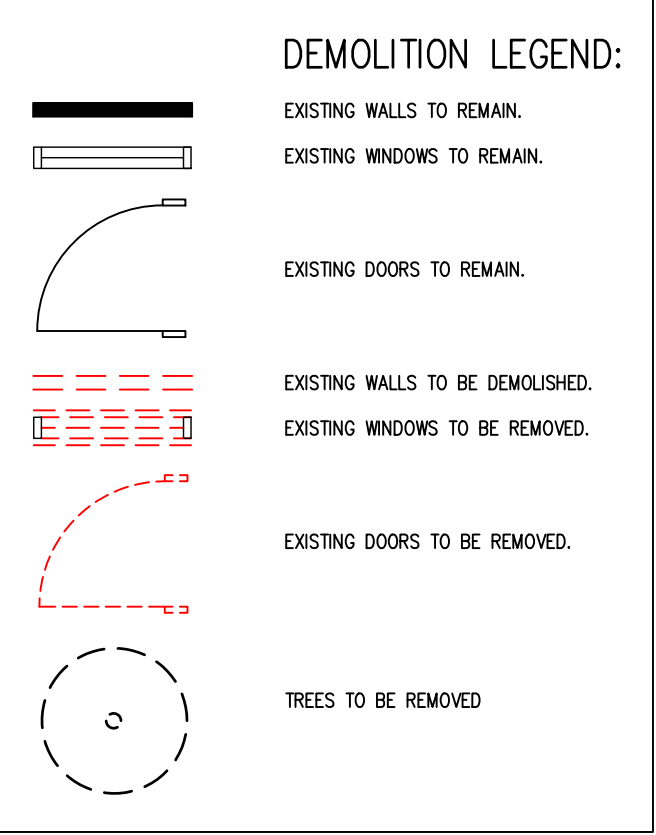
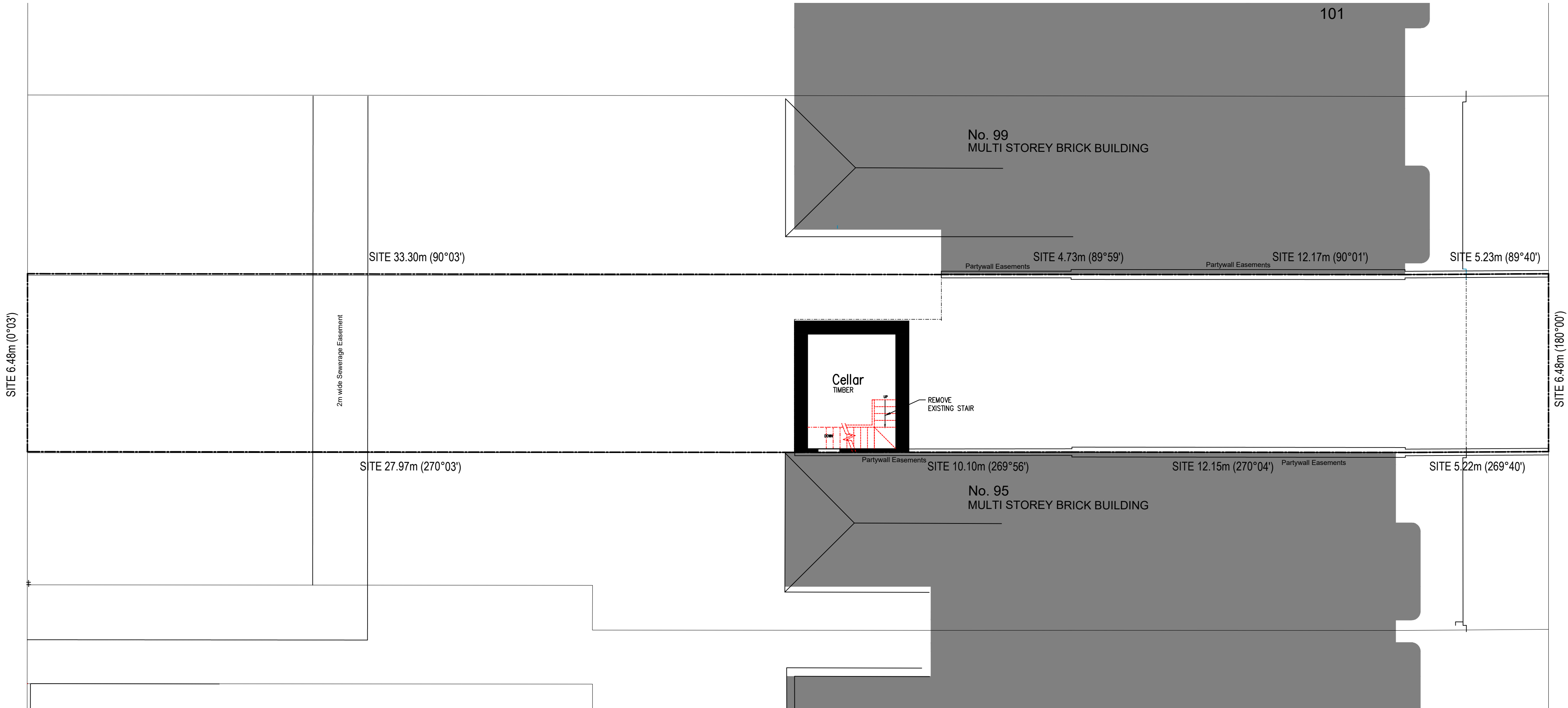


EXISTING CONDITIONS / DEMOLITION PLAN - BASEMENT

MISSION PLACE

DRUMMOND STREET



PRELIMINARY
NOT FOR CONSTRUCTION

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project
WATSON RESIDENCE
97 Drummond Street, Carlton

drawing
EXISTING CONDITIONS /
DEMOLITION PLAN - B

drawing no.
PD-01

job no. 2603

drawn DC

date 21.07.26

scale 1:100 at A1 1:200 at A3

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- REMOVE ALL LIGHTING, SWITCHES AND GPDS
- REMOVE ALL INTERNAL SIGNAGE INCLUDING EXT SIGNS
- REMOVE ALL FIRE EXTINGUISHERS AND FIRE HOSE REELS
- REMOVE ALL WINDOW COVERINGS INCLUDING BLINDS
- REMOVE ALL CONDUITS
- REMOVE ALL CEILING VENTS
- REMOVE FLOOR VENTS
- REMOVE ALL DOORS AND HARDWARE
- REMOVE NBN
- REMOVE AND REPLACE WINDOWS AS REQUIRED
- REMOVE ANY WHITEBOARDS THROUGHOUT

EXISTING WALLS TO REMAIN.

EXISTING WINDOWS TO REMAIN.

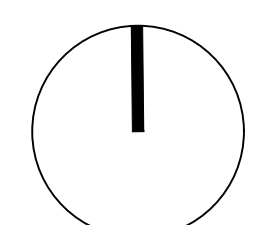
EXISTING DOORS TO REMAIN.

EXISTING WALLS TO BE DEMOLISHED.

EXISTING WINDOWS TO BE REMOVED.

EXISTING DOORS TO BE REMOVED.

TREES TO BE REMOVED



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job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3

EXISTING CONDITIONS / DEMOLITION PLAN - GROUND FLOOR

MISSION PLACE

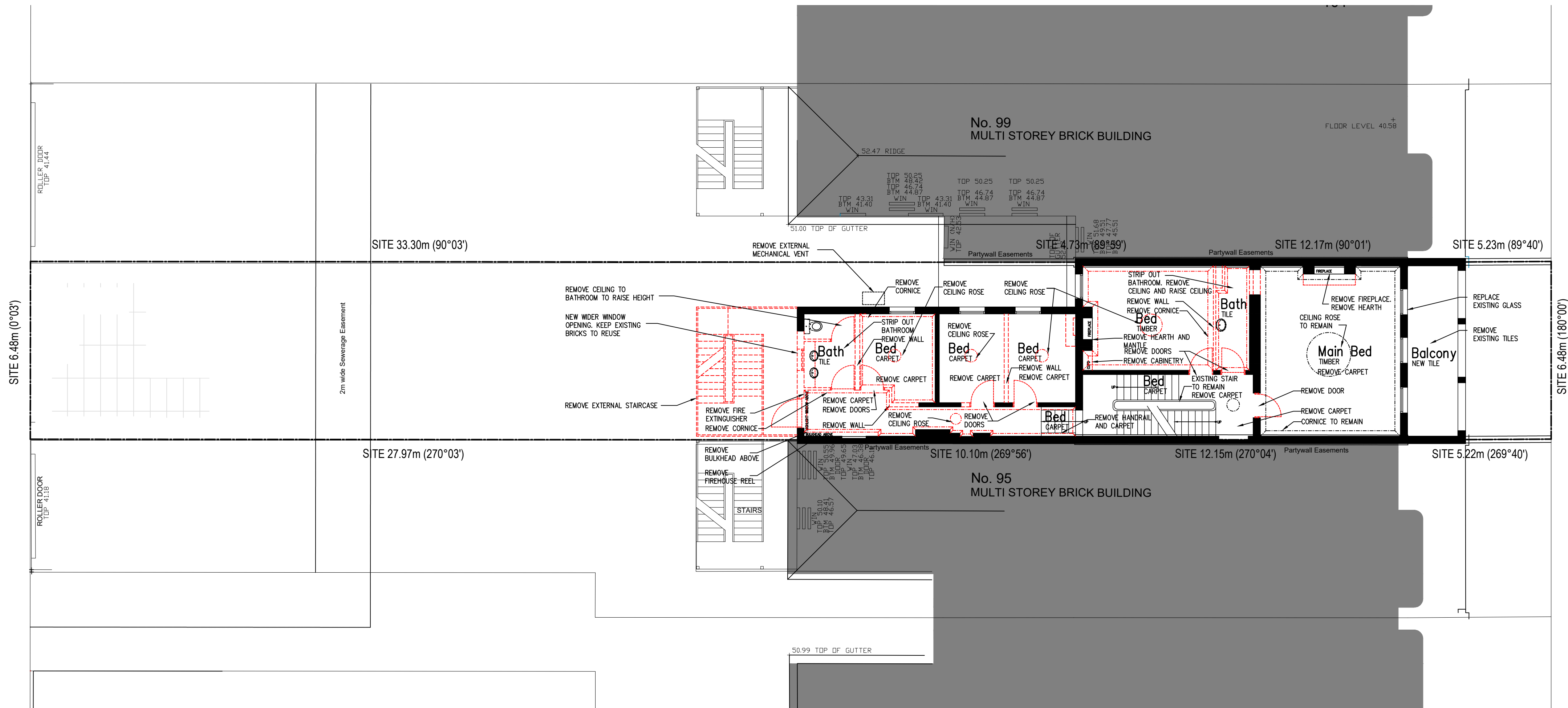
DRUMMOND STREET

GENERAL DEMOLITION NOTES:

- REMOVE ALL LIGHTING, SWITCHES AND GPDS
- REMOVE ALL INTERNAL SIGNAGE INCLUDING EXT SIGNS
- REMOVE ALL FIRE EXTINGUISHERS AND FIRE HOSE REELS
- REMOVE ALL WINDOW COVERINGS INCLUDING BLINDS
- REMOVE ALL CONDUITS
- REMOVE ALL CEILING VENTS
- REMOVE FLOOR VENTS
- REMOVE ALL DOORS AND HARDWARE
- REMOVE MEN
- REMOVE AND REPLACE WINDOWS AS REQUIRED
- REMOVE ANY WHITEBOARDS THROUGHOUT

DEMOLITION LEGEND:

- EXISTING WALLS TO REMAIN.
- EXISTING WINDOWS TO REMAIN.
- EXISTING DOORS TO REMAIN.
- EXISTING WALLS TO BE DEMOLISHED.
- EXISTING WINDOWS TO BE REMOVED.
- EXISTING DOORS TO BE REMOVED.
- TREES TO BE REMOVED



PRELIMINARY
NOT FOR CONSTRUCTION

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project
WATSON RESIDENCE
97 Drummond Street, Carlton

drawing
**EXISTING CONDITIONS /
DEMOLITION PLAN - FF**

drawing no.
PD-03

job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3

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EXISTING CONDITIONS / DEMOLITION PLAN - FIRST FLOOR

- REMOVE ALL LIGHTING, SWITCHES AND GPDS
- REMOVE ALL INTERNAL SIGNAGE INCLUDING EXT SIGNS
- REMOVE ALL FIRE EXTINGUISHES AND FIRE HOSE REELS
- REMOVE ALL WINDOW COVERINGS INCLUDING BLINDS
- REMOVE ALL CONDUITS
- REMOVE ALL CEILING VENTS
- REMOVE FLOOR VENTS
- REMOVE ALL DOORS AND HARDWARE
- REMOVE NBN
- REMOVE AND REPLACE WINDOWS AS REQUIRED
- REMOVE ANY WHITEBOARDS THROUGHOUT

EXISTING WALLS TO REMAIN.

EXISTING WINDOWS TO REMAIN.

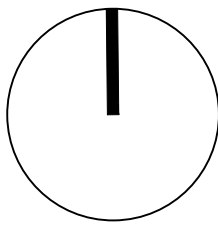
EXISTING DOORS TO REMAIN.

EXISTING WALLS TO BE DEMOLISHED.

EXISTING WINDOWS TO BE REMOVED.

EXISTING DOORS TO BE REMOVED.

TREES TO BE REMOVED

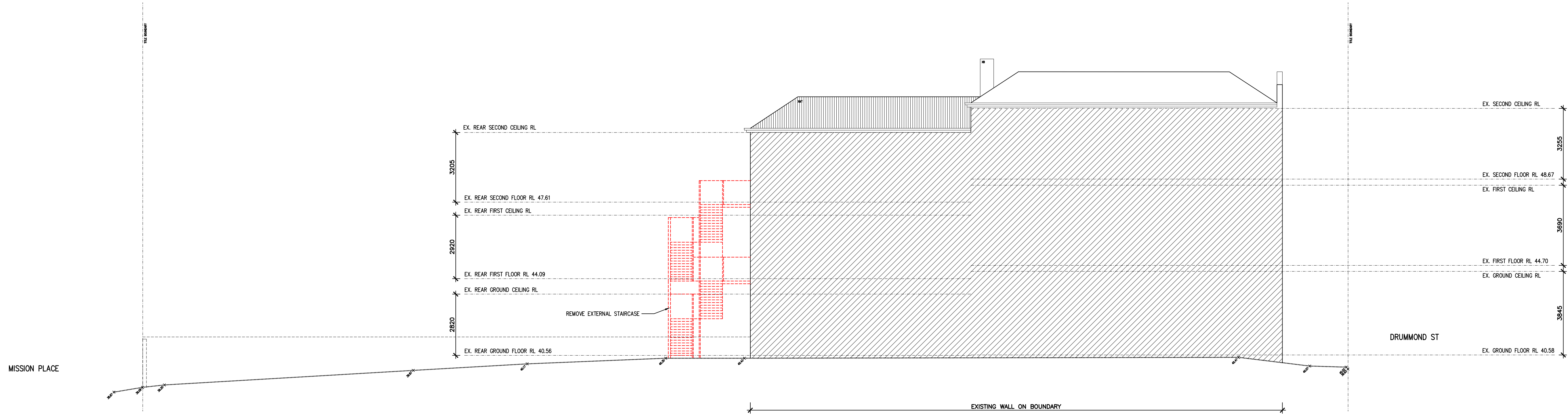


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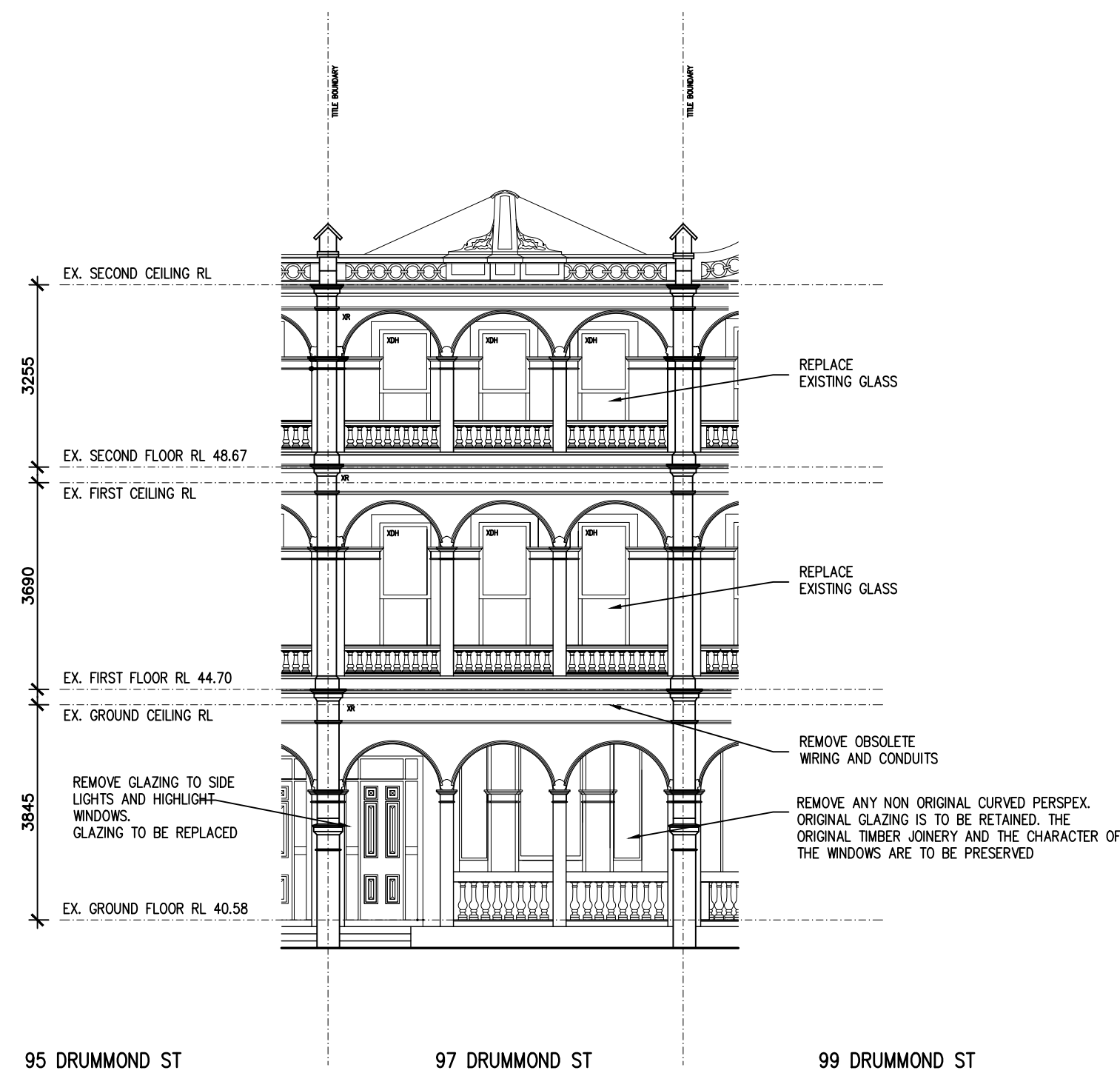
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ph: 03 9815 2986
email: info@drewcolearch.com.au

job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3

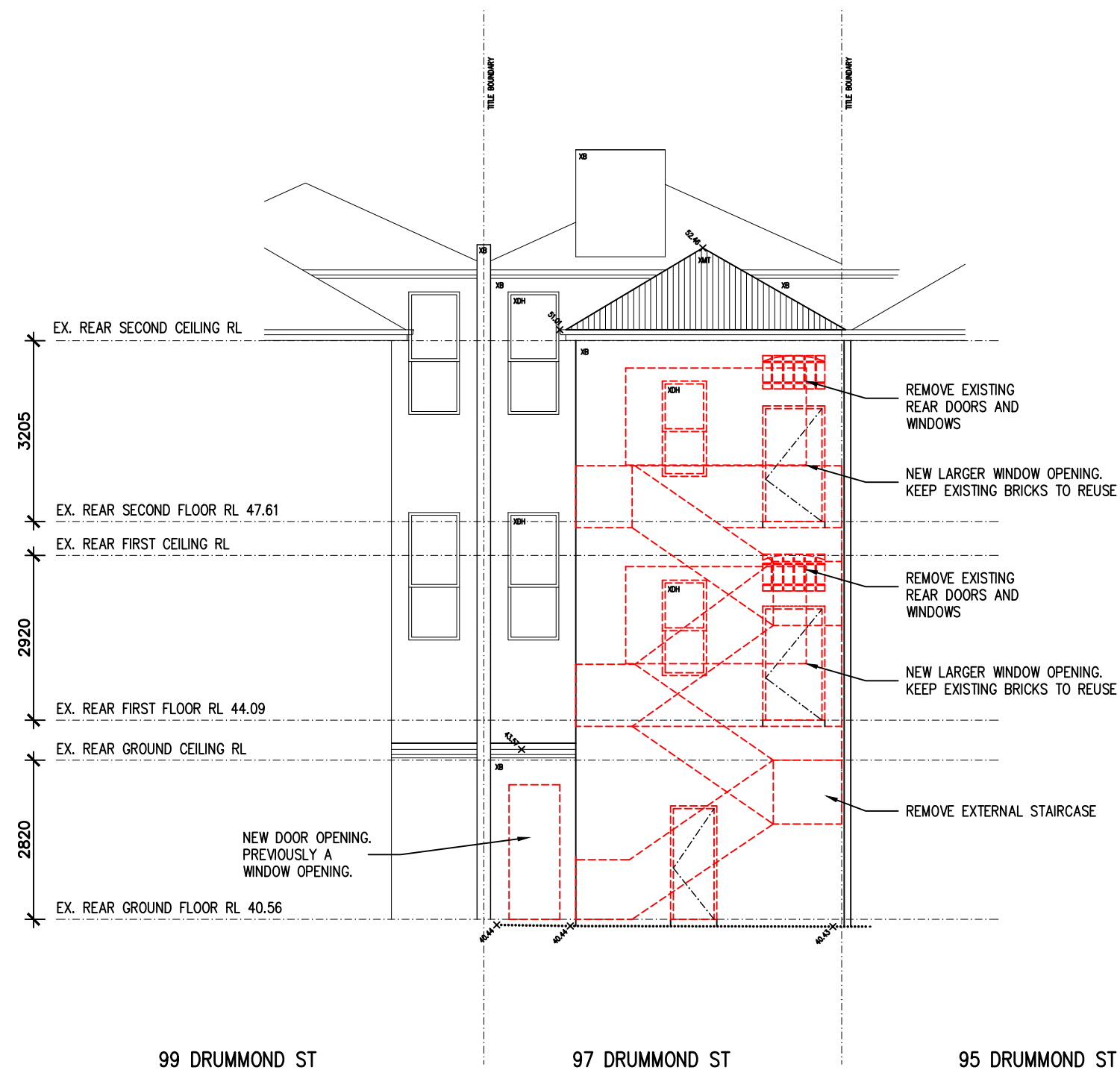
EXISTING CONDITIONS / DEMOLITION PLAN - SECOND FLOOR



SOUTH ELEVATION



EAST ELEVATION - Drummond St



WEST ELEVATION - Mission Place

LETTER LEGEND

FG	FIXED GLASS
FB	FACE BRICK
PFB	PAINTED FACE BRICK
T	TILED ROOF
MT	METAL ROOF
SR	STUCCO RENDER
R	SMOOTH CEMENT RENDER
SA	SASHLESS INSERT
SL	GLAZED SLIDING DOOR
ST	STONE
STE	STEEL
TIM	HARDWOOD TIMBER CLADDING
XR	EXISTING RENDER
XDH	EXISTING DOUBLE HUNG WINDOW
XFG	EXISTING FIXED WINDOW
XFB	EXISTING FACE BRICK
XMT	EXISTING METAL ROOF

PRELIMINARY
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project
WATSON RESIDENCE
97 Drummond Street, Carlton

drawing
EXISTING ELEVATIONS

drawing no.
PD-05

job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3

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NORTH ELEVATION

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LETTER LEGEND

FG	FIXED GLASS
FB	FACE BRICK
PFB	PAINTED FACE BRICK
T	TILED ROOF
MT	METAL ROOF
SR	STUCCO RENDER
R	SMOOTH CEMENT RENDER
SA	SASHLESS INSERT
SL	GLAZED SLIDING DOOR
ST	STONE
STE	STEEL
TIM	HARDWOOD TIMBER CLADDING
XR	EXISTING RENDER
XDH	EXISTING DOUBLE HUNG WINDOW
XFG	EXISTING FIXED WINDOW
XFB	EXISTING FACE BRICK
XMT	EXISTING METAL ROOF

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project
WATSON RESIDENCE
97 Drummond Street, Carlton

drawing
EXISTING ELEVATIONS

drawing no.
PD-06

job no. **2603**

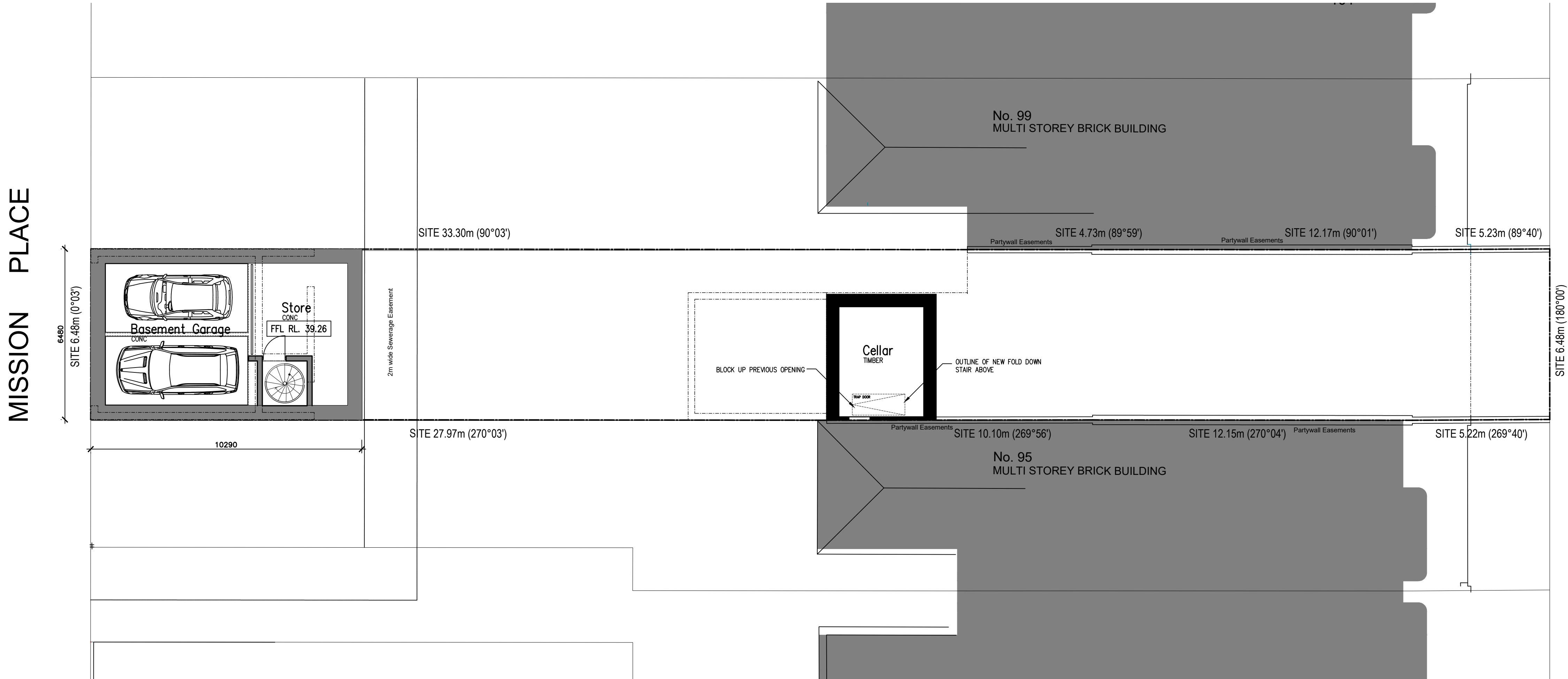
drawn **DC**

date **21.07.26**

scale **1:100 at A1 1:200 at A3**

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PROPOSED PLAN - BASEMENT

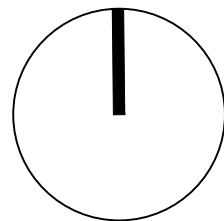


CONSTRUCTION LEGEND:

- EXISTING WALLS TO REMAIN.
- NEW STUD WALLS.
- NEW BRICK VENEER WALLS.

MISSION PLACE

DRUMMOND STREET



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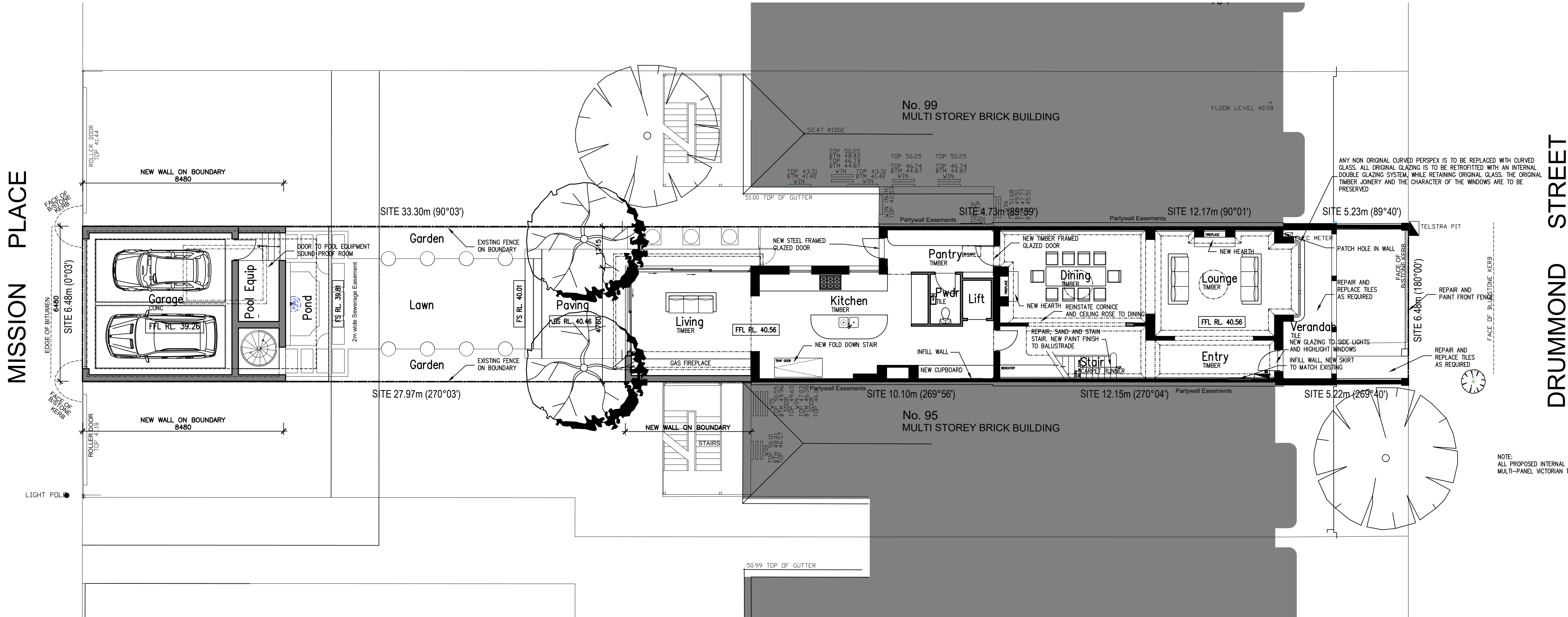
drawing
**PROPOSED PLAN -
BASEMENT**

drawing no.
PD-07

job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3

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PROPOSED PLAN - GROUND FLOOR



CONSTRUCTION LEGEND:

- EXISTING WALLS TO REMAIN.
- NEW STUD WALLS.
- NEW BRICK VENEER WALLS.

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project
WATSON RESIDENCE
97 Drummond Street, Carlton

drawing
**PROPOSED PLAN -
GROUND FLOOR**

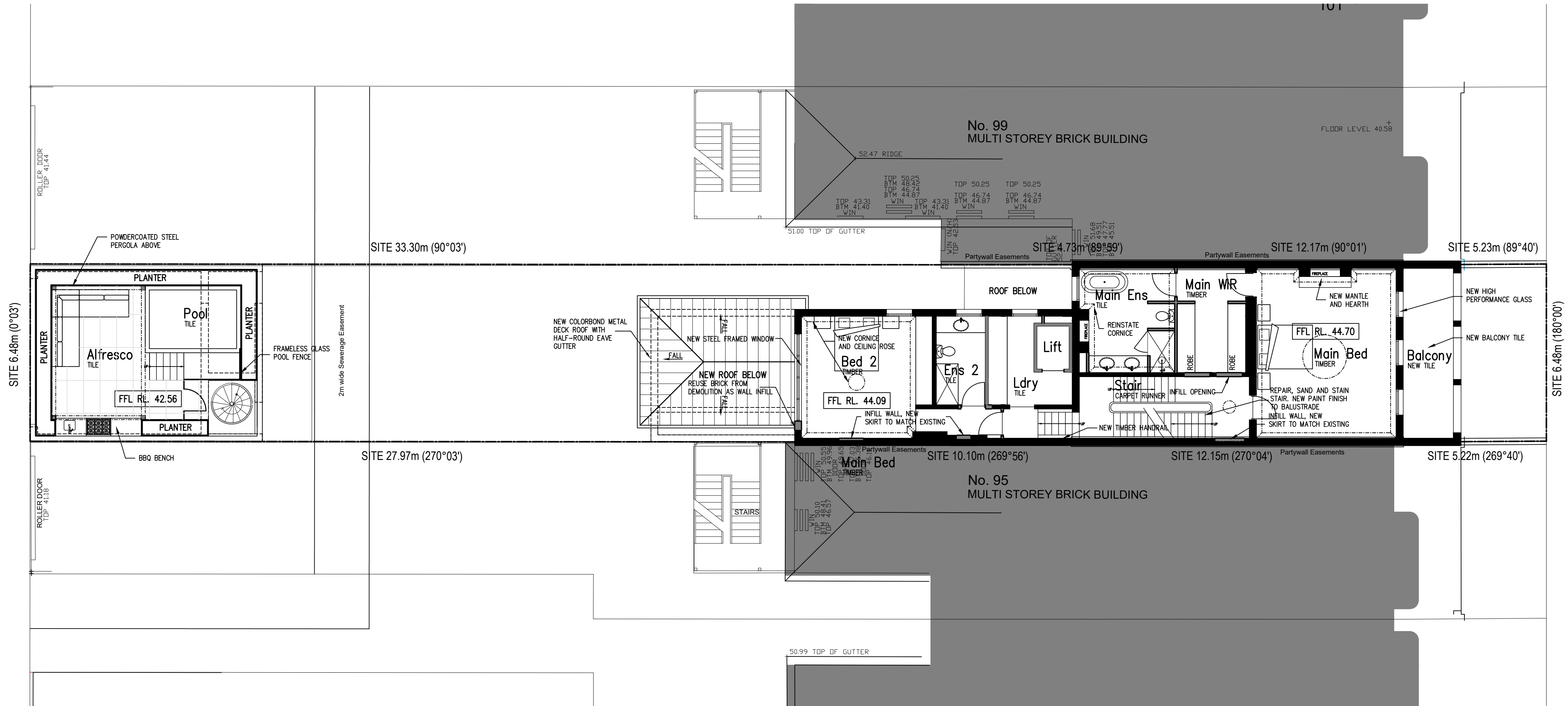
drawing no.
PD-08

job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3

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PROPOSED PLAN - FIRST FLOOR

MISSION PLACE



DRUMMOND STREET

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project
WATSON RESIDENCE
97 Drummond Street, Carlton

drawing
PROPOSED PLAN -
FIRST FLOOR

drawing no.
PD-09

job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3
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PROPOSED PLAN - SECOND FLOOR

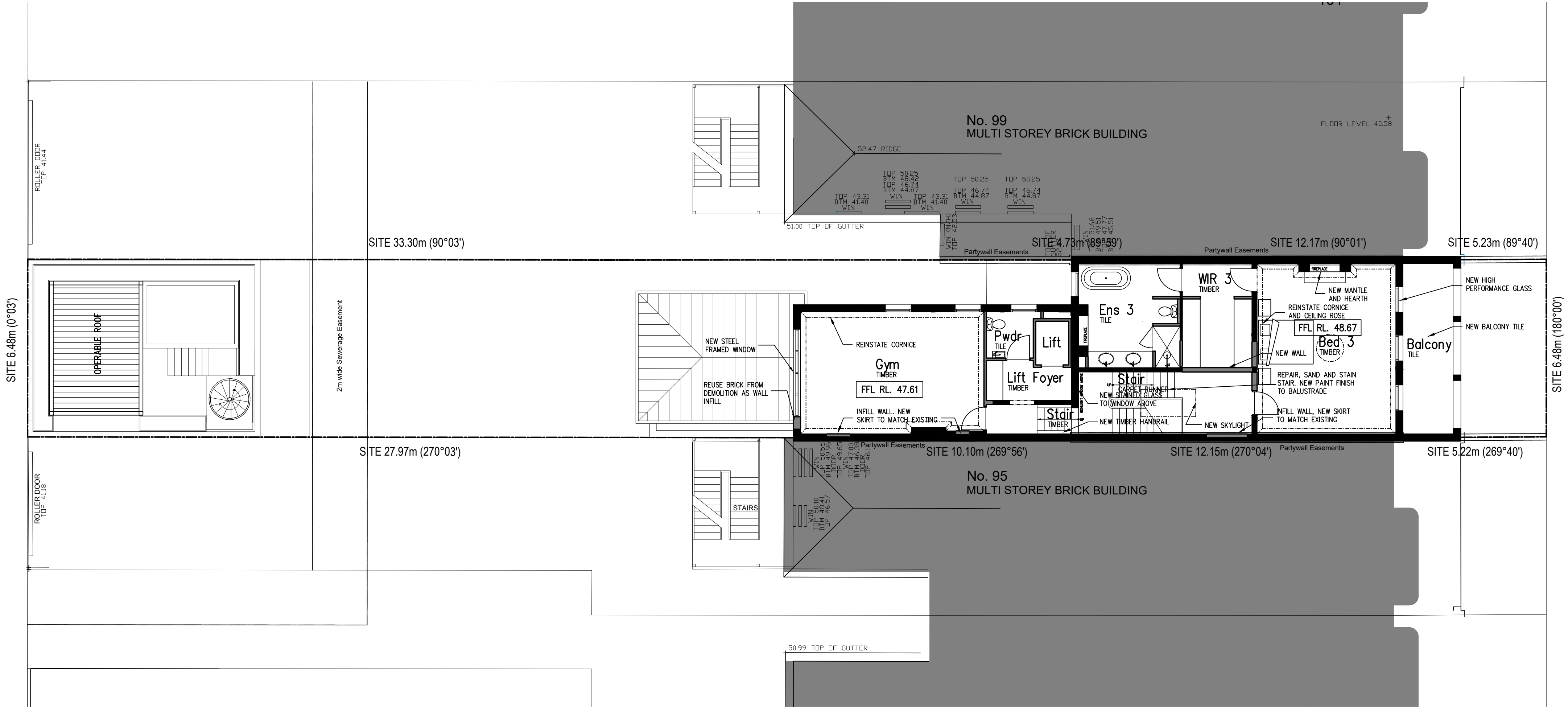
MISSION PLACE

DRUMMOND STREET

CONSTRUCTION LEGEND:



EXISTING WALLS TO REMAIN.
NEW STUD WALLS.
NEW BRICK VENEER WALLS.



NOTE:
ALL PROPOSED INTERNAL DOORS - REPRODUCTION,
MULTI-PANEL VICTORIAN TIMBER STYLE

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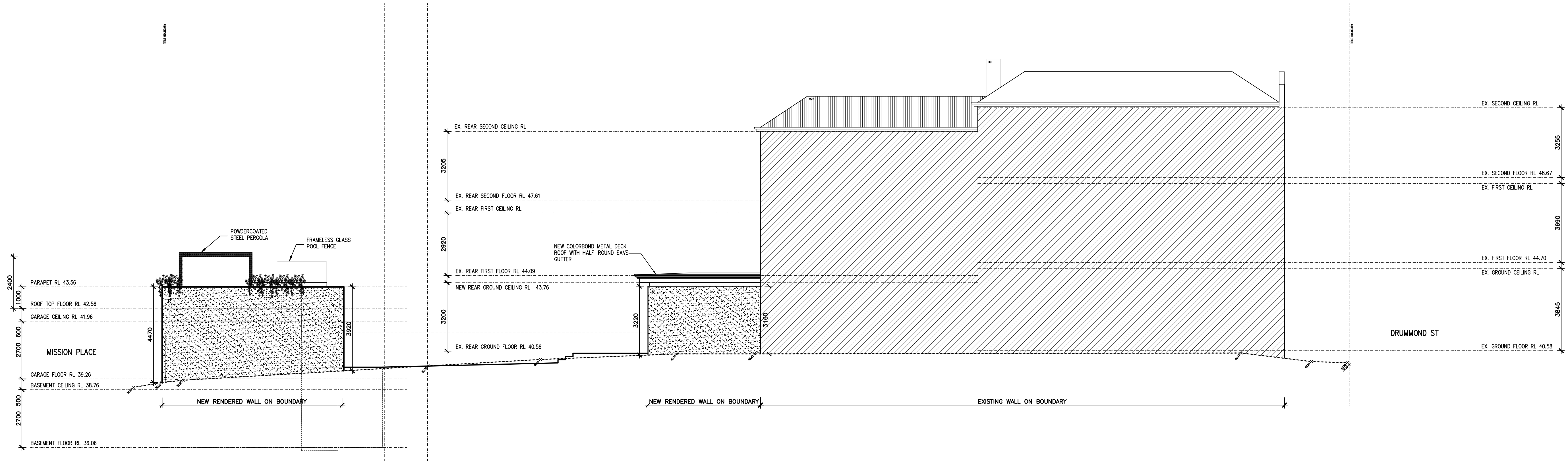
project
WATSON RESIDENCE
97 Drummond Street, Carlton

drawing
**PROPOSED PLAN -
SECOND FLOOR**

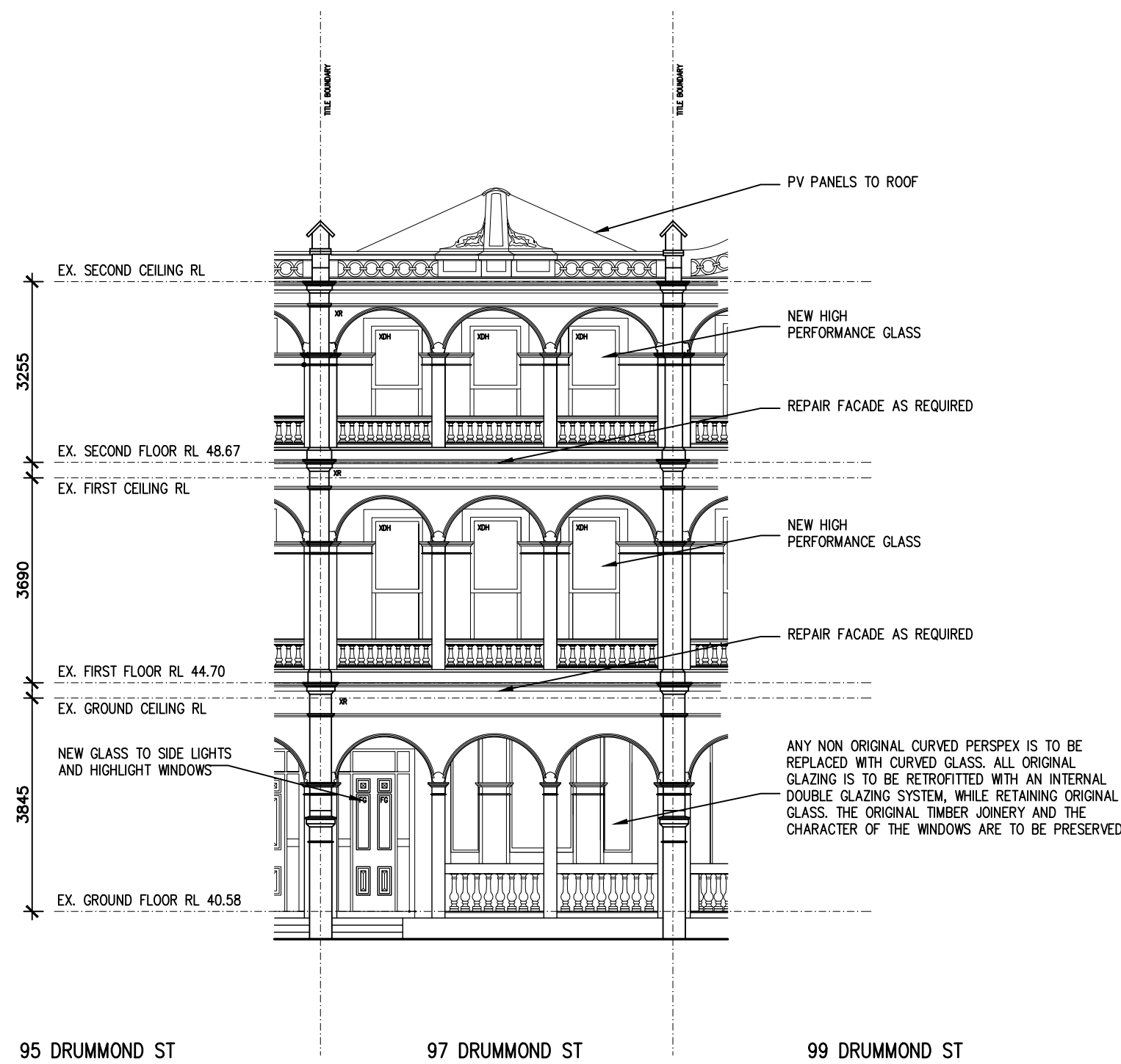
drawing no.
PD-10

job no. 2603
drawn DC
date 21.07.26
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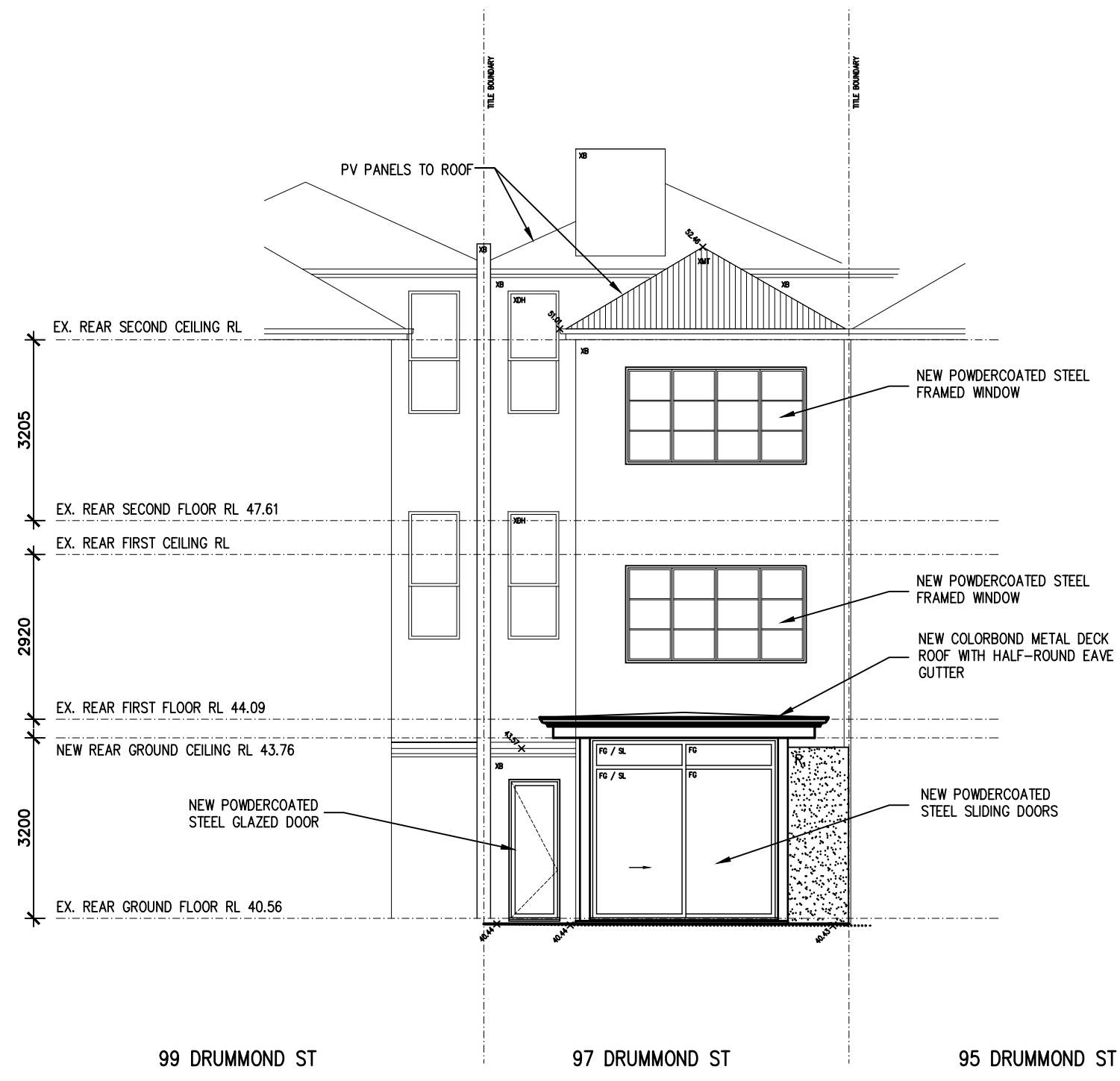
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SOUTH ELEVATION



EAST ELEVATION - Drummond St



WEST ELEVATION

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LETTER LEGEND

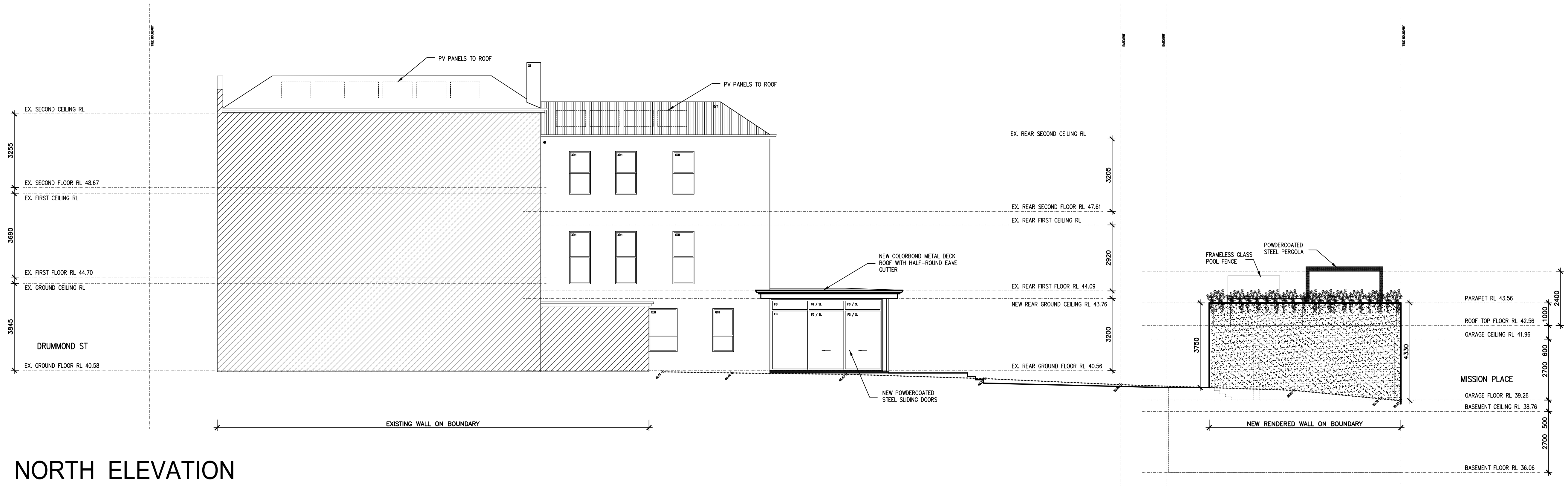
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FB	FACE BRICK
PFB	PAINTED FACE BRICK
T	TILED ROOF
MT	METAL ROOF
SR	STUCCO RENDER
R	SMOOTH CEMENT RENDER
SA	SASHLESS INSERT
SL	GLAZED SLIDING DOOR
ST	STONE
STE	STEEL
TIM	HARDWOOD TIMBER CLADDING
XR	EXISTING RENDER
XDH	EXISTING DOUBLE HUNG WINDOW
XFG	EXISTING FIXED WINDOW
XFB	EXISTING FACE BRICK
XMT	EXISTING METAL ROOF

project
WATSON RESIDENCE
97 Drummond Street, Carlton

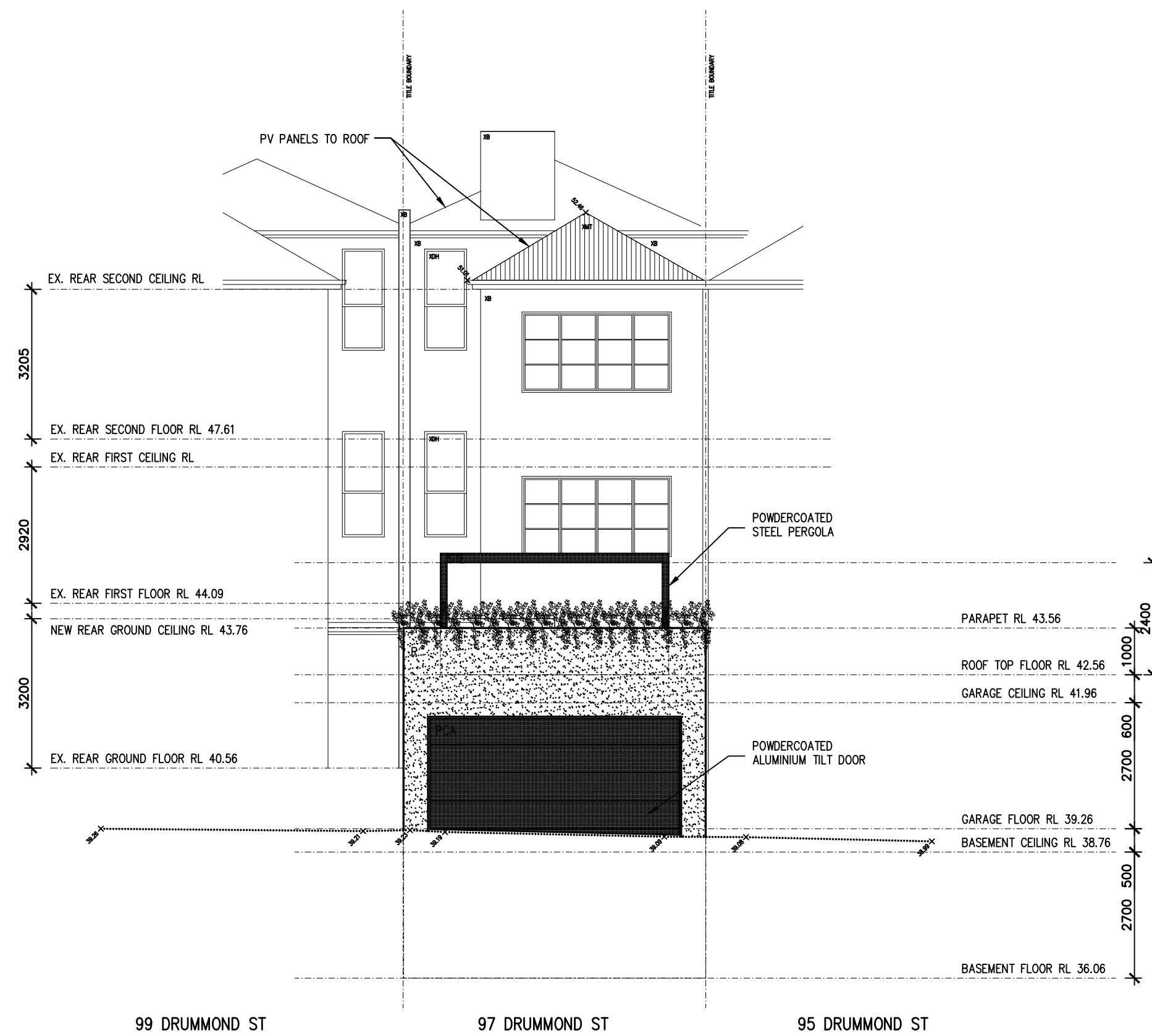
drawing
PROPOSED ELEVATIONS

drawing no.
PD-11

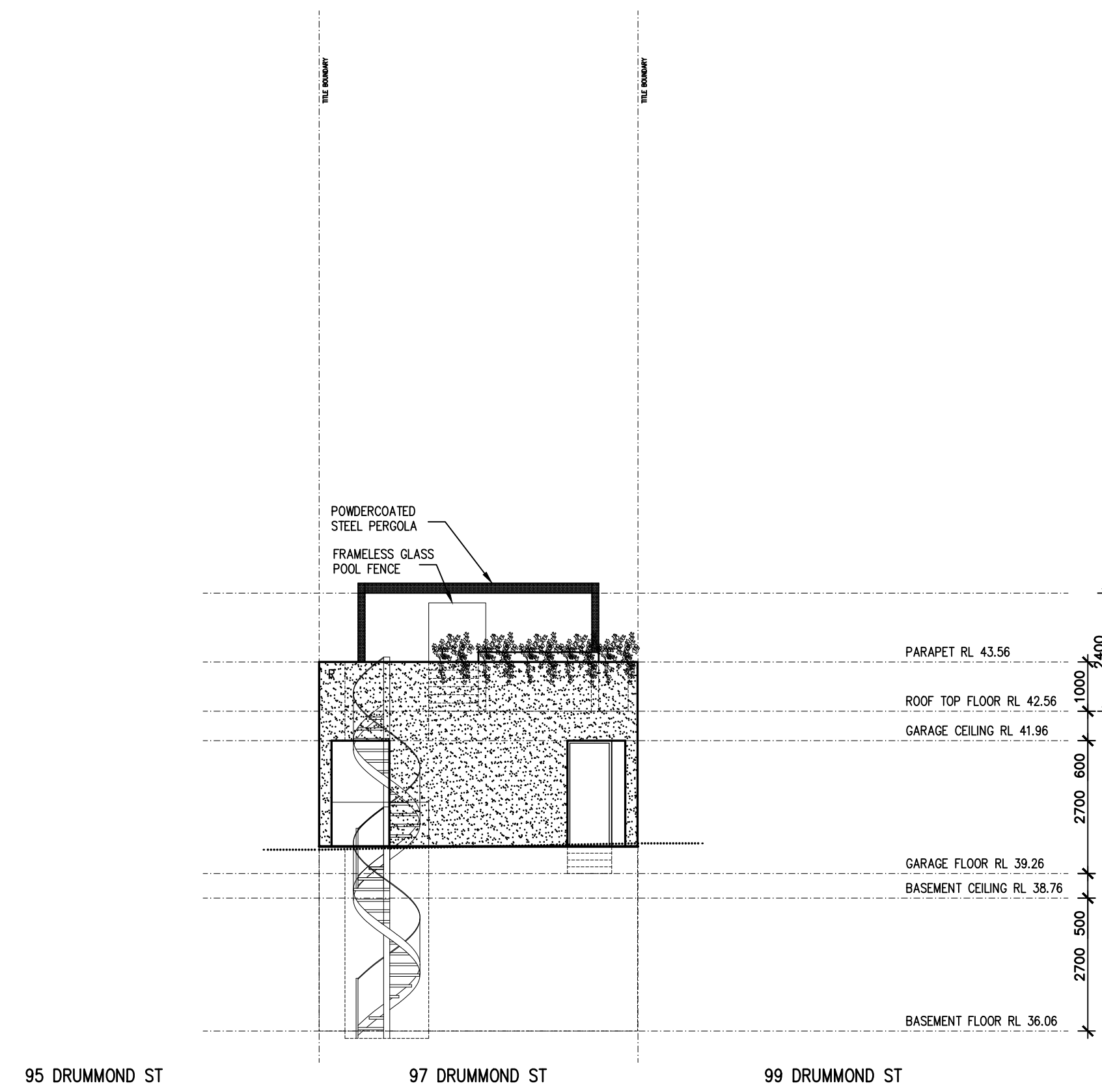
job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3
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NORTH ELEVATION



WEST REAR - MISSION PLACE



EAST INTERNAL

LETTER LEGEND

FG	FIXED GLASS
FB	FACE BRICK
PFB	PAINTED FACE BRICK
T	TILED ROOF
MT	METAL ROOF
SR	STUCCO RENDER
R	SMOOTH CEMENT RENDER
SA	SASHLESS INSERT
SL	GLAZED SLIDING DOOR
ST	STONE
STE	STEEL
TIM	HARDWOOD TIMBER CLADDING
XR	EXISTING RENDER
XDH	EXISTING DOUBLE HUNG WINDOW
XFG	EXISTING FIXED WINDOW
XFB	EXISTING FACE BRICK
XMT	EXISTING METAL ROOF

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project
WATSON RESIDENCE
97 Drummond Street, Carlton

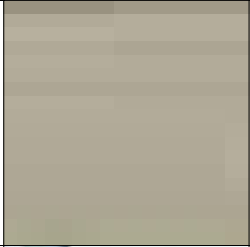
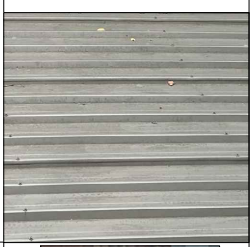
drawing
PROPOSED ELEVATIONS

drawing no.
PD-12

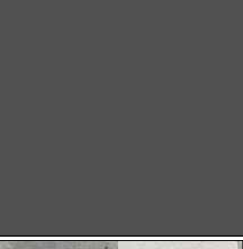
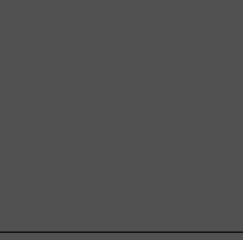
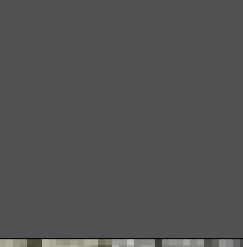
job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3

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EXISTING RESIDENCE:

	SWATCH	MATERIAL	TYPE	COLOUR
CHIMNEYS		BRICK	EXPOSED	RED/BROWN
WALLS SIDE & REAR		BRICK	EXPOSED	RED/BROWN
WALLS FRONT		RENDER	PAINTED	BEIGE
RAINWATER GOODS		METAL	PAINTED	BROWN/ MAROON
ROOF		METAL	GALV	DARK GREY
WINDOWS AND DOORS		TIMBER	PAINTED	WHITE
FRONT FENCE		WROUGHT IRON	PAINTED	CHARCOAL
BALCONY PAVERS		PAVER		GREY

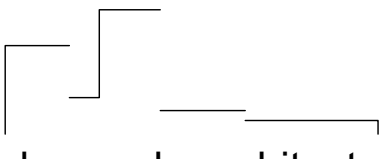
PROPOSED:

	SWATCH	MATERIAL	TYPE	COLOUR
NEW WALLS WITHIN EXISTING BUILDING		REUSE EXISTING BRICK	EXPOSED	RED/BROWN
NEW WALLS EXTENSION		RENDERED	PAINTED	BEIGE / OFF WHITE
RAINWATER GOODS AND GUTTERS		METAL	PAINTED	CHARCOAL
NEW ROOF		METAL	GALV	CHARCOAL
REPLACEMENT WINDOWS		TIMBER	PAINTED	CHARCOAL
NEW DOORS & WINDOWS		STEEL FRAMED	POWDERCOATED	CHARCOAL
NEW BALCONY PAVERS		PAVER	LIMESTONE	GREY AND WHITE CHECKERBOARD
NEW GARAGE TILT DOOR		ALUMINIUM	GALV	CHARCOAL
NEW STEEL PERGOLA		STEEL	POWDERCOATED	CHARCOAL
FRONT FENCE		WROUGHT IRON	PAINTED	CHARCOAL
NEW INTERNAL DOORS	N/A	TIMBER STYLE	PAINTED REPRODUCTION STYLE MULTIPANEL VICTORIAN	WHITE

LETTER LEGEND

FG	FIXED GLASS
FB	FACE BRICK
PFB	PAINTED FACE BRICK
T	TILED ROOF
MT	METAL ROOF
SR	STUCCO RENDER
R	SMOOTH CEMENT RENDER
SA	SASHLESS INSERT
SL	GLAZED SLIDING DOOR
ST	STONE
STE	STEEL
TIM	HARDWOOD TIMBER CLADDING
XR	EXISTING RENDER
XDH	EXISTING DOUBLE HUNG WINDOW
XFG	EXISTING FIXED WINDOW
XFB	EXISTING FACE BRICK
XMT	EXISTING METAL ROOF

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project
WATSON RESIDENCE
97 Drummond Street, Carlton

drawing
MATERIALS SCHEDULE

drawing no.
PD-13

job no. 2603
drawn DC
date 21.07.26
scale 1:100 at A1 1:200 at A3

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MATERIALS SCHEDULE