



FOR REVIEW



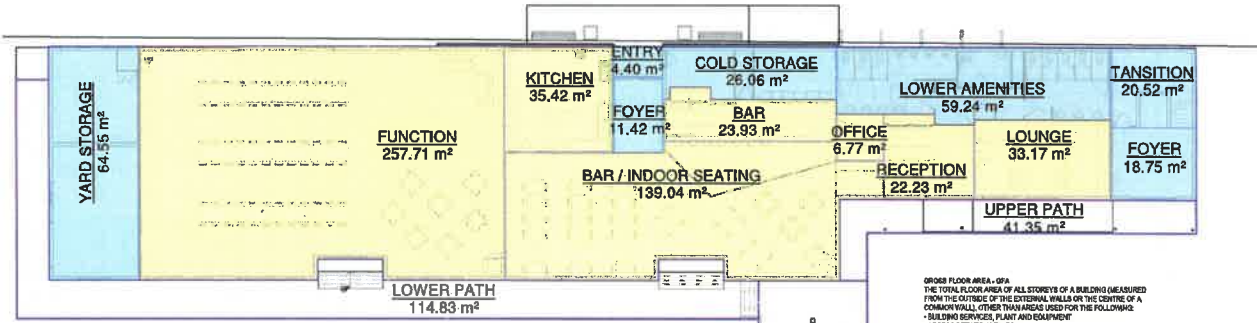
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 40N 5122ND ST
 GBCO LIC: 128492 43 DUPONT AVENUE
 80N DYE BANGOR WISCONSIN 54808
 MOBILE: 608 298 870 FAX: 762 7402
 EMAIL: info@bkd.com GLADSTONE Q 4080

| REV | REVISION DESCRIPTION | DATE | APPROVED |
|-----|----------------------|----------|----------|
| A | CONCEPT DESIGN | 10/06/18 | |
| B | PRELIMINARY DESIGN | 2/20/19 | |
| | | | |
| | | | |



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CLIENT: GLADSTONE BOWLS CLUB
 PROJECT: PROPOSED RESIDENCE FOR GLADSTONE BOWLS CLUB AT FERRO'S STREET GLADSTONE
 DRAWING NAME: COVER WIND LOAD: 0.2
 SCALE: B A2 PAGE NO: 01 OF 13 PLAN NUMBER: B484
 DRAWN: B MOLGAN CHECKED: DATE: 2/20/19
 B MOLGAN BEN DYE



TOTAL SITE AREA = 8816m²



AREA & GFA CALCULATIONS:

EXISTING BOWLS CLUB AREA:
 EXISTING BOWLS CLUB AREA LOWER - 177.1m²
 INCLUDED IN GFA - 53.2m²
 EXCLUDED FROM GFA - 123.9m²
 EXISTING BOWLS CLUB AREA UPPER - 27.2m²
 INCLUDED IN GFA - 1m²
 EXCLUDED FROM GFA - 26.2m²
 TOTAL EXISTING BOWLS CLUB AREA - 204.3m²
 INCLUDED IN GFA - 54.2m²
 EXCLUDED FROM GFA - 150.1m²

PROPOSED EXTENSION AREA:
 PROPOSED EXTENSION AREA LOWER - 41.8m²
 INCLUDED IN GFA - 1m²
 EXCLUDED FROM GFA - 40.8m²
 PROPOSED EXTENSION AREA UPPER - 168.5m²
 INCLUDED IN GFA - 129.8m²
 EXCLUDED FROM GFA - 38.7m²
 TOTAL PROPOSED EXTENSION AREA - 210.3m²
 INCLUDED IN GFA - 130.8m²
 EXCLUDED FROM GFA - 79.5m²

PROPOSED BOWLS CLUB AREA:
 PROPOSED AREA LOWER - 733.2m²
 INCLUDED IN GFA - 517.4m²
 EXCLUDED FROM GFA - 215.8m²
 PROPOSED AREA UPPER - 19.3m²
 INCLUDED IN GFA - 10.8m²
 EXCLUDED FROM GFA - 8.5m²
 TOTAL PROPOSED AREA (BOTH FLOORS) - 752.5m²
 INCLUDED IN GFA - 528.2m²
 EXCLUDED FROM GFA - 224.3m²

GROSS FLOOR AREA - GFA
 THE TOTAL FLOOR AREA OF ALL STOREYS OF A BUILDING MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS OR THE CENTRE OF A COMMON WALL, OTHER THAN AREAS USED FOR THE FOLLOWING:
 - BALCONY TERRACES, PLANT AND EQUIPMENT
 - ACCESS BETWEEN LEVELS
 - GROUND FLOOR PUBLIC LOBBY
 - HALL
 - THE PARKING, LOADING AND UNLOADING OF MOTOR VEHICLES
 - INCLUDED PRIVATE BALCONIES WHETHER ROOFED OR NOT

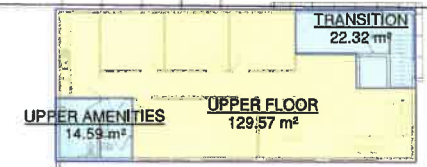
INCLUDED IN GFA CALC - 64m²
 EXCLUDED FROM GFA CALC - 278m²

LOT 1 FERRIS STREET, GLADSTONE CENTRAL Q 4221
 PRECINCT - WA
 ZONE - SPORT AND RECREATION (CODE ASSESABLE)
 BUILDING CLASSIFICATION - CLASS 2
 PROPOSED CONSTRUCTION - TYPE C
 OVERLAYS:
 1. ACID SULPHATE SOILS
 2. AIRPORT
 3. BIOLOGICAL HAZARD
 4. BUILDING HEIGHTS AND FRONTAGES

AREA OF LOT - 4516m²
 AREA OF BUILDING - 752.5m²
 SITE COVERAGE - 16.67%
 AREA OF DRIVEWAY - 1583.1m²
 SITE COVERAGE - 35.09%
 AREA OF PATHWAYS - 543.7m²
 SITE COVERAGE - 12.04%
 AREA OF LANDSCAPE - 1033.3m²
 SITE COVERAGE - 22.86%
 AREA OF BOWLING GREENS - 2889m²
 SITE COVERAGE - 64.13%
 AREA OF CROSSOVERS (EXISTING) - 88.8m²

SAS PARKING REQUIREMENTS:
 CLUBHOUSE - 10 SPACES (WITH 20m² GFA + 10m² GFA)
 CLUBHOUSE (WITH 20m² GFA) WITHOUT 20m² GFA
 CLUBHOUSE USE 10m² GFA
 CLUBHOUSE (WITH 20m² GFA) WITH 20m² GFA: 18 SPACES REQUIRED
 CLUBHOUSE (WITH 20m² GFA) WITHOUT 20m² GFA: 18 SPACES REQUIRED
 CLUBHOUSE USE 10m² GFA: 18 SPACES REQUIRED
 TOTAL REQUIRED: 36 SPACES

CAR PARKING PROVISIONS: 35 CAR SPACES PROVIDED
 BICYCLE PARKING PROVISIONS: 1 CAR SPACES PROVIDED
 BICYCLE PARKING PROVISIONS: 4 BICYCLE PARKING SPACES PROVIDED



UPPER FLOOR AREAS
1:200

| REV | DESCRIPTION | DATE |
|-----|--------------------|----------|
| A | CONCEPT DESIGN | 19/06/19 |
| B | PRELIMINARY DESIGN | 25/05/19 |



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 EMAIL: info@bkddesign.com.au

CLIENT: GLADSTONE BOWLS CLUBS
 PROJECT: PROPOSED RESIDENCE FOR GLADSTONE BOWLS CLUBS AT FERRIS STREET GLADSTONE
 DRAWING NAME: AREA PLAN
 SCALE: 1:100
 DATE: 03 OF 13
 DRAWN: H. MCLAREN
 CHECKED: B. DRYDEN
 WHO LOAD: 62
 PLAN NUMBER: E864
 DATE: 25/05/19

BKD ARCHITECTURAL + COMMERCIAL + DESIGN

ARCHITECTURAL + COMMERCIAL + DESIGN
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202

PROJECT: **GLADSTONE BOWLS CLUB**
 PROPOSED RESIDENCE FOR
 GLADSTONE BOWLS CLUB AT
 PEARSON STREET
 GLADSTONE

DATE: 04/13/19
 SCALE: 1/8" = 1'-0"

DATE: 04/13/19
 CHECKED: [Signature]
 DRAWN: [Signature]

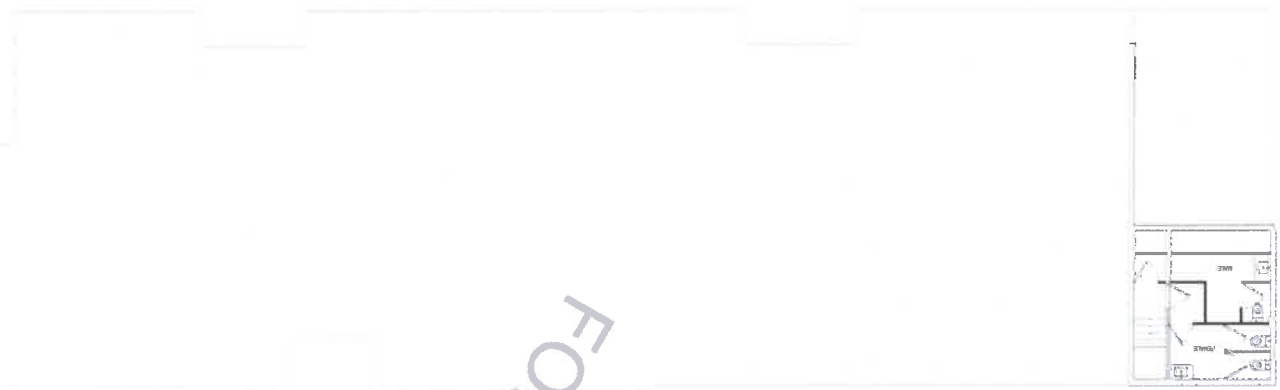
DATE: 04/13/19
 SCALE: 1/8" = 1'-0"

PROJECT: **GLADSTONE BOWLS CLUB**
 PROPOSED RESIDENCE FOR
 GLADSTONE BOWLS CLUB AT
 PEARSON STREET
 GLADSTONE

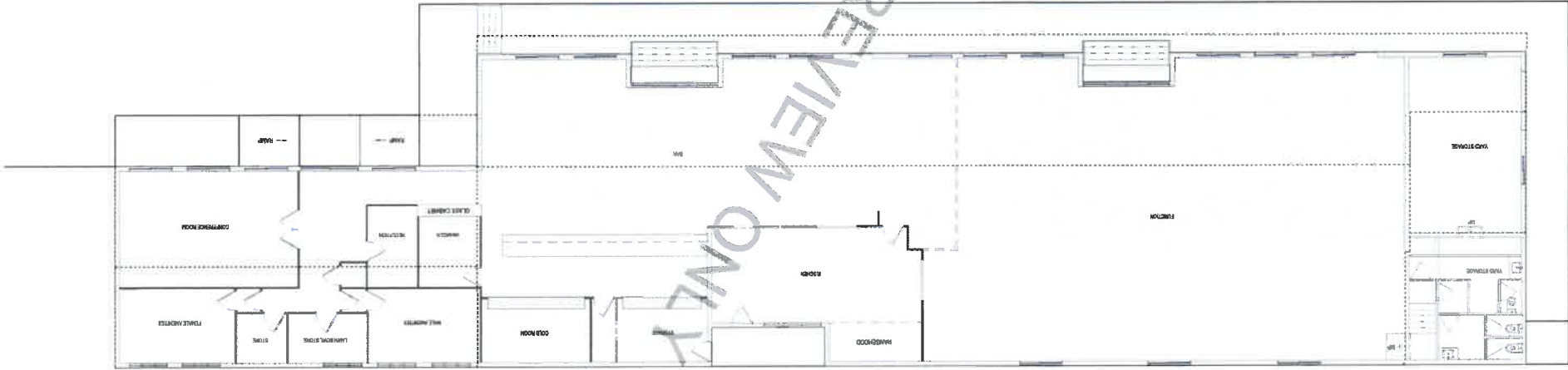
DATE: 04/13/19
 CHECKED: [Signature]
 DRAWN: [Signature]



EXISTING FLOOR PLAN UPPER



EXISTING FLOOR PLAN LOWER



EXISTING FRONT STREET FRONTAGE

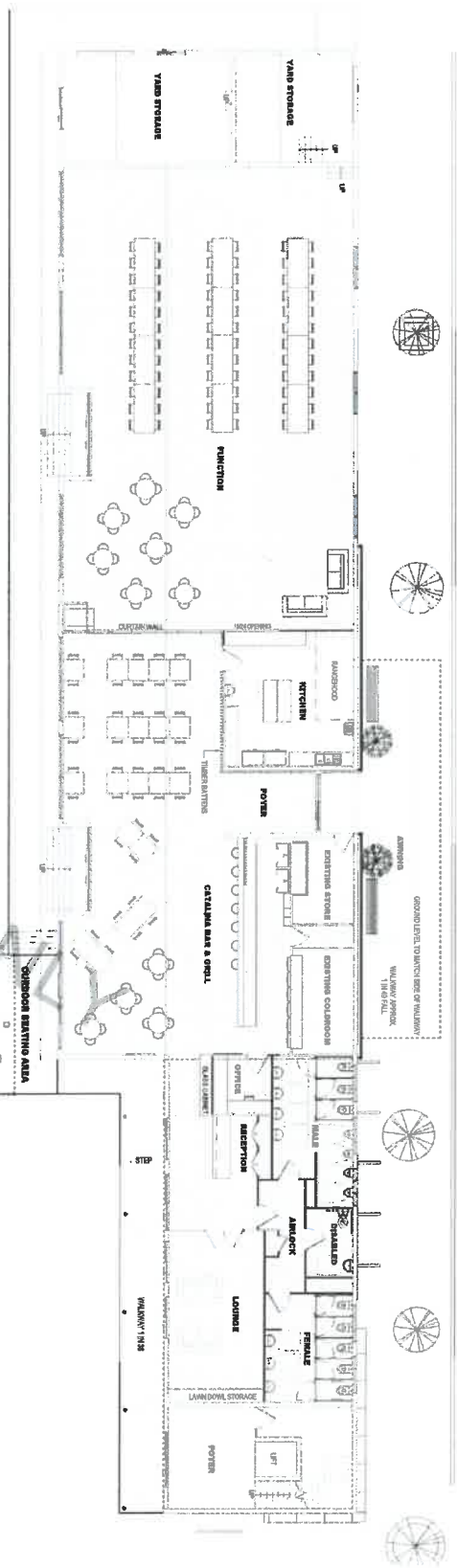


EXISTING REAR FACADE



EXISTING BOWLING GREEN





EXAMPLE COVER FOR OUTDOOR SEATING AREA



EXAMPLE COVER FOR OUTDOOR SEATING AREA



EXAMPLE COVER FOR OUTDOOR SEATING AREA



PROPOSED FLOOR PLAN LAYOUT

FOR REVIEW ONLY



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 6000 W. 11th Street, Suite 100
 Phoenix, AZ 85042
 Phone: 602.998.8888
 Email: info@bkddesigns.com

CLIENT: ELIZABETH BOWEN & CLUB

PROJECT: PROPOSED RESTURANCE FOR ELIZABETH BOWEN & CLUB AT FERRIS STREET

LABORATOR: DWAYNE WALKER

DATE: 08/11/2023

SCALE: 1/8" = 1'-0"

PROJECT NO.: 23001

DATE: 08/11/23

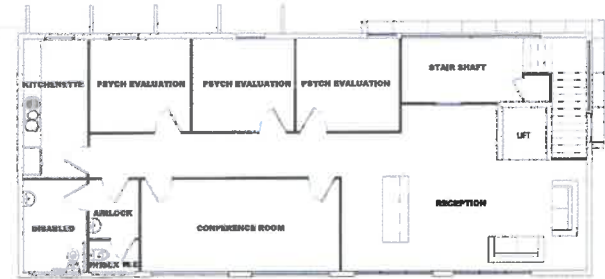
STATUS: PRELIMINARY

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PROPOSED FLOOR PLAN UPPER



| REV. | REVISION DESCRIPTION | APPROV. | DATE |
|------|----------------------|---------|------|
| A | CONCEPT DESIGN | 120418 | |
| B | PRELIMINARY DESIGN | 220519 | |
| | | | |
| | | | |



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 EMAIL: bko@bko.com.au GLADSTONE Q 4680

| | |
|---------------|---|
| CLIENT: | GLADSTONE BOWLS CLUB |
| PROJECT: | PROPOSED RESIDENCE FOR GLADSTONE BOWLS CLUB AT FERNS STREET GLADSTONE |
| DRAWING NAME: | WIND LOAD: C24 |
| SCALE @ A1: | 1:125 |
| PAGE NO: | 08 OF 13 |
| PLAN NUMBER: | E486 |
| DRAWN: | ELMCLEAN |
| CHECKED: | SEN OVE |
| DATE: | 220519 |



REVIEW ONLY



| REV. | DESCRIPTION | DATE |
|------|--------------------|----------|
| 1 | CONCEPT DESIGN | 10/14/13 |
| 2 | PRELIMINARY DESIGN | 12/26/13 |
| 3 | FINAL DESIGN | 01/15/14 |

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 800 W. 14TH ST. SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.BJKDDESIGNS.COM

CLIENT:
 CLAYTON HOMES OF COLORADO

PROJECT:
 PROPOSED RESIDENCE FOR PHASE 2 STYLET CLAYSTONE

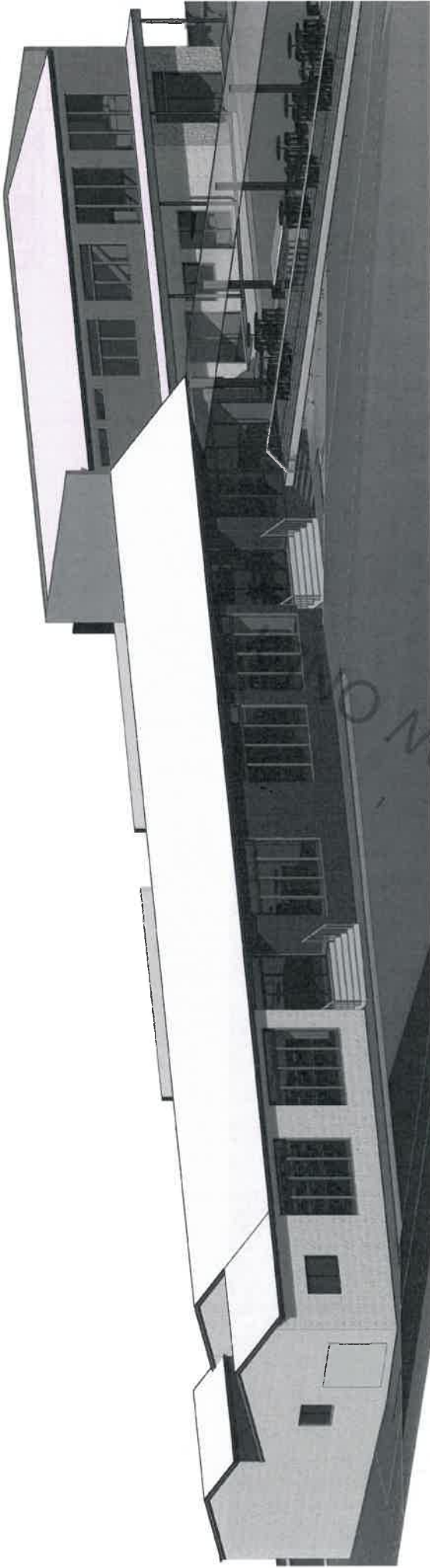
DEVELOPER:
 PHASE 2 STYLET CLAYSTONE

DATE:
 01/15/14

SCALE:
 1/8" = 1'-0"

DATE:
 01/15/14

BY:
 [Signature]



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 HOUSTON, TEXAS 77059
 10000 WINDYBROOK LANE, SUITE 200
 HOUSTON, TEXAS 77055

PROJECT:
 PROPOSED RENOVATION FOR
 MAJESTY HOMEOWNERS CLUB AT
 FERRIS STREET
 HOUSTON, TX

CLIENT:
 MAJESTY HOMEOWNERS CLUB

DATE:
 08/13/2019

SCALE:
 1/8" = 1'-0"

PROJECT NO.:
 2019-011

| NO. | REVISION | DATE |
|-----|---------------------|----------|
| 1 | CONCEPT DESIGN | 10/01/19 |
| 2 | PROJ. MATURE DESIGN | 02/01/20 |

DATE: 08/13/2019
SCALE: 1/8" = 1'-0"
PROJECT NO.: 2019-011

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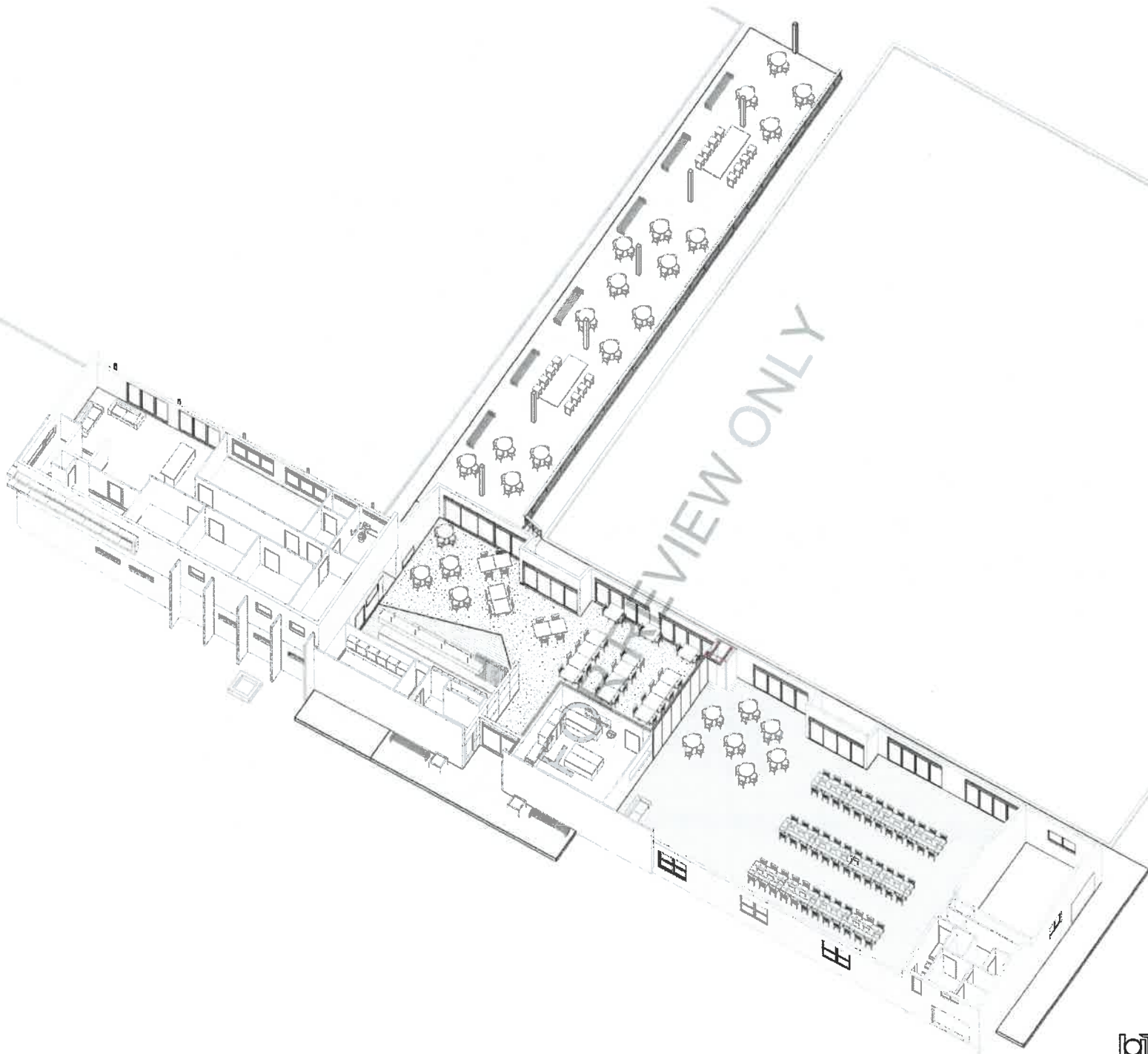
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 BUN DYE WARRIOCKSHIRE Q4558
 MOBILE 0418 798 673 790 BUCKINGHAM
 EMAIL: bkd@bkd.com.au GLADSTONE Q 4180

CLIENT: **GLADSTONE BOWLS CLUB**
 PROJECT: **PROPOSED RESIDENCE FOR GLADSTONE BOWLS CLUB AT FERGIS STREET GLADSTONE**
 DRAWING NAME: **INTERIOR 3D NO ROOF** WHO LOAD: **CS**
 SCALE (S/A): **1:50** PAGE NO: **09 OF 12** PLAN NUMBER: **E484**
 DRAWN: **N MCELROY** CHECKED: **BER DYE** DATE: **22/05/19**

| REV | REVISION DESCRIPTION | DATE | APPROVED |
|-----|----------------------|----------|----------|
| A | CONCEPT DESIGN | 18/05/19 | |
| B | PRELIMINARY DESIGN | 22/05/19 | |
| | | | |
| | | | |

0m 1.5m 3m 4.5m 6m 7.5m

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CATALINA BAR & GRILL 3D RENDER

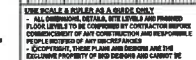
CEILING HEIGHT = 2700



F.F.L. = 1000
F.F.L. LOWER = 800

CATALINA BAR & GRILL SECTION

| REV. | REVISION DESCRIPTION | DATE |
|------|----------------------|----------|
| A | CONCEPT DESIGN | 19/06/19 |
| B | PRELIMINARY DESIGN | 22/05/19 |



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BEN DYE 4670 PORTLAND BLVD
MOBILE: 0418 794 578 PO BOX 7145
EMAIL: info@bkd.net.au GLADSTONE Q 4400

CLIENT:
GLADSTONE BOWLS CLUB

PROJECT:
PROPOSED RESIDENCE FOR
GLADSTONE BOWLS CLUB AT
PERRIS STREET
GLADSTONE

DRAWING NAME: WIND LOAD
DRAWING NO: B484
SCALE @ A2: 1:50
PAGE NO: 10 OF 13
CHECKED: BEN DYE
DATE: 22/05/19



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 11000 WINDYBROOK AVENUE
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 DALLAS, TEXAS 75243
 PHONE: 972.382.1000
 FAX: 972.382.1001
 WWW.BKDDESIGNS.COM

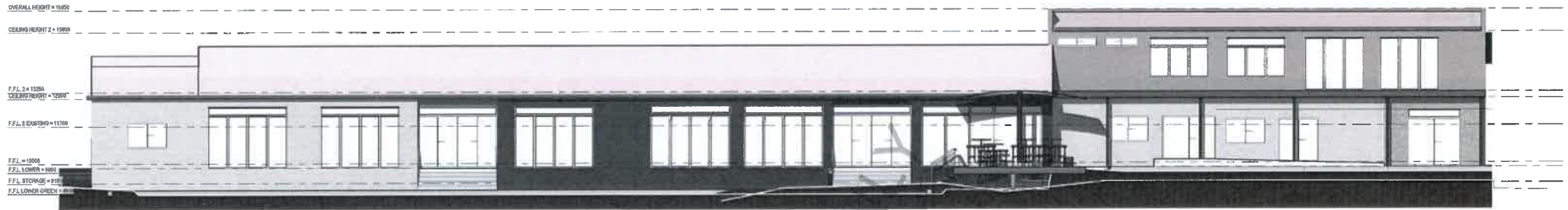
CLIENT: GALVESTON BOWLS CLUB
 PROJECT: PATIO AND PORCH FOR GALVESTON BOWLS CLUB AT PERDUE STREET CLUBHOUSE
 DRAWING NO: 20090101

DATE: 11/11/09
 SCALE: 1/8" = 1'-0"
 SHEET NO: 01 OF 11
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 APPROVED BY: J. BROWN

| NO. | DESCRIPTION | DATE |
|-----|--------------------|----------|
| A | CONCEPT DESIGN | 10/20/09 |
| B | PRELIMINARY DESIGN | 11/02/09 |

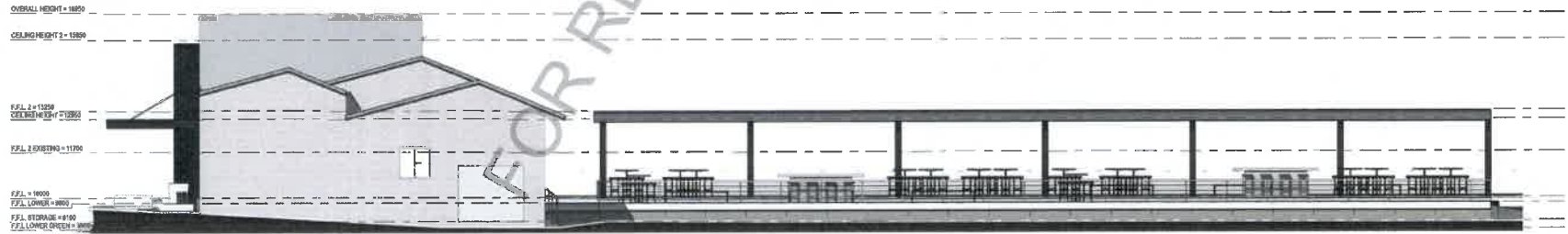
SPECIAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODE (NMC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND PROTECTION CODE (IFPC) AND THE LATEST EDITIONS OF THE NATIONAL FIRE AND PROTECTION CODE (NFPC).





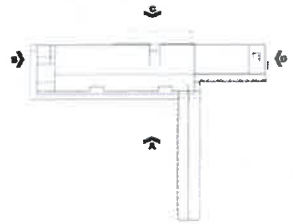
ELEVATION A

OVERALL HEIGHT = 16950
 CEILING HEIGHT 2 = 13890
 F.F.L. 2 = 13260
 CEILING HEIGHT 1 = 12890
 F.F.L. 2 EXTERIOR = 11700
 F.F.L. = 10000
 F.F.L. LOWER = 9950
 F.F.L. STORAGE = 9700
 F.F.L. LOWER GREEN = 9600



ELEVATION B

OVERALL HEIGHT = 18850
 CEILING HEIGHT 2 = 13890
 F.F.L. 2 = 13260
 CEILING HEIGHT 1 = 12890
 F.F.L. 2 EXTERIOR = 11700
 F.F.L. = 10000
 F.F.L. LOWER = 9800
 F.F.L. STORAGE = 9700
 F.F.L. LOWER GREEN = 9600



- NOTES:
1. WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDER SPECIFICATIONS FOR DETAILS.
 2. GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.

| REV | REVISION DESCRIPTION | DATE | APPROV. |
|-----|----------------------|----------|---------|
| 1 | CONCEPT DESIGN | 10/04/19 | |
| 2 | FINAL MINUTE DESIGN | 22/05/19 | |

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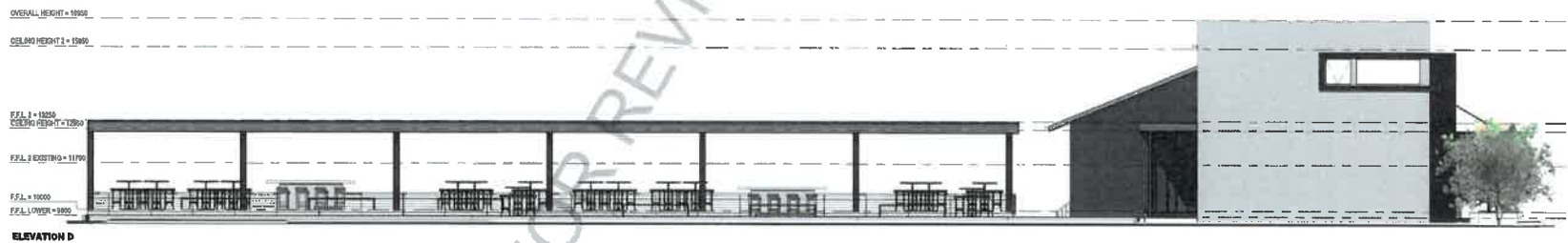
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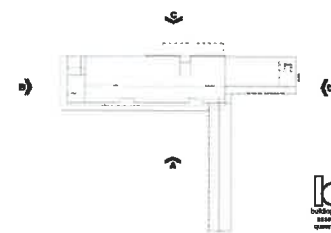
CLIENT: GLADSTONE BOWLS CLUB

PROJECT: PROPOSED RESIDENCES FOR GLADSTONE BOWLS CLUB AT FERRIS STREET GLADSTONE

DRAWING NAME: ELEVATIONS A & B VNO LOC: 622
 SCALE: A3 PAGE NO: 11/13 PLAN NUMBER: E884
 DRAWN: M. MCLEAN CHECKED: BEN DYE DATE: 22/05/19



FOR REVIEW ONLY



- NOTE:**
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 2. GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.

| REVISION | DESCRIPTION | DATE | APPROVED |
|----------|--------------------|----------|----------|
| A | CONCEPT DESIGN | 10/04/19 | |
| B | PRELIMINARY DESIGN | 20/05/19 | |

1:500
1:250
1:100
1:50
0.5m
1.0m
1.5m
2.0m
3.0m
4.0m
5.0m

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 43 DUPORTS AVENUE
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 EMAIL: bkd@bkdesigns.com.au
 GLADSTONE Q 4850

CLIENT:
GLADSTONE BOWLS CLUB

PROJECT:
PROPOSED RESIDENCE FOR
GLADSTONE BOWLS CLUB AT
FERRIS STREET
GLADSTONE

DRAWING NAME:
ELEVATIONS C & D

WIND LOAD:
C2

SCALE (SHEET):
1:250

PAGE NO.:
11 OF 13

PLAN NUMBER:
E464

DRAWN:
BEN DYE

CHECKED:
BEN DYE

DATE:
20/05/19

