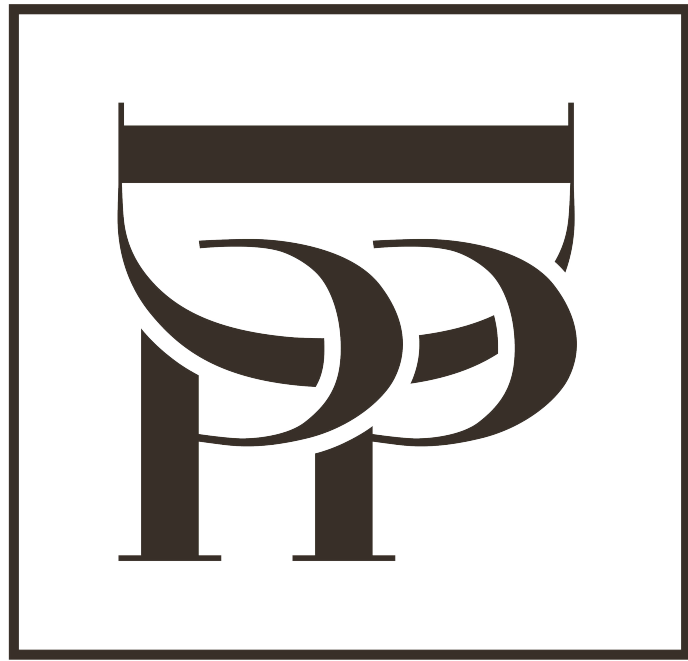




DI PIETRO • PIERCE

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Author DiPietroPierce

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GENERAL DRAFTING
AND SITE NOTES

GENERAL INTENT AND COORDINATION

READ IN CONJUNCTION WITH ALL ARCHITECTURAL FLOOR PLANS, STRUCTURAL ENCLOSURES, INTERIOR SPECIFICATIONS, SPECIALIST CONSULTANT REPORTS, AND EXPLICIT HERITAGE PERMIT CONDITIONS.

ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC VOLUME TWO HOUSING PROVISIONS, RELEVANT MUNICIPAL LOCAL AUTHORITY REQUIREMENTS, AND APPLICABLE AUSTRALIAN STANDARDS.

REFER TO RELEVANT LAND EXPEDITION AND FEATURE SURVEY DOCUMENTATION FOR ALL PRE EXISTING CONDITIONS, OUTLINE BOUNDARIES, AND CONCEALED SERVICES PRIOR TO THE COMMENCEMENT OF SITE DEMOLITION.

DIMENSIONS AND SITE VERIFICATION

DO NOT SCALE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION PURPOSES. USE FIGURED DIMENSIONS ONLY.

THE CONTRACTOR MUST VERIFY ALL CONTEXTUAL DIMENSIONS, SITE CLEARANCES, MASONRY WALL THICKNESS, AND EXISTING LEVELS ON SITE PRIOR TO INTERIOR FITOUT WORKS. REPORT ALL STRUCTURAL DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING.

CONFIRM WORK SPECIFIC SITE SET OUT WITH THE DESIGNER PRIOR TO SETTING SUBSTRATE BULKHEADS AND PARTITION THRESHOLDS. ALL LEVELS CONFORM TO AUSTRALIAN HEIGHT DATUM AND UNLESS EXPLICITLY NOTED OTHERWISE ON THE SITE PLAN.

FINISHES AND FIXTURES INSTALLATION

INSTALL ALL INTERNAL LININGS, WET AREA FIXTURES, AND PROPRIETARY HARDWARE COMPONENTS IN STRICT ACCORDANCE WITH THE MANUFACTURER DOCUMENTED PROVISIONS AND SYSTEM CERTIFICATIONS.

PROVIDE CONTROL AND CAPILLARY EXPANSION JOINTS TO FINISHED TILE FLOORINGS AND PLASTERBOARD EXPANSIONS AS REQUIRE. AND VERIFY FINISHED EXTRA PLACEMENT PATTERNS WITH THE DESIGNER.

SEALANTS, SILICONE CAULKING CORDS, AND SUBSTRATE GAP FILLERS TO BE SPECIALLY SELECTION QUALITY AND COLOR MATCHED TO FINISHED INTERIOR ENCLOSURE SURFACES UNLESS NOTED OTHERWISE.

GLAZING WORKS TO REMAIN PRESERVING EXISTING HISTORIC DETAILS AND MUST COMPLY CONFORMING WITH THE SELECTION CRITERIA OF AS 1288 AND AS 2047 WHERE REMEDIAL REPAIRS OCCUR.

TRANSITIONS AND HARDWARE SETTINGS

PROVIDE PERFECTLY FLUSH SET FREE TRANSCATIONS BETWEEN FLOOR FINISH TILES, TIMBER SCRAPES, AND FLOORBOARDS UTILIZING SULMINE LOW PROFILE BRASS OR ALUMINIUM JOINING TRIMS WHERE FINISH BOUNDARIES MEET.

DOOR LEVER OPERATIONAL HARDWARE AND INTERNAL LATCHSETS TO BE INSTALLED AT A UNIFORM HEIGHT OF 1050MM ABOVE FINISHED FLOOR LEVEL. AFFL UNLESS DETAILLED ENTIRELY OTHERWISE IN THE SPECIFIC INTERIOR DOOR NOTE LIST.

ALL CEILING FRAME HANGERS AND PLASTER BULKHEAD ARRAYS ARE INDICATIVE ONLY. INSTALL SYSTEMS IN COMPLIANCE WITH RELEVANT MANUFACTURER SPAN CAPACITY SPECIFICATIONS TO SUSTAIN CONTINUOUS LEVEL INTENT.

GENERAL STATUTORY
COMPLIANCE NOTES

LAWS AND REGULATIONS

ALL WORKS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC VOLUME TWO HOUSING PROVISIONS, THE VICTORIAN BUILDING REGULATIONS, RELEVANT LOCAL AUTHORITY REQUIREMENTS, AND APPLICABLE AUSTRALIAN STANDARDS.

ENSURE ALL MATERIAL COMPONENT ASSEMBLIES, SPECIFIED PRODUCTS, AND CONSTRUCTIVE SYSTEMS MEET REGULATORY DOMESTIC STRUCTURE, PERFORMANCE, AND DURABILITY CRITERIA.

WHERE PROJECT SPECIFIC CONSULTANT REPORTS INCLUDING STRUCTURAL ENGINEERING, ESD ENERGY RATINGS, AND THE RELEVANT BUILDING SURVEYOR SPECIFY EXTRA PERFORMANCE PREVENTIONS EXCEEDING THE MINIMUM STANDARDS, THESE REPORTS SHALL TAKE TECHNICAL PRECEDENCE.

INSTALLATION AND DOCUMENTATION

ALL PROPRIETARY WATERPROOFING, LINING, AND HARDWARE SYSTEMS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER DOCUMENTED CERTIFICATIONS AND TESTED COMPLIANCE PROVISIONS.

CONTRACTOR TO ENSURE ALL MANDATORY COMPLIANCE CERTIFICATIONS, CERTIFICATES OF COMPLIANCE REGULATION 126 OR EQUIVALENT, COUPLING TEST REPORTS, AND WATERPROOF TESTING RECORDS ARE FULLY COMPILED AND SUBMITTED TO THE SURVEYOR PRIOR TO PRACTICAL COMPLETION.

COORDINATE ALL INTERNAL TRADES ON SITE TO MAINTAIN COMPLIANT BOUNDARY WEATHERPROOFING, SEALS, AND PERMANENT STRUCTURAL MOISTURE INTEGRITY PROTECTION ACROSS THE HISTORIC ENCLOSURE.

CONFIRM ALL STATUTORY BUILDING INSPECTIONS, REGULATORY MANDATED APPROVALS, AND SITE SIGN OFFS ARE SATISFIED IN FULL ACCORDANCE WITH LOCAL VICTORIAN MUNICIPAL COUNCILS BEFORE PROJECT TURNOVER.

EXISTING SITE CONDITIONS AND
HERITAGE PROTECTION NOTES

SITE VERIFICATION AND SURVEYS

THE CONTRACTOR MUST MANUALLY VERIFY ALL PRE EXISTING SITE CONDITIONS, INCLUDING AS BUILT DIMENSIONS, LEVEL THRESHOLDS, STRUCTURAL MASONRY ALIGNMENTS, AND UTILITY SERVICES ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

REVIEW ALL AVAILABLE FEATURE SURVEY DOCUMENTATION AND PROPERTY TITLE BOUNDARIES, AND CONFIRM ABSOLUTE ACCURACY AGAINST ACTUAL PHYSICAL SITE CONDITIONS BEFORE SETTING OUT FRAMEWORK.

DO NOT RELY SOLELY ON THE ARCHITECTURAL DRAWINGS FOR AS BUILT HISTORIC ENCLOSURES. CONFIRM ALL CRITICAL SET OUT LINES, SPAN DISTANCES, AND WALL THICKNESSES IN PERSON ON SITE.

IDENTIFY AND IMMEDIATELY REPORT ANY STRUCTURAL DISCREPANCIES, DIAGONAL INCONSISTENCIES, OR UNDOCUMENTED HISTORIC SITE CONDITIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION OR DEMOLITION.

TAKE ALL MANDATORY PRECAUTIONS AND PROVIDE ADEQUATE PREVENTATIVE SHORING, COVERINGS, AND PROPS TO FULLY PROTECT EXISTING RETAINED HERITAGE STRUCTURES, PERFORM ORNAMENTAL FINISHES, INTERNAL FLUES, AND ADJOINING VICTORIAN TERRACE PARTY WALLS DURING THE ACTIVE WORKS PERIOD.

ANY ACCIDENTAL DAMAGE OR DISTURBANCE TO RETAINED HISTORIC ELEMENTS OR NEIGHBORING STRUCTURES SHALL BE MADE GOOD TO MATCH ORIGINAL AS BUILT CONDITIONS IN STRICT ACCORDANCE WITH HERITAGE COMPLIANCE STANDARDS TO THE ABSOLUTE SATISFACTION OF THE DESIGNER.

SERVICES AND UTILITIES COORDINATION

CONFIRM THE PHYSICAL LOCATION OF ALL EXISTING INGROUND AND IN WALL UTILITY SERVICES CHARGED INFRASTRUCTURE REVEALED OFF THE BUILDING BLOCKS PRIOR TO COMMENCING DEMOLITION OR ROUGH IN FITOUT. COORDINATE ACCESS PATHS WITH RELEVANT LOCAL MELBOURNE SERVICE AUTHORITIES WHERE MANDATED.

ENSURE ACTIVE SERVICE CONTINUITY OF EXISTING PLUMBING, DRAINAGE, GAS, AND POWER TRAFFIC THROUGH THE RETAINED HERITAGE ENCLOSURE. EXPLICITLY NOTED OTHERWISE, ANY TEMPORARY INTERRUPTIONS TO SERVICES MUST BE STRICTLY COORDINATED, PLANNED, AND APPROVED BY THE CLIENT PRIOR TO COMMENCING THE CUT OUT WORKS.

HERITAGE INTEGRATION AND SITE ADJUSTMENTS

THE CONTRACTOR MUST ALLOW FOR REASONABLE ON SITE MINOR ADJUSTMENTS AND TIMBER SHIMMING REQUIRED TO ACCOMMODATE THE OUT OF PLUMB AND UNEVEN NATURE OF DISPLACED HISTORIC MASONRY WALLS AND AGED SUBFLOORS.

WHERE PRE EXISTING TIMBER OR BRICK ELEMENTS ARE MARGINED TO REMAIN, THE CONTRACTOR MUST ENSURE THAT THE SEAMLESS STRUCTURAL INTEGRATION OF NEW PLASTERBOARD PARTITIONS AND SHOWER LININGS IS EXECUTED IN A NEAT, ACCURATE, WATERPROOF, AND DISCREET MANNER CONSISTENT WITH THE ARCHITECTURAL DESIGN INTENT.

INTERNAL FINISHES AND JOINERY
NOTES

ELECTRICAL FIXTURE COORDINATION

REFER TO ELECTRICAL LAYOUTS AND LINE OF HEIGHT DRAWINGS FOR SPECIFIC GPO POWER OUTLET MOUNTING HEIGHTS AND SWITCHPLATE SETOUT LINES.

THE CABINETMAKER MUST ALLOW ADEQUATE PHYSICAL CLEARANCE BEHIND ALL JOINERY DRAWERS, PULLOUT CARCASSES, AND INTERNAL SHELVING UNITS FOR WALL MOUNTED GPOs, INCLUDING INSERTED APPLIANCE PLUGS AND DEFLECTED CABLING.

LIGHT SWITCHES ARE TO BE INSTALLED UNIFORMLY AT 1050MM ABOVE FINISHED FLOOR LEVEL AFFL AND POSITIONED 160MM FROM THE OUTER ARCHITRAVE EDGE, OR CENTERED DIRECTLY ON NIB WALL STRUCTURES UNLESS EXPLICITLY NOTED OTHERWISE.

MOULDINGS AND JOINERY INSTALLATION

REFER TO TYPICAL DETAILS FOR THE SETOUT, MITER COMPLIANCE, AND SPECIFIC DIMENSIONS OF INTERNAL ARCHITRAVES, PROFILE SKIRTINGS, AND DECORATIVE TRIMS TO MATCH HISTORIC INTERIORS.

WALL DIMENSIONS NOTED ON PLANS ARE TO THE STUD FACE UNLESS EMBEDDED OR DESIGNATED OTHERWISE.

ALL FIXED JOINERY UNITS AND CUSTOM CABINETRY CARCASSES MUST BE ACCURATELY SCRIBED TO FIT DISPLACED MASONRY SURFACES, SECURELY ANCHORED, LEVEL, AND PLUMB THROUGHOUT.

FOR MULTI PART JOINERY CONSTRUCTS, THE CONTRACTOR MUST CONFIRM REAL WORLD SITE DIMENSIONS PRIOR TO FABRICATION, CONCEAL ALL PRIMARY MECHANICAL FIXINGS, AND POSITION INDIVIDUAL JOINTS IN STRICT ALIGNMENT WITH DOCUMENTED DESIGN LINES.

MATERIAL SPECIFICATIONS AND WET AREAS

ALL MDF OR ENGINEERED TIMBER BOARD COMPONENT PRODUCTS USED INSIDE DESIGNATED WET AREAS BATHROOMS, ENSUITES, AND LAUNDRIES MUST BE SPECIFICALLY HIGH GRADE MOISTURE RESISTANT MR-MDF SYSTEM SUBSTRATES.

WET AREA ENCLOSURES, LININGS, AND COUPLING JOINTS MUST COMPLY FULLY WITH THE PERFORMANCE PROVISIONS OF AS3740-2021.

ALL BOARD INTERNAL SURFACE ENCLOSURES AND EDGES TO BE FULLY FINISHED AND TRIPPED. NO EXPOSED UNFINISHED SUBSTRATES ARE PERMITTED ON SITE.

ALL JOINERY BOARD MATERIALS ARE TO BE PROTECTIVELY FINISHED AND LAMINATED ON BOTH FACES TO PREVENT ASYMMETRICAL TENSION MOISTURE WARPING OR REVERSING DISTORTION.

ALL INTERNAL RESIDENTIAL STORAGE SHELF FIXINGS AND HARDWARE BRACKETS TO BE FULLY CONCEALED OR DISCREETLY FLUSH INTEGRATED UNLESS DOCUMENTED OTHERWISE.

WINDOW AND GLAZING NOTES -
HERITAGE CONFIGURATION

GENERAL AND HERITAGE SCOPE

READ IN CONJUNCTION WITH ALL RELEVANT DESIGN DOCUMENTATION, SPECIFICATIONS, AND APPLICABLE HERITAGE MANAGEMENT OVERLAYS.

ALL EXISTING WINDOWS AND FRAMES ARE HERITAGE FABRIC AND TO REMAIN IN-SITU. NO NEW REPLACEMENT WINDOW SYSTEMS, ALTERATIONS TO FRAMING PROFILES, OR MODIFICATIONS TO ORIGINAL SILL HEIGHTS PROPOSED UNDER THIS SCOPE OF WORKS.

ALL TRADES TO EXERCISE UTMOST CARE TO PREVENT DAMAGE TO EXISTING HERITAGE TIMBER SASHES, FRAMES, AND GLASS SURFACES DURING THE CONSTRUCTION PERIOD.

COMPLIANCE AND FALL PROTECTION

WHERE EXISTING UPPER-LEVEL HERITAGE WINDOW OPENINGS SIT WITHIN 1700MM OF THE FINISHED FLOOR LEVEL AND THE POTENTIAL EXTERNAL FALL EXCEEDS 2000MM, OPENINGS MUST BE PHYSICALLY SILL HEIGHTS PROPOSED UNDER THIS SCOPE OF COMPLIANCE.

COMPLIANCE WITH FALL PROTECTION IS TO BE ACHIEVED BY RETROFITTING EXISTING SASHES WITH SURFACE-MOUNTED, CHILD-RESISTANT OPENING RESTRICTORS AND SAFETY SASH LOCKS. ALL HARDWARE MUST BE MINIMALLY INTRUSIVE AND REVERSIBLE WITHOUT DESTRUCTIVE ALTERATION TO THE HISTORIC WINDOW TIMBERWORK.

GLAZING RESTORATION AND REMEDIAL WORKS TO COMPLY WITH AS 1288 AND AS 2047 WHERE APPLICABLE.

REMEDIAL WORKS AND MAINTENANCE

VERIFY ALL CONDITION OF WINDOWS AND OPERATIONAL HARDWARE ON SITE PRIOR TO INTERIOR FITOUT WORKS.

WHERE HERITAGE SASHES ARE FUNCTIONAL, CONTRACTOR TO SERVE RUNNING GEAR, WEIGHTS, AND CORDS COMPATIBLE WITH HISTORIC DETAILS UNLESS NOTED OTHERWISE.

REPORT ANY SIGNIFICANT DRY ROT, STRUCTURAL RACKING, OR BROKEN FABRIC TO THE DESIGNER AND HERITAGE CONSULTANT PRIOR TO REPAIR OR SEALING WORKS.

REPLACEMENT SEALANTS AND PUTTY TO BE SPECIFIED COMPATIBLE WITH HISTORIC TIMBER FRAMES AND COLOR-MATCHED TO FINISH SPECIFICATIONS.

ENERGY AND ACOUSTIC SEALING

REFER TO ACOUSTIC AND ESD REPORTS FOR PERFORMANCE AND SEALING PERMITTED UPON EXISTING FABRIC. WHERE HIGHER PERFORMANCE ACOUSTIC OR DRAFT STRIPPING SEALS ARE SPECIFIED, SYSTEM APPLICATION MUST BE NON-DESTRUCTIVE TO THE TIMBER ENCLOSURE PROFILE.

PROVIDE APPLICABLE BRUSH SEALS AND NEOPRENE FOAM BUFFER CORES TO OPERABLE HERITAGE UNITS COORDINATED WITH THE APPROVED HERITAGE EXEMPTIONS SPECIFICATION SHEET.

WINDOW HARDWARE COMPLIANCE REPLACEMENT OR ADDITIONS BY CONTRACTOR TO BE APPROVED BY THE DESIGNER AND CYLINDERS KEYED ALIKE WHERE SECURE PREMISES ARE DESIGNATED.

GENERAL CEILING AND
BULKHEAD NOTES

GENERAL DESIGN COORDINATION

READ IN CONJUNCTION WITH ALL ARCHITECTURAL FLOOR PLANS, COMPLIANCE SECTIONS, INTERIOR FINISHES SCHEDULES, ELECTRICAL SERVICES LAYOUTS, AND SPECIALIST ESD ENERGY COMPLIANCE REPORTS.

ALL CEILING INSTALLATIONS MUST COMPLY WITH THE RELEVANT DEEMED TO SATISFY PROVISIONS OF THE NATIONAL CONSTRUCTION CODE NCC VOLUME TWO HOUSING PROVISIONS AND THE VICTORIAN BUILDING REGULATIONS.

REFER TO THE INTERIOR FINISHES SCHEDULES AND PLASTERBOARD SPECIFICATIONS FOR ALL COMPLIANT CEILING FINISH SELECTIONS, PAINT GLOSS LEVELS, AND LATH AND PLASTER REMEDIAL CORRECTIONS.

CEILING HEIGHT JUNCTIONS AND CLEARANCES

ALL DOCUMENTED CEILING HEIGHTS ARE MEASURED FROM THE COMPLIANT FINISHED FLOOR LEVEL FFL TO THE UNDER-FACE OF THE FINISHED CEILING LEVEL FCL UNLESS EXPLICITLY DESIGNATED OTHERWISE.

MINIMUM FINISHED CEILING HEIGHT TO ALL DESIGNATED HABITABLE ROOMS BEDROOMS, LIVING AREAS, AND DINING SPACES MUST BE A MINIMUM OF 2400MM MEASURED VERBATIM FROM FFL TO FCL.

CEILINGS LOCATED WITHIN INTERNAL SERVICE OR STORAGE CUPBOARDS MAY FEATURE CLEAN SECTIONS LINED COHERENTLY WITH THE PRIMARY WALL PLASTER SUBSTRATE PROFILES TO CONCEAL ROOF JOIST FRAMEWORK UNLESS DESIGNATED OTHERWISE.

MATERIAL SPECIFICATIONS AND WET AREAS

THE CONTRACTOR MUST UTILIZE SPECIFIC HIGH PERFORMANCE WATER-RESISTANT PLASTERBOARD MINIMUM 10MM GRADE IN STANCE ACROSS ALL CEILING ENCLOSURES OF DESIGNATED WET AREAS, INCLUDING BATH 01, BATH 02, PRIMARY ENSUITE, AND LAUNDRY SPACES.

ALL SUSPENDED OR DIRECT FIX CEILING FRAMING PROFILES, NIB WALL TIMBERS, AND INTERNAL PLASTER BULKHEAD ARRAYS ARE SHOWN INDICATIVELY ONLY. THE CONTRACTOR MUST INSTALL SYSTEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER CERTIFIED SPAN SET-OUT CAPACITY AND DISTORTION RESISTANCE TABLES.

COORDINATE INTERNAL CEILING BULKHEAD PLACEMENTS ON SITE TO NEATLY CONCEAL IN-WALL MECHANICAL EXHAUST FAN AIR DUCT TRUNK LINES RUNNING DIRECTLY TO OUTSIDE WALL TERMINATIONS, ENSURING THE DESIGN INTENT AND INTERNAL HEIGHT PATHWAYS ARE PROTECTIVELY MAINTAINED.

GENERAL RECONCILED GLAZING
AND WINDOW NOTES - HERITAGE

GENERAL AND SCOPE OF WORKS

ALL WINDOWS, GLAZING UNITS, AND TIMBER FRAMING ENCLOSURES ARE PRE-EXISTING HERITAGE FABRIC TO BE RETAINED IN-SITU UNALTERED UNLESS EXPLICITLY NOTED OTHERWISE.

READ IN CONJUNCTION WITH RELEVANT DESIGN DOCUMENTATION, HERITAGE MANAGEMENT SPECIFICATIONS, AND APPLICABLE LOCAL AUTHORITY COMPLIANCE OVERLAYS.

VERIFY ALL FABRIC CONDITIONS ON SITE PRIOR TO INTERIOR WALL LINING AND JAMB REVEAL FITOUTS. REPORT DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH ANY STRUCTURAL REMEDIAL REPAIRS.

GLAZING COMPLIANCE STANDARDS

ALL RETAINED AND REMEDIAL GLAZING WORKS MUST COMPLY WITH THE RELEVANT DEEMED TO SATISFY PROVISIONS OF AS 1288 AND AS 2047 WHERE APPLICABLE TO DOMESTIC CLASS 1A BUILDINGS.

WHERE ANY EXISTING UPPER LEVEL HERITAGE GLAZING REPRESENTS A FALL RISK SITUATED WITHIN 1700MM OF THE FINISHED FLOOR LEVEL AND WHERE THE EXTERNAL DROP EXCEEDS 2000MM, PROVIDE CHILD-RESISTANT REVERSIBLE HARDWARE RESTRICTORS TO LIMIT CLEAR OPENINGS TO A MAXIMUM OF 125MM.

EXISTING GLASS TO REMAIN UNALTERED IN-SITU UNLESS CRACKED OR DAMAGED. ANY REPLACEMENT SAFETY GLAZING REPAIRS MUST MATCH THE REQUISITE ARCHITECTURAL WEIGHT, OPTICAL CLARITY, AND PROFILE OF THE ORIGINAL HERITAGE FACADE.

HARDWARE, SEALS, AND MAINTENANCE

RUNNING GEAR, PULLEYS, WEIGHT SASH CORDS, AND INTERNAL CATCHES TO BE SERVICED, REPAIRED, OR REPLACED BY SPECIALIST HERITAGE TRADESMEN TO RETURN UNITS TO OPERATIONAL CONDITION WITHOUT ALTERING ORIGINAL TIMBER SECTIONS.

ALL NEW OR RESTORED COMPONENT HARDWARE ADDITIONS BY THE CONTRACTOR ARE TO BE APPROVED BY THE DESIGNER AND HERITAGE CONSULTANT.

PROVIDE APPLICABLE BRUSH WEATHER SEALS OR NEOPRENE DRAFT-STRIPPING CORES AS DETAILED IN COORDINATION WITH THE ENVIRONMENTAL PERFORMANCE REPORTS AND COMPLIANCE REPORTS, ENSURING SUCH INSTALLATIONS ARE NON-DESTRUCTIVE TO THE HISTORIC ENCLOSURE.

PROVIDE ADEQUATE ISOLATION CONSTRAINTS BETWEEN DISSIMILAR METALS AT ALL HARDWARE ANCHOR POINTS TO PREVENT ACCELERATED CORROSION OR TIMBER STAINING.

WORKMANSHIP AND QUALITY
CONTROL NOTES

STANDARD OF WORKMANSHIP

ALL WORKS SHALL BE EXECUTED TO AN EXCEPTIONALLY HIGH STANDARD OF WORKMANSHIP AND MASTER CRAFTSMANSHIP CONSISTENT WITH THE PREMIUM RESISTANCE SPECIFICATIONS AND HERITAGE FINISH REQUIREMENTS.

FINAL INSTALLED FINISHES AND FIXTURES SHALL BE ABSOLUTELY FREE FROM DEFECTS, BLEMISHES, SURFACE SCUFFS, STRUCTURAL MISALIGNMENTS, AND CONTEXTUAL INCONSISTENCIES.

WHERE NEW PLASTERBOARD PARTITIONS OR TILED THRESHOLDS JOIN RETAINED HISTORIC FABRIC, THE TRANSITION JUNCTION MUST BE EXECUTED NEATLY, ACCURATELY, AND WITHOUT VISIBLE DISTORTION.

DEFECT RECTIFICATION AND REPLACEMENT

THE CONTRACTOR MUST DILIGENTLY IDENTIFY AND RECTIFY ALL DEFECTIVE, DAMAGED, OR NON-CONFORMING WORK COMMITTED ON SITE.

ANY INSTALLED WORK COMPONENT FOUND NOT TO BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTATION, APPROVED ARCHITECTURAL MATERIAL SAMPLES, OR SPECIFIED DESIGN INTENT SHALL BE REMOVED AND COMPLIANTLY REPLACED AT THE CONTRACTOR EXPENSE.

FOR MULTI PART ASSEMBLIES OR COMPLEX TILING PATTERNS IN WET AREAS, ANY EXTENSIVE SURFACE ALIGNMENT DISCREPANCIES MUST BE CORRECTED IMMEDIATELY BEFORE FIXING COMPONENT SEALANTS APPLICABLE.

PROTECTION OF FINISHED WORKS

THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK, INSTALLED FIXTURES, AND RETAINED HISTORIC PERIOD FEATURES FROM PHYSICAL DAMAGE OR MOISTURE EXPOSURE DURING THE ACTIVE CONSTRUCTION PERIOD.

ANY ACCIDENTAL DAMAGE TO FINISHED APPLIED WORK OR EXISTING HERITAGE SURFACES SHALL BE COMPLIANTLY MADE GOOD TO MATCH ADJOINING TEXTURES AND FINISH PROFILES TO THE ABSOLUTE SATISFACTION OF THE DESIGNER.

PRACTICAL COMPLETION CRITERIA

THE APPROVAL OF PRACTICAL COMPLETION IS STRICTLY SUBJECT TO ALL BUILDING DESIGN ARRAYS BEING FULLY COMPLETED, CERTIFIED REGULATORY COMPLIANT BY LOCAL AUTHORITIES, DEFECT FREE, AND THOROUGHLY CLEANED FOR OCCUPANCY.

ALL MANDATORY WATERPROOF COMPLIANCE CERTIFICATES AS3740-2021 AND GLAZING STATUTORY INDICES AS1288 MUST BE SAFELY COMPILED AND SUBMITTED TO THE RELEVANT BUILDING SURVEYOR BEFORE PRACTICAL COMPLETION SIGN OFF.

SHOP DRAWINGS, SAMPLES,
AND FABRICATION NOTES

THE CONTRACTOR MUST PROVIDE DETAILED SHOP DRAWINGS FOR ALL RELEVANT JOINERY CARCASSES, GLAZING ARRAYS, STONE VANITIES, CUSTOM METAL WORK CORDS, AND SPECIALIST PROPRIETARY SYSTEMS PRIOR TO WORKSHOP FABRICATION.

ALL SHOP DRAWINGS SHALL EXPLICITLY INCLUDE PHYSICAL RUNNING DIMENSIONS, ON SITE SETOUT LINES, JUNCTION TRANSITIONS, INTERIOR INTERFACES, MECHANICAL FIXINGS, AND SERVICES ARCHITECTURAL HERITAGE FABRIC AND MUST BE RETAINED AND PROTECTED IN-SITU UNLESS EXPLICITLY MARKED FOR DEMOLITION OR MODIFICATION.

ALL PROPOSED SHOP DRAWINGS MUST BE RIGOROUSLY VERIFIED AGAINST ACTUAL REAL WORLD SITE CONDITIONS AND DISPLACED MASONRY MAPPING PRIOR TO FORMAL SUBMISSION.

SUBMIT FULL WORKSHOP DRAWINGS TO THE DESIGNER FOR COHERENT REVIEW PRIOR TO MANUFACTURE. THE CONTRACTOR MUST ALLOW SUFFICIENT WORK SCHEDULE TIME FOR DESIGNER REVIEW AND POTENTIAL RESUBMISSION PACKS.

THE DESIGNER TECHNICAL REVIEW OF COMPONENT SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF ULTIMATE RESPONSIBILITY FOR ON SITE ACCURACY, MATERIAL COORDINATION, OR REGULATORY COMPLIANCE WITH THE CONTRACT DOCUMENTATION.

MATERIAL SAMPLES AND PROTOTYPES

PROVIDE ALL REQUISITE PHYSICAL MATERIAL SAMPLES, CUSTOM JOINERY SWATCHES, STONE SECTION CUTS, FINISH TEXTURES, AND HARDWARE PROTOTYPES AS DIRECTED FOR DESIGNER APPROVAL PRIOR TO FINAL PROCUREMENT AND INSTALLATION.

SUBMITTED SAMPLES SHALL BE EXPLICITLY REPRESENTATIVE OF FINAL INSTALLED ARCHITECTURAL QUALITY, INCLUDING COLOR MATCH INDICES, COATING GLOSS LEVELS, TEXTURE DENSITIES, AND SURFACE FINISH DURABILITY.

WHERE SPECIFICALLY DIRECTED BY THE ENCLOSURE SPECIFICATIONS, PROVIDE COMPLIANT FULL SIZE MOCK UPS OR WORKSHOP PROTOTYPES FOR DETAIL REVIEW AND REVISION SIGN OFF PRIOR TO THE TOTAL COMMENCEMENT OF WORKS.

APPROVED PHYSICAL SAMPLES AND SITE MOCK UPS SHALL FORMALLY ESTABLISH THE REGULATOR BENCHMARK FOR MASTER WORKMANSHIP AND HANDFINISHED VISUAL QUALITY ACROSS THE CONSTRUCTION LIFECYCLE.

DO NOT PROCEED WITH FACTORY FABRICATION, HARDWARE FIXING, OR SITE INSTALLATION UNTIL THE RELEVANT SHOP DRAWINGS AND APPLICABLE FINISH SAMPLES HAVE BEEN FULLY REVIEWED AND ACCEPTED IN WRITING BY THE DESIGNER.

GENERAL DRAFTING
CONVENTIONS

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS EXPLICITLY NOTED OTHERWISE ON THE DRAWING VIEW.

DO NOT SCALE DRAWINGS FOR CONSTRUCTION OR FABRICATION PURPOSES.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DOCUMENTATION, SPECIFICATIONS, AND CONSULTANT DESIGN DOSSIERIS.

FIGURED TYPED DIMENSIONS SHALL TAKE ABSOLUTE PRECEDENCE OVER SCALED DIMENSIONS ACROSS ALL SHEETS.

THE CONTRACTOR MUST VERIFY ALL CONTEXTUAL DIMENSIONS AND PHYSICAL AS BUILT CONDITIONS ON SITE PRIOR TO FRAMEWORK CONSTRUCTION.

PRIMARY STRUCTURAL AND PARTITION SETOUT TO BE FORMALLY CONFIRMED AND SIGNED OFF ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

GENERAL DOOR AND
HARDWARE NOTES - HERITAGE
AND REGULATORY

GENERAL AND HERITAGE COMPLIANCE

READ IN CONJUNCTION WITH ALL ARCHITECTURAL FLOOR PLANS, COMPLIANCE ELEVATIONS, SPECIFICATIONS, AND APPLICABLE HERITAGE OVERLAYS.

ALL ORIGINAL EXISTING TIMBER DOORS, HINGED SASHES, AND ENCLOSURE FRAMING ARRAYS ARE ARCHITECTURAL HERITAGE FABRIC AND MUST BE RETAINED AND PROTECTED IN-SITU UNLESS EXPLICITLY MARKED FOR DEMOLITION OR MODIFICATION.

CONTRACTOR TO IMPLEMENT UTMOST PROTECTION COMPLIANCE TO ENSURE HISTORIC TIMBERWORK, DECORATIVE MOULDINGS, AND ORIGINAL PLASTER ARCHITRAVES ARE NOT DAMAGED DURING INTERNAL FITOUT WORKS.

SANITARY COMPARTMENT EMERGENCY ACCESS

IN STRICT ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA NCC DEEMED TO SATISFY

PROVISIONS, WHERE THE INTERNAL ENCLOSED SANITARY COMPARTMENT TOILET CUBICLE DOOR OPENS INWARDS AND HAS A CLEARANCE OF LESS THAN 1200MM TO THE TOILET PAN, THE DOOR MUST BE FITTED WITH LIFT-OFF COMPLIANT HINGES.

LIFT-OFF HINGES MUST FEATURE A MINIMUM 20MM PIN CLEARANCE TO ALLOW THE DOOR TO BE REVERSIBLY LIFTED UP AND REMOVED SEAMLESSLY FROM THE OUTSIDE BY EMERGENCY SERVICES WITHOUT FORCE.

HARDWARE, LOCKSETS, AND OPERABILITY

ALL RETROFITTED HARDWARE, LEVERS, LOCKSETS, AND DOOR CLOSERS SPECIFIED FOR NEW OR RESTORED INTERIOR ENCLOSURES MUST BE COMPATIBLE WITH HISTORIC INTEGRITY AND APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.

PROVIDE COMPLETE AND FUNCTIONAL COMMERCIAL-GRADE LOCK CYLINDERS TO SPECIFIED INTERNAL SECURE BOUNDARIES. KEYED ALIKE THROUGHOUT THE DOMESTIC PREMISES UNLESS NOTED OTHERWISE.

REMEDIAL TRADESMEN TO SERVICE EXISTING PULLEYS, HINGE PIN LEAF JUNCTIONS, AND LOCK LATCHES TO ENSURE SMOOTH TRAVEL AND SECURE ENCLOSURE CLOSURE.

PROVIDE NON-DESTRUCTIVE NEOPRENE FOAM OR BRUSH SMOKE-AND-DRAFT SEALS TO INTERIOR DOOR FRAMEWORK CORES COORDINATED WITH THE COMPLIANT ESD ACOUSTIC PERFORMANCE SPECIFICATION REPORTS.

SITE VERIFICATION AND FITOUT

VERIFY ALL STRUCTURAL DOOR OPENING DIMENSIONS, FLOATING FLOOR CLEARANCES, AND TIMBER JAMB THICKNESSES ON SITE PRIOR TO ORDERING ANY RETROFIT REPLACEMENT SECTIONS OR HARDWARE.

ALL NEW INTERNAL DOOR FRAMES MUST MEET FLUSH AND LEVEL WITH ADJOINING WATERPROOF WALL LINING TRANSITIONS INDEPENDENTLY. PROVIDE PROPRIETARY TIMBER COMPENSATORS OR REVEAL JUNCTIONS WHERE DEEP HISTORIC MASONRY WALL CAVITIES OCCUR.

GENERAL WET AREA
CONSTRUCTION NOTES

GENERAL AND STANDARDS

WATERPROOFING TO WALLS AND FLOORS OF WET AREAS IS TO BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH AS3740-2021.

ALL WET AREA MATERIALS, WATERPROOFING SYSTEMS, AND INSTALLATION WORKMANSHIP MUST STRICTLY COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC PERFORMANCE REQUIREMENTS AND AS3740-2021.

MULTI DIRECTIONAL WATERPROOFING MEMBRANES WITHIN SHOWER ENCLOSURES MUST EXTEND A MINIMUM OF 1800MM ABOVE THE FINISHED FLOOR LEVEL OR 100MM ABOVE THE HIGHEST SHOWER ROSE CONNECTION POINT, WHICHEVER IS THE GREATER HEIGHT.

WATERPROOFING MEMBRANES MUST BE APPLIED BY A LICENSED, CERTIFIED APPLICATOR. A FORMAL CERTIFICATE OF COMPLIANCE REGULATION 126 OR EQUIVALENT AND WARRANTY MUST BE PROVIDED TO THE RELEVANT BUILDING SURVEYOR UPON COMPLETION.

ALL WALL LININGS IN DESIGNATED WET AREAS TO BE MINIMUM 10MM WATER-RESISTANT PLASTERBOARD, FIBRE-CEMENT SHEETING, OR APPROVED EQUIVALENT, INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

SHOWER ENCLOSURES AND GRADING

FOR OPEN, UNENCLOSED, OR FRAMELESS SHOWER CONFIGURATIONS, THE FINISHED TILE FLOOR MUST GRADE CONCENTRICALLY TO THE WASTE POINT OR CHANNEL GRATE AT A MINIMUM GRADIENT OF 1:80 WITHIN A 1500MM RADIUS OF THE SHOWER ROSE.

WHERE ENCLOSED SHOWERS INCORPORATE A SWINGING PIVOT OR SLIDING DOOR FRAMEWORK, THE TILED FLOOR BED BENEATH THE SCREEN MUST INCORPORATE A CONTINUOUS, INTERNAL BRASS OR ALUMINUM 5MM HIGH PHYSICAL WATERSTOP ANGLE BONDED DIRECTLY TO THE STRUCTURAL SUBFLOOR OR MEMBRANE SYSTEM PER AS3740-2021 CL 4.8.5.

ALL SWIMMING SHOWER GLASS ENCLOSURE DOORS MUST BE SPECIFIED WITH AN INTEGRAL DRIP DEFLECTOR AT THE LOWER EDGE TO CHANNEL RUNOFF WATER INWARD TOWARD THE SHOWER COMPARTMENT DRAINAGE BED.

PROVIDE CONTINUOUS VERTICAL WATERSTOPS FILLED WITH NEUTRAL-CURE, BATHROOM-GRADE ANTI-FUNGAL SILICONE CAULKING AT ALL JUNCTIONS WHERE SHOWER SCREENS ABUT WALLED STRUCTURES.

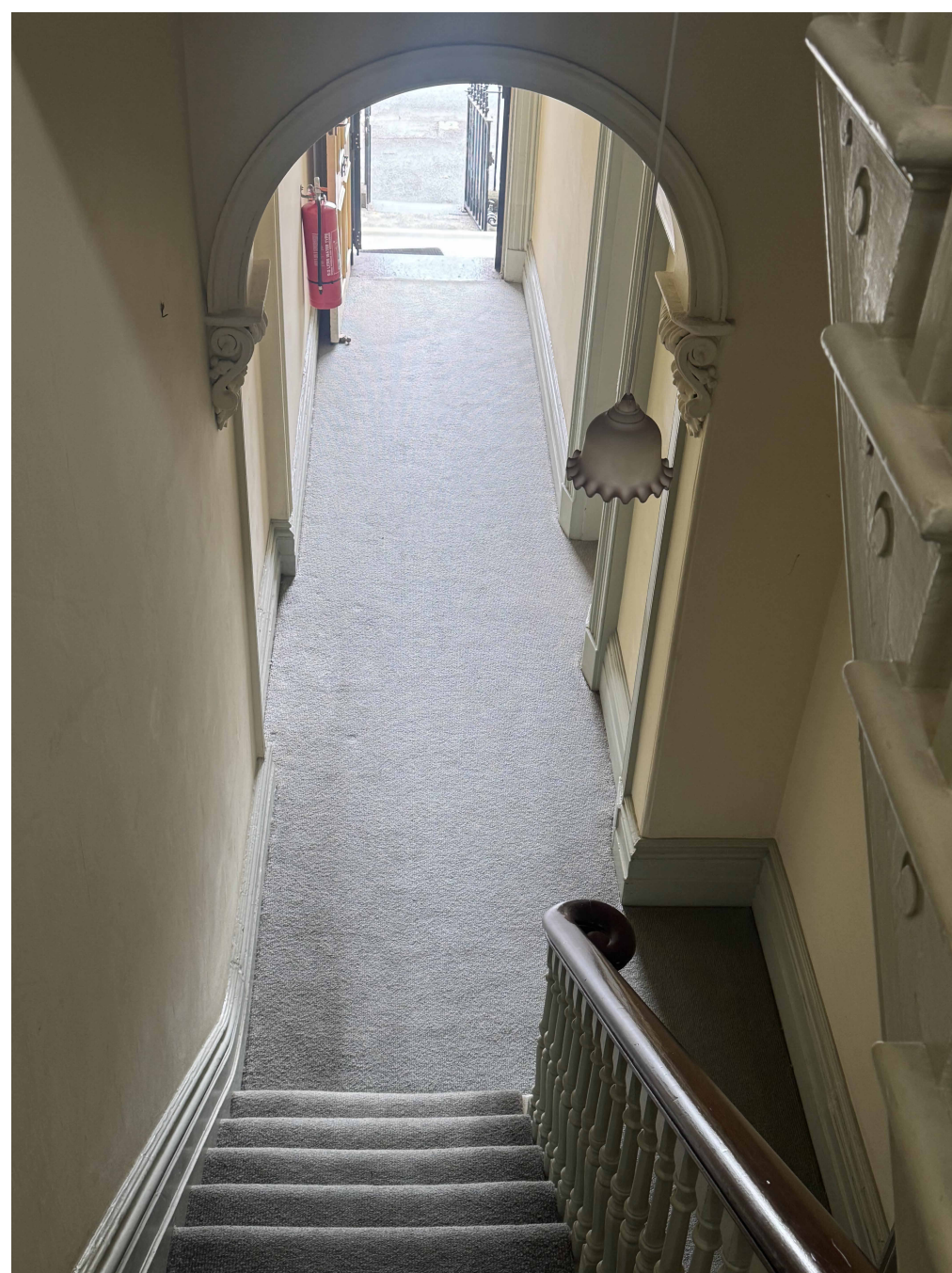
WET AREA TERMINATION AND EXIT BOUNDARIES

A COMPLIANT INDEPENDENT TERMINATION WATERSTOP ANGLE MUST BE INSTALLED BENEATH THE FINISHED TILED SURFACES AT THE PRIMARY EXIT DOWRWAY THRESHOLDS OF ALL BATHROOMS, ENSUITES, AND LAUNDRIES TO PREVENT HORIZONTAL WATER MIGRATION AND FOR THE PROTECTION OF ADJOINING TIMBER FLOOR FABRIC OUTSIDE THE WET AREAS.

THE WATERPROOF MEMBRANE MUST BE FULLY TURNED UP AND SEALED OVER ALL FLOOR WATERSTOP ANGLES AT THE EXTREMITY RADIUS.

SANITARY COMPARTMENT CLEARANCES AND
DOORS

IN ACCORDANCE WITH RELEVANT DEEMED-TO-SATISFY PROVISIONS FOR ENCLOSED SANITARY COMPARTMENTS TOILET CUBICLES WHERE THE CLEAR DISTANCE BETWEEN THE CLOSING EDGE OF THE TO



DI PIETRO·PIERCE

Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Existing Site Photos

Date 28.08.2026

Scale: @ A1

Drawing No. A101

A

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Regulation 233 Dispensation Schedule

Item	Location	NCC / ABCB Requirement	Existing Condition	Reason for Reg 233 Dispensation
Hallway Width	Ground & First Floor Corridors	Minimum clear passage width of 1000mm (ABCB Livable Housing Standard Part 3).	Existing structural corridor width is less than 925mm.	Original heritage masonry walls to remain unaltered to preserve historic fabric.
Doorway Openings	Existing Internal Doors	Minimum clear opening width of 820mm (ABCB Livable Housing Standard Part 3).	Existing structural door openings do not provide 820mm clear width.	Original heritage walls and door frames to remain unaltered to preserve historic fabric.
Staircase Geometry	Main Entry Staircase	Current NCC requirements for stair riser, going, and structural geometry.	Existing historic staircase dimensions 880mm	Original heritage staircase to remain unaltered to preserve historic fabric.

Area & Volume Table

PROJECT AREA & VOLUME CALCULATIONS

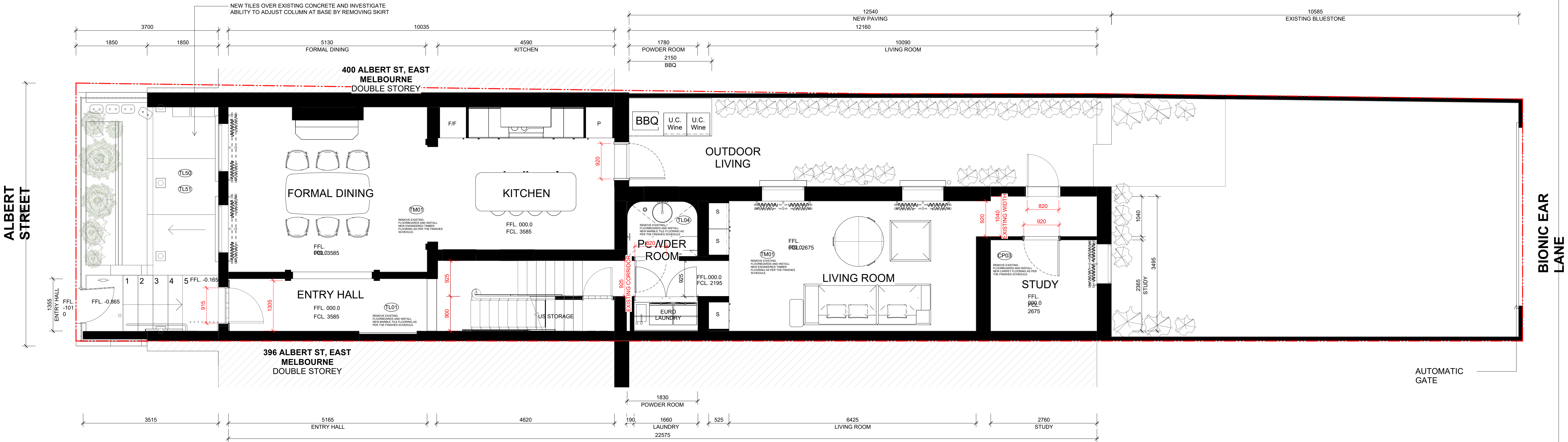
- Existing Building Area: 243.37 m²
- Proposed Building Area: 238.26 m²
- Existing Building Volume: 778.23 m³
- Proposed Alteration Volume: 764.83 m³

EXTERNAL THRESHOLD LEVEL NOTE (ON-SITE VERIFICATION REQUIRED):

- EXACT FINISHED OUTSIDE SURFACE/GROUND LEVEL TO BE VERIFIED ON SITE BY THE CONTRACTOR IMMEDIATELY UPON STRIP-OUT OF THE EXISTING THRESHOLD FRAMING.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING FINAL OUTDOOR PAVING, TILES, OR DECKING TIMBERS TO ENSURE THE STEP-DOWN BETWEEN THE INTERNAL FFL AND THE ADJOINING OUTSIDE SURFACE DOES NOT EXCEED THE MAXIMUM 230mm RESIDENTIAL LIMIT PURSUANT TO NCC HOUSING PROVISIONS CLAUSE 11.2.6.
- WHERE THE UNCONTROLLED SITE CONDITIONS RESULT IN A DROP GREATER THAN 230mm, THE CONTRACTOR SHALL FABRICATE A COMPLIANT INTERMEDIATE STEP FEATURING RISER AND GOING DIMENSIONS IN STRICT ACCORDANCE WITH RELEVANT COMPLIANCE GUIDELINES, COORDINATED WITH THE DESIGNER PRIOR TO COATING.

FLOOR:

- ALL NEW FLOOR FINISHES TO BE INSTALLED ON NEW SUBFLOOR STRUCTURE.



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Interiors Marketing Plan GF

Date 28.08.2026

Scale: @ A1 As indicated

Drawing No. A102

A

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Hallway Width	Ground & First Floor Corridors	Minimum clear passage width of 1000mm (ABCB Livable Housing Standard Part 3).	Existing structural corridor width is less than 925mm.	Original heritage masonry walls to remain unaltered to preserve historic fabric.
Doorway Openings	Existing Internal Doors	Minimum clear opening width of 820mm (ABCB Livable Housing Standard Part 3).	Existing structural door openings do not provide 820mm clear width.	Original heritage walls and door frames to remain unaltered to preserve historic fabric.
Staircase Geometry	Main Entry Staircase	Current NCC requirements for stair riser, going, and structural geometry.	Existing historic staircase dimensions 880mm	Original heritage staircase to remain unaltered to preserve historic fabric.

PROJECT AREA & VOLUME CALCULATIONS

- Existing Building Area: 243.37 m2
- Proposed Building Area: 238.26 m2
- Existing Building Volume: 778.23 m3
- Proposed Alteration Volume: 764.83 m3



1. HERITAGE & SCOPE COMPLIANCE
STRITC LIMITS OF WORKS: Demolition is limited strictly to areas and elements indicated on drawings. No additional demolition, stripping, or alteration of heritage fabric is permitted without written approval from the Superintendent and Heritage Authority.

FABRIC PROTECTION: Contractor must fully protect all existing internal and external heritage fabric, finishes, windows, and features nominated to remain from damage, weather, and vibration.

PHOTOGRAPHIC RECORD: Prior to commencement, the Contractor must capture and submit an extensive photographic clippage record of all areas inside and adjacent to the demolition zone.

UNEXPECTED FINDS: If unexpected heritage artifacts, sub-floor structures, or hazardous materials (e.g. asbestos, lead) are uncovered, works must cease immediately. Notify the Superintendent and await formal instruction.

SITE VERIFICATION: Contractor to verify all existing conditions, dimensions, and site constraints prior to commencement. Report any discrepancies between drawings and site conditions to the Superintendent immediately; do not proceed until clarified.

STRUCTURAL WALL REMOVAL: One existing structural wall is proposed to be removed. All structural works must be carried out in strict accordance with certified Structural Engineer's documentation.

METHOD STATEMENT & PROPPING: Contractor must submit a detailed Demolition Method Statement and temporary propping plan to the Engineer for review prior to works. Propping/shoring must remain in place until new beams/reinforcements are fully installed and certified.

VIBRATION CONTROL: Utilise hand tools and non-destructive, low-impact demolition methods adjacent to retained heritage walls/ceilings to prevent structural shifting or cracking.

3. WALLS, OPENINGS & OUTHOUSE DEMOLITION
WALLS & OPENINGS: Remove existing internal and external walls, partial wall sections, and window openings strictly as indicated on the plan.

OUTHOUSE STRUCTURE: Demolish detached bathroom/outhouse structure and remove associated fixtures/services as indicated. Cap and seal all redundant hydraulic services below ground level. Prevent damage to adjacent boundary walls/fences. Refer to proposed drawings for pantry reconfiguration.

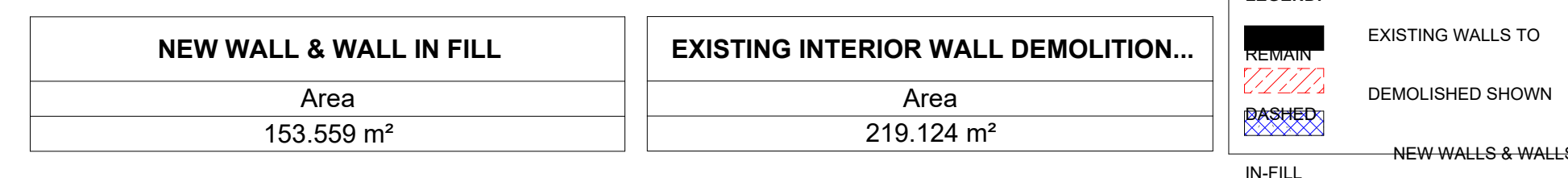
4. SERVICES & UTILITIES
SERVICES ISOLATION: All affected services (including but not limited to electrical, hydraulic, gas, and stormwater) must be safely isolated, disconnected, and made redundant by licensed trades in accordance with relevant authority requirements.

5. SITE MANAGEMENT & SALVAGE
WEATHERPROOFING & SAFETY: Provide adequate temporary hoarding and weatherproof sheeting (tarpsaulins) at the end of each shift to prevent water ingress or wind damage to exposed heritage interiors.

HERITAGE SALVAGE: Retain and carefully salvage historic architectural elements (e.g., bricks, joinery, hardware) as nominated by the Superintendent. Store securely on-site.

WASTE MANAGEMENT: Progressively remove all demolition materials and debris from site. Dispose of/recycle materials in accordance with EPA guidelines and Local Council regulations. Do not stockpile waste in a manner that overloads existing floor structures.

6. FLOOR: Demolition of existing floor construction throughout



Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project **398 Albert St, East Melbourne,
VIC 3002**

For **Kellkap**

Project No 2601

Author **DiPietroPierce**

Drawing **Demo - Floor Plan**

Date 28.08.2026

Scale: @ A1 **As indicated**

Drawing No. **A104a**

A

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DEMOLITION & HERITAGE CONSERVATION NOTES (LEVEL 01)

1. HERITAGE & SCOPE COMPLIANCE
STRICT LIMITS OF WORKS: Demolition works are limited strictly to the areas and elements indicated on Level 01 drawings. No additional demolition, stripping of heritage fabric, or alterations to existing layouts are permitted without written approval from the Superintendent and Heritage Authority.

FABRIC PROTECTION: The Contractor must fully protect all existing internal and external heritage fabric, finishes, and architectural features nominated to remain from damage, dust, weather, and construction vibration.

PHOTOGRAPHIC RECORD: Prior to commencement of Level 01 works, the Contractor must capture and submit a comprehensive photographic dilapidation report of all upper-level areas inside and adjacent to the demolition zone.

UNEXPECTED FINDS: If unexpected historic artifacts, hidden structural voids, or hazardous materials (e.g., asbestos, lead paint) are uncovered during stripping, works must cease immediately. Notify the Superintendent and await formal instruction.

2. DISCREPANCIES & STRUCTURAL INTEGRITY

SITE VERIFICATION: Contractor to verify all existing conditions, dimensions, and floor levels on-site prior to commencement. Report any discrepancies between drawings and actual site conditions to the Superintendent immediately; do not proceed in affected areas until clarified.

WALL REMOVAL (NON-STRUCTURAL): Remove existing internal non-structural walls strictly as indicated on the plan. No structural load-bearing walls are proposed to be removed at Level 01.

VIBRATION & FLOOR LOADING: Utilise hand tools and non-destructive, low-impact demolition methods adjacent to retained heritage walls and ceilings to prevent structural shifting or plaster cracking. Do not stockpile heavy demolition waste on Level 01 floor structures; progressively remove debris to prevent structural overloading.

3. BOUNDARY WALL WORKS AND SERVICES

BOUNDARY ACCESS INFILLS: Remove existing doors providing access to neighbouring properties as indicated. Redundant door openings are to be structurally infilled, sealed, and made good to match the existing construction, fire ratings, and external heritage finishes perfectly.

SERVICES ISOLATION: All affected services on Level 01 (including but not limited to electrical, mechanical, and hydraulic services) must be safely isolated, disconnected, and made redundant by licensed trades in accordance with relevant authority requirements.

4. SITE MANAGEMENT & WASTE

WEATHERPROOFING & SAFETY: Provide adequate temporary hoarding and weatherproof sealing at the building envelope (especially at external door infill zones or chimney flues) at the end of each shift to prevent water ingress or wind damage to exposed heritage interiors.

HERITAGE SALVAGE: Retain and carefully salvage historic architectural elements (e.g., fireplace surrounds, hearth tiles, original timber doors, joinery, or hardware) as nominated by the Superintendent. Store securely on-site.

WASTE MANAGEMENT: Progressively remove all demolition materials from the upper floor and site. Dispose of and recycle materials in strict accordance with EPA guidelines and Local Council regulations.

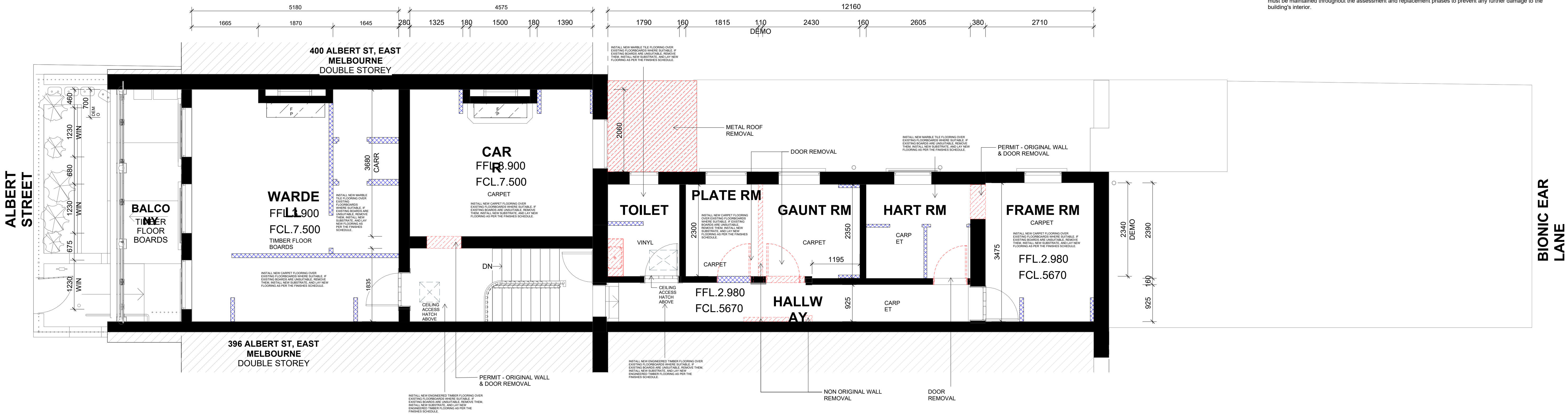
5. COMPREHENSIVE ROOF ASSESSMENT & REPLACEMENT

SITE-WIDE ROOF DETERIORATION: Due to the severe and prolonged water ingress, active biological growth (e.g., mushrooms), and significant structural degradation initially identified in Level 1, Room 6, the Contractor must prepare for the potential demolition and full replacement of the entire roof structure.

STRUCTURAL EXPOSURE & ENGINEER ASSESSMENT: The Contractor is to carefully strip the existing roof cladding and compromised ceiling fabric across the suspected failure zones. Appropriate PPE must be worn during the removal of biologically contaminated or rotted materials. Once the roof structure is exposed, works must pause to allow the Structural Engineer to assess the entire roof framing and formally confirm the scope of full roof replacement versus localized remediation.

LIKE-FOR-LIKE REINSTATEMENT: All roof areas deemed structurally compromised and requiring replacement must be reinstated using high-quality galvanized steel. The new roofing must be installed on a strictly 'like-for-like' basis to perfectly match the original heritage profile, gauge, and detailing.

WEATHERPROOFING URGENCY: Given the severity of existing leaks and the potential for a full roof removal, the Contractor must install robust, heavy-duty temporary weather protection (e.g., temporary roof structure or secured heavy tarpaulins) over all exposed sections immediately upon demolition. This temporary weatherproofing must be maintained throughout the assessment and replacement phases to prevent any further damage to the building's interior.



NEW WALL & WALL IN FILL	
Area	
187.579	
m ²	

EXISTING INTERIOR WALL DEMOLITION...	
Area	
219.124 m ²	

LEGEND:	
	EXISTING WALLS TO REMAIN
	DEMOLISHED SHOWN
	NEW WALLS & WALLS IN-FILL



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Demo - Floor Plan

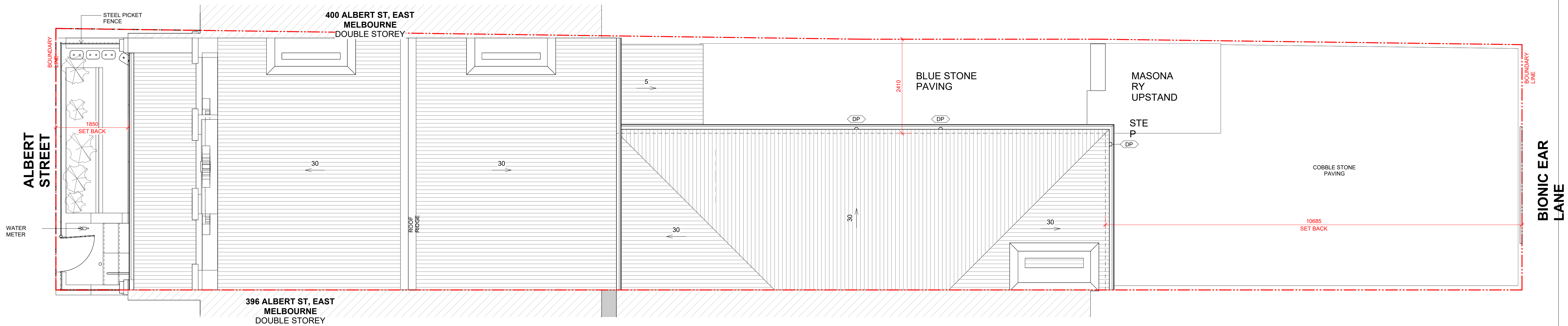
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Drawing No. A105a

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DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Existing Site Plan

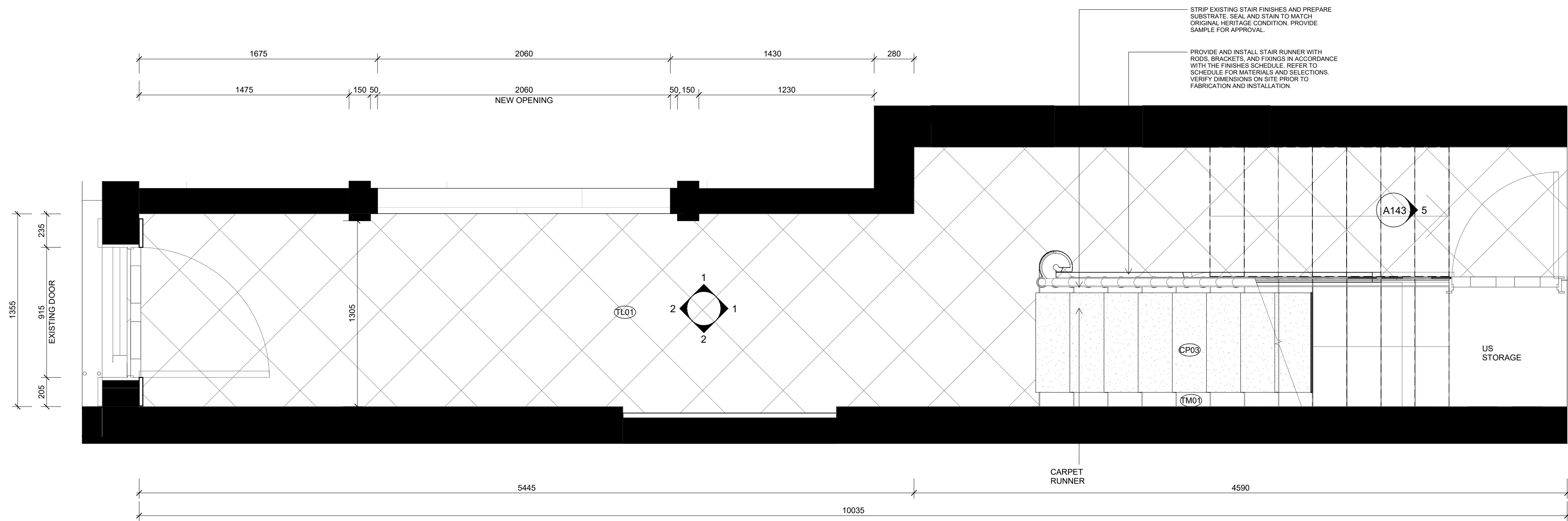
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Drawing No. A106

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1 Entry Floor Plan
A108 SCALE 1 : 20



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DPP

Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Entry - Floor Plan

Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A107

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PROVIDE AND INSTALL STAIR RUNNER WITH RODS, BRACKETS, AND FIXINGS IN ACCORDANCE WITH THE FINISHES SCHEDULE. REFER TO SCHEDULE FOR MATERIALS AND SELECTIONS. VERIFY DIMENSIONS ON SITE PRIOR TO FABRICATION AND INSTALLATION.

STRIP EXISTING STAIR FINISHES AND PREPARE SUBSTRATE. SEAL AND STAIN TO MATCH ORIGINAL HERITAGE CONDITION. PROVIDE SAMPLE FOR APPROVAL.

INSTALL GLAZING WITHIN RECESSED HALL ARCH. RETAIN AND MAKE GOOD ALL ORIGINAL DETAILING.

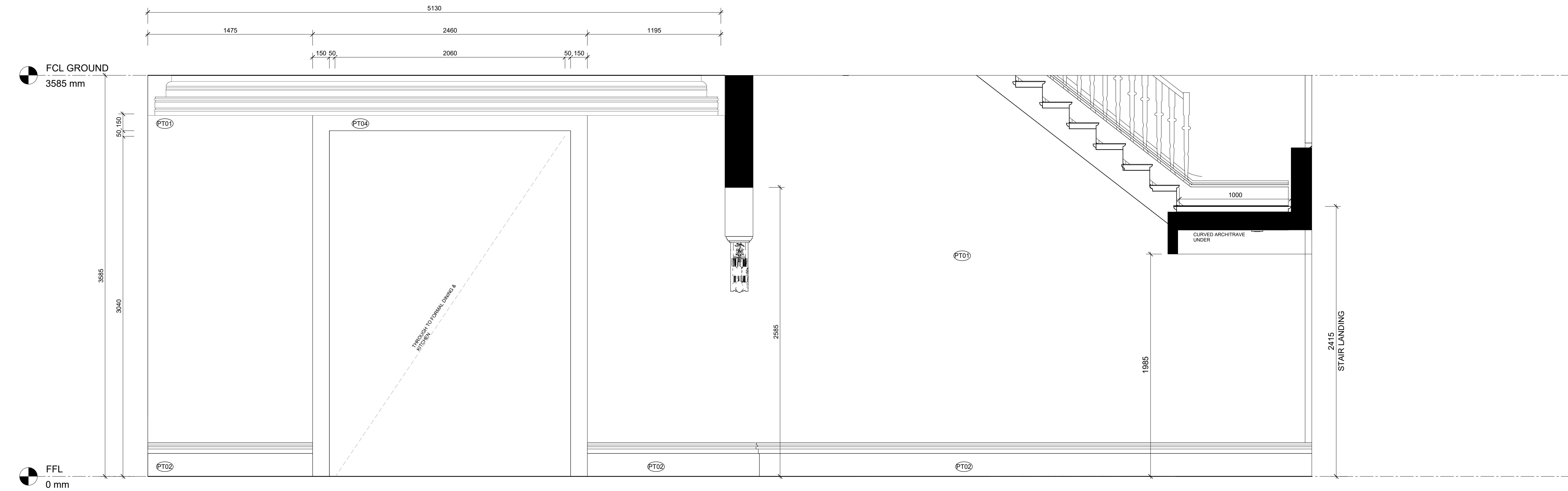
FCL GROUND
3585 mm

STRIP AND RESTORE EXISTING VICTORIAN WALL PANELLING AND STAIR DOOR. PREPARE AND REFINISH IN PAINT COLOUR PT01.

FFL
0 mm

2 Entry Hall Elevation - B

A107 SCALE 1 : 20



1 Entry Hall Elevation - A

A107 SCALE 1 : 20



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Entry - Elevations

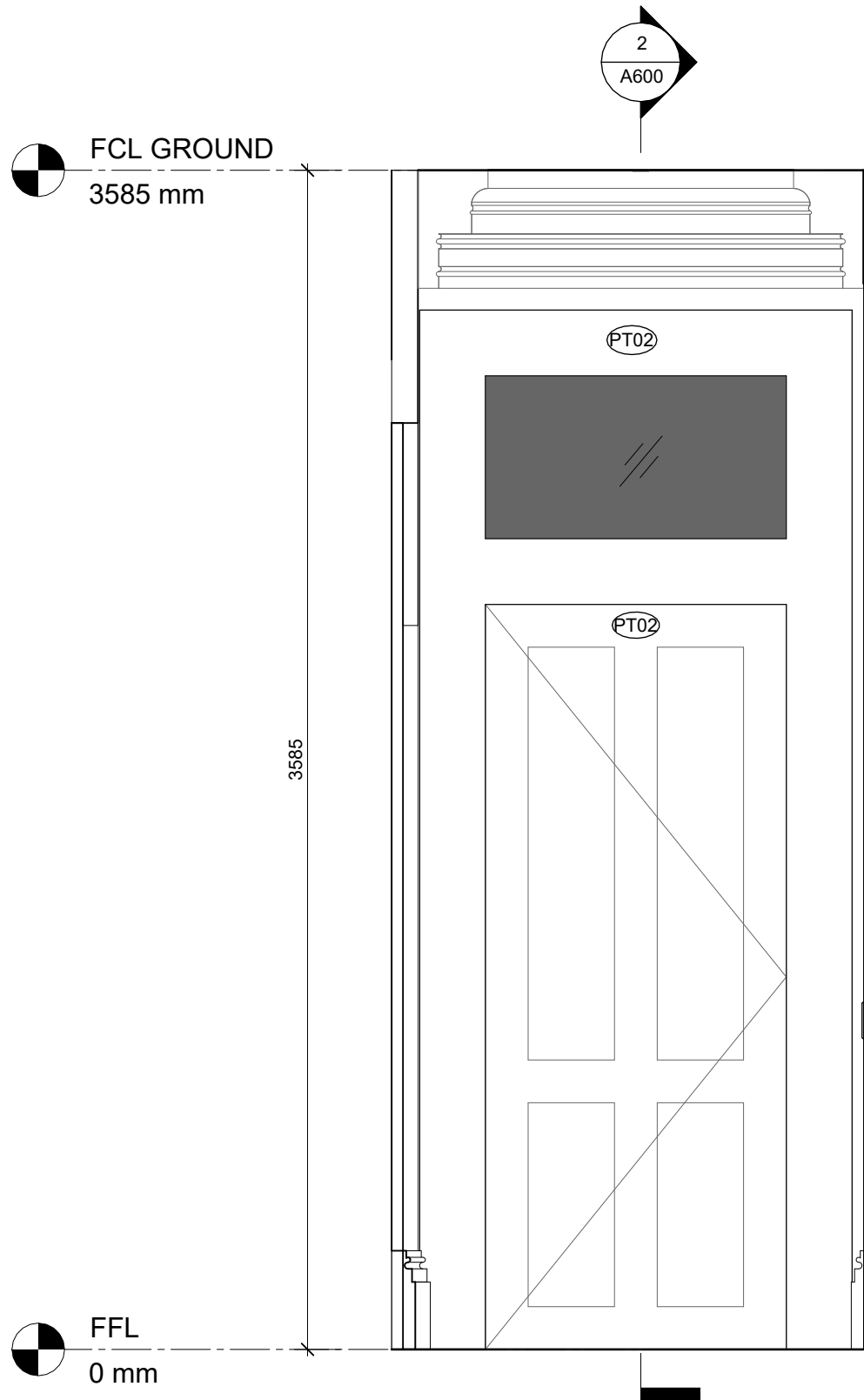
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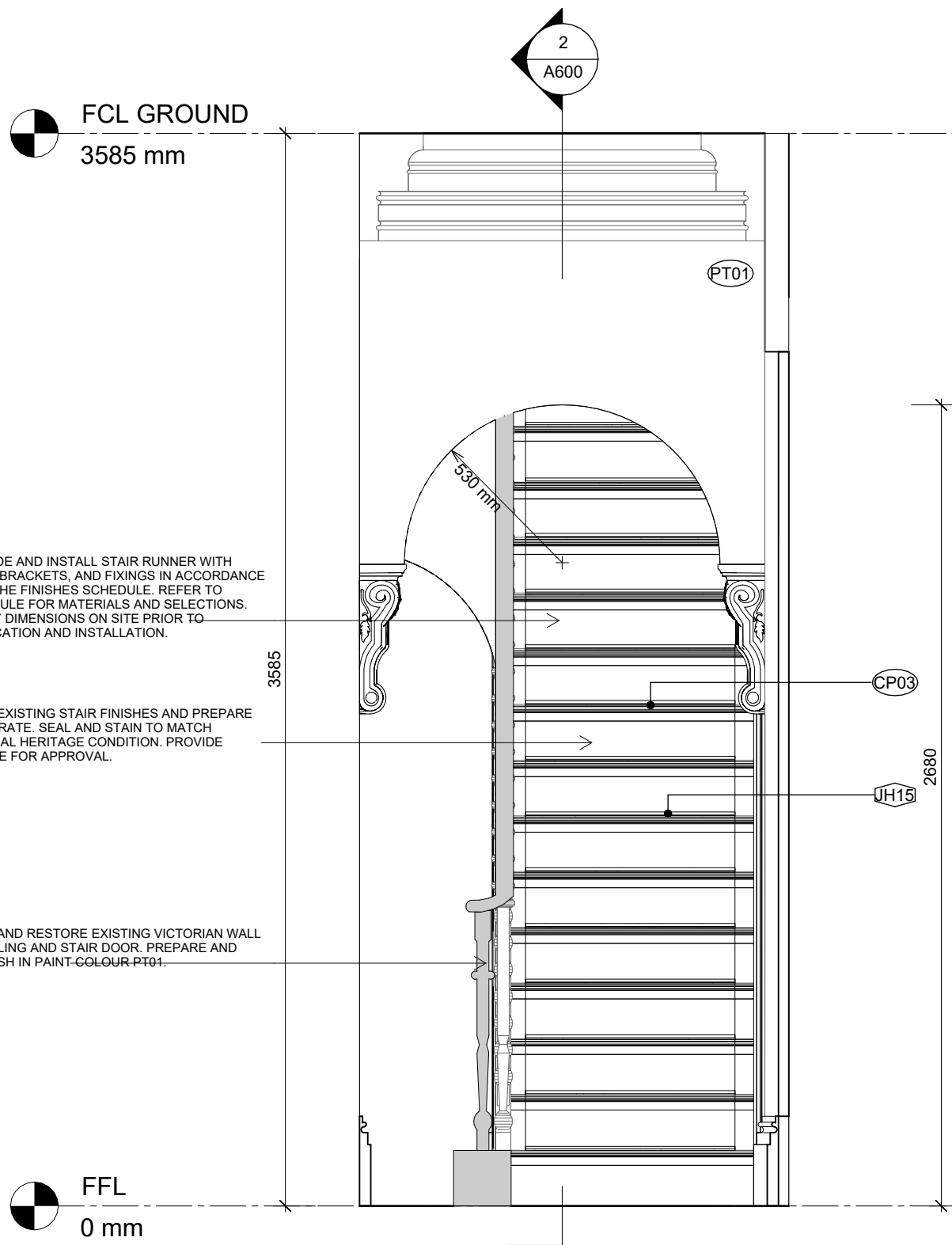
Drawing No. A108

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2 Entry Hall Elevation - D
A107 SCALE 1 : 20



1 Entry Hall Elevation - C
A107 SCALE 1 : 20



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Entry - Elevations

Date 28.08.2026

Scale: @ A1 1 : 20

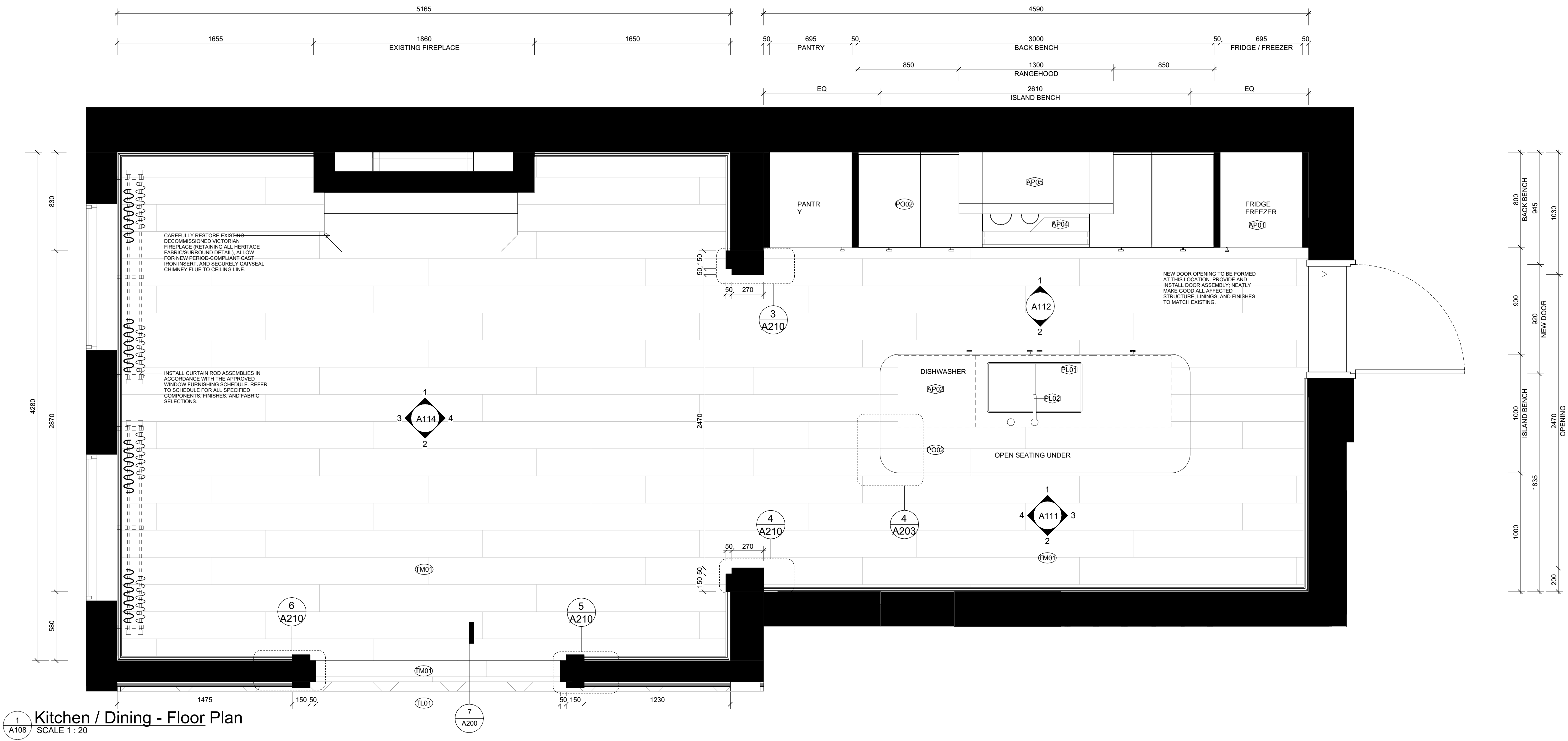
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NOTE: THE SANITARY FIXTURES SHOWN ARE FOR VISUAL REFERENCE ONLY. ALL ITEMS MUST BE INSTALLED PER THE MANUFACTURER'S GUIDELINES, WITH PLACEMENT AND QUANTITIES SUBJECT TO SITE CONDITIONS AND COMPLIANCE WITH LOCAL REGULATIONS.
COOKTOP CLEARANCES (INDUCTION)

NOTE: THE PROPOSED COOKTOP IS ELECTRIC INDUCTION (NO GAS). MINIMUM CLEARANCE FROM THE COOKING SURFACE TO THE RANGE HOOD TO BE PROVIDED STRICTLY IN ACCORDANCE WITH RANGE HOOD MANUFACTURER SPECIFICATIONS AND NCC REQUIREMENTS (MINIMUM 600MM). AS5601 GAS CLEARANCES DO NOT APPLY TO THIS INSTALLATION.



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Kitchen & Formal Dining - Floor Plan

Date 28.08.2026

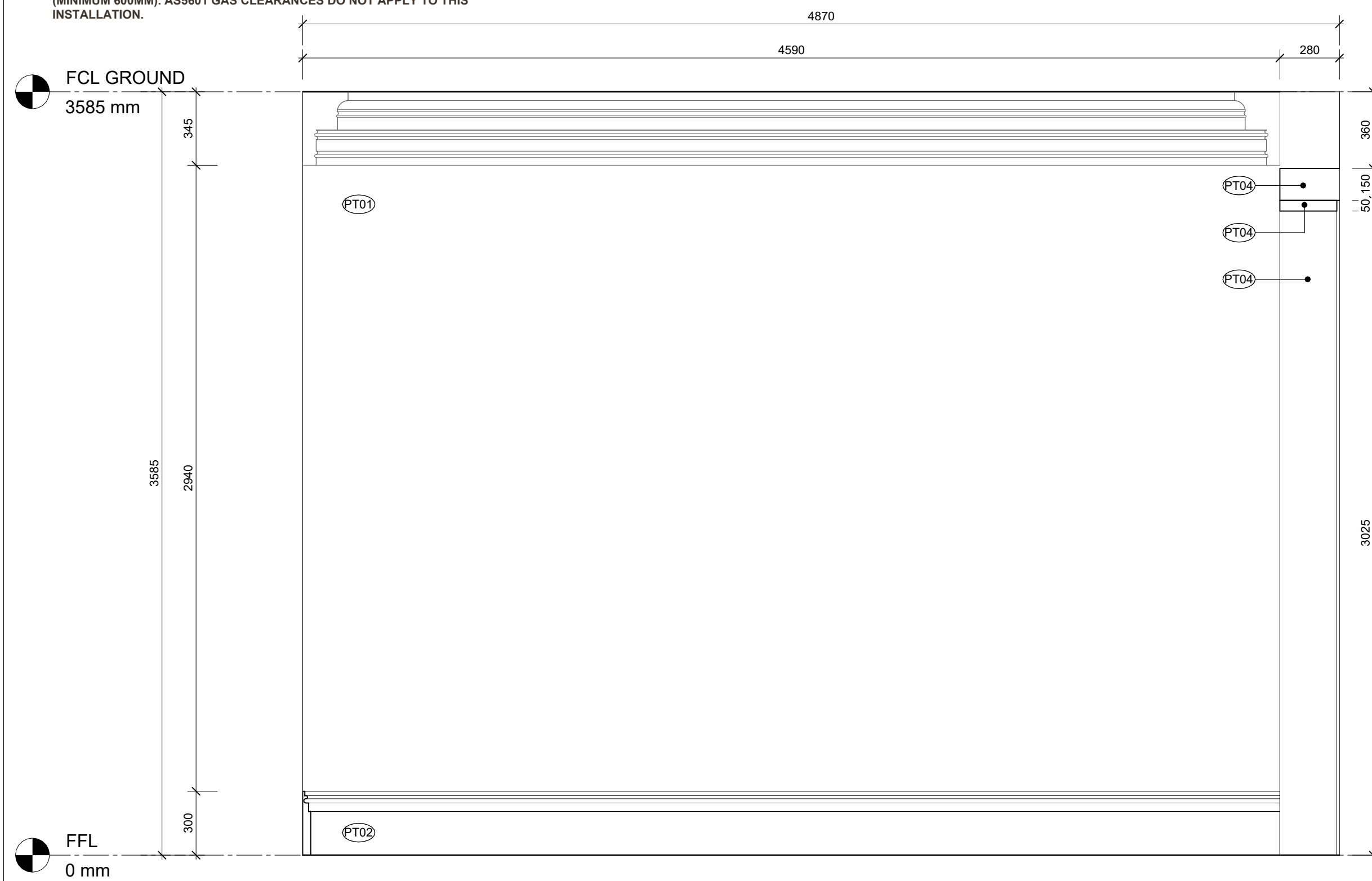
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Drawing No. A110

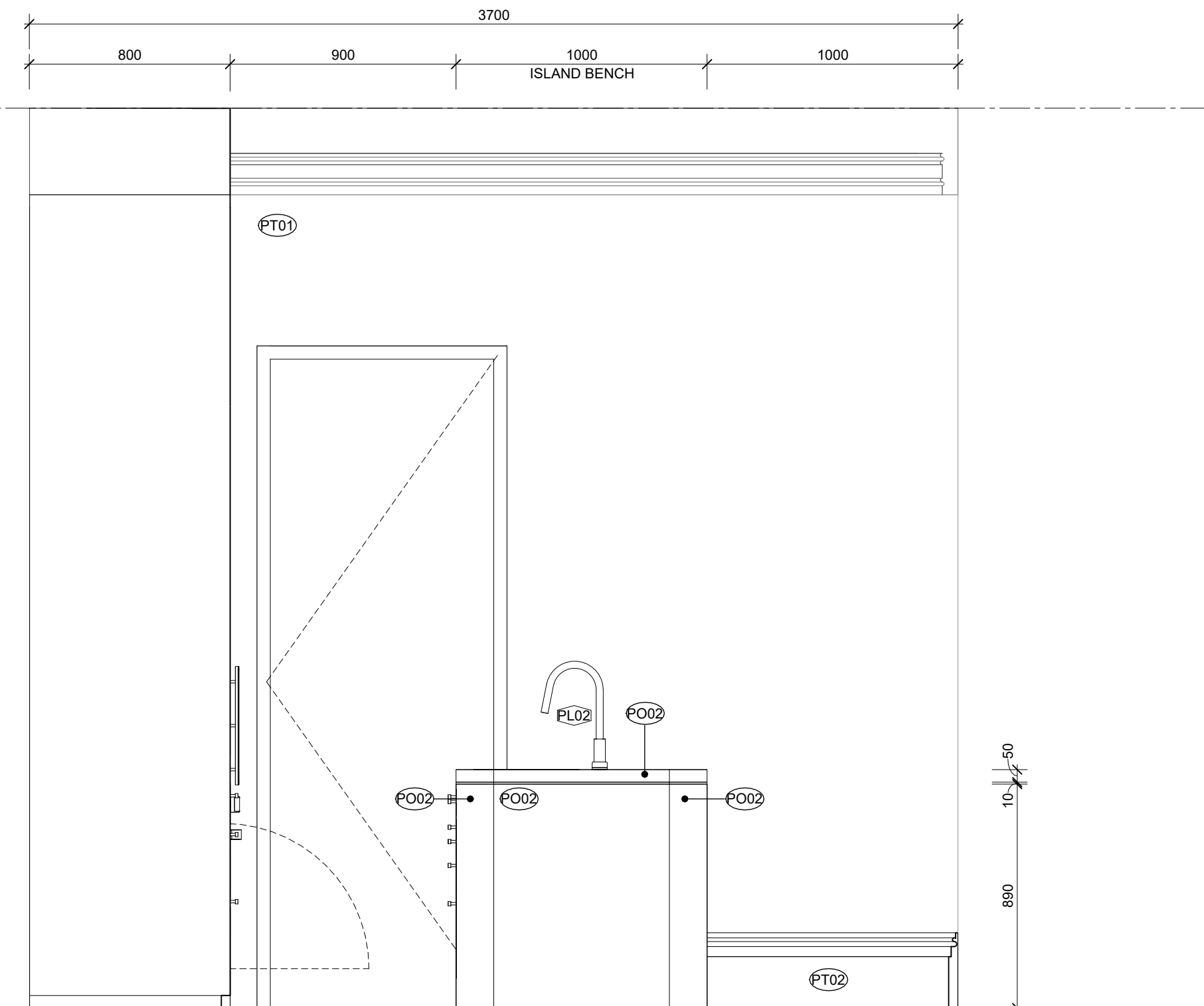
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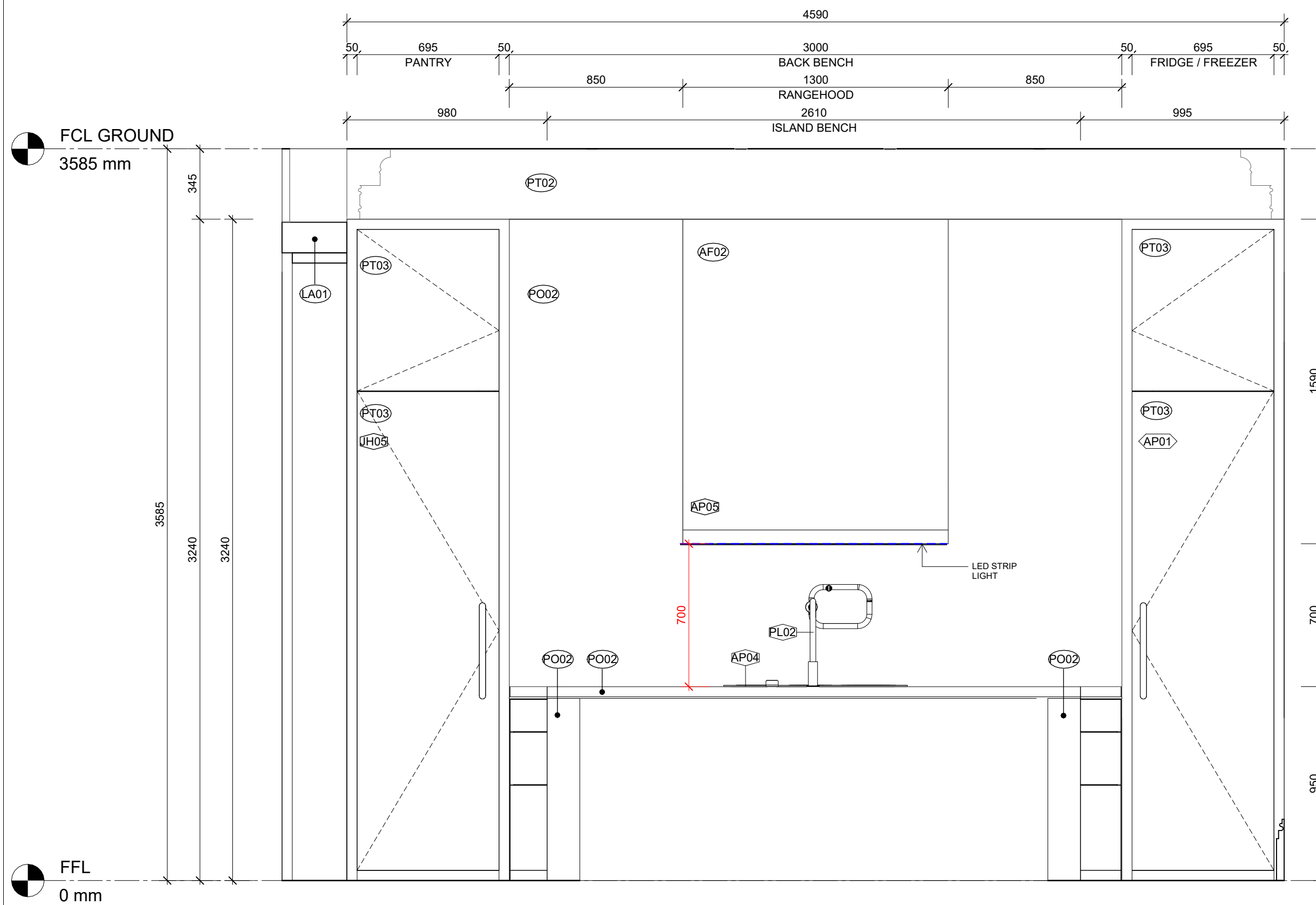
NOTE: THE PROPOSED COOKTOP IS ELECTRIC INDUCTION (NO GAS). MINIMUM CLEARANCE FROM THE COOKING SURFACE TO THE RANGE HOOD TO BE PROVIDED STRICTLY IN ACCORDANCE WITH RANGE HOOD MANUFACTURER SPECIFICATIONS AND NCC REQUIREMENTS (MINIMUM 600MM). AS5601 GAS CLEARANCES DO NOT APPLY TO THIS INSTALLATION.



2 Kitchen Elevation - B
A110 SCALE 1 : 20

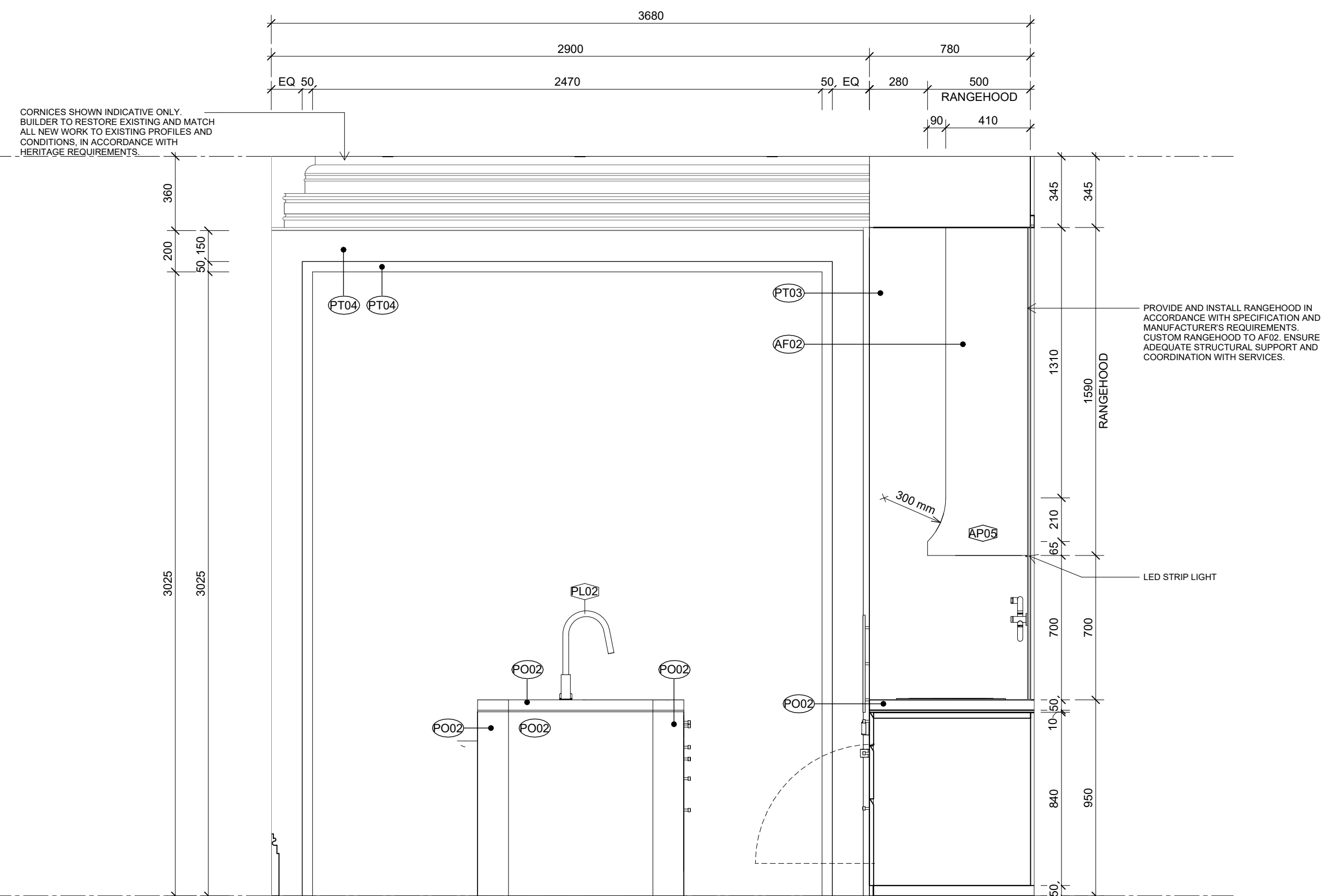


3 Kitchen Elevation - C
A110 SCALE 1 : 20



Kitchen Elevation - A
SCALE 1 : 20

CORNICES SHOWN INDICATIVE ONLY.
BUILDER TO RESTORE EXISTING AND MATCH
ALL NEW WORK TO EXISTING PROFILES AND
CONDITIONS, IN ACCORDANCE WITH
HERITAGE REQUIREMENTS.



4 Kitchen Elevation - D
A110 SCALE 1 : 20



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Revisions	A	28.08.2026	HERITAGE INFORMATION ISSUE
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DPP

Project **398 Albert St, East Melbourne,
VIC 3002**

For **Kellkap**

Project No 2601

Author **DiPietroPierce**

Drawing Kitchen - Elevations

Date **28.08.2026**

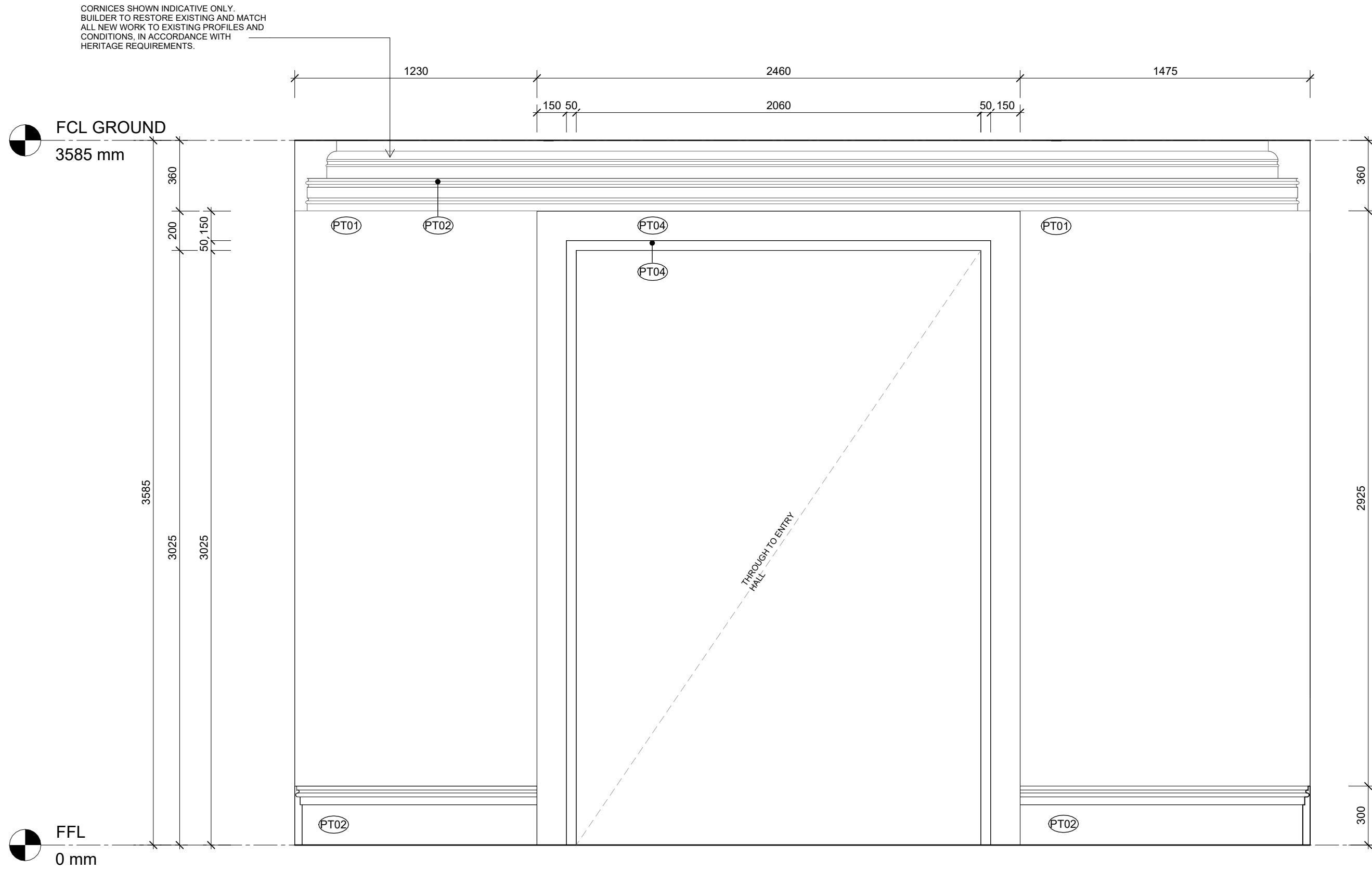
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Drawing No. **A111**

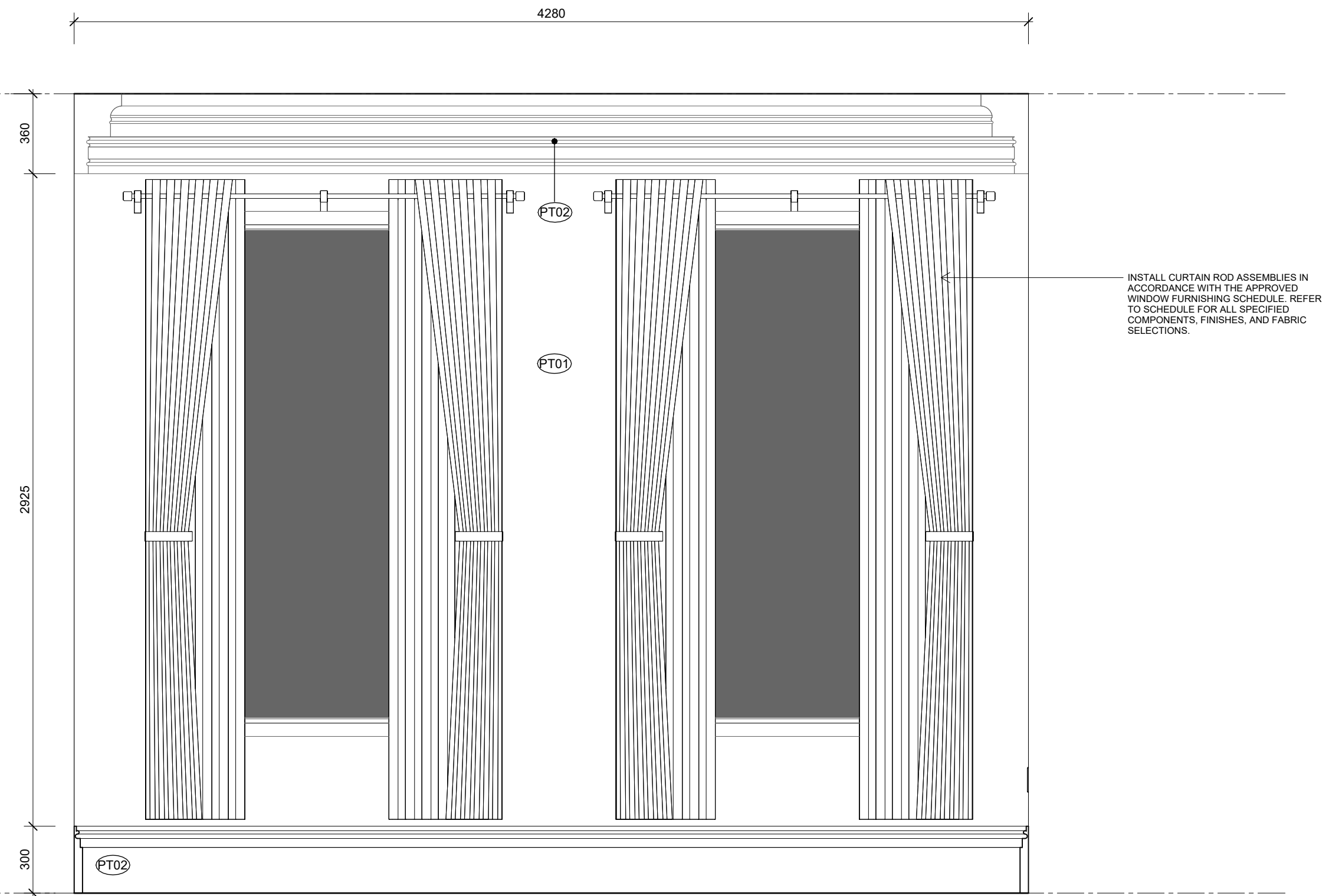
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NOTE: THE PROPOSED COOKTOP IS ELECTRIC INDUCTION (NO GAS). MINIMUM CLEARANCE FROM THE COOKING SURFACE TO THE RANGE HOOD TO BE PROVIDED STRICTLY IN ACCORDANCE WITH RANGE HOOD MANUFACTURER SPECIFICATIONS AND NCC REQUIREMENTS (MINIMUM 600MM). AS5601 GAS CLEARANCES DO NOT APPLY TO THIS INSTALLATION.

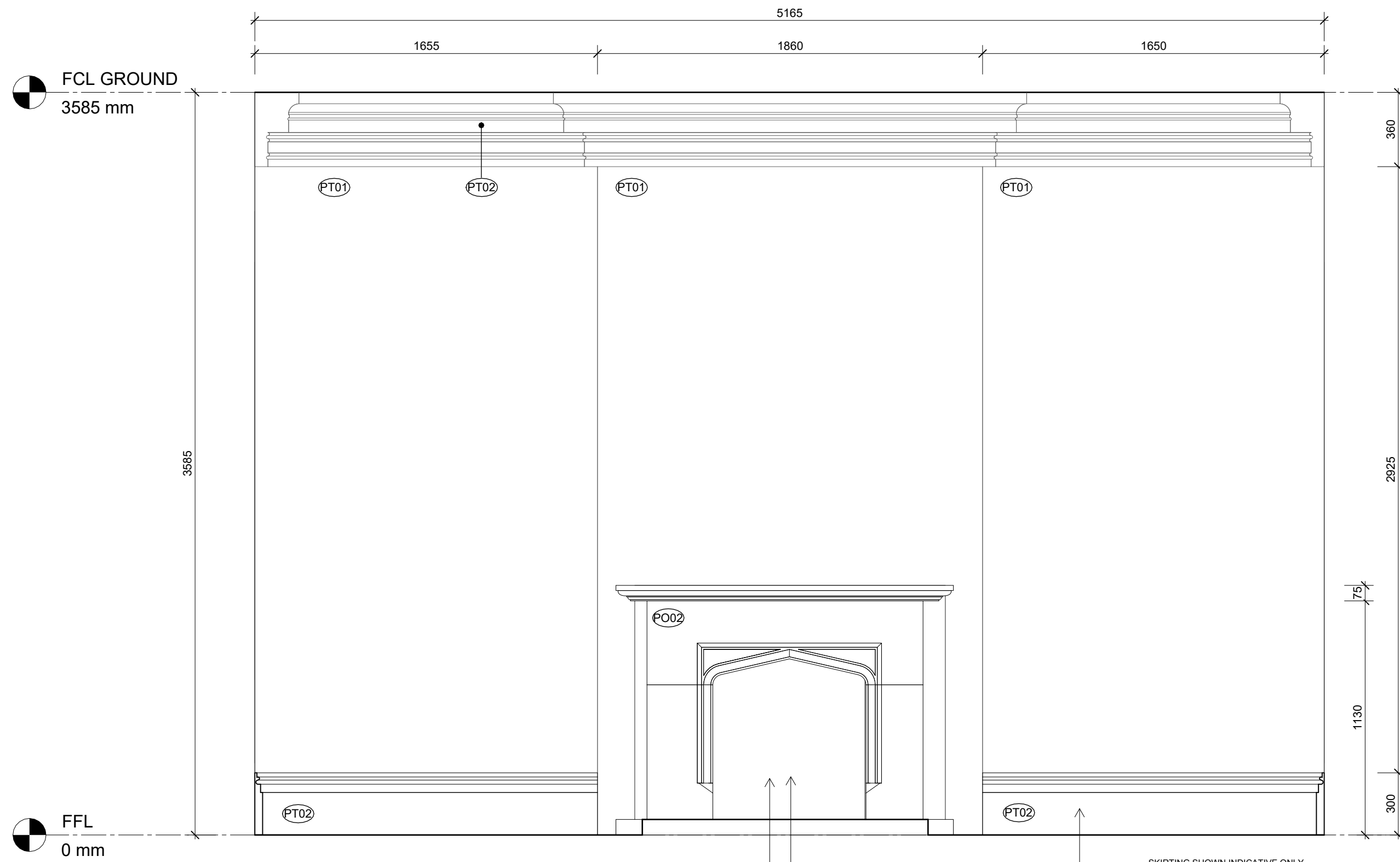




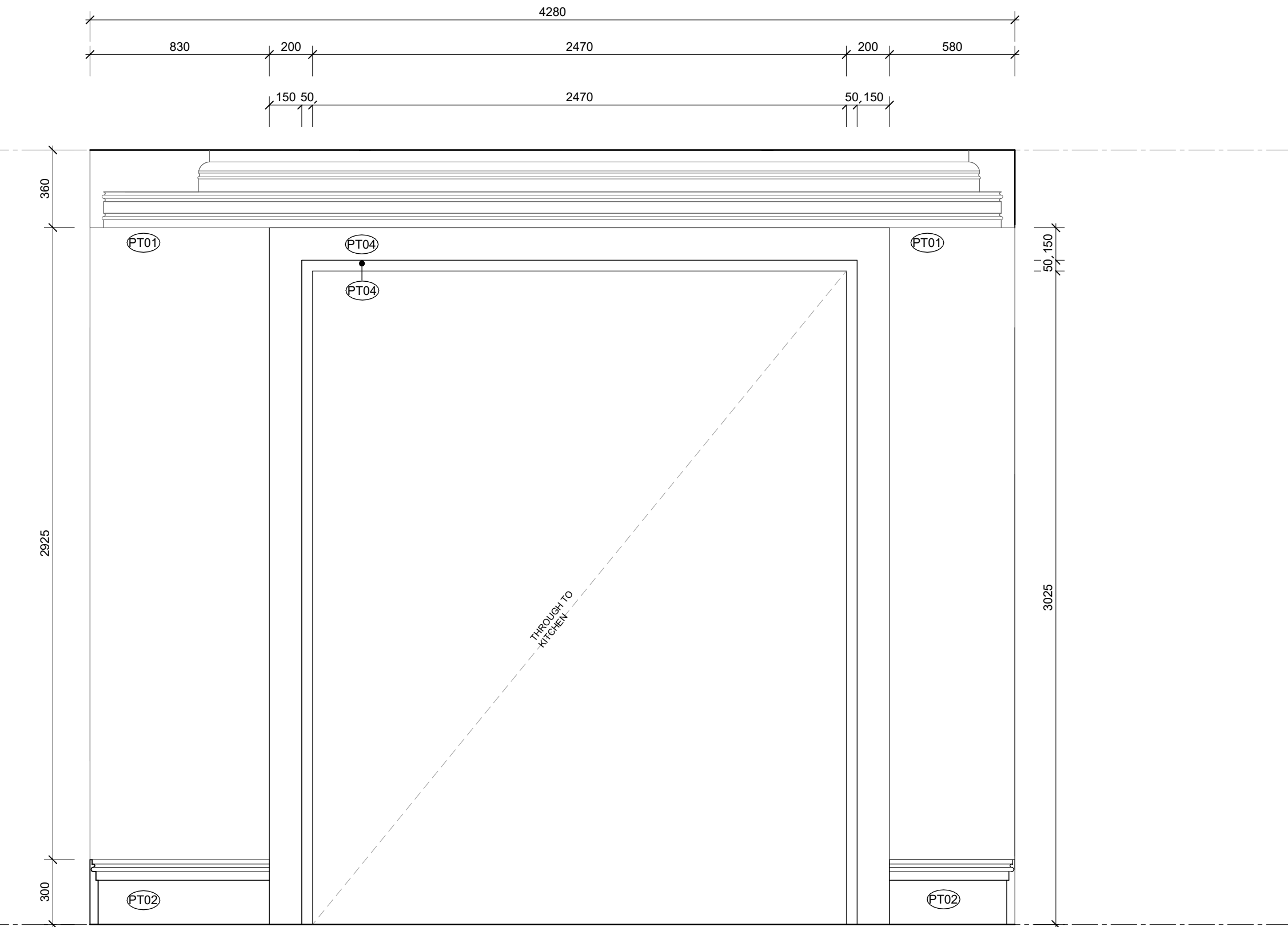
2 Formal Dining Elevation - B
A110 SCALE 1 : 20



3 Formal Dining Elevation - C
A110 SCALE 1 : 20



1 Formal Dining Elevation - A
A110 SCALE 1 : 20



4 Formal Dining Elevation - D
A110 SCALE 1 : 20



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Formal Dining - Elevations

Date 28.08.2026

Scale: @ A1 1 : 20

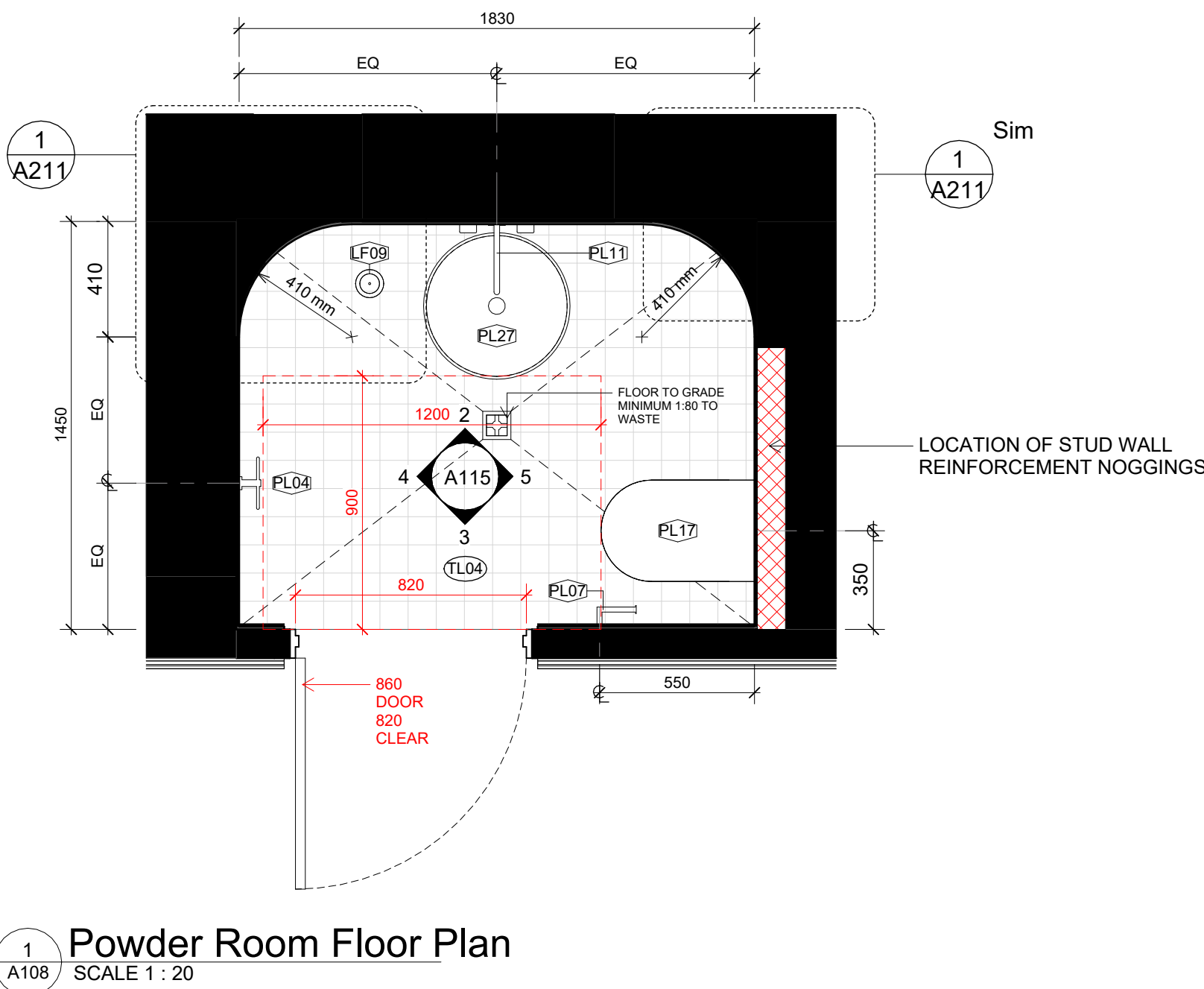
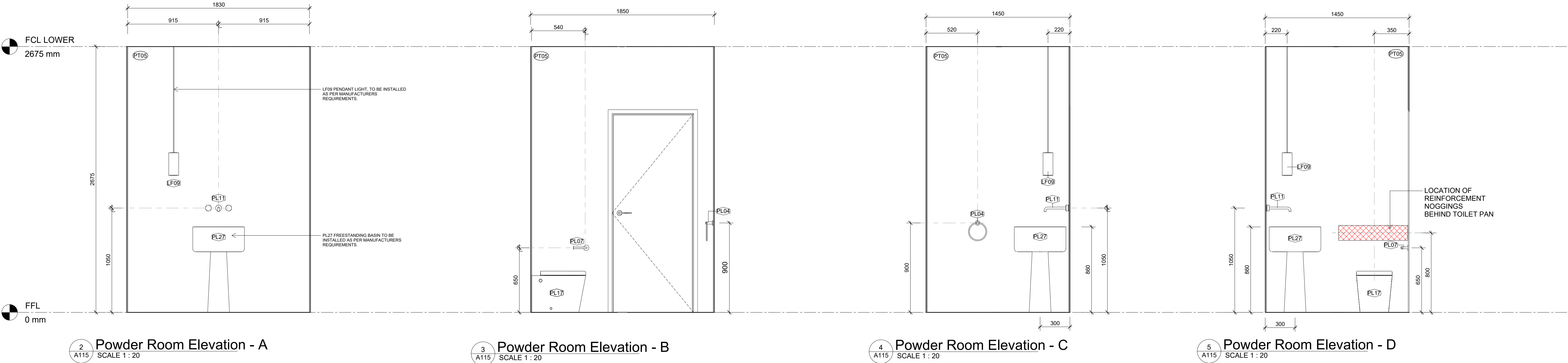
Drawing No. A114

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NOTE: DOOR TO SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE, OR BE FITTED WITH LIFT-OFF HINGES TO BE READILY REMOVABLE FROM THE OUTSIDE, UNLESS A CLEAR SPACE OF AT LEAST 1.2M IS PROVIDED BETWEEN THE CLOSET PAN AND THE DOORWAY.



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Powder Room - Floor Plan & Elevations

Date 28.08.2026

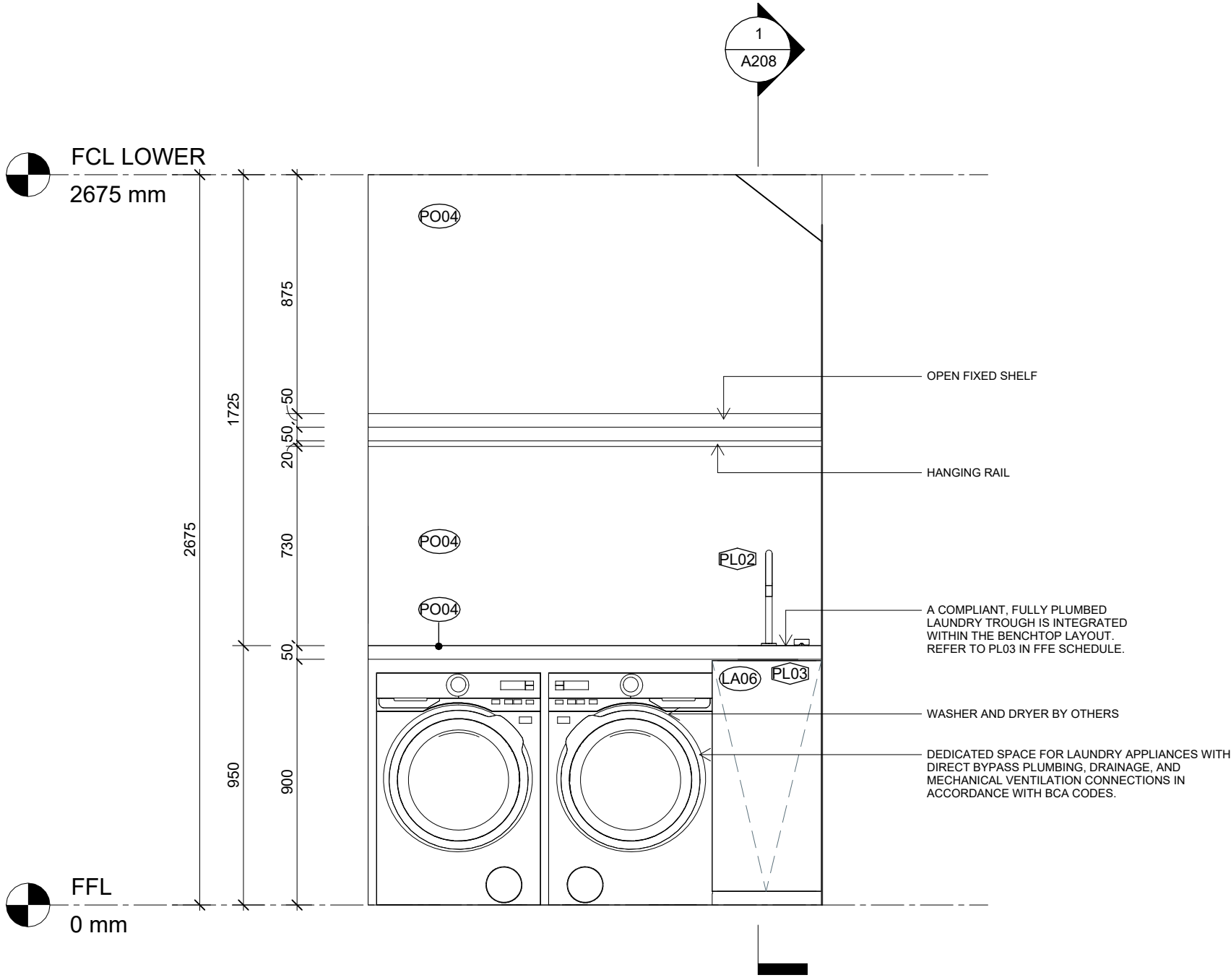
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Drawing No. A115

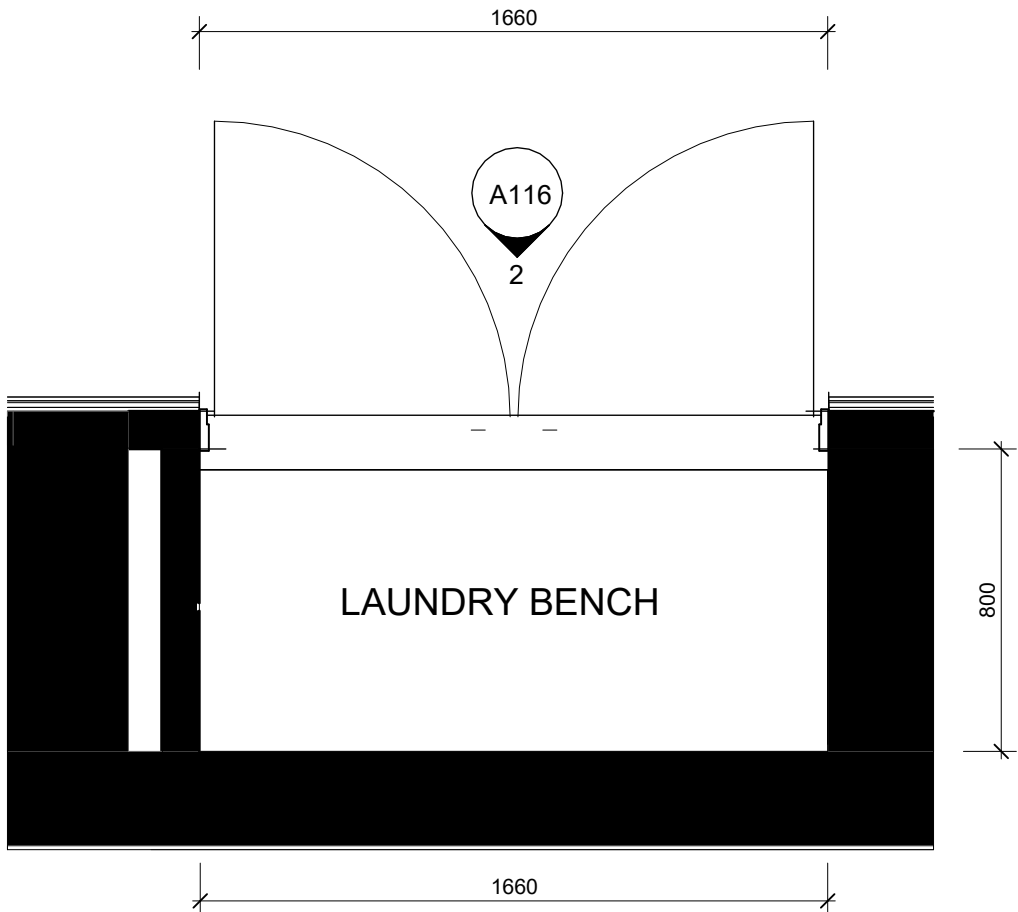
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2 Laundry Elevation - A
A116 SCALE 1 : 20



1 Laundry - Floor Plan
A108 SCALE 1 : 20



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Laundry - Floor Plan & Elevations

Date 28.08.2026

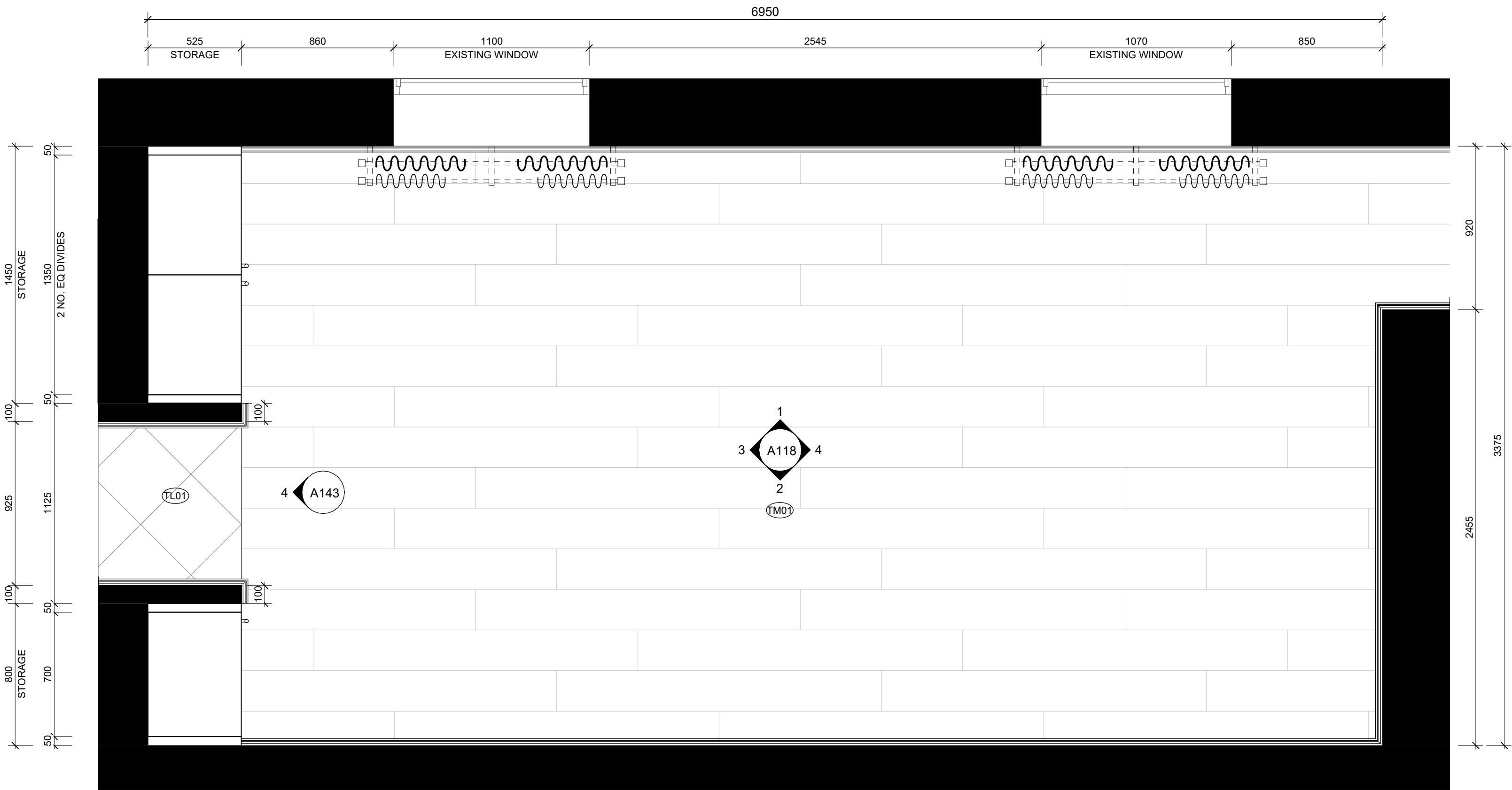
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Drawing No. A116

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1 Family Room Floor Plan
A108 SCALE 1 : 20



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DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Living Room - Floor Plan

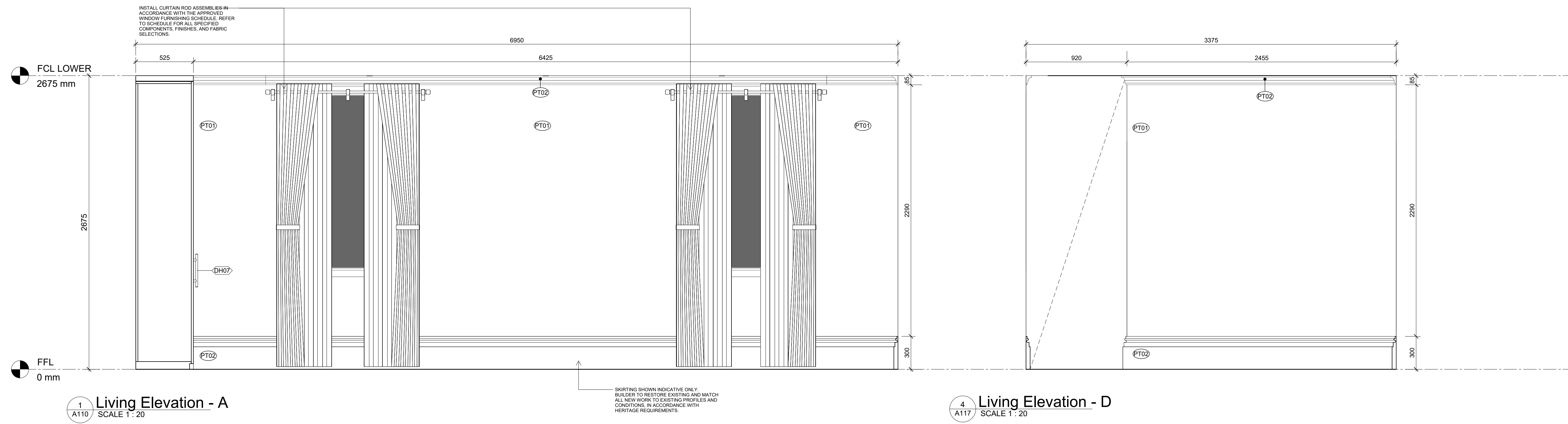
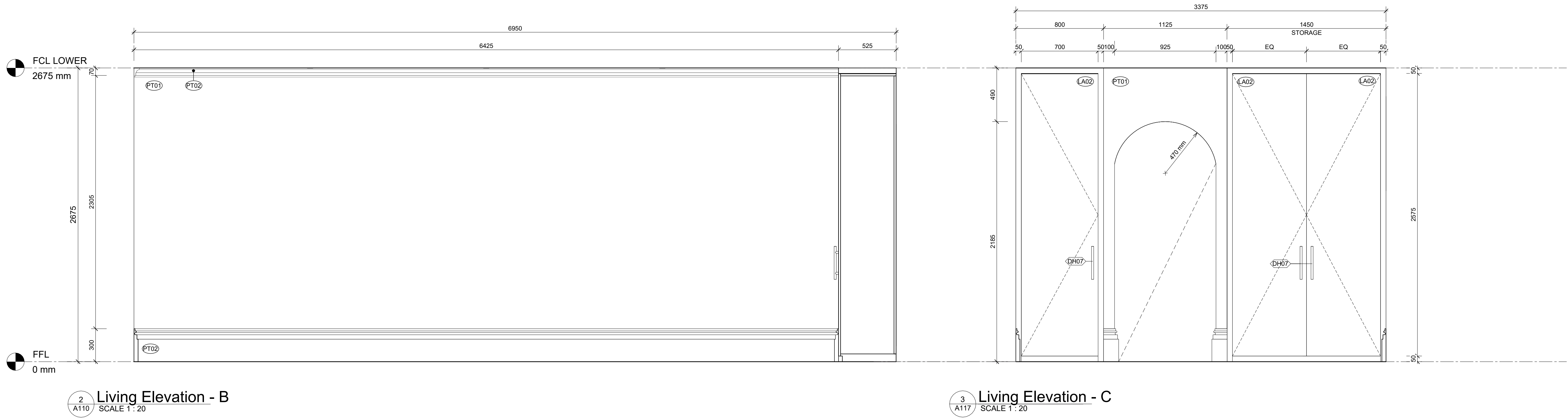
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Drawing No. A117

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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Living Room - Elevations

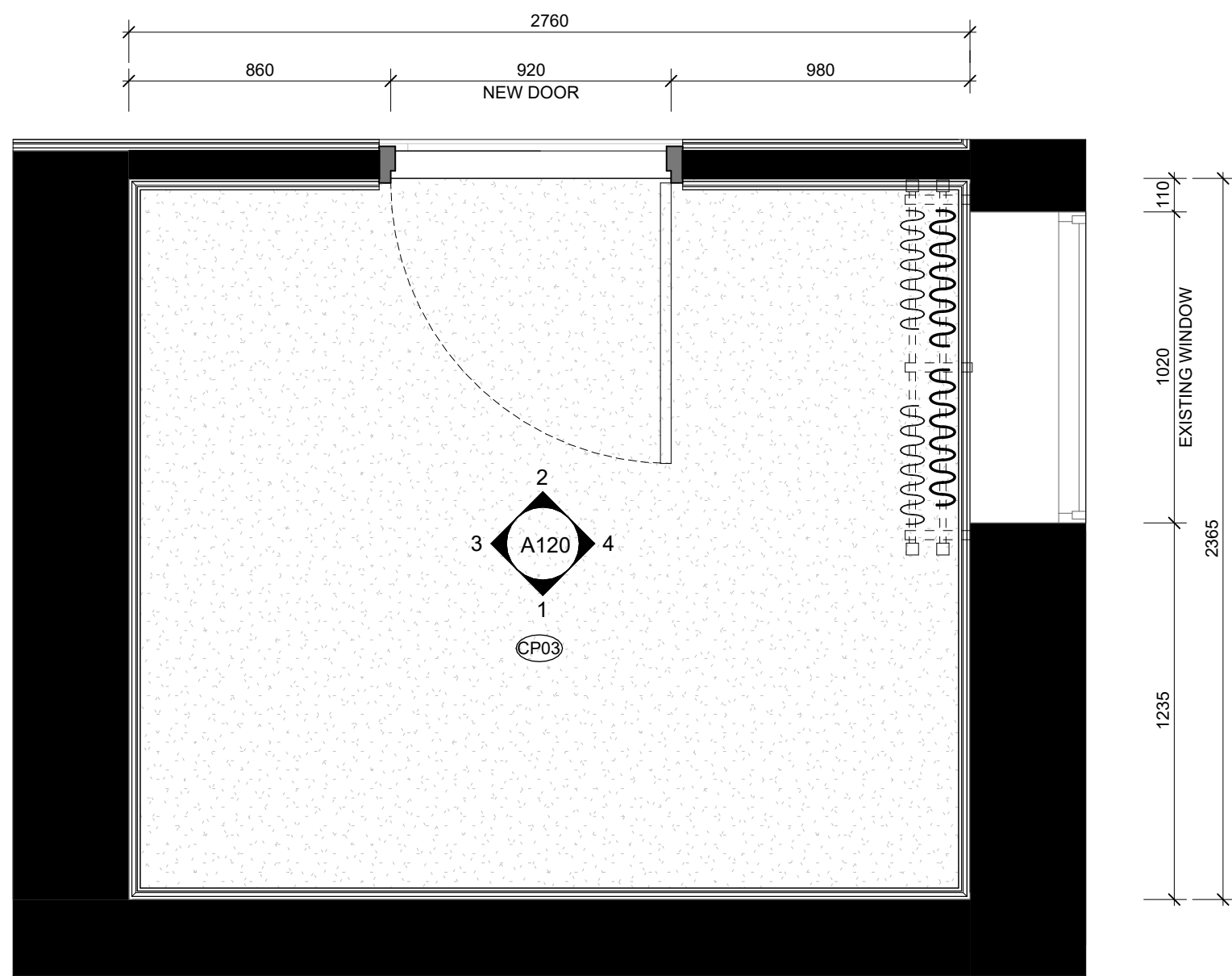
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Drawing No. A118

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1 Study Floor Plan
A108 SCALE 1 : 20



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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Study - Floor Plan

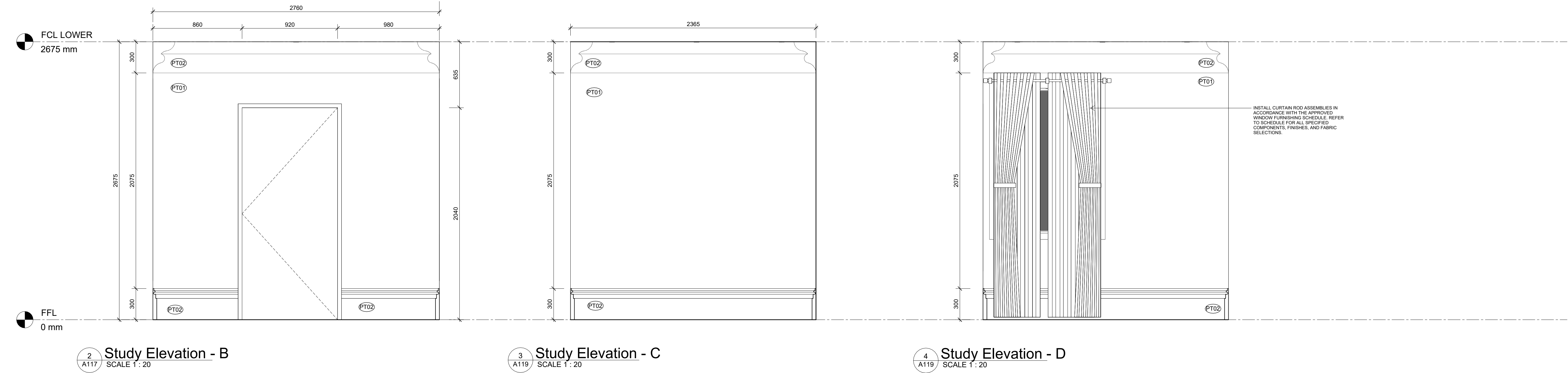
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Drawing No. A119

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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Study - Elevations

Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A120

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NOTE: SHOWER TO BE A COMPLIANT HOBLESS AND STEP FREE SHOWER INSTALLATION IN ACCORDANCE WITH PART 5 OF THE ABCB LIVABLE HOUSING STANDARD.

Drawing No. **A121** **A**

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SANITARY COMPARTMENT & WET AREA BOUNDARY COMPLIANCE

- DOORWAY CLEARANCE: ENCLOSED SANITARY COMPARTMENT TO INCORPORATE LIFT-OFF HINGES PERMITTING DOOR REMOVAL FROM THE OUTSIDE IN AN EMERGENCY, SATISFYING BCA PROVISIONS FOR CLEARANCES LESS THAN 1.2M
- WATER CONTAINMENT: PROPOSED SHOWER SITS WITHIN 200MM OF WET AREA EXTENTS. PROVIDE A CONTINUOUS INTERNAL ALUMINIUM/BRASS WATERSTOP ANGLE TERMINATING A MINIMUM OF 5MM ABOVE FINISHED TILED SURFACES DIRECTLY BENEATH THE SWING DOOR THRESHOLD POSITION.
- WALL INTERSECTIONS: ALL HINGE AND WALL-TO-FRAME JUNCTIONS REQUIRE CONTINUOUS SILICONE-SEALED VERTICAL WATERSTOPS AND ANTI-CAPILLARY BREAKS PURSUANT TO AS3740-2021 CL 4.8.5.

NOTE: WATERPROOFING TO WALLS AND FLOORS OF WET AREAS IS TO BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH AS3740-2021.

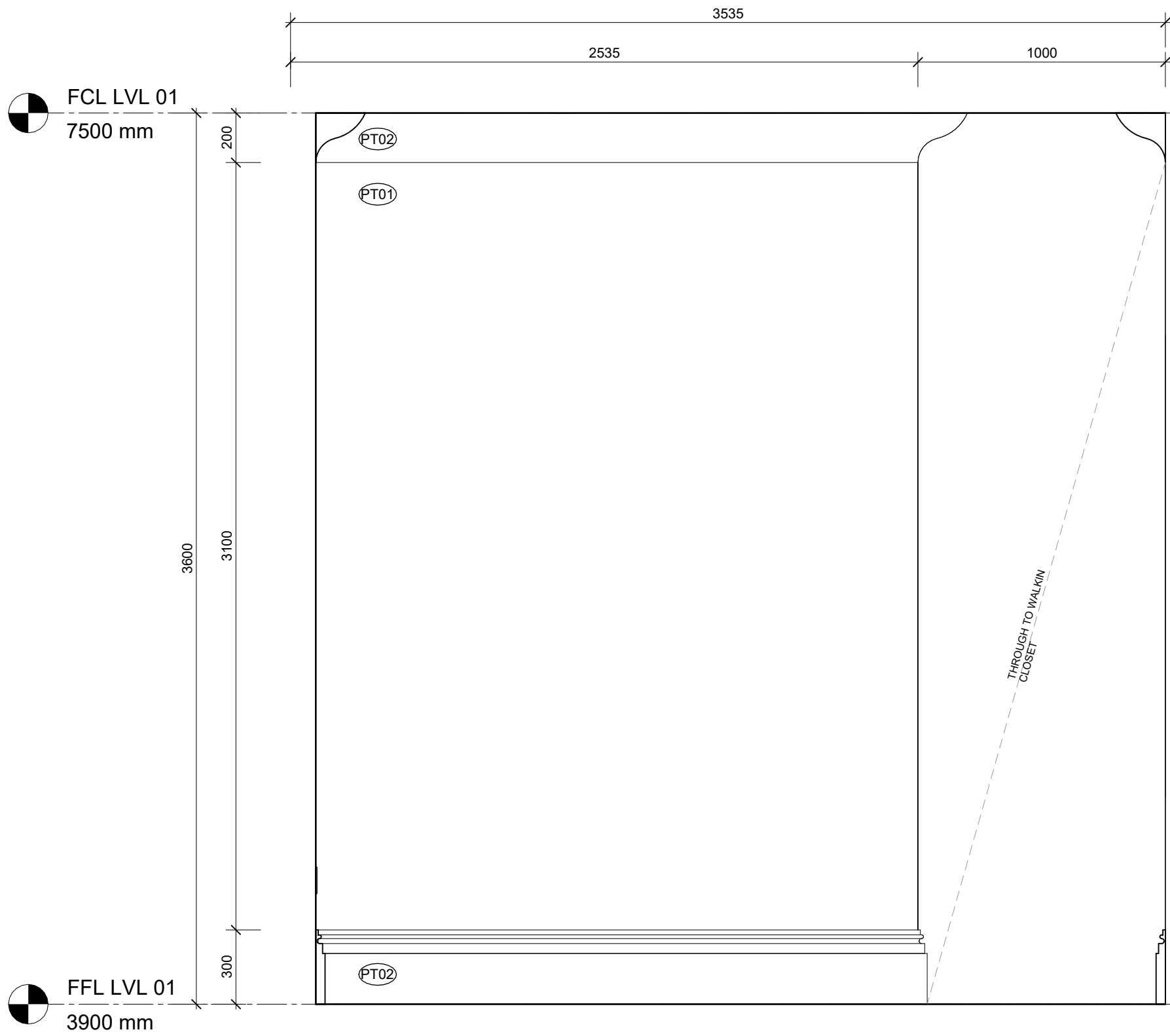
PROVIDE COMPLIANT WATERPROOFING MEMBRANES TO ALL SHOWER ENCLOSURES, BATHROOM FLOORS, LAUNDRY AREAS, AND WALL-TO-FLOOR JUNCTIONS AS REQUIRED BY THE CODE.

ALL MEMBRANES MUST BE INSTALLED BY A LICENSED APPLICATOR WITH A CERTIFICATE OF COMPLIANCE PROVIDED TO THE RELEVANT BUILDING SURVEYOR UPON COMPLETION.

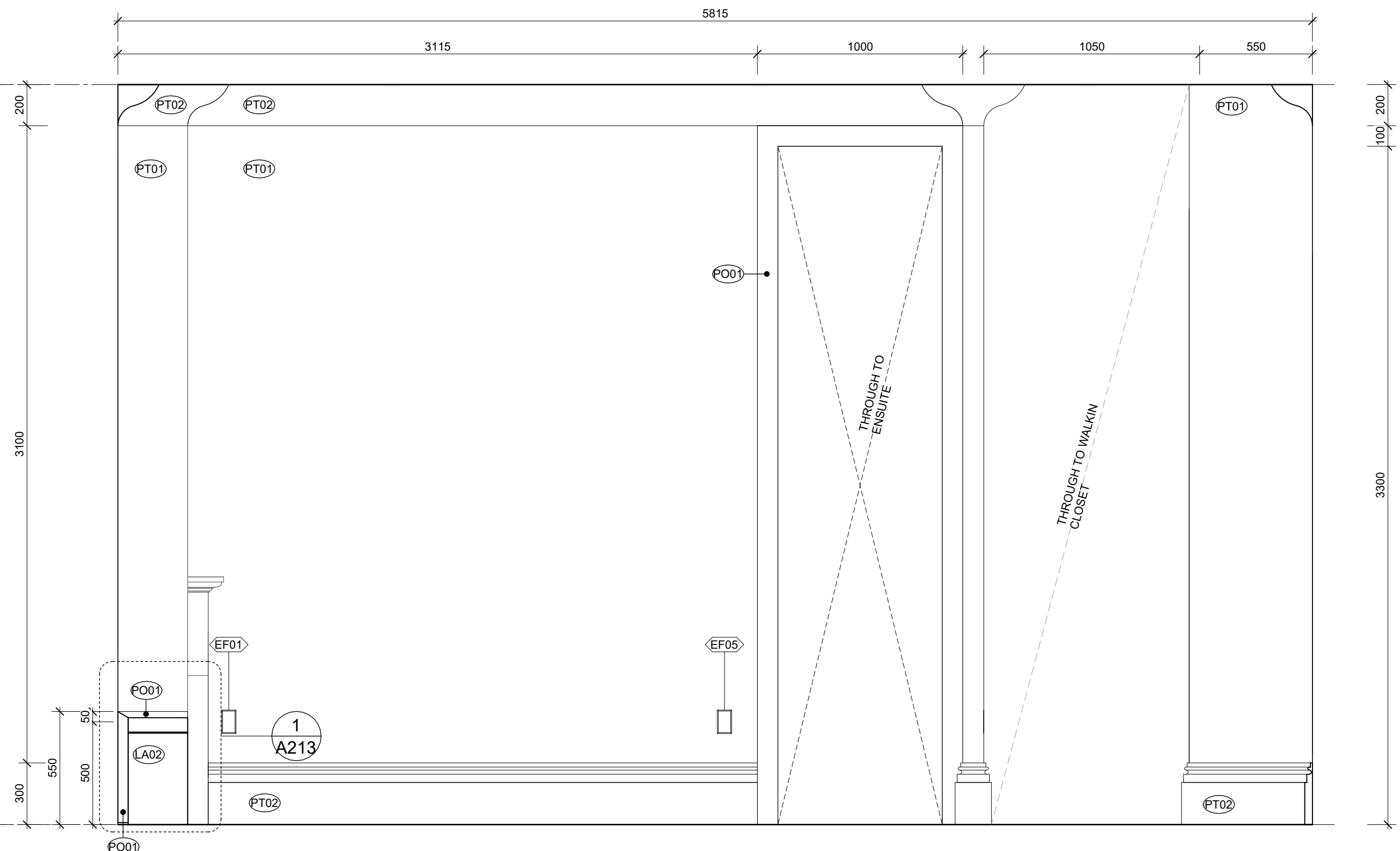
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NOTE: SHOWER TO BE A COMPLIANT HOBLESS AND STEP-FREE SHOWER INSTALLATION IN ACCORDANCE WITH PART 5 OF THE ABCB LIVABLE HOUSING STANDARD.

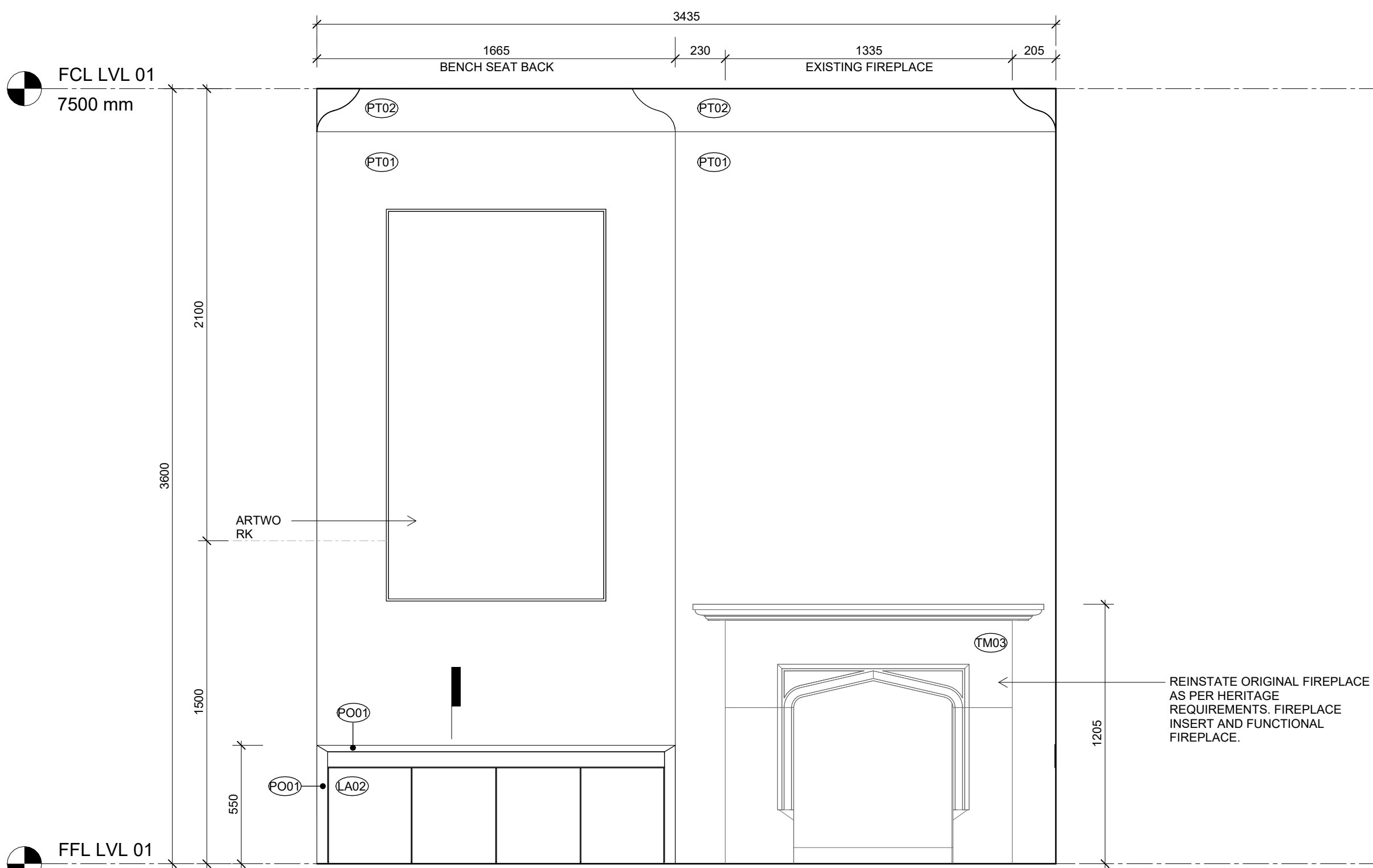
NOTE: WALLS WITHIN SANITARY COMPARTMENTS TO BE SUITABLY REINFORCED (E.G., STRUCTURAL NOGGINS/PLYWOOD SHEETING) IN ACCORDANCE WITH PART 6 OF THE ABCB LIVABLE HOUSING STANDARD TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB RAILS.



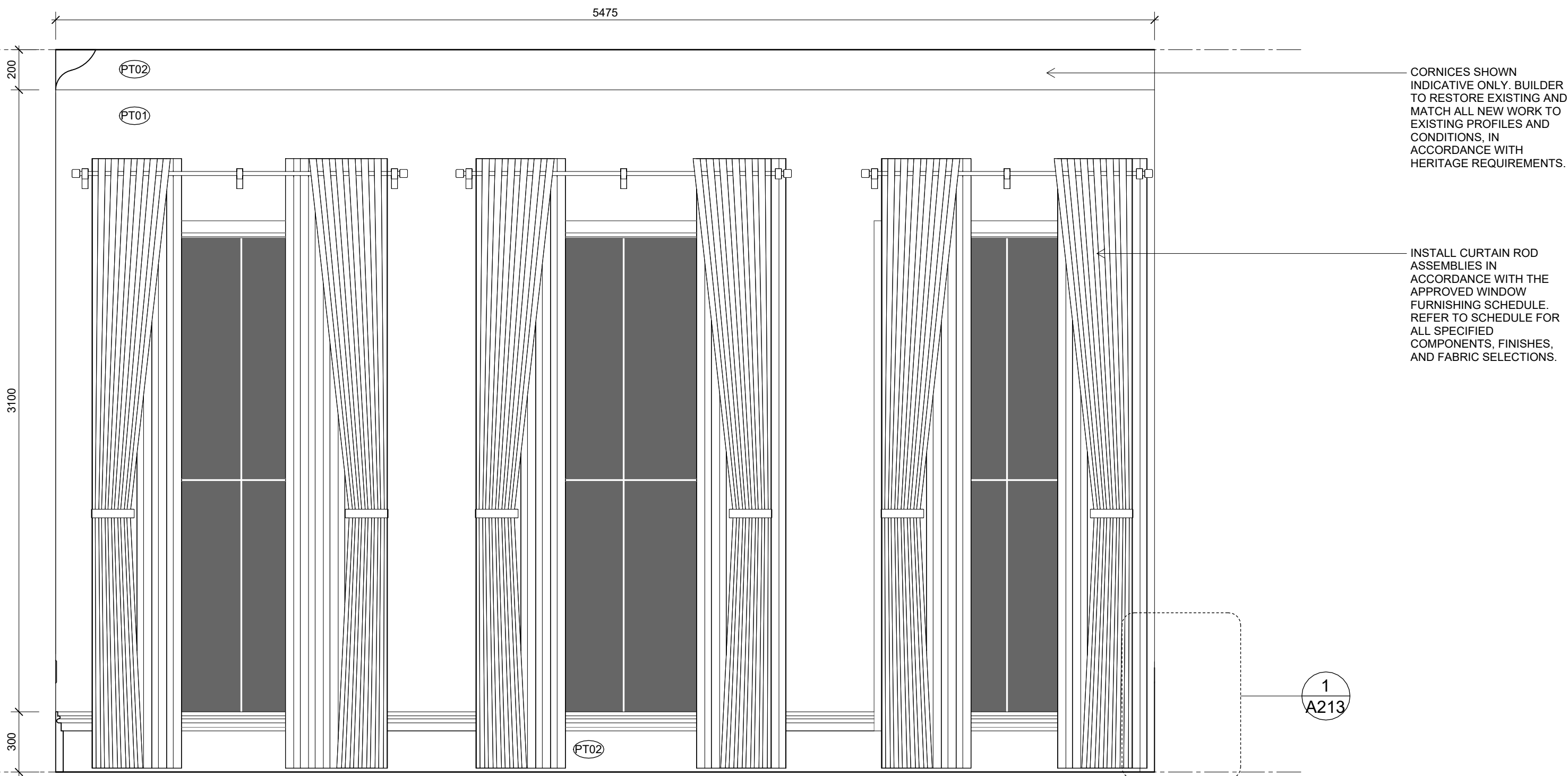
2 Primary Suite Elevation - B
SCALE 1 : 20



3 Primary Suite Elevation - C
SCALE 1 : 20



1 Primary Suite Elevation - A
SCALE 1 : 20



4 Primary Suite Elevation - D
SCALE 1 : 20



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SANITARY COMPARTMENT & WET AREA BOUNDARY COMPLIANCE

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- WATER CONTAINMENT: PROPOSED SHOWER SITS WITHIN 200MM OF WET AREA EXTENTS. PROVIDE A CONTINUOUS INTERNAL ALUMINIUM/BRASS WATERSTOP ANGLE TERMINATING A MINIMUM OF 5MM ABOVE FINISHED TILED SURFACES DIRECTLY BENEATH THE SWING DOOR THRESHOLD POSITION.
- WALL INTERSECTIONS: ALL HINGE AND WALL-TO-FRAME JUNCTIONS REQUIRE CONTINUOUS SILICONE-SEALED VERTICAL WATERSTOPS AND ANTI-CAPILLARY BREAKS PURSUANT TO AS3740-2021 CL 4.8.5.

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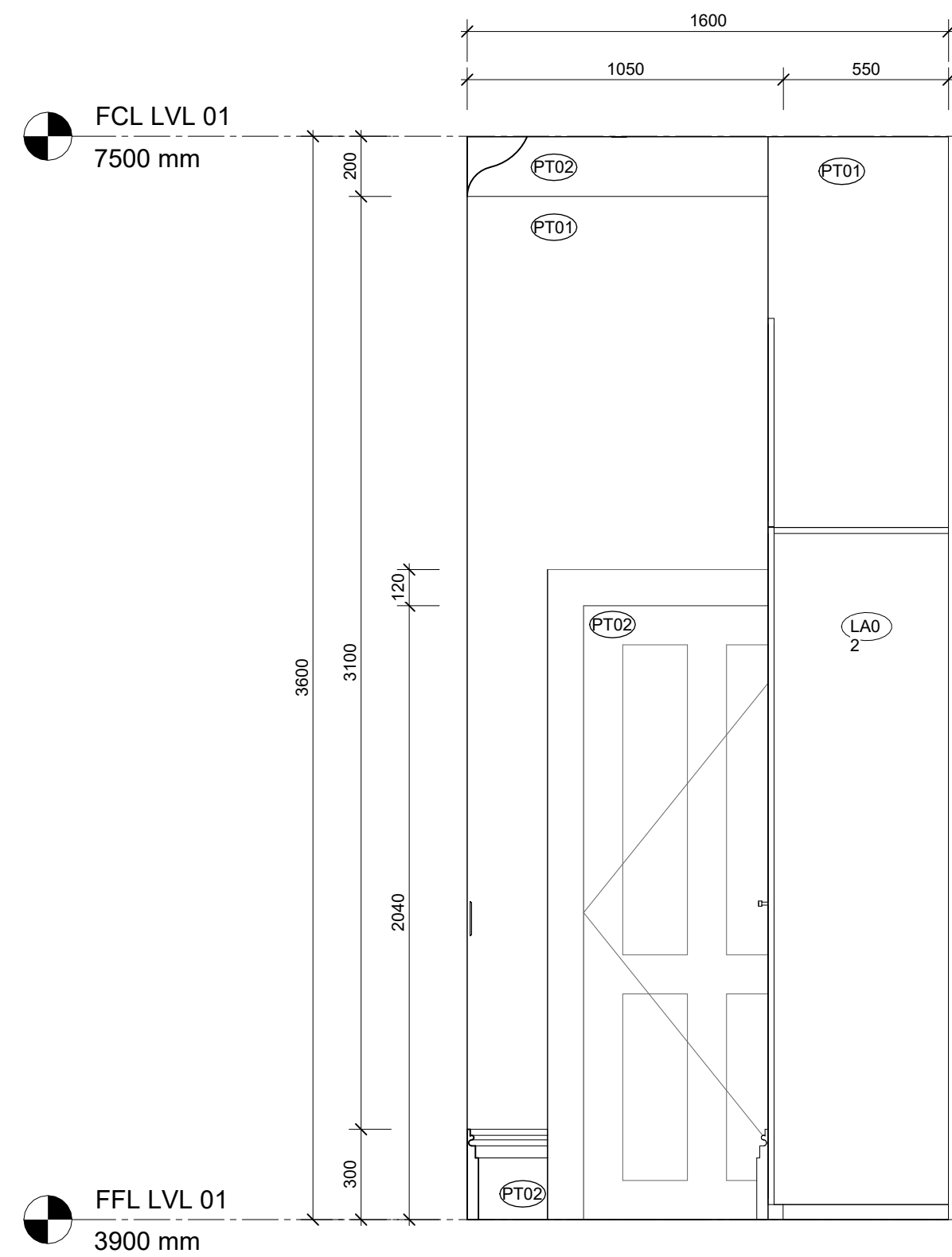
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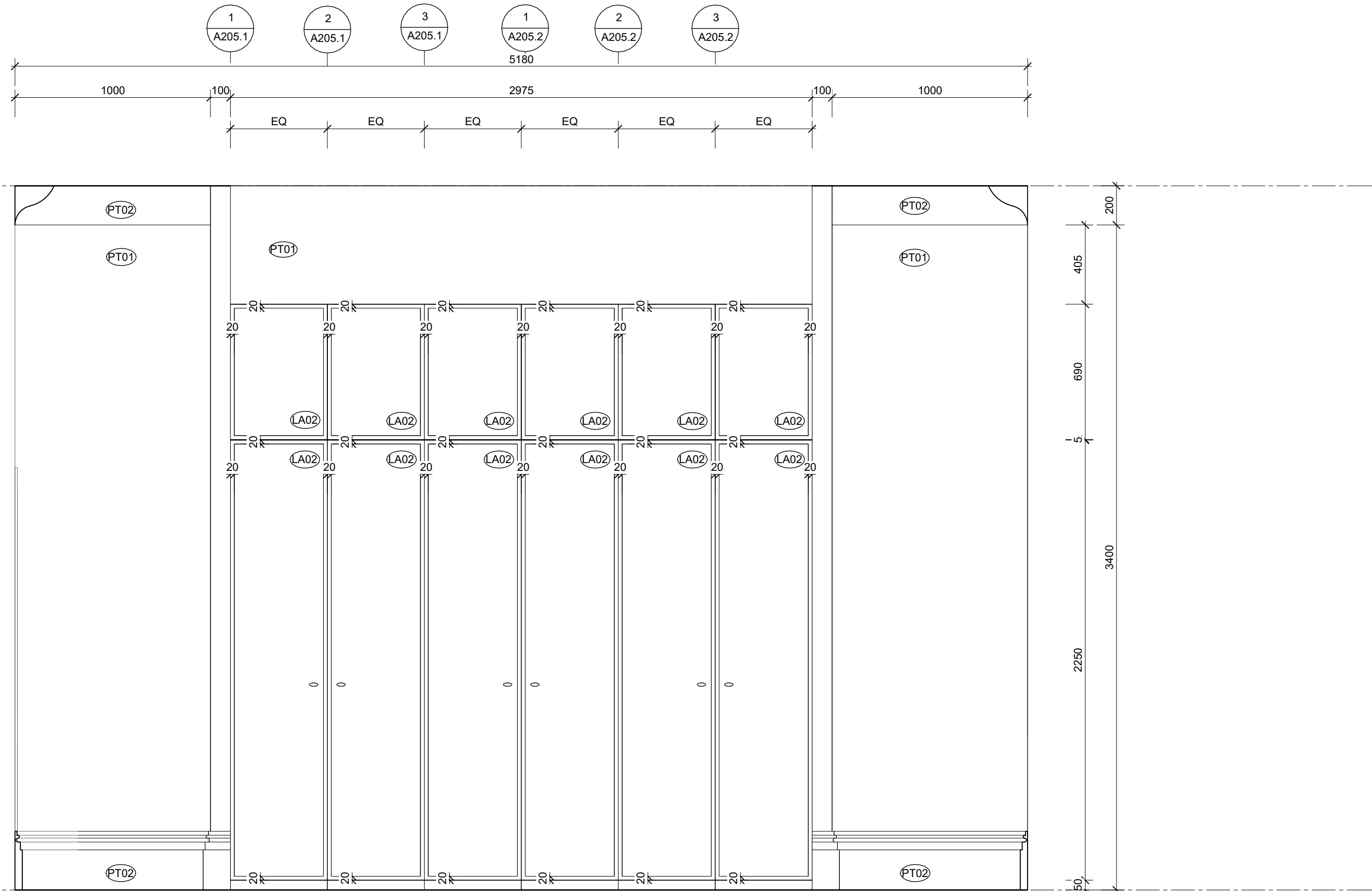
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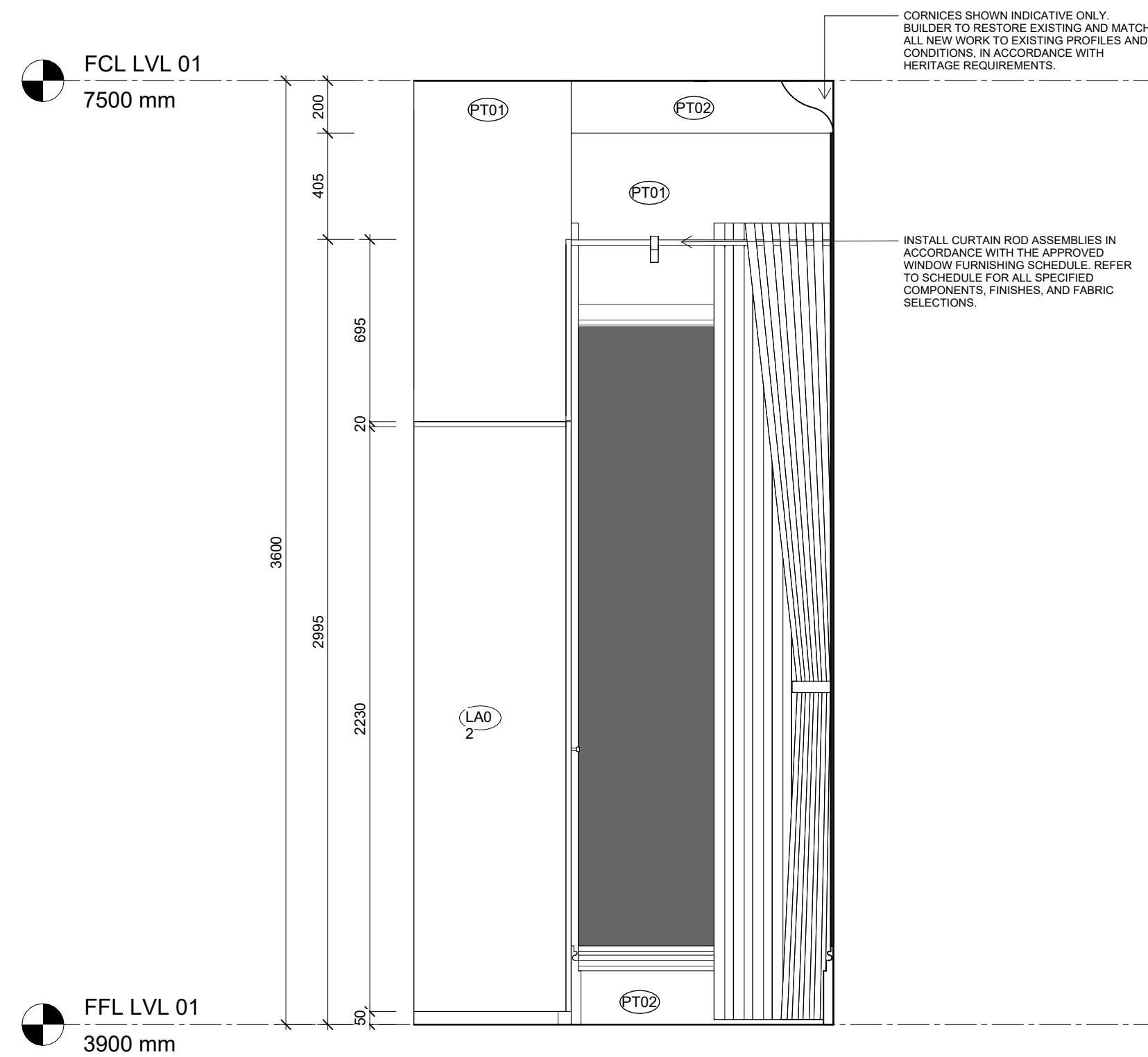
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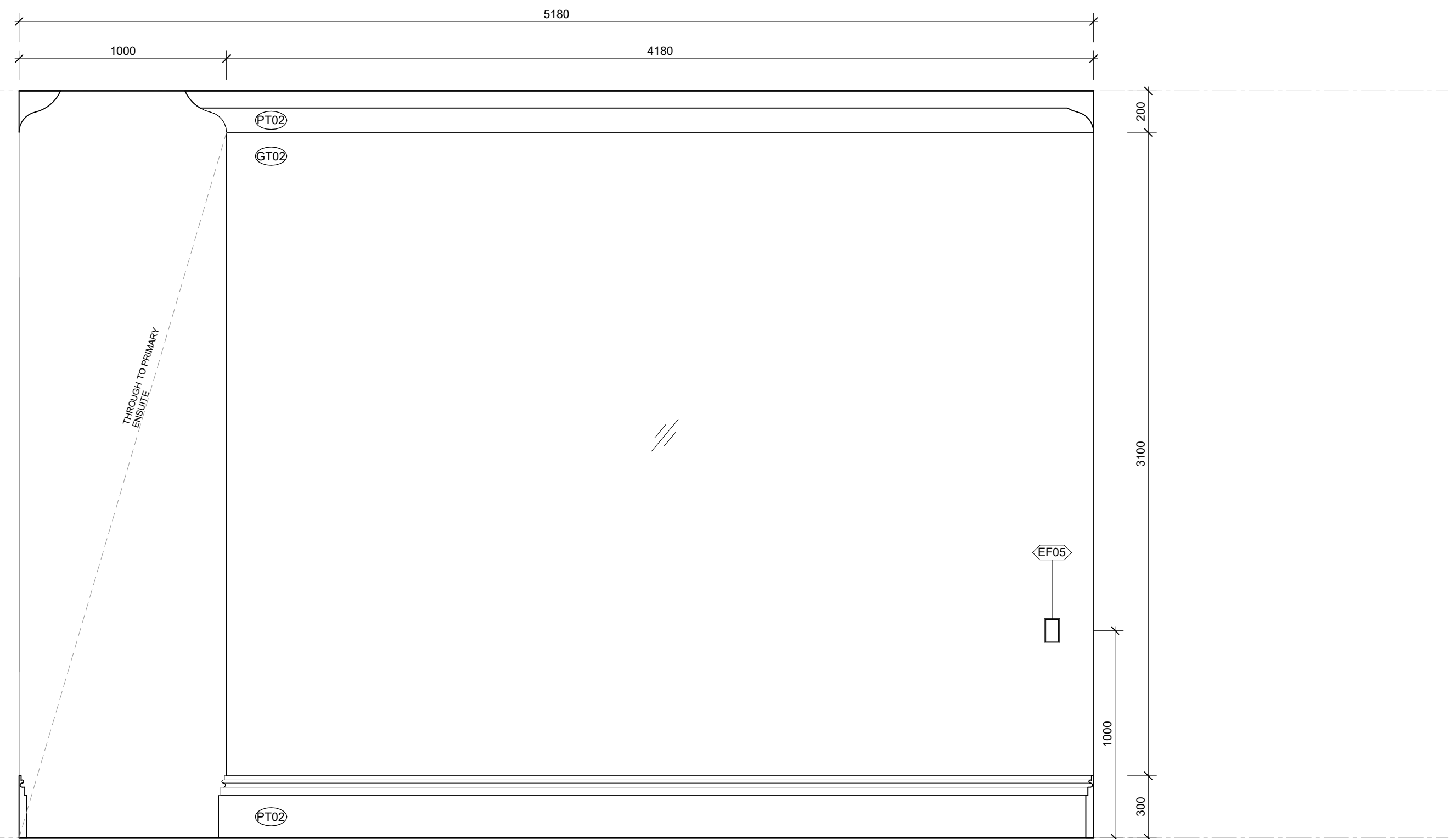
6 Primary Suite Elevation - F
A121 SCALE 1 : 20



7 Primary Suite Elevation - G
A121 SCALE 1 : 20



5 Primary Suite Elevation - E
A121 SCALE 1 : 20



8 Primary Suite Elevation - H
A121 SCALE 1 : 20



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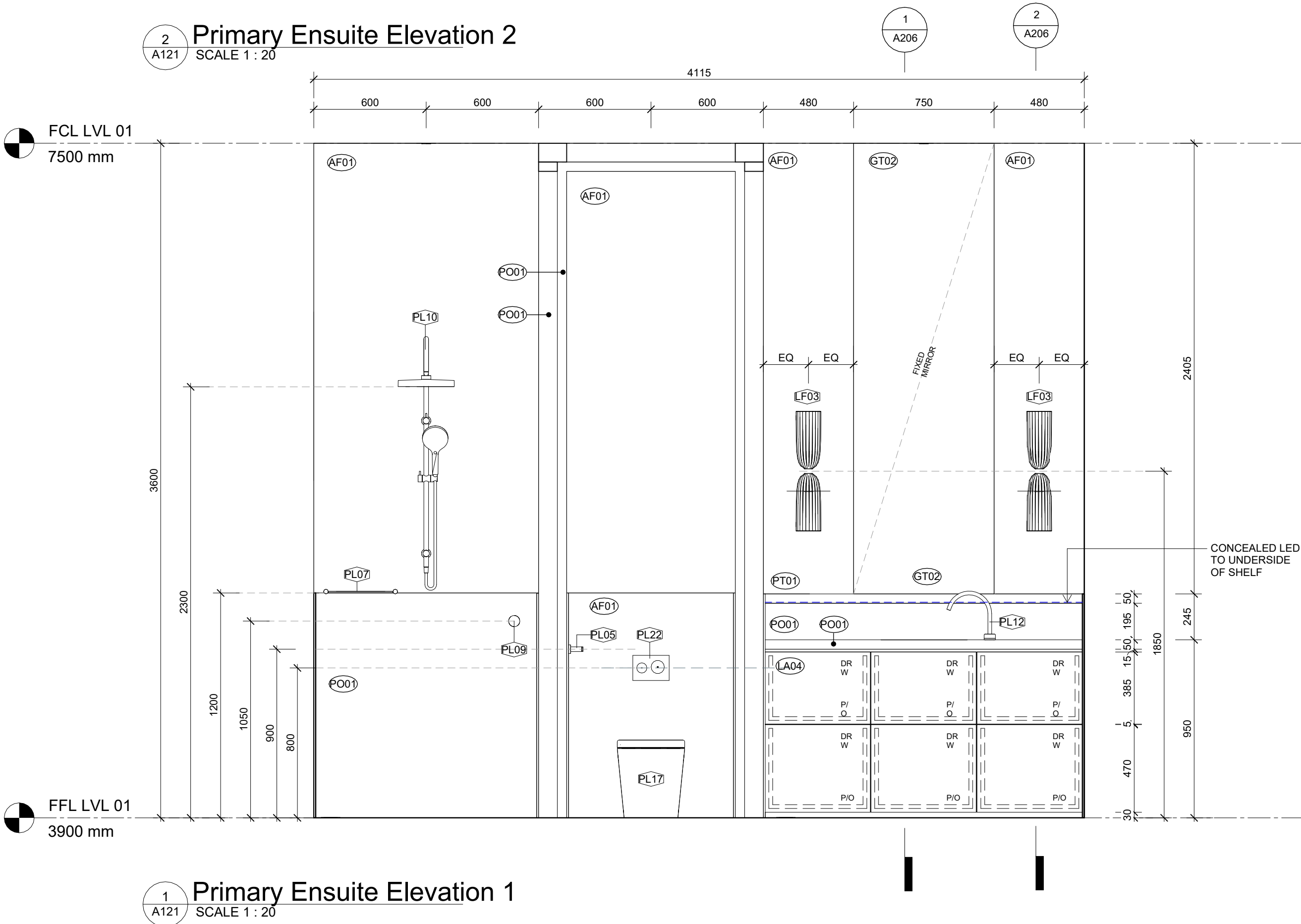
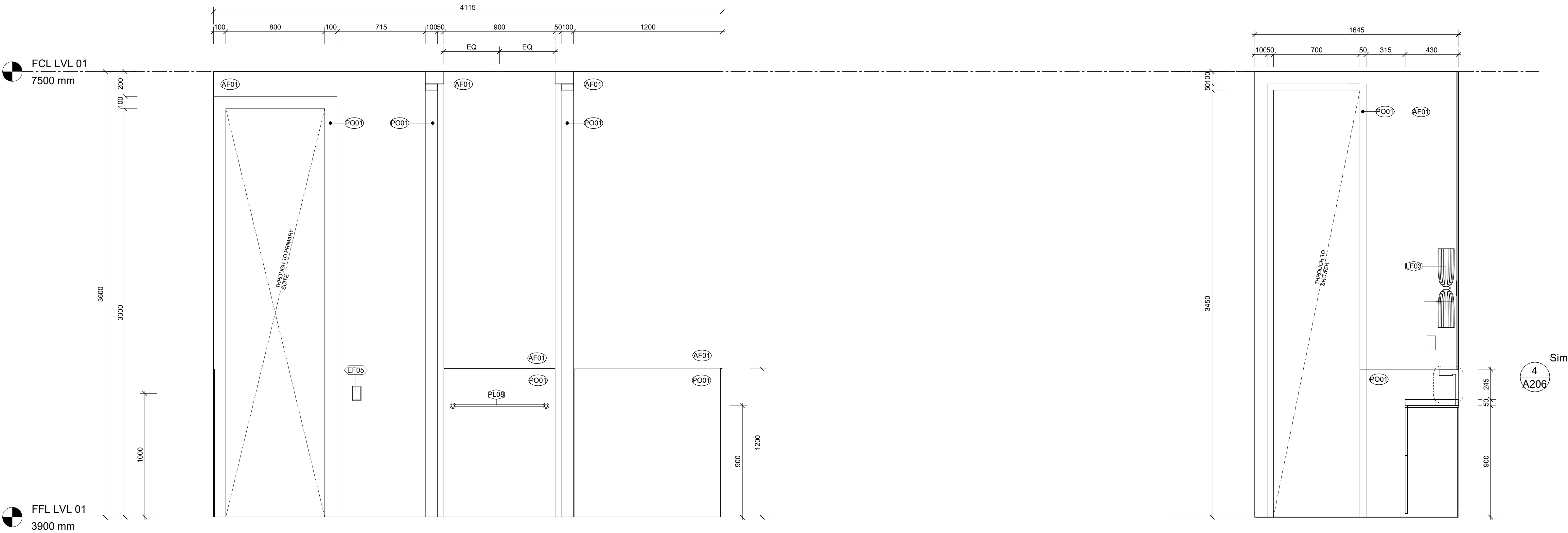
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NOTE: WHERE HERITAGE CONSTRAINTS PREVENT MODIFICATIONS TO EXISTING COMPONENTS, DISPENSATION IS SOUGHT PURSUANT TO BUILDING REGULATION 233.
* SAFETY GLASS: TO COMPLY WITH AS1288 WITHIN WET AREAS, EXISTING HERITAGE GLAZING LOCATED WITHIN 2.0M OF FINISHED FLOOR LEVEL IS TO BE RETROFITTED WITH AN INTERNAL APPLIED COMPLIANT GRADE A SAFETY FILM INSTEAD OF GLASS REPLACEMENT.

NOTE: SHOWER TO BE A COMPLIANT HOBLESS AND STEP-FREE SHOWER INSTALLATION IN ACCORDANCE WITH PART 5 OF THE ABCB LIVABLE HOUSING STANDARD.

NOTE: WALLS WITHIN SANITARY COMPARTMENTS TO BE SUITABLY REINFORCED (E.G. STRUCTURAL NOGGINS/PLYWOOD SHEETING) IN ACCORDANCE WITH PART 6 OF THE ABCB LIVABLE HOUSING STANDARD TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB RAILS.



DI PIETRO·PIERCE

Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Primary Ensuite - Elevations

Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A123

A

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SANITARY COMPARTMENT & WET AREA BOUNDARY COMPLIANCE

- DOORWAY CLEARANCE: ENCLOSED SANITARY COMPARTMENT TO INCORPORATE LIFT-OFF HINGES PERMITTING DOOR REMOVAL FROM THE OUTSIDE IN AN EMERGENCY, SATISFYING BCA PROVISIONS FOR CLEARANCES LESS THAN 1.2M
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NOTE: WATERPROOFING TO WALLS AND FLOORS OF WET AREAS IS TO BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH AS3740-2021.

PROVIDE COMPLIANT WATERPROOFING MEMBRANES TO ALL SHOWER ENCLOSURES, BATHROOM FLOORS, LAUNDRY AREAS, AND WALL-TO-FLOOR JUNCTIONS AS REQUIRED BY THE CODE.

ALL MEMBRANES MUST BE INSTALLED BY A LICENSED APPLICATOR WITH A CERTIFICATE OF COMPLIANCE PROVIDED TO THE RELEVANT BUILDING SURVEYOR UPON COMPLETION.

NOTE: DOOR TO SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE, OR BE FITTED WITH LIFT-OFF HINGES TO BE READILY REMOVABLE FROM THE OUTSIDE, UNLESS A CLEAR SPACE OF AT LEAST 1.2M IS PROVIDED BETWEEN THE CLOSET PAN AND THE DOORWAY.

NOTE: SHOWER TO BE A COMPLIANT HOBLESS AND STEP-FREE SHOWER INSTALLATION IN ACCORDANCE WITH PART 5 OF THE ABCB LIVABLE HOUSING STANDARD.

NOTE: WALLS WITHIN SANITARY COMPARTMENTS TO BE SUITABLY REINFORCED (E.G., STRUCTURAL NOGGINS/PLYWOOD SHEETING) IN ACCORDANCE WITH PART 6 OF THE ABCB LIVABLE HOUSING STANDARD TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB RAILS.

5

A121

Primary Ensuite Elevation 5

SCALE 1 : 20

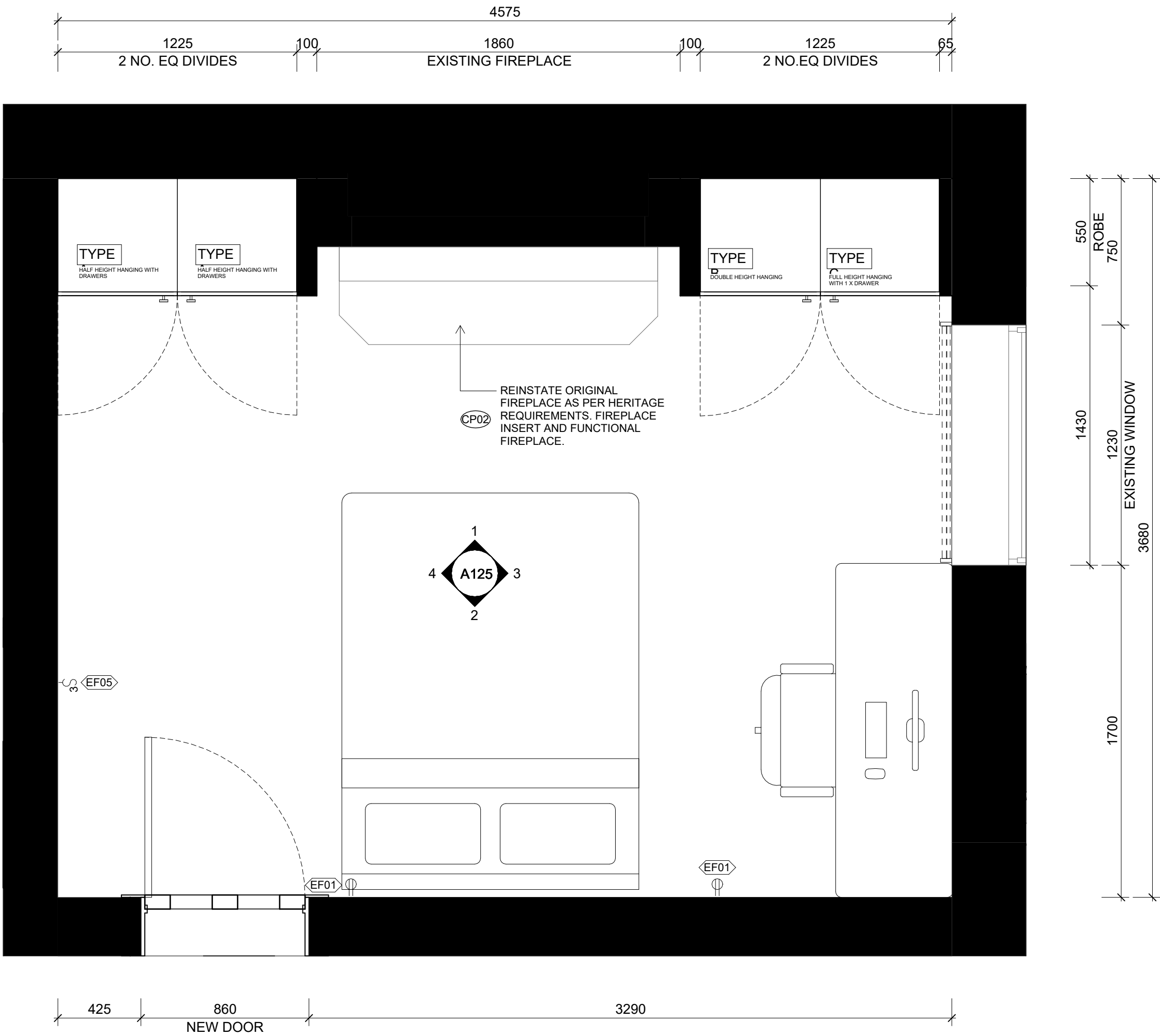
DI PIETRO · PIERCE

Revisions	A	28.08.2026	HERITAGE INFORMATION ISSUE	DPP	Project	398 Albert St, East Melbourne, VIC 3002	For	Kellkap	Project No	2601	Author	DiPietroPierce
					Drawing	Primary Ensuite - Elevations	Date	28.08.2026	Scale: @ A1	1 : 20	Drawing No.	A123.1

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1 A122 Bed 02 Floor Plan
SCALE 1 : 20



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Bed 02 - Floor Plan

Date 28.08.2026

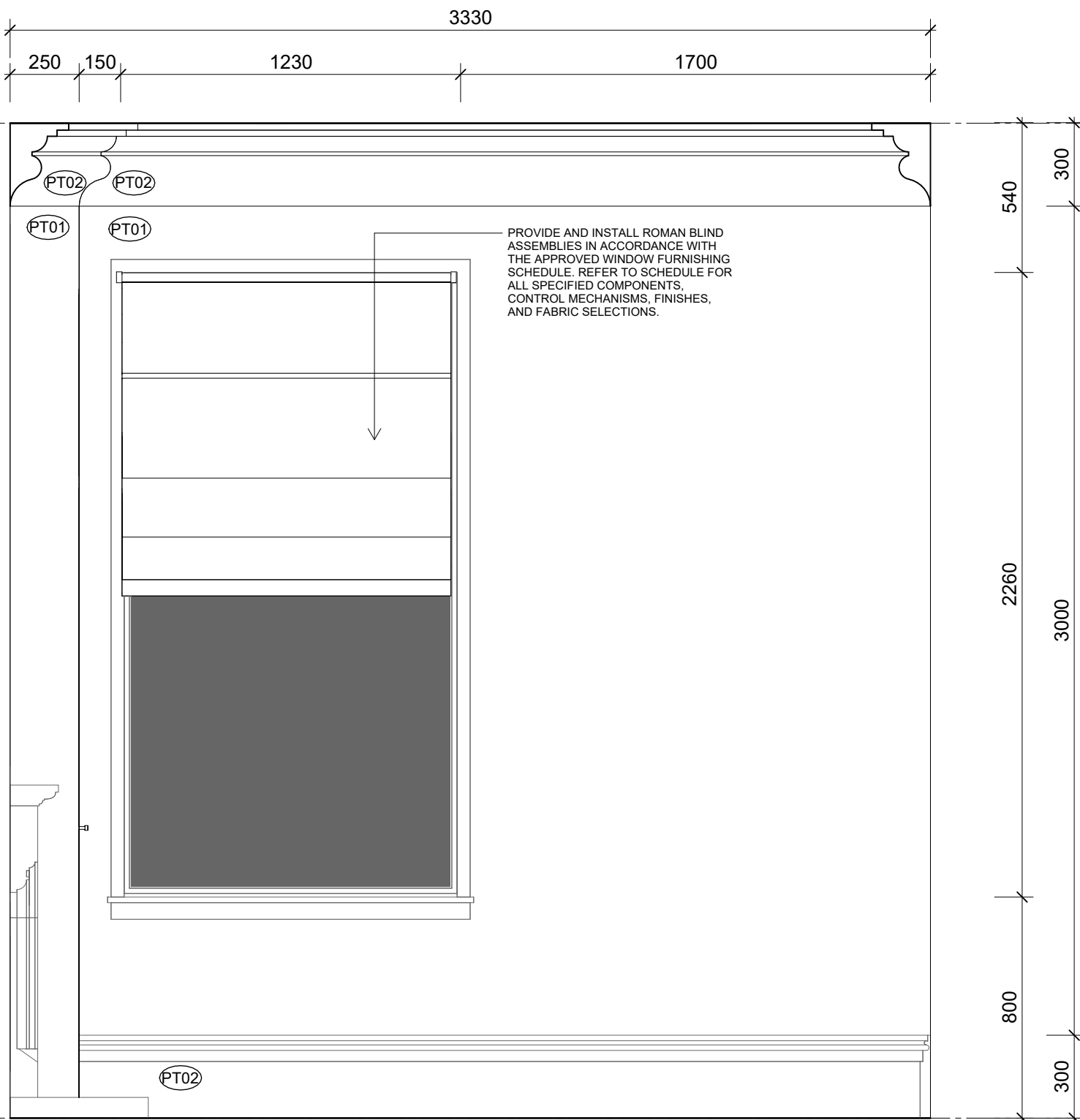
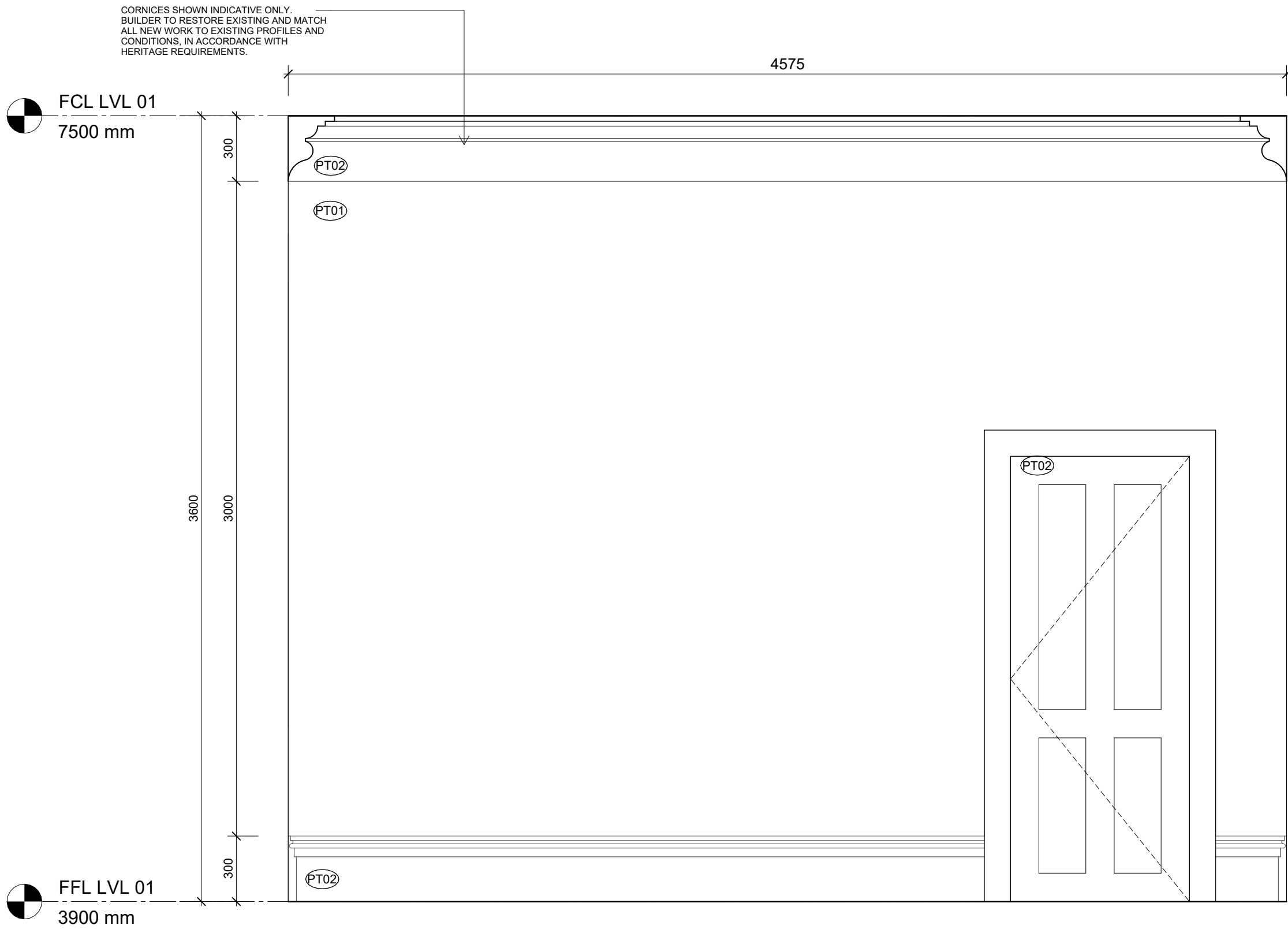
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Drawing No. A124

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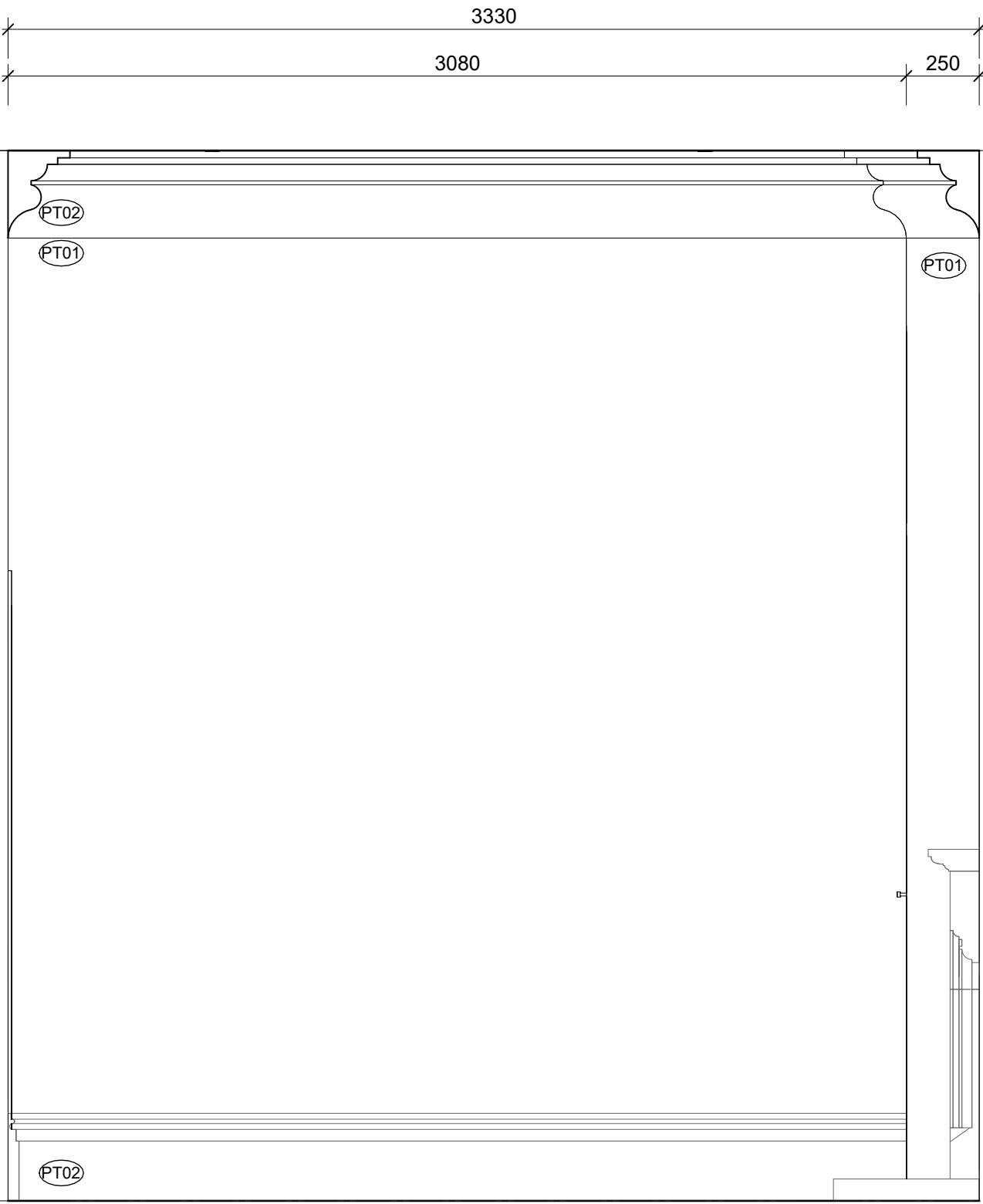
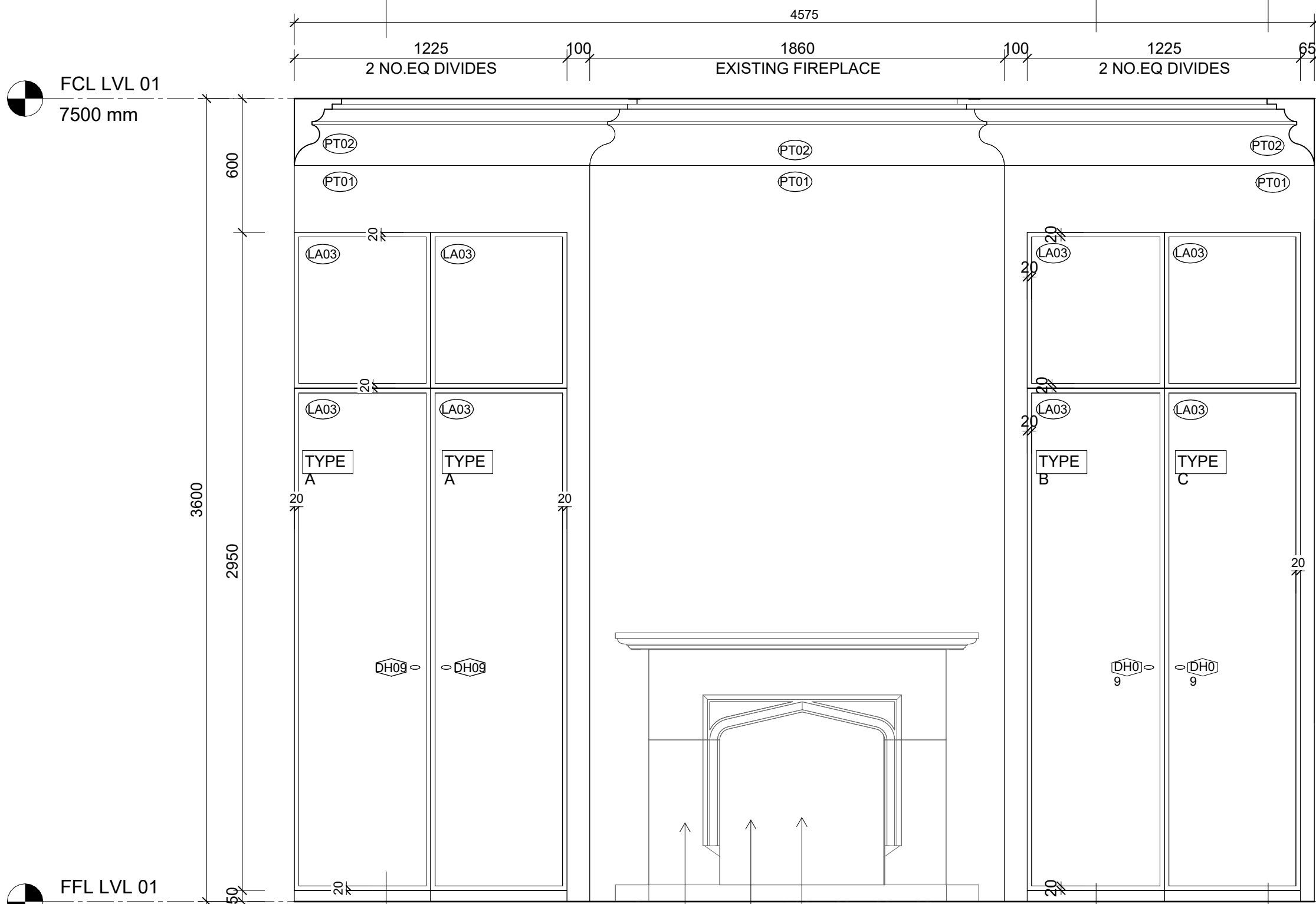
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2 Bed 02 Elevation - B
A124 SCALE 1 : 20

3 Bed 02 Elevation - C
A124 SCALE 1 : 20



1 Bed 02 Elevation - A
A124 SCALE 1 : 20

4 Bed 02 Elevation - D
A124 SCALE 1 : 20

BUILDER TO MAKE GOOD TO MATCH ORIGINAL CAST IRON INSERT TO BE INSTALLED AS PER MANUFACTURERS REQUIREMENTS. CAREFULLY RESTORE EXISTING DECOMMISSIONED VICTORIAN FIREPLACE (RETAINING ALL HERITAGE FABRIC/SURROUND DETAIL). ALLOW FOR NEW PERIOD-COMPLIANT CAST IRON INSERT AND SECURELY CAPSICAL CHIMNEY FLUE TO CEILING LINE. REINSTATE ORIGINAL FIREPLACE AS PER HERITAGE REQUIREMENTS. FIREPLACE INSERT AND FUNCTIONAL FIREPLACE.



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Bed 02 - Elevations

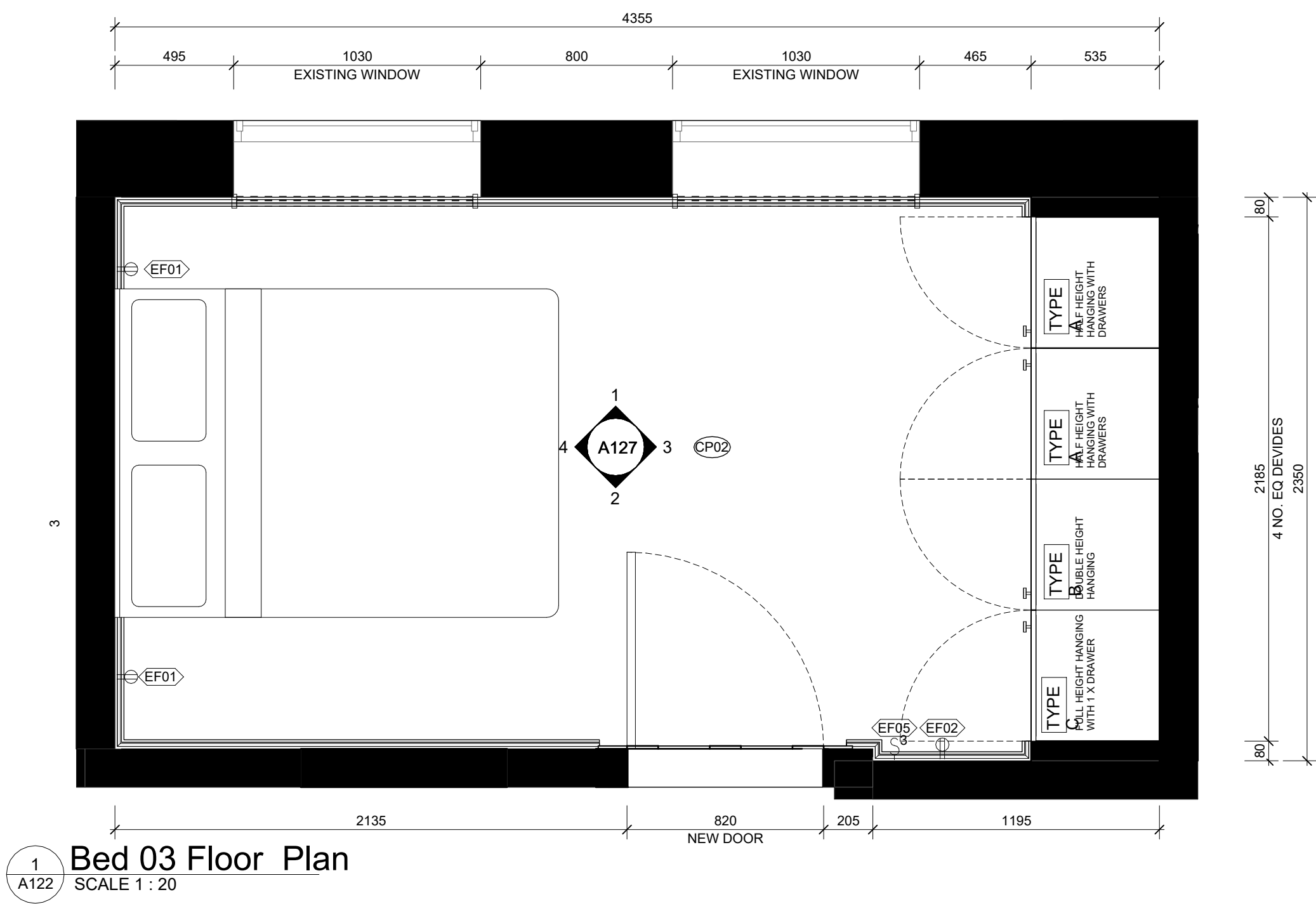
Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A125

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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Bed 03 - Floor Plan

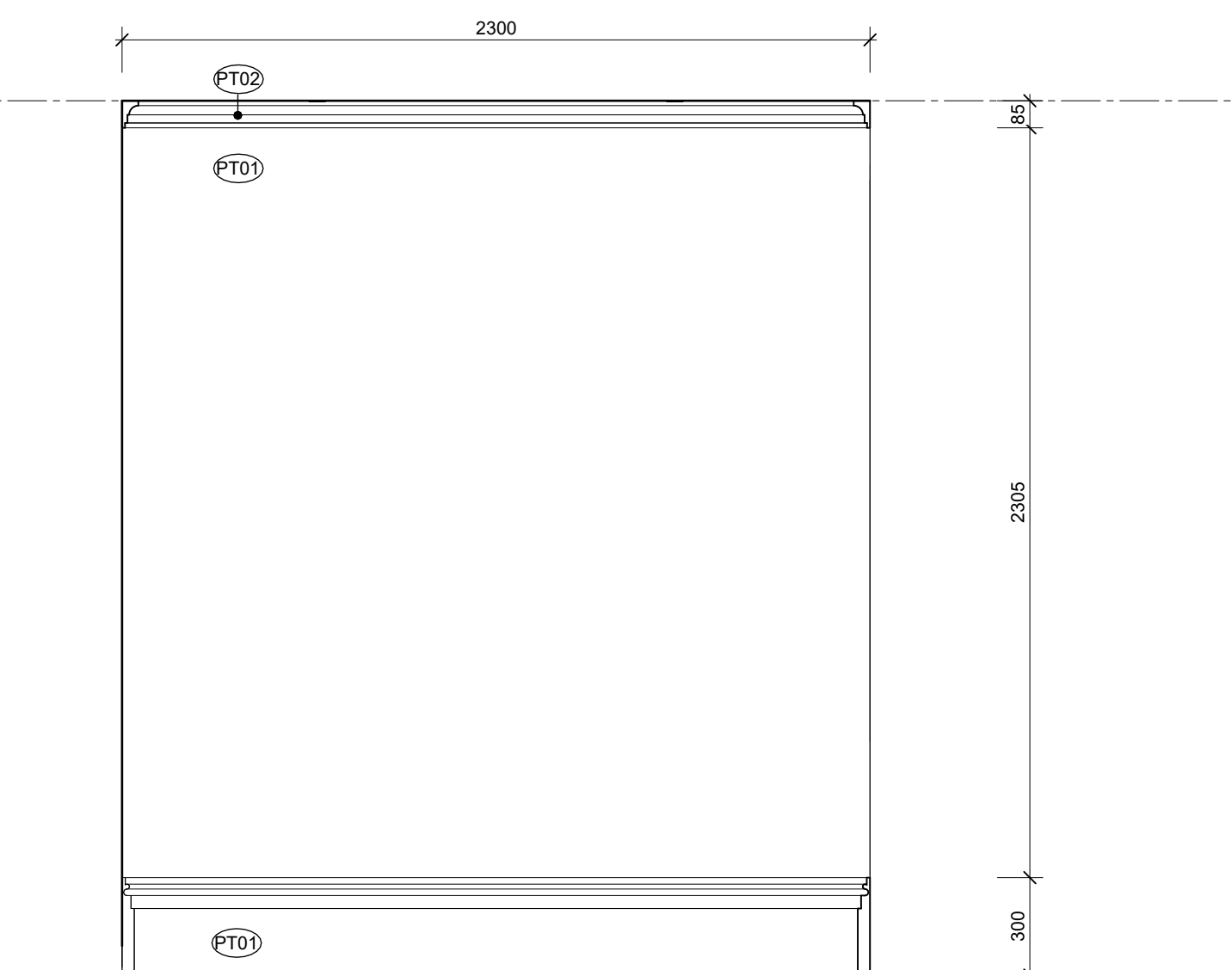
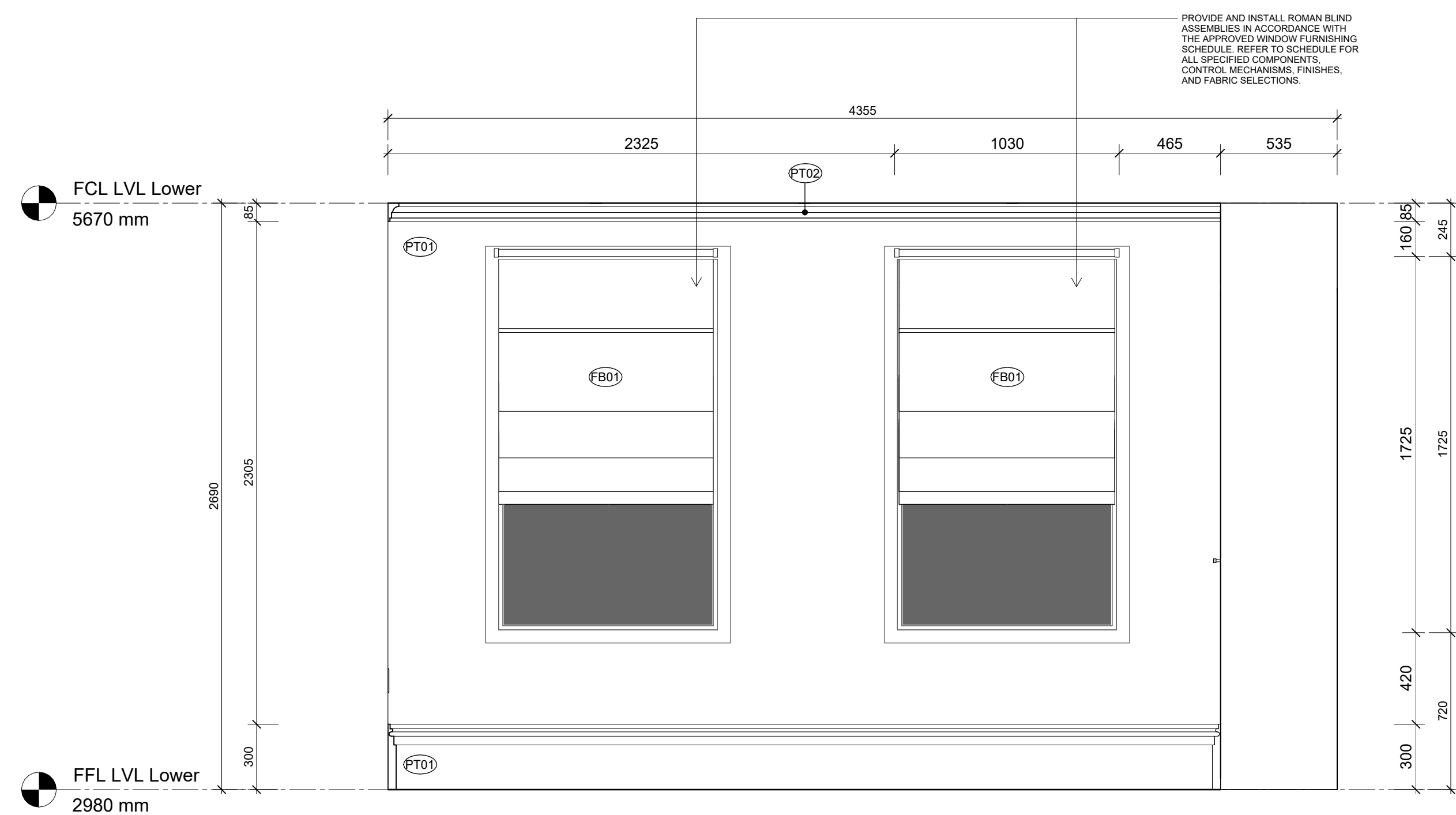
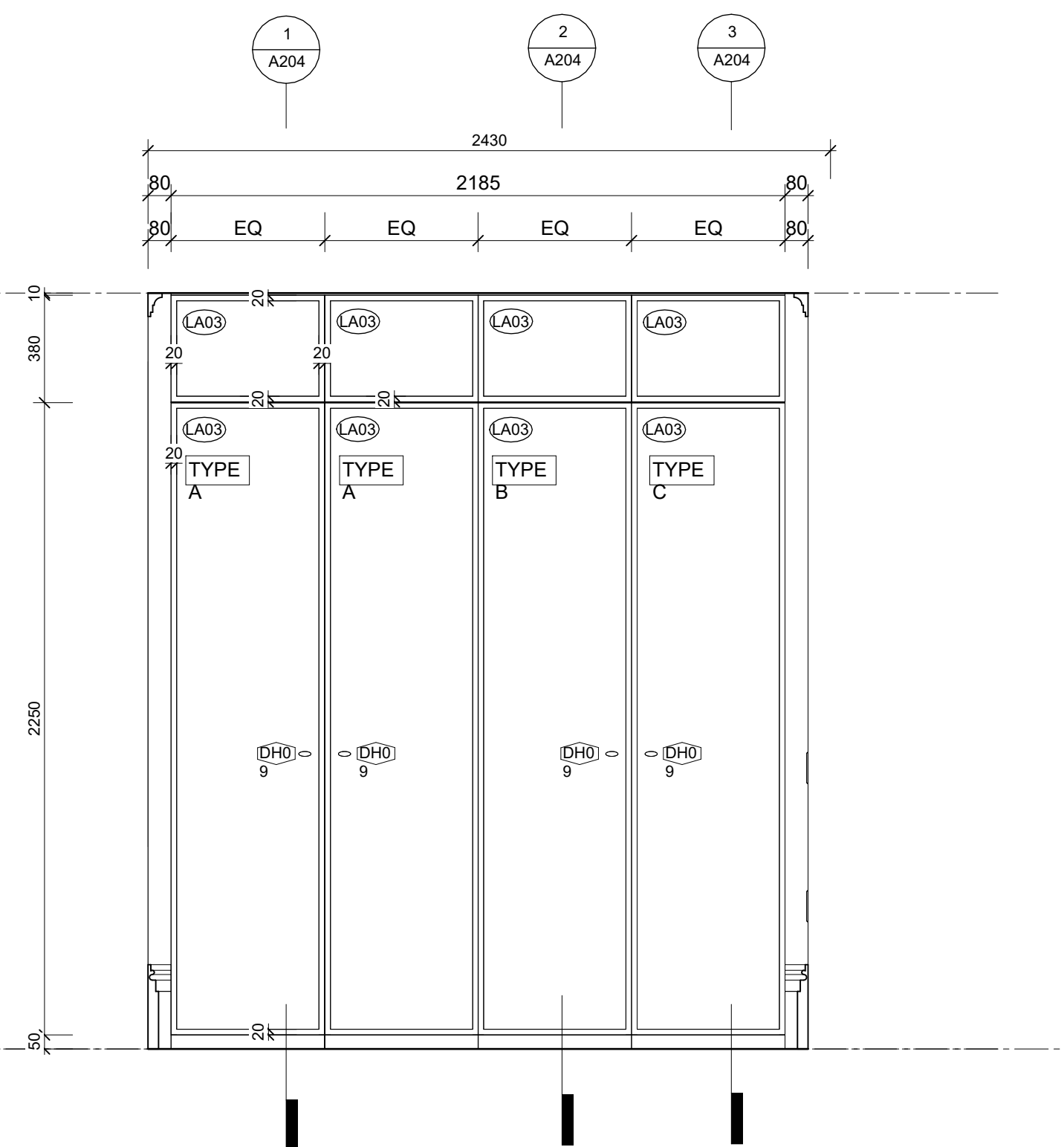
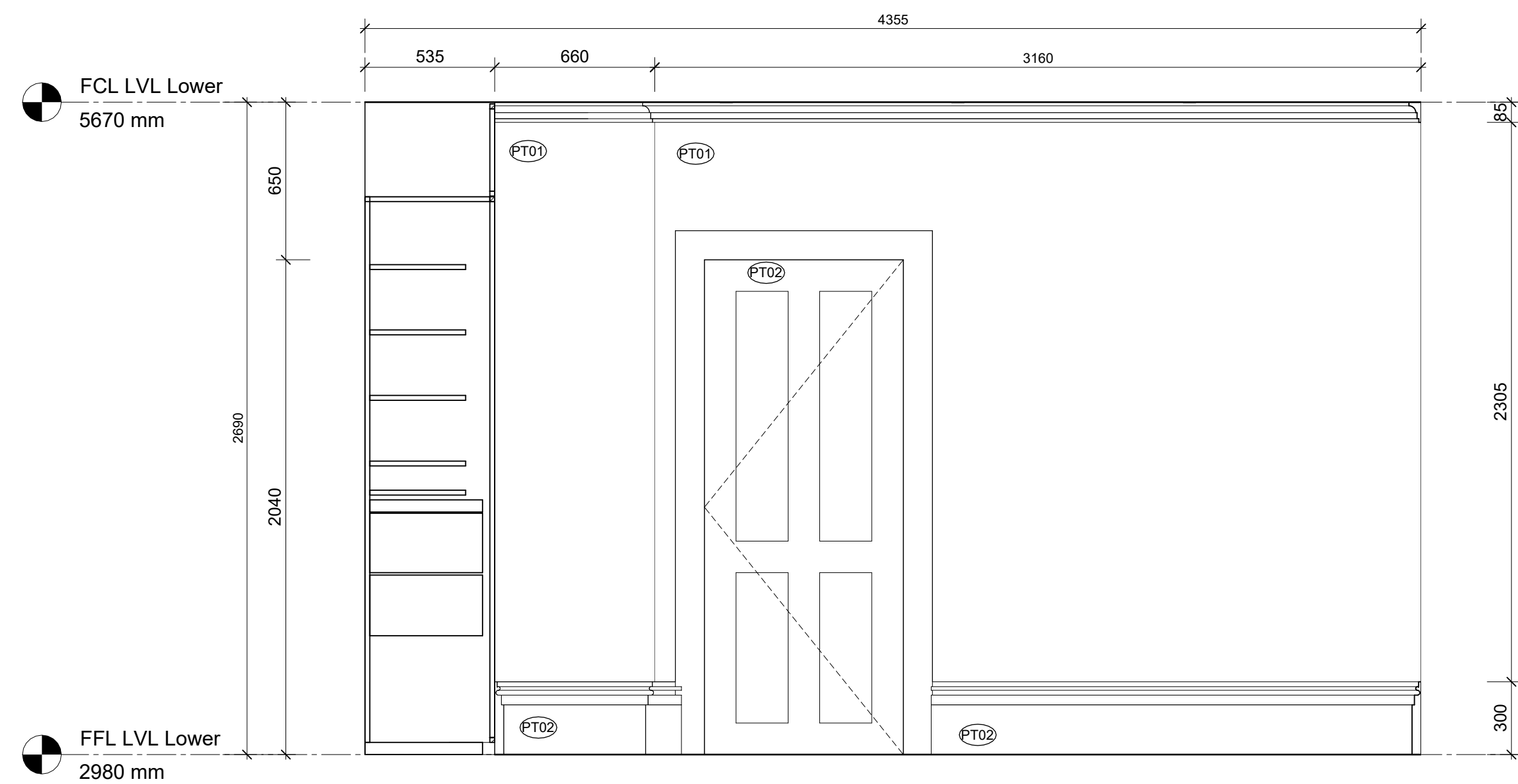
Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A126

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Revisions	A	28.08.2026	HERITAGE INFORMATION ISSUE
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DPP

Project **398 Albert St, East Melbourne,
VIC 3002**

For **Kellkap**

Project No 2601

Author DiPietroPierce

Drawing **Bed 03 - Elevations**

Date **28.08.2026**

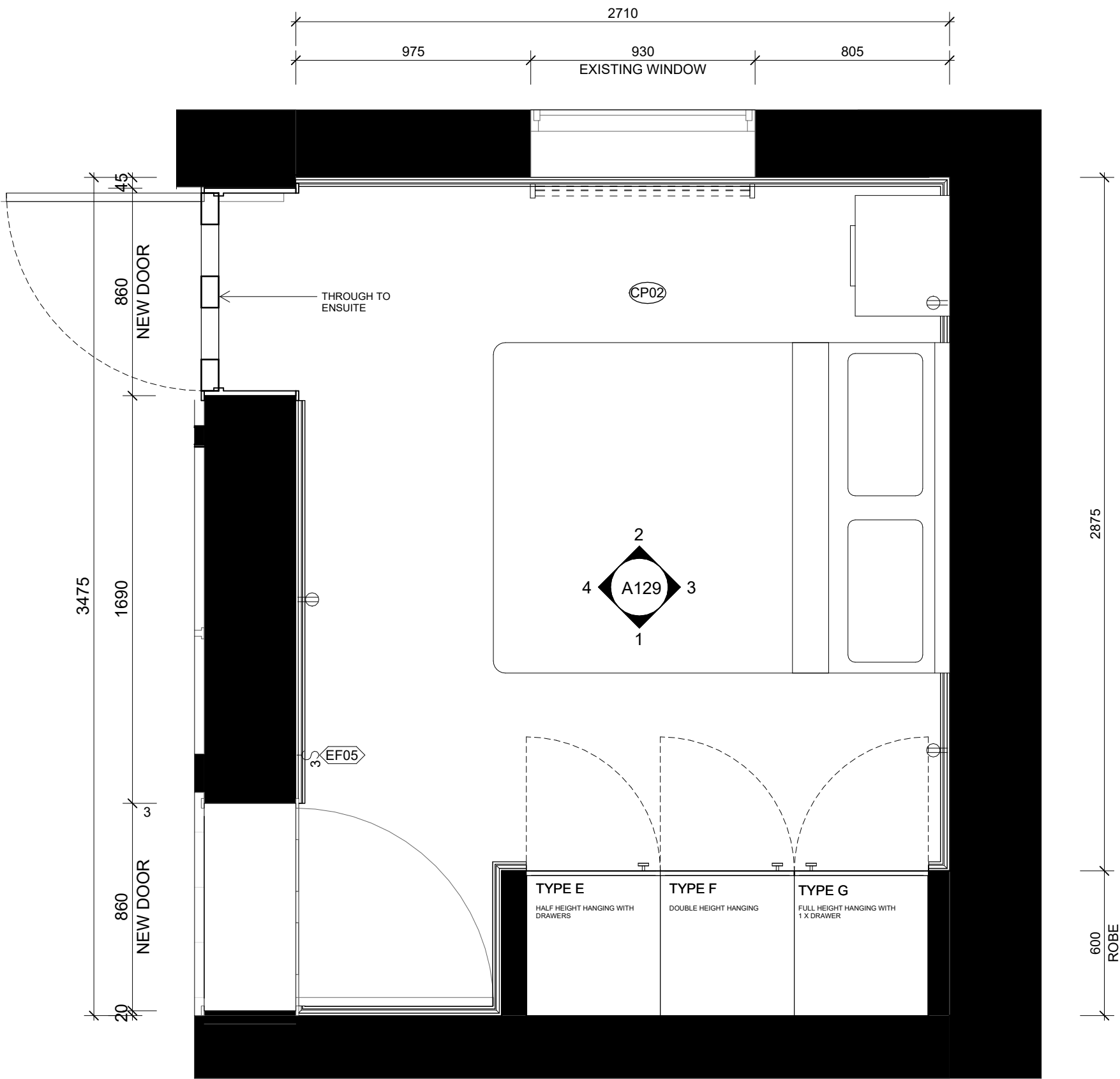
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Drawing No. **A127**

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1 Bed 04 Floor Plan
A122 SCALE 1 : 20



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Bed 04 - Floor Plan

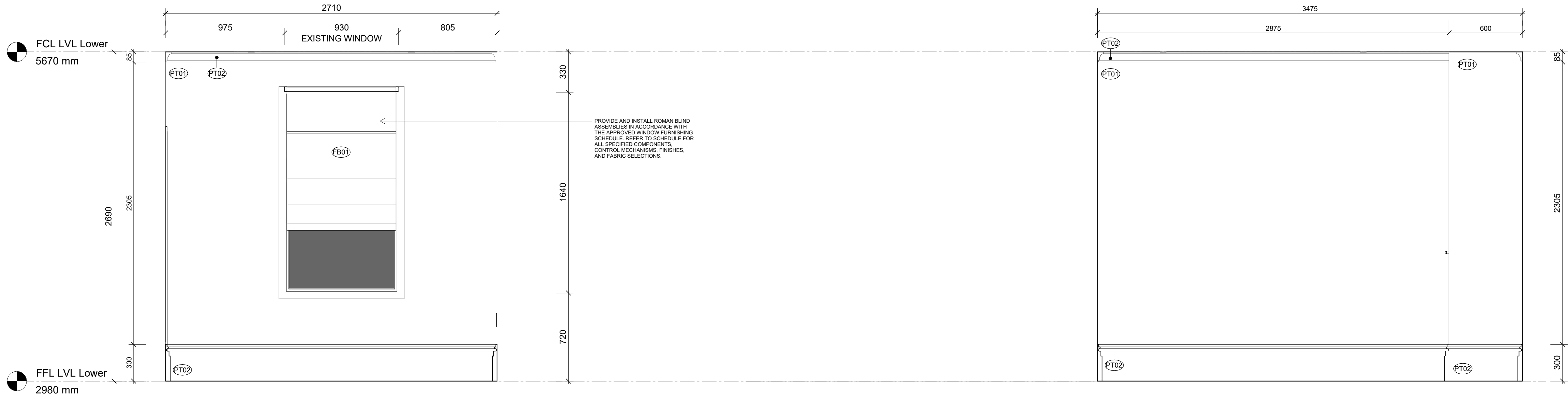
Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A128

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2 Bed 04 Elevation - B
SCALE 1 : 20

3 Bed 04 Elevation - C
SCALE 1 : 20



1 Bed 04 Elevation - A
SCALE 1 : 20

4 Bed 04 Elevation - D
SCALE 1 : 20



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Bed 04 - Elevations

Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A129

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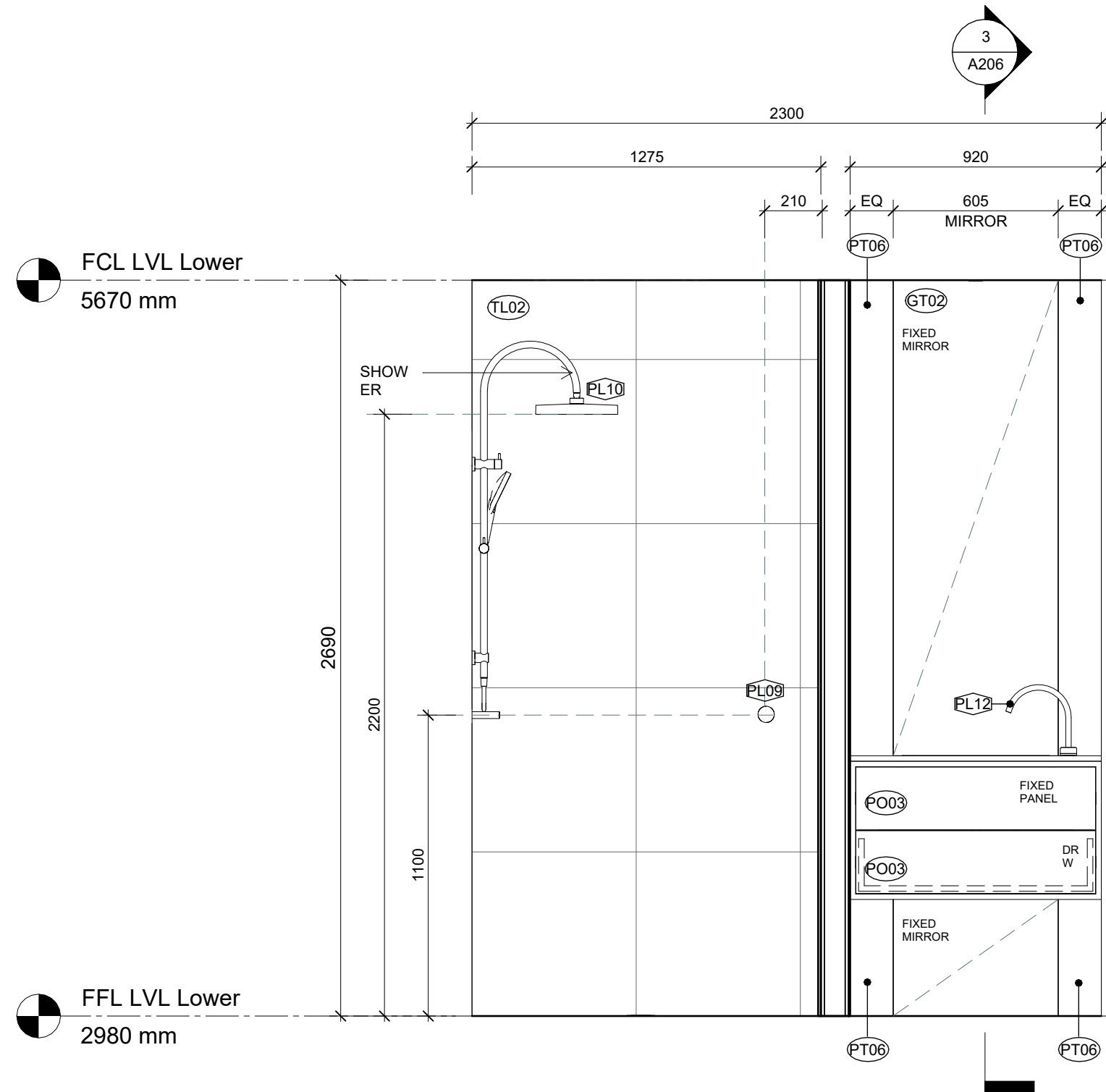
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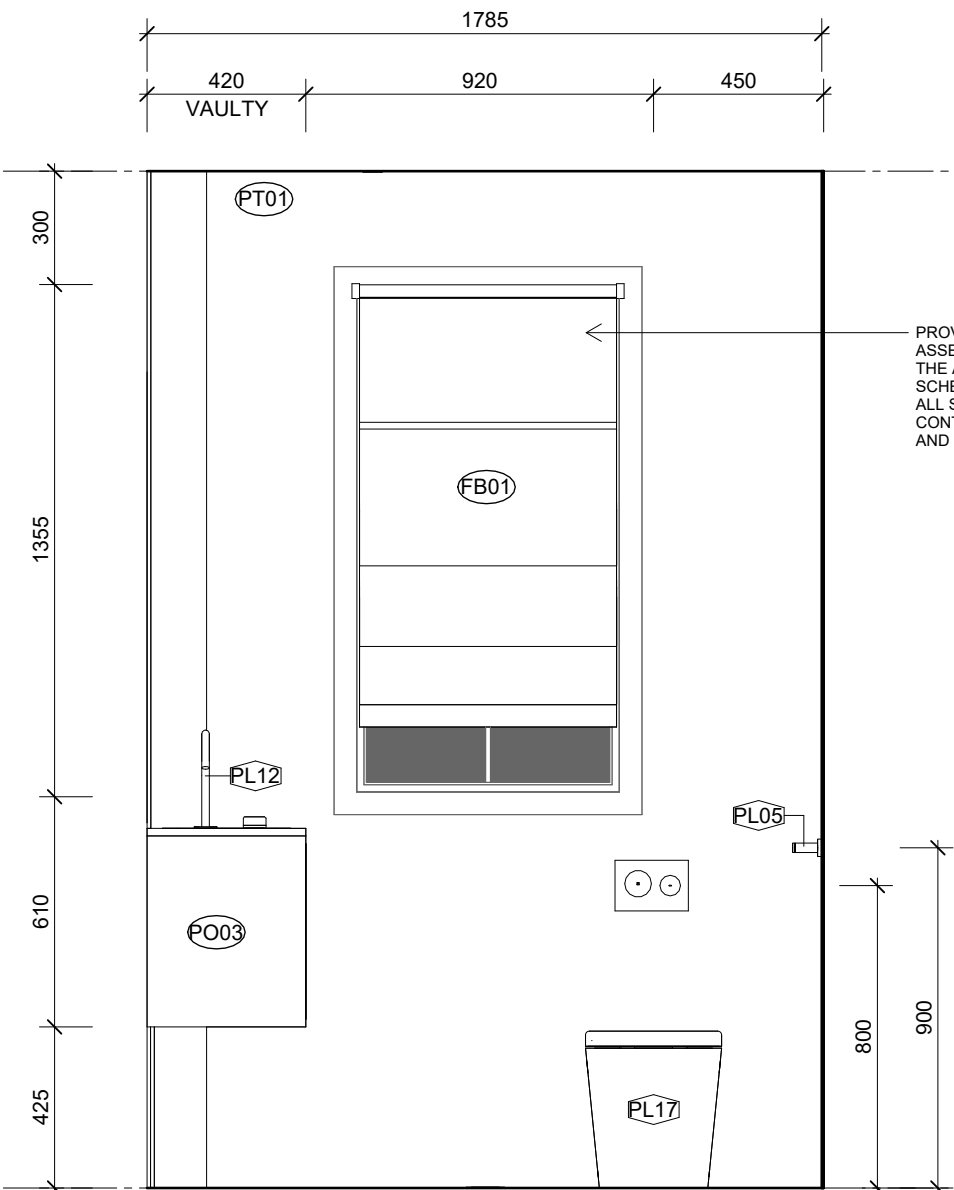
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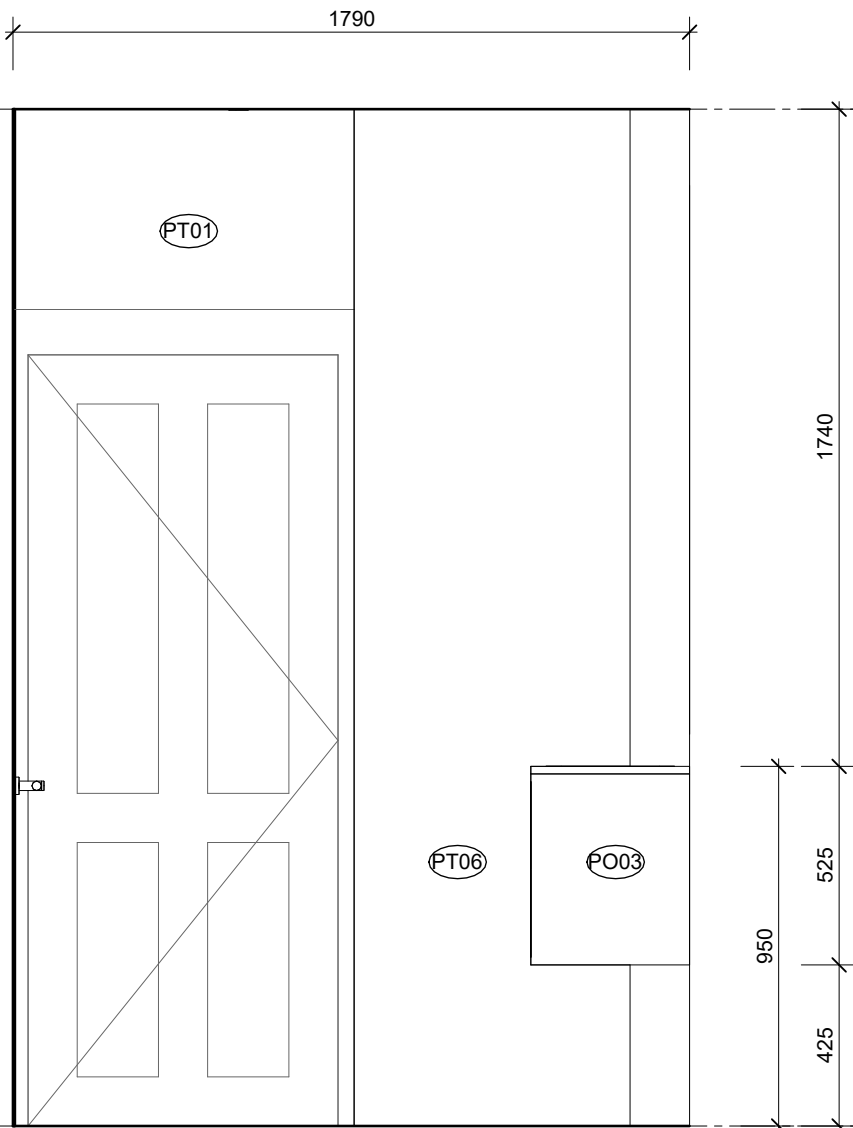
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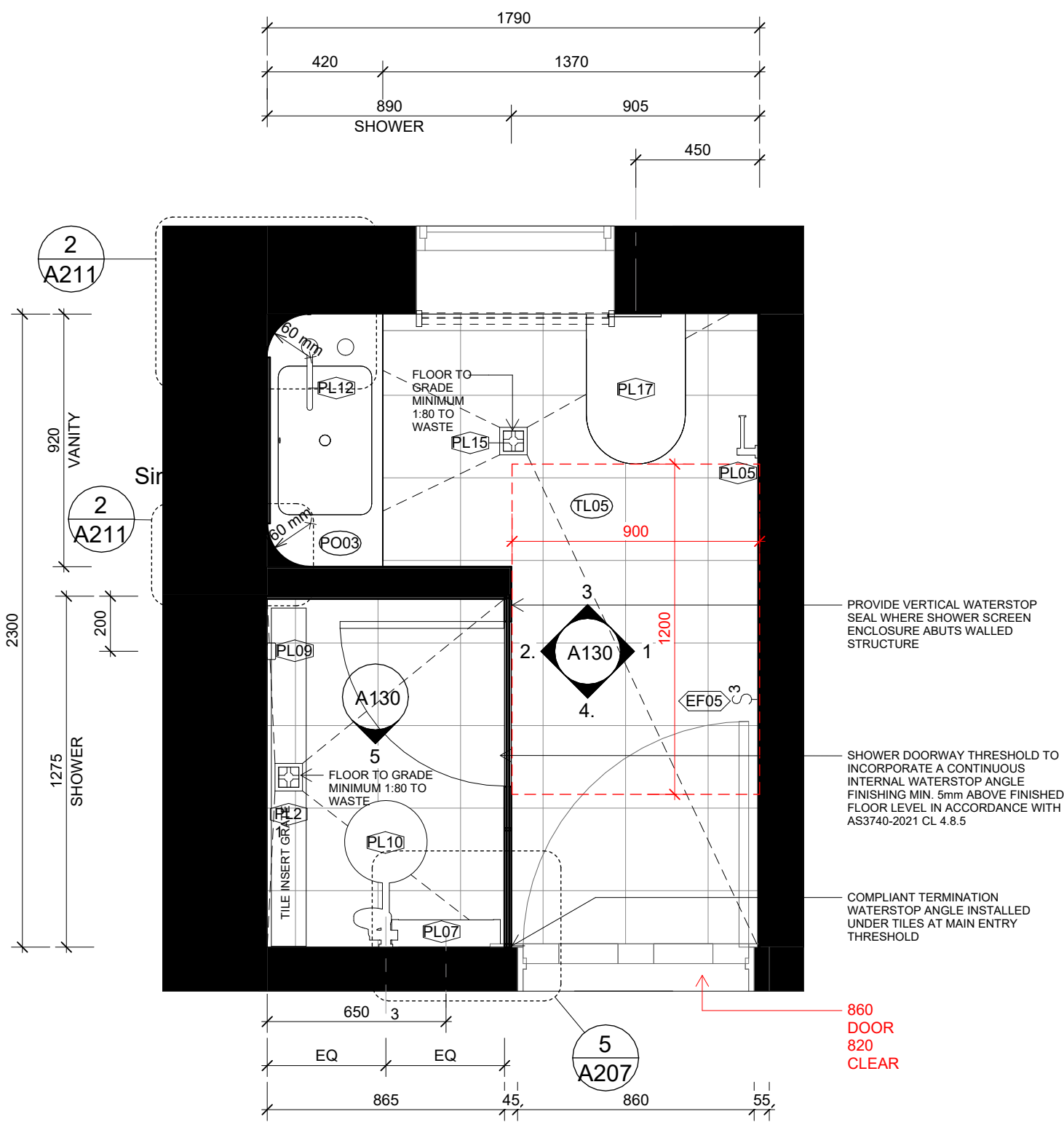
2 Bath 01 Elevation - B
A130 SCALE 1 : 20



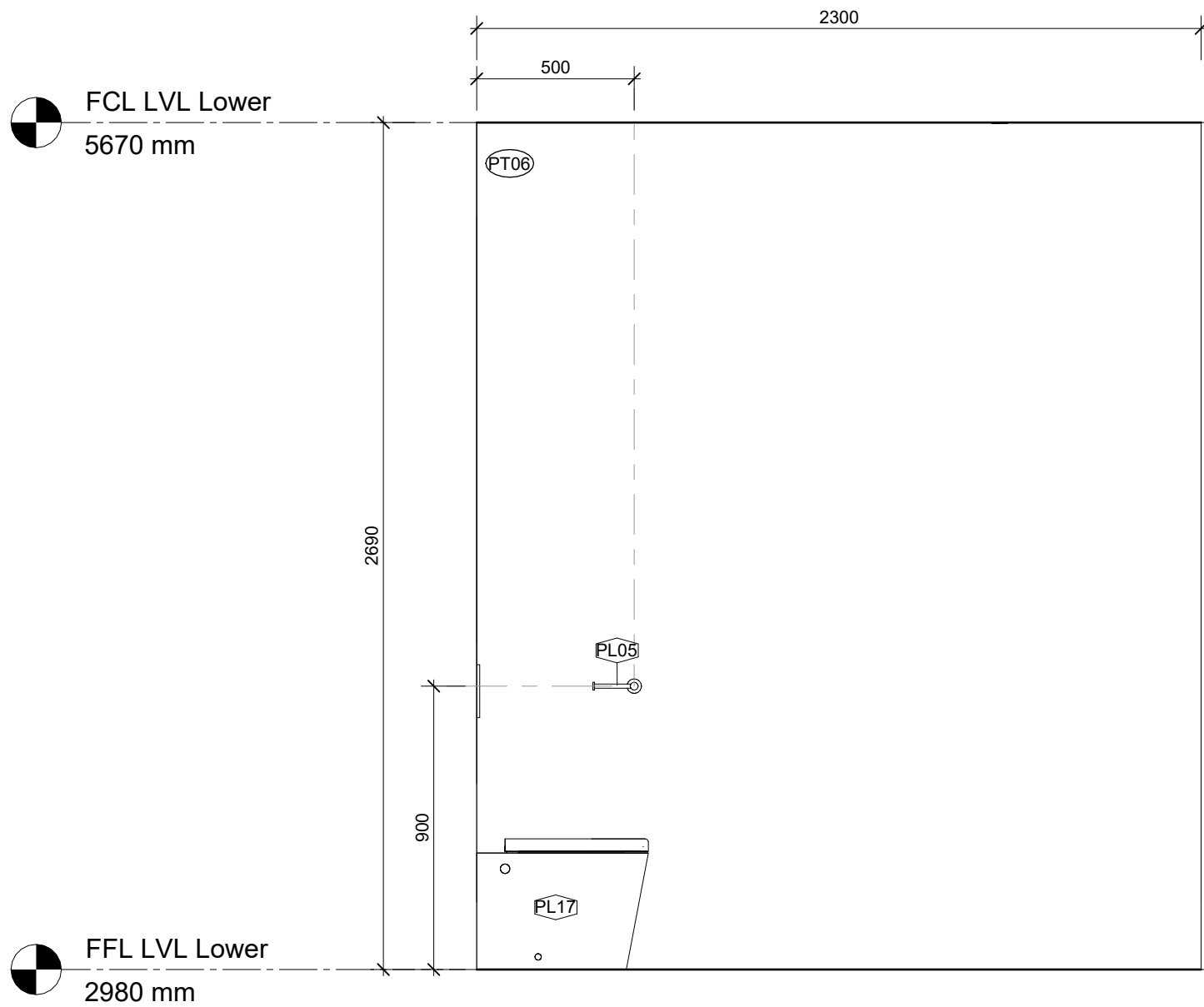
3 Bath 01 Elevation - C
A124 SCALE 1 : 20



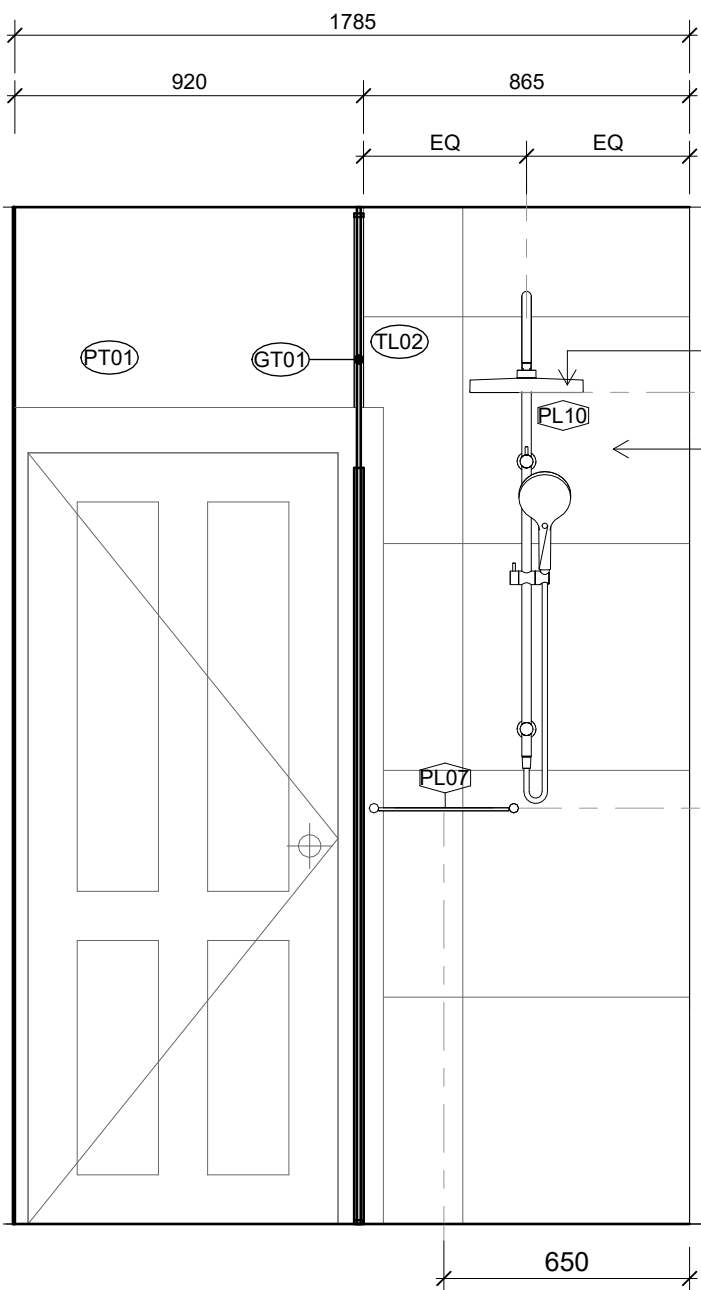
4 Bath 01 Elevation - D
A124 SCALE 1 : 20



6 Bath 01 Floor Plan
A122 SCALE 1 : 20



1 Bath 01 Elevation - A
A130 SCALE 1 : 20



5 Bath 01 Elevation - E
A126 SCALE 1 : 20



DI PIETRO PIERCE

Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Bath 01 - Floor Plan & Elevations

Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A130

A

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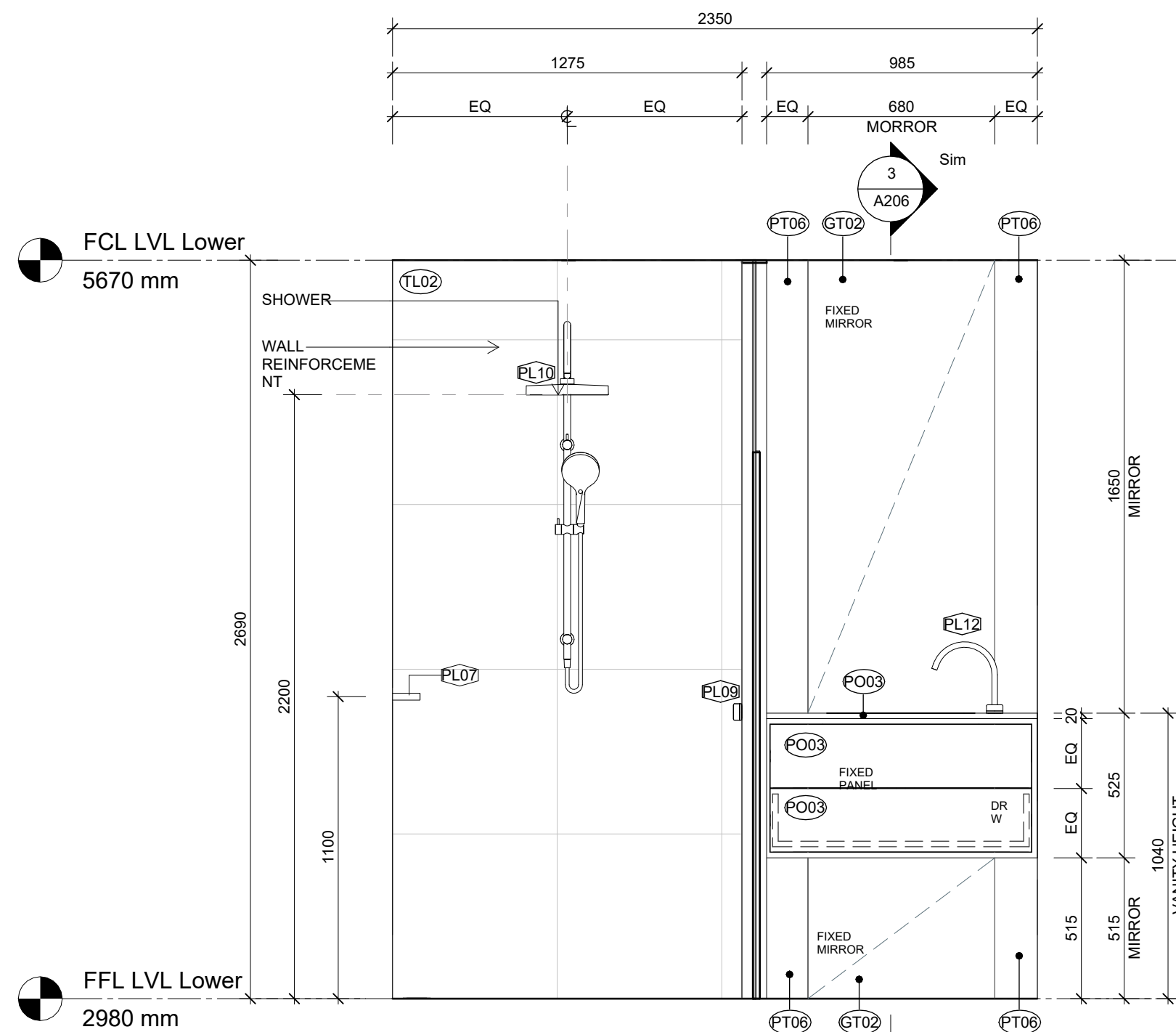
PROVIDE COMPLIANT WATERPROOFING MEMBRANES TO ALL SHOWER ENCLOSURES, BATHROOM FLOORS, LAUNDRY AREAS, AND WALL-TO-FLOOR JUNCTIONS AS REQUIRED BY THE CODE.

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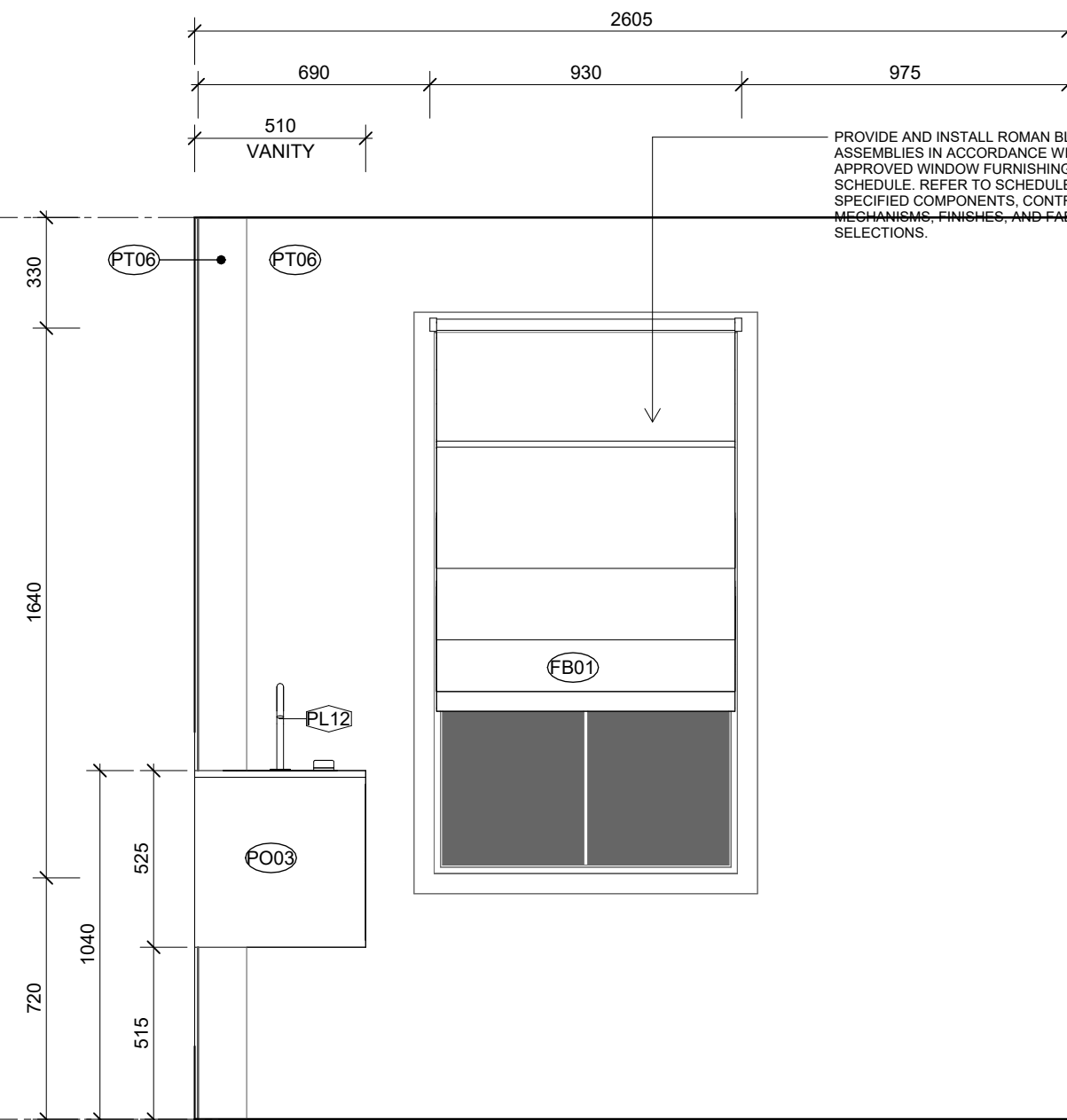
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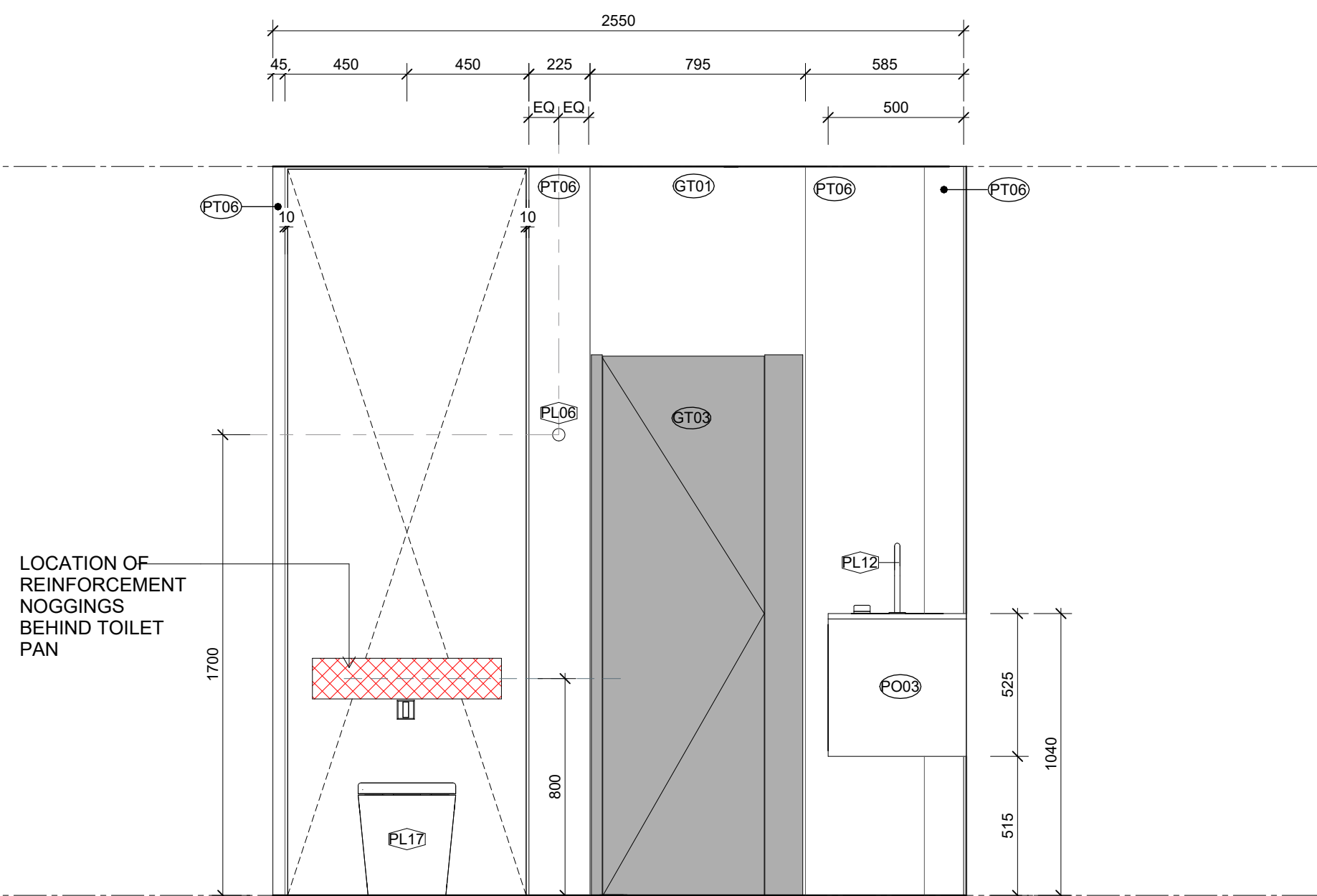
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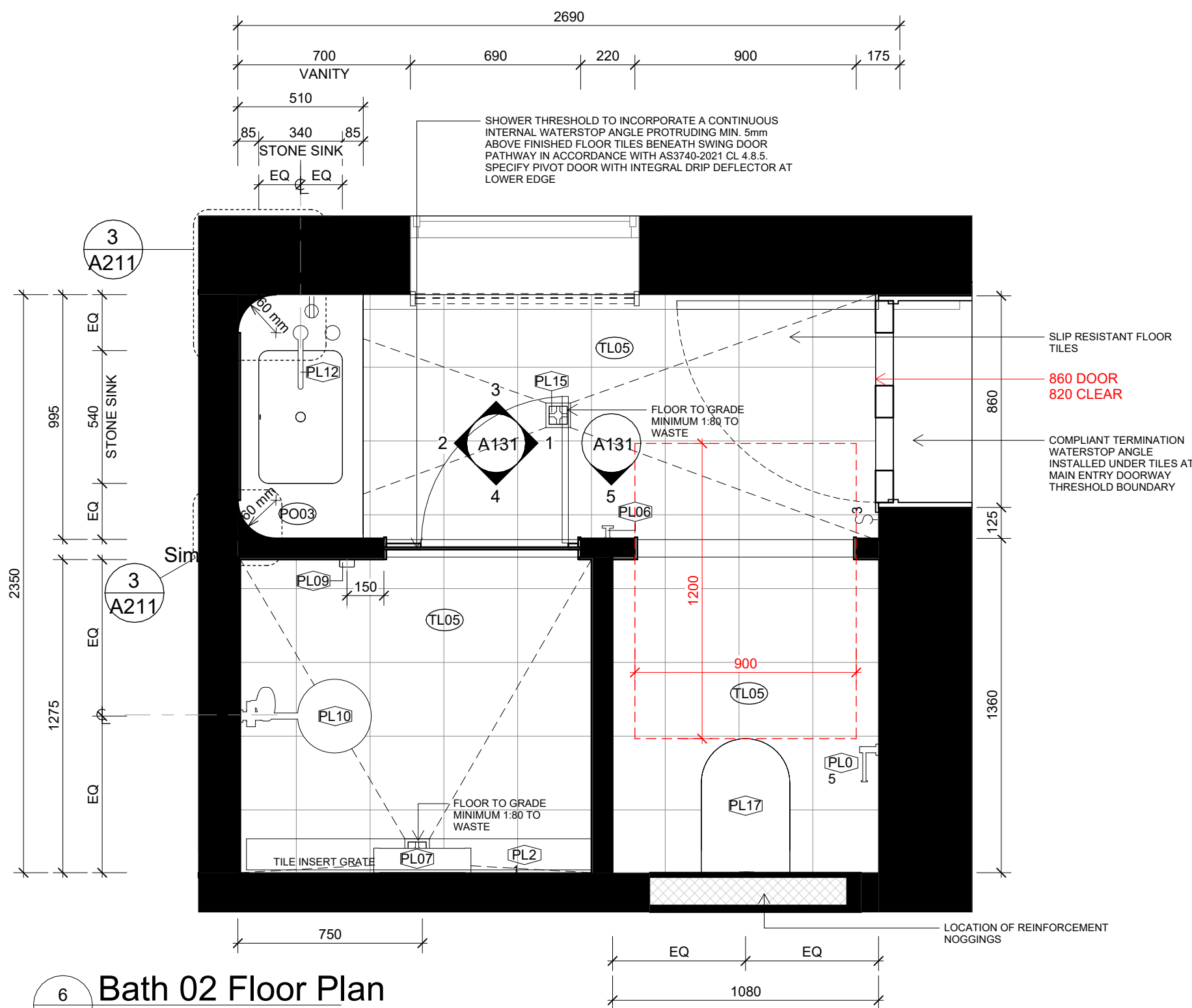
2 Bath 02 Elevation - B
A131 SCALE 1 : 20



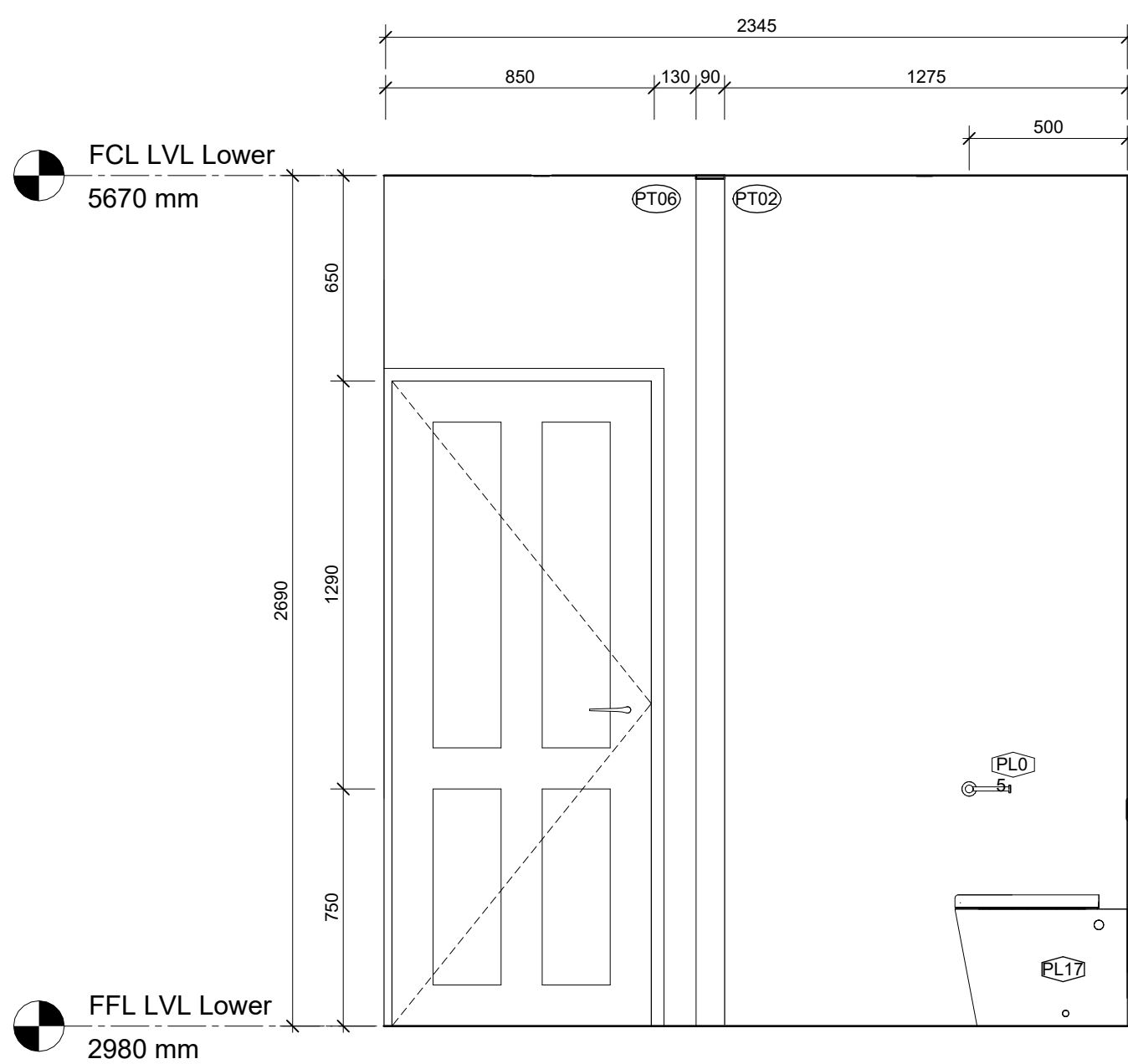
3 Bath 02 Elevation - C
A126 SCALE 1 : 20



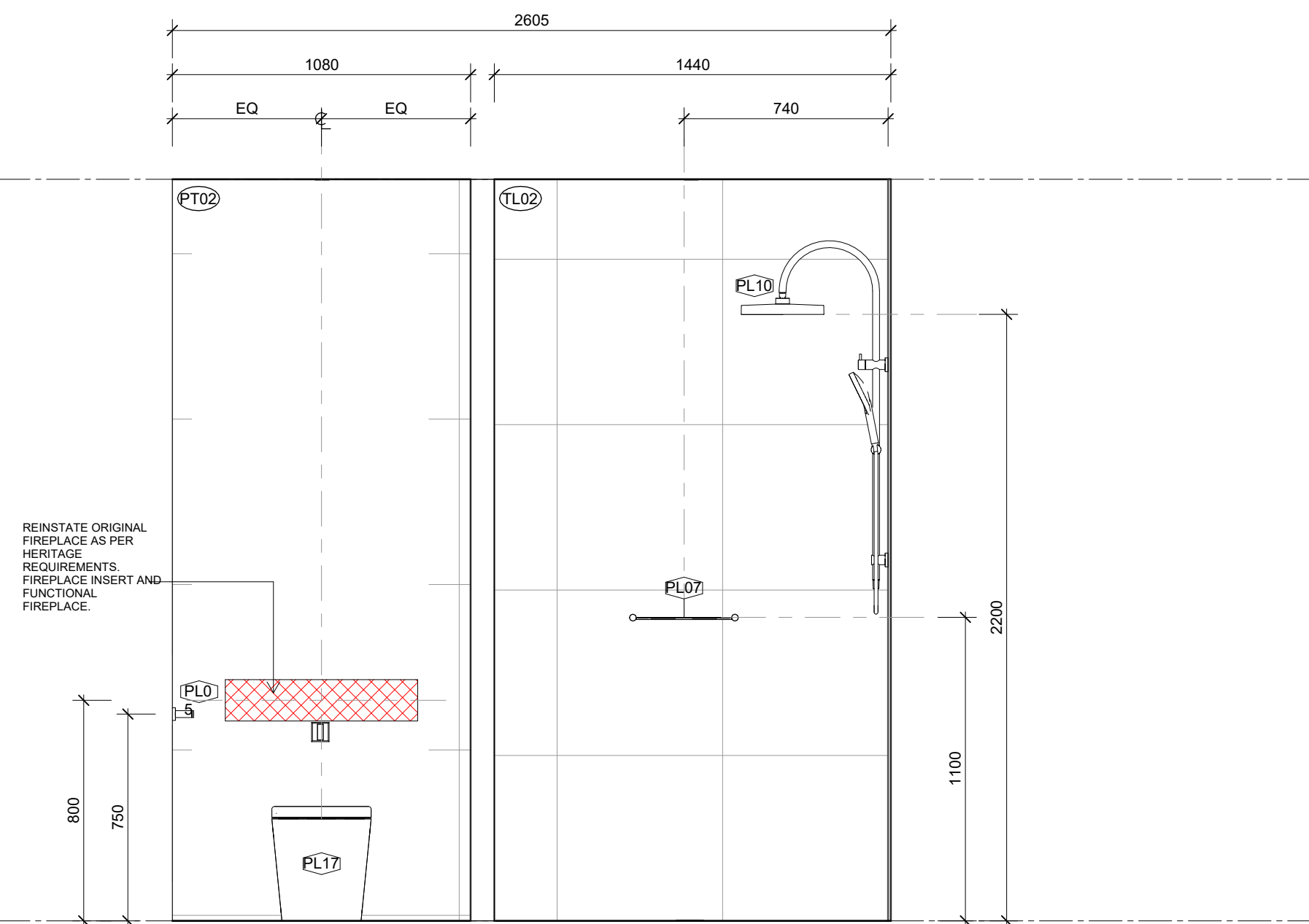
4 Bath 02 Elevation - D
A126 SCALE 1 : 20



6 Bath 02 Floor Plan
A122 SCALE 1 : 20



1 Bath 02 Elevation - A
A131 SCALE 1 : 20



5 Bath 02 Elevation - E
A126 SCALE 1 : 20



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Bath 02 - Floor Plan & Elevations

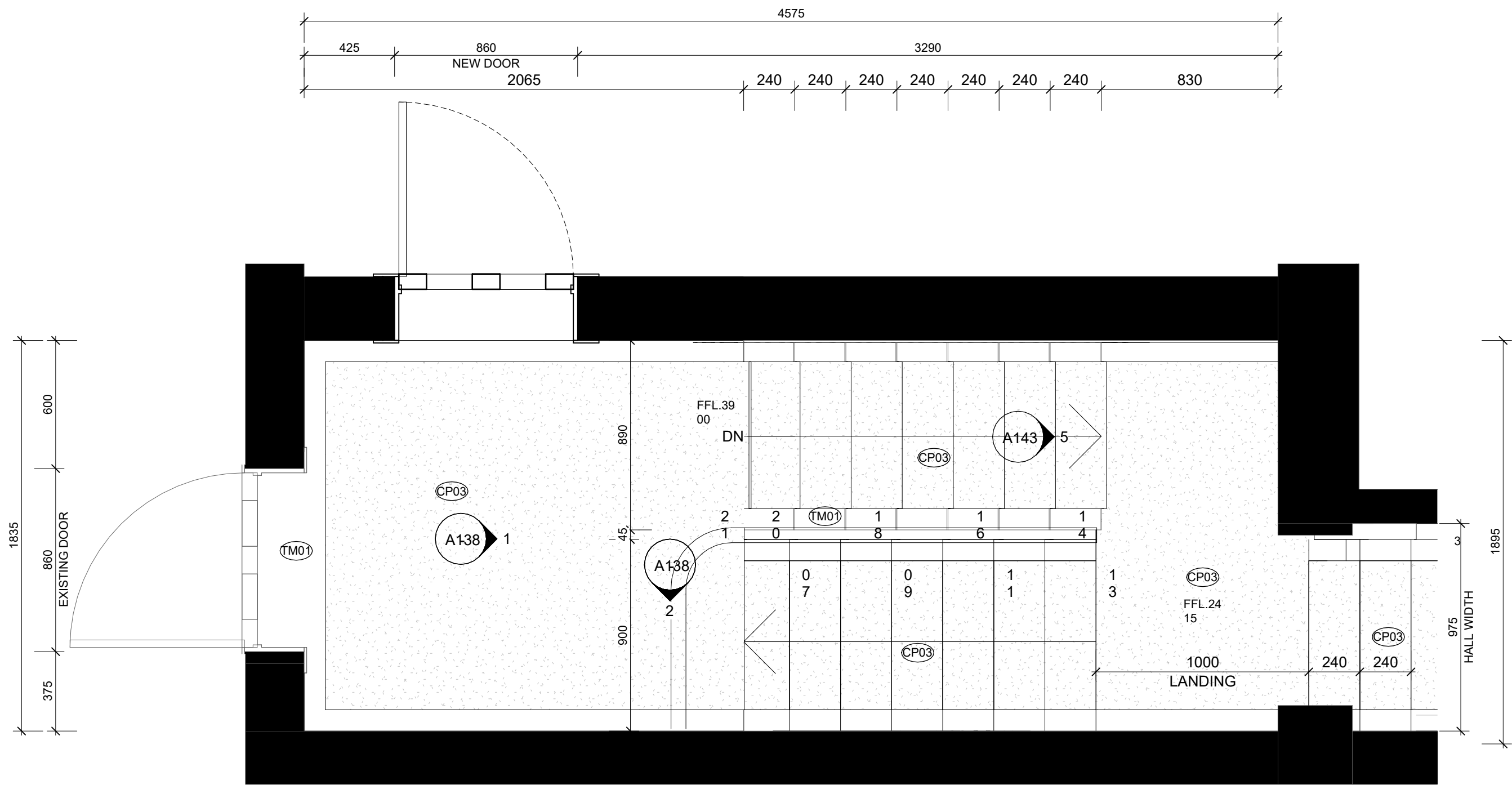
Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A131

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1 Stair Well Floor Plan
A122 SCALE 1 : 20



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DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Stairwell Landing - Floor Plan

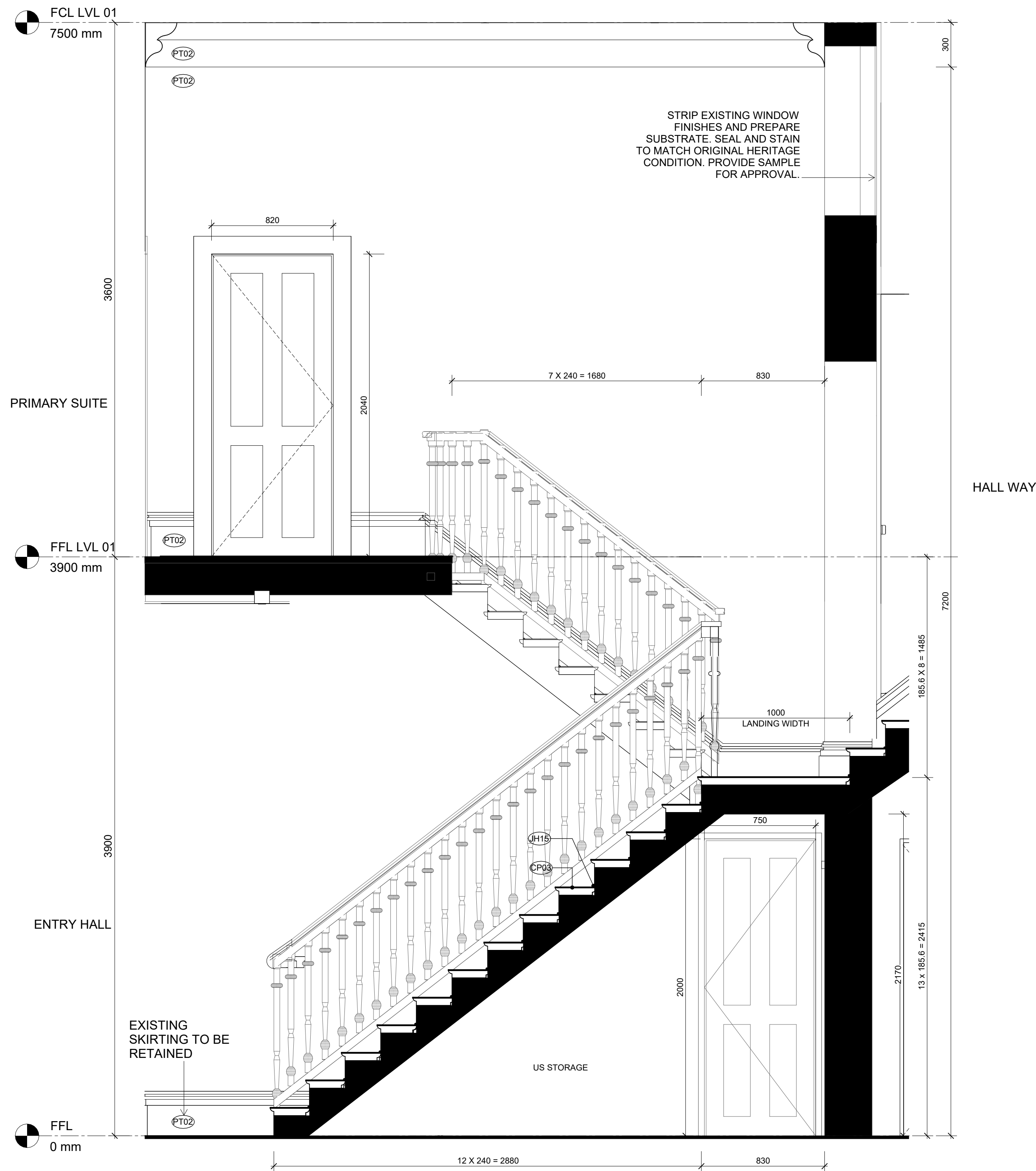
Date 28.08.2026

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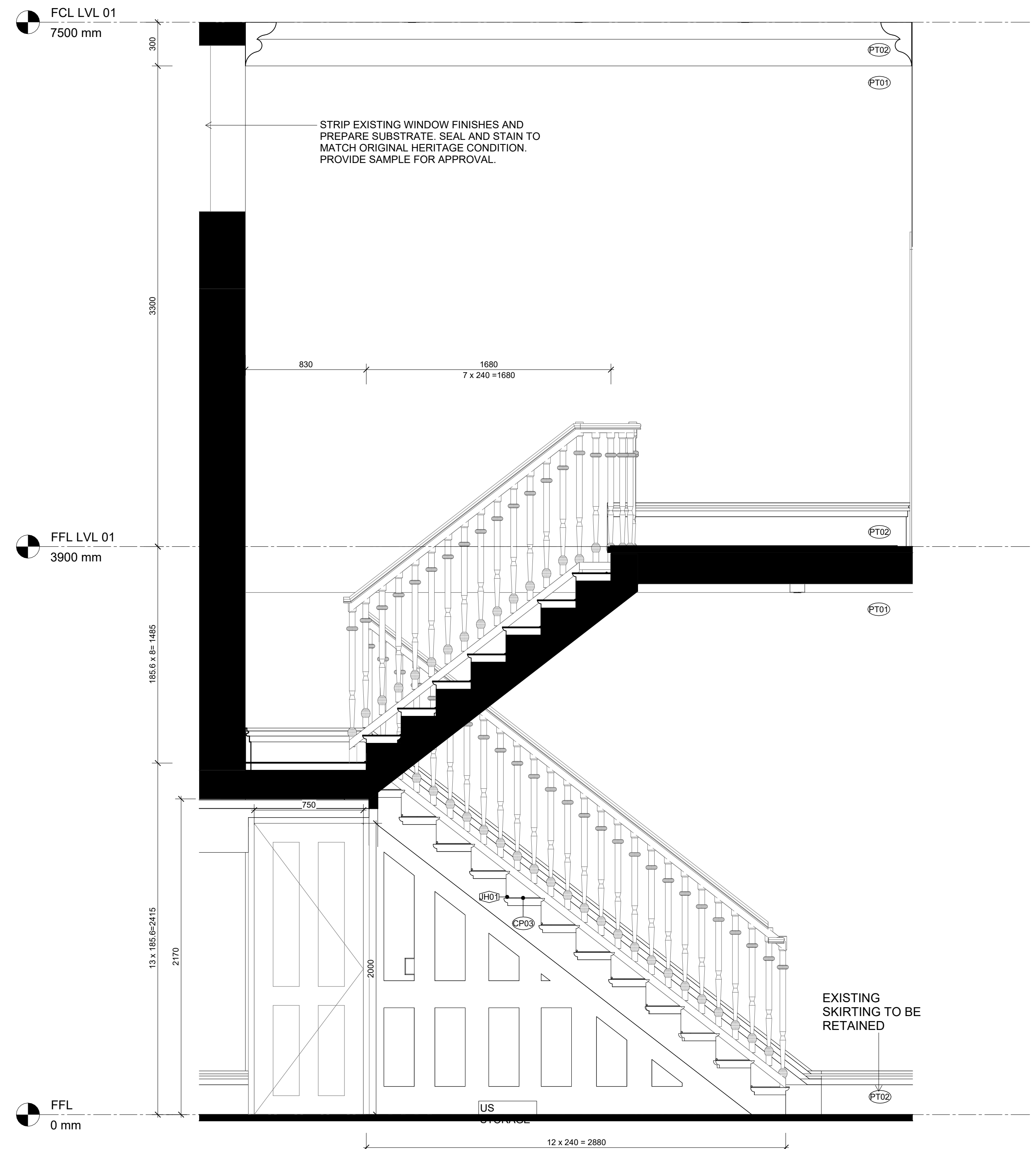
Drawing No. A135

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1 Stair Well Section 1
SCALE 1 : 20



2 Stair Well Section 2
SCALE 1 : 20



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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Stairwell Landing - Elevations

Date 28.08.2026

Scale: @ A1 1 : 20

Drawing No. A136

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STRIP EXISTING STAIR FINISHES AND
PREPARE
SUBSTRATE. SEAL AND STAIN TO
MATCH
ORIGINAL HERITAGE CONDITION.
PROVIDE
SAMPLE FOR APPROVAL.

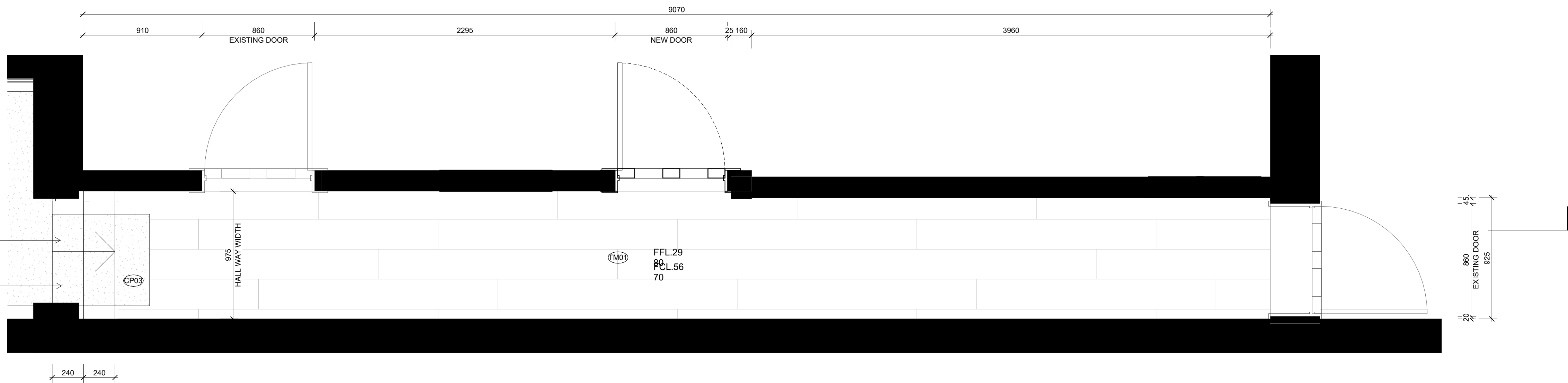
3
A138

STRIP EXISTING STAIR FINISHES AND
PREPARE
SUBSTRATE. SEAL AND STAIN TO
MATCH
ORIGINAL HERITAGE CONDITION.
PROVIDE
SAMPLE FOR APPROVAL.

1
A122

Hallway Floor Plan

SCALE 1 : 20



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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Level 01 Hall - Floor Plan

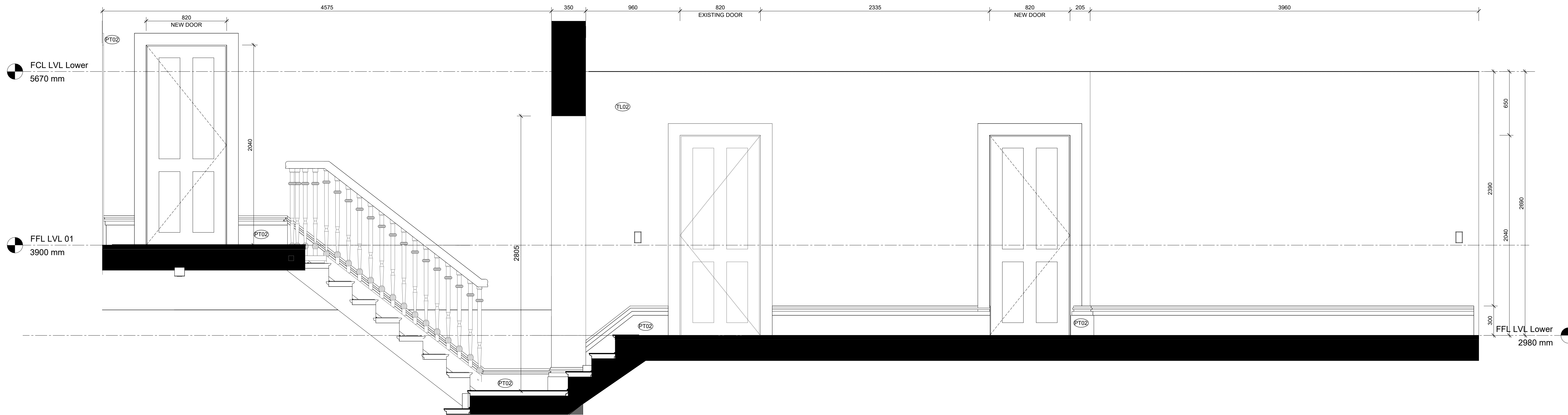
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Drawing No. A137

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3 Hallway Elevation A
SCALE 1 : 20



1 Hall Elevation - E
SCALE 1 : 20

2 Hall Elevation F
SCALE 1 : 20



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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Level 01 Hall - Elevations

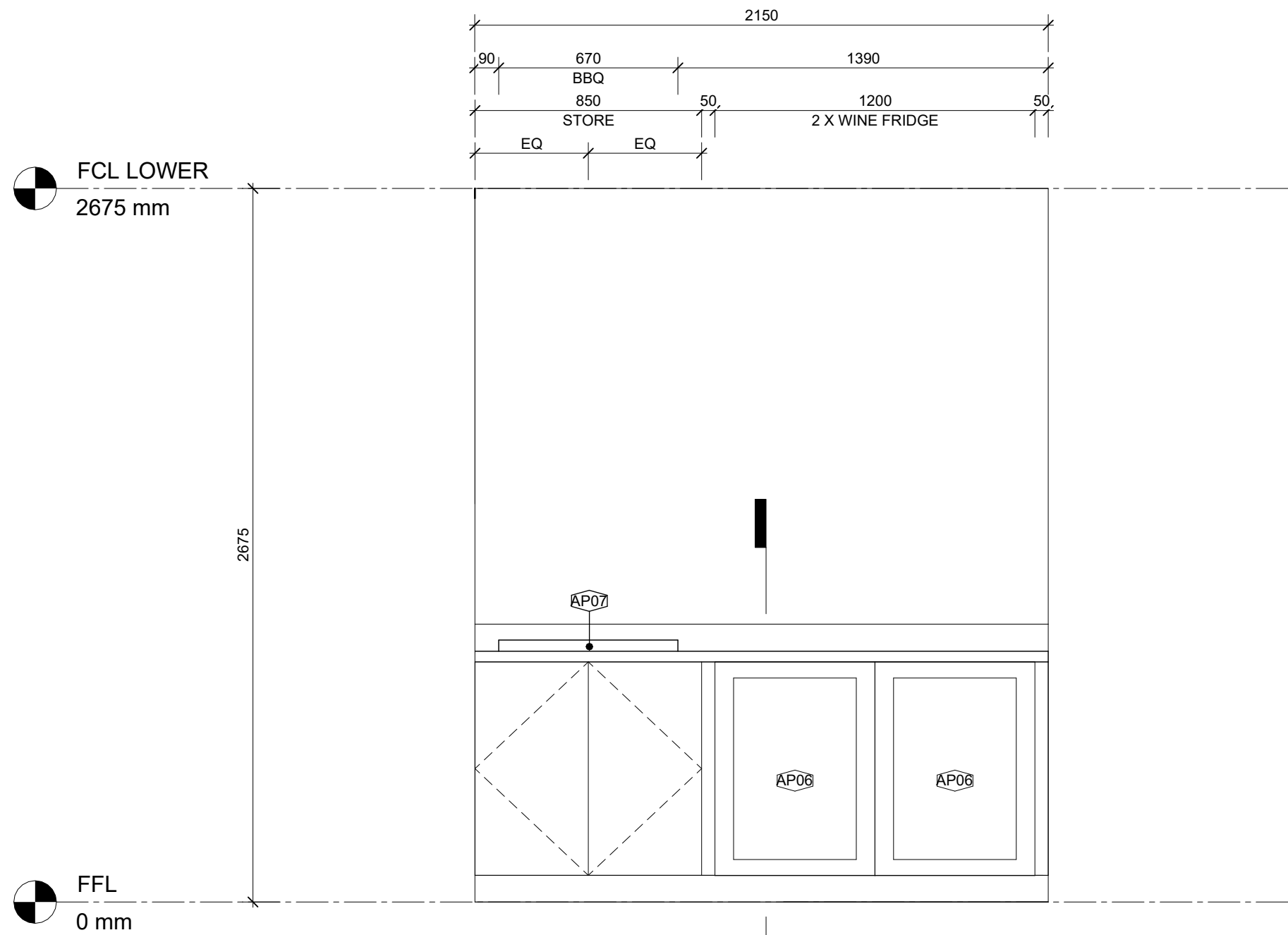
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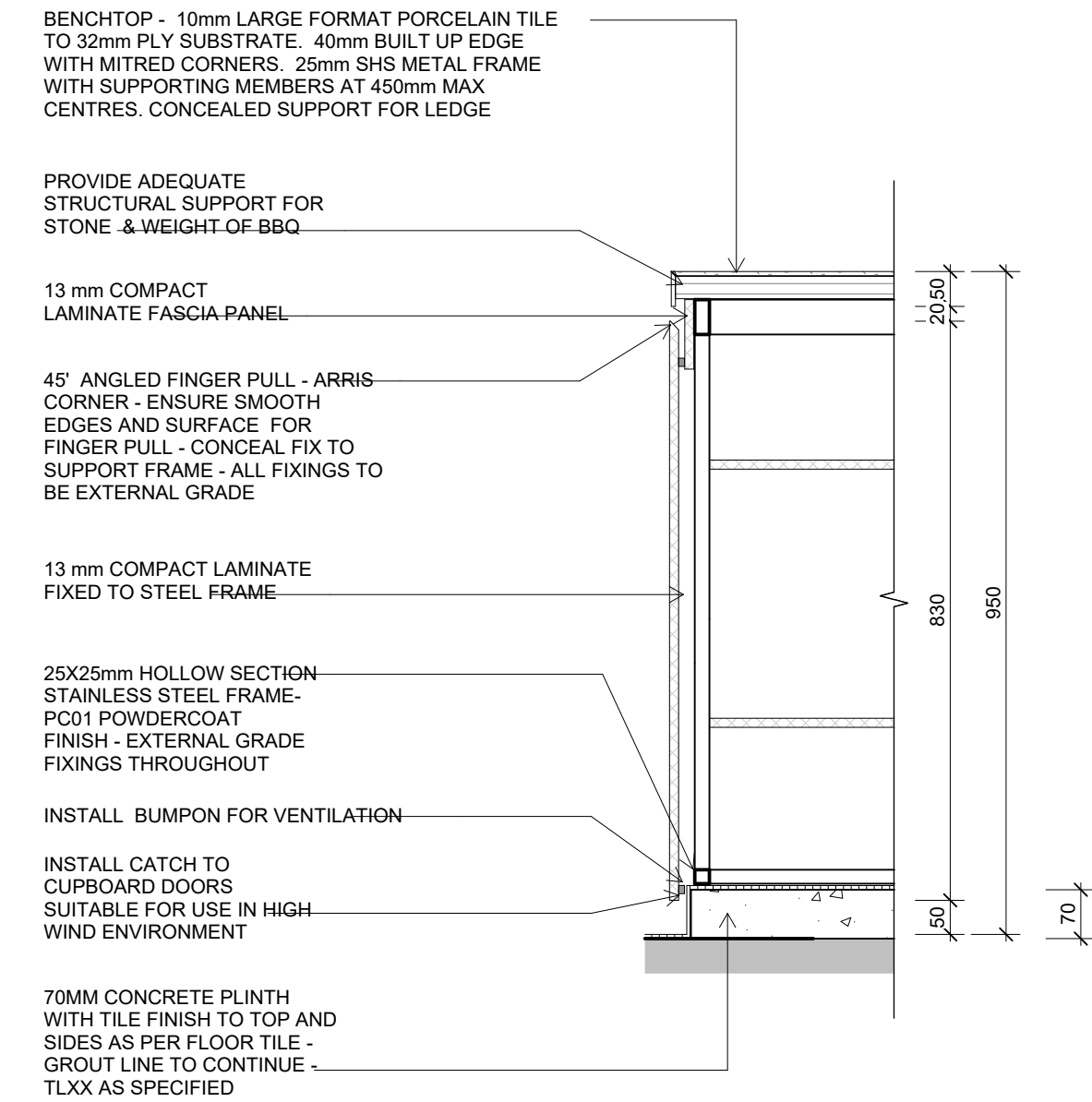
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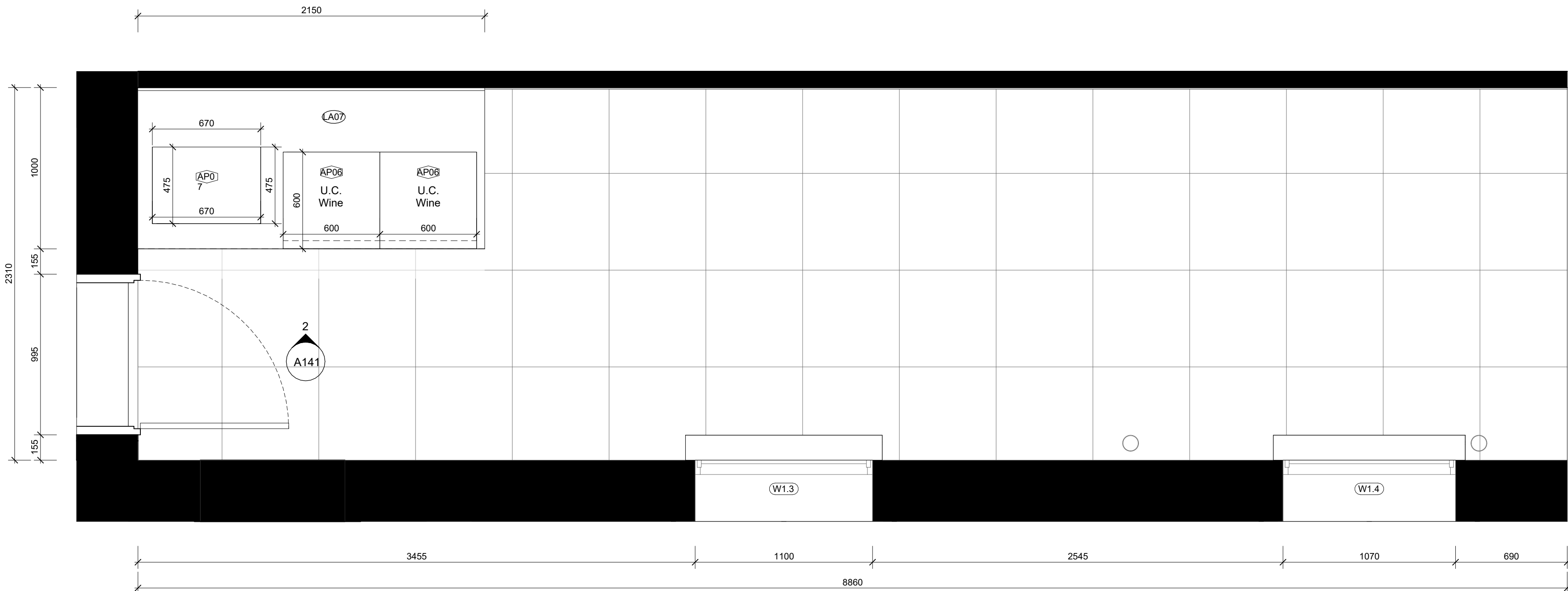
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2 BBQ Elevation - A
A141 SCALE 1 : 20



3 Section - BBQ A
A141 SCALE 1 : 10



1 BBQ Floor Plan
A108 SCALE 1 : 20



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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Outdoor Living -Floor Plan & Elevations

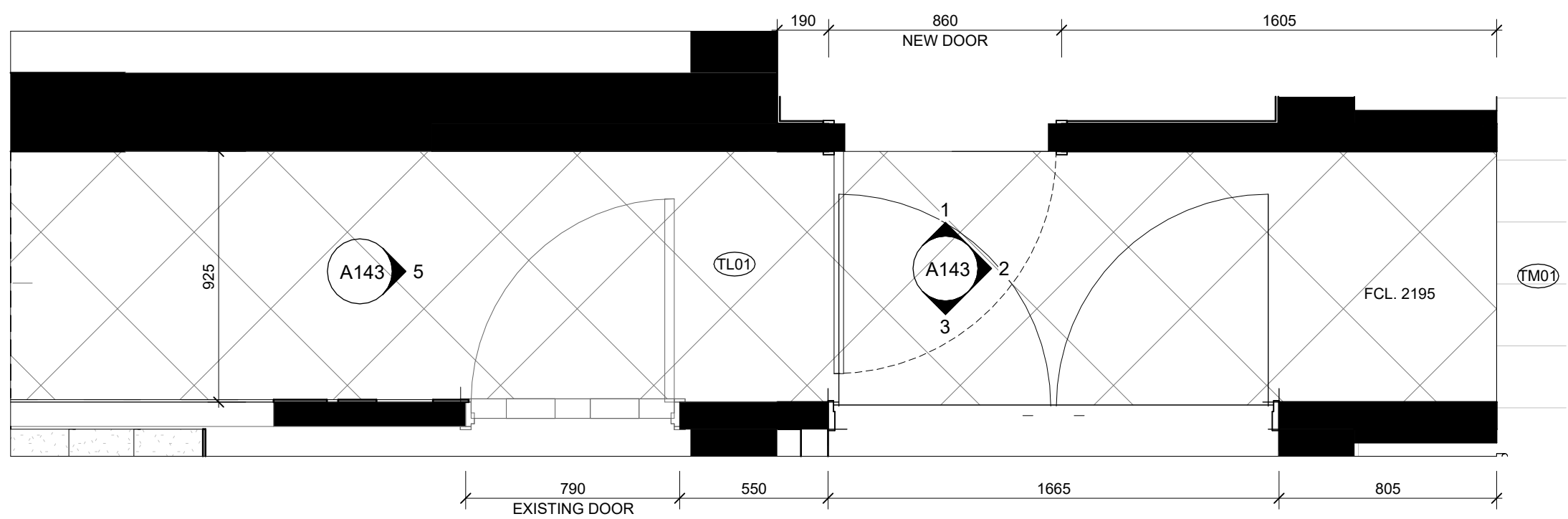
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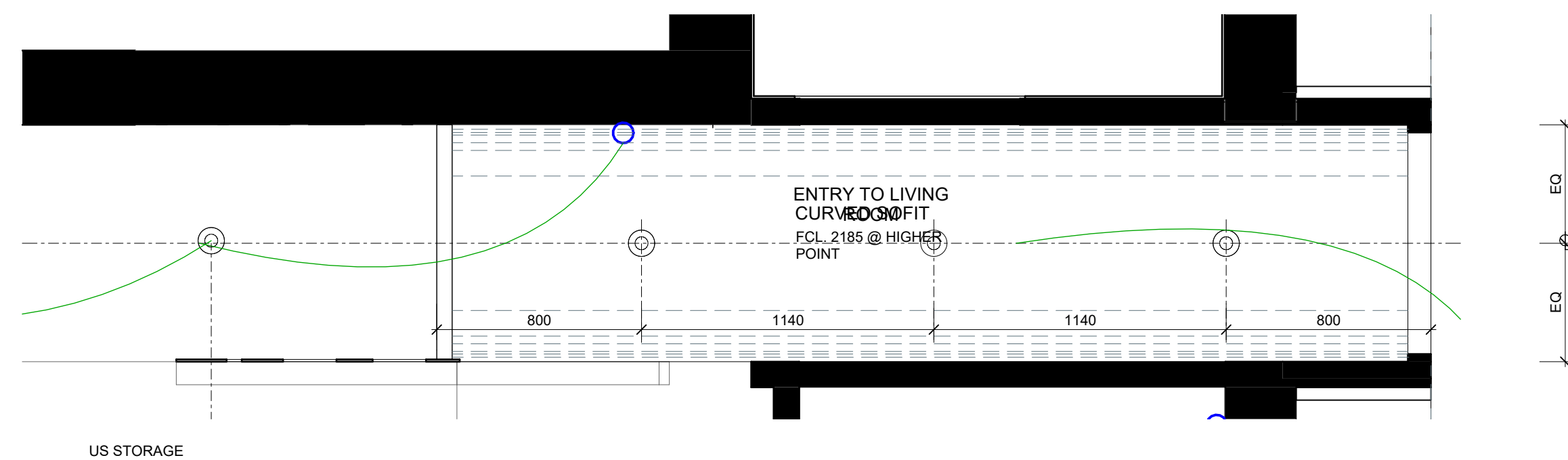
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1 Entry 2 - Floor plan
A108 SCALE 1 : 20



2 General RCP - Entry Portal
A108 SCALE 1 : 20



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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Entry 2 - Floor Plan

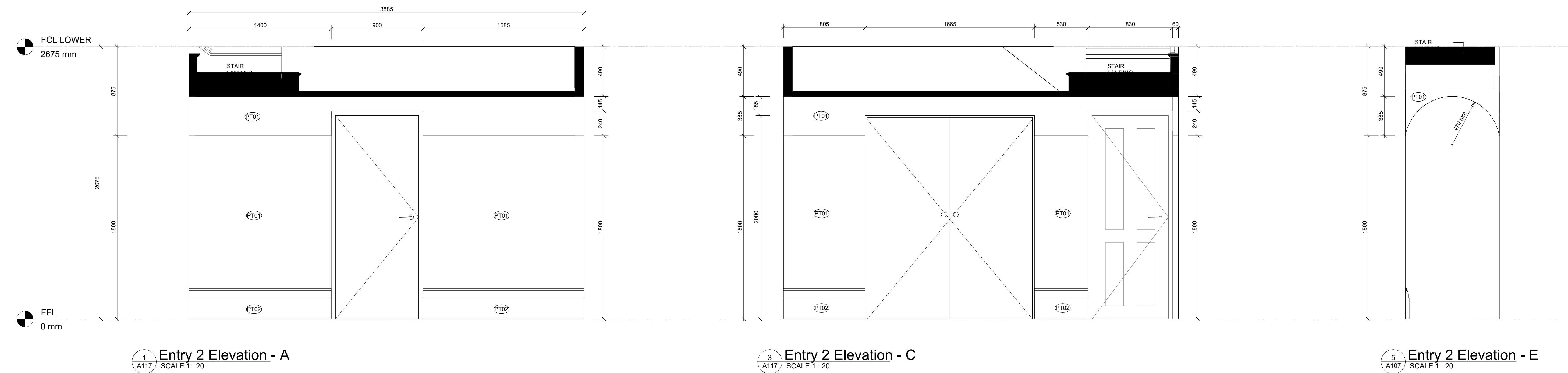
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Drawing No. A142

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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Entry 2 - Elevation

Date 28.08.2026

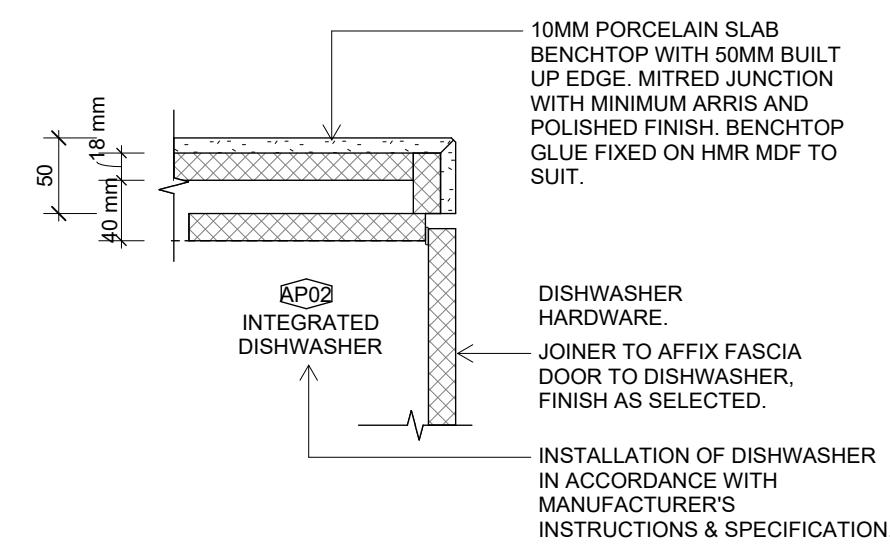
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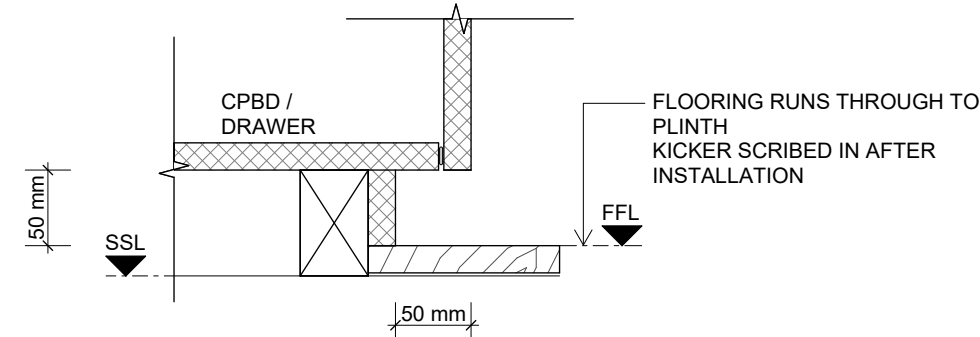
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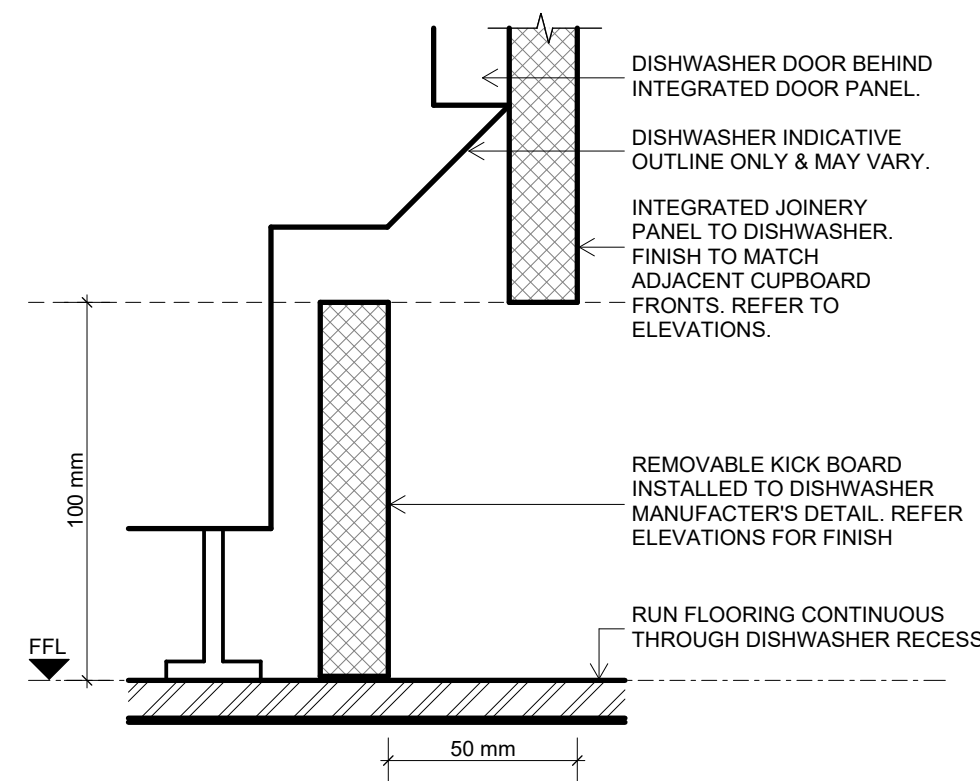
DISHWASHER UNDER BENCHTOP

SCALE 1 : 5



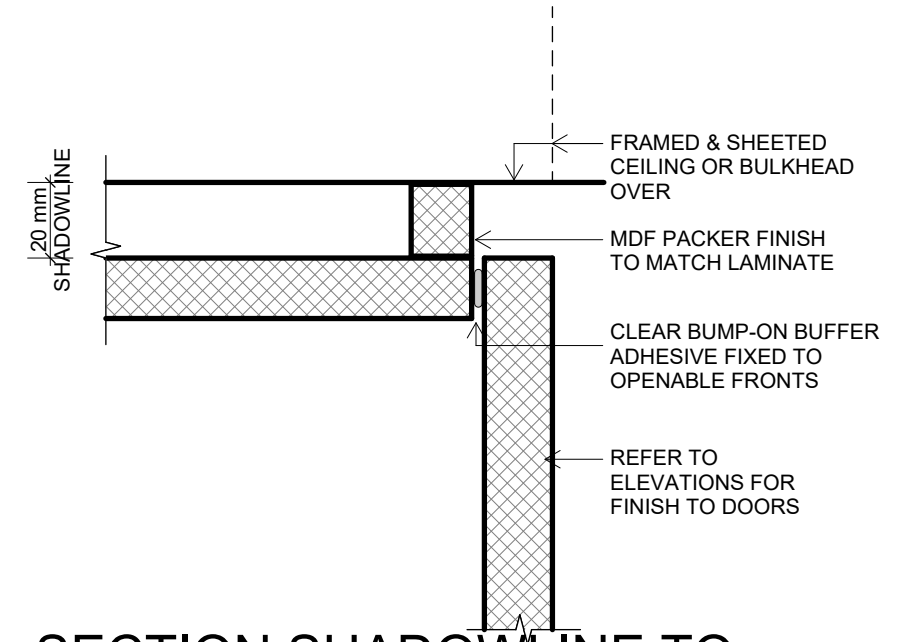
TYPICAL KICKER

SCALE 1 : 5



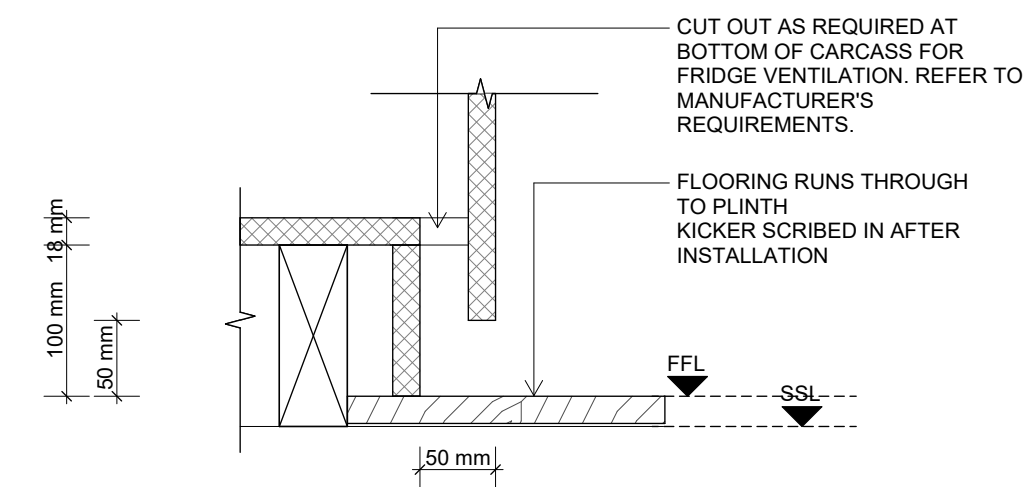
DISHWASHER KICKER

SCALE 1 : 2



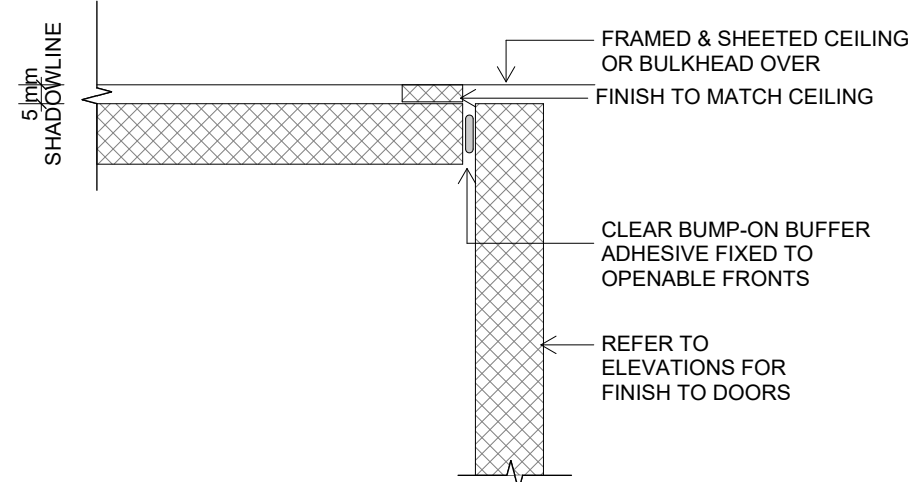
SECTION SHADOWLINE TO CEILING

SCALE 1 : 2



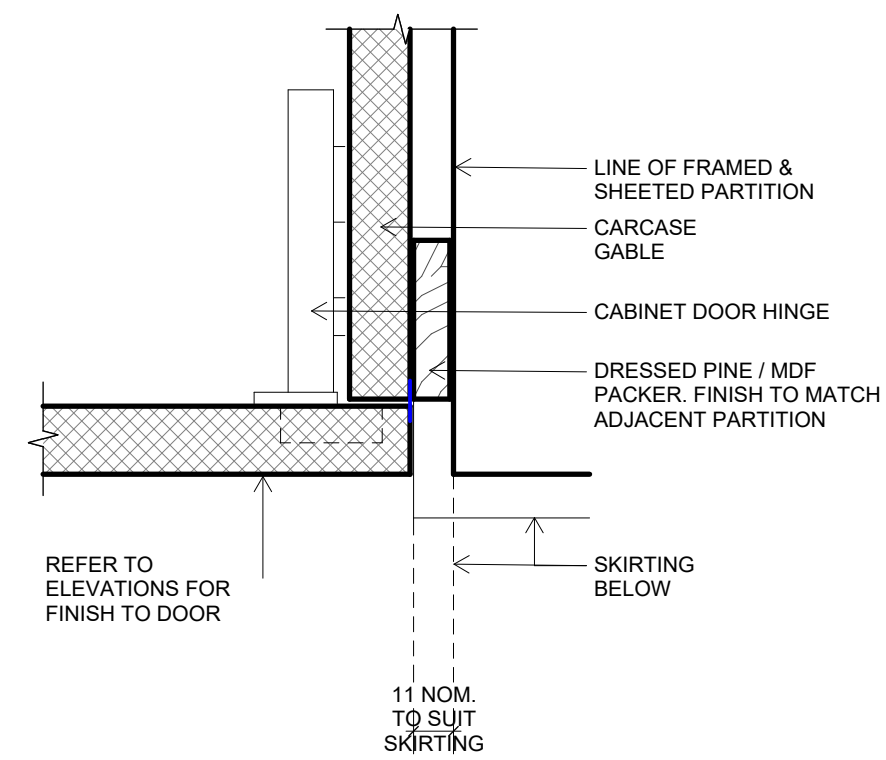
REFRIGERATOR PLINTH & DOOR

SCALE 1 : 5



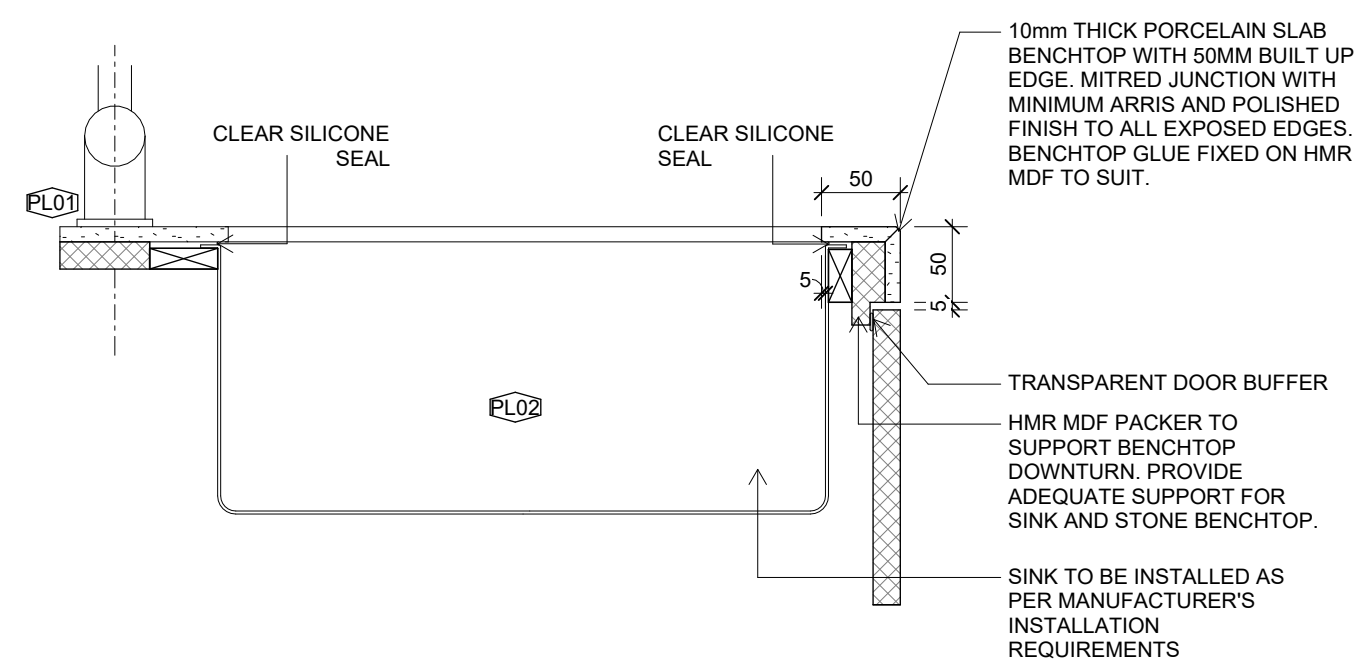
SHADOWLINE TO CEILING

SCALE 1 : 2



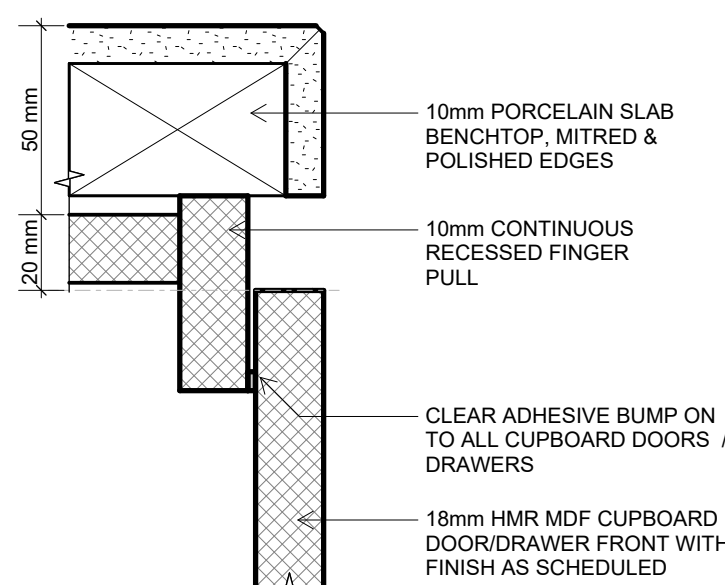
SHADOW LINE TO WALL

SCALE 1 : 2



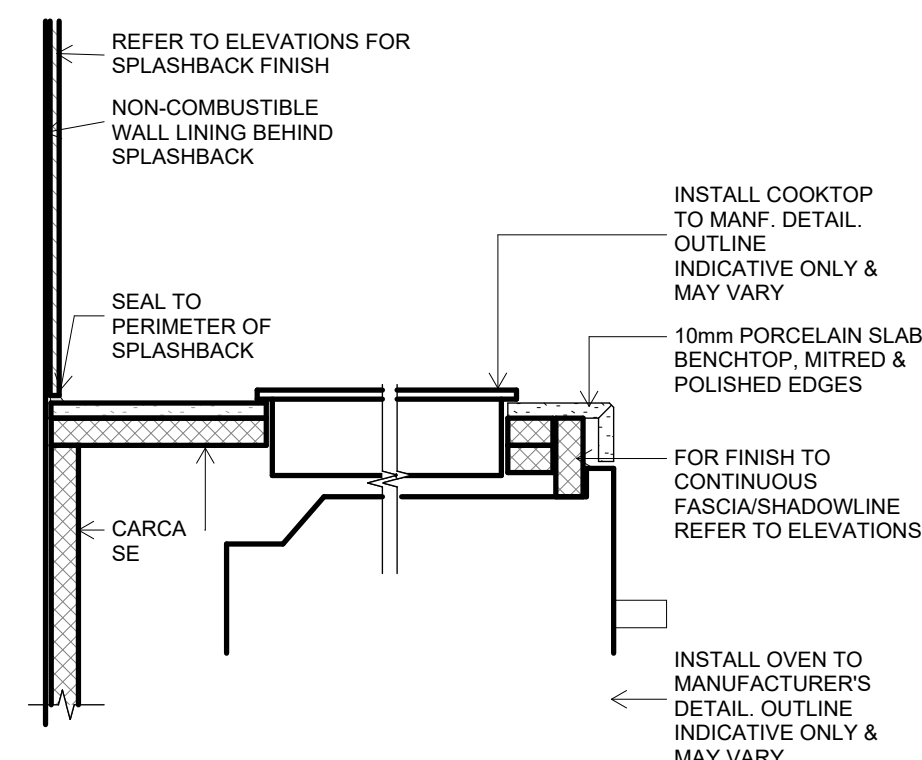
UNDER MOUNT SINK

SCALE 1 : 5



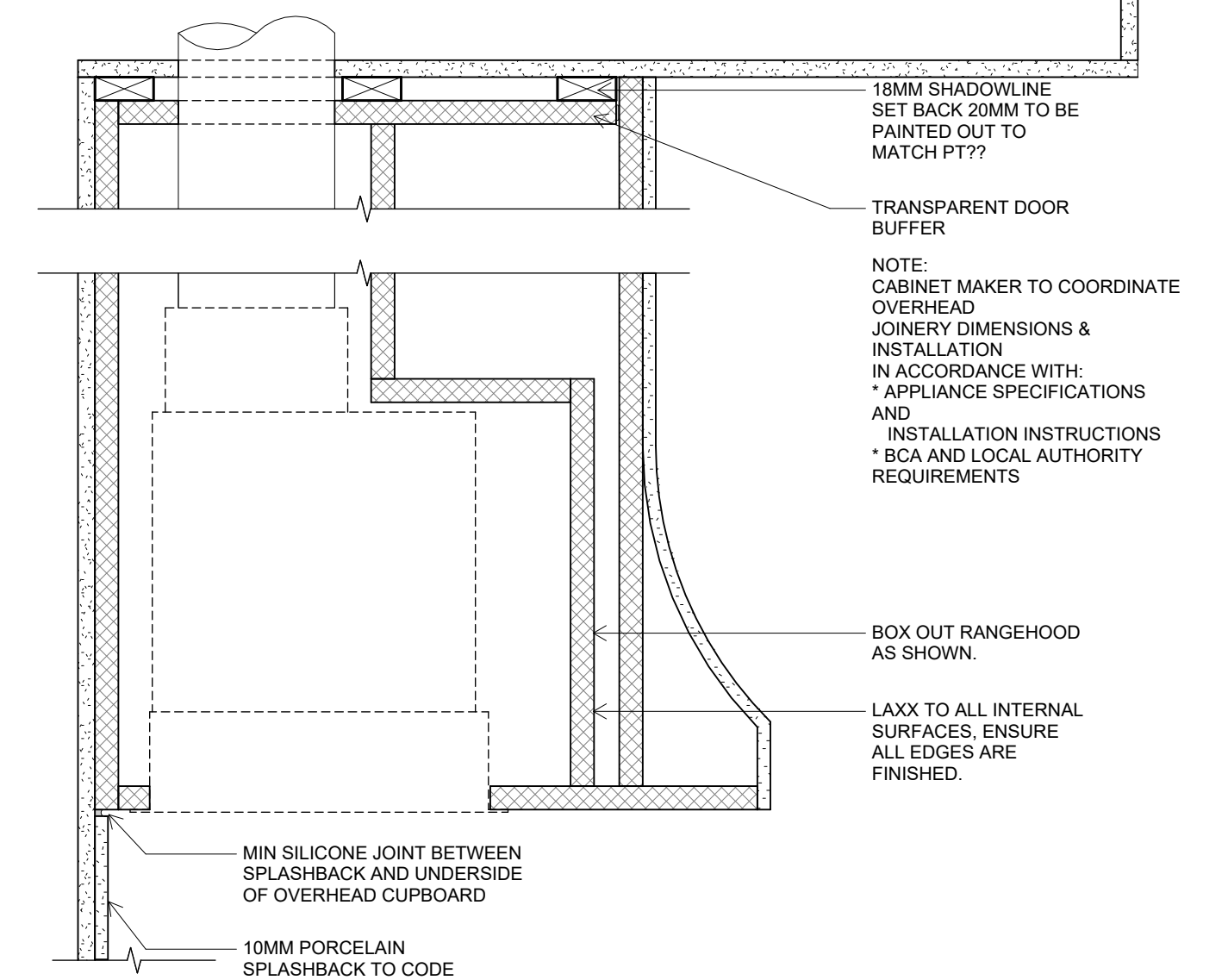
BENCHTOP EDGE

SCALE 1 : 2



COOKTOP SECTION

SCALE 1 : 5



SECTION RANGEHOOD

SCALE 1 : 5



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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Details - Kitchen / Pantry

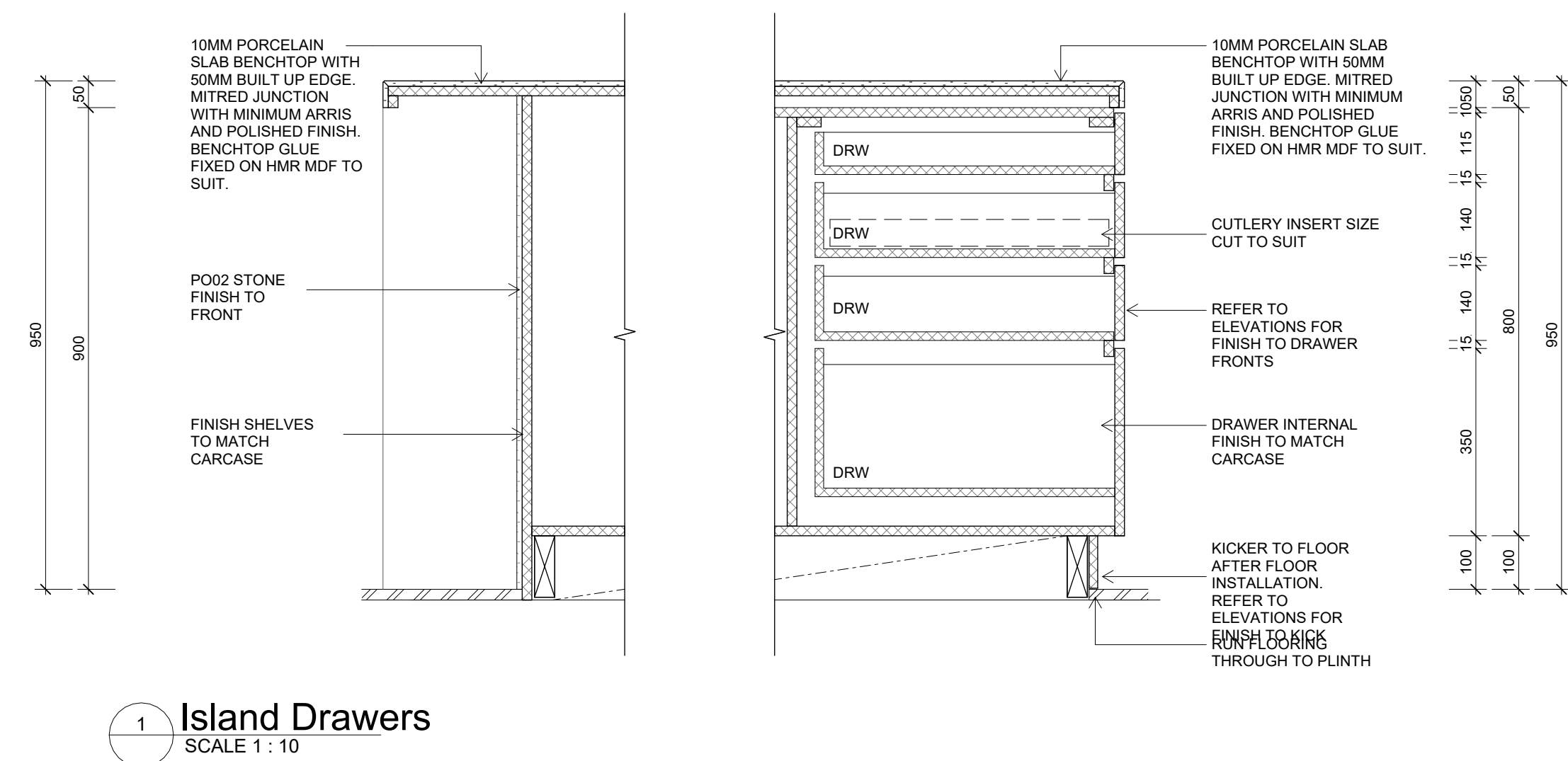
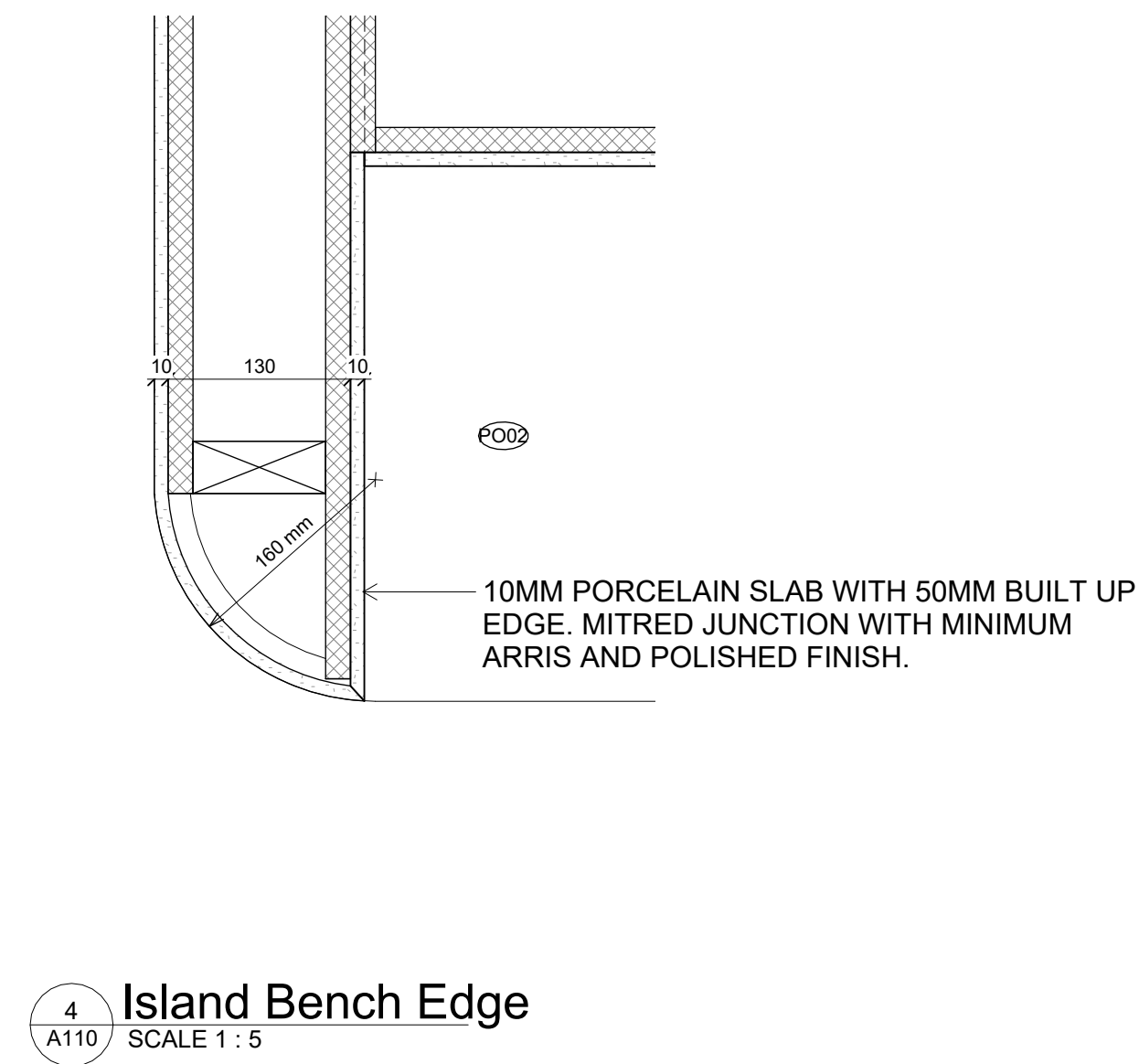
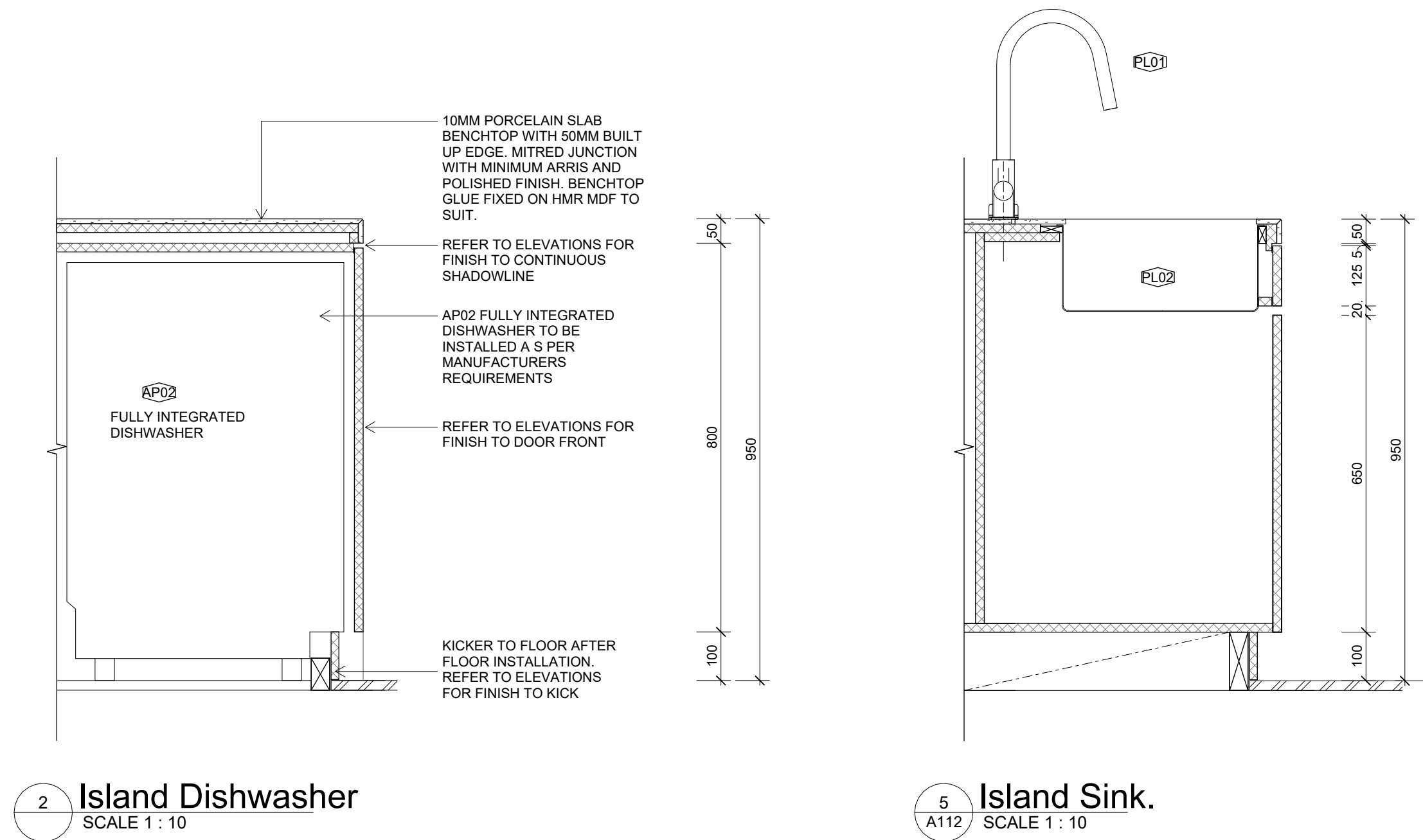
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Drawing No. A201

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DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Sections - Island Bench

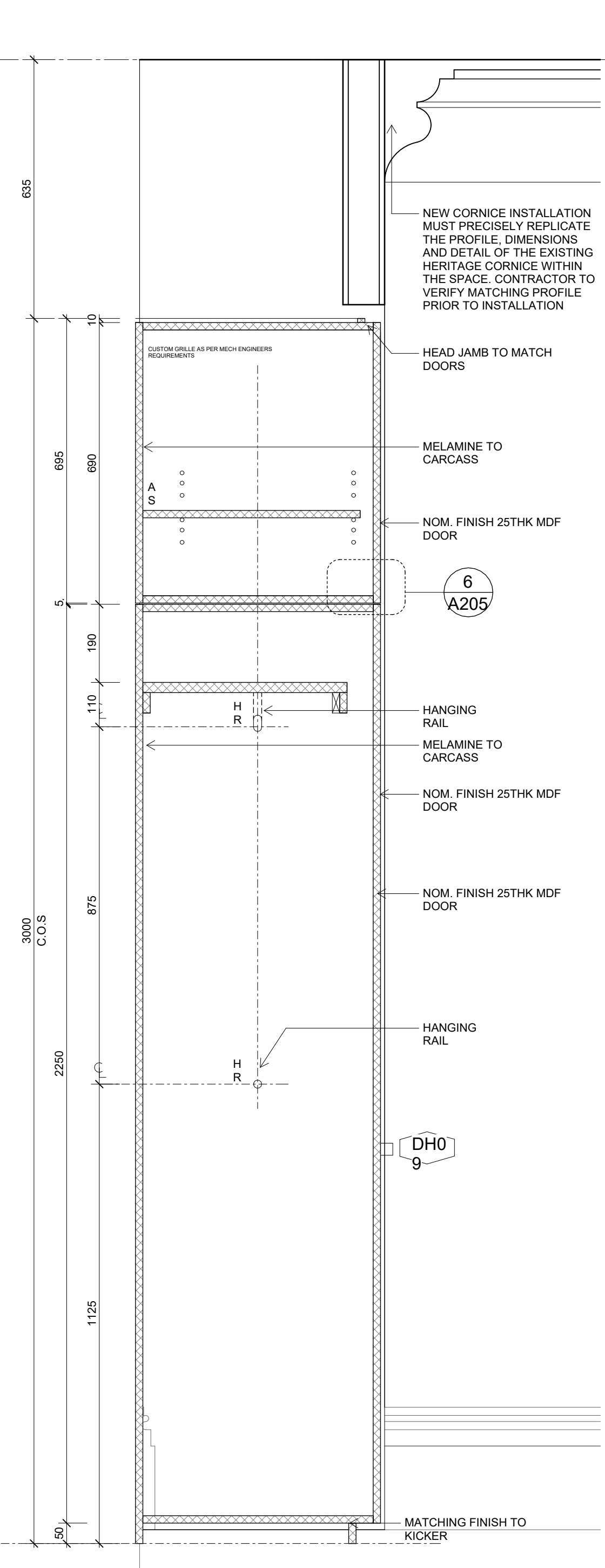
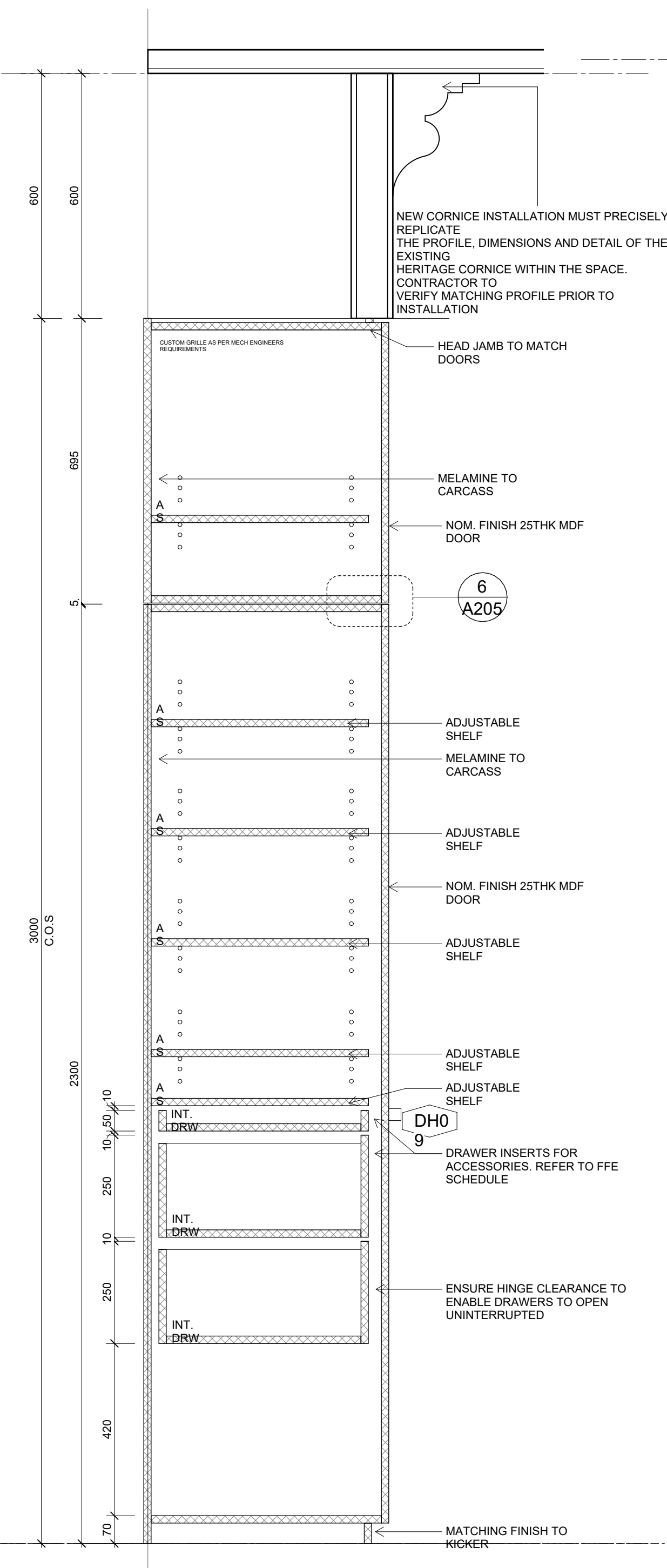
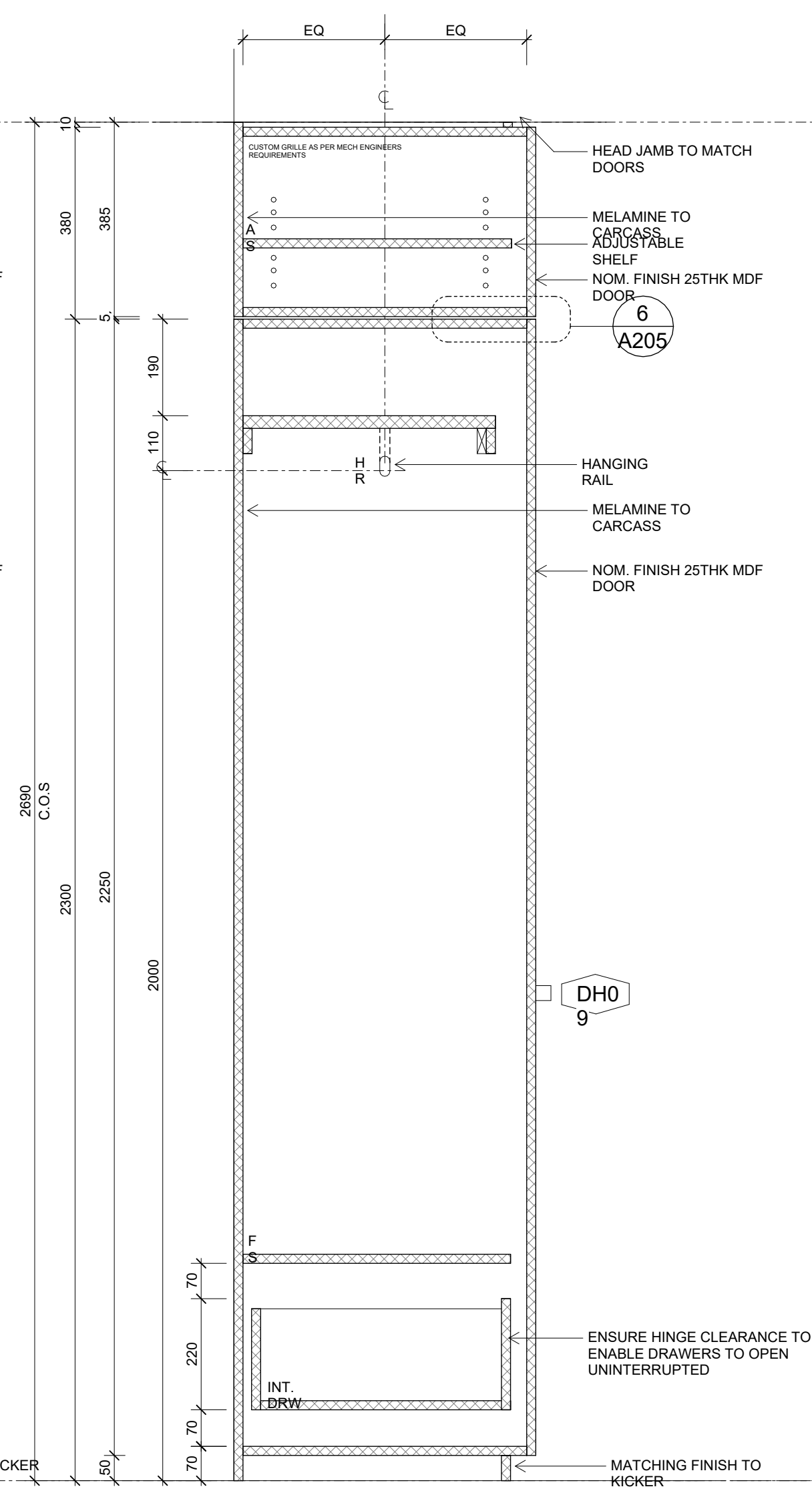
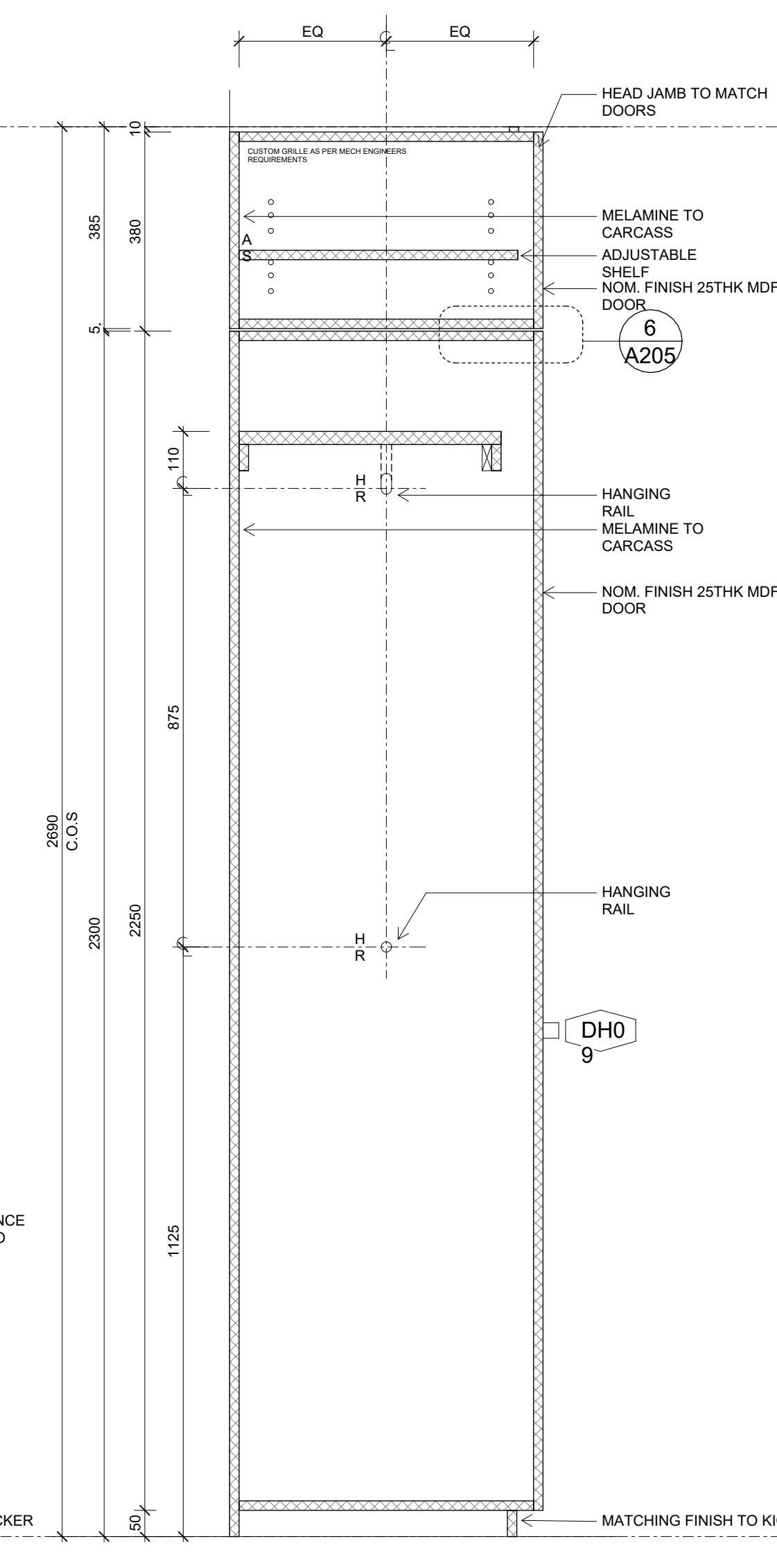
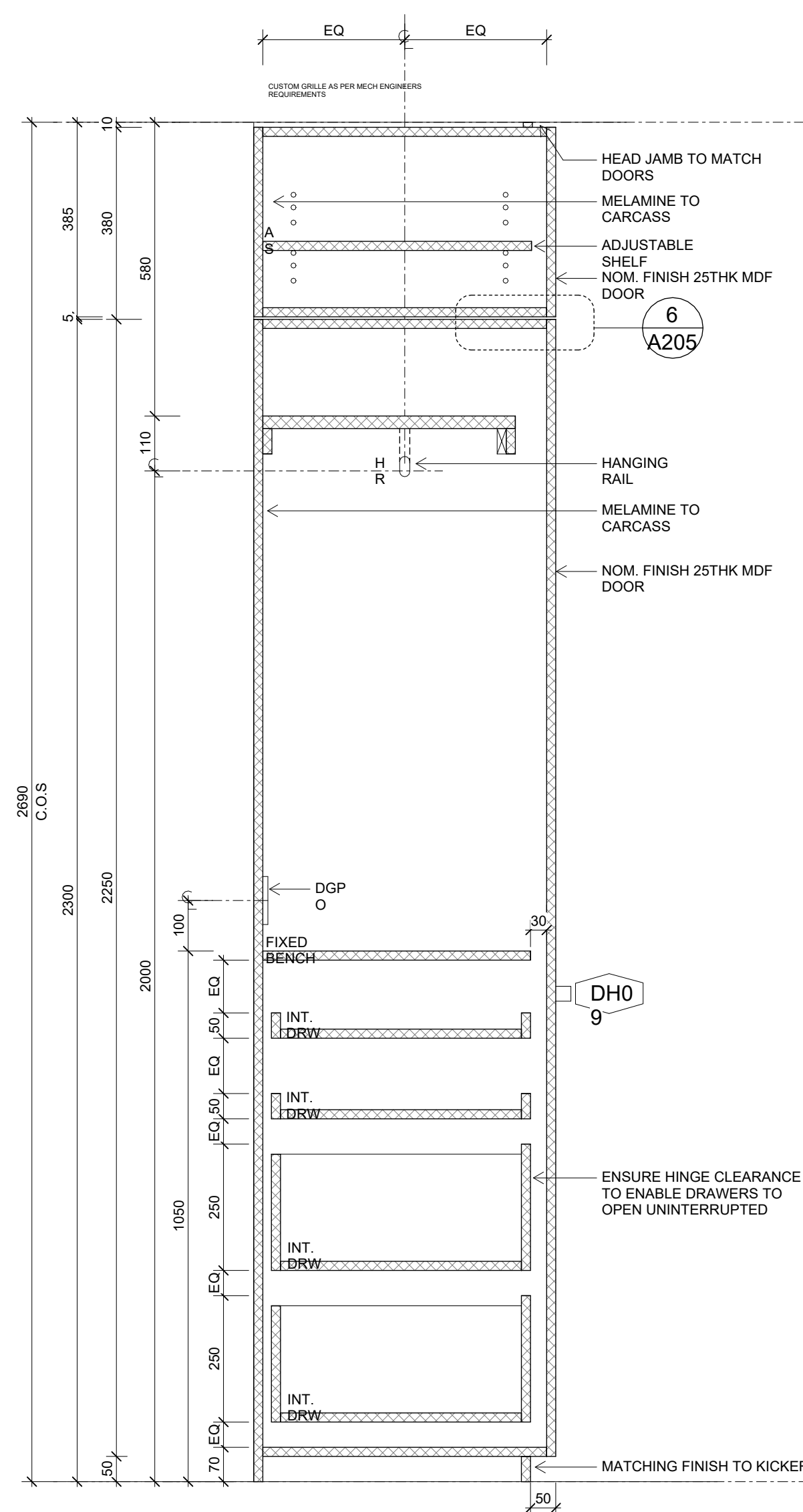
Date 28.08.2026

Scale: @ A1 As indicated

Drawing No. A203

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Project **398 Albert St, East Melbourne,
VIC 3002**

For **Kellkap**

Project No 2601

Author **DiPietroPierce**

Drawing **Typical Sections - Robes**

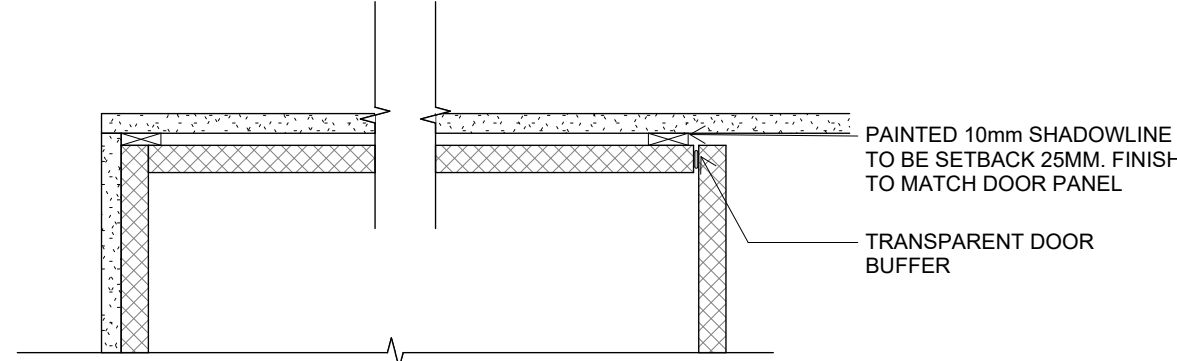
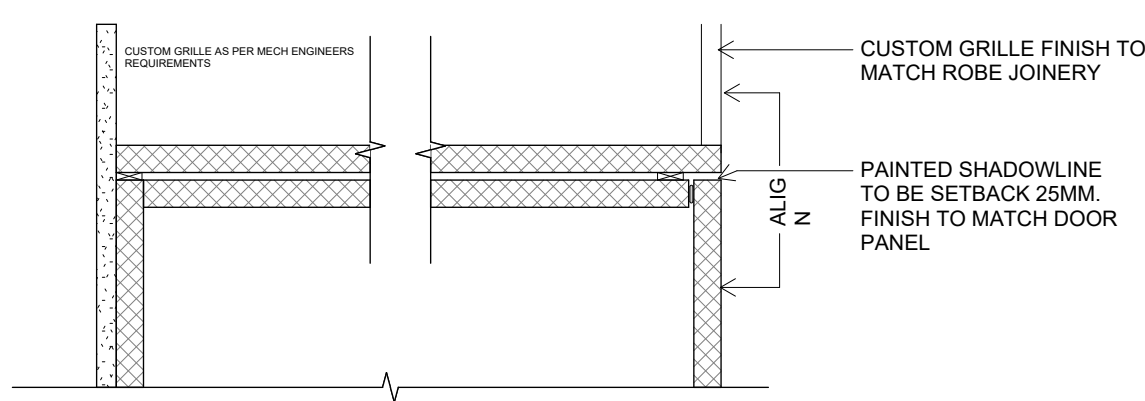
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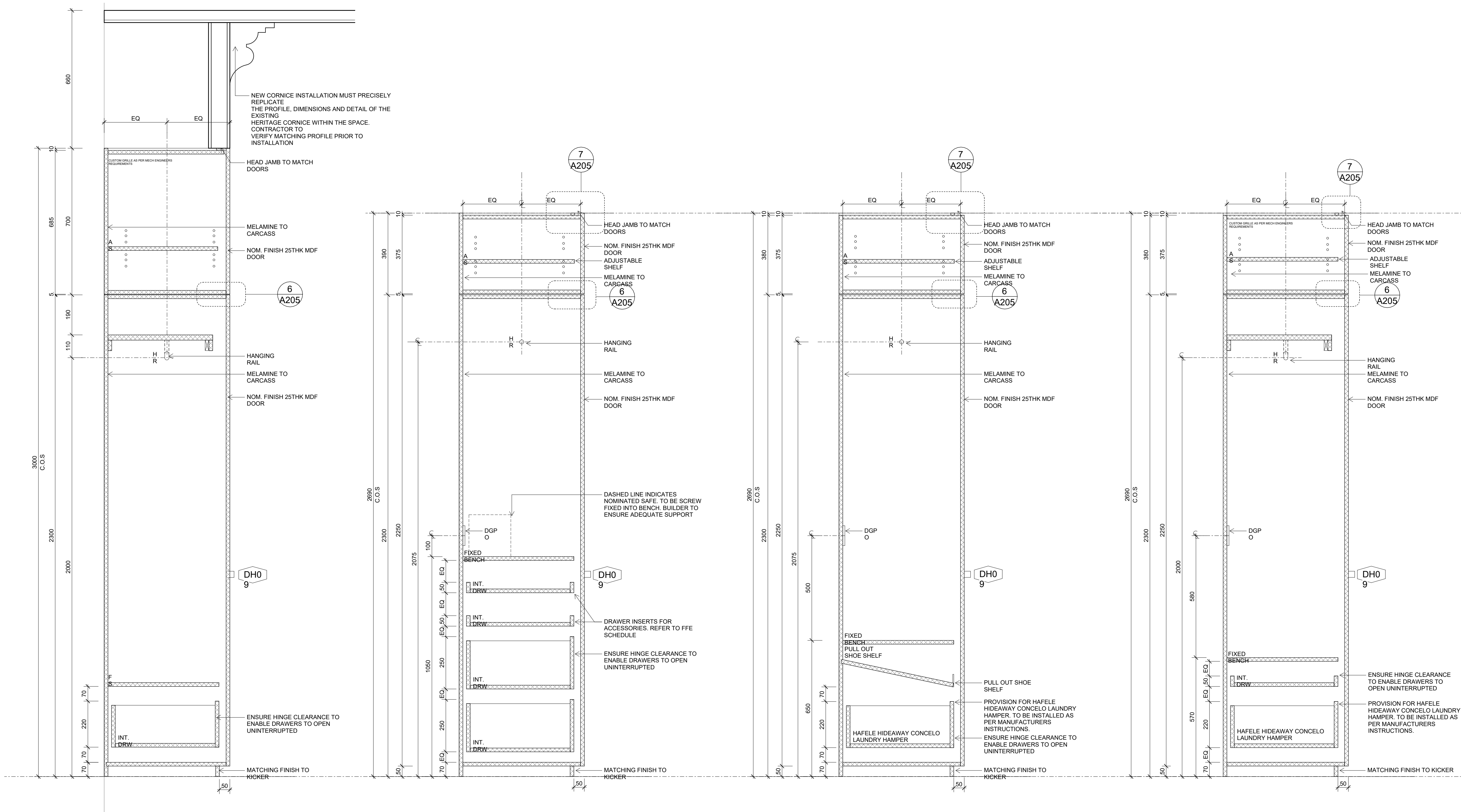
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6 Joinery Shadowline
A204 SCALE 1 : 5

7 Joinery Shadowline at Ceiling
A205 SCALE 1 : 5



3 Bed 02 Robe - Type C
A125 SCALE 1 : 10

5 Typ. Robe E
A129 SCALE 1 : 10

1 Typ. Robe F
A129 SCALE 1 : 10

2 Typ. Robe G
A129 SCALE 1 : 10



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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Sections - Robes

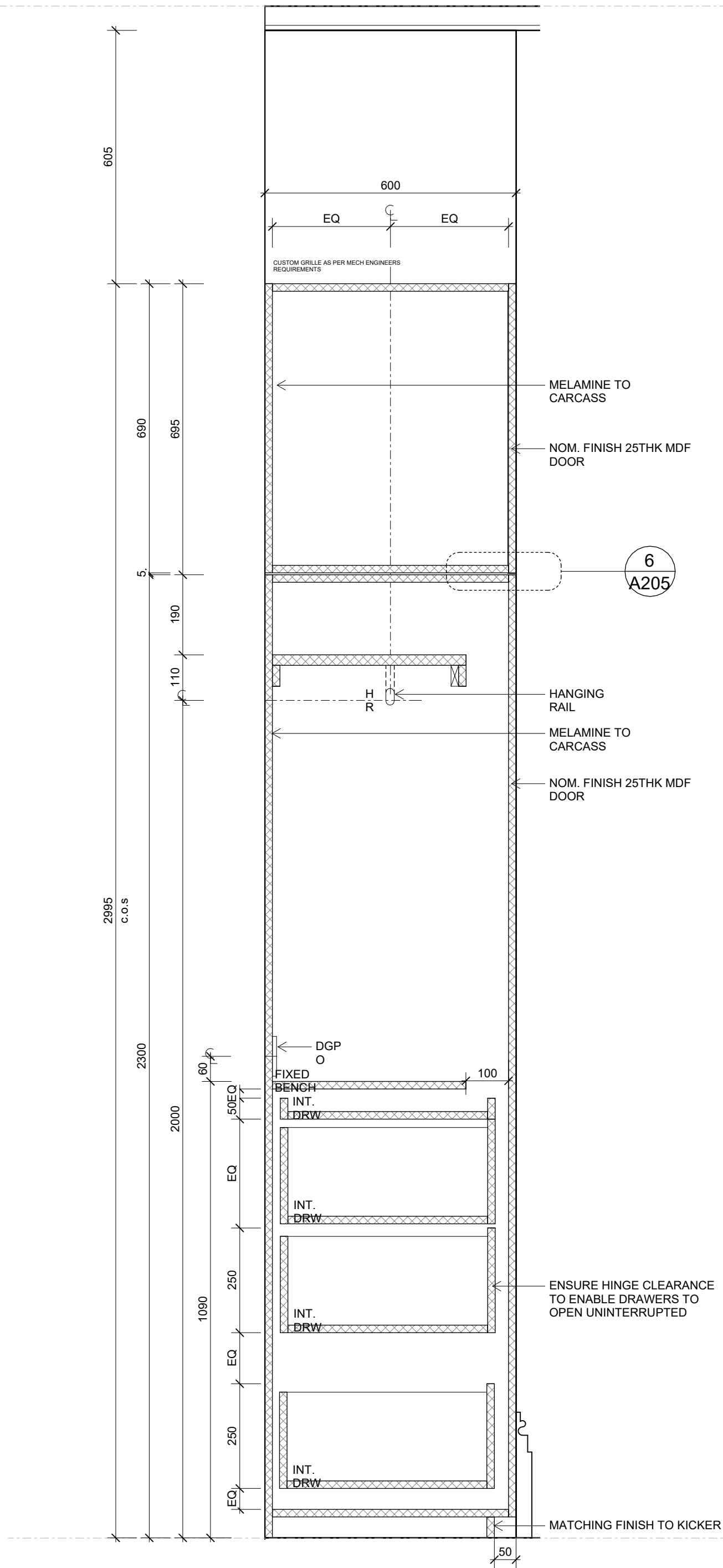
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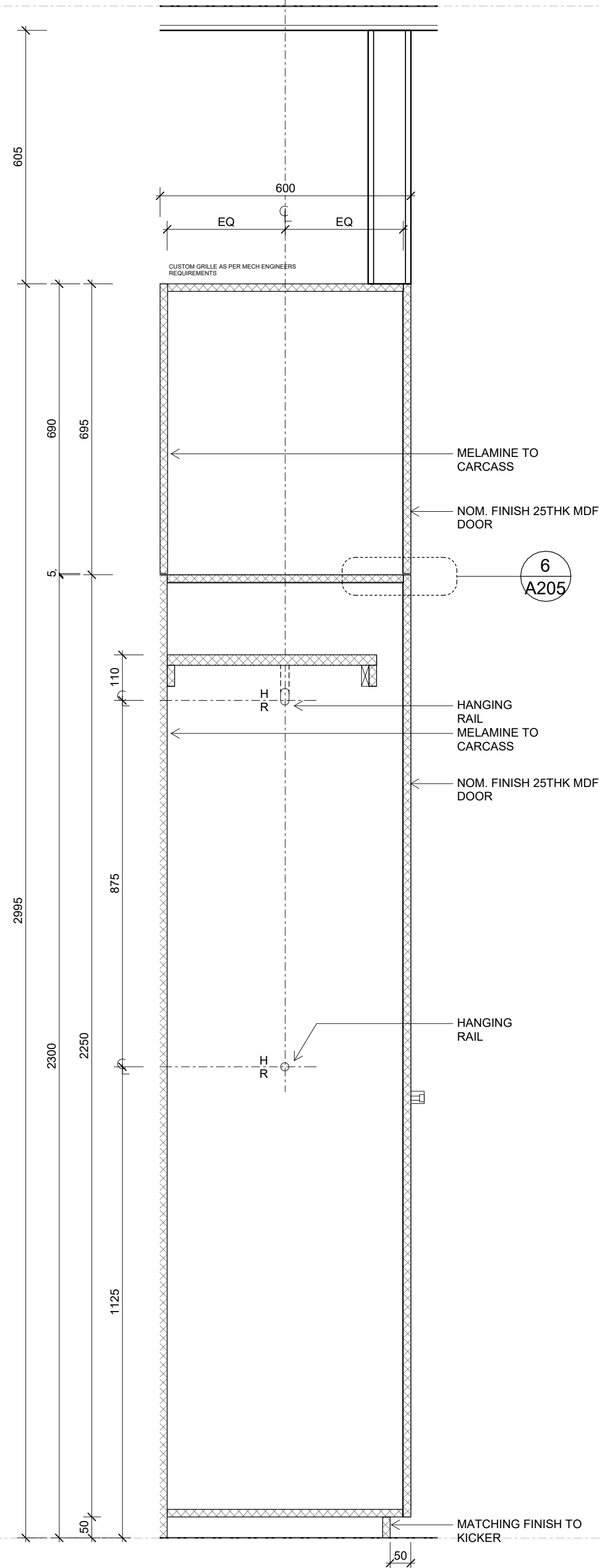
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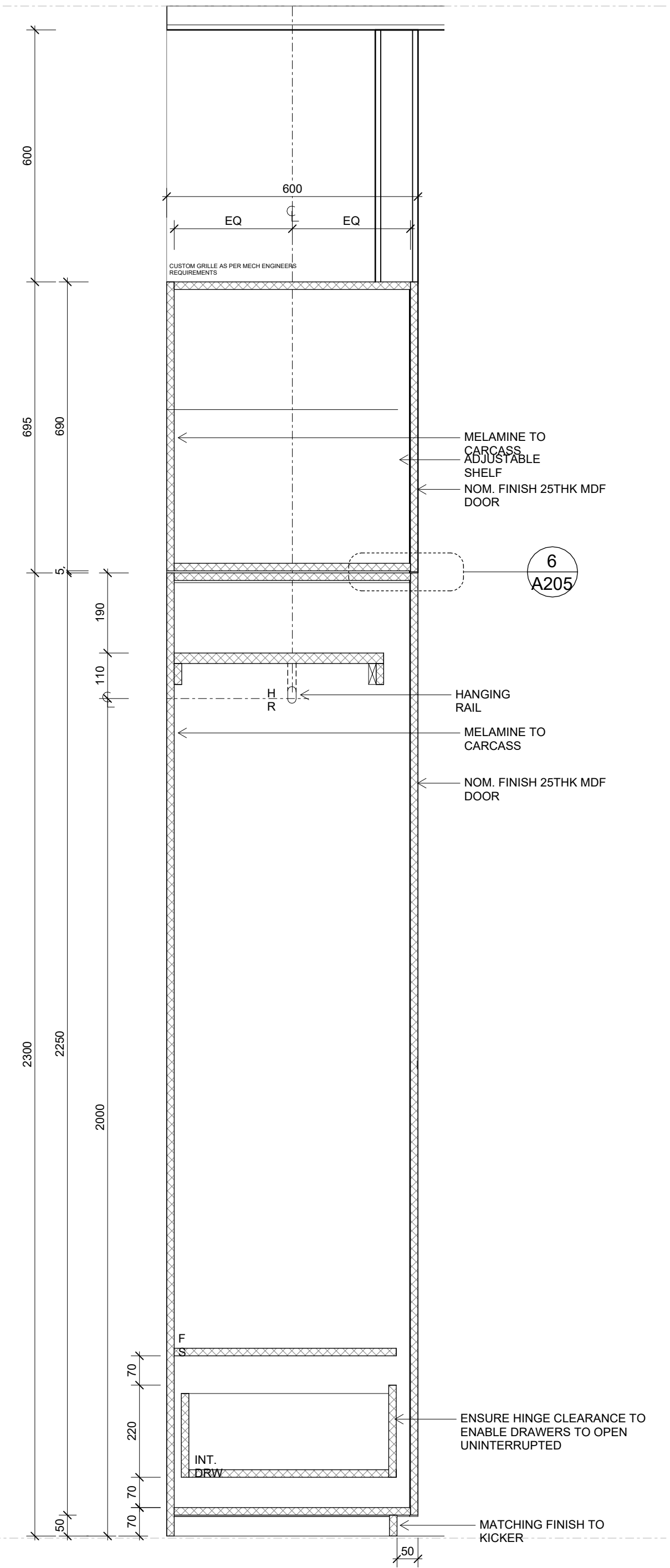
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1 Pri Suite Robe- Type A
A121 SCALE 1 : 10



2 Pri Suite Robe- Type B
A121 SCALE 1 : 10



3 Pri Suite Robe- Type C
A121 SCALE 1 : 10



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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Sections - Robes - Primary Suite

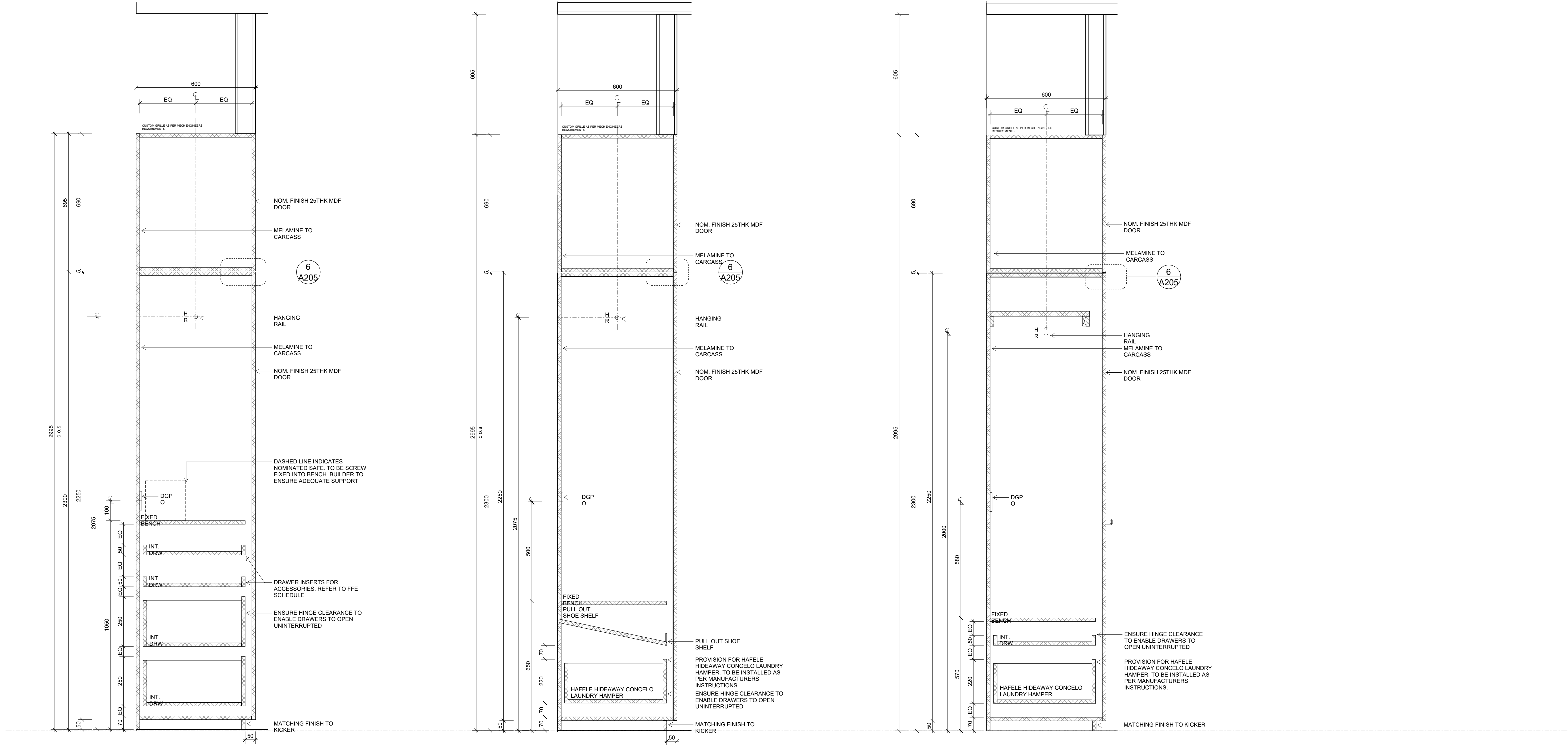
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1 Pri Suite Robe- Type E
A121 SCALE 1 : 10

2 Pri Suite Robe- Type F
A121 SCALE 1 : 10

3 Pri Suite Robe- Type G
A121 SCALE 1 : 10



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DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Sections - Robes- Shoes - Primary Suite

Date 28.08.2026

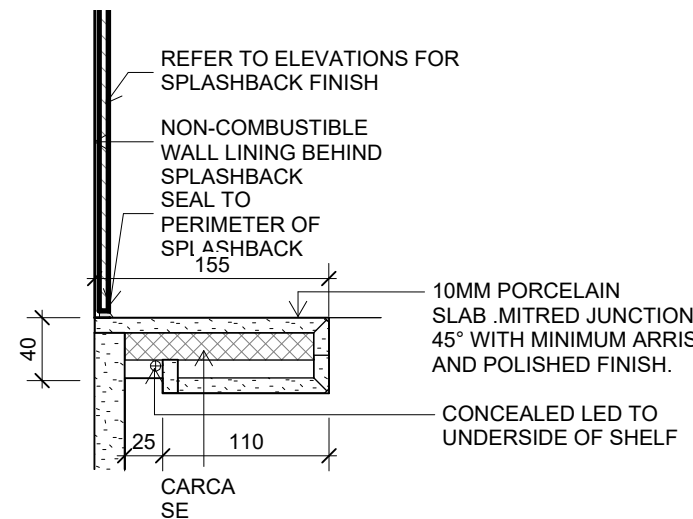
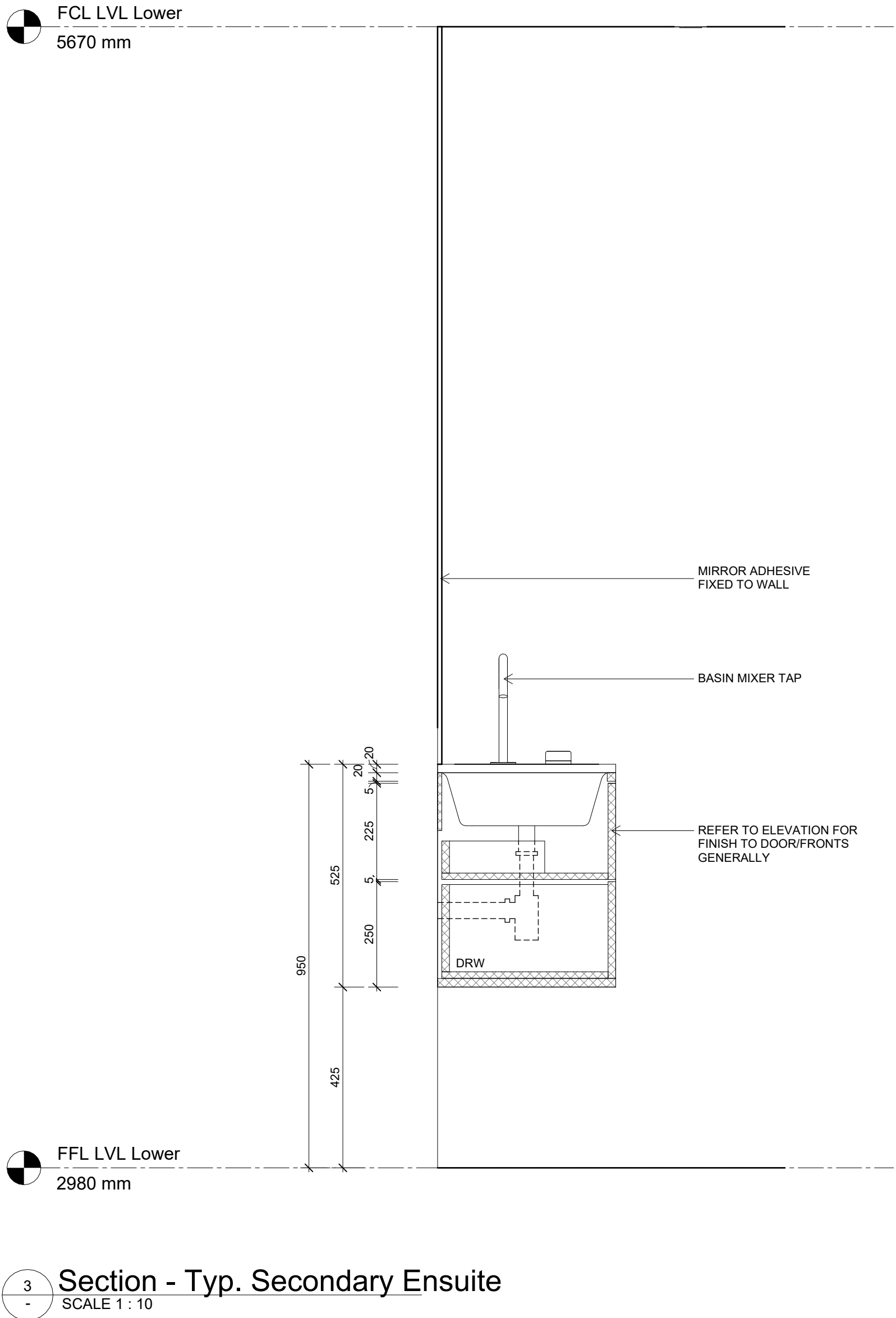
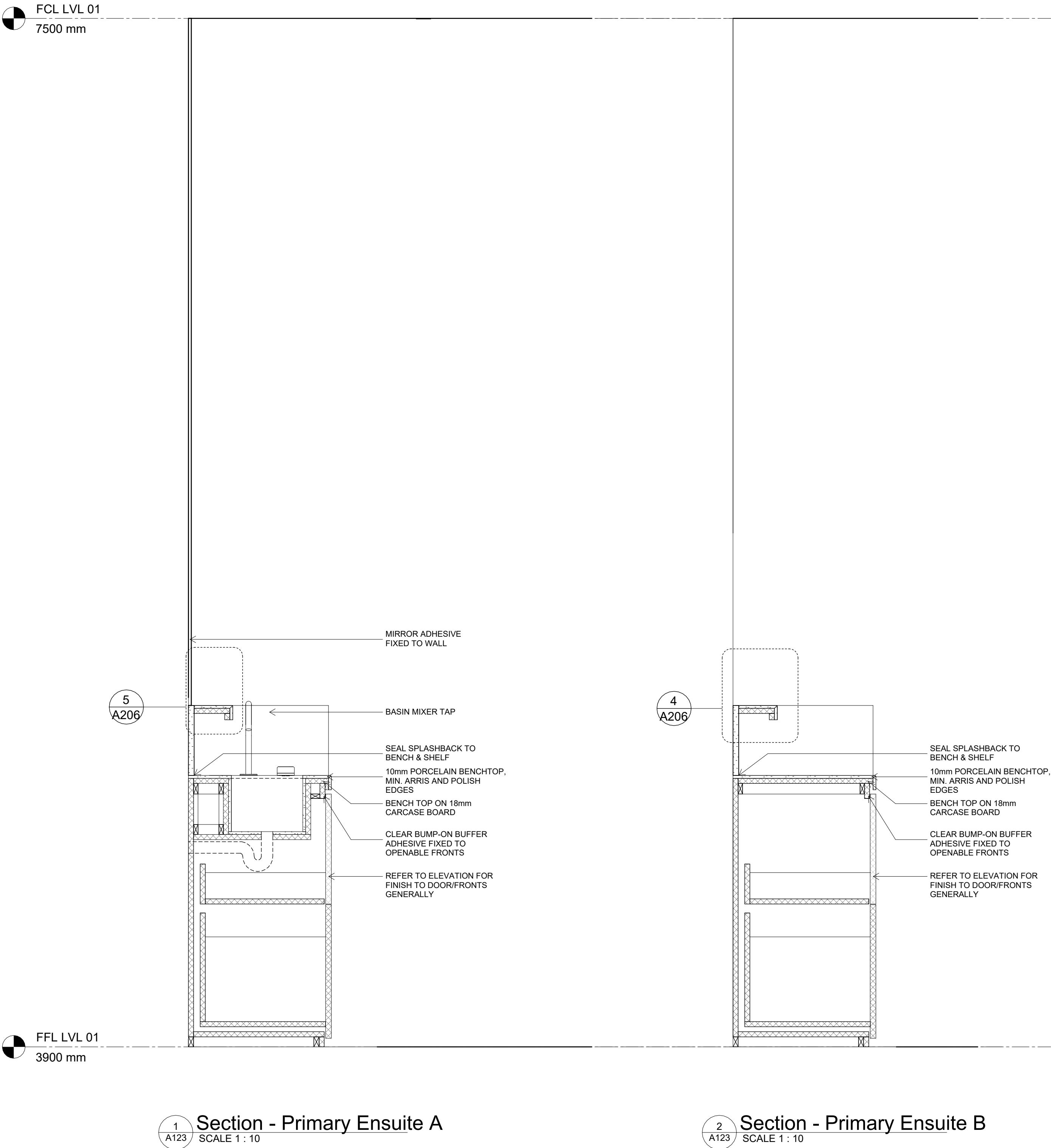
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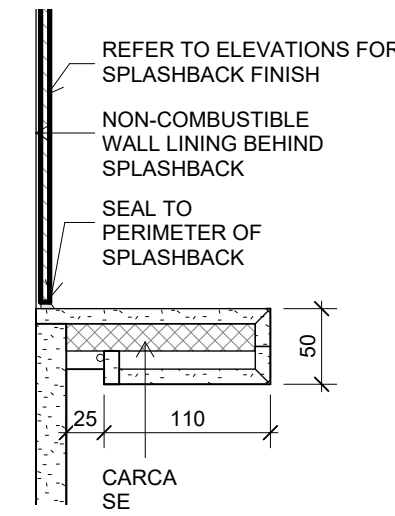
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NOTE:
REFER TO PARTITION SUPPLIER FOR DETAILS
OF ADDITIONAL IN-FRAME STRUCTURE OR
REINFORCING TO CARRY SUPERIMPOSED
LOAD OF CABINETRY, FIXTURES, FITTINGS, &
THE LIKE ATTACHMENTS.



5 A206
Primary Ensuite A Detail
SCALE 1 : 5



4 A123
Primary Ensuite B Detail
SCALE 1 : 5



DI PIETRO·PIERCE

Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Sections - Wet Areas

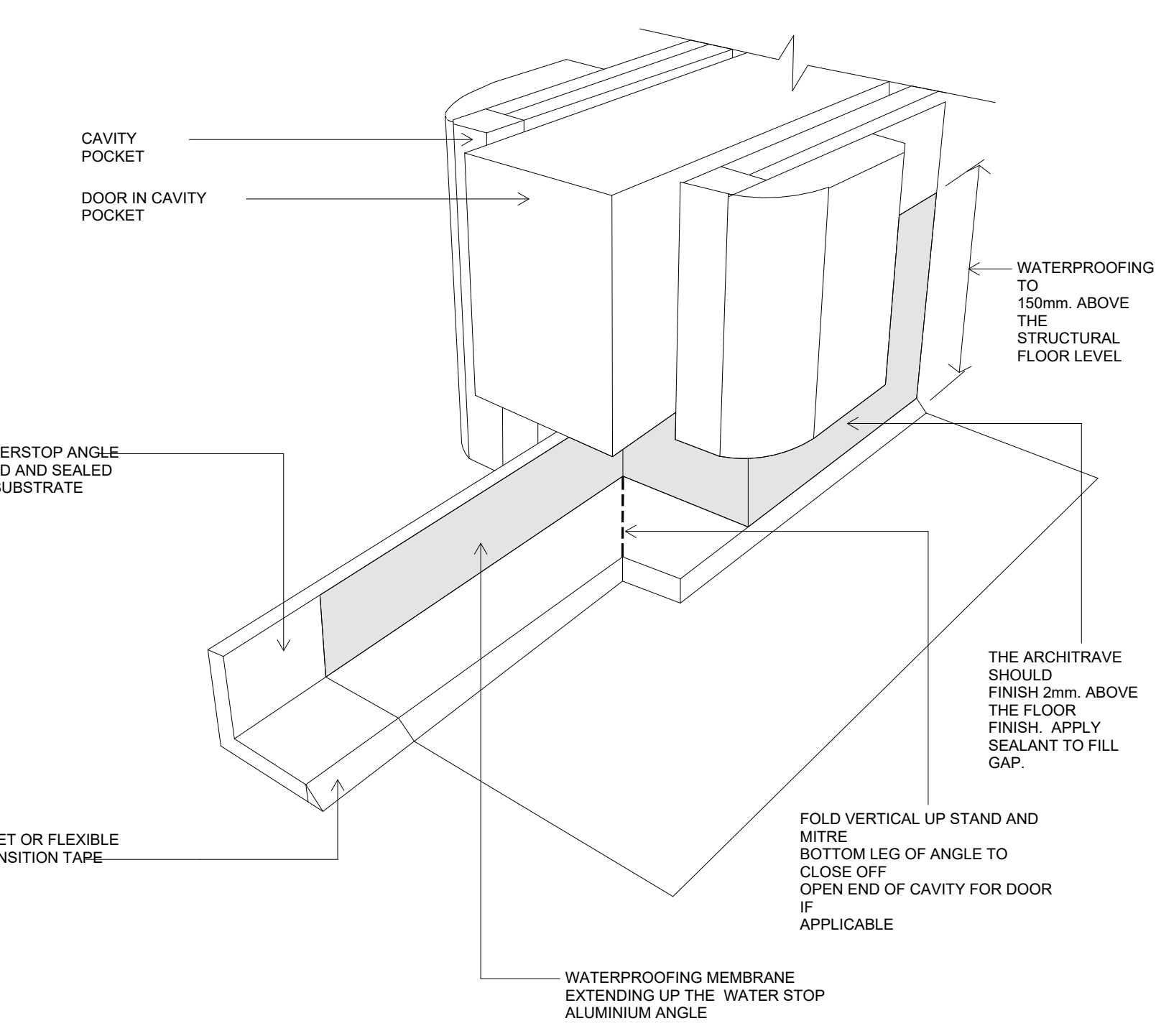
Date 28.08.2026

Scale: @ A1 As indicated

Drawing No. A206

A

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(b) AFTER INSTALLATION OF ARCHITRAVE

A detailed cross-section diagram of a threshold sill installation. The diagram shows a threshold sill (a raised metal or plastic bar) positioned between two tiled areas. The tiles are labeled 'TILE S'. The substrate is labeled 'SUBSTRATE'. A 'BOND BREAKER BOTH SIDES & FIXED TO SUBSTRATE' is shown as a dashed line running along the substrate, separating the tiles from the substrate. A 'MIN SLOPE 1:50 MAX. 1:50' is indicated on the left side of the tiles. A 'TILE GLUE BED' is shown under the tiles. A 'WATER STOP' is shown as a thick black line under the threshold sill. A 'MEMBRANE TO EXTEND PAST WATER STOP' is shown as a layer under the tiles, extending past the water stop. A 'MEMBRANE' is shown as a layer under the tiles. A '50mm' dimension is shown for the distance from the water stop to the edge of the membrane. A '5mm MAX' dimension is shown for the gap between the tiles and the threshold sill.

WATER STOP DETAIL

WALL SHOWN INDICATES WATER RESISTANT PLASTERBOARD AND APPROPRIATE TILE ADHESIVE

SELECTED WALL TILES. REFER TO FINISHES SCHEDULE.

APPROVED WATERPROOF MEMBRANE SYSTEM TO MIN. 100mm ABOVE SHOWER ROSE LEVEL OR 1800mm (WHICHEVER THE GREATER) SHOWER RECESS. RUN UNDER & OVER SCREED IN BASE. TURN DOWN INTO WASTE.

STOP WALL & FLOOR TILES 5mm SHORT OF EDGES & FILL WITH RESILIENT NEUTRAL CURE BATHROOM GRADE CAULKING COMPOUND

CHANNEL GRATE. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

EDGE OF SETDOWN ALIGNS WITH FACE OF WATER RESISTANT PLASTERBOARD

TO WASTE REFER TO HYDRAULIC ENGINEER'S DRAWINGS & SPECIFICATIONS

LEAK CONTROL FLANGE & WASTE WITH WEEP HOLES TO DRAIN SCREED.

SCREED BED & MIX TYPE AS APPROPRIATE TO BED THICKNESS

SELECTED FLOOR TILE. REFER TO FINISHES SCHEDULE. APPROPRIATE TILE ADHESIVE

1:80 FALL TO WASTE

4 A207

TWO LAYERED WATERPROOF MEMBRANE SYSTEM INSTALLED ON SLAB AND ON SCREED.

BATHROOM SHOWER SCREEN SUITE

TOUGHENED SAFETY GLASS SHOWER DOOR TO CODE WITH POLISHED EDGES

CONTINUOUS 5mm HIGH PIVOT WATERSTOP ANGLE BENEATH SHOWER DOOR COMPLYING AS3740:2021 CL 4.8.5. PIVOT INCLUDE DRIP DEFLECTOR EDGE

SELECTED FLOOR TILE. REFER TO FINISHES SCHEDULE.

TILE ADHESIVE

APPROPRIATE FILLET SEAL / BOND BREAKER COMPATIBLE WITH WATERPROOFING SYSTEM

SETDOWN

SECTION DETAIL - PRIMARY
ENSUITE

SHOWER SIDE

BATHROOM /EN/ SIDE

STOP 5mm SHORT OF EDGES &
FILL WITH RESILIENT NEUTRAL CURE
BATHROOM GRADE CAULKING.
COMPOUND
SELECTED WALL TILES. REFER TO
FINISHES SCHEDULE.

WATER RESISTANT
PLASTERBOARD

WALL SHOWN
INDICATIVELY

APPROPRIATE TILE ADHESIVE

5
A130

**VERTICAL WATER STOP
DETAIL**
SCALE 1 : 5

VERTICAL WATER STOP DETAIL

SHOWER

WALL SHOWN
INDICATES
PLASTERBOARD
APPROPRIATE TILE ADHESIVE
SELECTED WALL TILES. REFER TO FINISHES SCHEDULE.

APPROVED WATERPROOF MEMBRANE SYSTEM TO MIN. 100mm ABOVE SHOWER ROSE LEVEL OR 1800mm (WHICHEVER THE GREATER) SHOWER RECESS. RUN UNDER & OVER SCREED IN BASE. TURN DOWN INTO WASTE.

STOP WALL & FLOOR TILES 5mm SHORT OF EDGES & FILL WITH RESILIENT NEUTRAL CURE BATHROOM GRADE CAULKING COMPOUND

CHANNEL GRATE. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

NOTE: WATERPROOFING & FALLS TO WASTE AS PER AS3740 REQUIREMENTS FOR ENCLOSED / UNENCLOSED SHOWERS

SCREED BED & MIX TYPE AS APPROPRIATE TO BED THICKNESS

SELECTED FLOOR TILE. REFER TO FINISHES SCHEDULE. APPROPRIATE TILE ADHESIVE

1:80 FALL TO WASTE

WATERSTOP (5mm H) AT SHOWER DOOR WITH DRIP DEFLECTOR AT LOWER EDGE

SELECTED FLOOR TILE. REFER TO FINISHES SCHEDULE.

TILE ADHESIVE

APPROPRIATE FILLET SEAL / BOND BREAKER COMPATIBLE WITH WATERPROOFING SYSTEM

EDGE OF SETDOWN ALIGNS WITH FACE OF WATER RESISTANT PLASTERBOARD

TO WASTE REFER TO HYDRAULIC ENGINEER'S DRAWINGS & SPECIFICATIONS

LEAK CONTROL FLANGE & WASTE WITH WEEP HOLES TO DRAIN SCREED.

SETDOWN

TWO LAYERED WATERPROOF MEMBRANE SYSTEM, INSTALLED ON SLAB AND ON SCREED.

SECTION DETAIL - PRIMARY
ENSUITE

GENERAL AND STANDARDS

WATERPROOFING TO WALLS AND FLOORS OF WET AREAS IS TO BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH AS3740-2021.

ALL WET AREA MATERIALS, WATERPROOFING SYSTEMS, AND INSTALLATION WORKMANSHIP MUST STRICTLY COMPLY WITH THE NATIONAL CONSTRUCTION CODE NCC PERFORMANCE REQUIREMENTS AND AS3740-2021.

MULTI DIRECTIONAL WATERPROOFING MEMBRANE WITHIN SHOWER ENCLOSURES MUST EXTEND A MINIMUM OF 1800MM ABOVE THE FINISHED FLOOR LEVEL OR 100MM ABOVE THE HIGHEST SHOWER ROSE CONNECTION POINT, WHICHEVER IS THE GREATER HEIGHT.

WATERPROOFING MEMBRANES MUST BE APPLIED
A LICENSED, CERTIFIED APPLICATOR. A FORMAL
CERTIFICATE OF COMPLIANCE REGULATION 126 OF
EQUIVALENT AND WARRANTY MUST BE PROVIDED
THE RELEVANT BUILDING SURVEYOR UPON
COMPLETION.

ALL WALL LININGS IN DESIGNATED WET AREAS TO MINIMUM 10MM WATER-RESISTANT PLASTERBOARD, FIBRE-CEMENT SHEETING, OR APPROVED EQUIVALENT, INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

SHOWER ENCLOSURES AND GRADING

FOR OPEN, UNENCLOSED, OR FRAMELESS SHOWER CONFIGURATIONS, THE FINISHED TILE FLOOR MUST GRADE CONCENTRICALLY TO THE WASTE POINT OF CHANNEL GRATE AT A MINIMUM GRADIENT OF 1:80 WITHIN A 1500MM RADIUS OF THE SHOWER ROSE.

WHERE ENCLOSED SHOWERS INCORPORATE A SWINGING PIVOT OR SLIDING DOOR FRAMEWORK, THE TILED FLOOR BED BENEATH THE SCREEN MUST INCORPORATE A CONTINUOUS, INTERNAL BRASS OR ALUMINIUM 3MM HIGH PHYSICAL WATERSTOP ANGLE BONDED DIRECTLY TO THE STRUCTURAL SUBFLOOR OR MEMBRANE SYSTEM PER AS3740-2021 CL 4.8.5.

ALL SWINGING SHOWER GLASS ENCLOSURE DOORS MUST BE SPECIFIED WITH AN INTEGRAL DRIP DEFLECTOR AT THE LOWER EDGE TO CHANNEL RUNOFF WATER INWARD TOWARD THE SHOWER COMPARTMENT DRAINAGE BED.

PROVIDE CONTINUOUS VERTICAL WATERSTOPS FILLED WITH NEUTRAL-CURE, BATHROOM-GRADE ANTI-FUNGAL SILICONE CAULKING AT ALL JUNCTIONS WHERE SHOWER SCREENS ABUT WALLED STRUCTURES.

WET AREA TERMINATION AND EXIT BOUNDARIES

A COMPLIANT INDEPENDENT TERMINATION WATERSTOP ANGLE MUST BE INSTALLED BENEATH THE FINISHED TILED SURFACES AT THE PRIMARY EXIT DOORWAY THRESHOLDS OF ALL BATHROOMS, ENSUITS, AND LAUNDRIES TO PREVENT HORIZONTAL WATER MIGRATION AND FOR THE PROTECTION OF ADJOINING TIMBER FLOOR FABRIC OUTSIDE THE WET AREAS.

THE WATERPROOF MEMBRANE MUST BE FULLY
TURNED UP AND SEALED OVER ALL FLOOR
WATERSTOP ANGLES AT THE EXTREMITY RADIUS.

SANITARY COMPARTMENT CLEARANCES AND DOORS

IN ACCORDANCE WITH RELEVANT DEEMED-TO-SATISFY PROVISIONS FOR ENCLOSED SANITARY COMPARTMENTS TOILET CUBICLES WHERE THE CLEAR DISTANCE BETWEEN THE CLOSING EDGE OF THE TOILET PAN AND THE DOORWAY IS LESS THAN 1200MM, THE DOOR MUST BE FITTED WITH COMPLIANT LIFT-OFF HINGES.

HINGES MUST PERMIT THE CUBICLE DOOR TO BE EASILY AND READILY REMOVED FROM THE OUTSIDE BY EMERGENCY SERVICES WITHOUT DESTRUCTIVE STRUCTURAL FORCE.

MECHANICAL VENTILATION AND EXHAUST PROVISIONS

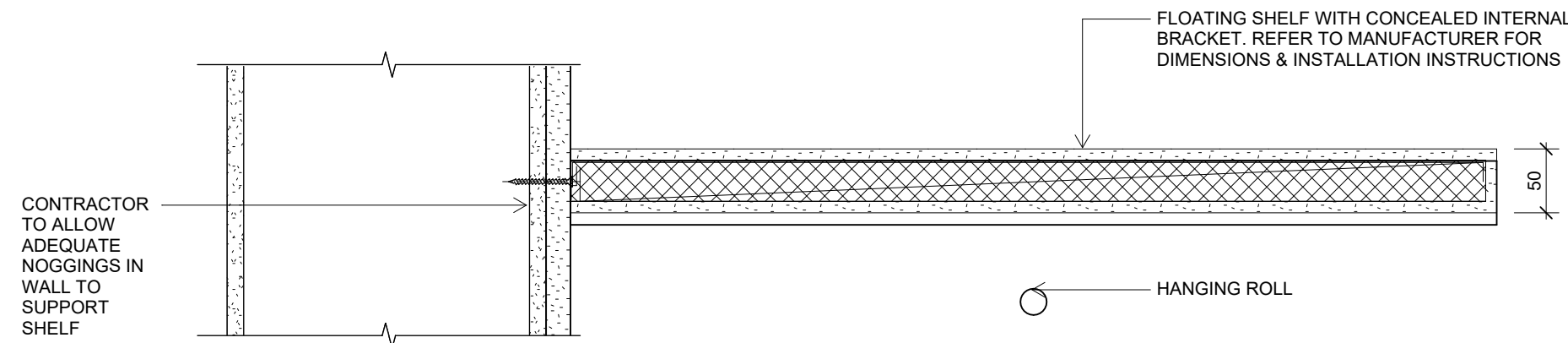
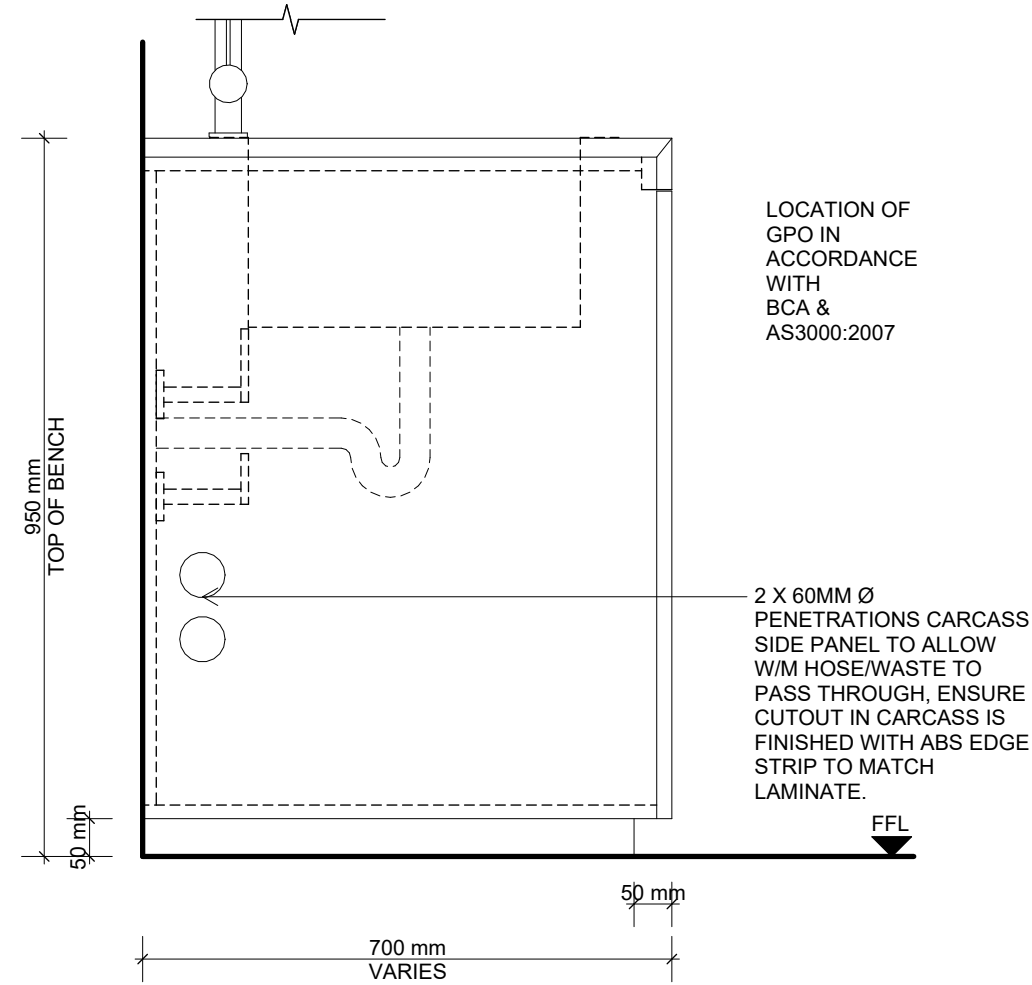
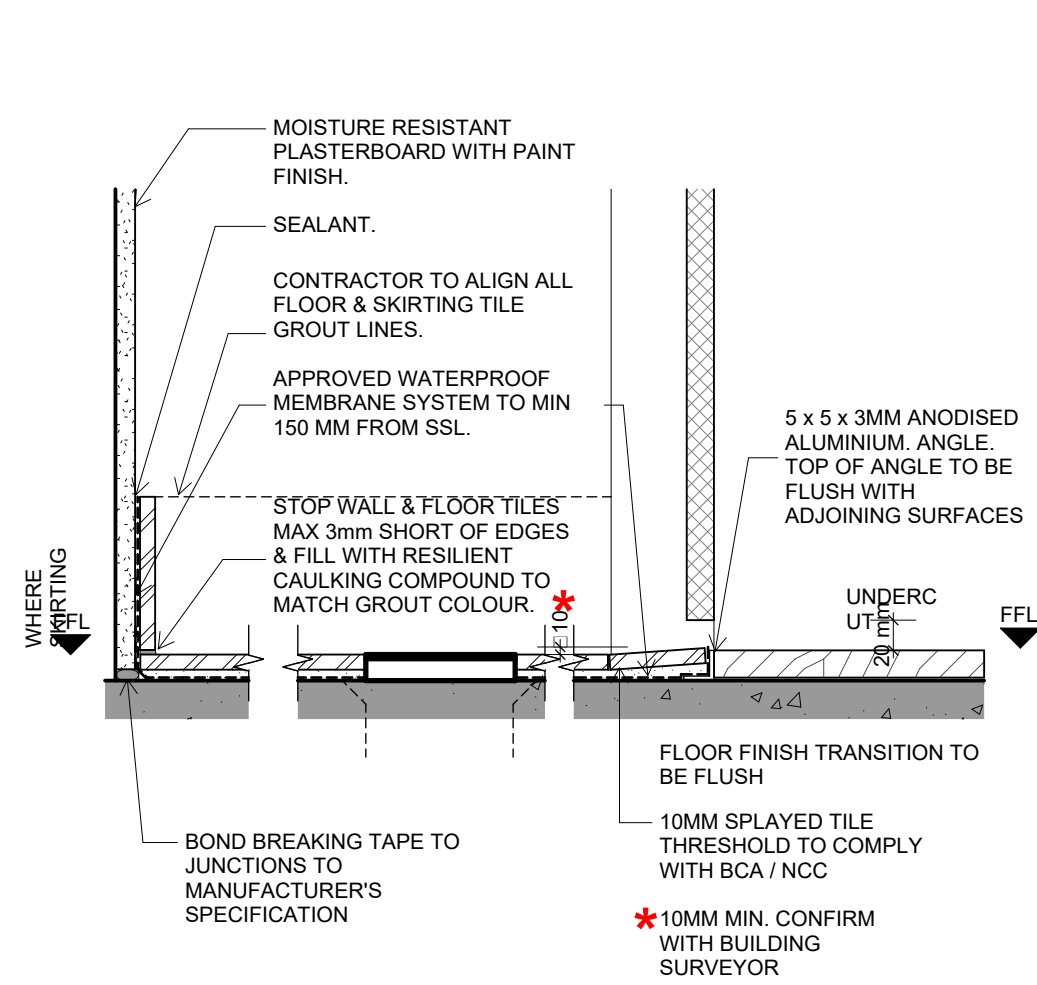
ALL MECHANICAL EXHAUST FANS AND SYSTEM ENCLOSURES MUST BE POSITIONED AND LOCATED IN STRICT ACCORDANCE WITH BCA PART 10.8.2.

ALL APPLICABLE FANS MUST VENTILATE DIRECTLY THE OUTSIDE OPEN AIR BY WAY OF TOTALLY SEALED CONDENSATION PROOF DUCTWORK CORES. DISCHARGING MOISTURE, STEAM, OR STALE AIR CAVITIES INTO AN INTERNAL ROOF TRUSS CEILING VOID OR FLOOR JOIST ZONE IS STRICTLY PROHIBITED.

MECHANICAL VENTILATION SYSTEMS MUST ACHIEVE MANDATED REGULATORY REQUISITE FLOW PERFORMANCE CAPACITY RATES RUNNING AT MINIMUMS OF:

25 L/S CONTINUOUS FOR SEPARATE BATHROOMS, ENSUITES, POWDER ROOMS, AND SANITARY TOILET COMPARTMENTS.

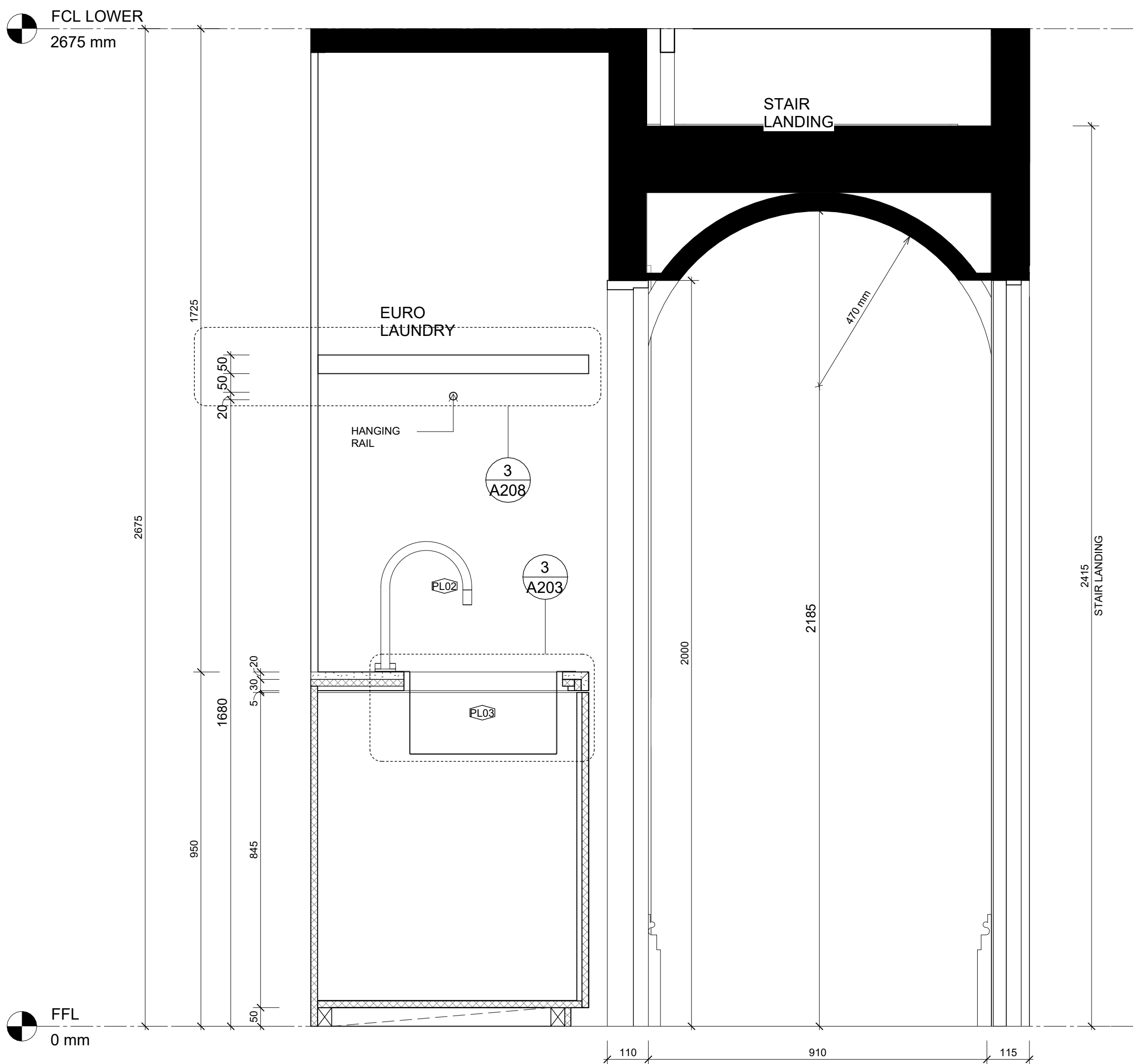
40 L/S CONTINUOUS FOR DESIGNATED DOMESTIC
LAUNDRY SPACES AND KITCHEN RANGEHOOD
EXTRACTION ENCLOSURES DISCHARGING DIRECT
OUTSIDE.



2 LAUNDRY RECESS
SCALE 1 : 5

4 LAUNDRY SECTION WITH BY PASS CUT OUTS
SCALE 1 : 10

3 LAUNDRY SHELF DETAIL
SCALE 1 : 5



1 LAUNDRY SECTION - A
SCALE 1 : 10



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Sections - Laundry

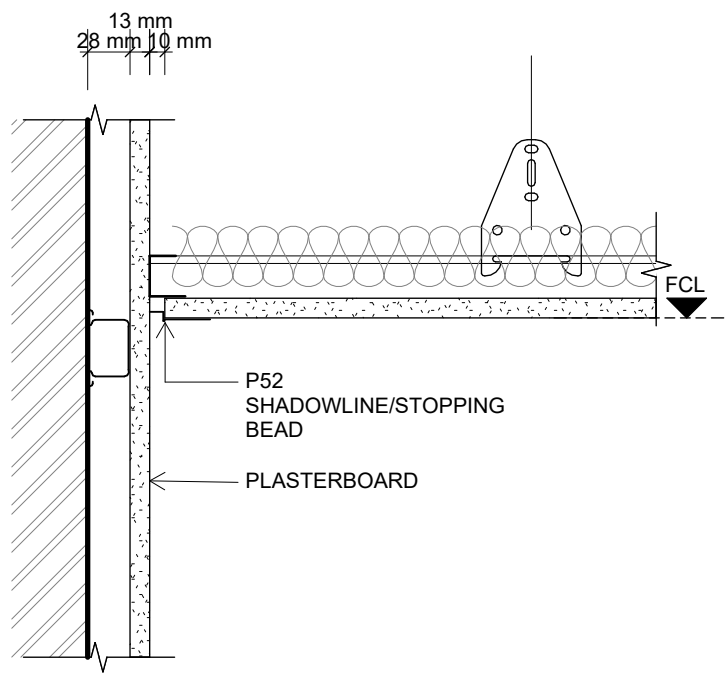
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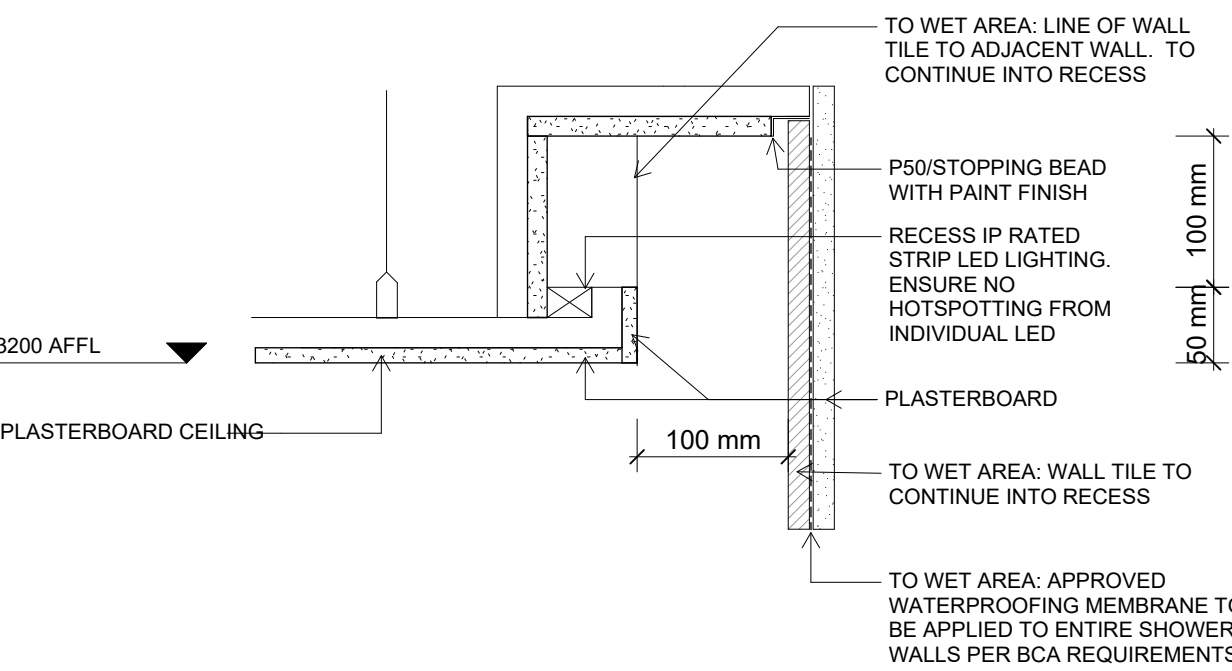
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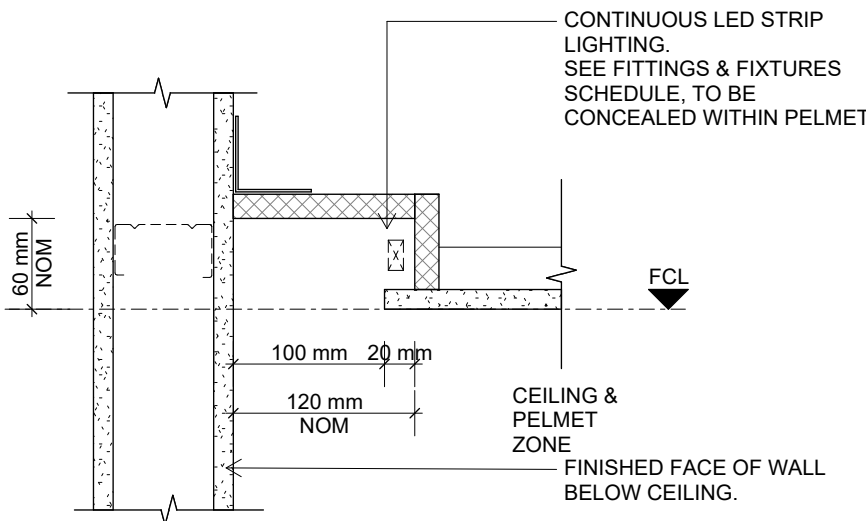
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3 WALL CEILING SQUARE SET
WITH SHADOWLINE
SCALE 1 : 5



1 TYP. PELMET DETAIL
SCALE 1 : 5



4 WALL / CEILING WITH PELMET
SCALE 1 : 5



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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Details - Ceiling

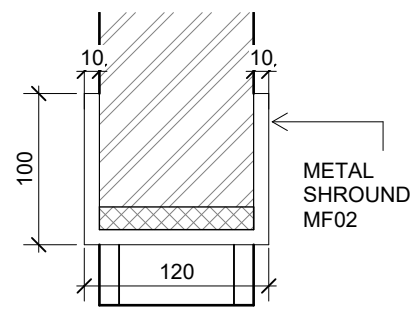
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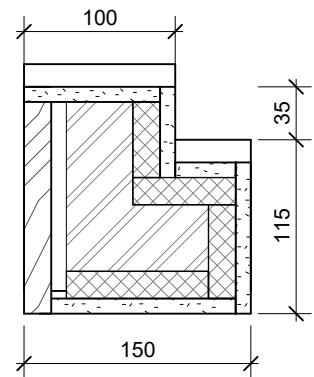
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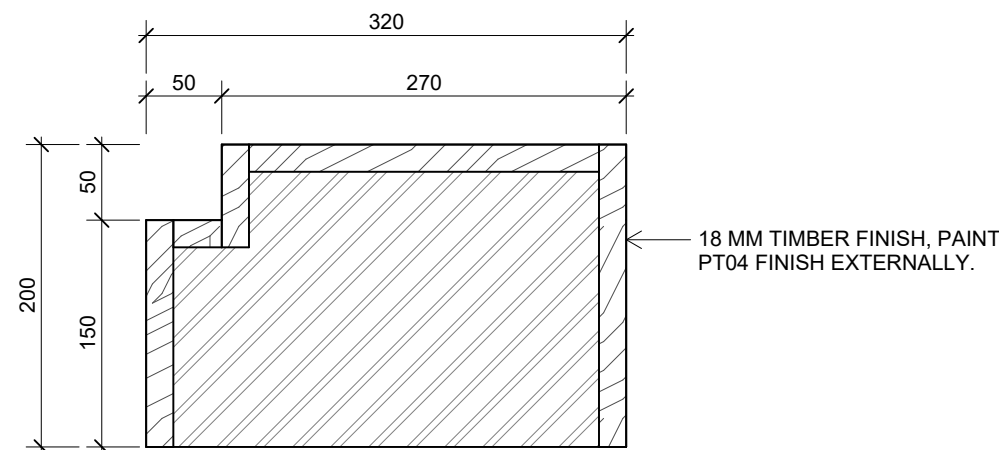
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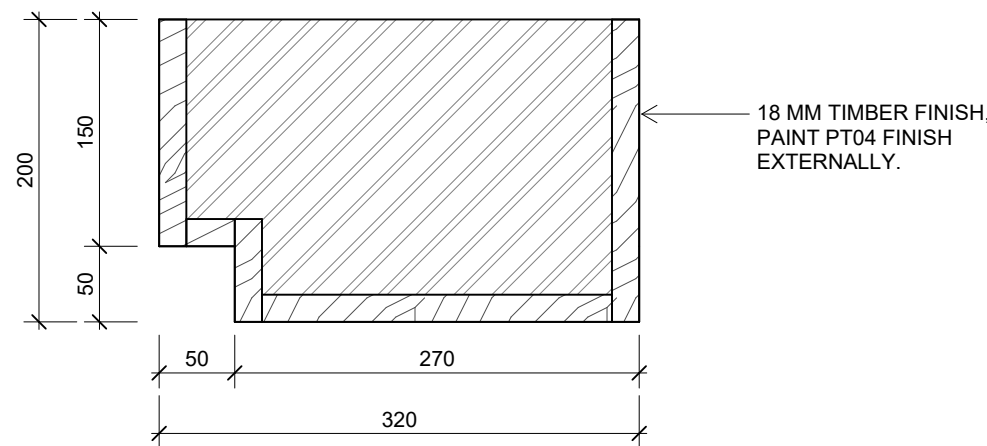
2 Primary Suite Shroud Detail 2
A121 SCALE 1 : 5



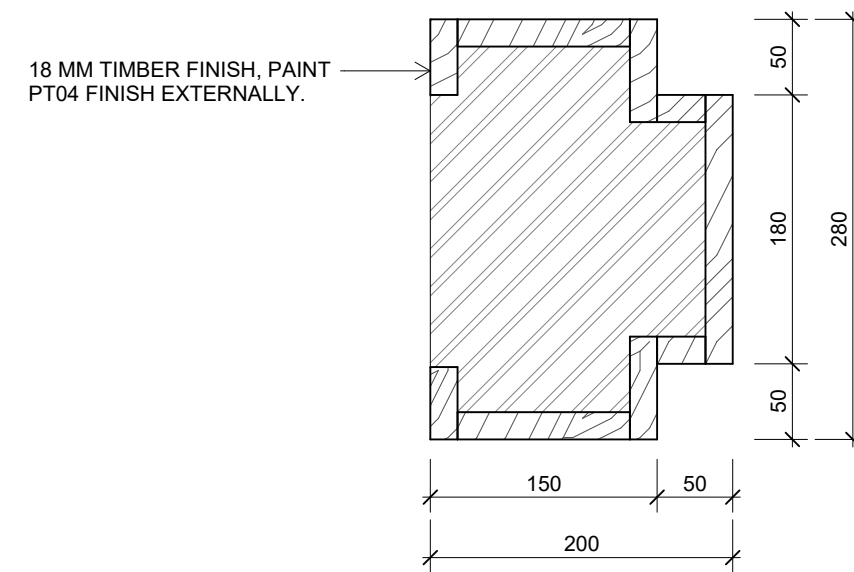
1 Primary Suite Shroud Detail 1
A121 SCALE 1 : 5



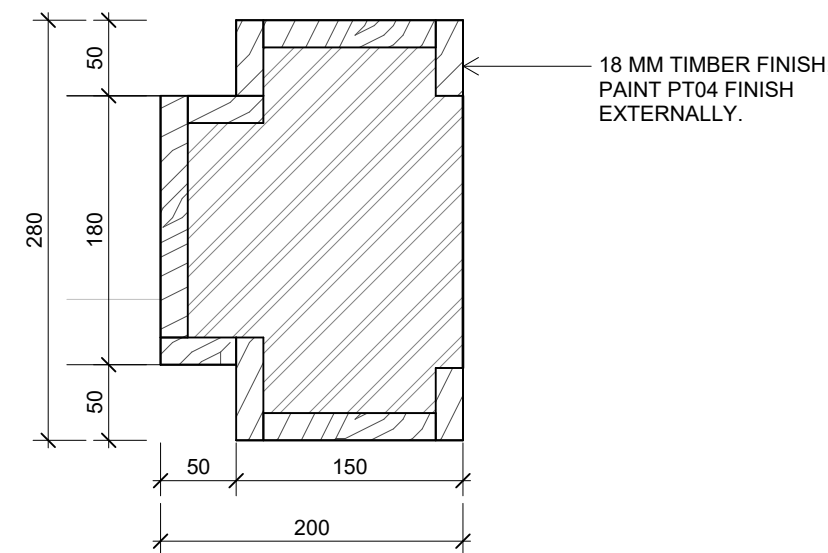
4 Kitchen & Formal Dining Detail 2
A110 SCALE 1 : 5



3 Kitchen & Formal Dining Detail 1
A110 SCALE 1 : 5



6 Kitchen & Formal Dining Detail 4
A110 SCALE 1 : 5



5 Kitchen & Formal Dining Detail 3
A110 SCALE 1 : 5



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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Details - Shroud

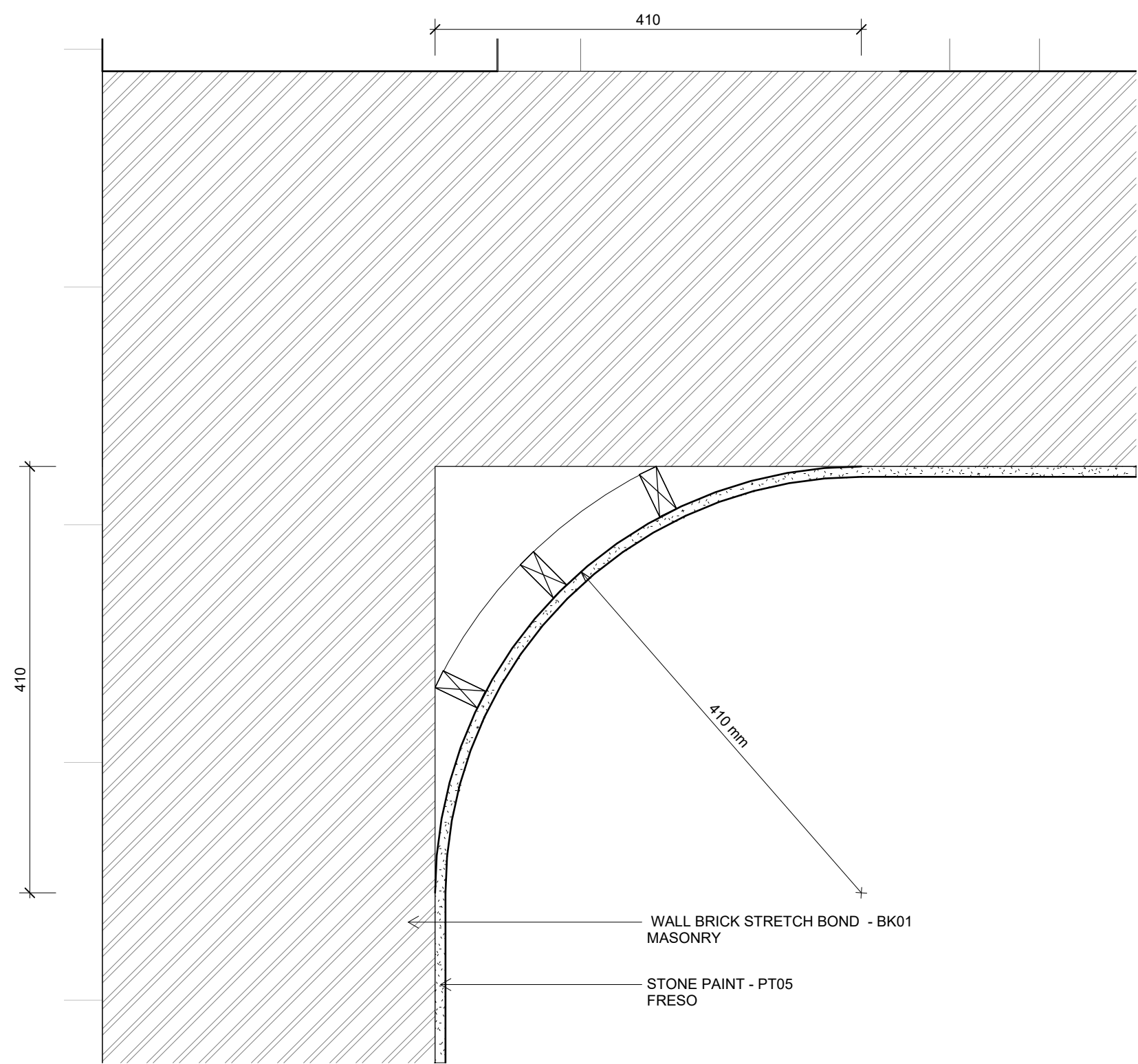
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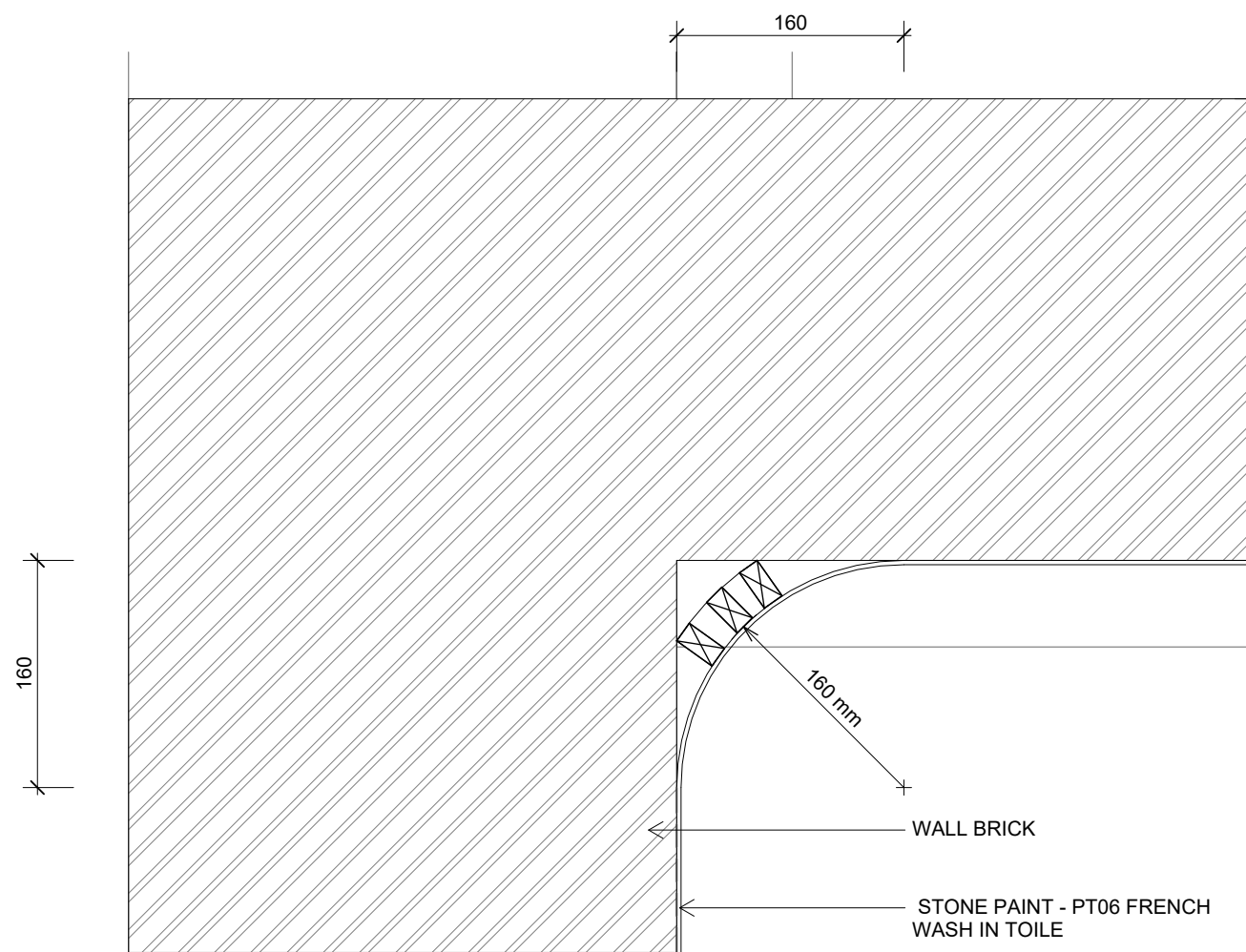
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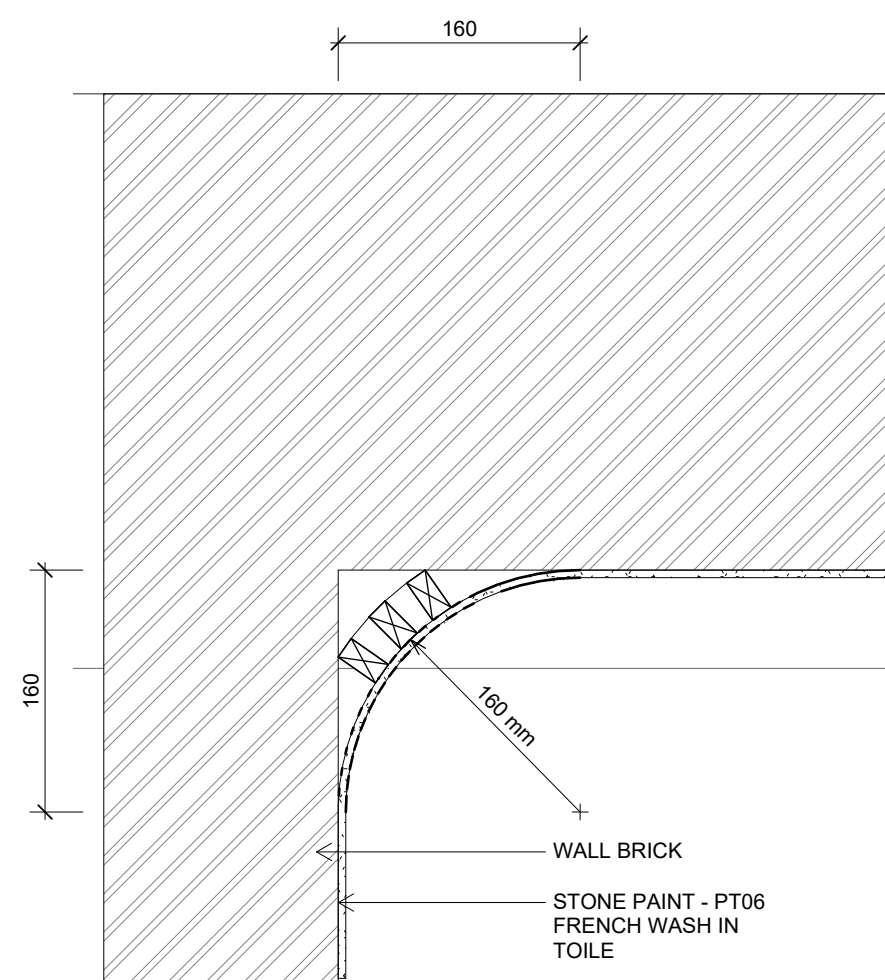
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1 Wall Detail_ Powder Room
A115 SCALE 1 : 5



2 Wall Detail_ Bath 01
A130 SCALE 1 : 5



3 Wall Detail Bath 02
A131 SCALE 1 : 5



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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Details - Wall

Date 28.08.2026

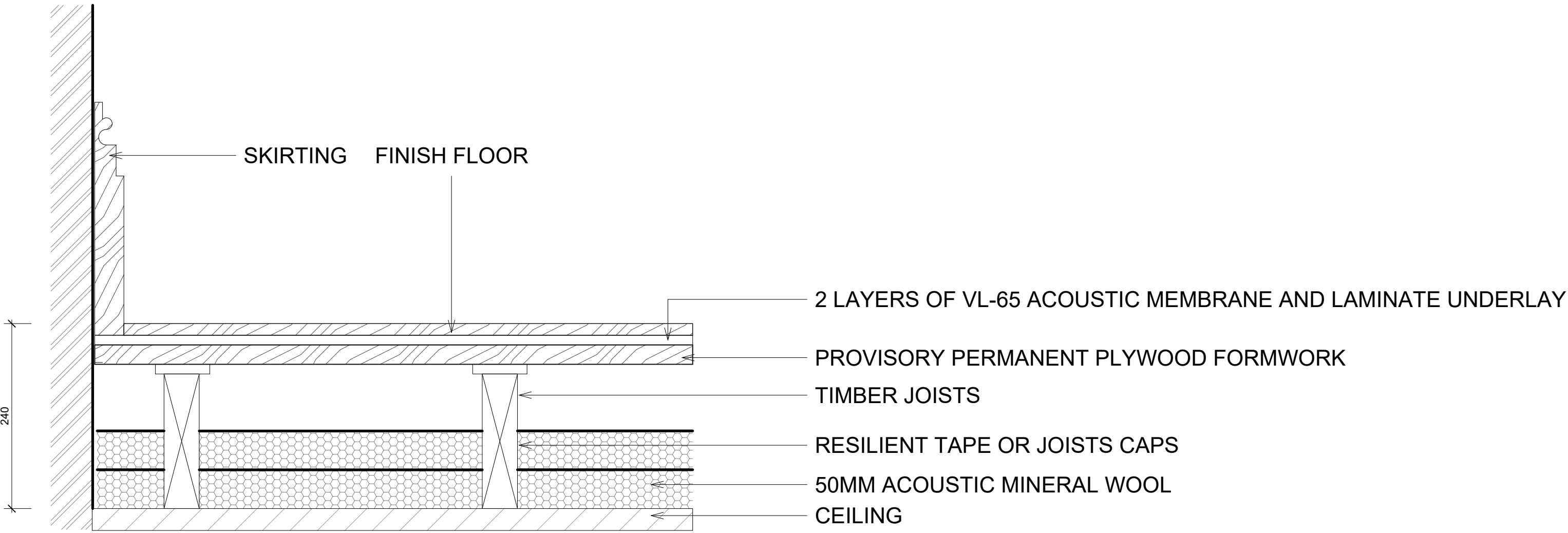
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Drawing No. A211

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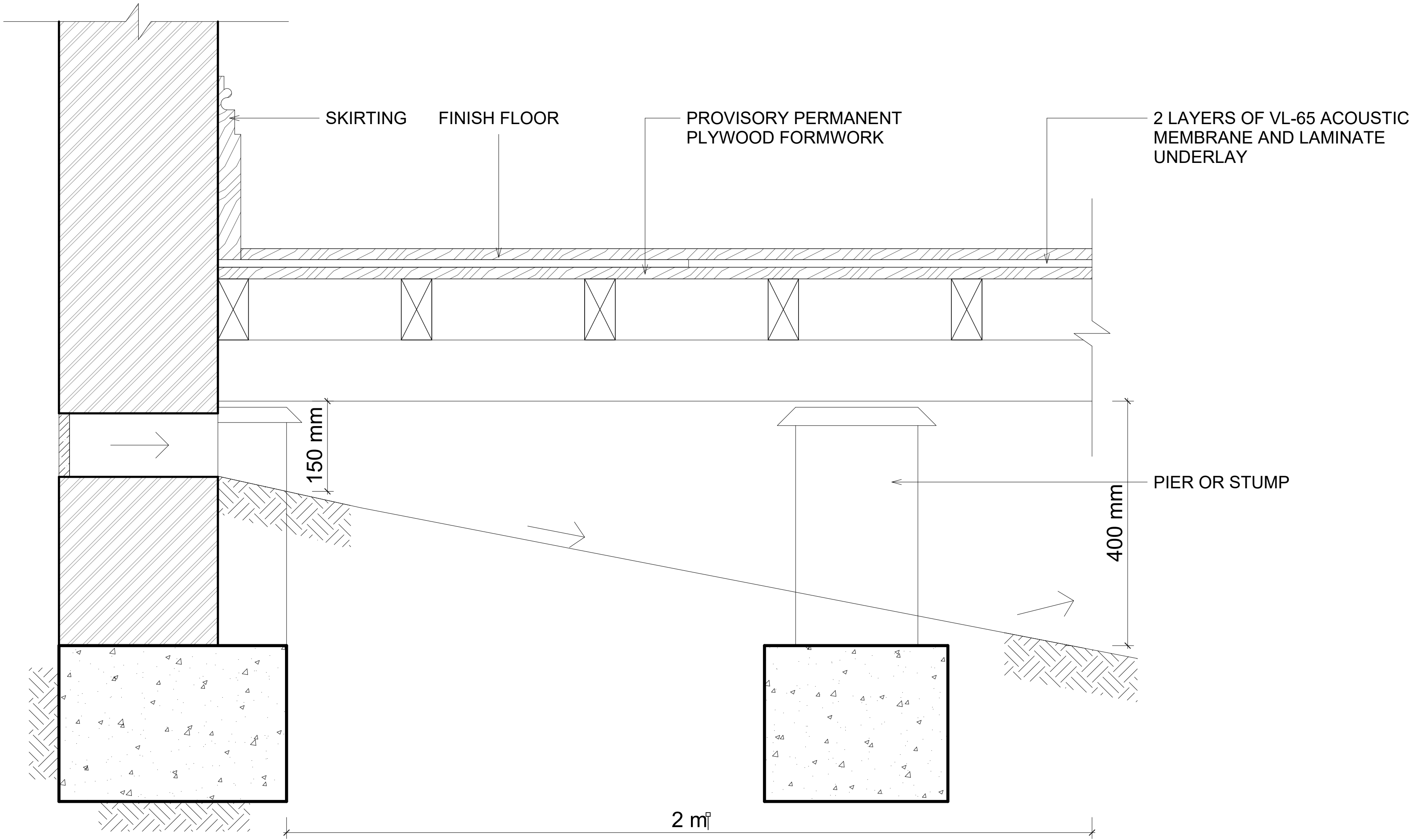
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NOTE: STRUCTURAL DETAILS, CONNECTIONS AND FIXING SPACINGS TO ENGINEER'S DESIGN AND SPECIFICATION.



2 Timber Subfloor Detail - FF

SCALE 1 : 5



1 Timber Subfloor Detail - GF

SCALE 1 : 5



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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Details - Subfloor

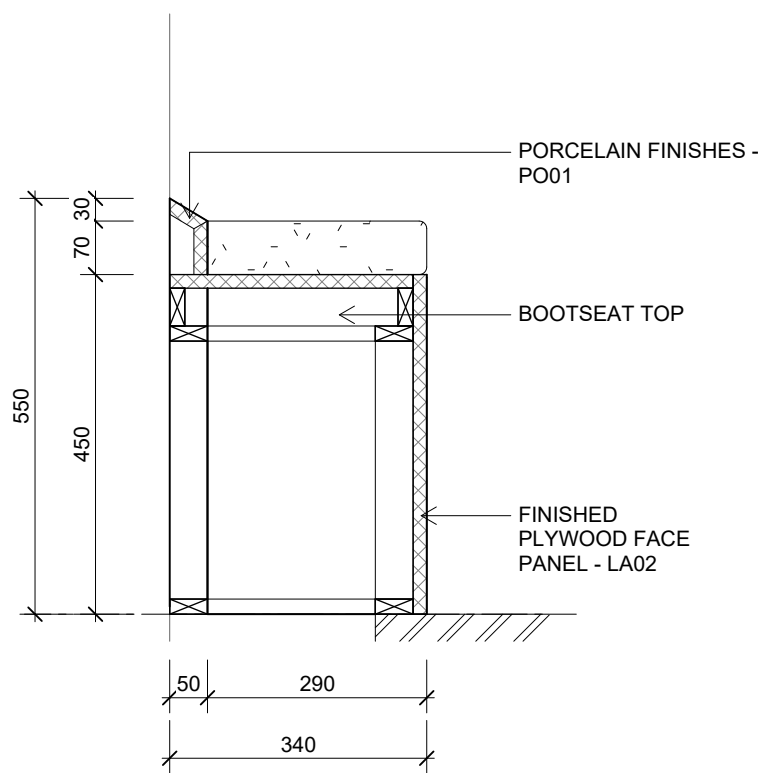
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Drawing No. A212

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1 Built-in Bench Seat
A121 SCALE 1 : 10



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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Typical Details - Build-in Bench Seat

Date 28.08.2026

Scale: @ A1 1 : 10

Drawing No. A213

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REFLECTED CEILING PLAN
LEGEND

SYMBOLS LEGEND

CL#

#

CEILING LINING TYPE /
HEIGHT ABOVE SSL

RECESS

CURTAIN / BLIND

INSULATION TO SLAB
SOFFIT OR U/S OF FRAMED
ROOF - REFER ESD
REPORT

INDICATIVE MECHANICAL
DUCTS POSITION

SERVICES PENETRATION,
REFER SUPERSTRUCTURE
PLANS

ACCESS PANEL

**AC UNITS IN CEILING ARE SHOWN
IN RED DASH LINE, FOR
COORDINATION PURPOSE ONLY
NOT FOR CONSTRUCTION. REFER
MECH DOCUMENTATION FOR AC
LOCATION CONFIRMATION**

**ELECTRICAL
SYMBOLS**

DL

DOWNLIGHT - RECESSED

S

DOWNLIGHT - SURFACE
MOUNTED

ES

DOWNLIGHT -
EXTERNAL SURFACE
MOUNTED

WL

WALL LIGHT

P

FEATURE LIGHT -
PENDANT

DR

FEATURE LIGHT -
DIRECTION LIGHT

LE
D

LED LIGHTING STRIP

FLURO BATTEN - SINGLE

FLUROBATTEN - DOUBLE

CEILING FAN

EXHAUST FAN

MECHANICAL GRILLE

CEILING EXHAUST
DIFFUSER

SMOKE DETECTOR

MOTION DETECTOR FOR
LIGHTING CONTROL

**GENERAL
NOTES**

1. REFER ESD REPORT TO CONFIRM
CEILING FAN REQUIREMENTS
2. REFER ELEC AND FIRE
DOCUMENTATION FOR LIGHTING,
POWER AND FIRE DESIGN, LAYOUT,
AND FITTING SELECTIONS.
3. CONFIRM SLAB SOFFIT LEVELS
PRIOR TO CONSTRUCTION NOTING
THEIR IMPACT ON REQUIRED
CLEARANCES BELOW .

**GENERAL
NOTES**

REFLECTED CEILING PLANS TO BE READ IN
CONJUNCTION WITH ALL DESIGN DOCUMENTS,
SCHEDULES & SPECIFICATIONS INCLUDING BUT
NOT LIMITED TO MECHANICAL, ESD, ACOUSTIC,
BUILDING SURVEYOR REGULATORY, FIRE
ENGINEERS & ELECTRICAL SERVICES DRAWINGS
AND SPECIFICATIONS, AND ANY PRINCIPAL'S
PROJECT REQUIREMENTS DOCUMENTS RELATING
TO THIS PROJECT.
ALL CEILING HEIGHTS ARE MEASURED FROM
SSL/SFL TO FINISHED CEILING LEVEL UNLESS
NOTED OTHERWISE.
ALL CEILINGS TO HABITABLE ROOMS TO HAVE
MINIMUM 2400MM FROM FFL TO FCL.
REFER TO EXTERIOR & INTERIOR FINISHES
SCHEDULE FOR FINISHES SPECIFICATION.
ALL SERVICES CUPBOARDS CEILINGS TO BE
EXPOSED SOFFIT.
TO CONCRETE SLAB UNLESS NOTED OTHERWISE
MOISTURE RESISTANT PLASTERBOARD TO ALL
WET AREAS.

DOUBLE GPO

SWITCH

SWITCH - 3 WAY

SMOKE DETECTOR

CARBON MONOXIDE
DETECTOR

DL

DOWNLIGHT - RECESSED

S

DOWNLIGHT - SURFACE
MOUNTED

ES

DOWNLIGHT -
EXTERNAL SURFACE
MOUNTED

WL

WALL LIGHT

P

FEATURE LIGHT -
PENDANT

DR

FEATURE LIGHT -
DIRECTION LIGHT

LE
D

LED LIGHTING STRIP

FLURO BATTEN - SINGLE

FLUROBATTEN - DOUBLE

CEILING FAN

EXHAUST FAN

MECHANICAL GRILLE

CEILING EXHAUST
DIFFUSER

SMOKE DETECTOR

MOTION DETECTOR FOR
LIGHTING CONTROL

CEILING SURFACE MOUNTED LIGHT

WALL MOUNTED LIGHT / SCONCE
WATERPROOF AT EXTERIOR

CEILING MOUNTED PENDANT
LIGHT OR CHANDELIER

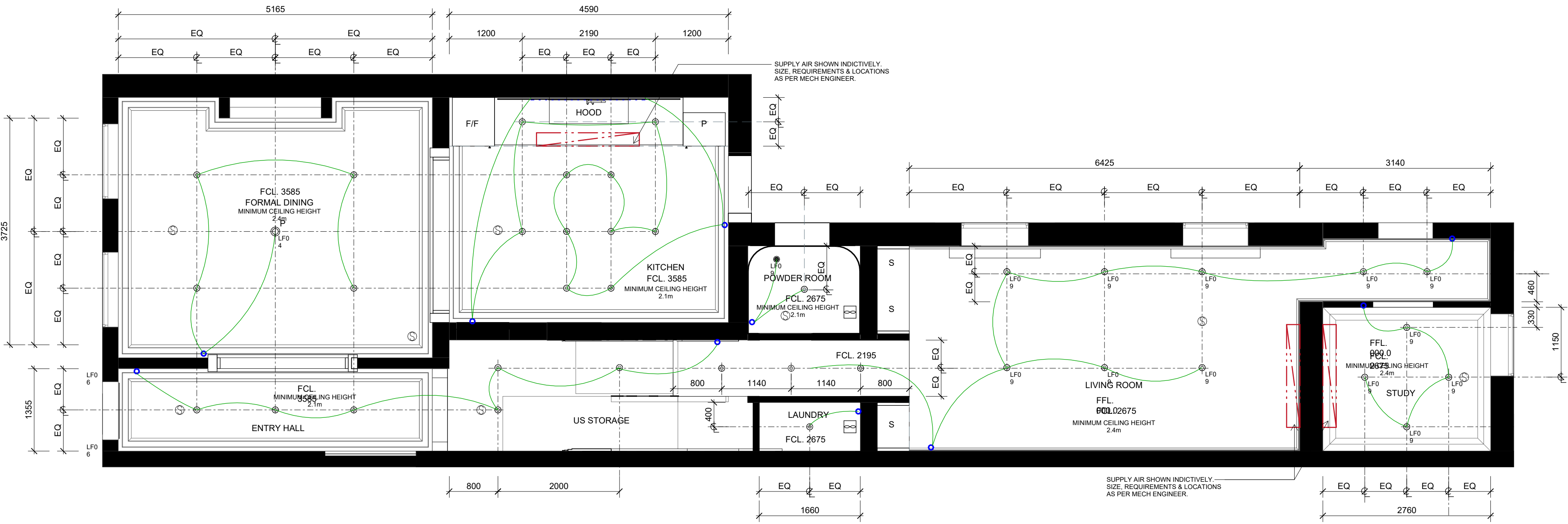
CEILING MOUNTED PENDANT
LIGHT OR CHANDELIER

CEILING SPEAKER

HDMI

HDMI LOOP

LED STRIP
LIGHTING



1
A108 General RCP - Ground Floor
SCALE 1 : 50

GENERAL ELECTRICAL AND
COMPLIANCE NOTES

- CODES, STANDARDS, AND PERMITS**
- ALL WORK MUST COMPLY WITH THE RELEVANT AUSTRALIAN BUILDING CODES AND STANDARDS, INCLUDING AS/NZS 3000 (WIRING RULES), THE NCC, AND ANY APPLICABLE STATE AND LOCAL REGULATIONS.
 - ENSURE THAT NOTHING IN THESE PLANS CONTRADICTS ANY LOCAL OR STATE LAWS OR REGULATIONS GOVERNING THE WORK.
 - IF ANY ASPECT OF THE WORK DOES NOT COMPLY WITH APPLICABLE CODES OR REGULATIONS, THE CONTRACTOR SHALL MAKE THE NECESSARY CHANGES AS REQUIRED BY THE RELEVANT AUTHORITIES.
 - THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND ARE FOR CIRCUIT ALLOCATION ONLY. DO NOT SCALE DRAWINGS.
 - THE ELECTRICAL INSTALLATION SHALL CONFORM TO APPLICABLE BUILDING CODES. A COMPLIANT ELECTRICAL PERMIT/SAFETY CERTIFICATE SHALL BE SECURED PRIOR TO COMMENCEMENT OF ANY WORK.
- MATERIALS AND EQUIPMENT SPECIFICATIONS**
- ALL EQUIPMENT INSTALLATIONS MUST BE STRICTLY COMPLIANT WITH APPLICABLE AUSTRALIAN STANDARDS. ANY LAYOUT CONFLICTS SHOULD BE RESOLVED WITH THE DESIGNER BEFORE INSTALLATION.
 - ALL ELECTRICAL EQUIPMENT MUST BE NEW, UNDAMAGED, AND COMPLIANT WITH THE RELEVANT AUSTRALIAN STANDARDS.
 - EQUIPMENT MUST BE LISTED BY A RECOGNISED CERTIFICATION BODY - SUCH AS STANDARDS AUSTRALIA, AND BEAR THE APPROPRIATE CERTIFICATION MARK.
 - INSTALL ALL EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF THE CONTRACT DOCUMENTS SPECIFY A HIGHER QUALITY OF INSTALLATION THAN THAT RECOMMENDED BY THE MANUFACTURER, THE CONTRACT REQUIREMENTS SHALL TAKE PRECEDENCE.
- SAFETY, TESTING, AND RECTIFICATION**
- TEST ALL SYSTEMS, DEVICES, AND RELATED EQUIPMENT ON-SITE WITH EQUIPMENT IN PLACE AS WORK IS COMPLETED.
 - REPLACE ANY COMPONENTS OR RUNS FOUND TO BE DEFECTIVE AND RETEST UNTIL SATISFACTORY AMENITY IS ACHIEVED.
- MANDATED ENERGY EFFICIENCY & SMOKE DETECTION (SURVEYOR SPECIFIC)**
- ALL PROPOSED ARTIFICIAL LIGHTING INSTALLATIONS MUST DEMONSTRATE STRICT COMPLIANCE WITH NCC ENERGY EFFICIENCY PROVISIONS, ACHIEVING A MAXIMUM POWER DENSITY ALLOWANCE OF 5 W/M² FOR CLASS 1 DWELLINGS ACROSS INTERNAL SPACES.
 - SMOKE ALARMS MUST BE PERMANENTLY HARDWIRED (240V MAIN POWER SUPPLY WITH BATTERY BACKUP) AND INTERCONNECTED IN STRICT ACCORDANCE WITH AS3786-2014.
 - COMPLIANT INTERCONNECTED SMOKE ALARMS MUST BE PROVIDED TO EACH LEVEL OF THE DWELLING, INCLUDING ALL INTRODUCED LEVELS NOT DIRECTLY SERVING BEDROOMS.
- ARTIFICIAL LIGHTING COMPLIANCE:**
- ARTIFICIAL LIGHTING INSTALLATION TO COMPLY WITH BCA REQUIREMENTS, ACHIEVING A MAXIMUM ILLUMINATION POWER DENSITY OF 5 W/M² FOR CLASS 1 DWELLINGS.
- EXHAUST FAN FLOW RATES:**
- EXHAUST FANS TO DUCT DIRECTLY OUTSIDE. MINIMUM FLOW RATES: 25 L/S FOR BATHROOMS/SANITARY COMPARTMENTS, AND 40 L/S FOR KITCHEN AND LAUNDRY.



DI PIETRO·PIERCE

Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing General RCP - Ground Floor

Date 28.08.2026

Scale: @ A1 As indicated

Drawing No. A300

A

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SYMBOLS LEGEND	
	CEILING LINING TYPE / HEIGHT ABOVE SSL
	CURTAIN / BLIND RECESS
	INSULATION TO SLAB SOFFIT OR U/S OF FRAMED ROOF - REFER ESD REPORT
	INDICATIVE MECHANICAL DUCTS POSITION
	SERVICES PENETRATION: REFER SUPERSTRUCTURE PLANS
	ACCESS PANEL

**AC UNITS IN CEILING ARE SHOWN
IN RED DASH LINE, FOR
COORDINATION PURPOSE ONLY
NOT FOR CONSTRUCTION. REFER
MECH DOCUMENTATION FOR AC
LOCATION CONFIRMATION**

SYMBOLS			
⊙	DOWNLIGHT - RECESSED		FLURO BATTEN - SINGLE
⊕	DOWNLIGHT - SURFACE MOUNTED		FLUROBATTEN - DOUBLE
⊗	DOWNLIGHT - EXTERNAL SURFACE MOUNTED		CEILING FAN
⊖	WALL LIGHT		EXHAUST FAN
⊙	FEATURE LIGHT - PENDANT		MECHANICAL GRILLE
⊗	FEATURE LIGHT - DIRECTION LIGHT		CEILING EXHAUST DIFFUSER
⊖	LED LIGHTING STRIP		

NOTES

1. REFER ESD REPORT TO CONFIRM CEILING FAN REQUIREMENTS
2. REFER ELEC AND FIRE DOCUMENTATION FOR LIGHTING, POWER AND FIRE DESIGN, LAYOUT, AND FITTING SELECTIONS.
3. CONFIRM SLAB SOFFIT LEVELS PRIOR TO CONSTRUCTION NOTING THEIR IMPACT ON REQUIRED CLEARANCES BELOW .

NOTES

REFLECTED CEILING PLANS TO BE READ IN CONJUNCTION WITH ALL DESIGN DOCUMENTS, SPECIFICATIONS, SCHEDULES, AND DETAILS. ALL SPECIFICATIONS INCLUDING BUT NOT LIMITED TO MECHANICAL, ESD, ACOUSTIC, BUILDING SURVEYOR REGULATORY, FIRE PROTECTION, ELECTRICAL, AND PLUMBING AND SPECIFICATIONS, AND ANY PRINCIPALS' PROJECT REQUIREMENTS DOCUMENTS RELATING TO THIS PROJECT.

CEILING HEIGHTS ARE MEASURED FROM SFSL/F TO FINISHED CEILING LEVEL UNLESS NOTED OTHERWISE.

CEILING IN NON-HABITABLE ROOMS TO HAVE MINIMUM 2400MM FROM FFL TO FCL. REFER TO REFLECTOR & INTERIOR FINISHES SCHEDULE FOR FINISHES AND MATERIALS. ALL SERVICES CUPOARDS CEILINGS TO BE EXPOSED SOFFIT.

TO CONCRETE SLAB UNLESS NOTED OTHERWISE. MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREAS.



CODES, STANDARDS, AND PERMITS

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MATERIALS AND EQUIPMENT SPECIFICATIONS

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- ALL EQUIPMENT MUST BE APPROVED BY A RECOGNISED CERTIFICATION BODY, SUCH AS STANDARDS AUSTRALIA, AND BEAR THE APPROPRIATE CERTIFICATION MARKING.
- INSTALL ALL EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF THE CONTRACT DOCUMENTS SPECIFY A HIGHER QUALITY OF INSTALLATION THAN THAT RECOMMENDED BY THE MANUFACTURER, THE CONTRACT REQUIREMENTS SHALL TAKE PRECEDENCE.

SAFETY, TESTING, AND RECTIFICATION

- TEST ALL SYSTEMS, DEVICES, AND RELATED EQUIPMENT ON-SITE WITH EQUIPMENT IN PLACE AS SOON AS THEY ARE COMPLETED.
- REPLACE ANY COMPONENTS OR RUNS FOUND TO BE DEFECTIVE AND RETEST UNTIL SATISFACTORY AMENITY IS ACHIEVED.

MANDATED ENERGY EFFICIENCY & SMOKE DETECTION (BUREAU OF ENERGY EFFICIENCY)

ALL PROPOSED ARTIFICIAL LIGHTING INSTALLATIONS MUST DEMONSTRATE STRICT COMPLIANCE WITH NCC ENERGY EFFICIENCY PROVISIONS, ACHIEVING A MINIMUM POWER DENSITY OF 5 W/M² FOR CLASS 1 DWELLINGS ACROSS INTERNAL SPACES.

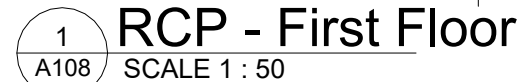
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EXHAUST FAN FLOW RATES:

- EXHAUST FANS TO DUCT DIRECTLY OUTSIDE. MINIMUM FLOW RATES: 25 L/S FOR BATHROOMS/SANITARY CLOSETMENTS, AND 40 L/S FOR KITCHEN AND LAUNDRY.



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CODE	FIXTURE	QTY	SUPPLIER	MODEL	COMMENTS
EF01	DOUBLE GPO	6	ZETR	DOUBLE OUTLET USB-C POWER	
EF02	DOUBLE GPO	9	ZETR	DOUBLE OUTLET POWER	
EF04	SWITCH	3	ZETR	2 GANG SWITCH	
EF05	SWITCH - 3 WAY	6	ZETR	3 GANG SWITCH	
EF06	DGPO	10	KASTA	EDGY SERIES UNISON 10A DOUBLE POWERPOINT	

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- DOUBLE GPO



CEILING SURFACE MOUNTED LIGHT


- SWITCH



WALL MOUNTED LIGHT / SCONCE



WATERPROOF AT EXTERIOR
- SWITCH - 3 WAY



CEILING MOUNTED PENDANT LIGHT OR CHANDELIER


- SMOKE DETECTOR



CEILING MOUNTED PENDANT LIGHT OR CHANDELIER


- CARBON MONOXIDE DETECTOR

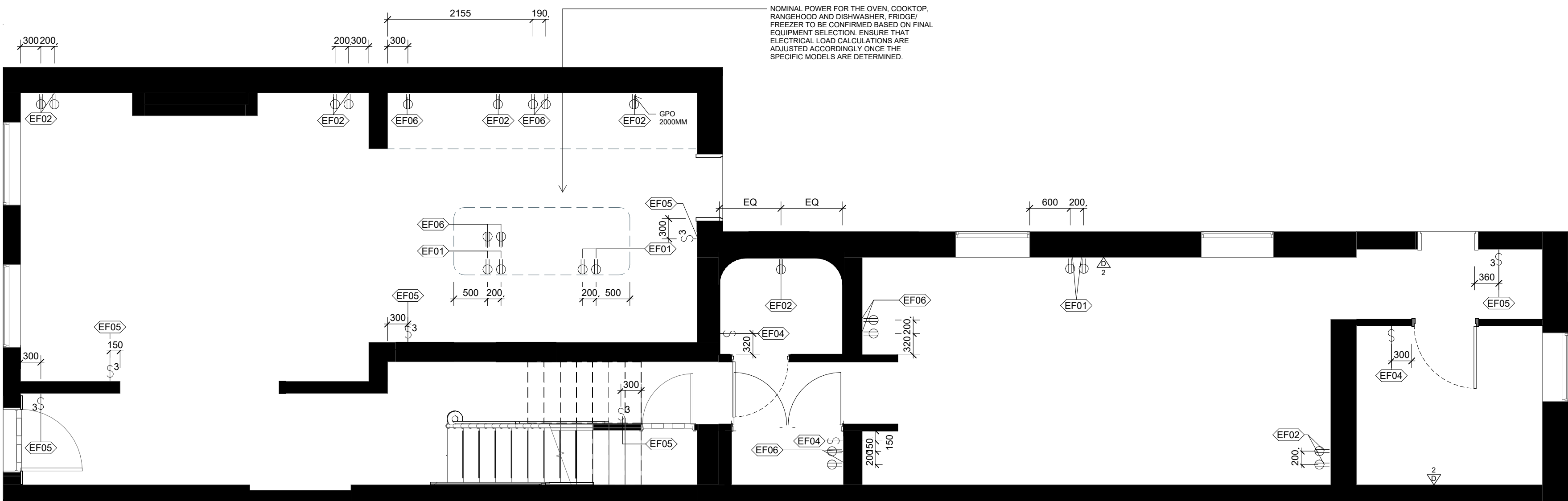


CEILING SPEAKER


- 

HDMI LOOP
- 

LED STRIP LIGHTING



General Electrical Plan - Ground Floor
1 A108 SCALE 1 : 50



DI PIETRO · PIERCE

Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing General Electrical Plan - Ground Floor

Date 28.08.2026

Scale: @ A1 1 : 50

Drawing No. A303

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CODE	FIXTURE	QTY	SUPPLIER	MODEL	COMMENTS
EF01	DOUBLE GPO	7	ZETR	DOUBLE OUTLET USB-C POWER	
EF02	DOUBLE GPO	3	ZETR	DOUBLE OUTLET POWER	
EF05	SWITCH - 3 WAY	10	ZETR	3 GANG SWITCH	
EF06	DGPO	3	KASTA	EDGY SERIES UNISON 10A DOUBLE POWERPOINT	

ELECTRICAL NOTES

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- DOUBLE GPO



CEILING SURFACE MOUNTED LIGHT


- SWITCH



WALL MOUNTED LIGHT / SCONCE



WATERPROOF AT EXTERIOR
- SWITCH - 3 WAY



CEILING MOUNTED PENDANT



LIGHT OR CHANDELIER
- SMOKE DETECTOR



CEILING MOUNTED PENDANT



LIGHT OR CHANDELIER
- CARBON MONOXIDE DETECTOR

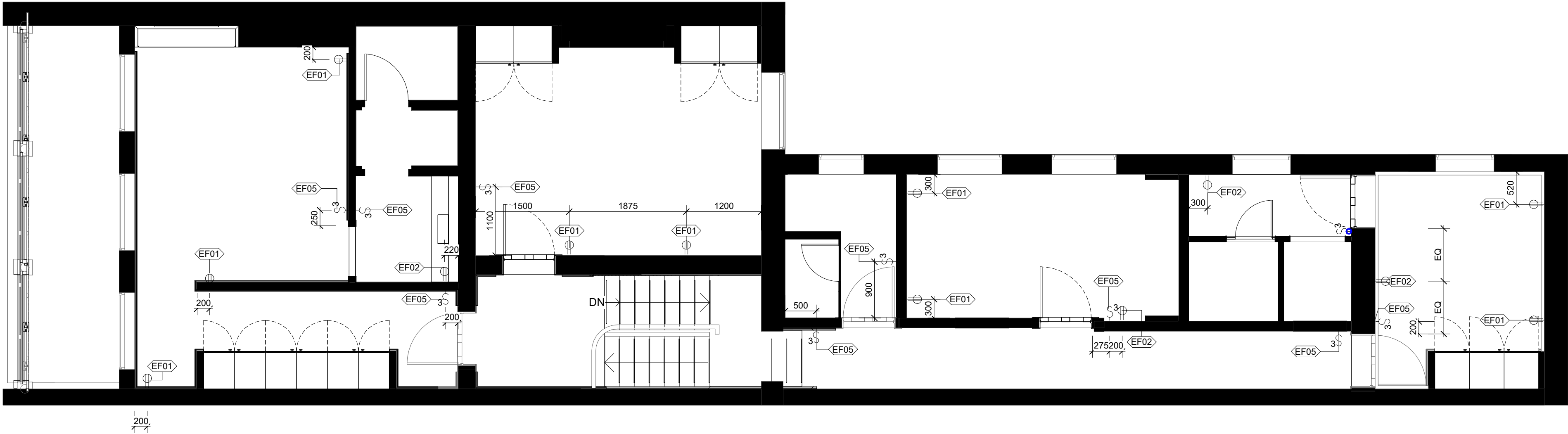


CEILING SPEAKER


- 

HDMI LOOP
- 

LED STRIP LIGHTING



1 General Electrical Plan - FF
AT22 SCALE 1 : 50



DI PIETRO·PIERCE

Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing General Electrical Plan - First Floor

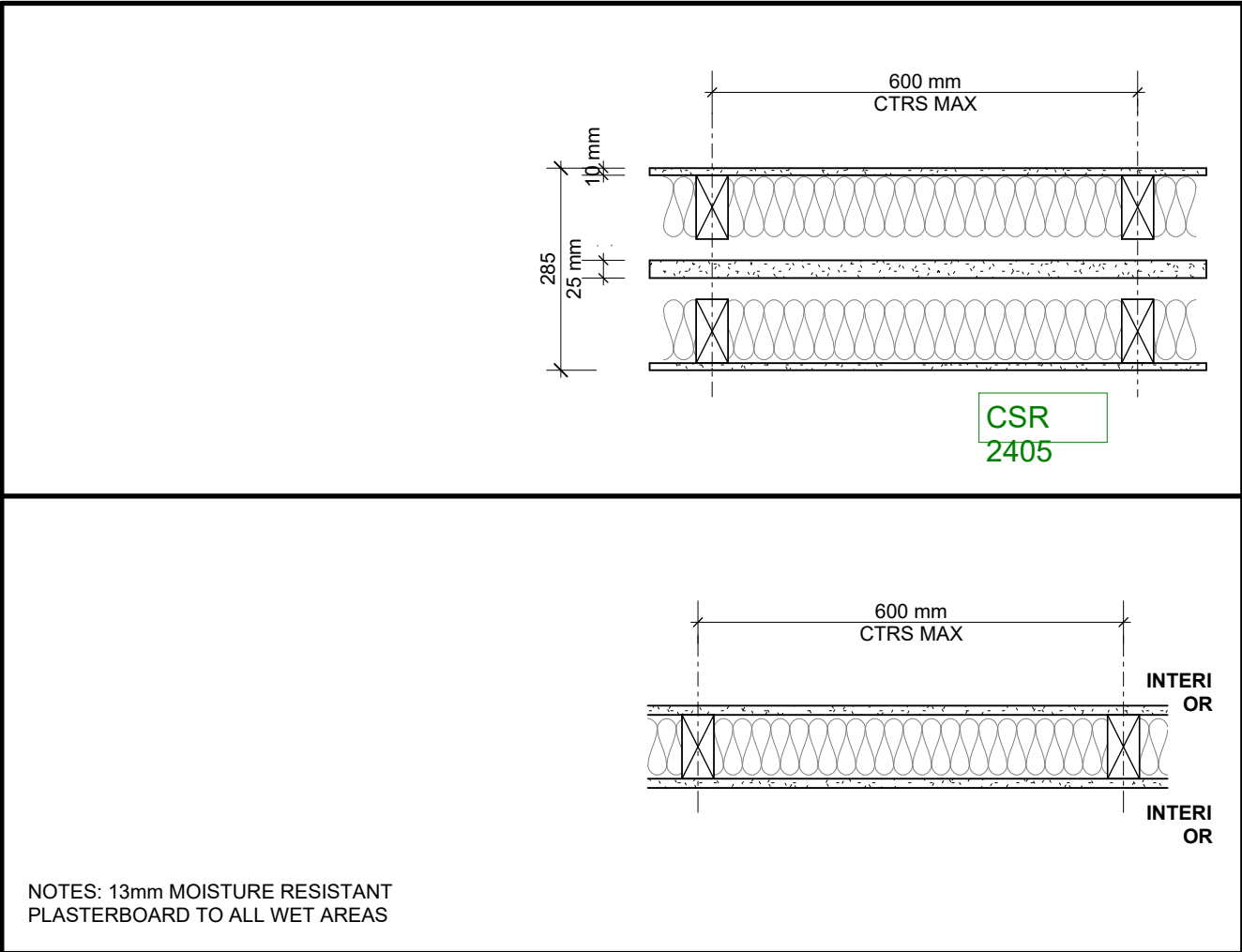
Date 28.08.2026

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Drawing No. A304

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PROPOSED INTERTENANCY PARTY WALL INFILL SCHEDULE & COMPLIANCE SCOPE

COMPLIANCE SCOPE AND PERFORMANCE RATING

APPLIES TO ALL ENCLOSED PRE-EXISTING INTERNAL OPENINGS AND DOORWAYS DISCOVERED THROUGH SHARED TERRACE PARTY BOUNDARY WALLS AS IDENTIFIED ON THE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS.

FIRE RESISTANCE LEVEL (FRL): ALL INFILL CONSTRUCTION MUST ACHIEVE A MINIMUM FIRE RESISTANCE LEVEL OF FRL 60/60/60 PURSUANT TO BCA / NCC REQUIREMENTS, COMMENCING CONTINUOUSLY FROM BASE FOOTING JUNCTION TO THE UNDERSIDE OF THE ROOF/CEILING STRUCTURE.

ACOUSTIC RATING: ALL INFILL CONSTRUCTIONS MUST ACHIEVE A MINIMUM PROVEN SYSTEM LAB ACOUSTIC PERFORMANCE RATING OF $R_w + Ctr 50$.

CONSTRUCTION ASSEMBLY SPECIFICATION

INFILL WALLS TO BE CONSTRUCTED UTILIZING A CERTIFIED, PROPRIETARY FIRE AND ACOUSTIC INTERTENANCY SYSTEM (REUSE THE DOCUMENTED W113 TOWNHOUSE ASSEMBLY DETAILED ON THIS SHEET FEATURING DOUBLE 90x45mm TIMBER STUDS WITH AN INTEGRAL GYPROCK SHUT LINER PANEL AND R2.3 GLASSWool ACOUSTIC INSULATION PACKING) INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS (E.G., CSR GYPROCK, KNAUF, OR APPROVED COMPLIANT SYSTEM).

STRUCTURAL TIMBER STUDS MUST BE MECHANICALLY FIXED, COMPRESSED, AND ANCHORED DIRECTLY INTO THE PRE-EXISTING HISTORIC MASONRY BRICK REVEALS UNIFORMLY USING APPROVED NON-COMBUSTIBLE FIRE-RATED ANCHORS.

CRITICAL BOUNDARY SEALS

ALL PERIMETER HEADS, SUBSTRATE FOOTINGS, AND VERTICAL SIDE JUNCTIONS WHERE THE NEW TIMBER FRAMING MEETS THE OLD BRICK REVEAL MUST BE PACKED TIGHTLY AND SEAMLESSLY FIRE-SEALED.

PROVIDE CONTINUOUS PROPRIETARY FIRE-RATED INTUMESCENT AND ACOUSTIC CAULKING COMPOUND (E.G., PROFILUS BOSTIK FIRECAULK, OR EQUIVALENT APPROVED SYSTEM TESTED IN ACCORDANCE WITH AS1530.4) AT ALL INTERFACE EDGE PERIMETERS.

BASE FOUNDATION AND FOOTING REQUIREMENT

THE INFILL WALL SYSTEM MUST COMMENCE STRATEGICALLY AND CONTINUOUSLY FROM A COMPLIANT CONCRETE FOUNDATION BASE, REINFORCED SLAB UPSTAND, OR SUB-SURFACE MASONRY FOOTING LEVEL.

NEW TIMBER STRUCTURAL FRAMING CORES CANNOT BE CARRIED BY OR SUSPENDED OVER OLD, INDEPENDENT COMBUSTIBLE TIMBER FLOORBOARDS or SUBFLOOR FEATHERINGS.

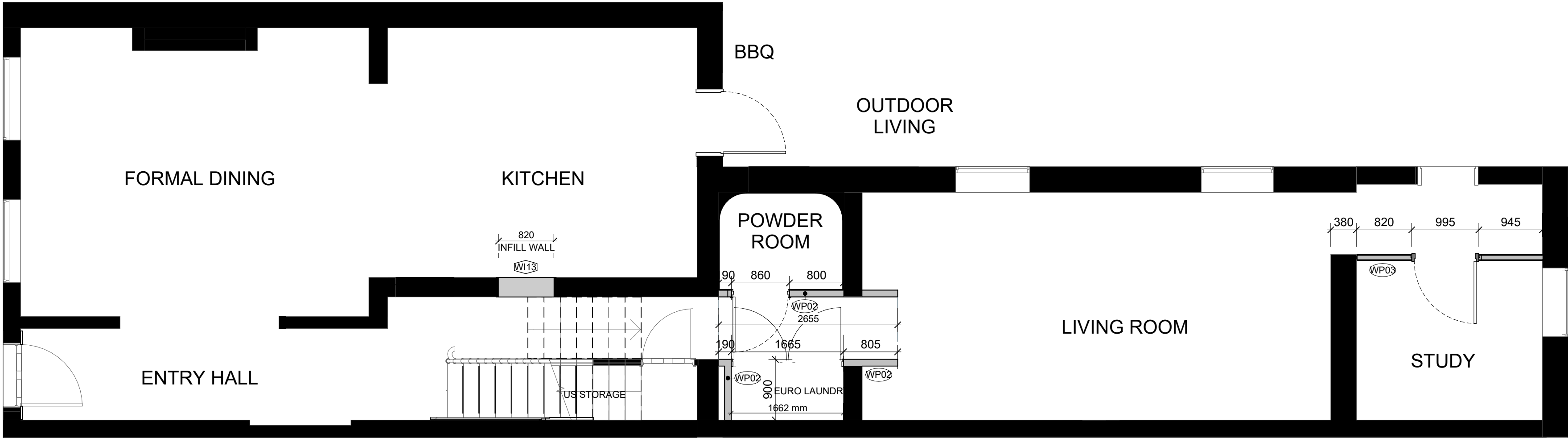
REVEAL ALIGNMENT AND VARIABLE THICKNESS

THE EXACT THICKNESS OF THE EXISTING SOLID MASONRY PARTY WALL IS TO BE MANUALLY VERIFIED BY THE CONTRACTOR ON SITE IMMEDIATELY UPON THE PHYSICAL REMOVAL OF THE ORIGINAL DOOR FRAMES.

WHERE THE TOTAL BUILD-UP OF THE W113 SYSTEM EXCEEDS THE PHYSICAL DEPTH OF THE REVEAL OPENING, THE CONTRACTOR SHALL REDUCE INTERNAL AIR CAVITIES TO A MINIMUM OF 10mm OR ADJUST STUD DEPTHS (E.G., SHIFTING TO COMPLIANT 70mm TIMBER STUDS IN FORMAL COORDINATION WITH THE DESIGNER TO ENSURE THE SYSTEM RELIABLY MAINTAINS THE MANDATED 60/60/60 FRL AND $R_w + Ctr 50$ PERFORMANCE RATINGS.

NEW TIMBER FRAME INFILLS MUST SIT ABSOLUTELY FLUSH WITH THE EXISTING ROOM PLASTER LINE ON AT LEAST ONE PRIMARY INTERIOR ROOM FACE TO PERMIT A SEAMLESS, DEFECT-FREE FINISHED SURFACE SURFACE COATING TRANSITION.

NOTE: FLOOR PLAN NOTATION KEY: SOLID GREY HATCHING INDICATES PROPOSED INTERNAL PARTY WALL INFILL CONSTRUCTION BOUNDARIES. REFER TO W113 SPECIFICATION AND GRAPHIC LEGEND ON THIS SHEET FOR ALL PERFORMANCE, FIRE (FRL 60/60/60), AND ACOUSTIC ($R_w + Ctr 50$) COMPLIANCE REQUIREMENTS.



DI PIETRO·PIERCE

Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Wall Type Plan - GF

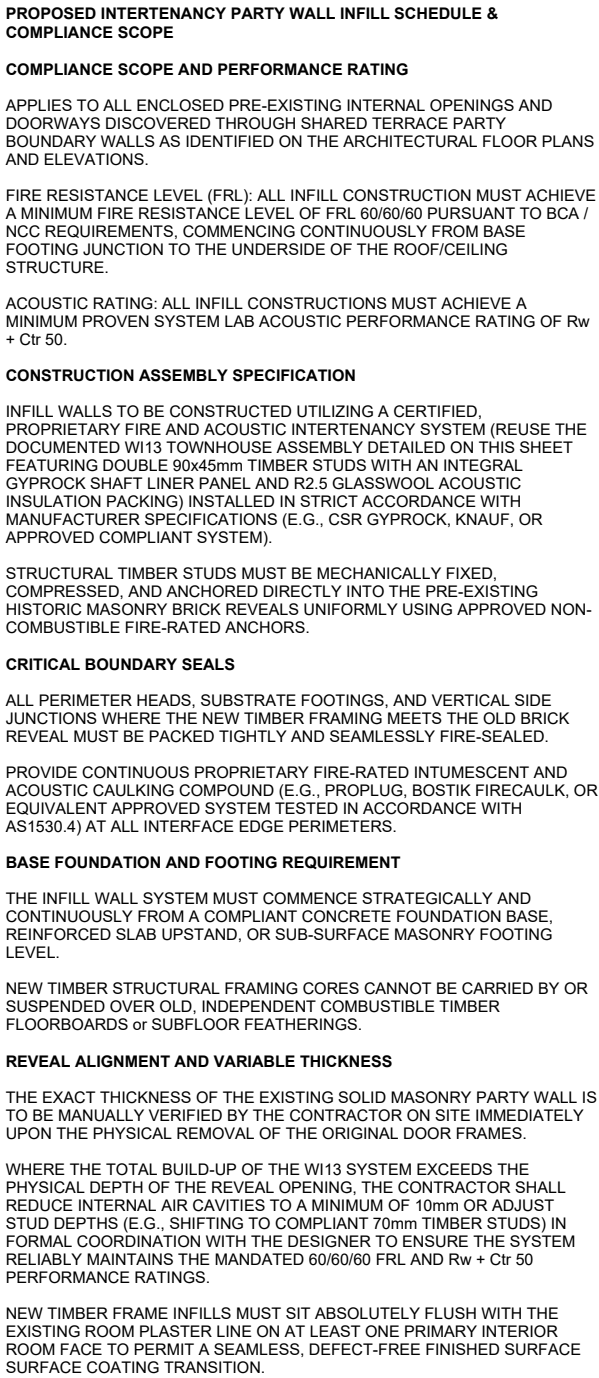
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The floor plan shows a second floor with the following layout and dimensions:

- Primary Suite:** Located on the left, with a width of 4180 and a depth of 4115. It includes a window labeled WP02.
- Primary Ensuite:** Adjacent to the Primary Suite, with a width of 4115 and a depth of 600. It includes a window labeled WP02.
- Bed 02:** Located in the upper middle section, with a width of 4575 and a depth of 1170. It includes a window labeled WP02.
- Bath 01:** Located below Bed 02, with a width of 890 and a depth of 535. It includes a window labeled WP02.
- Bed 03:** Located in the center, with a width of 860 and a depth of 535. It includes a window labeled WP02 and an infill door.
- Bath 02:** Located to the right of Bed 03, with a width of 860 and a depth of 535. It includes a window labeled WP02 and an infill door.
- Bed 04:** Located on the far right, with a width of 860 and a depth of 535. It includes a window labeled WP02 and an infill door.
- Hallway:** Located at the bottom, with a width of 1665 and a depth of 90. It includes a window labeled WP02.

The plan also shows a staircase between Bed 02 and Bath 01, and various door types including infill doors and swing doors.

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Boundary Fence Reference Image



Vehicle Access Gate Reference Image Automatic Gate System required

HERITAGE COMPLIANCE NOTE

- THIS PROPERTY IS LOCATED WITHIN A HERITAGE OVERLAY PRECINCT.
- ALL WORKS ARE TO COMPLY WITH THE CITY OF MELBOURNE PLANNING SCHEME – HERITAGE OVERLAY REQUIREMENTS.
- PROPOSED RESTORATION WORKS ARE INTENDED TO CONSERVE AND REINSTATE ORIGINAL VICTORIAN ARCHITECTURAL ELEMENTS IN ACCORDANCE WITH HERITAGE CONSERVATION PRINCIPLES.
- ANY NEW WORKS ARE TO BE REVERSIBLE WHERE POSSIBLE AND VISUALLY SYMPATHETIC TO THE HISTORIC CHARACTER OF THE BUILDING AND SURROUNDING STREETScape.
- MATERIALS, FINISHES, AND DETAILING ARE TO MATCH OR COMPLEMENT EXISTING HERITAGE FABRIC.
- CONTRACTOR TO ENSURE WORKS ARE CARRIED OUT WITH CARE TO PROTECT EXISTING HERITAGE ELEMENTS DURING CONSTRUCTION.
- FINAL COLOURS, MATERIALS AND DETAILS MAY BE SUBJECT TO HERITAGE APPROVAL WHERE REQUIRED.
- NO SANDBLASTING OF BRICKWORK PERMITTED.

GENERAL NOTES – FENCE AND GATES

- PROVIDE 1800MM HIGH ALUMINIUM VERTICAL SLAT PRIVACY FENCE TO BOUNDARY AS INDICATED ON PLAN.
- FENCE FINISH TO BE POWDER COATED COLOUR SW7048 URBANE BRONZE (SHERWIN WILLIAMS) OR APPROVED EQUIVALENT.
- SLAT PROFILE AND SPACING TO PROVIDE PRIVACY AND MATCH REFERENCE IMAGE.
- FENCE POSTS AT MAX. 1800–2400MM CENTRES.
- POSTS TO BE FIXED TO CONCRETE STRIP FOOTING WITH BASE PLATE ANCHORS.
- CONCRETE STRIP FOOTING TO BE 100–150MM ABOVE FINISHED GROUND LEVEL.
- CONTRACTOR TO ENSURE FENCE ALIGNMENT REMAINS LEVEL ACROSS SITE.
- ALL ALUMINIUM COMPONENTS TO BE EXTERIOR GRADE AND CORROSION RESISTANT.
- PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- CONTRACTOR TO VERIFY ALL SITE DIMENSIONS PRIOR TO INSTALLATION.

VEHICLE ACCESS GATE NOTE

- PROVIDE MANUAL DOUBLE SWING VEHICLE GATE AT DRIVEWAY LOCATION AS INDICATED.
- GATE CONSTRUCTION TO MATCH FENCE TYPE F1 INCLUDING SLAT PROFILE AND SPACING.
- FINISH: POWDER COATED SW7048 URBANE BRONZE.
- GATE PANELS HINGED TO STRUCTURAL POSTS WITH HEAVY-DUTY HINGES.
- PROVIDE LATCH AND LOCK HARDWARE.
- CLEAR OPENING WIDTH AS SHOWN ON PLAN.

EXISTING BLUE STONE PAVING

- RETAIN AND RESTORE EXISTING BLUE SLATE TILES TO COURTYARD. CLEAN AND REPAIR DAMAGED AREAS WHERE REQUIRED.

GENERAL NOTES / RESPONSIBILITIES:

- ELEVATIONS ARE INDICATIVE ONLY. ALL DIMENSIONS, LEVELS, AND CONDITIONS MUST BE VERIFIED ON SITE BY THE BUILDER PRIOR TO CONSTRUCTION.
- THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL INFORMATION, COORDINATING APPROVALS, AND OBTAINING ALL NECESSARY PERMITS.
- ALL RESTORATION WORKS TO COMPLY WITH HERITAGE OVERLAY, PLANNING REQUIREMENTS, AND COUNCIL CONDITIONS.
- ANY DISCREPANCIES OR UNFORESEEN SITE CONDITIONS MUST BE REPORTED TO THE PROJECT ARCHITECT/HERITAGE CONSULTANT FOR DIRECTION.
- NOTES, FINISHES, AND SPECIFICATIONS PROVIDED BY THE INTERIOR DESIGNER ARE FOR GUIDANCE ONLY. IMPLEMENTATION, COMPLIANCE, AND APPROVALS REMAIN THE BUILDER'S RESPONSIBILITY.
- ALL MATERIALS, COLOURS, AND FINISHES TO BE CONFIRMED BY THE BUILDER AGAINST APPROVED DOCUMENTATION PRIOR TO INSTALLATION.

GENERAL NOTES – HERITAGE RESTORATION & EXTERNAL WORKS

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH HERITAGE CONSERVATION PRINCIPLES AND RELEVANT LOCAL PLANNING CONTROLS.
- EXISTING HERITAGE FABRIC TO BE RETAINED AND RESTORED WHEREVER POSSIBLE.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- ANY NEW WORKS TO BE SYMPATHETIC TO THE ORIGINAL VICTORIAN ARCHITECTURAL CHARACTER OF THE BUILDING IN FORM, SCALE, MATERIALS AND DETAILING.

FACADE RESTORATION

- CAREFULLY CLEAN EXISTING MASONRY FAÇADE USING NON-ABRASIVE METHODS APPROPRIATE FOR HERITAGE BRICKWORK.
- REPAIR AND REPOINT DETERIORATED BRICKWORK USING LIME-BASED MORTAR TO MATCH THE EXISTING MORTAR COLOUR, JOINT PROFILE AND FINISH.
- REPLACE DAMAGED BRICKS WITH MATCHING RECLAIMED OR HERITAGE APPROPRIATE BRICKS WHERE REQUIRED.
- PREPARE AND REPAINT FAÇADE ELEMENTS IN HISTORICALLY APPROPRIATE HERITAGE COLOURS.
- PAINT FINISH AND COLOUR SCHEME TO BE CONSISTENT WITH VICTORIAN TERRACE CHARACTER AND SUBJECT TO HERITAGE APPROVAL WHERE REQUIRED.

FRONT FENCE RESTORATION

- RETAIN EXISTING TRADITIONAL VICTORIAN CAST IRON FRONT FENCE TO STREET FRONTAGE.
- FENCE TO BE FINISHED IN PAINTED HERITAGE COLOUR (TYPICALLY BLACK OR DARK HERITAGE TONE).

FRONT STEPS

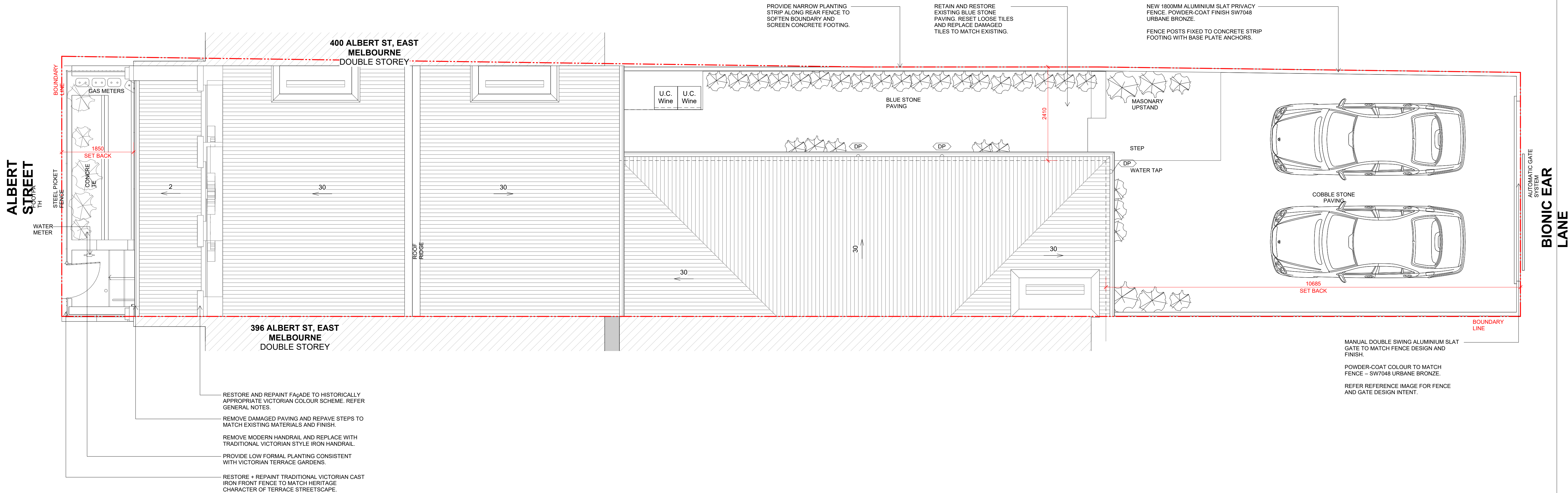
- REMOVE ANY DAMAGED OR MISMATCHED PAVING TO EXISTING FRONT STEPS.
- RE-PAVE FRONT STEPS USING MATERIALS TO MATCH EXISTING PAVING IN SIZE, COLOUR AND FINISH.
- MAINTAIN ORIGINAL STAIR PROPORTIONS AND HERITAGE CHARACTER.

HANDRAIL RESTORATION

- REMOVE RECENTLY INSTALLED MODERN HANDRAIL.
- REPLACE WITH TRADITIONAL VICTORIAN STYLE HANDRAIL CONSISTENT WITH THE AGE AND CHARACTER OF THE TERRACE.
- HANDRAIL TO BE WROUGHT IRON OR CAST IRON DESIGN AND FINISHED IN PAINTED HERITAGE COLOUR.

FRONT GARDEN LANDSCAPE

- PROVIDE LOW FORMAL PLANTING CONSISTENT WITH TRADITIONAL VICTORIAN TERRACE GARDENS.
- PLANTING TO REMAIN LOW IN HEIGHT TO MAINTAIN VISIBILITY OF THE FAÇADE AND IRON FENCE.
- SUGGESTED PLANTING TYPES INCLUDE:
 - BUXUS SEMPERVIRENS (ENGLISH BOX HEDGE)
 - LAVENDER (LAVANDULA ANGUSTIFOLIA)
 - ROSEMARY HEDGE
 - GARDENIA (LOW VARIETIES)
 - WESTRINGIA FRUTICOSA (COMPACT VARIETIES)
- LANDSCAPE LAYOUT TO MAINTAIN A SIMPLE, STRUCTURED GARDEN SETTING APPROPRIATE TO HERITAGE TERRACE STREETSAPES.



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Proposed Site Plan

Date 28.08.2026

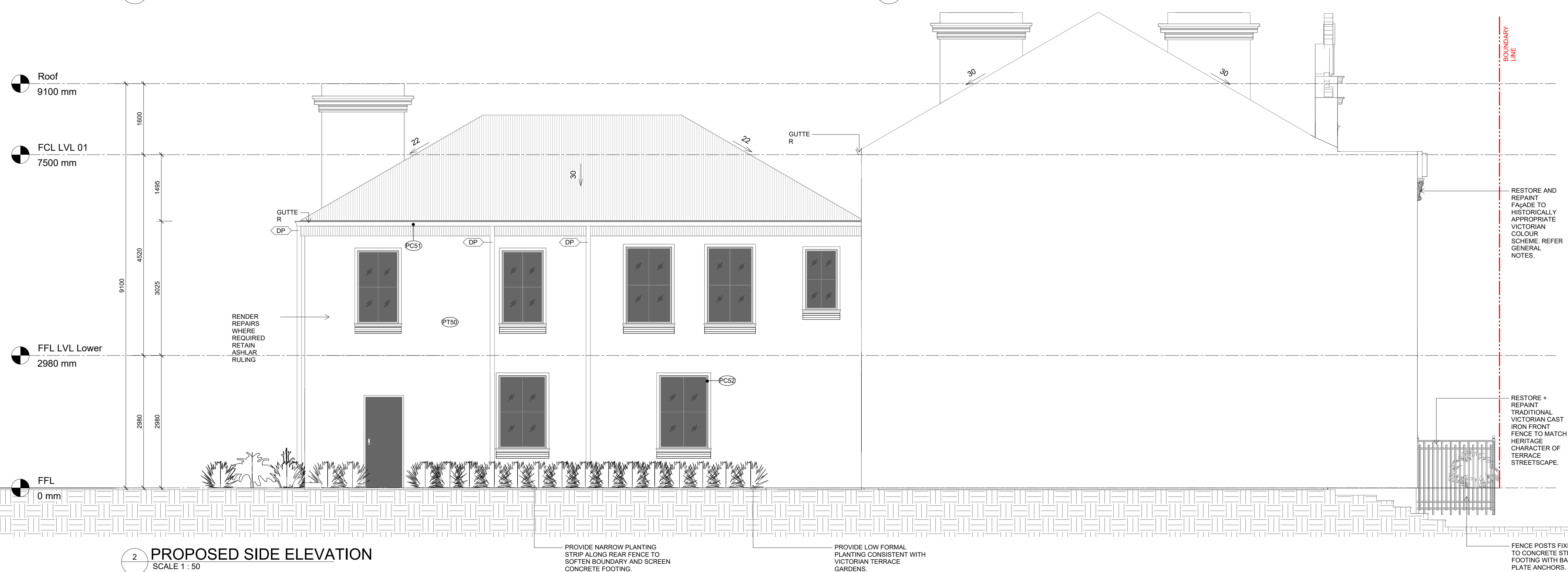
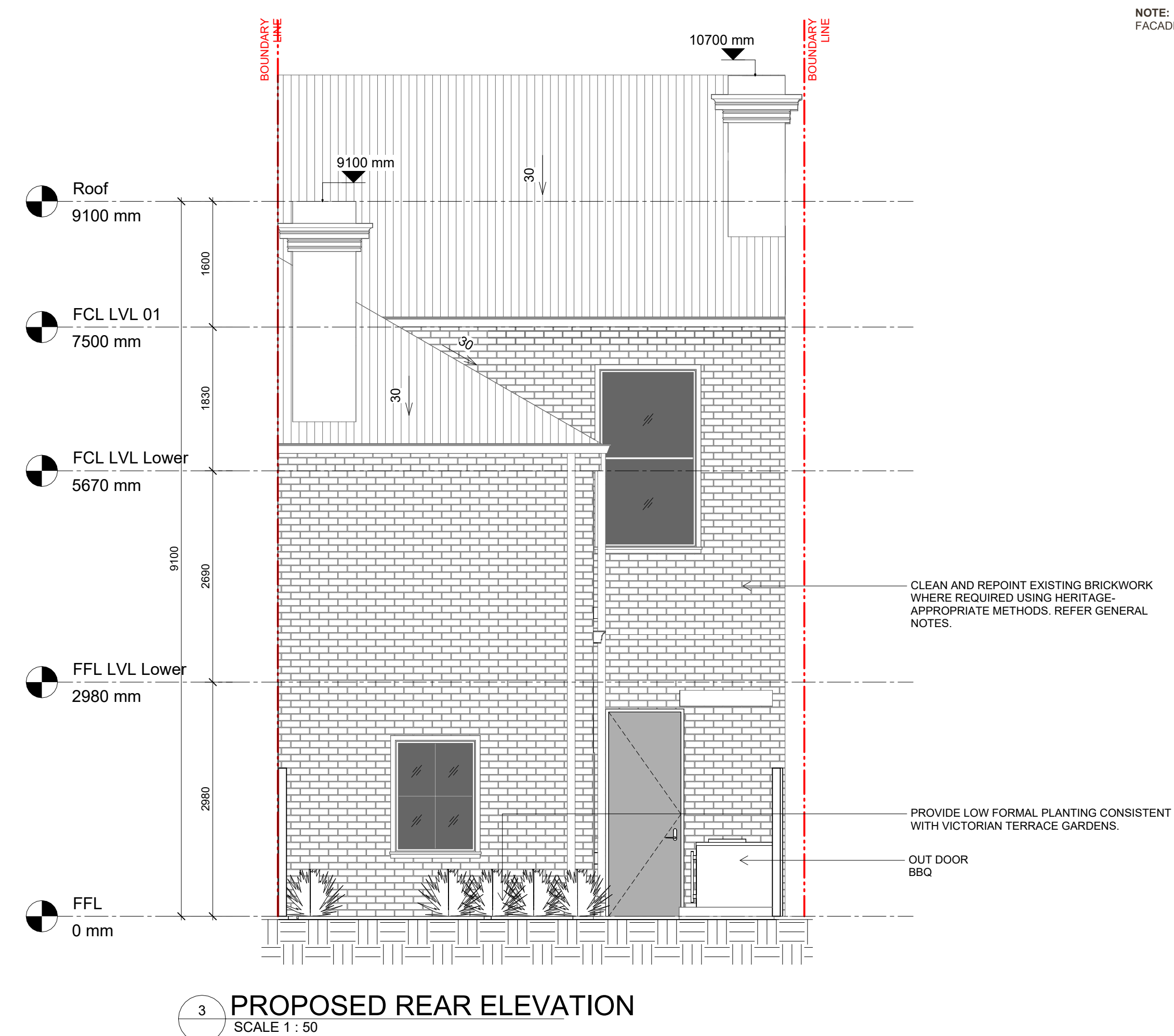
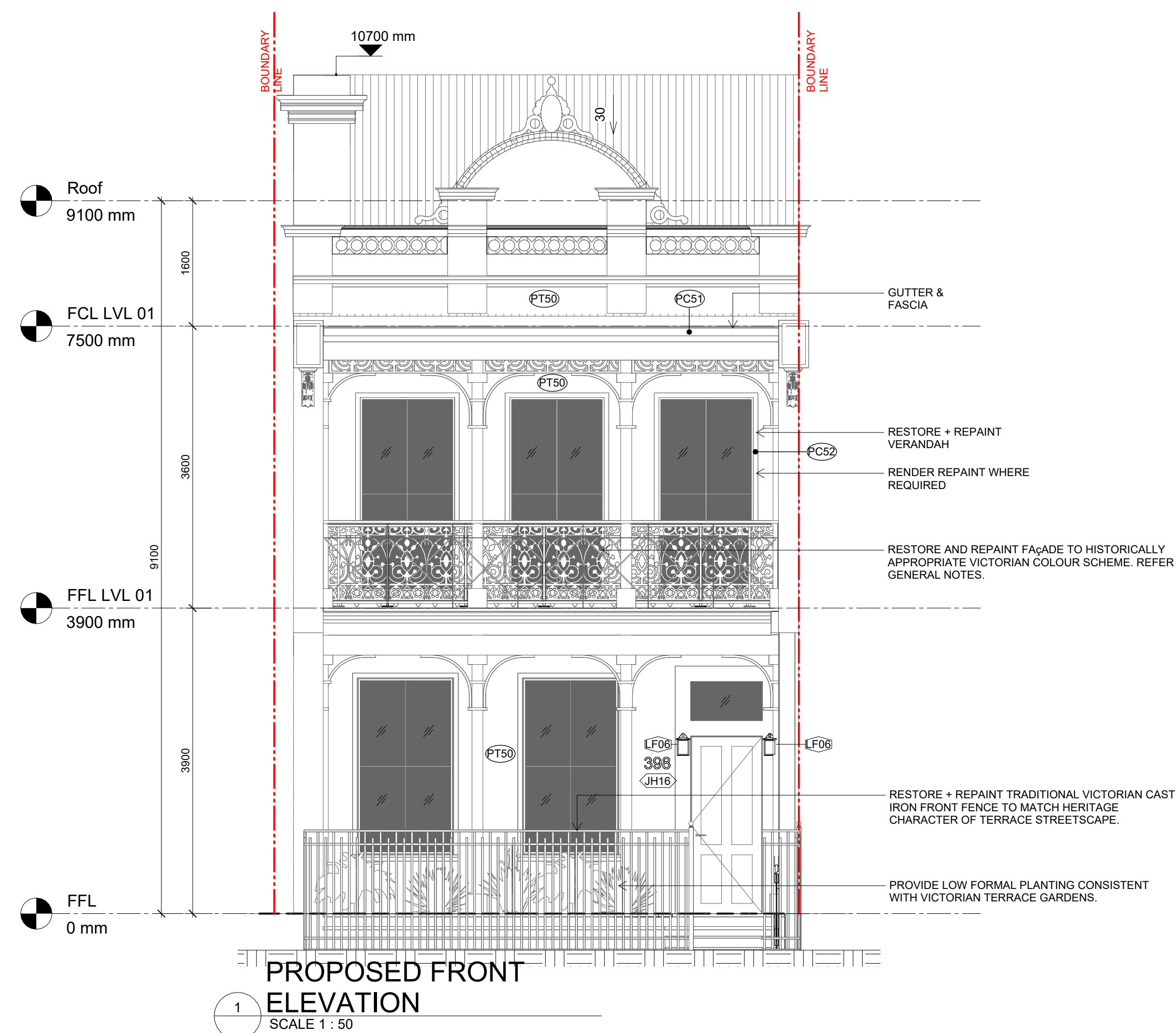
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Drawing No. A400

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NOTE:
FACADE 398 TO BE PAINTED. PAINT COLOUR TBC



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

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Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Proposed Elevations

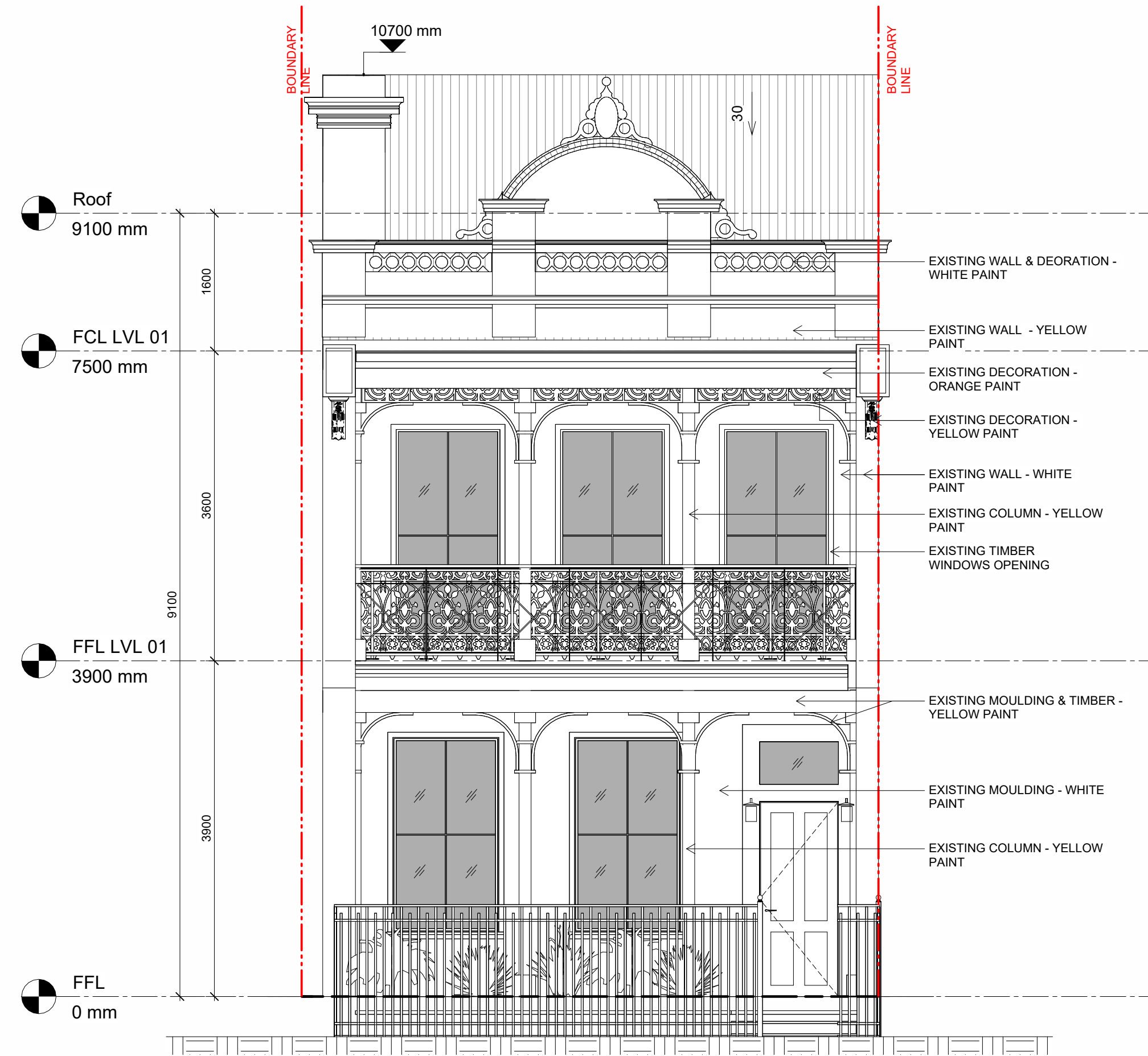
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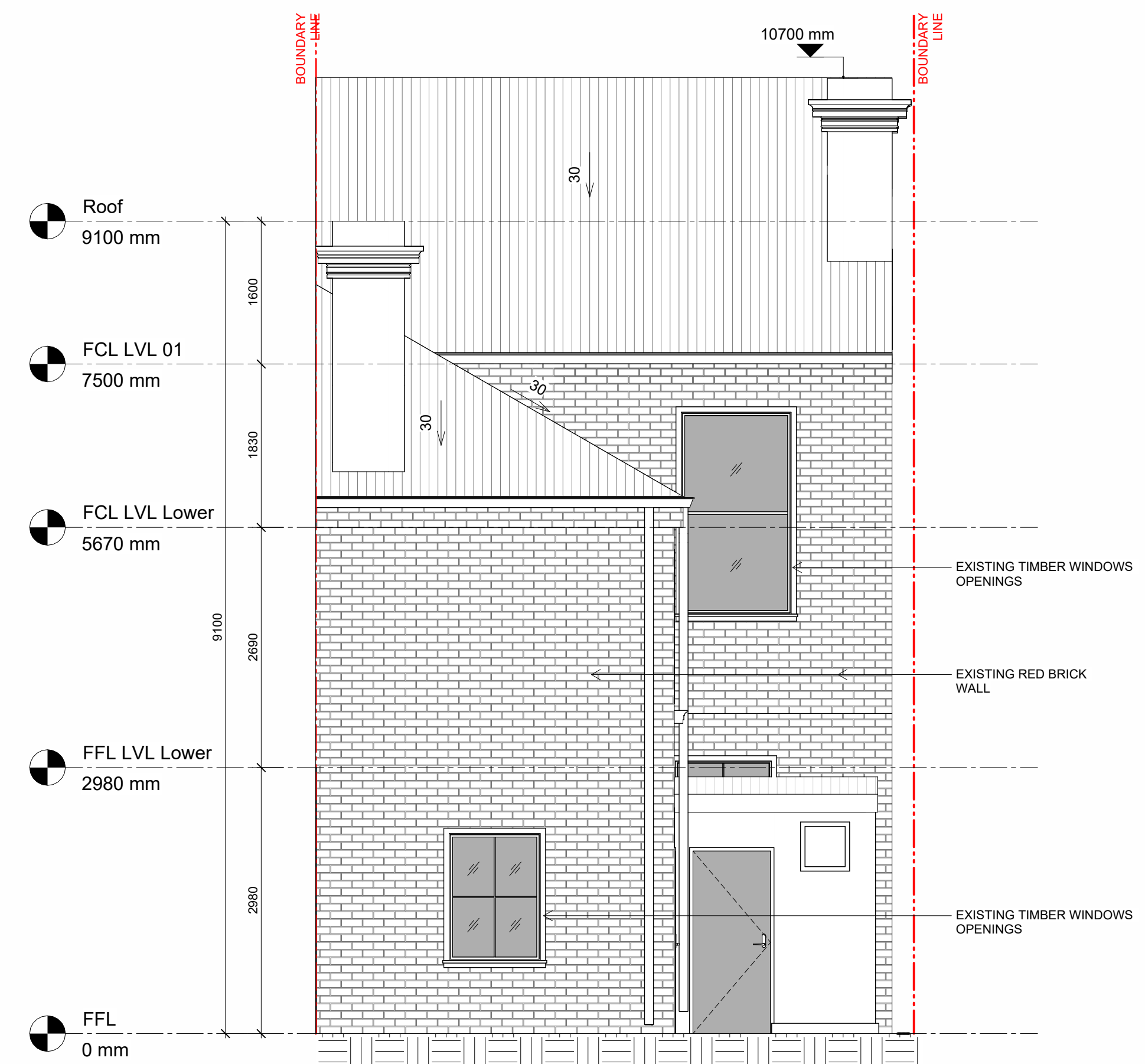
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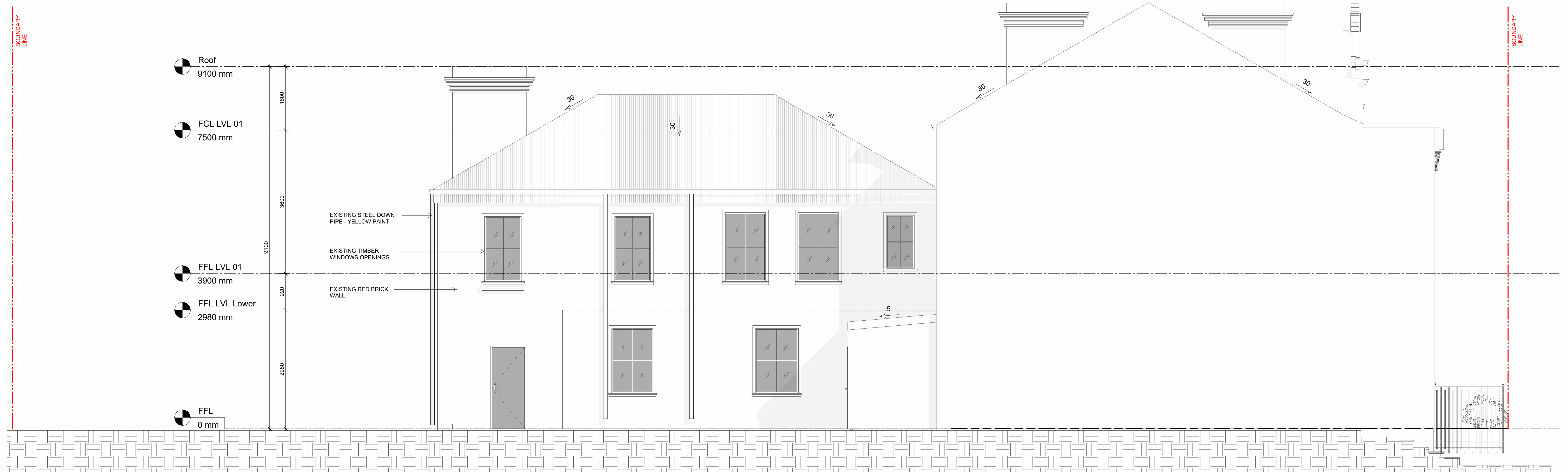
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1 EXISTING FRONT ELEVATION
SCALE 1 : 50



3 EXISTING REAR ELEVATION
SCALE 1 : 50



2 EXISTING SIDE ELEVATION
SCALE 1 : 50



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Existing Elevations

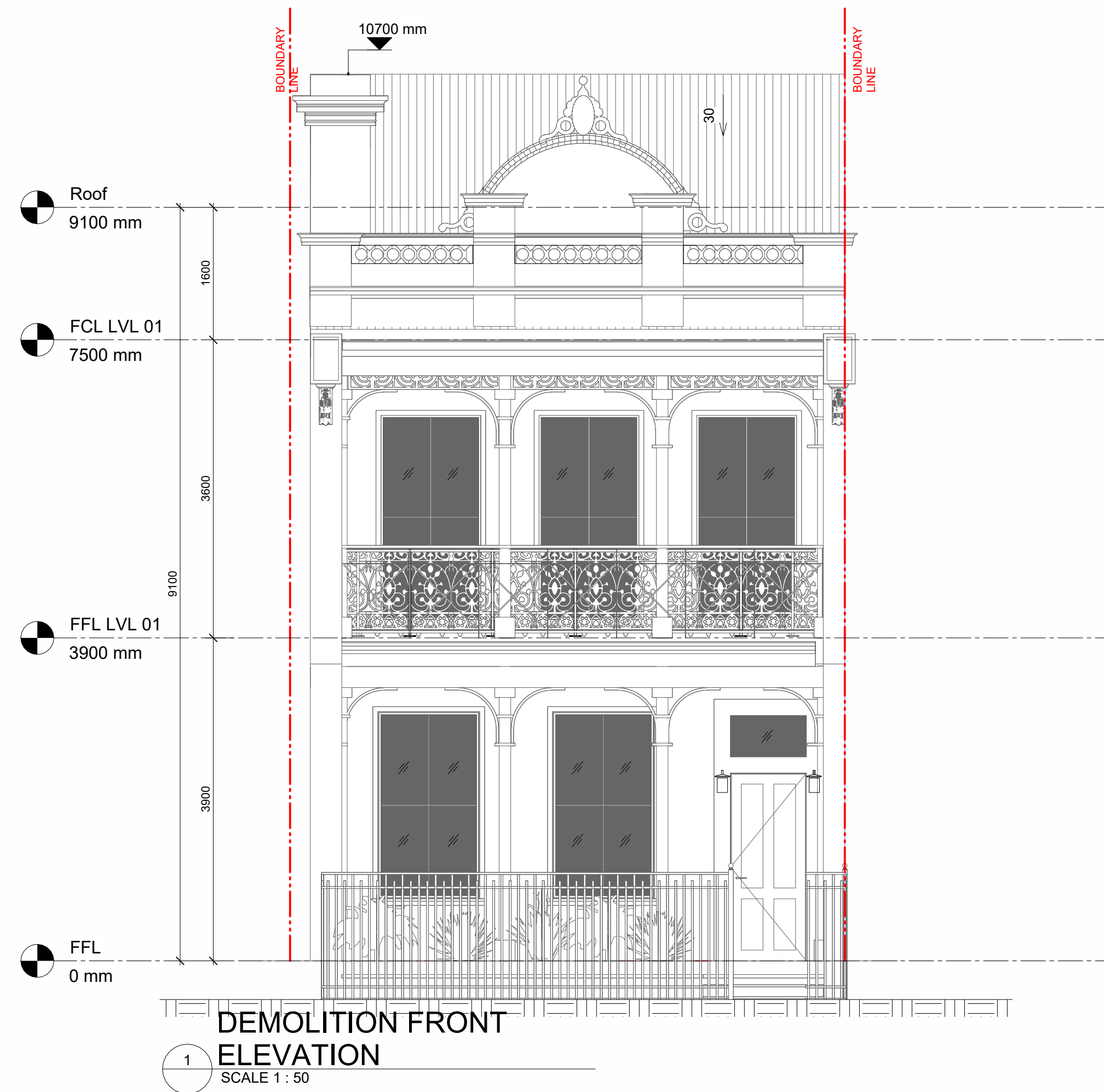
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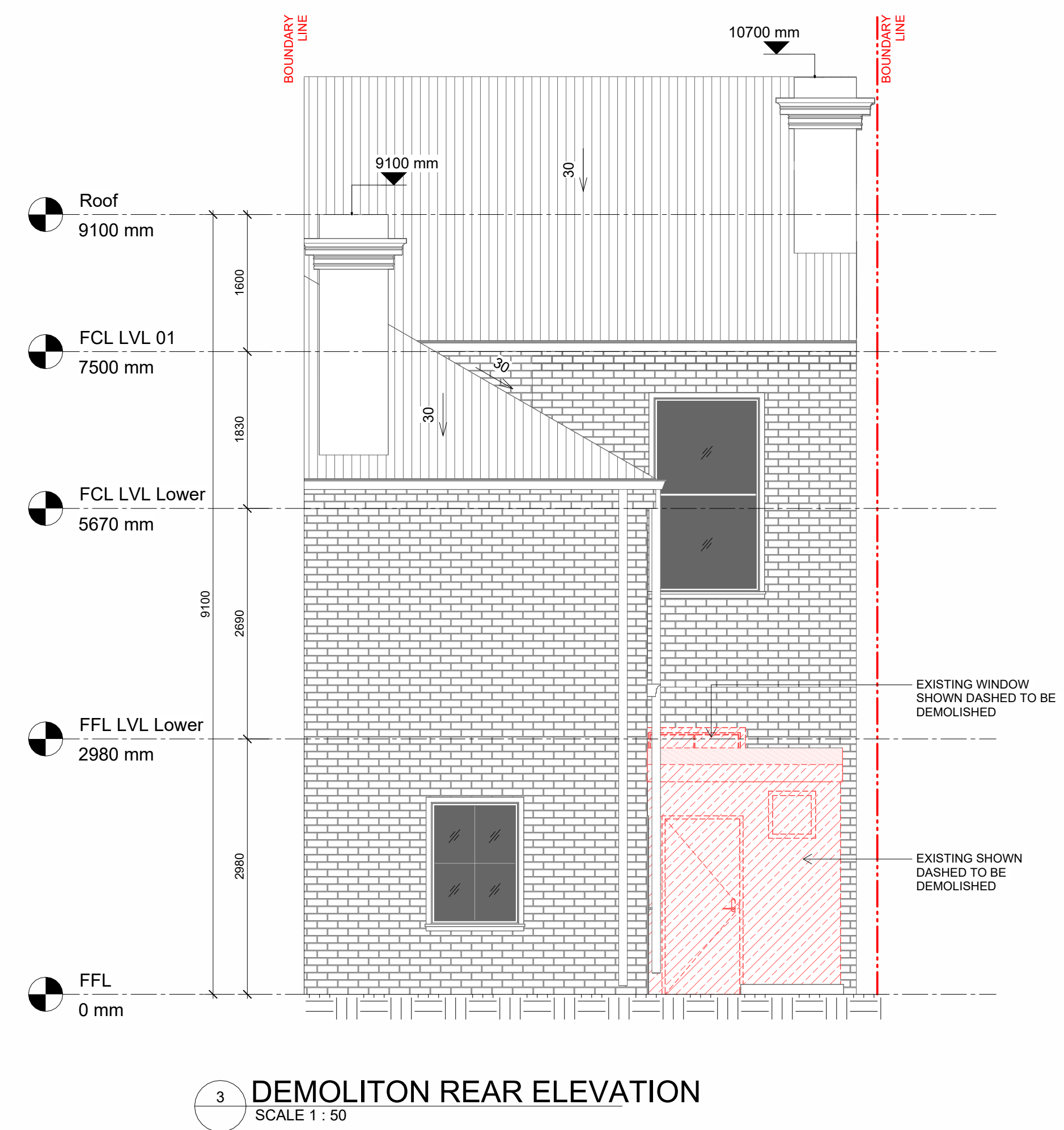
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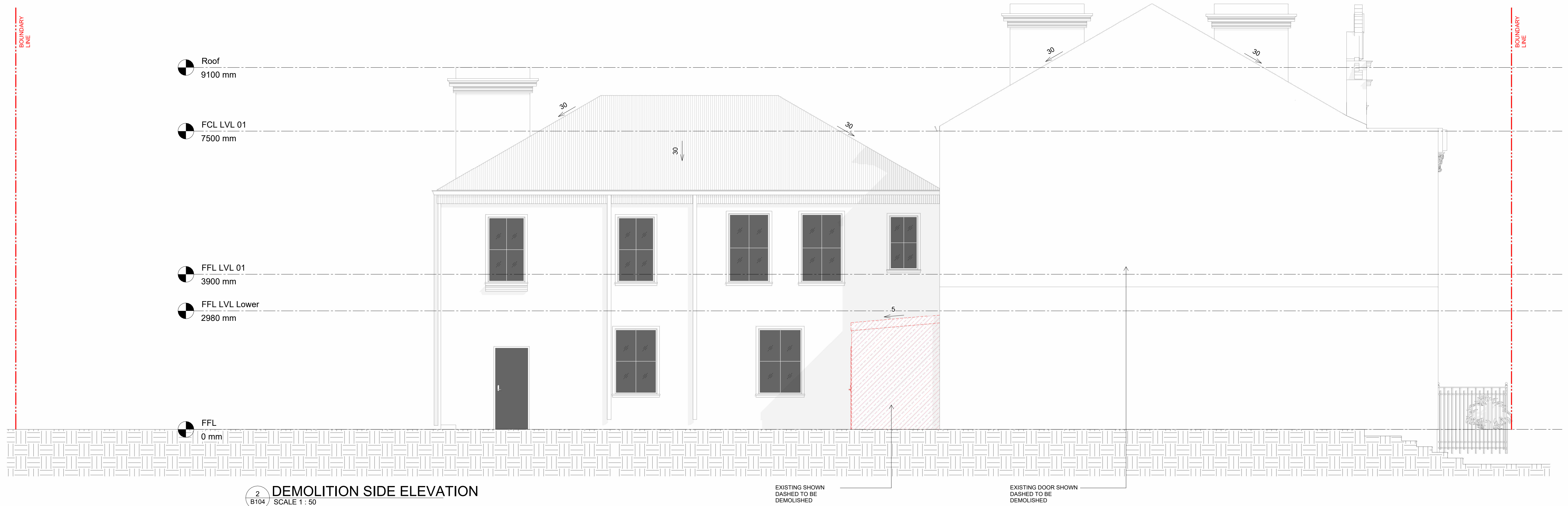
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DEMOLITION FRONT
ELEVATION
SCALE 1 : 50



DEMOLITON REAR ELEVATION
SCALE 1 : 50



DEMOLITION SIDE ELEVATION
SCALE 1 : 50



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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Demolition Elevations

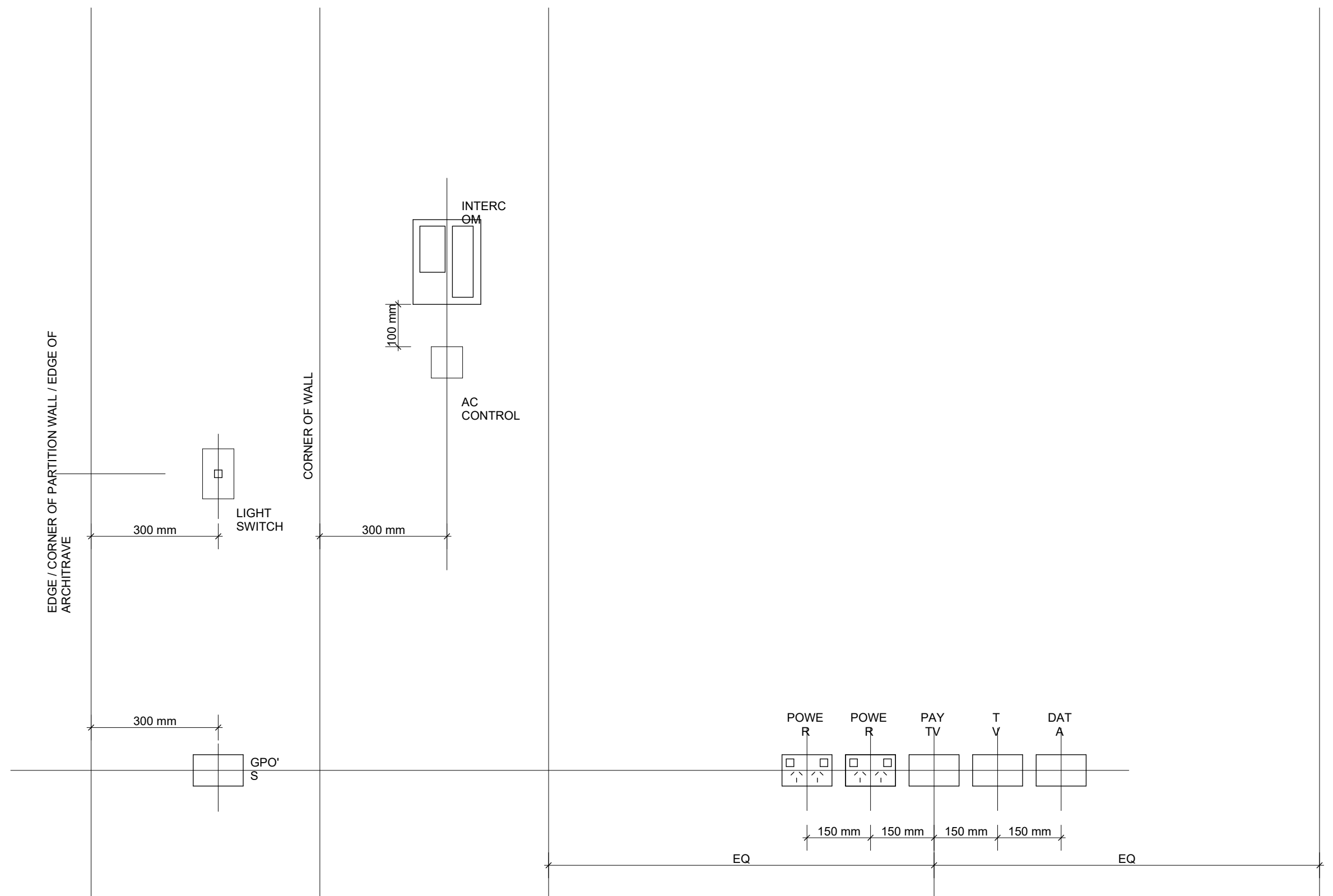
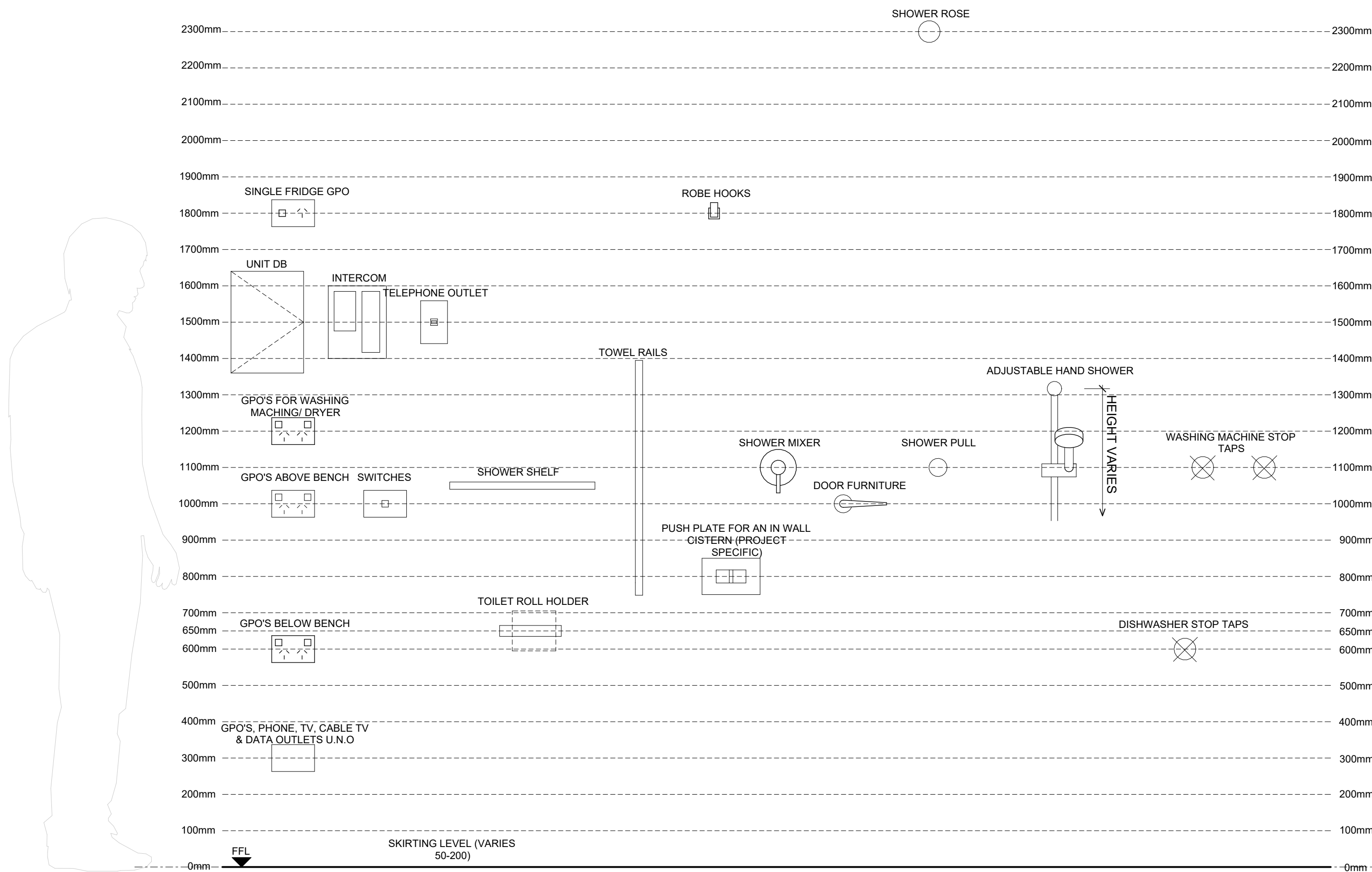
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Drawing No. A403

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GPO FROM
CORNER & LIGHT
SWITCH FROM
ARCHITRAVE

INTERCOM FROM
CORNER

POWER / TV /
DATA LIVING
ROOM

1 Line of Heights
SCALE 1 : 10



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Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Line of Heights

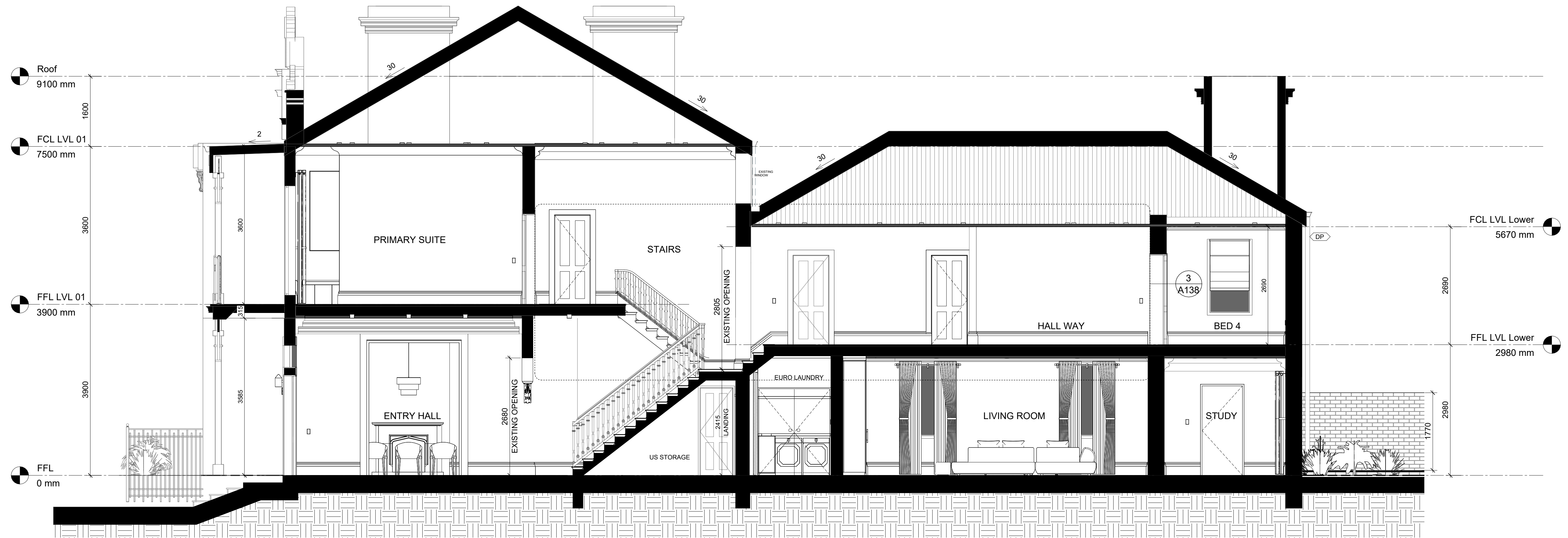
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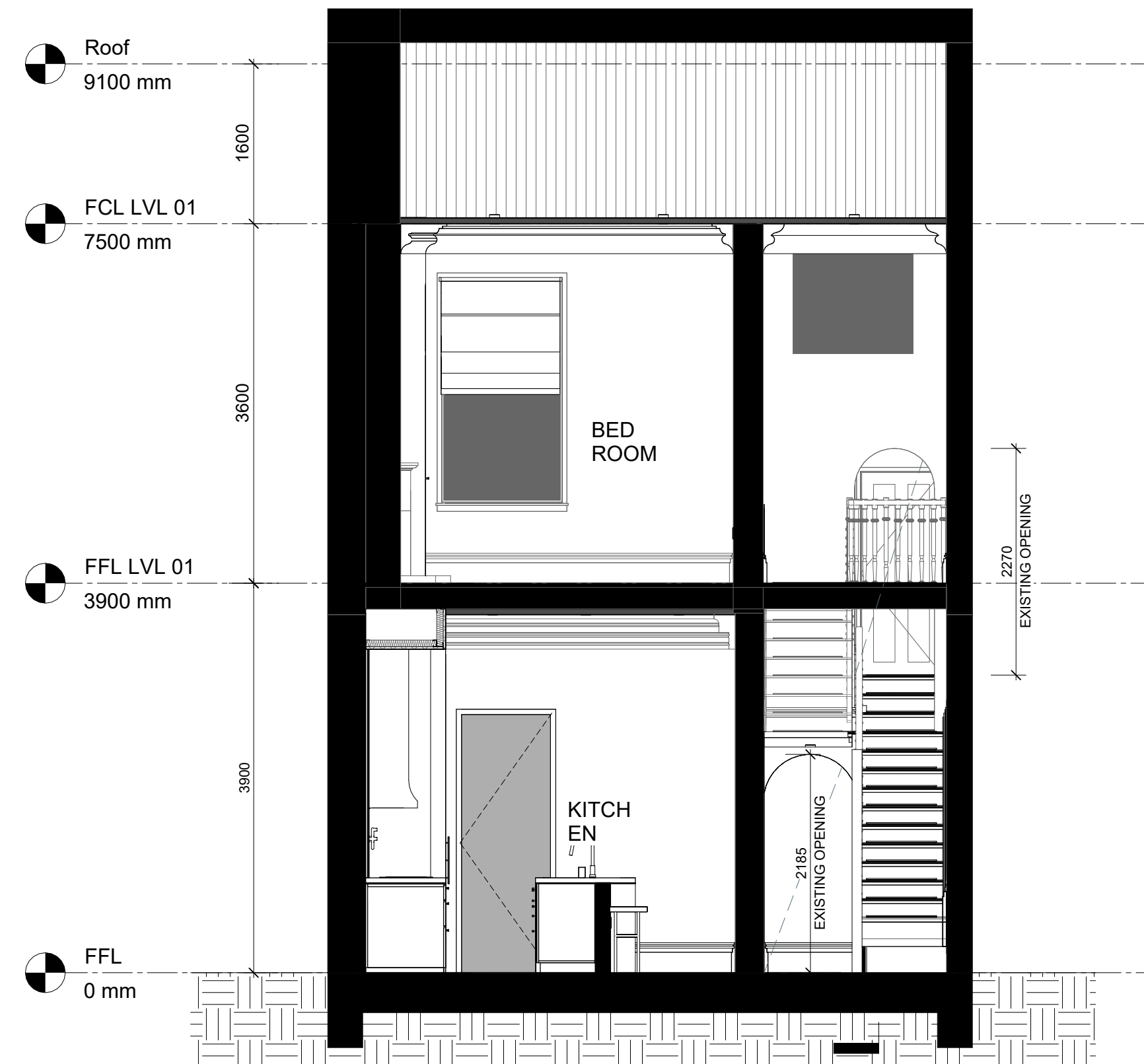
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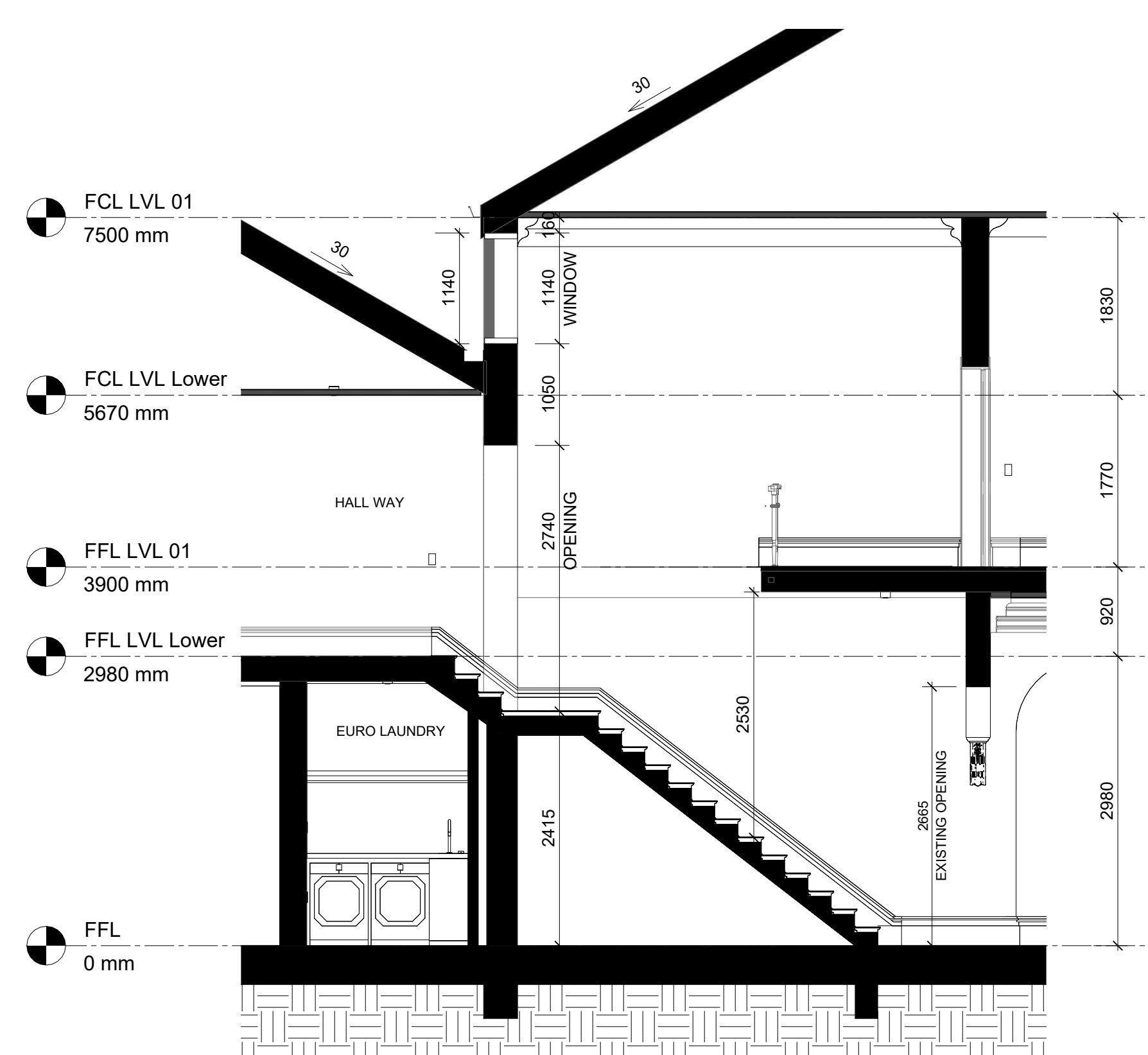
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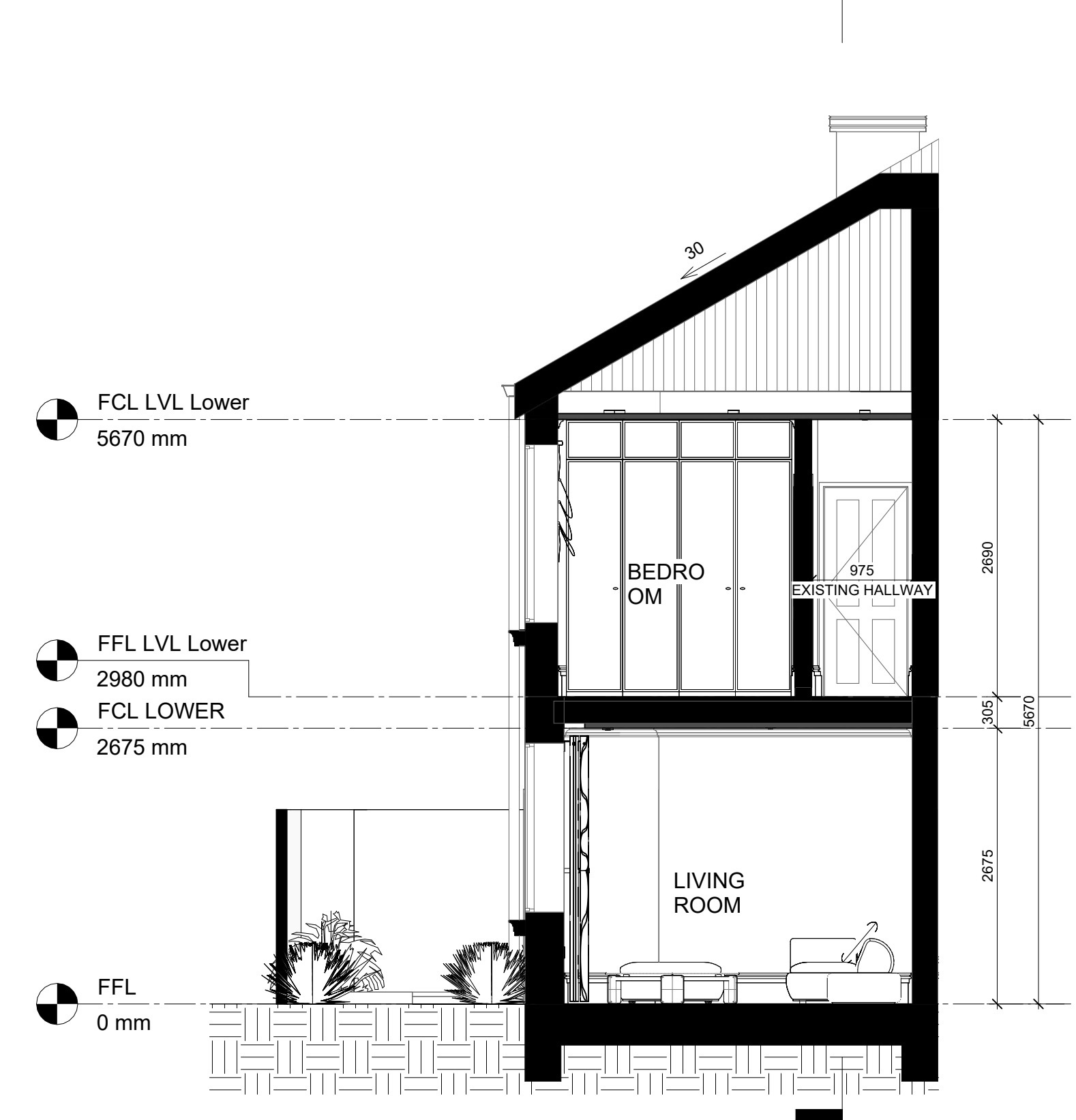
2 Building Section A
SCALE 1 : 50



3 Building Section B
SCALE 1 : 50



4 Hall Section
SCALE 1 : 50



1 Building Section C
SCALE 1 : 50



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Building Sections

Date 28.08.2026

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Drawing No. A600

A

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DOOR NUMBER DOOR LOCATION		PANEL				HARDWARE							SIGNAGE	NOTES
		WIDTH	HEIGHT	TYPE	THICKNESS	HINGE	TRACK	CLOSER	OPERATOR	STOPS	SEALS	SECURITY	DESCRIPTION	
EXTERNAL														
D1.1	ENTRY HALL	915 mm	2265 mm	HC	45 mm	BT	-	DC	-	WDS	EDS	-	RESTORED ENTRY DOOR	Rw30 ACOUSTIC REQUIREMENT
D1.3	LIVING ROOM	820 mm	2045 mm	HC	35 mm	FF	-	DC	-	WDS	EDS	-		
INTERNAL														
D1.2	KITCHEN	920 mm	2600 mm	HC	35 mm	FF	-	DC	-	WDS	-	-		
D1.4	STUDY	920 mm	2040 mm	HC	35 mm	FF	-	DC	-	WDS	-	-		
D1.5	LAUNDRY	1665 mm	2000 mm	HC	35 mm	FF	-	-	-	WDS	-	-		
D1.6	POWER ROOM	820 mm	2000 mm	HC	35 mm	FF	-	DC	-	WDS	-	-		
D1.7	UNDER STAIR	750 mm	2000 mm	HC	35 mm	FF	-	-	-	WDS	-	-		
D2.1	PRIMARY SUITE	820 mm	2040 mm	HC	35 mm	FF	-	DC	-	WDS	-	-		
D2.2	BED 02	820 mm	2040 mm	HC	35 mm	FF	-	DC	-	WDS	-	-		
D2.3	PRIMARY SUITE	820 mm	2040 mm	HC	35 mm	FF	-	DC	-	WDS	-	-		
D2.4	PRIMARY SUITE	820 mm	2040 mm	HC	35 mm	FF	-	DC	-	WDS	-	-		
D2.5	BATH 02	820 mm	2040 mm	HC	35 mm	FF	-	DC	-	WDS	-	-		
D2.6	BED 04	820 mm	2040 mm	HC	35 mm	FF	-	DC	-	WDS	-	-		

PAINT	COLOUR	SUPPLIER	DESCRIPTION
PT02	PORTER S		COLOUR: BONE R 220, G 218, B 213

D1.1 - ENTRY HALL DOOR: WOOD NOTE: EXISTING DOOR	D1.2 - KITCHEN DOOR: WOOD NOTE: NEW DOOR	D1.3 - OUTDOOR LIVING DOOR: WOOD NOTE: EXISTING DOOR	D1.4 - STUDY DOOR: WOOD NOTE: NEW DOOR	D1.5 - LAUNDRY DOOR: WOOD NOTE: NEW DOOR	D1.6 - POWDER ROOM DOOR: WOOD NOTE: NEW DOOR
D1.7 - UNDER STAIR DOOR: WOOD NOTE: EXISTING DOOR	D2.1 - PRIMARY SUITE DOOR: WOOD NOTE: EXISTING DOOR	D2.2 - BED 02 DOOR: WOOD NOTE: NEW DOOR	D2.3 - BATH 01 DOOR: WOOD NOTE: EXISTING DOOR	D2.4 - BED 03 DOOR: WOOD NOTE: NEW DOOR	D2.5 - BATH 02 DOOR: WOOD NOTE: NEW DOOR
D2.6 - BED 04 DOOR: WOOD NOTE: EXISTING DOOR					

GENERAL DOOR AND HARDWARE NOTES - HERITAGE AND REGULATORY COMPLIANCE

READ IN CONJUNCTION WITH ALL ARCHITECTURAL FLOOR PLANS, COMPLIANCE ELEVATIONS, SPECIFICATIONS, AND APPLICABLE HERITAGE OVERLAYS.

ALL ORIGINAL EXISTING TIMBER DOORS, HINGED SASHES, AND ENCLOSURE FRAMING ARRAYS ARE ARCHITECTURAL HERITAGE FABRIC AND MUST BE RETAINED AND PROTECTED IN-SITU UNLESS EXPLICITLY MARKED FOR DEMOLITION OR MODIFICATION.

CONTRACTOR TO IMPLEMENT UTMOST PROTECTION COMPLIANCE TO ENSURE HISTORIC TIMBERWORK, DECORATIVE MOULDINGS, AND ORIGINAL PLASTER ARCHITRAVES ARE NOT DAMAGED DURING INTERNAL FITOUT WORKS.

SANITARY COMPARTMENT EMERGENCY ACCESS

IN STRICT ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA NCC DEEMED TO SATISFY PROVISIONS, WHERE THE INTERNAL ENCLOSED SANITARY COMPARTMENT TOILET CUBICLE DOOR OPENS INWARDS AND HAS A CLEARANCE OF LESS THAN 1200mm TO THE TOILET PAN, THE DOOR MUST BE FITTED WITH LIFT-OFF COMPLIANT HINGES.

LIFT-OFF HINGES MUST FEATURE A MINIMUM 20mm PIN CLEARANCE TO ALLOW THE DOOR TO BE REVERSIBLY LIFTED UP AND REMOVED SEAMLESSLY FROM THE OUTSIDE BY EMERGENCY SERVICES WITHOUT FORCE.

HARDWARE, LOCKSETS, AND OPERABILITY
ALL RETROFITTED HARDWARE, LEVERS, LOCKSETS, AND DOOR CLOSERS SPECIFIED FOR NEW OR RESTORED INTERIOR ENCLOSURES MUST BE COMPATIBLE WITH HISTORIC INTEGRITY AND APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.

PROVIDE COMPLETE AND FUNCTIONAL COMMERCIAL-GRADE LOCK CYLINDERS TO SPECIFIED INTERNAL SECURE BOUNDARIES, KEYED ALIKE THROUGHOUT THE DOMESTIC PREMISES UNLESS NOTED OTHERWISE.

REMEDIAL TRADESMEN TO SERVICE EXISTING PULLEYS, HINGE PIN LEAF JUNCTIONS, AND LOCK LATCHES TO ENSURE SMOOTH TRAVEL AND SECURE ENCLOSURE CLOSURE.

PROVIDE NON-DESTRUCTIVE NEOPRENE FOAM OR BRUSH SMOKE-AND-DRAFT SEALS TO INTERIOR DOOR FRAMEWORK CORES COORDINATED WITH THE COMPLIANT ESD ACOUSTIC PERFORMANCE SPECIFICATION REPORTS.

SITE VERIFICATION AND FITOUT
VERIFY ALL STRUCTURAL DOOR OPENING DIMENSIONS, FLOATING FLOOR CLEARANCES, AND TIMBER JAMB THICKNESSES ON SITE PRIOR TO ORDERING ANY RETROFIT REPLACEMENT SECTIONS or HARDWARE.

ALL NEW INTERNAL DOOR FRAMES MUST MEET FLUSH AND LEVEL WITH ADJOINING WATERPROOF WALL LINING TRANSITIONS INDEPENDENTLY. PROVIDE PROPRIETARY TIMBER COMPENSATORS OR REVEAL JUNCTIONS WHERE DEEP HISTORIC MASONRY WALL CAVITIES OCCUR.



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Revisions A 28.08.2026 HERITAGE INFORMATION ISSUE

DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Door Schedule

Date 28.08.2026

Scale: @ A1 As indicated

Drawing No. AS000

A

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Window Schedule								
WINDO W NUMBE R	WINDOW LOCATION	WIDTH	HEIGHT	SILL HEIGHT FROM SSL	GLAZING	FINISH	OPENRATION	COMMENTS
						FRAME		
W1.1	FORMAL DINING	1230 mm	2260 mm	750 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W1.2	FORMAL DINING	1230 mm	2260 mm	750 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W1.3	LIVING ROOM	1100 mm	1640 mm	890 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W1.4	LIVING ROOM	1070 mm	1640 mm	890 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W1.5	STUDY	1020 mm	1420 mm	820 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W2.1	PRIMARY SUITE	1230 mm	2490 mm	210 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W2.2	PRIMARY SUITE	1230 mm	2490 mm	210 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W2.3	PRIMARY SUITE	1230 mm	2490 mm	210 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W2.4	BED 02	1230 mm	2260 mm	800 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W2.5	BATH 01	720 mm	1355 mm	1035 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W2.6	BED 03	1030 mm	1725 mm	720 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W2.7	BED 03	1030 mm	1725 mm	720 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W2.8	BATH 02	930 mm	1640 mm	720 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED
W2.9	BED 04	930 mm	1640 mm	720 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING WINDOW - TO BE RESTORED

WINDOW AND GLAZING NOTES -
HERITAGE CONFIGURATION

GENERAL AND HERITAGE SCOPE

READ IN CONJUNCTION WITH ALL RELEVANT DESIGN DOCUMENTATION, SPECIFICATIONS, AND APPLICABLE HERITAGE MANAGEMENT OVERLAYS.

ALL EXISTING WINDOWS AND FRAMES ARE HERITAGE FABRIC AND TO REMAIN IN-SITU. NO NEW REPLACEMENT WINDOW SYSTEMS, ALTERATIONS TO FRAMING PROFILES, OR MODIFICATIONS TO ORIGINAL SILL HEIGHTS PROPOSED UNDER THIS SCOPE OF WORKS.

ALL TRADES TO EXERCISE UTMOST CARE TO PREVENT DAMAGE TO EXISTING HERITAGE TIMBER SASHES, FRAMES, AND GLASS SURFACES DURING THE CONSTRUCTION PERIOD.

COMPLIANCE AND FALL PROTECTION

WHERE EXISTING UPPER-LEVEL HERITAGE WINDOW OPENINGS SIT WITHIN 1700mm OF THE FINISHED FLOOR LEVEL AND THE POTENTIAL EXTERNAL FALL EXCEEDS 2000mm, OPENINGS MUST BE PHYSICALLY RESTRICTED TO A MAXIMUM ARCHED CLEARANCE OF 125mm PURSUANT TO THE NCC BUILDING CODE OF AUSTRALIA.

COMPLIANCE WITH FALL PROTECTION IS TO BE ACHIEVED BY RETROFITTING EXISTING SASHES WITH SURFACE-MOUNTED, CHILD-RESISTANT OPENING RESTRICTORS AND SAFETY SASH LOCKS. ALL HARDWARE MUST BE MINIMALLY INTRUSIVE AND REVERSIBLE WITHOUT DESTRUCTIVE ALTERATION TO THE HISTORIC WINDOW TIMBERWORK.

GLAZING RESTORATION AND REMEDIAL WORKS TO COMPLY WITH AS 1288 AND AS 2047 WHERE APPLICABLE.

REMEDIAL WORKS AND MAINTENANCE

VERIFY ALL CONDITION OF WINDOWS AND OPERATIONAL HARDWARE ON SITE PRIOR TO INTERIOR FITOUT WORKS.

WHERE HERITAGE SASHES ARE FUNCTIONAL, CONTRACTOR TO SERVE RUNNING GEAR, WEIGHTS, AND CORDS COMPATIBLE WITH HISTORIC DETAILS UNLESS NOTED OTHERWISE.

REPORT ANY SIGNIFICANT DRY ROT, STRUCTURAL RACKING, OR BROKEN FABRIC TO THE DESIGNER AND HERITAGE CONSULTANT PRIOR TO REPAIR OR SEALING WORKS.

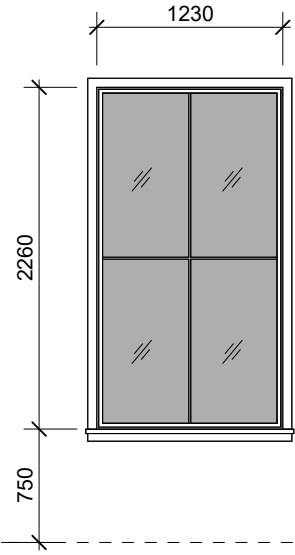
REPLACEMENT SEALANTS AND PUTTY TO BE SPECIFIED COMPATIBLE WITH HISTORIC TIMBER FRAMES AND COLOR-MATCHED TO FINISH SPECIFICATIONS.

ENERGY AND ACOUSTIC SEALING

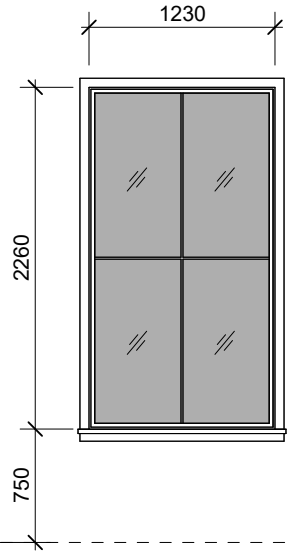
REFER TO ACOUSTIC AND ESD REPORTS FOR PERFORMANCE AND SEALING PERMITTED UPON EXISTING FABRIC. WHERE HIGHER PERFORMANCE ACOUSTIC OR DRAFT STRIPPING SEALS ARE SPECIFIED, SYSTEM APPLICATION MUST BE NON-DESTRUCTIVE TO THE TIMBER ENCLOSURE PROFILE.

PROVIDE APPLICABLE BRUSH SEALS AND NEOPRENE FOAM BUFFER CORES TO OPERABLE HERITAGE UNITS COORDINATED WITH THE APPROVED HERITAGE EXEMPTIONS SPECIFICATION SHEET.

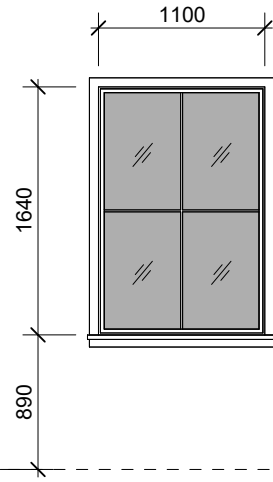
WINDOW HARDWARE COMPLIANCE REPLACEMENT OR ADDITIONS BY CONTRACTOR TO BE APPROVED BY THE DESIGNER AND CYLINDERS KEYED ALIKE WHERE SECURE PREMISES ARE DESIGNATED.



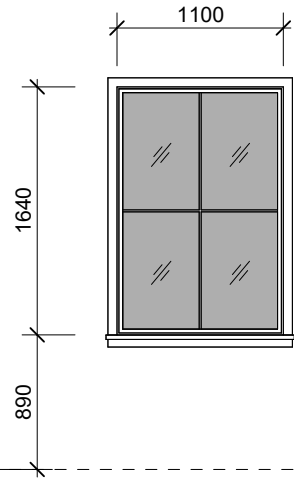
W1.1 - FORMAL DINING
NOTE: EXISTING WINDOW



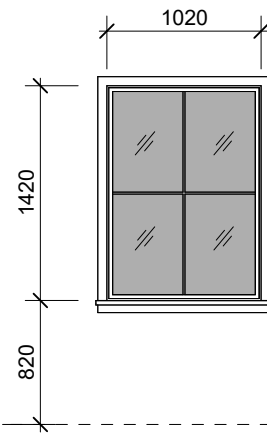
W1.2 - FORMAL DINING
NOTE: EXISTING WINDOW



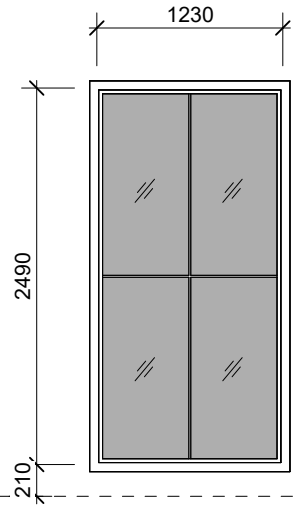
W1.3 - LIVING ROOM
NOTE: EXISTING WINDOW



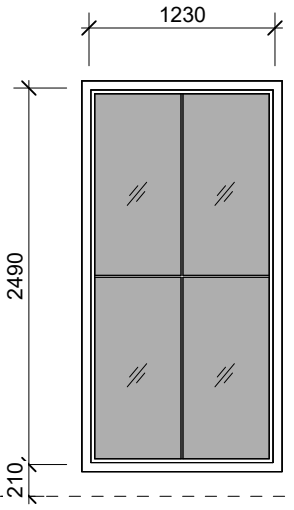
W1.4 - LIVING ROOM
NOTE: EXISTING WINDOW



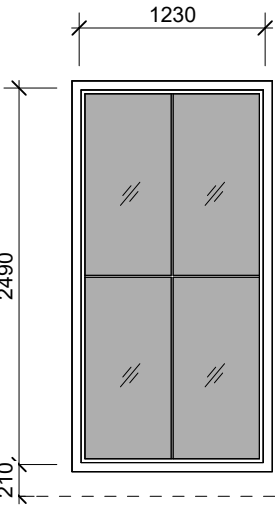
W1.5 - STUDY
NOTE: EXISTING WINDOW



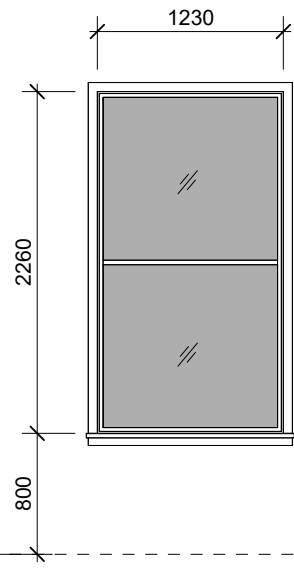
W2.1 - PRIMARY SUITE
NOTE: EXISTING WINDOW



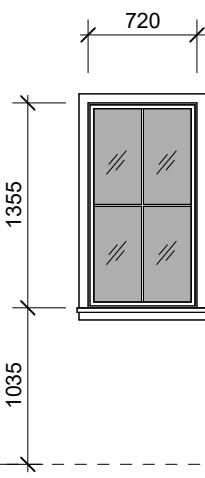
W2.2 - PRIMARY SUITE
NOTE: EXISTING WINDOW



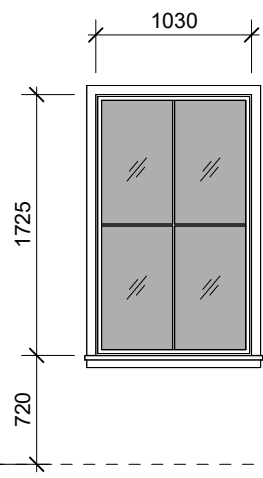
W2.3 - PRIMARY SUITE
NOTE: EXISTING WINDOW



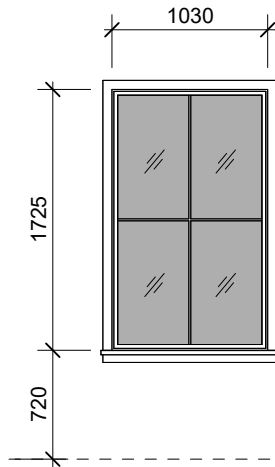
W2.4 - BED 02
NOTE: EXISTING WINDOW



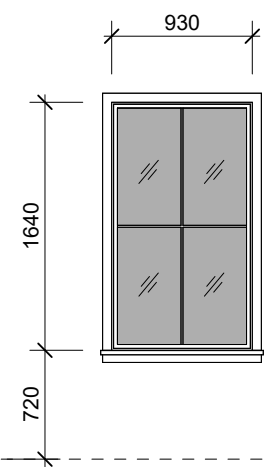
W2.5 - BATH 01
NOTE: EXISTING WINDOW



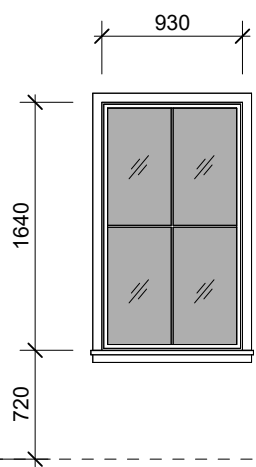
W2.6 - BED 03
NOTE: EXISTING WINDOW



W2.7 - BED 03
NOTE: EXISTING WINDOW



W2.8 - BATH 02
NOTE: EXISTING WINDOW



W2.9 - BED 04
NOTE: EXISTING WINDOW



DI PIETRO·PIERCE

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DPP

Project 398 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2601

Author DiPietroPierce

Drawing Window Schedule

Date 28.08.2026

Scale: @ A1 1 : 50

Drawing No. AS001

A

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