# 2-4 Ballarat Street Brunswick Victoria 3056 Australia

## Town Planning Architectural Drawing Set

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**If this drawing is “work in progress” then it is to be considered as a draft, subject to revision without notice.”**
EXISTING SINGLE STOREY DWELLING AND ALL ASSOCIATED FENCING AND LIGHTWEIGHT STRUCTURES PROPOSED TO BE REMOVED.

EXISTING BRICK WALL TO WESTERN ELEVATION PROPOSED TO BE REMOVED AND REPLACED WITH GLAZING AND STEEL FRAMES SAME SETOUT TO AUSTRALIAN STANDARDS.

EXISTING ROLLER DOOR TO BE REMOVED.

EXISTING BRICK WALL TO WESTERN BOUNDARY PROPOSED TO BE DEMOLISHED WHERE DASHED.

EXISTING SINGLE STOREY DWELLING AND ALL ASSOCIATED FENCING AND LIGHTWEIGHT STRUCTURES WITHIN BOUNDARY TO BE DEMOLISHED.

EXISTING CORNER WALL ADJOINING SOUTHERN ELEVATION FACADE PROPOSED TO BE REMOVED AND REPLACED MATCHING EXISTING SETOUT, DETAILS AND RENDER FINISHES TO AUSTRALIAN STANDARDS.

EXISTING ROLLER DOOR TO BE REMOVED AND REPLACED WITH GLAZED OPENING.

EXISTING DELAPIDATED WINDOWS WITH TRANSLUCENT GLAZING TO SOUTH PROPOSED TO BE REMOVED. GREEN GLAZED TILES TO BE RESTORED OR REPLACED WITH MATCHING DETAIL TO PREVIOUS.

EXISTING DELAPIDATED WINDOWS WITH CLEAR GLAZING TO SOUTH ELEVATION PROPOSED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING DETAIL TO PREVIOUS.

EXISTING DELAPIDATED WINDOWS WITH WIRED GLAZING TO SOUTH ELEVATION PROPOSED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING DETAIL TO PREVIOUS.

EXISTING COLUMNS TO REMAIN, PAINTED BLACK TO MATCH ORIGINAL DESIGN INTENT.

EXISTING DELAPIDATED WINDOWS WITH CLEAR GLAZING TO SOUTH ELEVATION PROPOSED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING DETAIL TO PREVIOUS.

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EXISTING DELAPIDATED WINDOWS WITH CLEAR GLAZING TO SOUTH ELEVATION PROPOSED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING DETAIL TO PREVIOUS.

VENT PENETRATIONS IN FACADE TO BE REMOVED AND REPLACED WITH MATCHING BRICKWORK.

EXISTING BRICK WALL SHOWN DASHED TO BE REMOVED AND REPLACED WITH OPENABLE GLAZED OPENING.

EXISTING DELAPIDATED WINDOWS WITH CLEAR GLAZING TO SOUTHERN ELEVATION PROPOSED TO BE REMOVED AND REPLACED WITH CLEAR GLAZING MATCHING DETAIL TO AUSTRALIAN STANDARDS.

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If this drawing is "work in progress" then it is to be considered as a draft, subject to revision without notice.
PROVISION FOR 20 SOLAR PV PANELS
REFER TO SMP REPORT

CENTRALISED HEAT PUMP HOT WATER SYSTEM

OVENS STREET

SCALE

1:125 @ A1

Drawing Name

Status

TOWN PLANNING

Date

13/11/2020

Drawing Number

TP2-108

Revision

BIMcloud: FWBIM02 - BIMcloud Basic for ARCHICAD 23/180019_2-4 Ballarat St Brunswick/180019 General

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180019 Project Number

180019 Site Address

2-4 BALLARAT STREET, BRUNSWICK

2-4 BALLARAT STREET BRUNSWICK VICTORIA 3056 AUSTRALIA

Page 1

Scale 1:125 @ A1

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2-4 BALLARAT STREET BRUNSWICK VICTORIA 3056 AUSTRALIA

Page 1
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OUTLINE OF 20 OVENS STREET SHOWN DASHED
TITLE BOUNDARY

CON-01
GL-01

MTL-01

CON-04
MTL-06

CON-06

ELEVATION LEGEND

BRI-01

CON-01
MTL-01
MTL-02
GL-01
MTL-03
RND-E1
MTL-06
GL-04
CON-02
CON-03
CON-04
MTL-04
MTL-05
CON-05
FC-01
GL-02
PNT-01
BRI-E1
GL-03
PNT-02
TIL-01
PNT-03
STN-01
CON-06

BRICK (RED) STRETCHER BOND
CONCRETE FINISH - LIGHT GREY RIBBED
CONCRETE FINISH - SMOOTH OFF FORM
METAL FINISH - PERFORATED, NATURAL ANODISED, CORRUGATED TO MATCH CON-01 PROFILE
METAL FINISH - STAINLESS STEEL CABLE MESH
METAL FINISH - STAINLESS STEEL CABLE MESH
CONCRETE FINISH - LIGHT GREY RIBBED
CONCRETE FINISH - CORRUGATED WITH BLACK OXIDE ADDITION TO SURFACE
CONCRETE FINISH - CREATIVE DRY MASONRY
CONCRETE FINISH - PERFORATED PROJECT
CONCRETE FINISH - MATERIAL: TC-01, COLOUR: LIGHT GREY
CONCRETE FINISH - MATERIAL: TC-02, COLOUR: LIGHT GREY
CONCRETE FINISH - MATERIAL: TC-03, COLOUR: LIGHT GREY
CONCRETE FINISH - MATERIAL: TC-04, COLOUR: LIGHT GREY
CONCRETE FINISH - SCULPTED PATTERN, LIGHT GREY
CONCRETE FINISH - SCULPTED PATTERN, DARK GREY
CONCRETE FINISH - SCULPTED PATTERN, LIGHT GREY
CONCRETE FINISH - SCULPTED PATTERN, DARK GREY
CONCRETE FINISH - SCULPTED PATTERN, LIGHT GREY
CONCRETE FINISH - SCULPTED PATTERN, DARK GREY
CONCRETE FINISH - SCULPTED PATTERN, LIGHT GREY
CONCRETE FINISH - SCULPTED PATTERN, DARK GREY
METAL FINISH - PERFORATED, DARK ANODISED, CORRUGATED TO MATCH CON-01 PROFILE
METAL FINISH - DARK POWDERCOAT
CONCRETE FINISH - SMOOTH PRE-CAST
FIBRE CEMENT SHEET FINISH, LIGHT GREY
PAINT FINISH, WHITE
LIGHT BLUE TINTED GLAZING
BRICK (RED) - EXISTING
(REXISTING FACADE)
TEXTURED WIRE GLAZING
RENDER PATINA FINISH
(EXISTING FACADE)
PAINT FINISH, BLACK
TILE - HERITAGE GREEN TO MATCH EXISTING
PAINT FINISH, TERRACOTTA
STONE - STAGGERED BASALT COBBLESTONE, HONED FINISH
METAL FINISH - NATURAL ANODISED ALUMINIUM
METAL FINISH - PERFORATED, LIGHT ANODISED ALUMINIUM
BALC. TOPPER FOR THE PODIUM + GROUND FLOOR PODIUM BALUSTRADE
CONCRETE FINISH - PIGMENTED PRECAST

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BUILDING CONTRACTOR TO COORDINATE ALL SERVICES IN ACCORDANCE WITH SERVICES DOCUMENTATION AND CHECK PENETRATION POSITIONS PRIOR TO COMMENCEMENT OF WORK. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF THE DRAWINGS SIGNED BY THE ARCHITECT AND RELEVANT CONSULTANT. BUILDING TO BE SETOUT BY LICENSED LAND SURVEYOR WITH TITLE REESTABLISHMENT TO CARRIED OUT AT THE TIME OF SETOUT.

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Client
ASSEMBLE
Project Number
180019
Site Address
2-4 BALLARAT STREET BRUNSWICK VICTORIA 3056 AUSTRALIA
Project Name
2-4 BALLARAT STREET, BRUNSWICK
Scale
1:125 @ A1
Drawing Name
TP3-103
Status
TOWN PLANNING
Date
13/11/2020
Drawing Number
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BIMcloud: FWBIM02 - BIMcloud Basic for ARCHICAD 23/180019_2-4 Ballarat St Brunswick/180019 General

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TP3-103
Scale
1:125 @ A1

NORTH ELEVATION
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PROPOSED BUILDING SHADOWS
EXISTING SHADOWS
EQUINOX (22 SEPTEMBER)

KEY

Ovens Street
Ballarat Street
Sydney Road (Beyond)
Tripovich Street
20 Ovens Street
Two Storey Commercial Warehouse
1-7 Ballarat Street
Two Storey Brick Mixed Use
11 Ballarat Street
One Storey Residential
13 Ballarat Street
One Storey Residential
15 Ballarat Street
One Storey Residential
17 Ballarat Street
One Storey Residential
4 Tripovich Street
Three Storey Heritage Commercial
477 Sydney Road
Two Storey Commercial
481 Sydney Road
Two Storey Commercial
483 Sydney Road
Two Storey Commercial
485 Sydney Road
One Storey Commercial
487 Sydney Road
One Storey Commercial
489 Sydney Road
One Storey Commercial
491 Sydney Road
Brunswick Baptist Church
Two Storey Hall
Single Storey Shed
15 Ovens Street
Single Storey Commercial Warehouse
13 Ovens Street
Double Storey Commercial Warehouse
8 Ballarat Street
Future 8 Storey Apartment Complex (APPLICATION No: MPS/2016/854)

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Client: Assemble
Project Number: 180019
Site Address: 2-4 Ballarat Street Brunswick Victoria 3056 Australia
Project Name: 2-4 Ballarat Street, Brunswick
Scale: 1:50 @ A1
Drawing Number: TP6-130
Status: Town Planning
Date: 13/11/2020
Revision: BIMcloud: FWBIM02 - BIMcloud Basic for ARCHICAD 23/180019_2-4 Ballarat St Brunswick/180019 General

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APT LAYOUTS | BADS ANALYSIS - 3 BED
1 BATH
12/1/2020
Town Planning