE SECURED IN OPEN POSITION AND REVIEWED ALONGSIDE BCA COMPLIANCE
- G NEW FRAMELESS GLAZED 1100 mm H SWING GATE.
- H EXTEND EXISTING VERANDAH PLINTH
- I WALL/DOOR REMOVED TO CREATE NEW OPENING, NIBS AND LINTEL RETAINED, DOORS SALVAGED FOR FUTURE USE
- J NEW OPENING CREATED AND DOOR ADDED
- K DOOR/SHELVING REMOVED AND INFILLED
- L JOINERY EXCLUDING TURN-TABLE REMOVED, SINK REMOVED AND WALL/PLUMBING MADE GOOD.
- M WALL/CEILING REMOVED AND TRUSSES EXPOSED AND CEILING VOID RENOVATED, NIBS AND LINTEL RETAINED
- N REMOVE EXISTING HANDRAIL, REPLACE WITH NEW HANDRAILS, NEW TREADS, RISERS, NOSING AND FLOOR FINISHES TO EXISTING STAIRWAY.
- O EXISTING, SHELVING, PANELING AND PEW JOINERY TO BE REMOVED.
- P NEW FEATURE CEILING AND FEATURE WALL LININGS
- Q NEW CEILING
- R NEW FEATURE WALL LININGS
- S NEW KITCHEN BENCHES, ISLAND, FEATURE WALL TILING AND CEILING
- T NEW 'TRADITIONAL CEILING' WITH VICTORIAN CORNICE
- U NEW FEATURE CEILING, FULL HEIGHT STORAGE, AND BENCH SEAT WITH INTEGRATED STORAGE
- V MAKE GOOD, ADD NEW FINISHES AND FEATURE CLADDING TO EXISTING FIREPLACE
- W RE-INSTATE WINDOWS TO ORIGINAL CONFIGURATION (PER HERITAGE RECOMMENDATION) - SINGLE GLAZED SASH WINDOW WITH DOUBLE TIMBER DOORS AND SLATE SILL BELOW.
- X NEW RAKED CEILING (INCLUDING THERMAL INSULATION)

ALL EXISTING (INCLUDING CELLAR), INTERNAL WALLS, CEILINGS, JOINERY (INCL ARCHITRAVES, WINDOW FRAMES, BELL TOWER STRUCTURE) AND SKIRTING (BOTH WHERE REMAINING OR ALTERED) MADE GOOD (INCLUDING PATCHING, SANDING, AND APPLICATION OF NEW FINISH).

ALL FLOORS TO BE REFINISHED, REMOVE CARPET/LINOLEUM WHERE PRESENT AND RE-INSTATE TO ORIGINAL TIMBER AND MAKE GOOD. WHERE NOT POSSIBLE REPLACE WITH TIMBER FLOORING TO MATCH EXISTING.

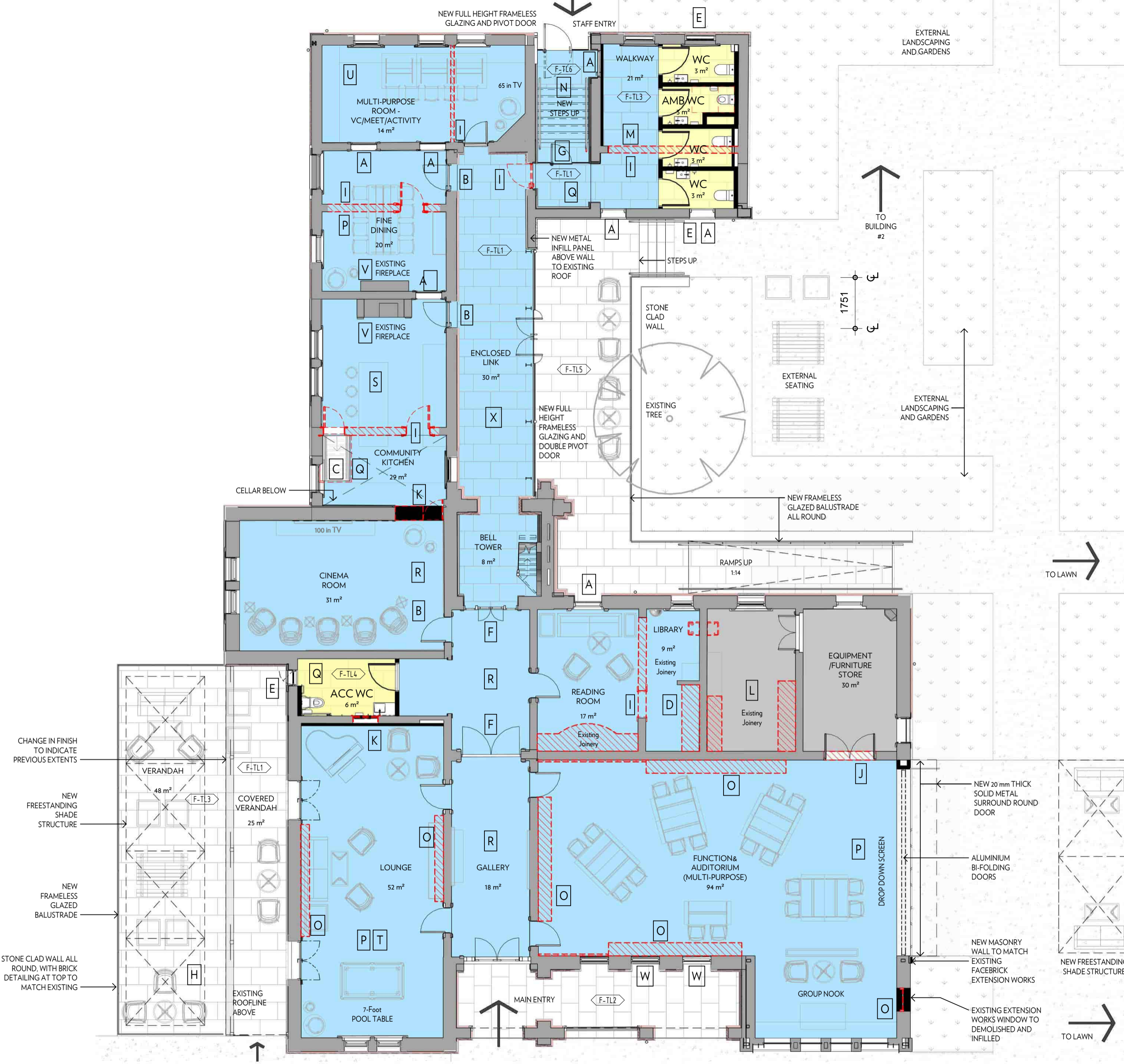
FULL HEIGHT WALL TILING TO ALL WET AREA WALL'S

FULL HEIGHT DUAL CURTAINS TO ALL NON WET AREAS AND KITCHEN. ALL NEW WINDOW ROLLER BLINDS WET AREAS AND KITCHEN.

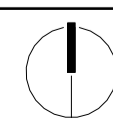
ALL ROOMS TO RECEIVE NEW LIGHTING, INCLUDING FEATURE LIGHTING TO FUNCTION ROOM, GALLERY, LOUNGE, READING ROOM, VC/AUDIO ROOM, CINEMA/FINE DINING, AND MEETING ROOM SPACES, NEW EXTERNAL UPLIGHTING TO ENTIRE PERIMETER.

EXTERNAL FLOORING THRESHOLDS

- F-TL1 NEW +- 100 mm (h) TILED FLOOR ON PEDESTALS, WITH LOUVER GRILL AT EXISTING WALL VENT POSITIONS.
- F-TL2 NEW +- 150 mm (h) TILED FLOOR ON SLAB
- F-TL3 NEW +- 100 mm (h) TILED FLOOR ON PEDESTALS, WITH LOUVER GRILL AT EXISTING WALL VENT POSITIONS, ON RAISED SLAB
- F-TL4 NEW TILED FLOOR
- F-TL5 NEW TILED FLOOR ON PEDESTALS, WITH LOUVER GRILL AT EXISTING WALL VENT POSITIONS, ON METAL FRAME SUB-STRUCTURE WITH RC FOOTINGS, ALL TO BE STRUCTURALLY INDEPENDENT FROM EXISTING BUILDING.
- F-TL6 NEW TILED FLOOR TO CREATE NEW STAIRCASE EXTENTS ON CORFLUTE (OR SIMILAR) AND RC SCREED. ENSURE EXISTING SLATE IS PROTECTED FOR FUTURE RE-USE.



REASON FOR ISSUE	REV	DATE
Issued for approval	A	29-10-2025



DRAWN BY: ADAM FLOTT DATE: 14/03/2024 8:58 AM



EAST ELEVATION
1:100

- NEW FACE BRICK INFILL
- NEW POWDERCOATED METAL CLOSER PANEL
- NEW POWDERCOATED ALUMINUM BI-FOLDING DOORS WITH POWDERCOATED METAL SURROUND
- NEW FACE BRICK INFILL TO EXISTING DOORWAY
- NEW TILED ACCESS RAMP
- NEW FRAMELESS GLAZED BALUSTRADE
- NEW STONE CLAD PLINTH
- NEW FULL HEIGHT FRAMELESS GLAZING AND DOUBLE PIVOT DOOR
- NEW TILED STEPS UP
- NEW METAL HANDRAILS
- PAINT EXISTING WALL



WEST ELEVATION
1:100

- NEW OBSCURE FILM TO GLAZING
- NEW STONE CLAD PLINTH
- NEW FRAMELESS GLAZED BALUSTRADE
- NEW STONE CLAD RETAINING WALL



SOUTH ELEVATION
1:100

- NEW STONE CLAD PLINTH
- NEW FRAMELESS GLAZED BALUSTRADE
- RE-STATE WINDOWS TO ORIGINAL CONFIGURATION
- PAINT EXISTING WALLS
- NEW POWDERCOATED METAL SURROUND



NORTH ELEVATION
1:100

- NEW POWDERCOATED METAL SURROUND
- NEW FRAMELESS GLAZED BALUSTRADE
- NEW STONE CLAD WALL
- NEW METAL HANDRAILS
- NEW OBSCURE FILM TO GLAZING
- NEW POWDERCOATED METAL CLOSER PANEL
- NEW FULL HEIGHT FRAMELESS GLAZING AND SINGLE PIVOT DOOR WITH NEW TILED FINISH TO TREADS AND RISERS BEHIND
- NEW FRAMELESS GLAZED BALUSTRADE
- NEW STONE CLAD PLINTH
- NEW STONE CLAD RETAINING WALL

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