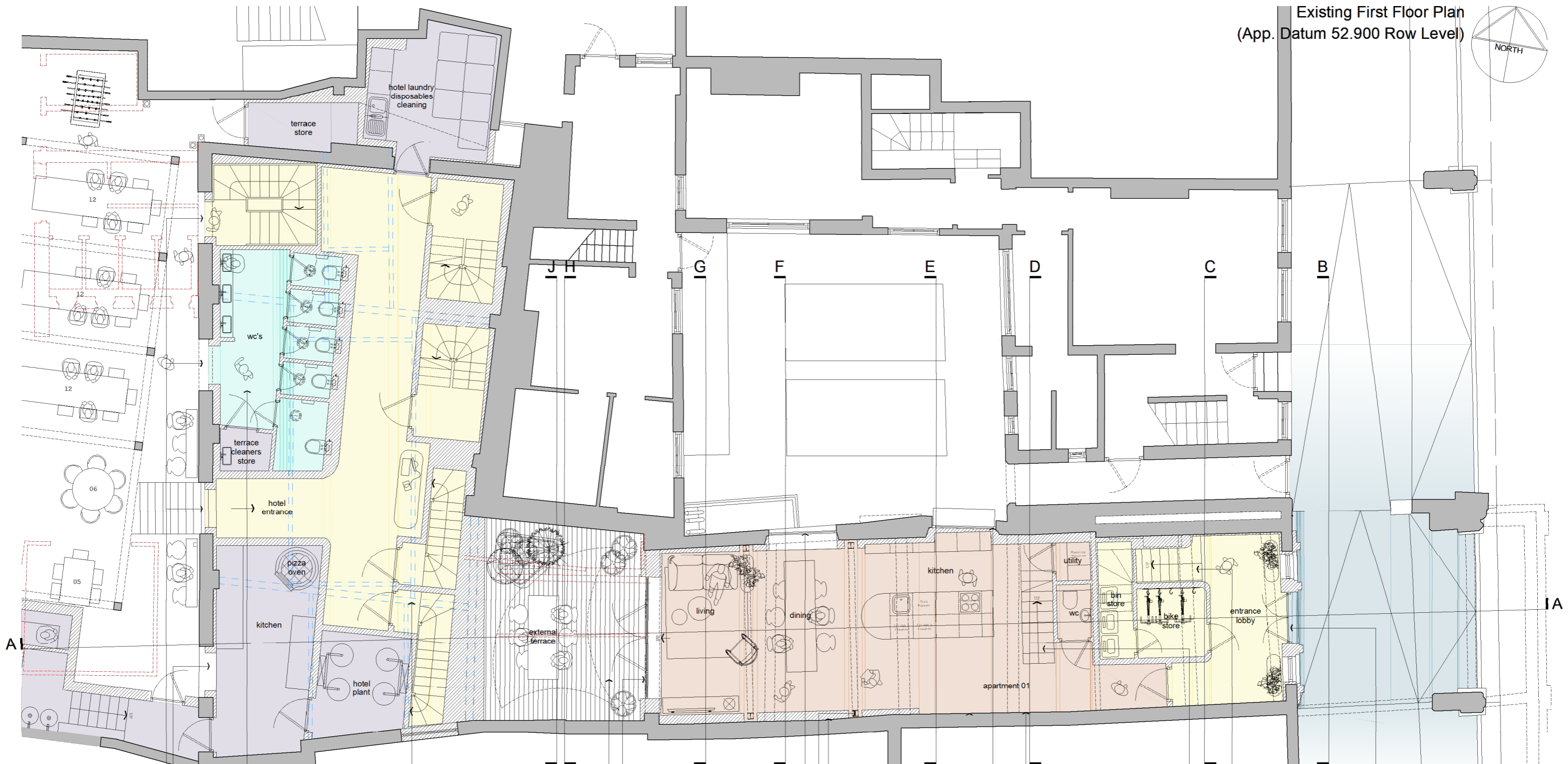


Existing First Floor Plan
(App. Datum 52.900 Row Level)



- Historic full height openings to be reinstated
- New opening to be formed to match existing.
- New toilets to the terrace.
- Existing modern steelwork inserted as cook shop fit out to remain in place.
- Portion of existing roof and second floor removed (walls retained) to form visual separation and new internal courtyard.
- New full height glazed double door and side panels.
- New heritage style white painted, double glazed, sliding sash windows in existing openings.
- Existing steelwork retained and exposed as feature.
- All existing inner faces of external walls to receive insulation and plasterboard. Existing heritage feature such as skirtings, architraves, reveals and cornices to remain.
- Existing brick wall to be exposed as feature.
- Existing window to be retained. Opening to be blocked up internally with lightweight insulated partition.
- New stair to provide access to upper levels.
- Existing modern steel stair to be retained.
- Existing modern shop front window to be replaced with new timber and glazed shop front with central double door opening as proposed elevation details provided.

KEY:

- ORIGINAL BUILDING
- CIRCULATION
- NEW CONSTRUCTION
- PROPOSED RETAIL
- AMENDED CONSTRUCTION
- PROPOSED RETAIL BOH
- EXISTING PARTITIONS REMOVED
- WC'S
- EXISTING RETAIL
- TERRACE BOH
- ROWS & STALLS

SCHEDULE OF ACCOMMODATION:

LEVEL	AS EXISTING		AS PROPOSED	
	M2	SQFT	M2	SQFT
GROUND FLOOR	220.9	2377.7	231.4	2490.8
FIRST FLOOR	246.8	2656.5	188.4	2027.9
SECOND FLOOR	250.5	2696.4	212.9	2291.6
THIRD FLOOR	56.3	606.0	146.5	1576.9
FOURTH FLOOR	42.6	458.5	37.2	400.4
TOTAL	817.1	8795.1	816.4	8787.6

TYPE	GIFA		GIFA		
	M2	SQFT	M2	SQFT	
DUPLEX APARTMENT 01	134.4	1446.7	HOTEL BEDROOM 07	18.2	195.9
TRIPLEX APARTMENT 02	87.5	941.8	HOTEL BEDROOM 08	17.9	192.6
HOTEL BEDROOM 01	13.8	148.5	HOTEL BEDROOM 09	18.3	196.9
HOTEL BEDROOM 02	14.9	160.4	HOTEL BEDROOM 03	17.6	189.4
HOTEL BEDROOM 03	17.6	189.4	HOTEL BEDROOM 04	16.7	179.7
HOTEL BEDROOM 04	16.7	179.7	HOTEL BEDROOM 05	17.2	185.1
HOTEL BEDROOM 05	17.2	185.1	HOTEL BEDROOM 06	17.3	186.2
HOTEL BEDROOM 06	17.3	186.2			

revision	date	description
01	NOR.2023	Planning Application

STATUS:
PLANNING

CLIENT:
CRC / OPENHOME

PROJECT TITLE:
22 BRIDGE STREET

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

JOB NO: 051 DWG No: SK11 DRN: TS
SCALE: 1:100 @ A3 DATE: AUG 25 REV: 01