

396 ALBERT STREET | EAST MELBOURNE

CONTRACT DOCUMENTATION



DRAWING LIST	
Architectural Documentation Series	
AC 0.00	Cover Page & General Notes
AE Series	Existing & Demolition
AE 1.01	Existing & Demolition GF & 1F Plan, Power & Data Plan
AE 1.02	Existing & Demolition GF & 1F RCP
AC 1 Series	Proposed Plans
AC 1.01	Proposed GF & 1F Plan
AC 1.02	Proposed GF & 1F RCP
AC 1.03	Proposed GF & 1F Power & Data Plan
AD Series	Door & Window Schedule
AD 1.01	Door D/E 1.01 Plan & Elevations
AD 1.02	Door D/E 1.02 / D/E 1.03 / D/E 1.05 & W/E 1.02 / D/E 1.07 W-E 1.03 Plan & Elevations
AD 1.03	Door D/E 1.09 / D/I 1.01 Plan & Elevations
AD 1.04	Door D/I 1.02 / D/X 1.01 & W/X 1.01 / Opening OP 1.02
AD 1.05	Opening OP 1.01
AD 2.01	Door D/E 2.01 / D/E 2.02 / D/I 2.03 / D/I 2.04
AD 2.02	Opening OP 2.01 / OP 2.02 Plan & Elevations
ai Series	Wet Area Series
ai 1.01	Tea Station & Kitchenette & Store Plan & Elevations
ai 2.01	Accessible WC Plan & Elevations
ai 3.01	Laundry Plan & Elevations
ai 4.01	1F Bathroom Plan & Elevations
ai 4.02	1F Bathroom Elevations
ai 5.01	1F Kitchen Plan & Elevations
aj Series	Joinery
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am Series	Miscellaneous
am 1.01	Albert St Signage
am 2.01	Heritage Elements - GF Entry Corridor
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am 2.04	Heritage Elements - GF Atrium
am 2.05	Heritage Elements - 1F Admin
am 2.06	Heritage Elements - 1F Admin
am 2.07	Heritage Elements - Staircase
am 3.01	Atrium, East and South Wall Plan & Elevation
am 3.02	Extent of Paint Removal
am 3.03	Atrium Section & Details
am 3.04	Separation Detail

GENERAL PROJECT NOTES

- THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ONE ANOTHER AND WITH THE WRITTEN SPECIFICATIONS AND SCHEDULES ALONG WITH ALL MEASURED SURVEYS, STRUCTURAL, CIVIL, GEOTECHNICAL, MECHANICAL, AND ELECTRICAL, ACUSTIC DRAWINGS AND/OR REPORTS
- KEEP A COPY OF STAMPED BUILDING PERMIT DRAWINGS ON SITE. PROVIDE SITE FACILITIES AND SERVICES IN ACCORDANCE WITH STATUTORY REQUIREMENTS
- REFER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR ALL STRUCTURAL AND CIVIL REQUIREMENTS AND DETAILS. STRUCTURAL ENGINEER'S DRAWINGS TO TAKE PRECEDENCE OVER ANY STRUCTURAL OR CIVIL INFORMATION IN ARCHITECTURAL DRAWINGS, SCHEDULES AND SPECIFICATION.
- WHERE THERE IS ANY DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS SEEK ARCHITECT ADVICE IMMEDIATELY
- THE CONTRACTOR IS TO ALLOW FOR AND PROVIDE ALL MATERIALS, LABOUR AND ACCESSORIES NECESSARY TO COMPLETE THE WORKS TO THE SPECIFIED PERFORMANCE.
- THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS AND PAY ASSOCIATED FEES REQUIRED TO UNDERTAKE THE WORKS
- KEEP THE SITE AND WORKS CLEAN AND Tidy AS THE WORK PROCEEDS AND REMOVE FROM THE SITE EXCESS SOIL FROM EXCAVATIONS, PROVIDE GENERAL AND SPECIALISED CLEANING OF ALL TRADES AT COMPLETION OF THE WORKS. LEAVE THE SITE CLEAR OF ANY DEBRIS, RUBBISH, LOOSE MATERIAL, AND ANY TEMPORARY WORKS OR PLANT NOT FORMING THE WORKS.

DEMOLITION

- DEMOLITION IS TO BE CARRIED OUT IN SUCH A MANNER AS TO CAUSE AS LITTLE INCONVENIENCE AS POSSIBLE TO THE ADJOINING OWNERS AND THE PUBLIC. SCOPE OF DEMOLITION IS TO BE LIMITED TO THE EXTENT INDICATED ON THE DRAWINGS.
- BEFORE COMMENCING DEMOLITION WORK, THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITY AND ARRANGE AND PAY FOR ALL REQUIRED PROTECTION WORKS REQUIRED BY THE LOCAL AUTHORITY.
- ALL DEBRIS AND RUBBISH SHALL BE PROMPTLY REMOVED FROM THE SITE, DURING AND/OR ON COMPLETION OF THE DEMOLITION WORKS.
- CONTRACTOR TO SAFELY CAPSEAL OFF ALL EXISTING SERVICES I.E. ELECTRICITY, GAS, WATER ETC, AS REQUIRED TO COMPLETE DEMOLITION WORKS.
- CONTRACTOR TO ALLOW FOR ANY LEVELING AND MAKING GOOD OF SUBSTRATE TO PROVIDE LEVEL GROUND LEVEL THROUGHOUT
- WHERE DEMOLITION REVEALS UNPAINTED OR UNFINISHED WORKS, ALLOW FOR THE RECTIFICATION TO MATCH EXISTING AS REQUIRED, INCLUDING APPLICATION HARD PLASTER AND LINING OF WALLS.
- CONFIRM ALL PROPOSED OPENING LOCATIONS IN EXISTING LOAD BEARING CONCRETE WALLS AND ALL PROPOSED FLOOR PENETRATION LOCATION WITH STRUCTURAL ENGINEER PRIOR TO ANY WORK COMMENCING.
- REFER TO STRUCTURAL ENGINEERING DRAWINGS AND SPECIFICATION FOR ALL STRUCTURAL ENGINEERING INFORMATION RELATING TO DEMOLITION.
- EXTENT OF DEMOLITION IS AS UNPAINTED OR UNFINISHED WORKS. INTEGRATION OF NEW WORKS AS DETAILED IN THE ARCHITECTURAL AND CONSULTANT DOCUMENTATION.

HERITAGE REGISTER

- 396 ALBERT STREET IS INCLUDED ON THE VICTORIAN HERITAGE REGISTER (VHR) FOR ITS CULTURAL HERITAGE SIGNIFICANCE AND WORKS ARE SUBJECT TO A HERITAGE PERMIT
- BURLINGTON TERRACE 10797



SITE PLANS INDICATING EXTENT OF VHR REGISTRATION

SITE NOTES

- ARCHITECT TAKES NO RESPONSIBILITY FOR ACCURACY OF SITE, FEATURE AND LEVEL INFORMATION PROVIDED BY LAND SURVEYOR.
- UNDERGROUND SERVICES LOCATIONS NOTED ON DRAWINGS ARE INDICATIVE ONLY.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO DETERMINE ACCURATE LOCATION OF ALL UNDERGROUND AND CONCEALED SERVICES WITHIN THE PROJECT ZONE AND PROVIDE PROTECTION OF SERVICES DURING CONSTRUCTION.
- CONTRACTOR TO ATTEND SITE TO DETERMINE EXISTING CONDITIONS PRIOR TO COMMENCING WORKS
- CONTRACTOR TO ENSURE ADEQUATE ACCESS FOR EMERGENCY SERVICES AND ALL MEANS OF ESCAPE FROM BUILDINGS ARE PROVIDED
- CONTRACTOR TO ENSURE ADEQUATE PROTECTION OF EXISTING BUILDINGS, SERVICES AND INFRASTRUCTURE DURING CONSTRUCTION.

FIRE SAFETY MEASURES

- ALL MEANS OF EGRESS ARE TO COMPLY WITH BCA PART D: PROVISION FOR ESCAPE.
- ALL BUILDING MATERIALS, LININGS, SURFACE FINISHES AND FIXTURES MUST COMPLY WITH FIRE HAZARD PROPERTIES (SPREAD OF FLAME INDEX & SMOKE DEVELOPED INDEX) STIPULATED UNDER BCA CLAUSE C1.10.

PAINTING NOTES

- ALLOW TO PAINT ALL EXISTING INTERNAL SURFACES IN AREAS OF PROPOSED WORKS. AREAS INCLUDING BUT NOT LIMITED TO: WALLS, CEILINGS, DOORS, WINDOW REVEALS, TIMBER DOORS, REVEALS, CORNICES AND SKIRTINGS.
- ALLOW TO PAINT ALL NEW ELEMENTS INCLUDING WALLS, CEILINGS, WORKS WHICH HAVE BEEN REPAIRED AND MADE GOOD.

DOORS & WINDOWS

- PROTECT AND MINIMISE DAMAGE TO ALL EXISTING DOORS AND WINDOWS TO BE MAINTAINED AS PART OF PROPOSED WORKS.
- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ORDERING AND FABRICATION OF DOORS AND WINDOWS.
- CONTRACTOR SHALL PREPARE DETAILED SHOP DRAWINGS, INCLUDING JAMB, HEAD, SILL, SUB-FRAMES, HARDWARE, SEALS ETC PRIOR TO FABRICATION FOR ARCHITECT'S APPROVAL.
- CONTRACTOR SHALL COORDINATE WITH HARDWARE SUPPLIER FOR INSTALLATION OF HARDWARE AS PER APPROVED DOOR HARDWARE SCHEDULE.
- ALL LOCKABLE WINDOWS AND DOORS TO BE KEYPED ALIKE AND WORK WITH PRACTICE MASTER KEY.
- ALL GLAZING TO COMPLY WITH AS1288 AND GLAZING SECTION OF THE SPECIFICATION.
- ALLOW FOR FLYSCREENS TO ALL OPENABLE WINDOWS.
- ALL WINDOWS AND DOOR FRAMES TO HAVE CAULKING AND FLASHING TO PREVENT INGRESS OF WATER INTO INTERNAL AREAS. FLASHING TO MATCH WINDOW/DOOR FRAMES.
- PROVIDE WEATHER SEALS AND DRAFT STOPPERS TO MINIMISE AIR LEAKAGE AND IN ACCORDANCE WITH BCA REQUIREMENTS.
- PROVIDE SUITABLE THRESHOLD STRIPS/SILLS TO ALL DOORS AND WINDOWS TO PREVENT INGRESS OF WATER.
- DOOR CIRCULATION SPACES TO COMPLY WITH SECTION 13 OF AS1428.1-2009 FOR DISABLED ACCESS. DOORWAYS TO HAVE A CLEAR MINIMUM 850MM OPENING AND SIDE CLEARANCE IN ACCORDANCE WITH AS1428.

GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY
- THE BUILDER SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE NATIONAL CONSTRUCTION CODE (NCC), BUILDING REGULATIONS, LOCAL LAWS AND TOWN PLANNING REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO AFFECTED WORKS PROCEEDING.
- ALL WORKS SHALL COMPLY WITH, BUT ARE NOT TO BE LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS AND NATIONAL CONSTRUCTION CODE NCC-2022 VOL. 2:
 - AS 1288-2021 GLASS IN BUILDINGS-SELECTION AND INSTALLATION.
 - AS 1562-1-2018 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING PART 1 METAL.
 - AS 1684-2021 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
 - AS 1860-2006 PARTICLE FLOORING SPECIFICATION & INSTALLATION.
 - AS 2047-2014 WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS.
 - AS 2048-2002 ROOF TILES
 - AS 2050-2018 INSTALLATION OF ROOFING TILES.
 - AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS CONSTRUCTION.
 - AS 2904-1995 DAMP PROOF COURSES AND FLASHINGS.
 - AS 3600-2018 CONCRETE STRUCTURES.
 - AS 3660.1-2000 TERMITE MANAGEMENT, PART 1: NEW BUILDING WORK AS 3700-2018 MASONRY STRUCTURES.
 - AS 3740-2021 WATER PROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
 - AS 3786-2023, SMOKE ALARMS.
 - AS 4100-1998 STEEL STRUCTURES.

- THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS, DRAWINGS AND SOIL REPORTS
- FOOTING TO BE FOUNDATION AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.
- WHERE THE BUILDING (OTHER THAN A GLASS 10A) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
- SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:
 - 1) ALL ROOMS - WITHIN 500MM VERTICAL OF THE FLOOR.
 - 2) BATHROOMS-WITHIN 1500MM VERTICAL FROM THE BATH BASE.
 - 3) LAUNDRY -WITHIN 1200MM VERTICAL FROM FLOOR AND/OR WITHIN 300MM HORIZONTAL FROM DOORS.
 - 4) DOOR WAY-WITHIN 300MM HORIZONTAL FROM ALL DOORS. SHOWER SCREENS SHALL BE GRADE A SAFETY GLASS.
- WINDOW SIZES ARE NOMINAL ONLY ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER WINDOWS TO BE FLASHED ALL AROUND.
- STORM WATER SHALL BE TAKEN TO A DESIGNATED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY
- SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENTS
- FOOTINGS NOT TO ENCRACH ON TITLE BOUNDARIES AND EASEMENT LINES
- FOR BUILDINGS IN CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES, AND STEEL LINTELS THAT ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH AS 3100-2011 TABLE 2.2. HOT DIPPED GALVANISED, STAINLESS STEEL OR CADMIUM COATED
- ALL WET AREAS TO COMPLY WITH NCC 2022 PART 10.2 OR AS 3740-2021
- WALL FINISHES SHALL BE IMPERVIOUS TO A HEIGHT OF 1500MM ABOVE A FLOOR LEVEL TO SHOWER ENCLOSURES AND 1500MM ABOVE BATHS, BASINS, SINKS AND TROUGHS IF WITHIN 75MM OF THE WALL.
- PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 500MM CTRS IN EACH DIRECTIONS AND WITHIN 300MM OF ARTICULATION JOINTS
- SUB FLOOR VENTS TO PROVIDE A RATE OF 7500MM SQ. CLEAR VENTILATION PER 1000MM RUN OF EXTERNAL MASONRY WALL AND 2200MM SQ. CLEAR VENTILATION PER 1000MM RUN OF INTERNAL DWARF WALLS
- PROVIDE CLEARANCE FROM UNDERSIDE OR BEARER TO FINISHED GROUND LEVEL OF 150MM FOR FLOOR WITH STRIP FLOORING OR 200MM FOR FLOORS WITH PARTICLE BOARD FLOORING
- THERMAL INSULATION TO BE PROVIDED AS FOLLOWS FOR SLAB CONSTRUCTION (Refer to Energy Rating Report)
 - FOR TIMBER FRAMED FLOOR ENCLOSED PERIMETER (Refer to Energy Rating Report)
 - FOR TIMBER FRAMED FLOOR ENCLOSED PERIMETER AS FOR SLAB CONSTRUCTION
 - NOTE R.F.F.I. TO HAVE FLAMMABILITY INDEX NOT EXCEEDING 5.
 - THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS.
 - THE BUILDER SHALL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS
 - THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND FOR THE PURPOSE EXPRESSLY NOTED TO THE AUTHOR. ANY OTHER PERSONS WHO USES OR RELIES ON THESE PLANS WITHOUT THE AUTHOR'S WRITTEN CONSENT DOES SO AT OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE AUTHOR FOR SUCH USE AND/OR RELIANCE.
 - THESE NOTES ARE NEITHER EXHAUSTIVE NOR. SUBSTITUTE FOR REGULATION, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES
 - THE BUILDER SHALL TAKE FULL RESPONSIBILITY UPON ACCEPTANCE OF THESE PLANS AND SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SITE LAYOUT CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
 - ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE
 - THE AUTHOR SHALL TAKE NO RESPONSIBILITY FOR COPYRIGHT IT IS THE OWNERS RESPONSIBILITY TO CONFIRM THAT THE DESIGN DOES NOT INFRINGE THE GOVERNING LEGISLATION.
 - ANY EAVES WITHIN 900MM OF THE ALLOTMENT BOUNDARY ARE TO BE MADE OF NON-COMBUSTIBLE MATERIALS
 - ADJACENT LAND TO SLOPE AWAY FROM FOOTINGS (1:50 OVER 1M)
 - MINIMUM SLAB FREEBOARD HEIGHT OF 150MM

GENERAL SPECIFICATIONS

- CONCRETE:**
 - ALL CONCRETE FOOTING AND SLAB WORKS SHALL COMPLY WITH AS 2870.1-2011 "RESIDENTIAL SLABS AND FOOTINGS"
 - PART 1: CONSTRUCTION IN THE ABSENCE OF ENGINEER'S DRAWINGS OR COMPUTATIONS
- EXCAVATION:**
 - EXCAVATE FOOTINGS AND DRAINS AS SHOWN. KEEP EXCAVATIONS DRY AND BACKFILL WITH APPROVED MATERIALS FREE OF ANY BUILDING DEBRIS
- BRICK VENEER WALLS:**
 - COMPLY WITH AS 3700 MASONRY IN BUILDINGS AND AS 2904-1995 DAMP PROOF COURSES AND FLASHING. USE BRICK AS SELECTED AND M3 (1:1.6) MORTAR. USE FACE FIXING CAVITY TIES TO AVOID HOLES IN FOIL INSULATION MATERIAL.
 - STEEL LINTELS TO EACH 110 BRICK SKIN OVERALL OPENINGS UNLESS OTHERWISE SPECIFIED (ALL EXTERNAL LINTELS TO BE HOT DIP GALVANISED) OPENINGS SIZE MATERIAL UP TO 600 UP TO 1800 UP TO 2100 UP TO 3000 100 X 10 100 X 100 (HORIZ) X6 100 X 100 (HORIZ) X10 MS FLAT MS ANGLE MS ANGLE MS ANGLE PROVIDE 150MM MIN. END BEARING TO ALL LINTELS (UP TO 2100), OPENINGS GREATER THAN 2100MM, 200MM. END BEARING
- MASONRY CONTROL JOINTS:**
 - PROVIDE MASONRY CONTROL JOINTS AS RECOMMENDED BY SOIL TEST REPORT AND IN STRICT ACCORDANCE WITH TECHNICAL NOTE C09 OF CEMENT AND CONCRETE ASSOCIATION OF AUSTRALIA
 - MASONRY CONTROL JOINTS TO BE CONSTRUCTED AT 6.0M SPACINGS (MAX) AND PREFERABLY LOCATED BEHIND DOWNPIPES AND BESIDE FULL HEIGHT OPENINGS IN ACCORDANCE WITH TN61 OF THE CEMENT AND CONCRETE ASSOCIATION

TIMBER FLOOR, WALL AND ROOF FRAMING:

- ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH AS 1684 "TIMBER FRAMING CODE" AND SUPPLEMENTARY TABLES.

WALL CONSTRUCTION

- TIMBER STUDS TO BE 90X35 MGP10 PINE @ MAX. 600 CTRS
- TIMBER STUDS OVER 2700 HIGH TO BE 90X45 MGP10 PINE @ MAX. 600 CTRS
- TIMBER STUDS MORE THAN 3000 HIGH TO BE 90X70 MGP10 PINE @ 700 CTRS
- TOP PLATES TO BE 90X45 MGP10 PINE AND BOTTOM PLATES TO BE 90X35 MGP10 PINE
- BRACING TO BE PERFORATED METAL ANGLE
- INTERNAL LINING TO DRY AREAS TO BE 10MM THICK PLASTERBOARD, WET AREAS "HARDIES" VILLABOARD 6MM THICK
- STUDS @ MORE THAN 1500MM WIDE TO BE 90X90 MGP10 PINE

TLING TO WET AREAS:

- THE WALLS OF SANITARY COMPARTMENTS (KITCHEN, LAUNDRY, WC, BATHROOM, ENSUITE) SHALL BE FINISHED WITH FULLY COMPRESSED FIBRE CEMENT, WATERPROOF MEMBRANE, WATERPROOF RENDER, CERAMIC TILE OR OTHER IMPERVIOUS FINISH
- PLASTER:**
 - PROVIDE 10MM THICK PLASTERBOARD TO WALLS AND 10MM THICK PLASTERBOARD TO CEILINGS. ALL WET AREAS SHALL HAVE AN APPROVED 10MM THICK WR PLASTERBOARD OR "HARDIES" VILLABOARD INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTION AND SPECIFICATIONS

DOWNPIPES & BOX GUTTERS:

- DOWNPIPES TO BE 100 X 50 GALVANISED IRON AND BOX GUTTERS TO BE MIN. 200 X 75 GALVANISED IRON. U.N.O.
- STORMWATER:**
 - STORMWATER DRAINS TO BE 100MM DIAMETER UPVC WITHIN 1 IN 100 MIN. FALL TO LEGAL POINT OF DISCHARGE AS PER LOCAL COUNCIL REQUIREMENTS AND TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR. INSTALL INSPECTION OPENINGS AT EACH CHANGE OF DIRECTION AND AT 8.0M MAX. SPACINGS TO STRAIGHT RUNS. ALL STORMWATER TO COMPLY WITH AS 3500.3-2015 AND PART 3.6.6.5 OF THE NCC-2022

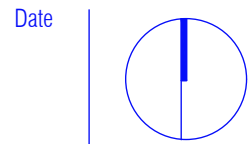
ELECTRICAL:

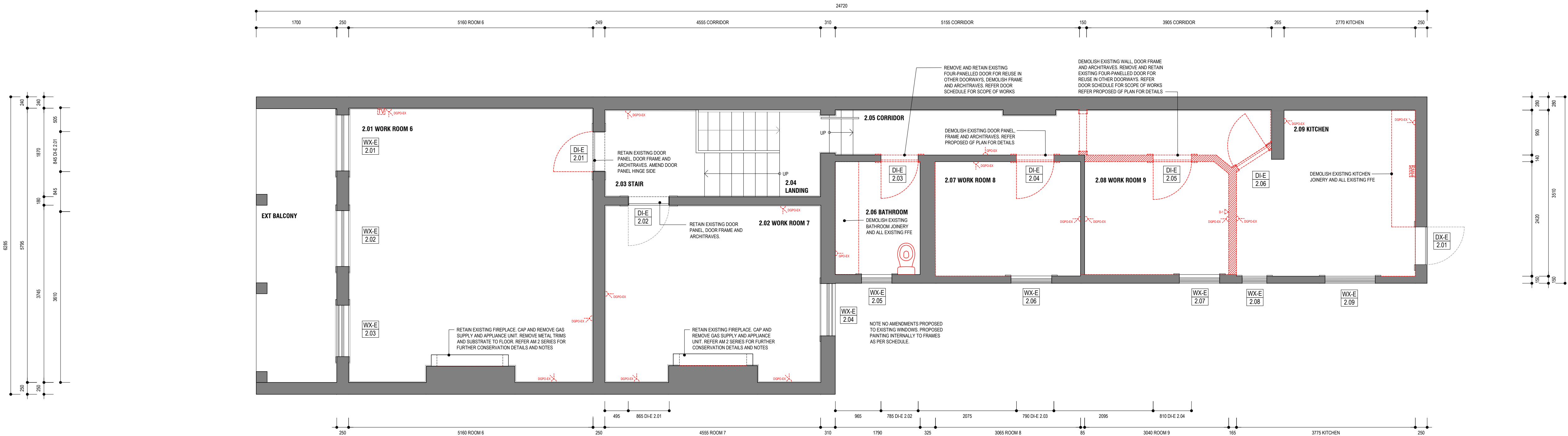
- NEW ARTIFICIAL LIGHTING TO BE MAXIMUM 5W/M2 INTERNALLY, 4W/M2 EXTERNALLY. REFER FIXTURES, FITTINGS & EQUIPMENT SCHEDULE FOR DETAILS
- ENERGY EFFICIENCY DESIGN:**
 - ALL CONSTRUCTION ELEMENTS TO BE SEALED IN ACCORDANCE WITH PROVISIONS OUTLINED IN NCC 3.12.3
- ACCESS COMPLIANCE:**
 - DOOR LATCH OPERATION TO COMPLY WITH Q3026 & AS1428.1. REFER SCHEDULE 3 DOOR SCHEDULE AND DOOR DRAWING FOR DETAILS.

DOMESTIC NOTES

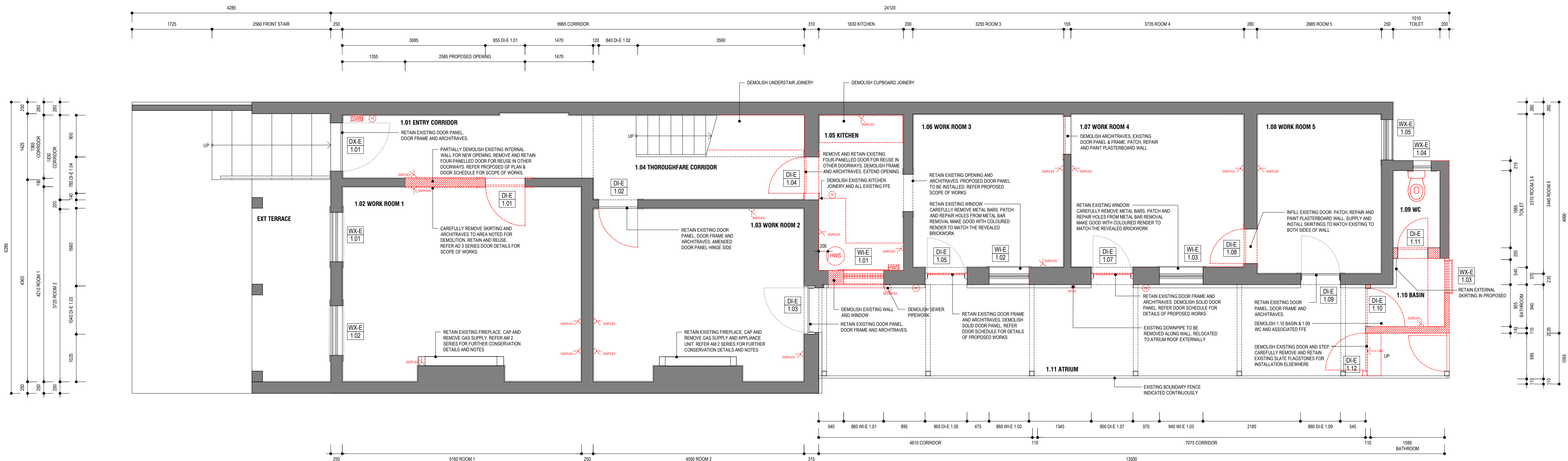
- THE SITE SHALL BE ADEQUATELY FENCED OFF DURING CONSTRUCTION TO PREVENT PUBLIC ACCESS.
- NO PART OF THE BUILDING SHALL PROJECT BEYOND THE BOUNDARY LINE. IE INCLUDING MOULDS, ARCHITECTURAL FEATURES AND THE LIKE.
- THE PREMISES SHALL TREAT FOR TERMITE PROTECTION USING A CHEMICAL BARRIER IN ACCORDANCE WITH AS 3660.1-2000. ALTERNATIVELY PHYSICAL BARRIERS MAY BE ADOPTED. SUCH AS ANT CAPS OR GRANITAGRD. IF ADOPTING ANT CAPS ENSURE THERE IS SUB FLOOR CLEARANCE OF 400MM.
- EAVES WITHIN 900MM (BUT NO CLOSER THAN 450MM OF THE BOUNDARY SHALL BE CONSTRUCTED USING NON COMBUSTIBLE MATERIAL.
- EAVES EXPOSED TO WITHIN 450MM OF THE BOUNDARY SHALL BE PROTECTED BY EITHER A WING WALL OR CORBELLED BRICKWORK.
- RAINWATER HEADS, FASCIAS, GUTTERS, DOWNPIPES AND THE LIKE WITHIN 450MM OF THE BOUNDARY SHALL BE CONSTRUCTED OF NON COMBUSTIBLE MATERIALS.
- OPENINGS IN EXTERNAL WALLS WITHIN 900MM FROM THE SIDE FACING THE BOUNDARY IS REQUIRED TO BE PROTECTED. IE WINDOWS SHALL BE FIXED, FIRE RATED WINDOWS NO LESS THAN -60-.
- OPEN ABLE WINDOWS WITHIN 1 METRE OF THE FINISHED FLOOR LEVEL SHALL BE RESTRICTED SO THAT THE OPENINGS DO NOT PERMIT A 125MM SPHERE TO PASS THROUGH IT. IF THE FALL IS GREATER THAN 1 METRE FROM THE NATURAL GROUND LEVEL.
- THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT SHALL OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT IE REMOVABLE HINGES.
- THE STUMPS ARE REQUIRED TO BE BRACED IN ACCORDANCE WITH AS 1684-2010 IF THE HEIGHT OF THE STUMP FROM NATURAL GROUND LEVEL TO THE UNDERSIDE OF THE BEARER EXCESS THE RATIO OF 15 TIMES THE WIDTH OF THE STUMP. IE 100 X 100 STUMP HAS A MAXIMUM HEIGHT OF 1500MM.
- VERTICAL ARTICULATION JOINTS MUST BE PROVIDED IN UN-REINFORCED MASONRY WALLS EXCEPT WALLS BUILT WHERE THE SITE SOIL CLASSIFICATION IS A OR 5 ARTICULATION JOINTS MUST HAVE A WIDTH NOT LESS THAN 10MM AND BE PROVIDED:
 - A) IN STRAIGHT CONTINUOUS WALLS HAVING NO OPENING, AT NOT MORE THAN 6M CENTERS AND NOT CLOSER THAN THE HEIGHT OF THE WALL AWAY FROM CORNERS, AND
 - B) WHERE THE HEIGHT OF THE WALL CHANGES BY MORE THAN 20% AT THE POSITION OF CHANGE IN HEIGHT AND
 - C) WHERE OPENINGS MORE THAN 900X900MM OCCUR AT NOT MORE THAN 5M CENTERS AND POSITIONED IN LINE WITH ONE OF THE OPENINGS AND
 - D) WHERE WALLS CHANGE IN THICKNESS, AND
 - E) AT CONTROL OR CONSTRUCTION JOINTS IN FOOTING SLABS; AND
 - F) AT JUNCTIONS OF WALLS CONSTRUCTION OF DIFFERENT MASONRY MATERIALS AND
 - G) AT DEEP CHASES (REBATES) FOR SERVICE PIPES.
- SUB FLOOR VENTILATION SHALL BE PROVIDED AT A RATE OF 6000MM2/M WHERE IN THE MINIMUM SUB-FLOOR CLEARANCE IS 150MM.
- SMOKE DETECTORS SHALL BE A BRK 86 RA1 250V SELF-CONTAINED SMOKE ALARM OR THE EQUIVALENT TO BE CONNECTED TO THE CONSUMER POWER MAINS IN ACCORDANCE WITH AS 3786-2023
- THE WALL SURFACE OF A SHOWER ENCLOSURE WITH A PREFORMED SHOWER BASE SHALL BE WATER RESISTANT TO A HEIGHT OF 1.8M ABOVE THE FLOOR, WITH ALL JUNCTIONS AND FLOOR TO HORIZONTAL SURFACES COMPLETELY WATERPROOFED. THE SURFACE IMMEDIATELY ADJACENT OR BEHIND A BATH, BASIN OR SINK SHALL BE WATER RESISTANCE TO A HEIGHT NOT LESS THAN 150MM ABOVE THE FUTURE WITH ALL JUNCTIONS TO HORIZONTAL SURFACES COMPLETELY WATERPROOFED. FURTHERMORE, AN ENCLOSED SHOWER WITH FLOOR SUBSTRATE.
- ALL GLAZING SHALL BE IN ACCORDANCE WITH AS 1288-2021 WHENEN GLAZING WITHIN 500MM OF THE FLOOR LEVEL SHALL BE 3MM THICKENED ANNEALED GLAZED DOORS AND ASSOCIATED SIDE PANELS SHALL 6MM LAMINATED SAFETY GLASS AND BATHROOM WINDOWS WITHIN 1.5M OF THE BATH OR SHOWER FROM THE SHOWER ENCLOSURE SHALL, BE 3MM TOUGHENED SAFETY GLASS.
- A LANDING NOT LESS THAN 750MM WIDE SHALL BE PROVIDED WHERE THE SILL OF A THRESHOLD OF A DOORWAY OPENS ON TO A STAIR THAT PROVIDES A CHANGE IN FLOOR LEVEL OR FLOOR TO GROUND LEVEL GREATER THAN 3 RISERS OR 570MM.
- THE HEARTH SHALL EXTEND 300MM BEYOND THE FRONT OF THE FIREPLACE AND 150MM BEYOND EACH SIDE OF THE OPENING. IF THE FLOORING IS COMBUSTIBLE THE HEARTH MUST BE SITUATED 150MM ABOVE THE FLOOR.
- REFER TO ENERGY RATING REPORT FOR THERMAL INSULATION REQUIREMENTS
- LAUNDRIES, BATHROOMS, ENSUITES AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED SHALL BE PROVIDED WITH MECHANICAL VENTILATION
- THE SELECTION OF GUTTERS AND DOWNPIPES SHALL BE IN ACCORDANCE WITH AS 3500, WHEREIN THE SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M AND DOWNPIPES ARE ALSO LOCATED WITHIN 1.2M OF A VALLEY OR PROVISION FOR OVERFLOW MUST BE MADE.
- THE STORM WATER DISCHARGE SHALL BE CONNECTED TO COUNCIL POINT OF DISCHARGE.
- THE GROUND BENEATH THE SUSPENDED FLOOR MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. ALTERNATIVELY, AGRICULTURAL PIPES SHALL BE PROVIDED BENEATH THE BUILDING TO DRAIN PONDING SURFACE WATER. SURFACE WATER MUST BE DIVERTED AWAY FROM SLAB-ON-GROUND SO THAT THE ADJACENT EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADE TO GIVE A SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1M FROM THE BUILDING.
- ALL FOOTINGS SHALL EXTEND 200MM BEYOND THE ANGLE OF REPOSE OF ALL EXISTING AND NOT MORE THAN 80% OF THE ALLOTMENT CAN BE COVERED BY IMPERMEABLE SURFACES. AND
- COMBUSTIBLE ROOF LIGHTS, SKYLIGHTS OR THE LIKE INSTALLED IN A ROOF OR PART OF A ROOF REQUIRED TO HAVE A NON-COMBUSTIBLE COVERING MUST HAVE AN AGGREGATE AREA NOT MORE THAN 20% OF THE ROOF OR PART OF THE ROOF AND BE NO LESS THAN 900MM FROM

A) THE ALLOTMENT BOUNDARY OTHER THAN THE BOUNDARY ADJOINING A ROAD ALIGNMENT OR OTHER PUBLIC SPACE.





02 EXISTING & DEMO 1F & POWER & DATA PLAN 1:50



01 EXISTING & DEMO GF & POWER & DATA PLAN 1:50

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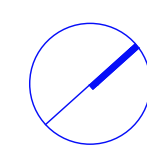
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No. C.O Description Issue for Construction

Date 14/08/2026

No. Description

Date



Alterations to 396 Albert Street, East Melbourne 3002

Project No 2514-SU ARTHRO

Drawing Title

Scale Date Issue

Existing & Demo GF & 1F Plan Power & Data Plan 1:50 @ A1 August 2026 Construction

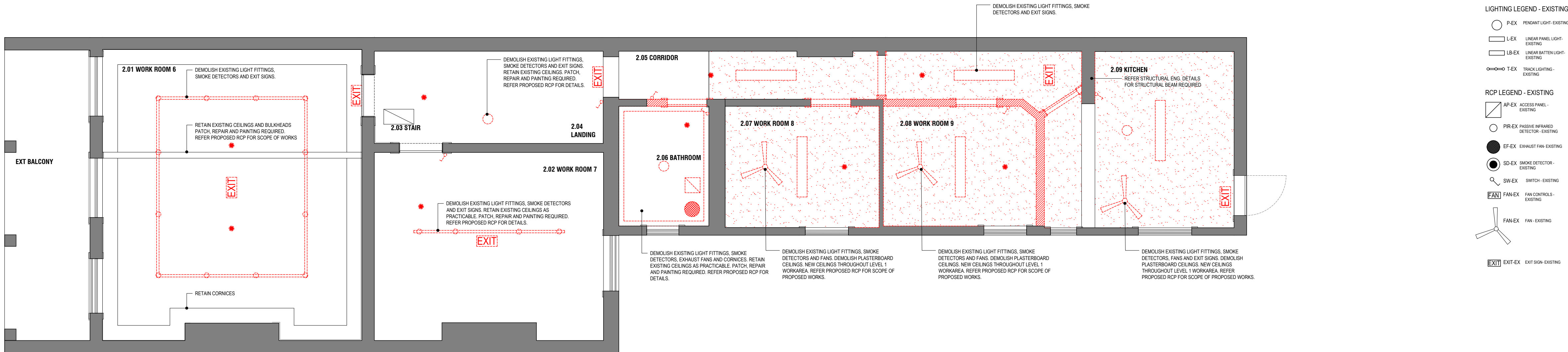
AE 1.01

C.O

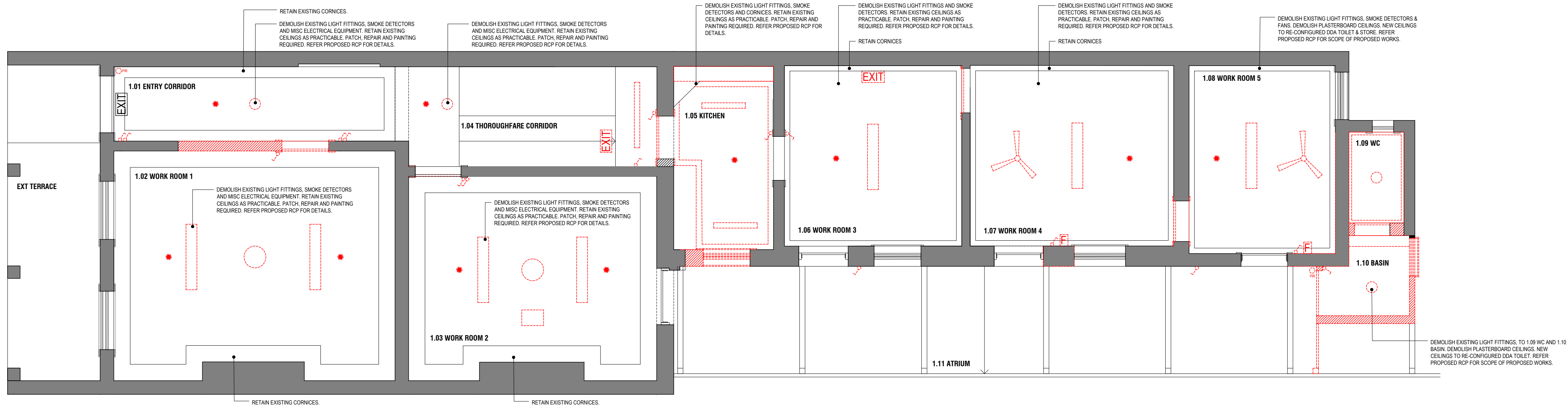
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02 EXISTING 1F REFLECTED CEILING PLAN 1:50



01 EXISTING GF REFLECTED CEILING PLAN 1:50



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No. Description
C.O Issue for Construction

Date Description
August 2026

Date

Alterations to 396 Albert Street,
East Melbourne 3002

Drawing Title

Existing & Demo GF & 1F RCP

AE 1.02

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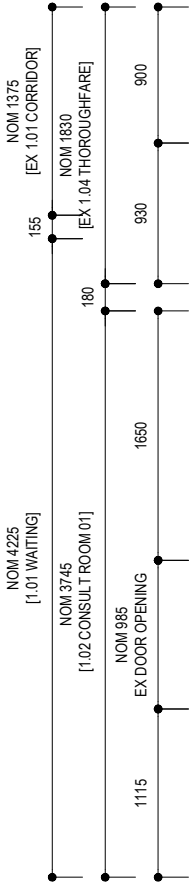
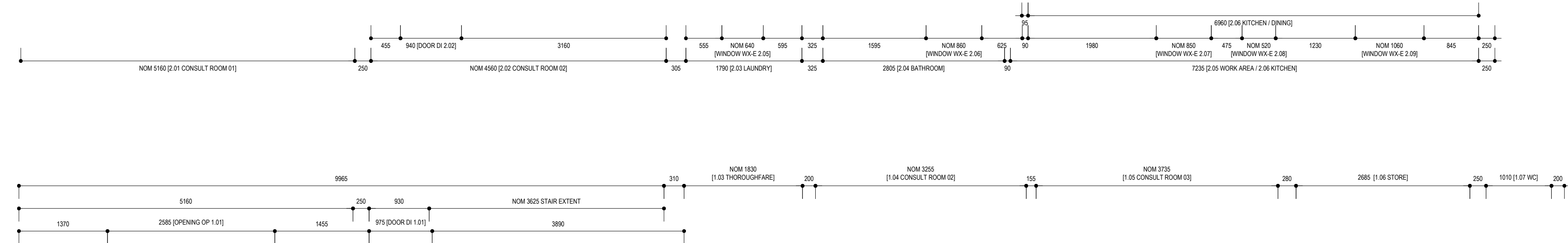
Project No 2514-SU ARTHRO

Scale
Date
Issue

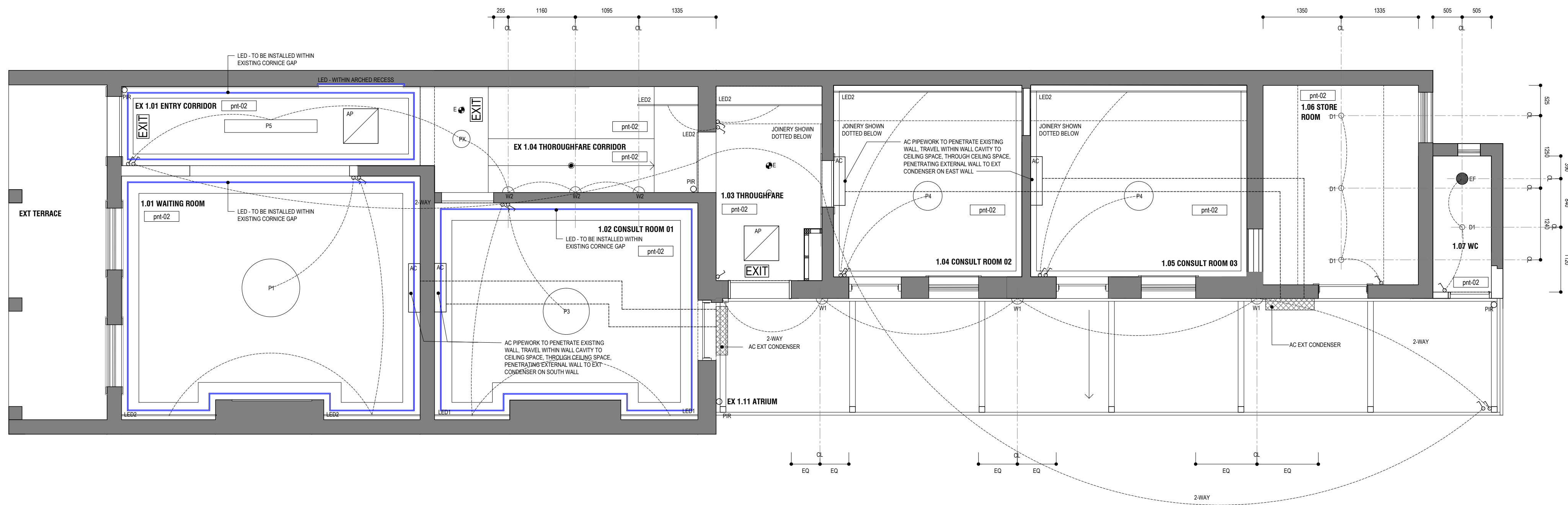
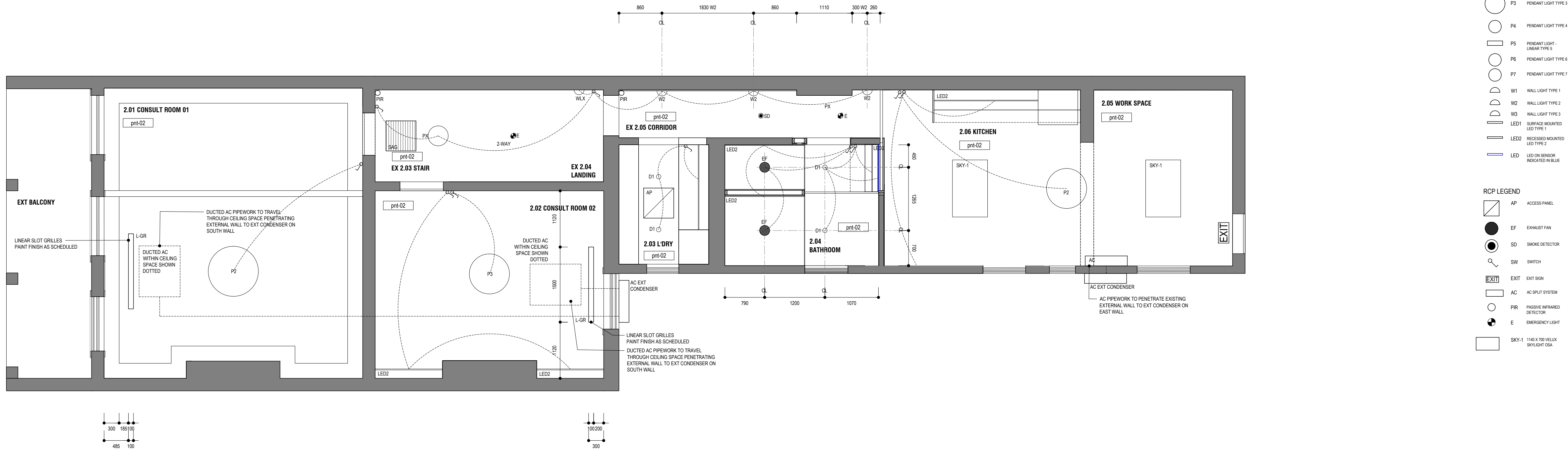
1:50 @ A1
August 2026
Construction

C.O

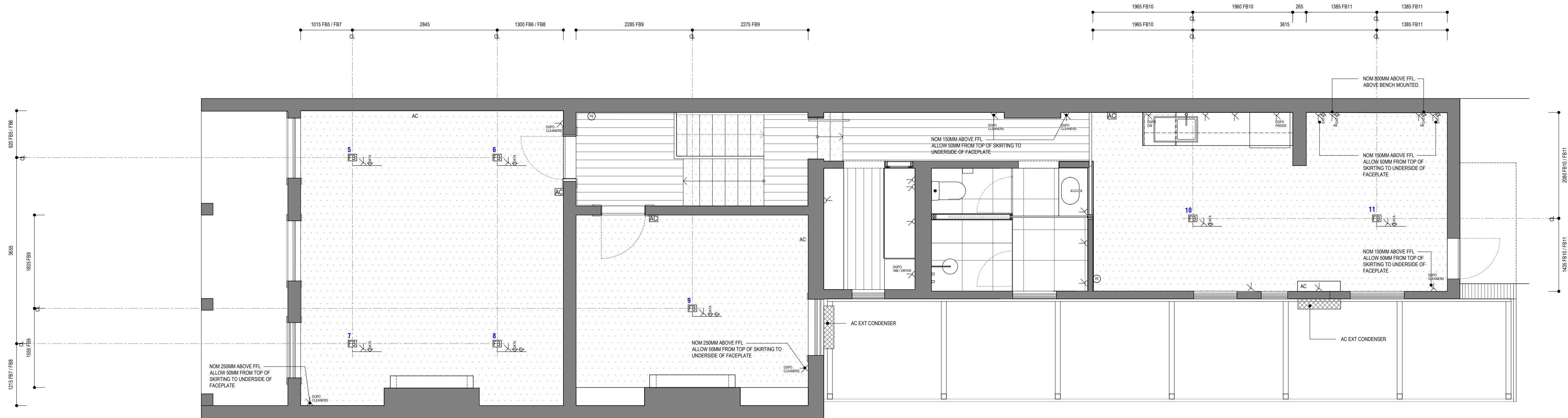
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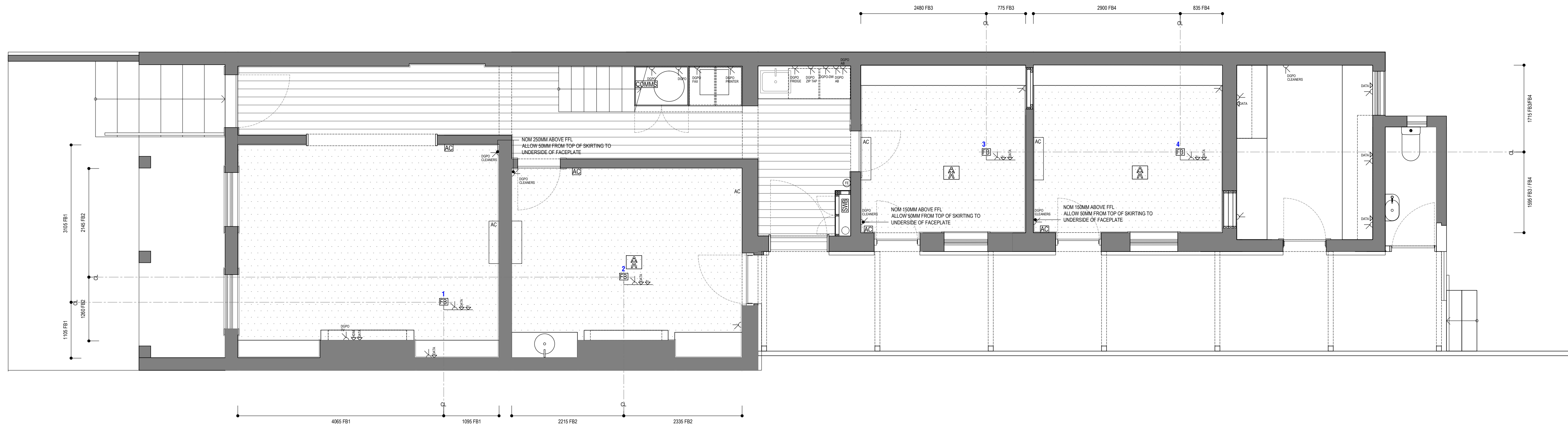
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02 PROPOSED 1F PLAN
POWER & DATA
1:100



01 PROPOSED GF PLAN
POWER & DATA
1:100



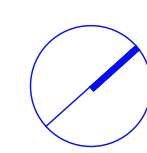
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No. C.O. Description Issue for Construction

Date August 2026 No. Description

Date



Alterations to 396 Albert Street, East Melbourne 3002

Project No 2514-SU ARTHRO

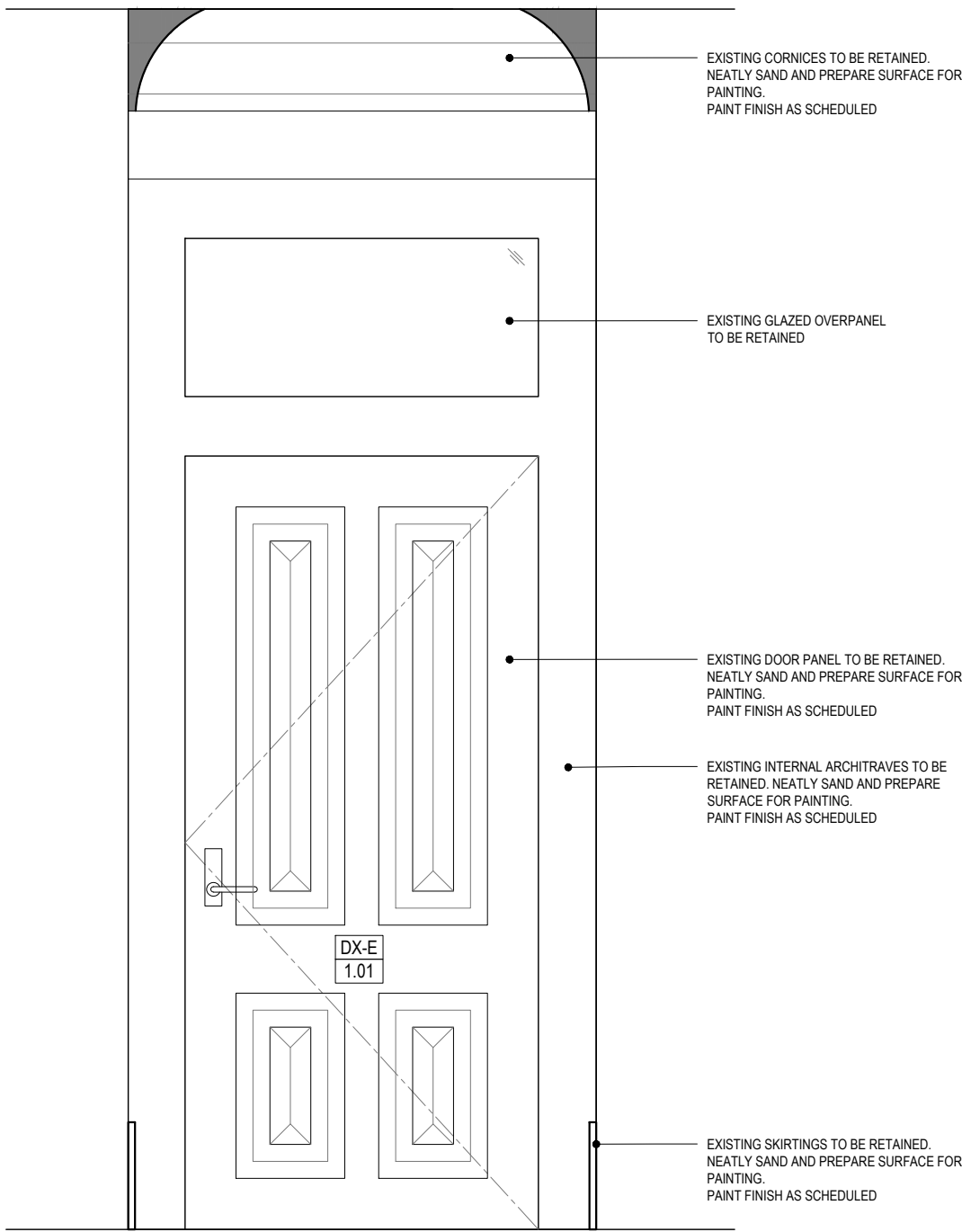
Drawing Title Scale Date Issue

Proposed GF & 1F Power & Data Plan 1:50 @ A1 August 2026 Construction

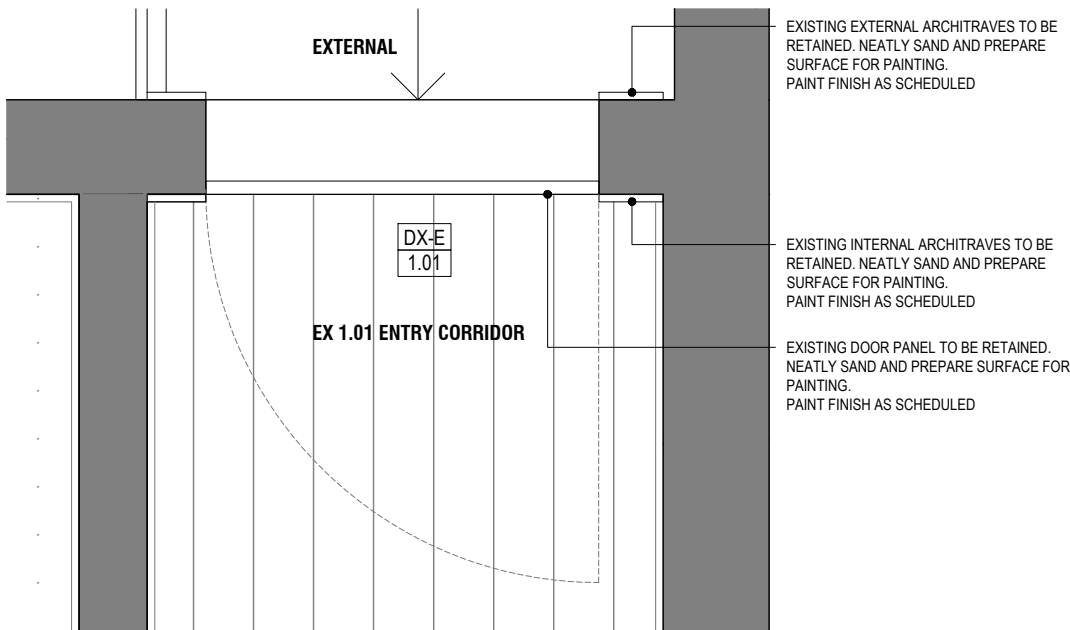
AC 1.03 C.O.

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STUDIO C + E



02 DOOR DX-E 1.01
ELEVATION 1:20



01 DOOR DX-E 1.01
PLAN 1:20

NOTE: DOOR PLAN AND ELEVATIONS WITH NO DIMENSIONS INDICATE EXISTING DOOR TO REMAIN WITH SCOPE OF WORKS NOTED.

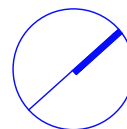
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No.	Description
C.0	Issue for Construction

Date	No.	Description
August 2026		

Date



Alterations to 396 Albert Street,
East Melbourne 3002

Project No 2514-SU ARTHRO

Drawing Title

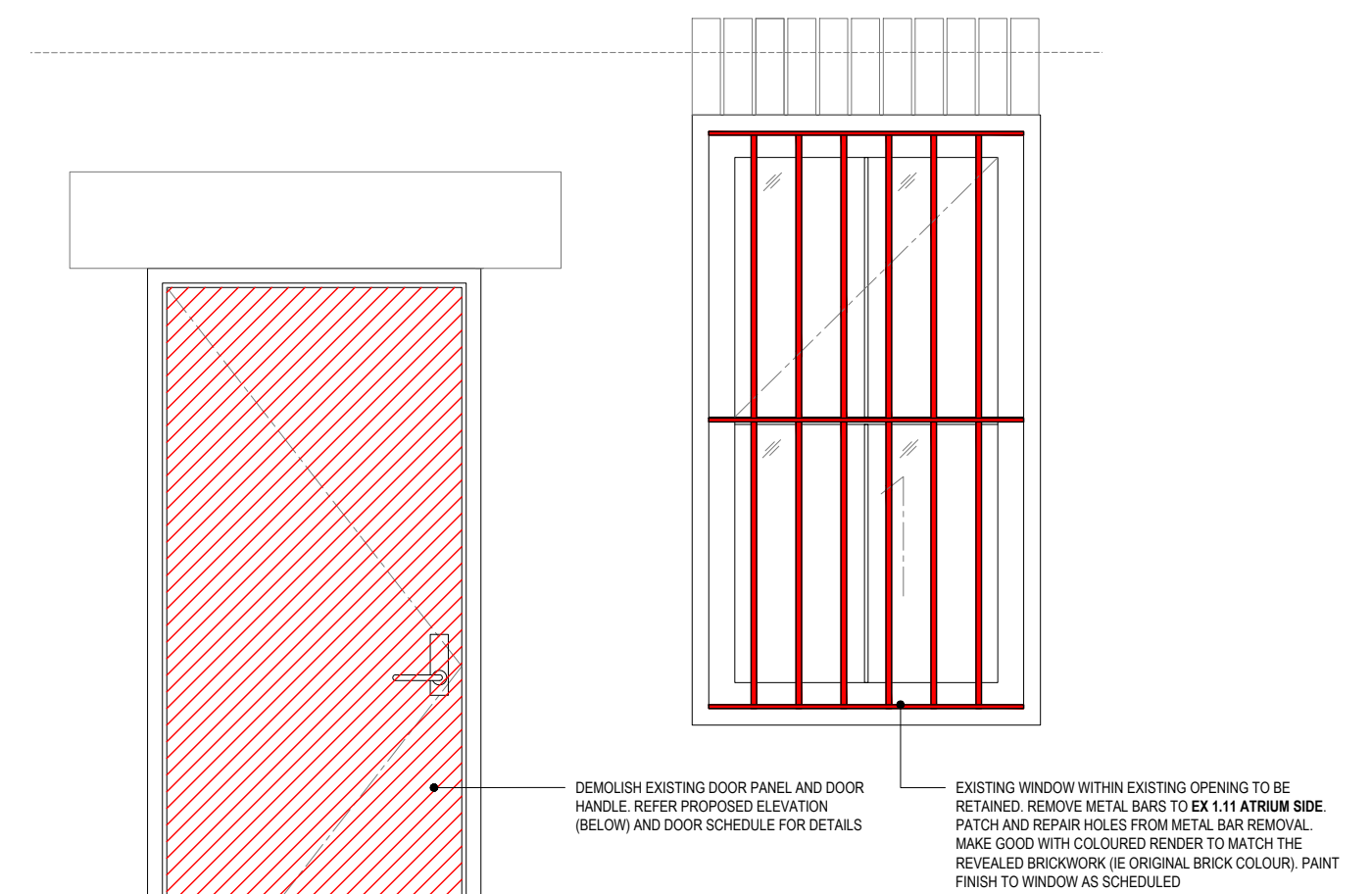
Scale
Date
Issue

External Door DX-E 1.01
AD 1.01
1:20 @ A1
August 2026
Construction

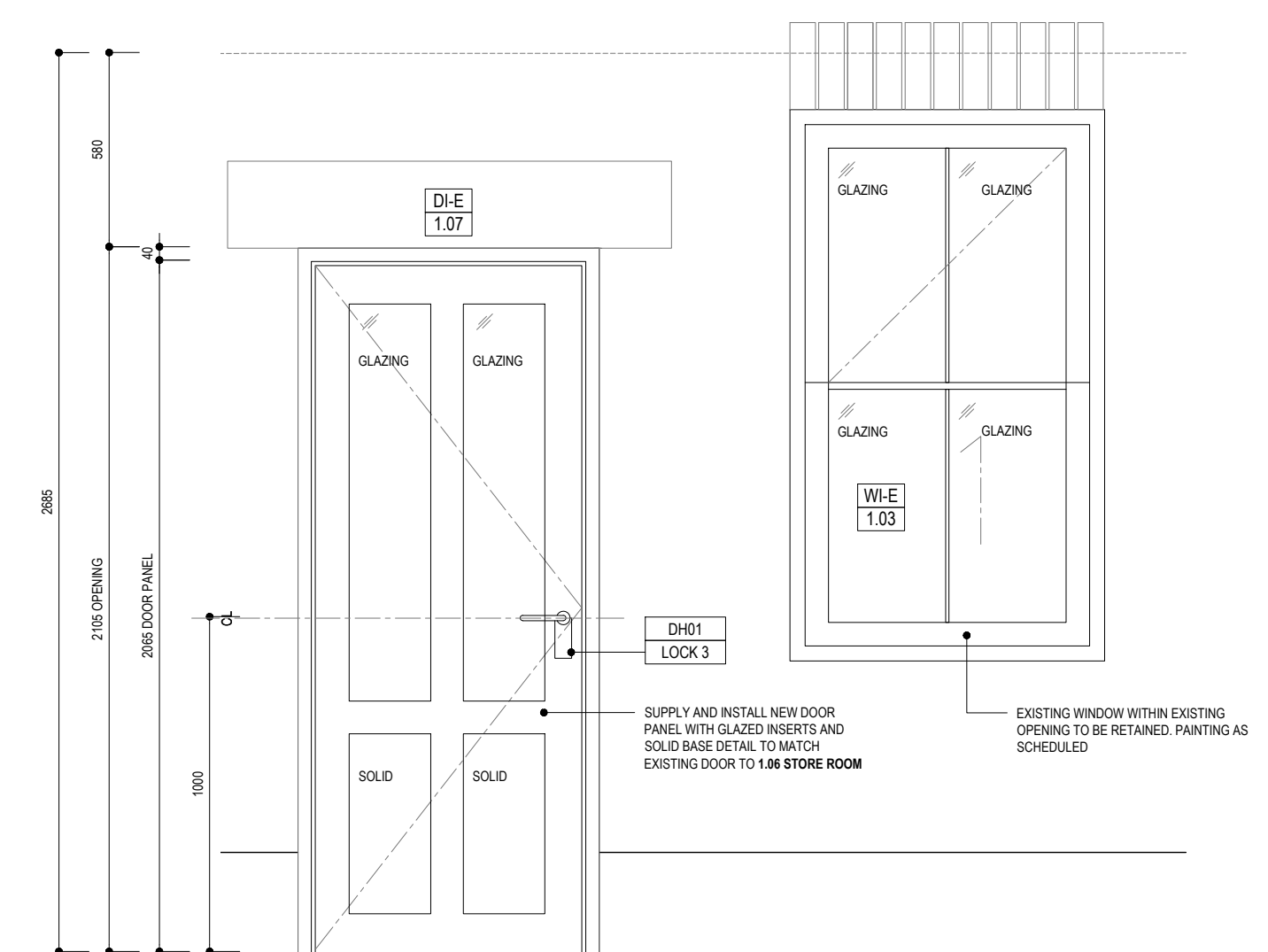
C.0

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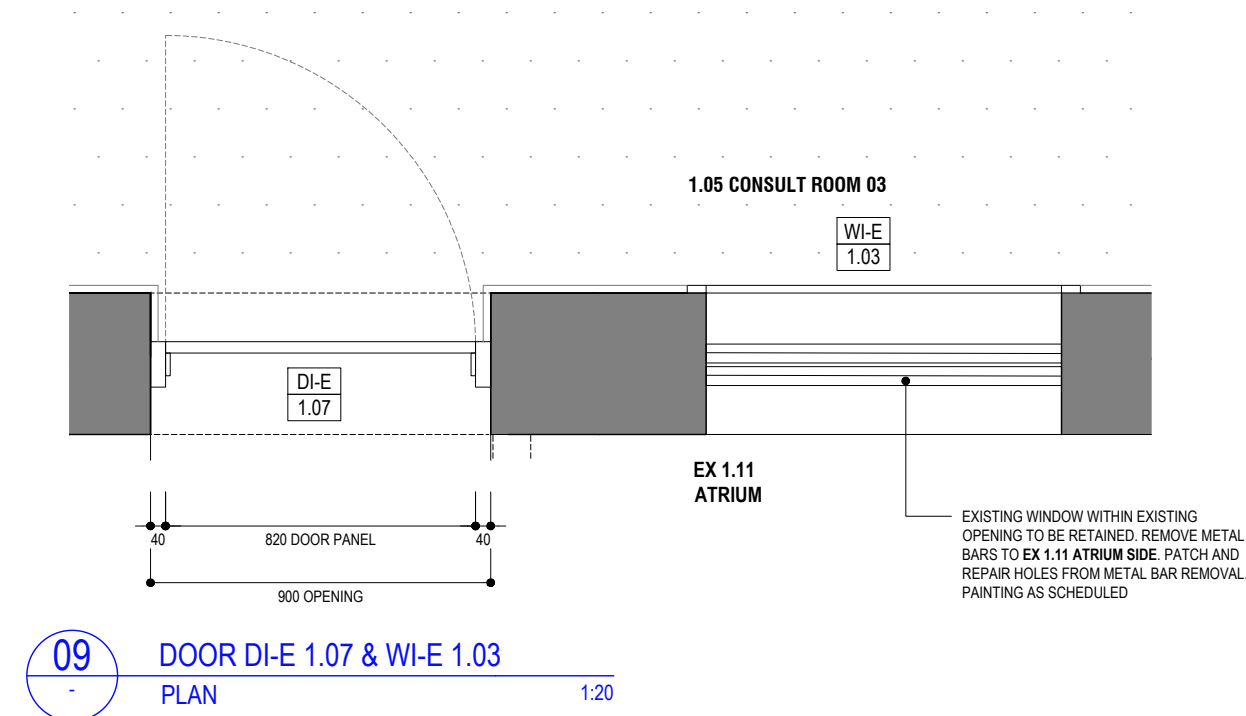
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11 DOOR DI-E 1.07 & WI-E 1.03
EXISTING ELEVATION 120

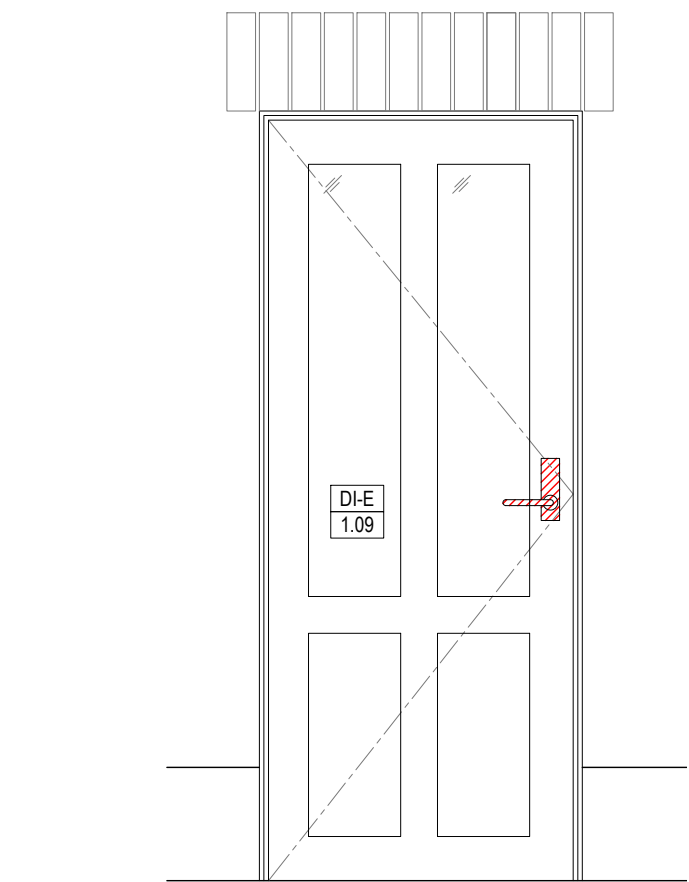


10 DOOR DI-E 1.07 & WI-E 1.03
- ELEVATION 1:20

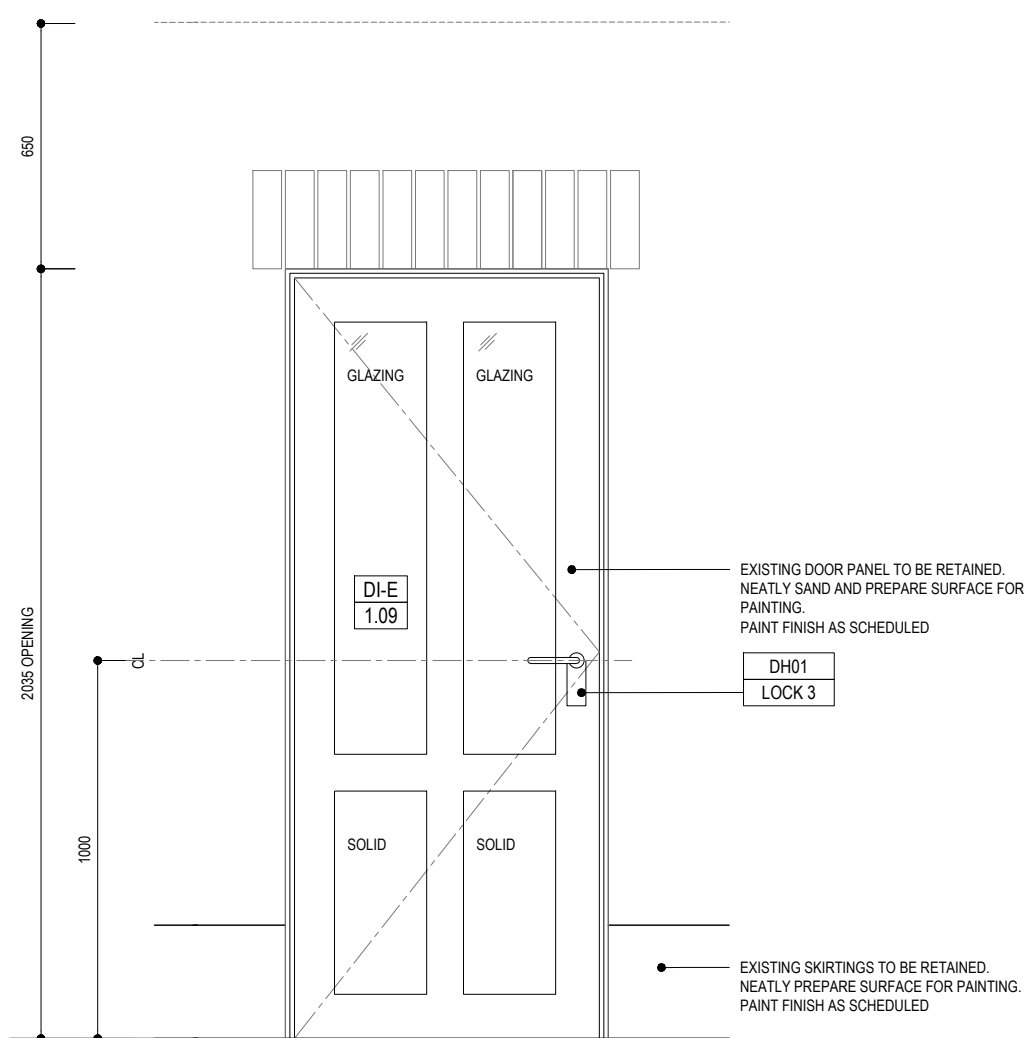


09 DOOR DI-E 1.07 & WI-E 1.03
- PLAN 1:20

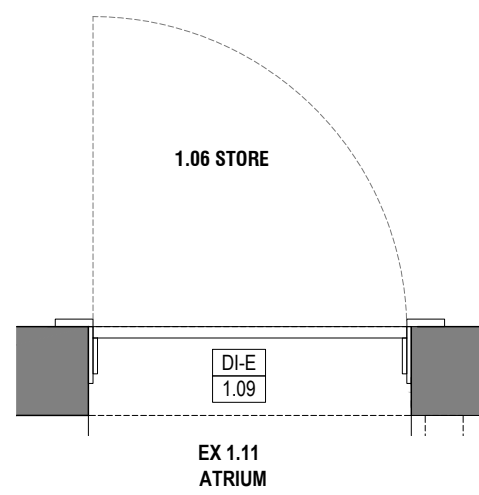
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03 DOOR DI-E 1.09
EXISTING ELEVATION 1:20

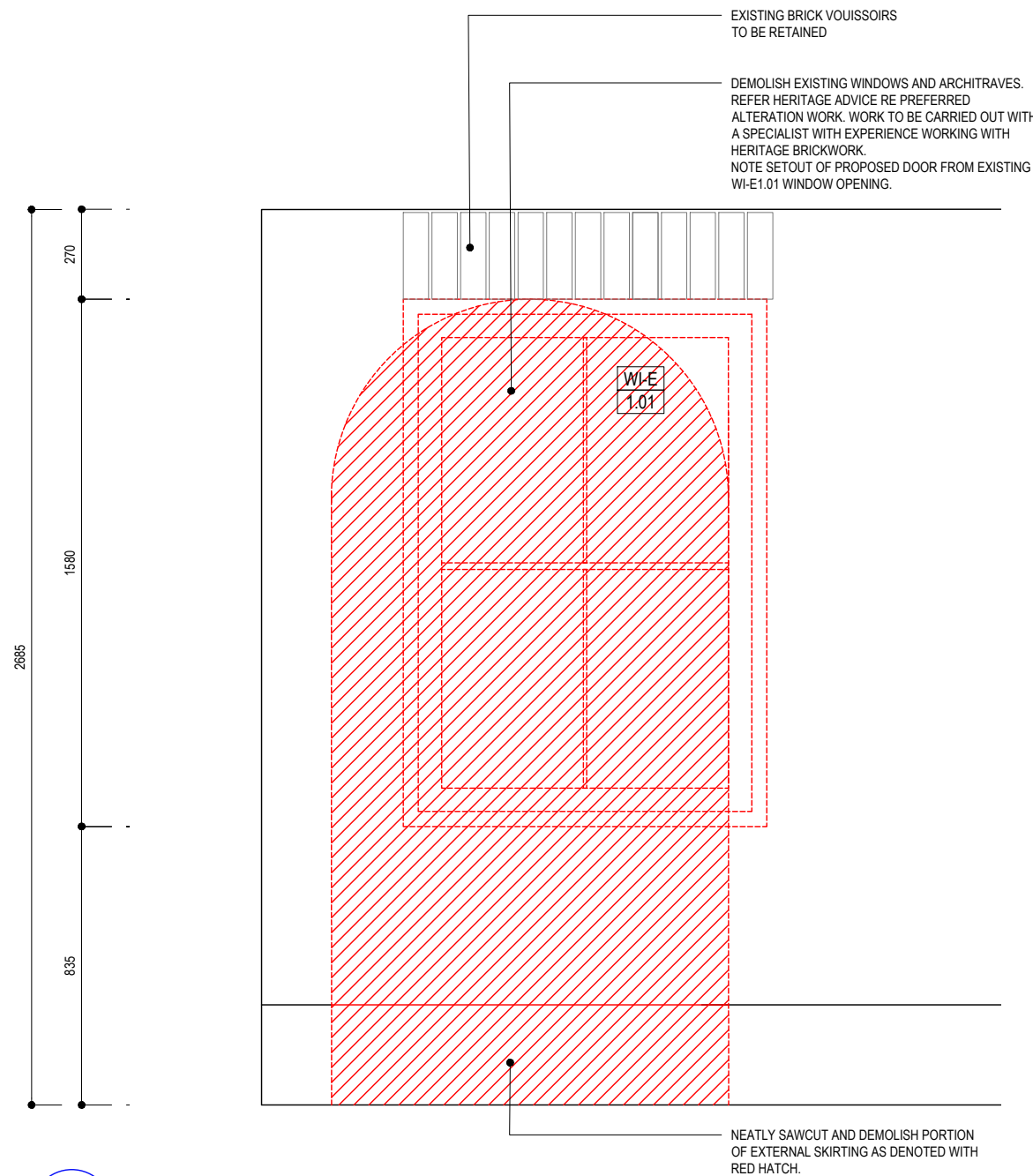


02 DOOR DI-E 1.09
ELEVATION 1:20

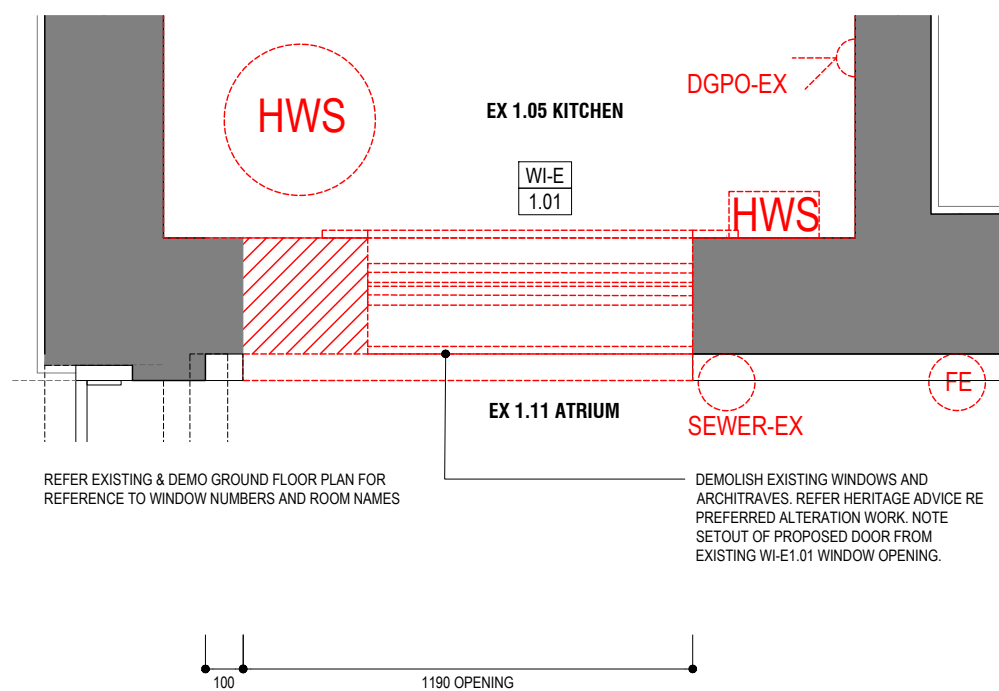


01 DOOR DI-E 1.09
PLAN 1:20

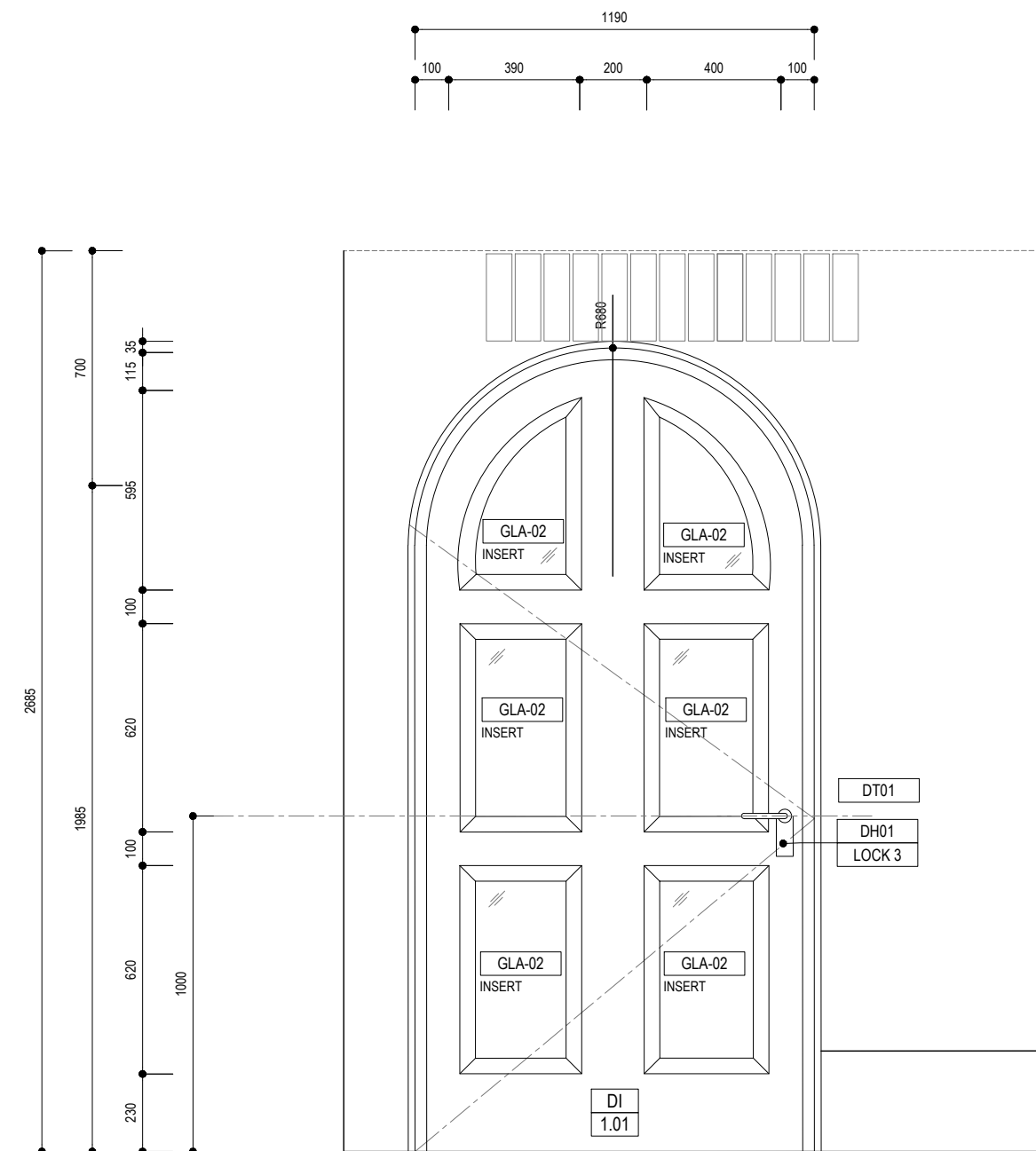
NOTE: DOOR PLAN AND ELEVATIONS WITH NO DIMENSIONS INDICATE EXISTING DOOR TO REMAIN WITH SCOPE OF WORKS NOTED.



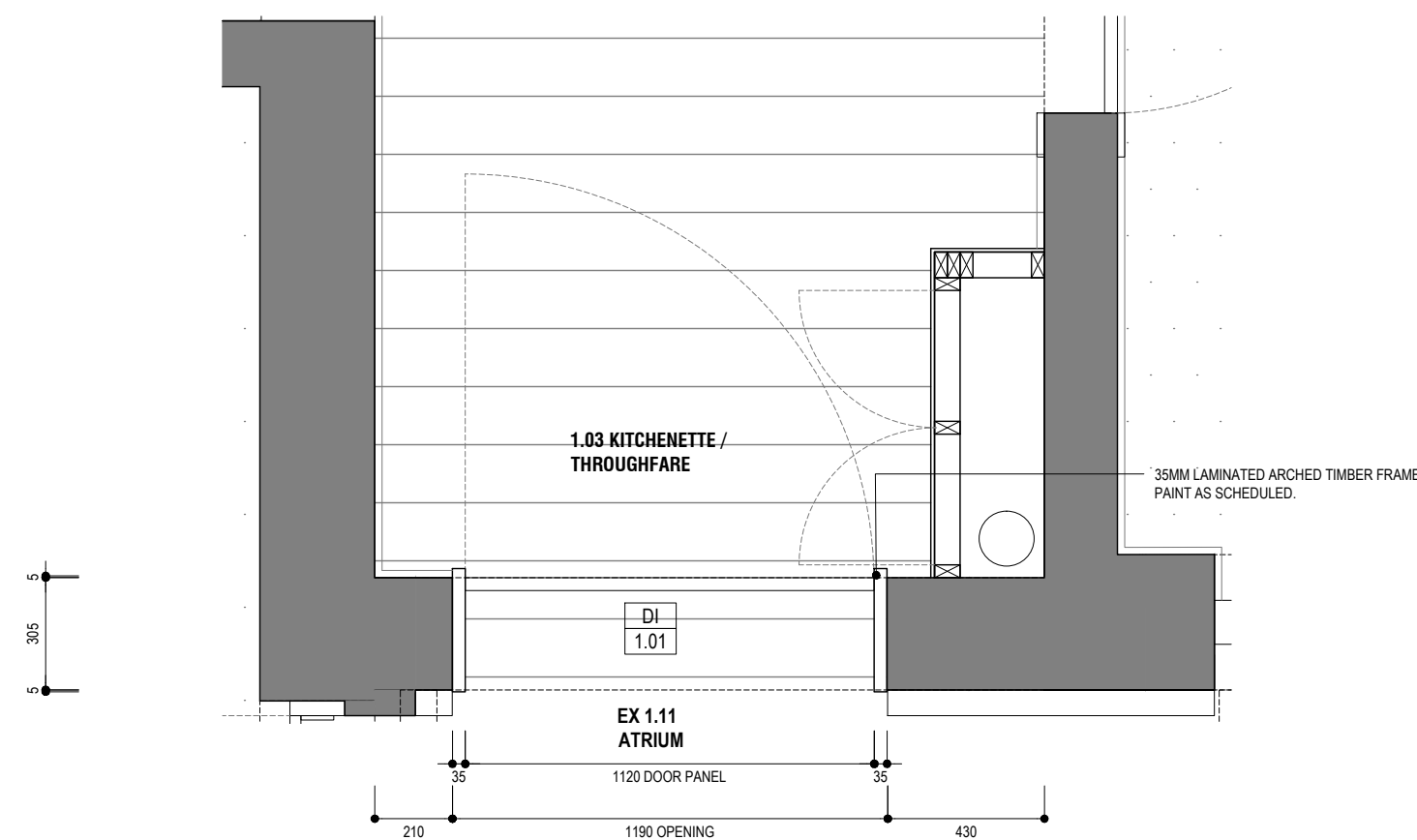
WINDOW WI-E 1.01
EXISTING ELEVATION 1:20



WINDOW WI-E 1.01
EXISTING PLAN 1:20



06 OPENING OP 1.03
ELEVATION 1:20



05 OPENING OP 1.03
PLAN 1:20

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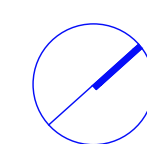
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No. C.O
Description
Issue for Construction

Date
August 2026

No. Description

Date



Alterations to 396 Albert Street,
East Melbourne 3002
Project No 2514-SU ARTHRO

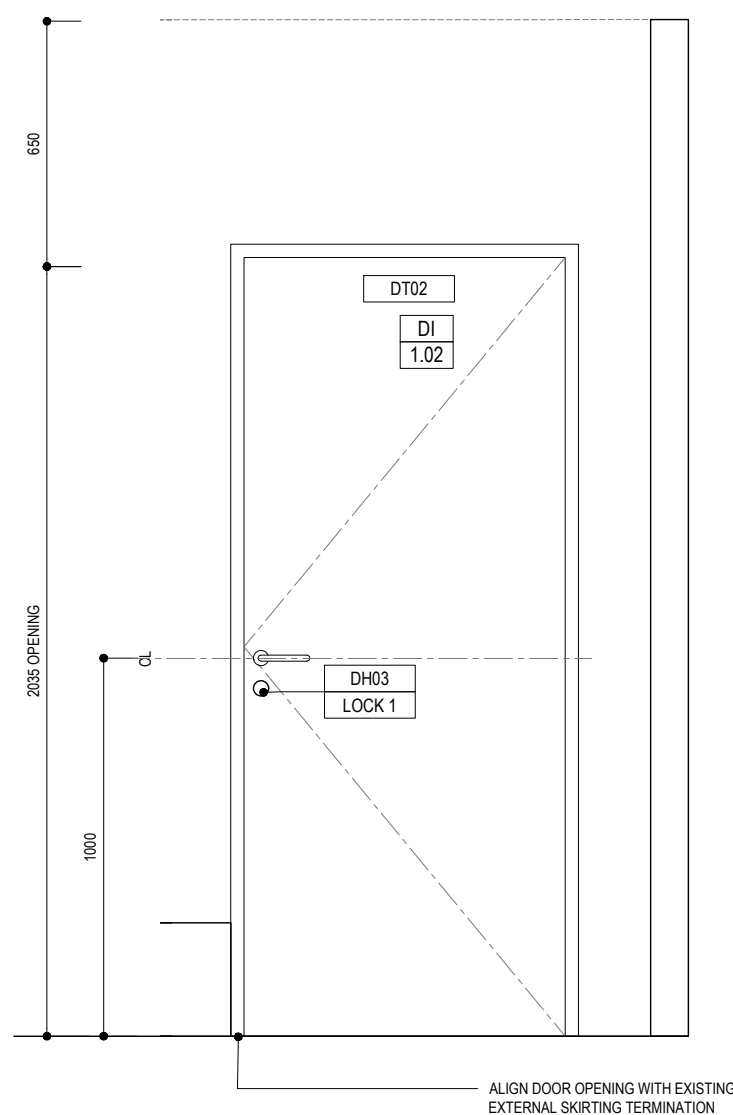
Drawing Title
Scale
Date
Issue

Door DI-E1.09 & Door DI 1.01
1:20 @ A1
August 2026
Construction

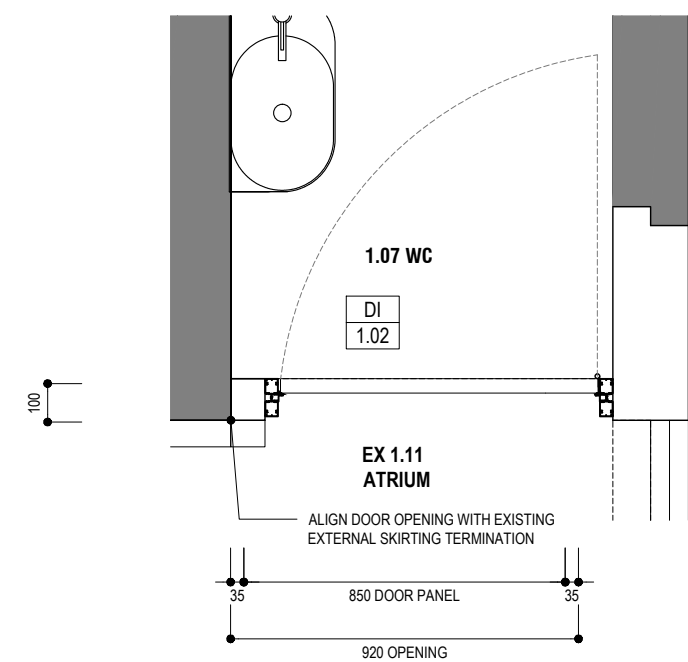
AD 1.03
C.O

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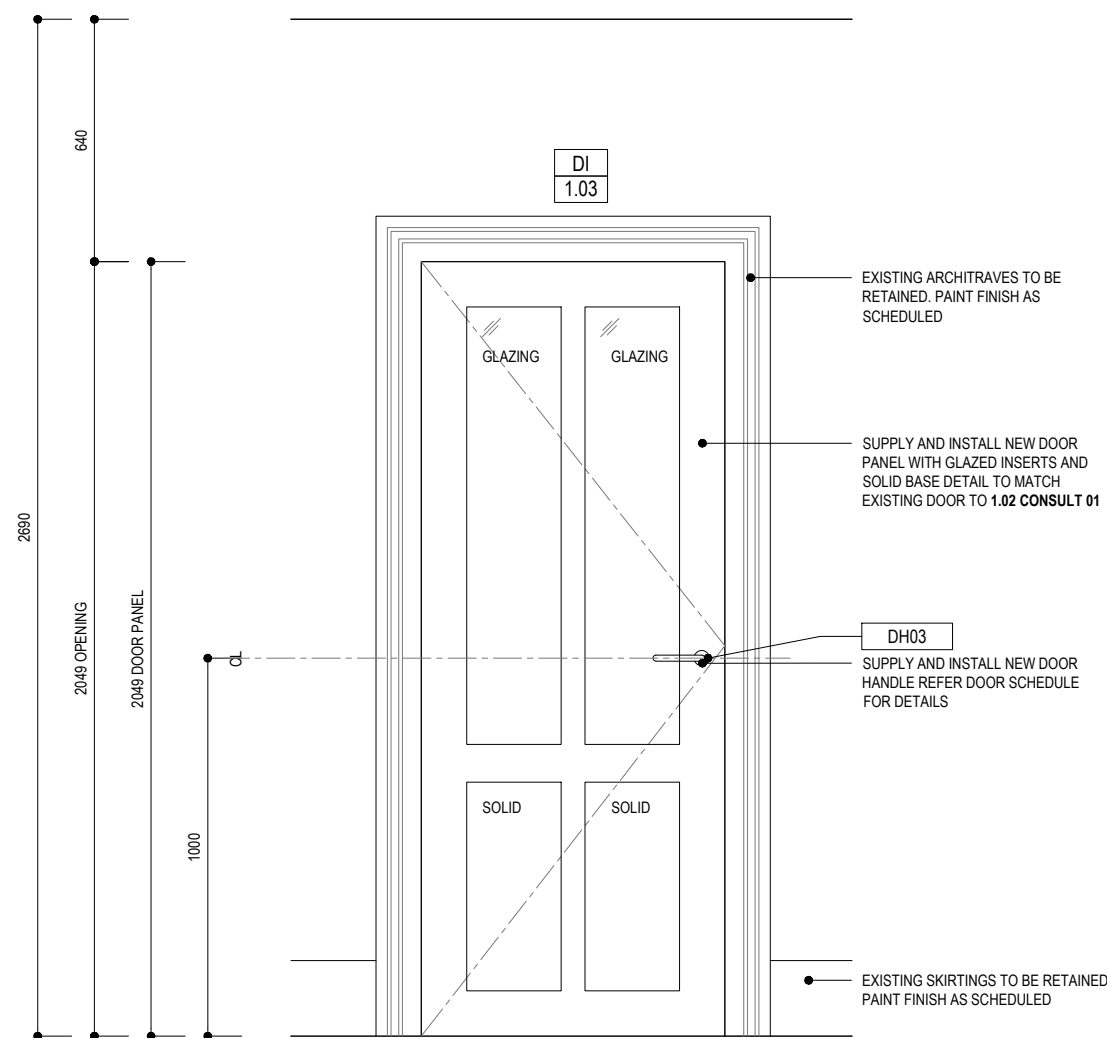
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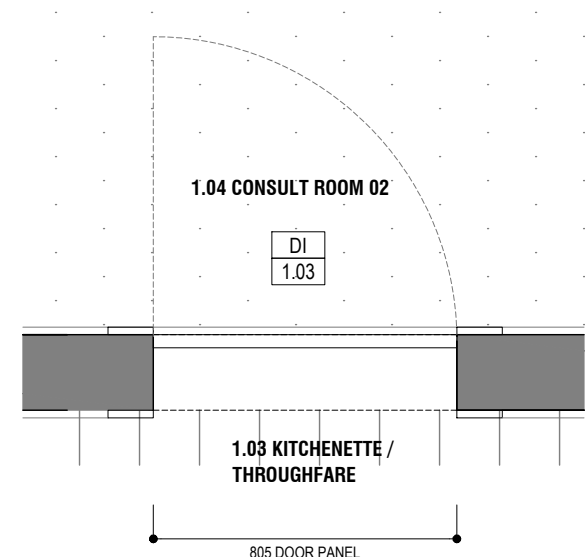
02 DOOR DI 1.02
ELEVATION 1:20



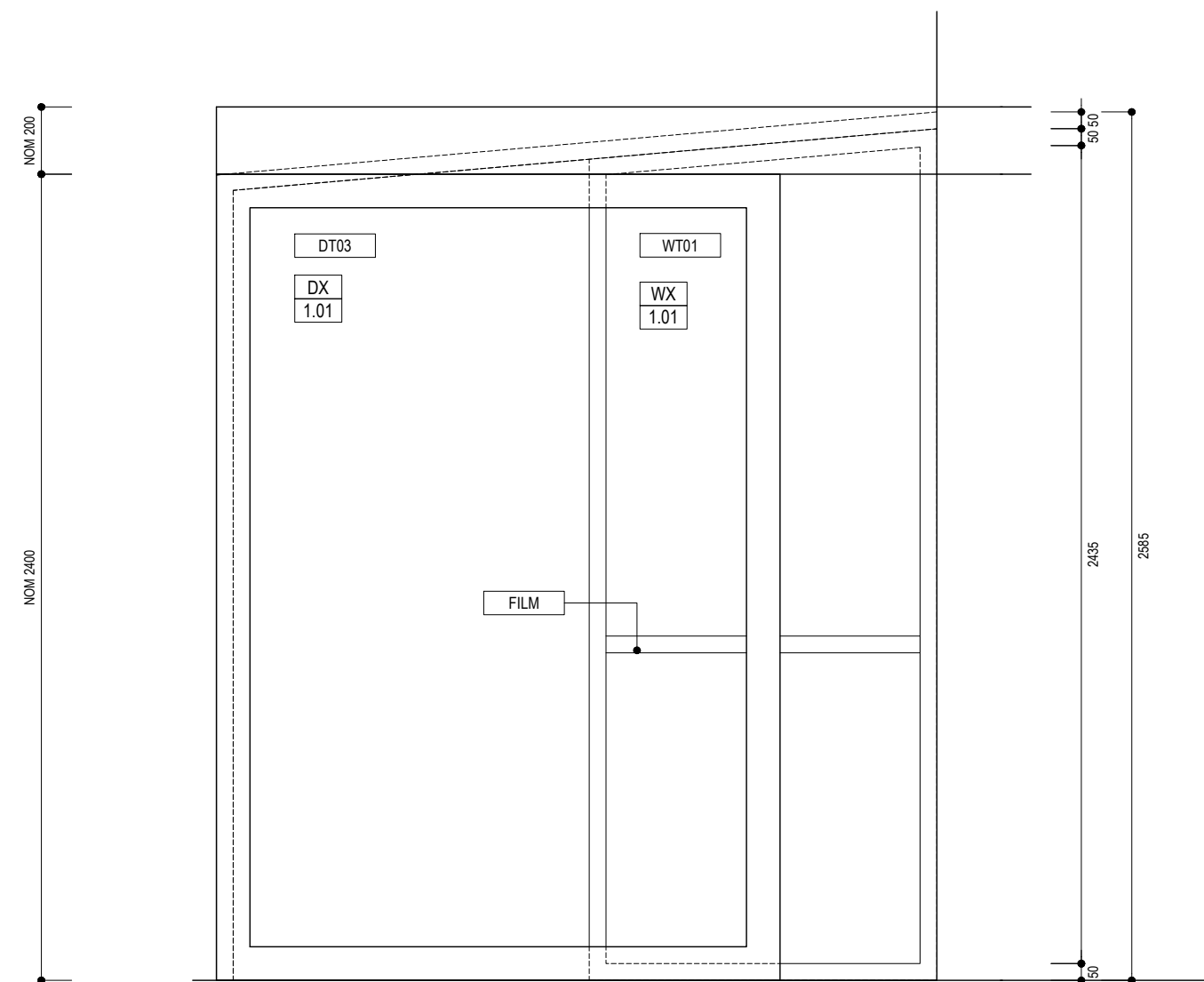
01 DOOR DI 1.02
PLAN 1:20



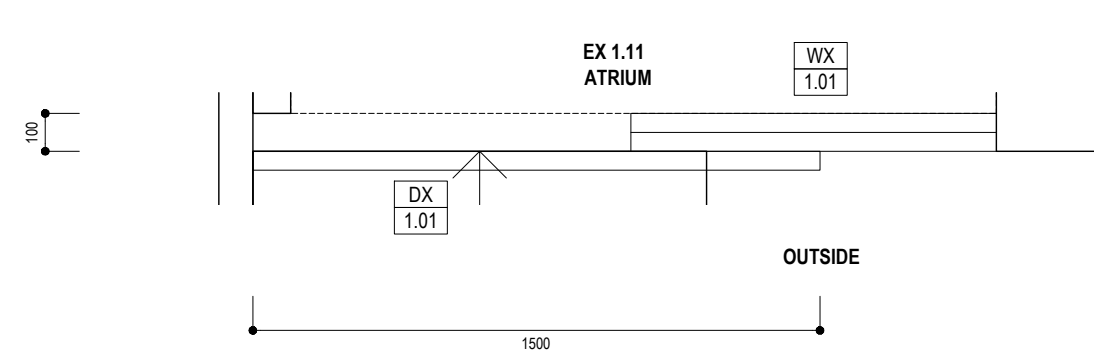
04 DOOR DI 1.03
ELEVATION 1:20



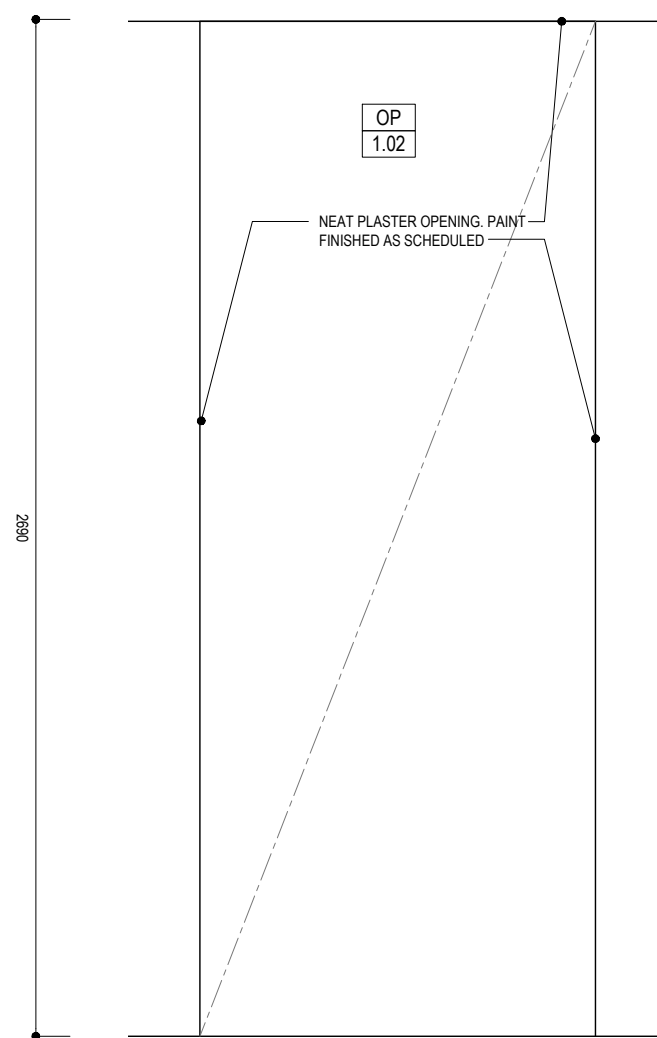
03 DOOR DI 1.03
PLAN 1:20



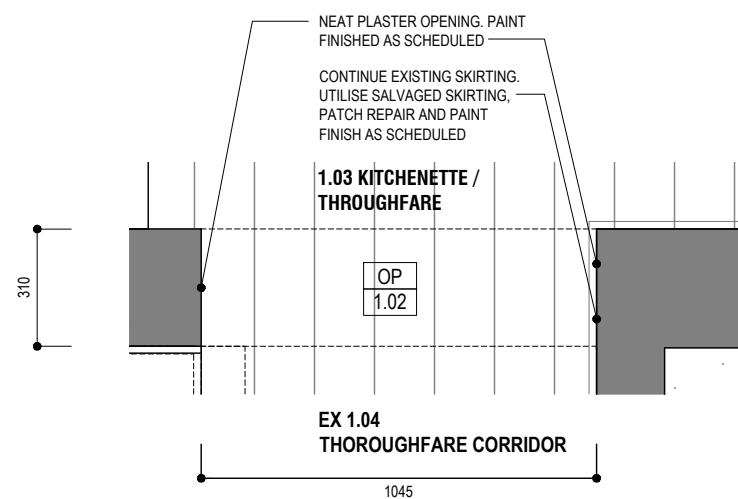
06 DOOR DX 1.01 & WX 1.01
ELEVATION 1:20



05 DOOR DX 1.01 & WX 1.01
PLAN 1:20



08 OPENING OP 1.02
ELEVATION 1:20



07 OPENING OP 1.02
PLAN 1:20

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No. C.0
Description
Issue for Construction

Date August 2026
No. Description



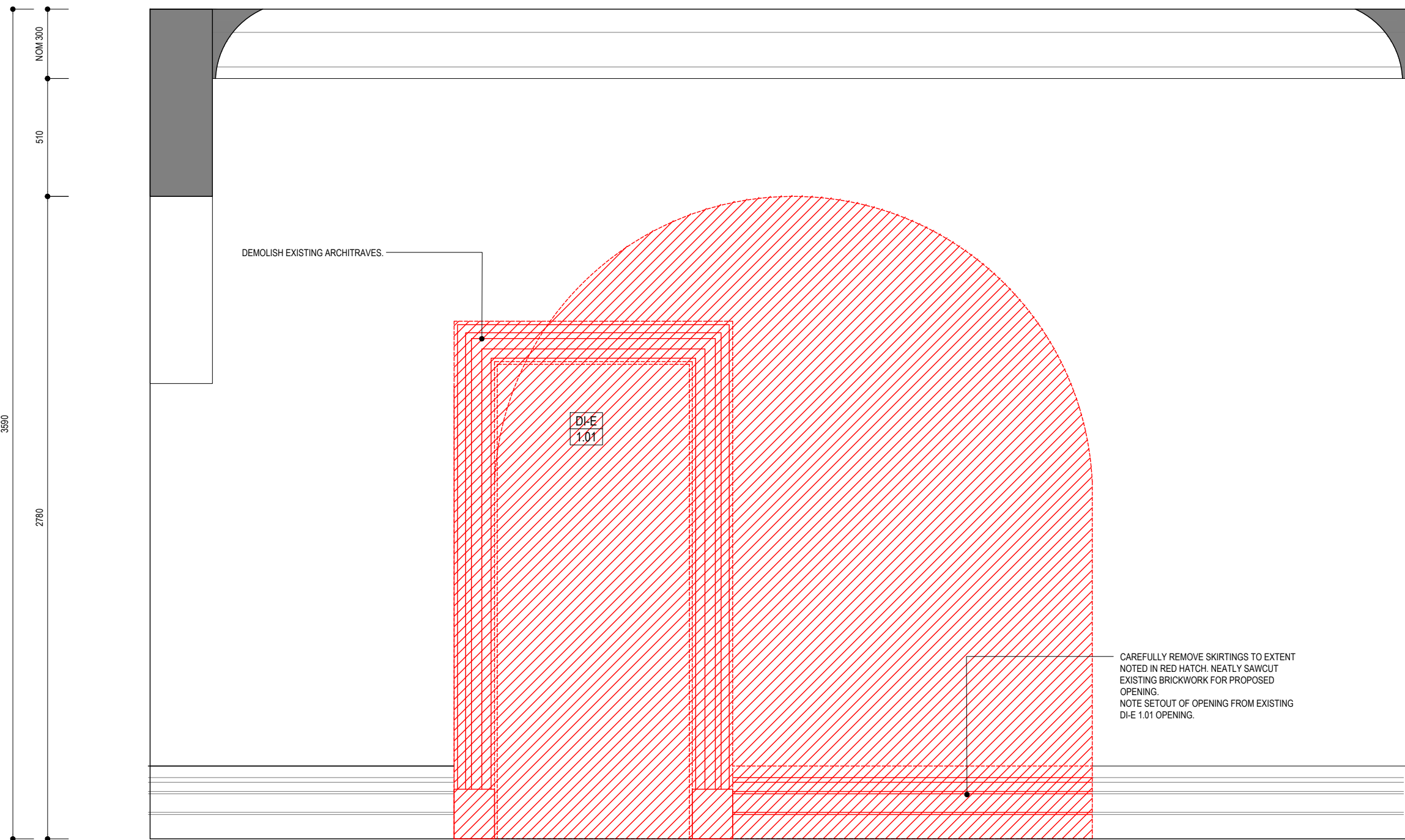
Alterations to 396 Albert Street,
East Melbourne 3002
Project No 2514-SU ARTHRO

Drawing Title
Door DI 1.02, DI 1.03,
DX 1.01 & WX 1.01, Opening OP 1.02
Scale 1:20 @ A1
Date August 2026
Issue Construction

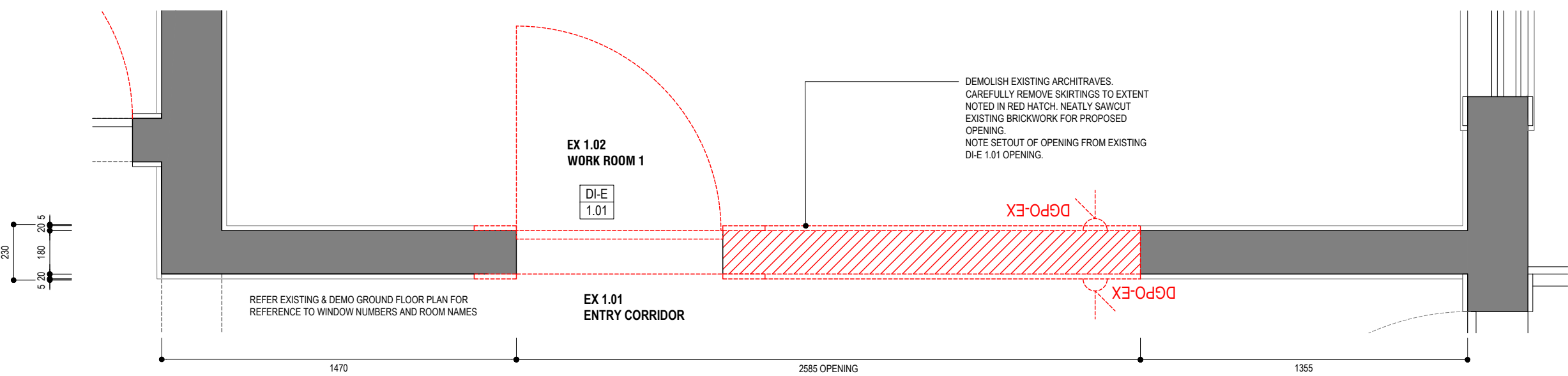
AD 1.04
C.0

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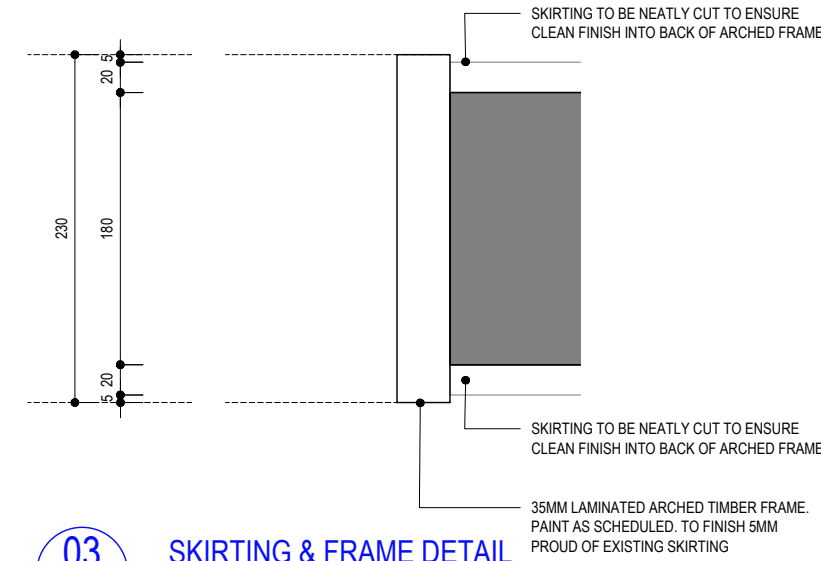
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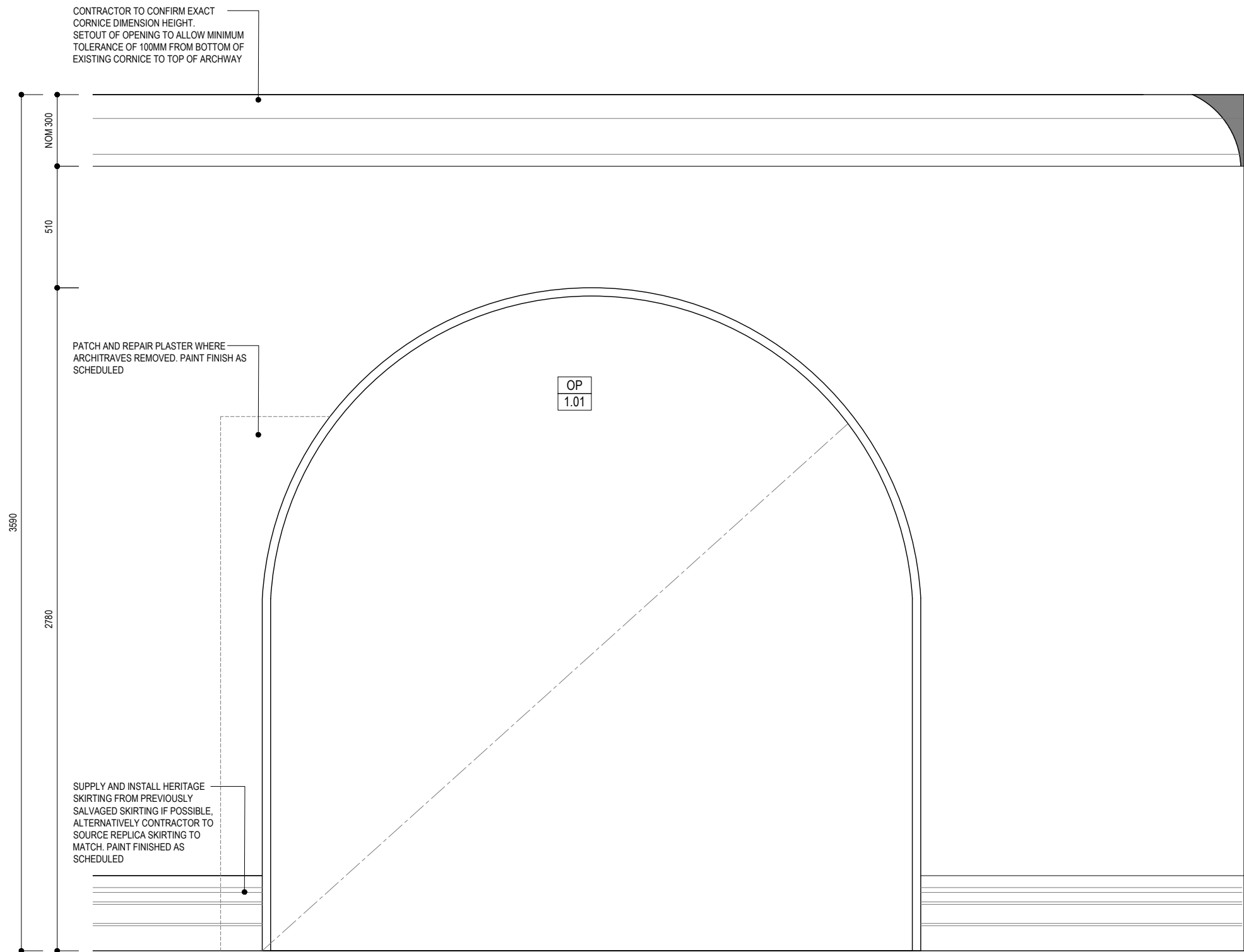
DOOR DI-E 1.01
EXISTING ELEVATION 1:20



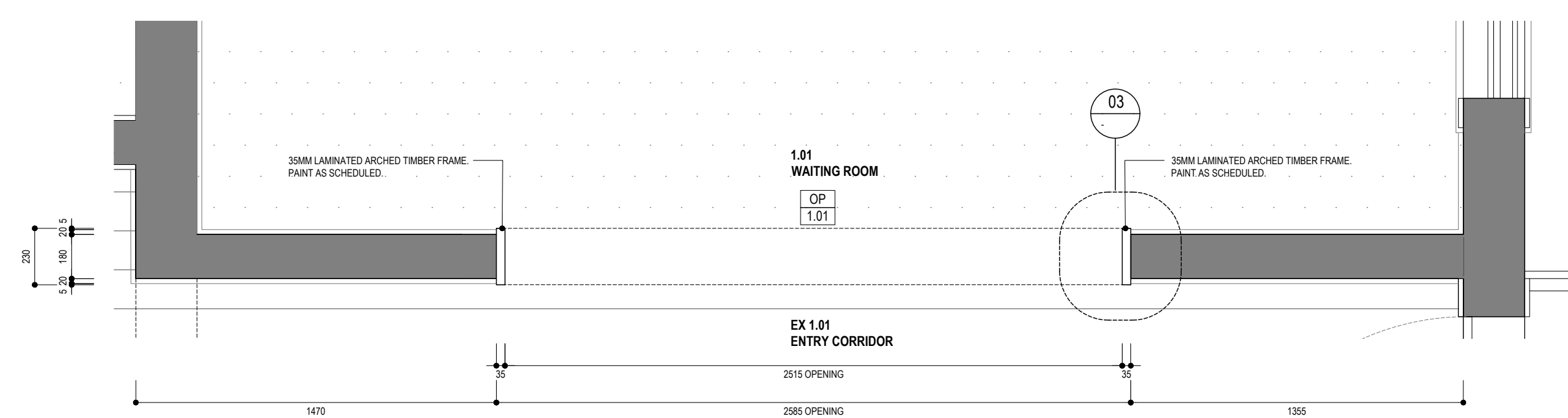
DOOR DI-E 1.01
EXISTING PLAN 1:20



03 SKIRTING & FRAME DETAIL
PLAN 1:5



02 OPENING OP 1.01
ELEVATION 1:20



01 OPENING OP 1.01
PLAN 1:20

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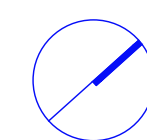
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No. C.0
Description
Issue for Construction

Date
August 2026

No. Description

Date



**Alterations to 306 Albert Street,
East Melbourne 3002**
Project No 2514-SU ARTHRO

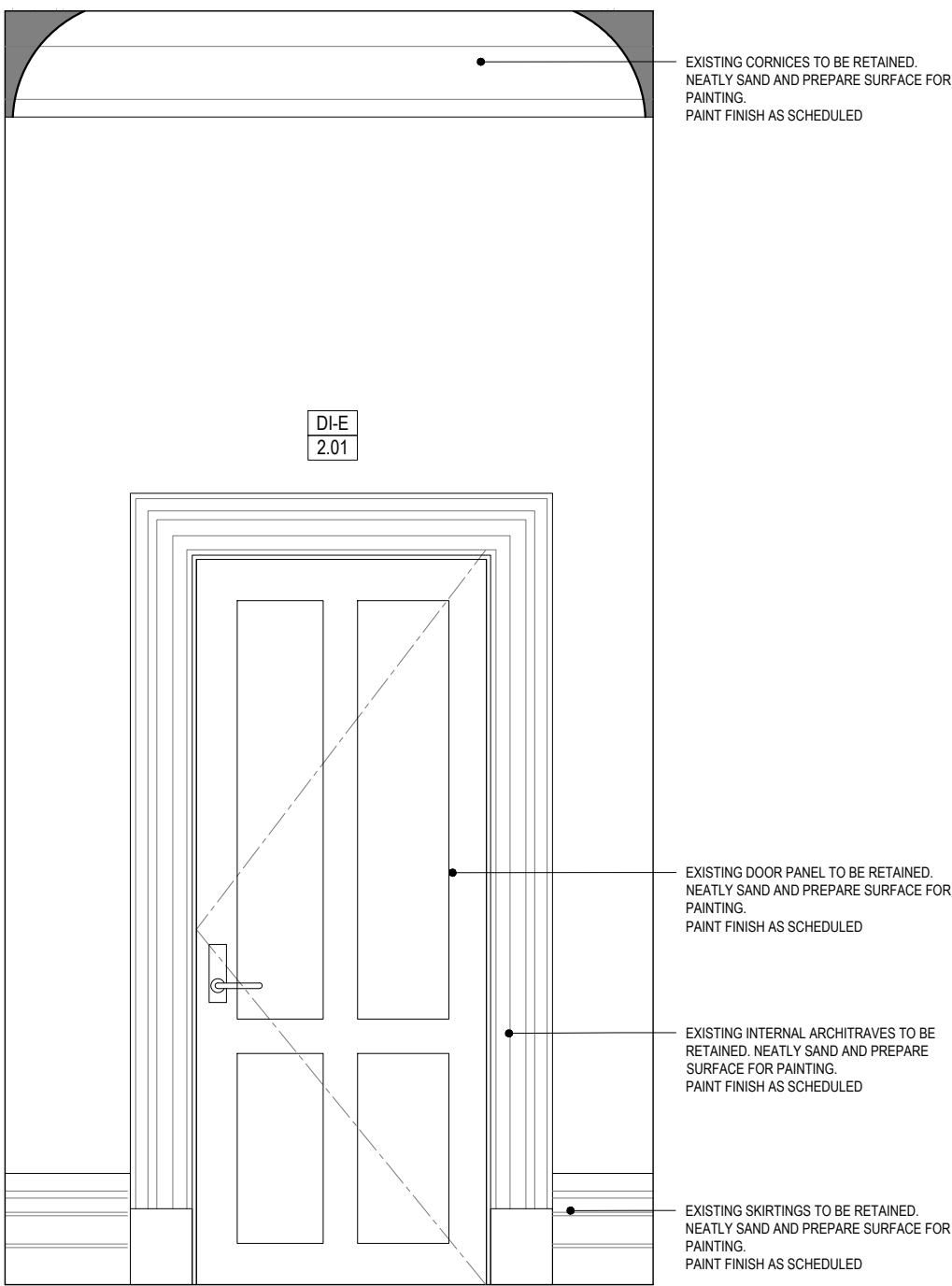
Drawing Title
Scale
Date
Issue

Opening OP 1.01
1:20 @ A1
August 2026
Construction

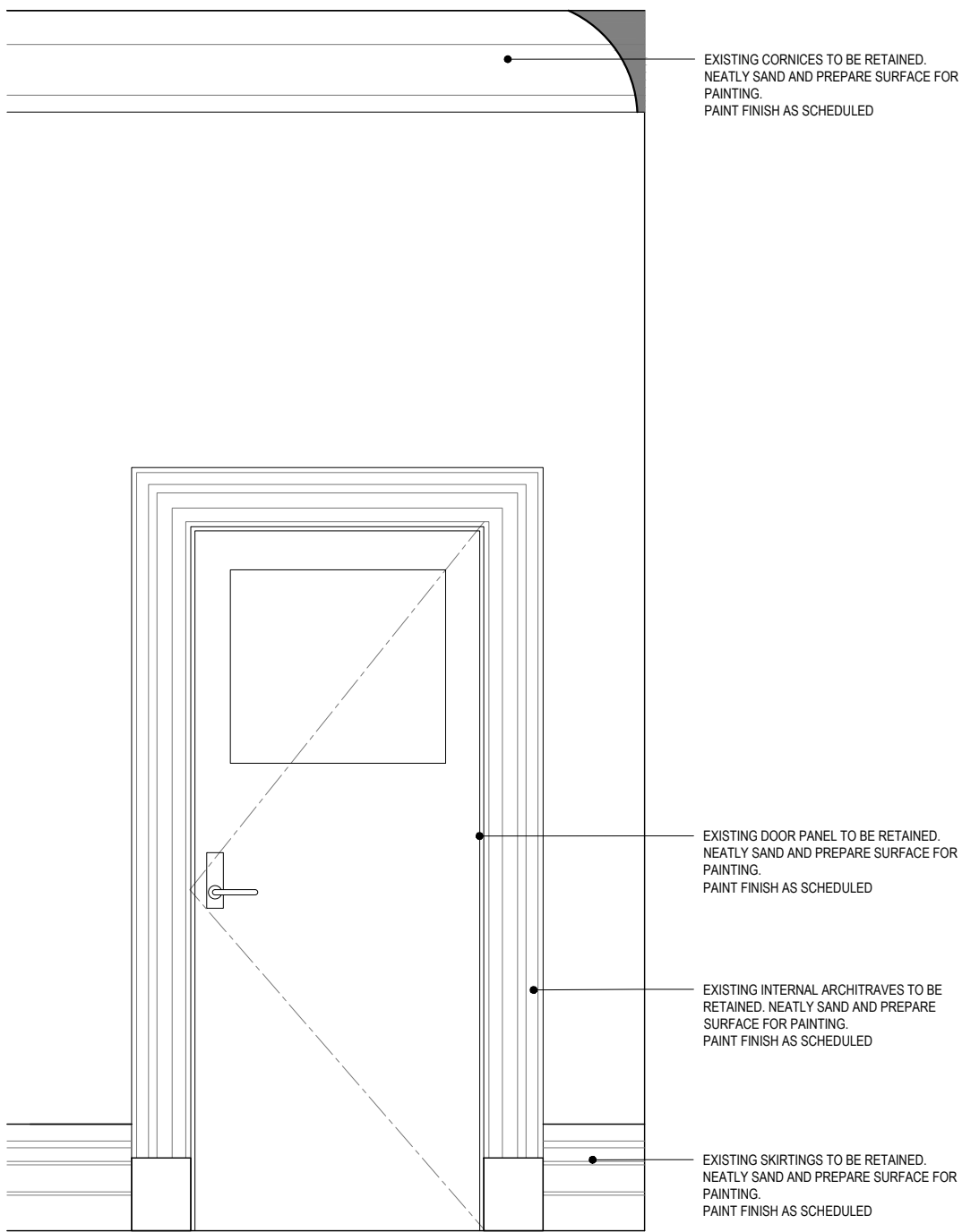
AD 1.05
C.0

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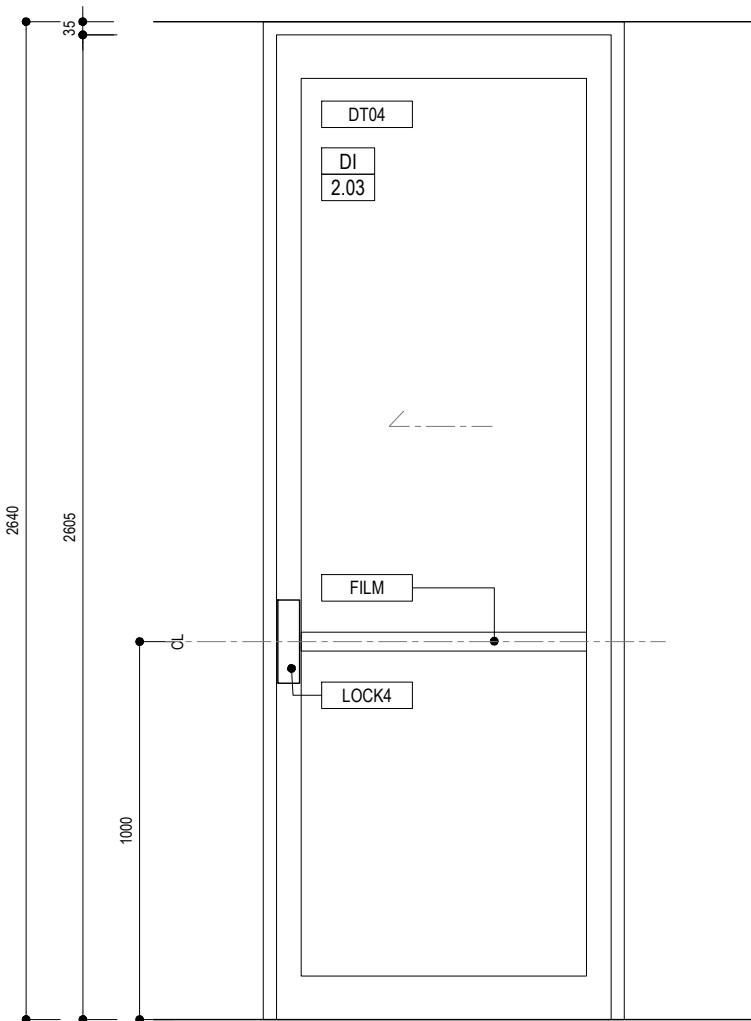
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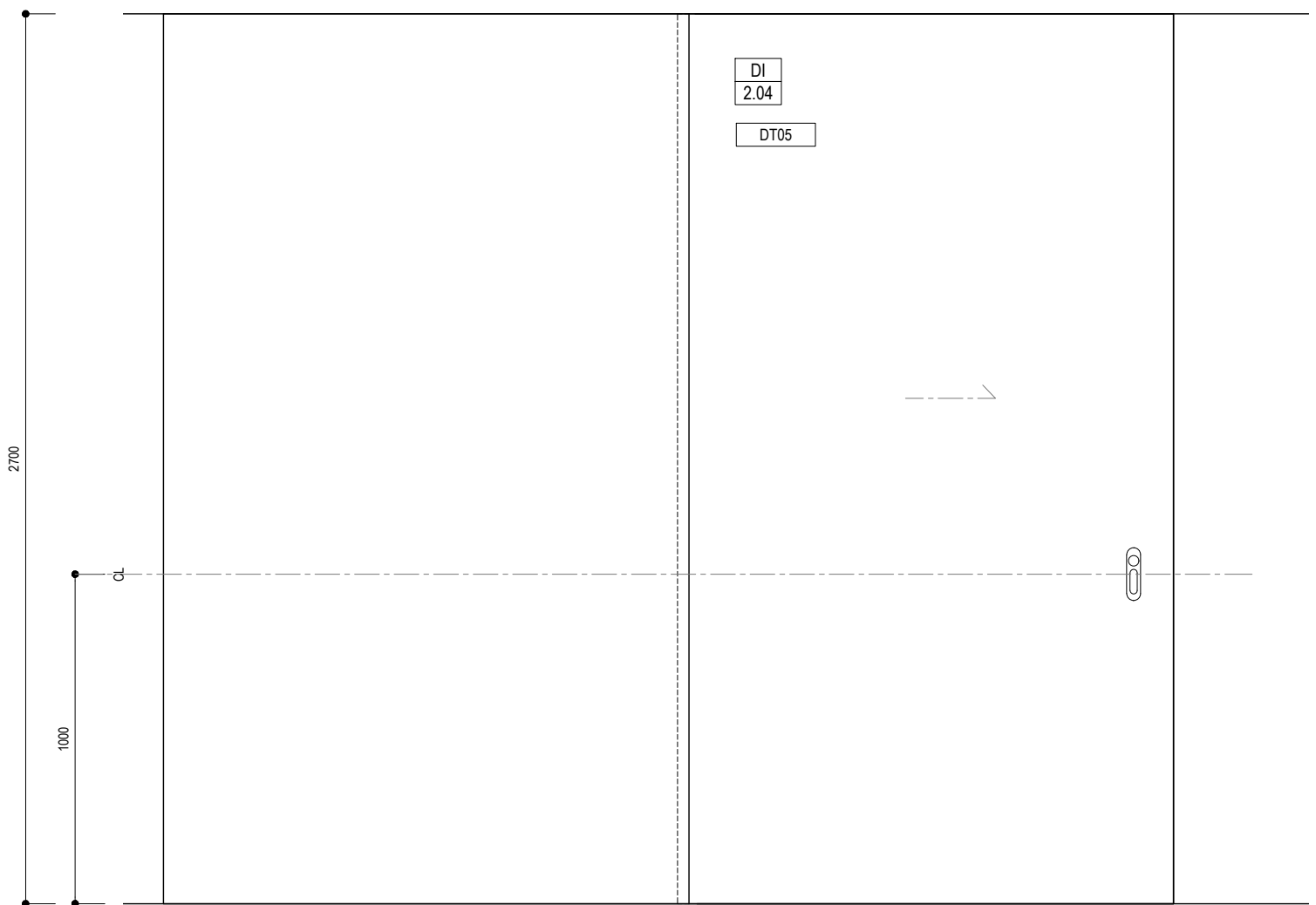
02 DOOR DI-E 2.01
ELEVATION 1:20



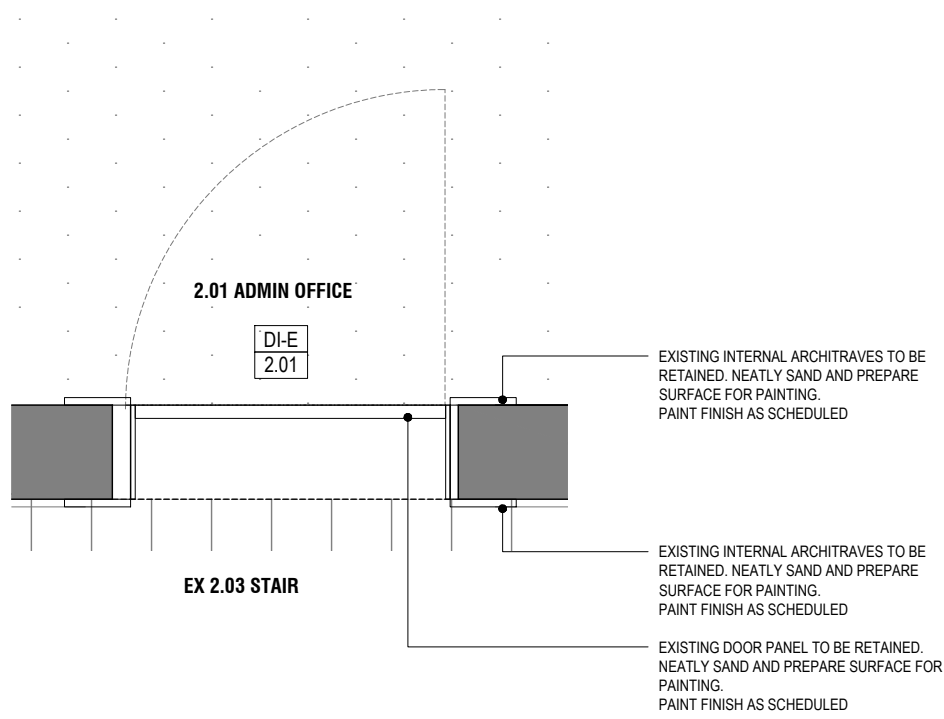
04 DOOR DI-E 2.02
ELEVATION 1:20



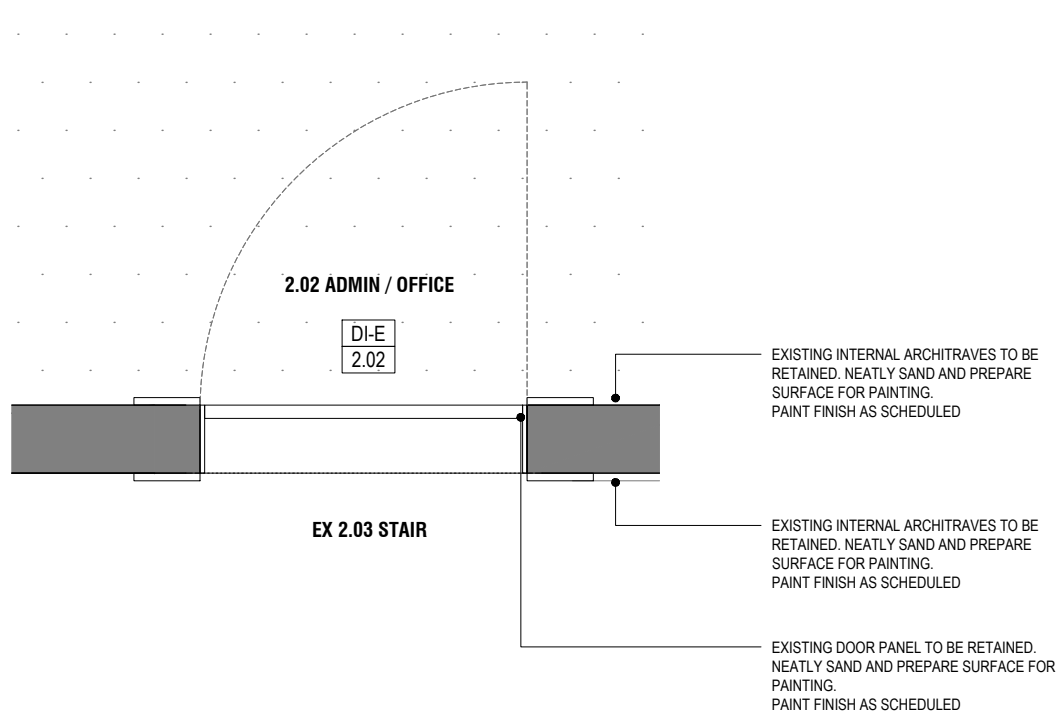
06 DOOR DI 2.03
ELEVATION 1:20



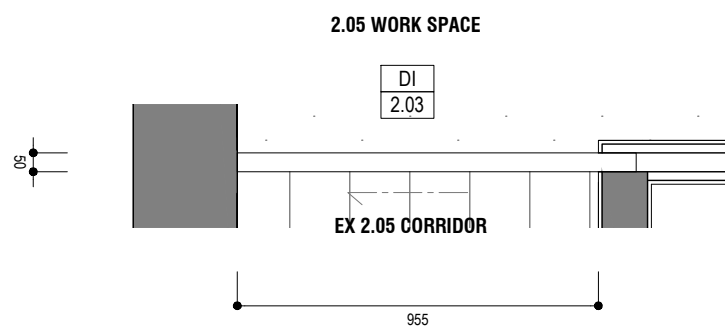
08 DOOR DI 2.04
ELEVATION 1:20



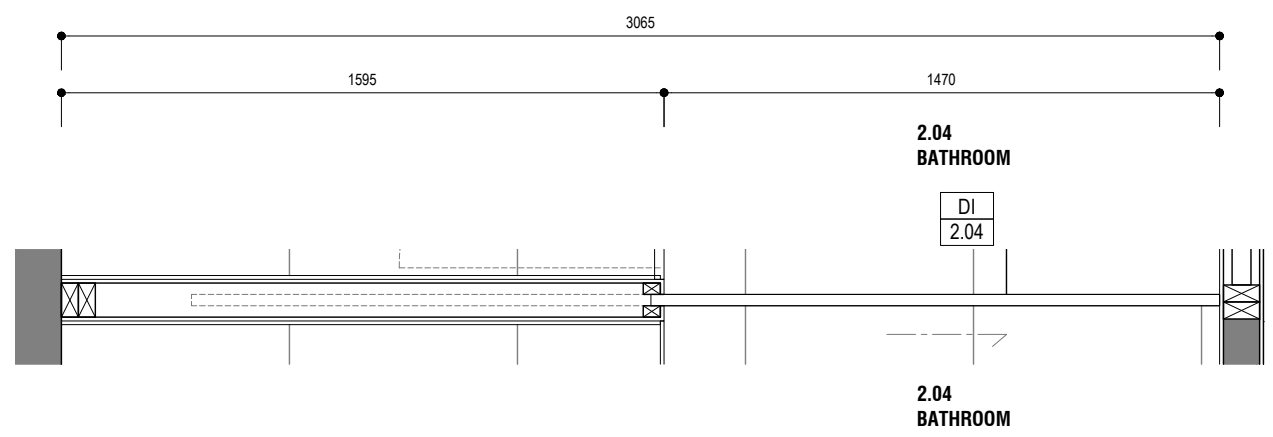
01 DOOR DI-E 2.01
PLAN 1:20



03 DOOR DI-E 2.02
PLAN 1:20



05 DOOR DI 2.03
PLAN 1:20



07 DOOR DI 2.04
PLAN 1:20

NOTE: DOOR PLAN AND ELEVATIONS WITH NO DIMENSIONS INDICATE EXISTING DOOR TO REMAIN WITH SCOPE OF WORKS NOTED.

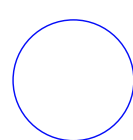
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No. Description
C.O Issue for Construction

Date No. Description
August 2026

Date



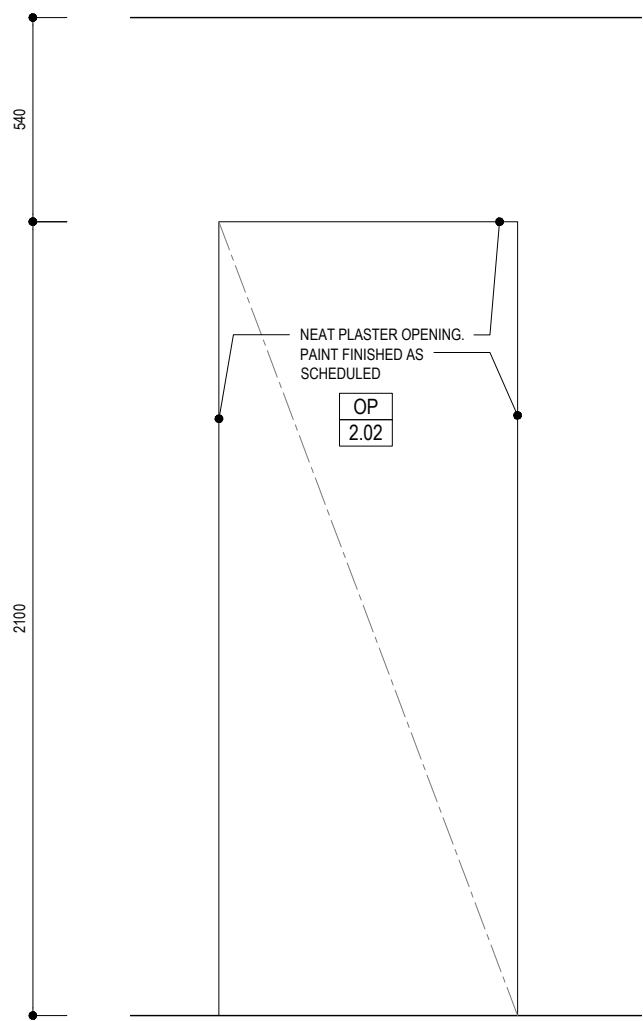
Alterations to 396 Albert Street,
East Melbourne 3002
Project No 2514-SU ARTHRO

Drawing Title Door DI-E 2.01 / DI-E 2.02 / DI 2.03
DI 2.04
Scale 1:20 @ A1
Date August 2026
Issue Construction

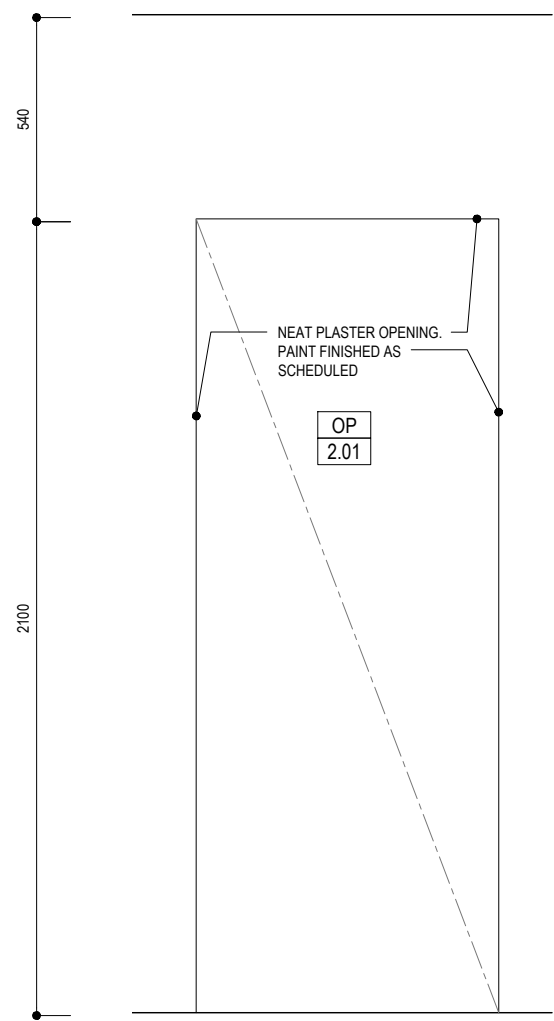
AD 2.01
C.O

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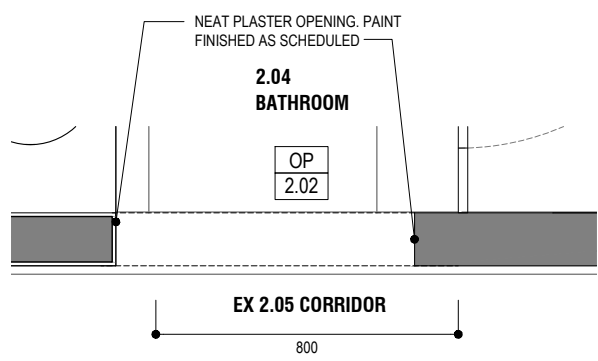
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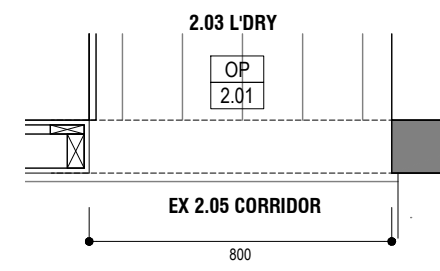
02 OPENING OP 2.02
ELEVATION 1:20



04 OPENING OP 2.01
ELEVATION 1:20



01 OPENING OP 2.02
PLAN 1:20



03 OPENING OP 2.01
PLAN 1:20

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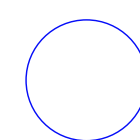
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No. C.0
Description
Issue for Construction

Date
August 2026

No. Description

Date



**Alterations to 396 Albert Street,
East Melbourne 3002**
Project No **2514-SU ARTHRO**

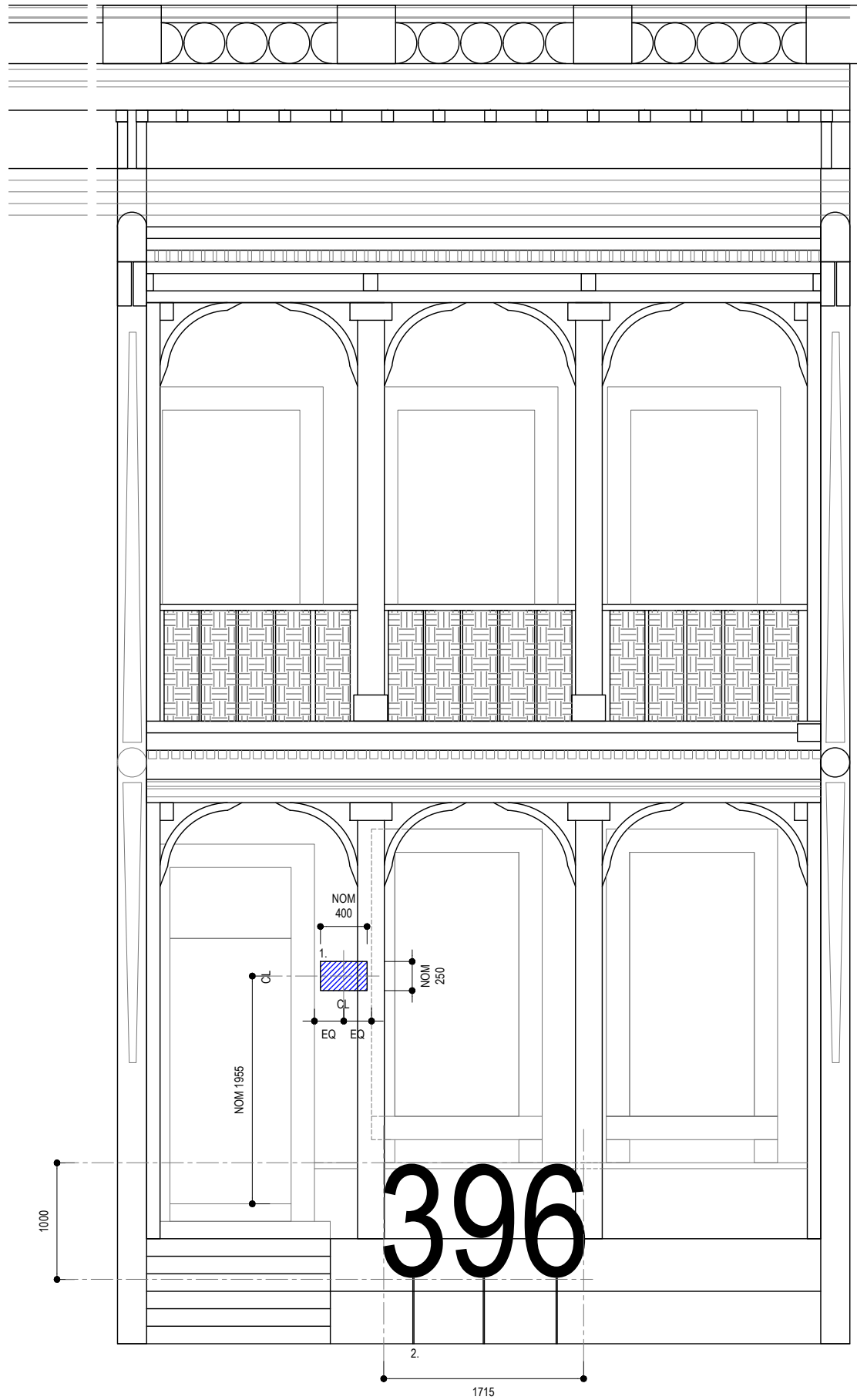
Drawing Title
Scale
Date
Issue

Opening OP 2.01 / OP 2.02
1:20 @ A1
August 2026
Construction

AD 2.02
C.0

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- SIGNAGE**
1. LOCATION - FACADE WALL
ADJACENT DX-E.1.01
 2. LOCATION - FRONT GARDEN
BEHIND BOUNDARY FENCE
- TYPE: BRONZE PLAQUE WITH
ETCHED TEXT. SURFACE MOUNTED
- TYPE: BRONZE STATUE WITH
ADDRESS NUMBERS AT LARGE
SCALE. MINIMAL STRUCTURAL
COLUMNS FOR FIXING WITH
LANDSCAPING AROUND BASE

01 396 ALBERT ST FACADE
ELEVATION 1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.

No. Description
C.0 Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No. 2514-SU ARTHRO

Drawing Title

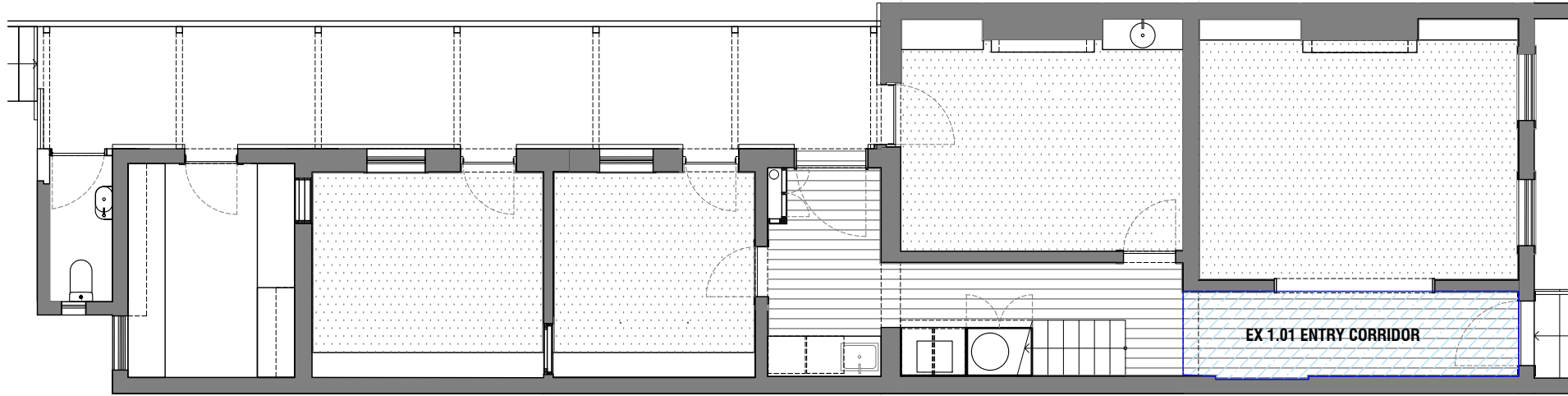
Scale
Date
Issue

Albert Street Signage
1:50 @ A3
August 2026
Construction

am 1.01
C.0

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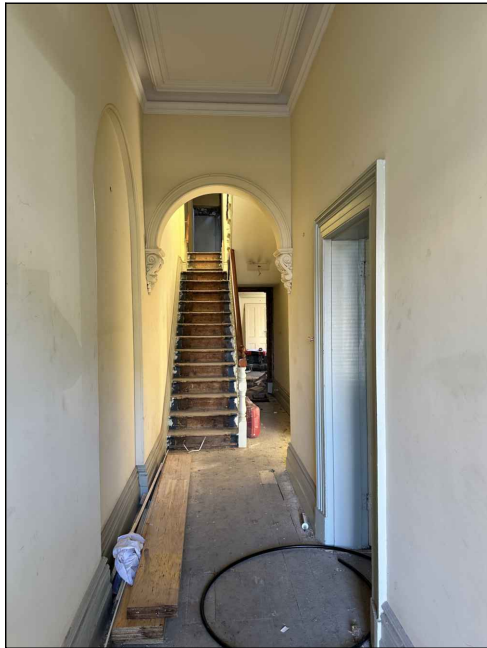
STUDIO
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ARCHITECTURE



01

GROUND FLOOR
KEY PLAN

1:100



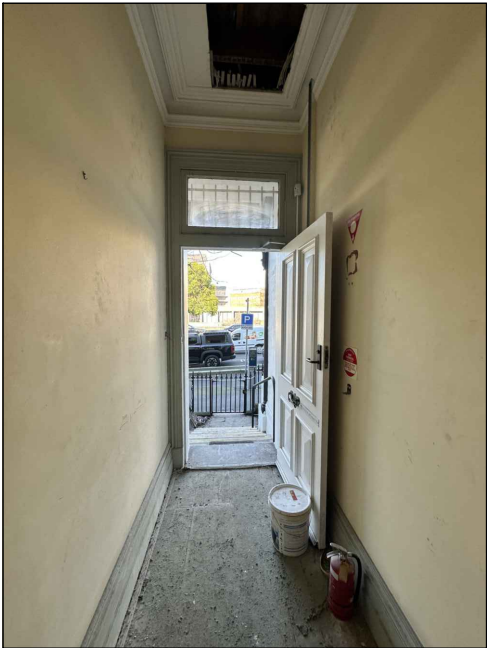
RETAIN EXISTING CORNICES AND SKIRTINGS GENERALLY. PAINT FINISH AS SCHEDULED.

EXISTING INFILL ARCHWAY WITH TIMBER BEAD TRIM AND CONTINUOUS SKIRTINGS TO REMAIN. PAINT FINISH AS SCHEDULED.

MINOR DEMOLITION TO EXISTING ARCHITRAVES TO DOORWAY TO FACILITATE LARGER ARCHED OPENING. REFER AD SERIES DRAWINGS FOR DETAILS.

EXISTING ARCH WITH DECORATIVE FEATURES TO REMAIN. PAINT FINISH AS SCHEDULED

EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED GROUND FLOOR PLAN AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.



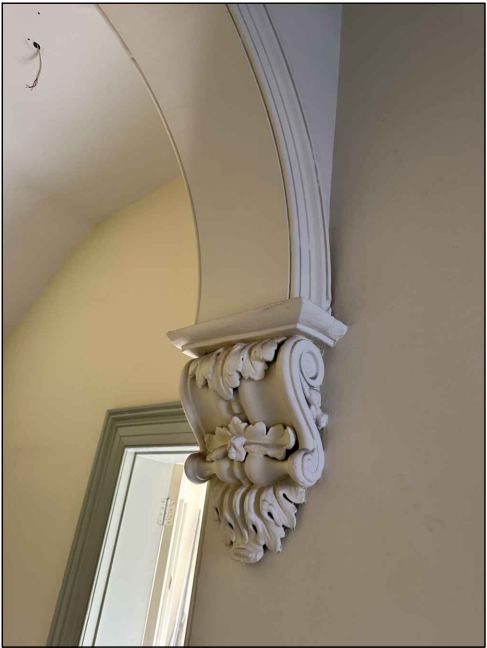
RETAIN EXISTING CORNICES AND SKIRTINGS GENERALLY. PAINT FINISH AS SCHEDULED.

EXISTING FRONT DOOR FRAME, PANEL AND ARCHITRAVES TO REMAIN. PAINT FINISH AS SCHEDULED. REFER AD SERIES DRAWINGS FOR DETAILS.

EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED GROUND FLOOR PLAN AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.



DETAIL
RETAIN EXISTING CORNICES AND SKIRTINGS GENERALLY. PAINT FINISH AS SCHEDULED.



DETAIL
EXISTING ARCH WITH DECORATIVE FEATURES TO REMAIN. PAINT FINISH AS SCHEDULED



DETAIL
EXISTING INFILL ARCHWAY WITH TIMBER BEAD TRIM AND CONTINUOUS SKIRTINGS TO REMAIN. PAINT FINISH AS SCHEDULED.

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No. Description
C.0 Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

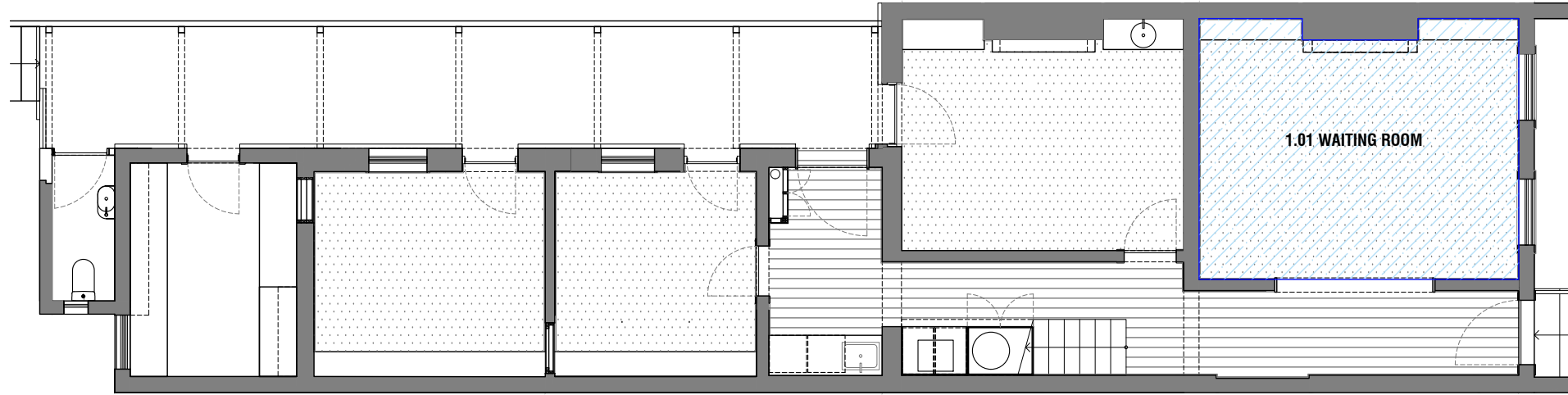
Project No. 2514-SU ARTHRO

Drawing TitleHeritage Conservation Elements
GF Entry Corridor
1:100/NTS @ A3
August 2026
Construction

am 2.01
C.0

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01
-

GROUND FLOOR
KEY PLAN

1:100



DETAIL
RETAIN EXISTING CEILING ROSE. SUPPLY AND INSTALL NEW PENDANT WIRING FOR FUTURE CONNECTION OF LIGHT FITTING. PAINT FINISH AS SCHEDULED.



RETAIN EXISTING FIREPLACE, SURROUND, MANTEL AND HEARTH. CAREFULLY CLEAN AND CONSERVE. ENSURE NO ABRASIVE CHEMICALS USED ON SURFACES WITHOUT REVIEW AND APPROVAL FROM A QUALIFIED HERITAGE RESTORATION CONSULTANT



EXISTING WINDOWS, FRAMES ARCHITRAVES AND SILLS TO REMAIN. PAINT FINISH AS SCHEDULED.



DETAIL
RETAIN EXISTING CORNICES AND SKIRTINGS GENERALLY. PAINT FINISH AS SCHEDULED.

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.

No.	Description
C.0	Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No.

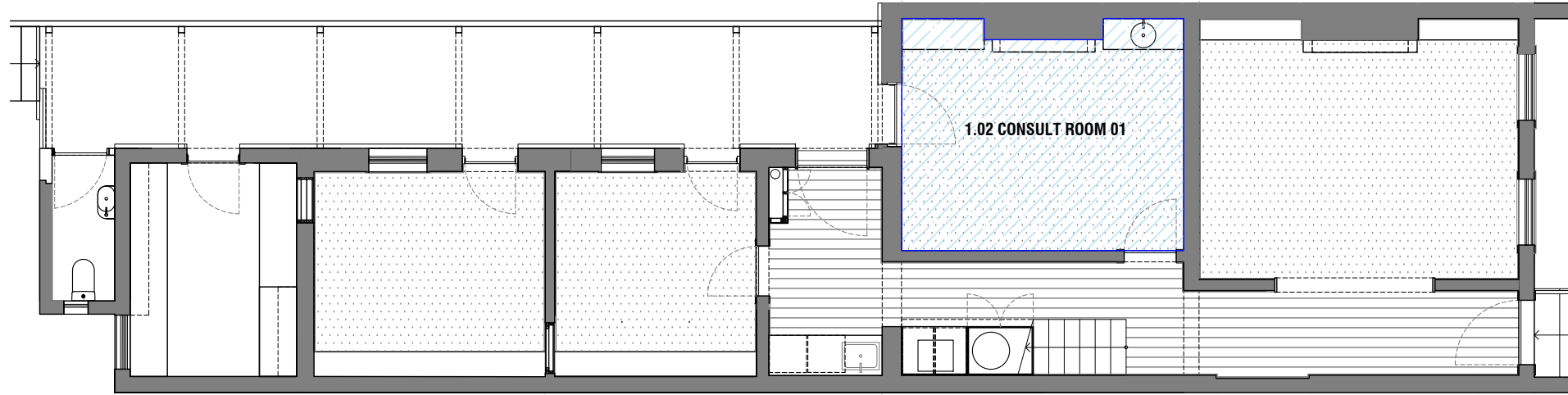
2514-SU ARTHRO

Drawing Title	Scale	Date	Issue
Heritage Conservation Elements GF Waiting Room 1:100/NTS @ A3 August 2026 Construction			

am 2.02
C.0

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01

GROUND FLOOR
KEY PLAN

1:100

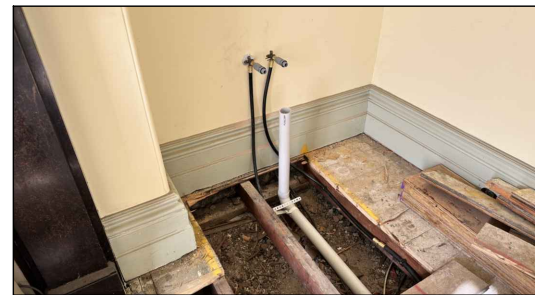


RETAIN EXISTING SURROUND, MANTEL AND HEARTH. REMOVE GAS UNIT. UPON REMOVAL OF UNIT, CONTRACTOR TO ADVISE ON CONDITION OF FIREPLACE BEHIND. CAREFULLY CLEAN AND CONSERVE. ENSURE NO ABRASIVE CHEMICALS USED ON SURFACES WITHOUT REVIEW AND APPROVAL FROM A QUALIFIED HERITAGE RESTORATION CONSULTANT



EXISTING DOOR FRAME, PANEL AND ARCHITRAVES TO REMAIN. PAINT FINISH AS SCHEDULED. REFER AD SERIES DRAWINGS FOR DETAILS.

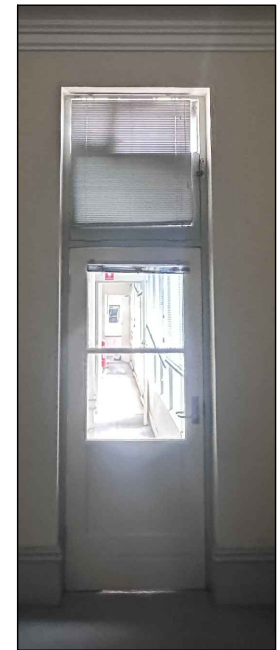
EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED GROUND FLOOR PLAN AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.



RETAIN EXISTING CORNICES AND SKIRTINGS GENERALLY. PAINT FINISH AS SCHEDULED.



DETAIL
RETAIN EXISTING CEILING ROSE. SUPPLY AND INSTALL NEW PENDANT WIRING FOR FUTURE CONNECTION OF LIGHT FITTING. PAINT FINISH AS SCHEDULED.



EXISTING DOOR FRAME AND PANEL TO REMAIN. PAINT FINISH AS SCHEDULED. REFER AD SERIES DRAWINGS FOR DETAILS.

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.

No.	Description
C.0	Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No.

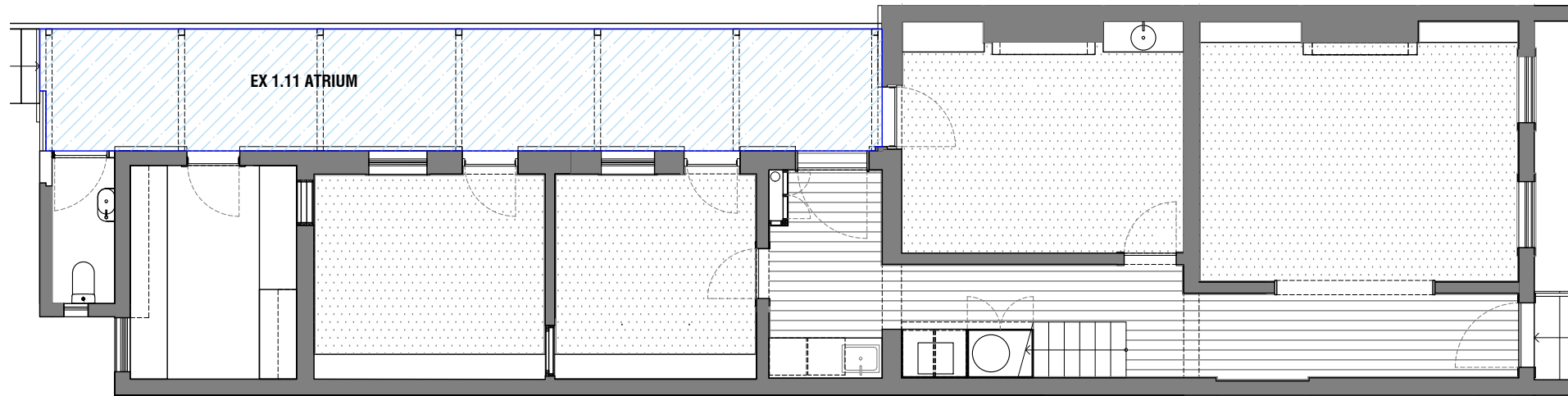
2514-SU ARTHRO

Drawing Title	Scale	Date	Issue
Heritage Conservation Elements GF Consult Room 01 1:100 /NTS@ A3 August 2026 Construction			

am 2.03
C.0

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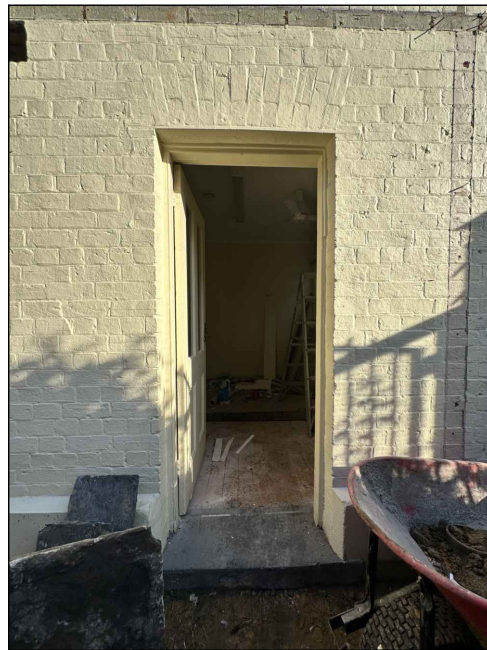
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ARCHITECTURE



01

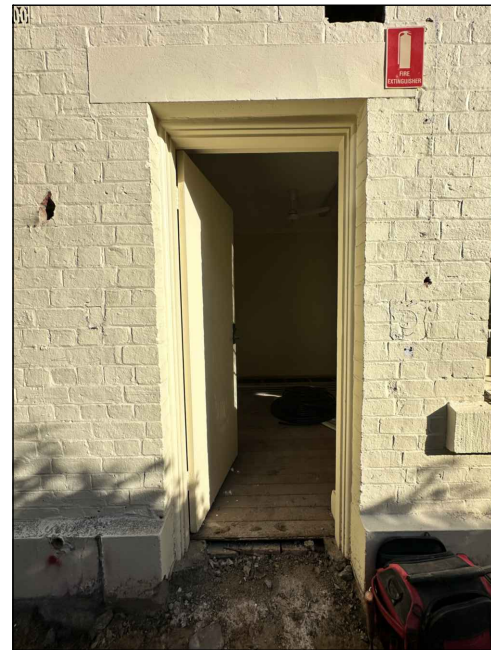
GROUND FLOOR
KEY PLAN

1:100



NEATLY REMOVE PAINT FROM FACADE. ORIGINAL EXPOSED BRICK FACADE TO BE ACHIEVED TO NORTH, EAST AND SOUTH FACADES.

REFER AD SERIES FOR DETAILS OF DOORS.
REFER am 3 SERIES FOR DETAILS OF PAINT REMOVAL TO ELEVATIONS



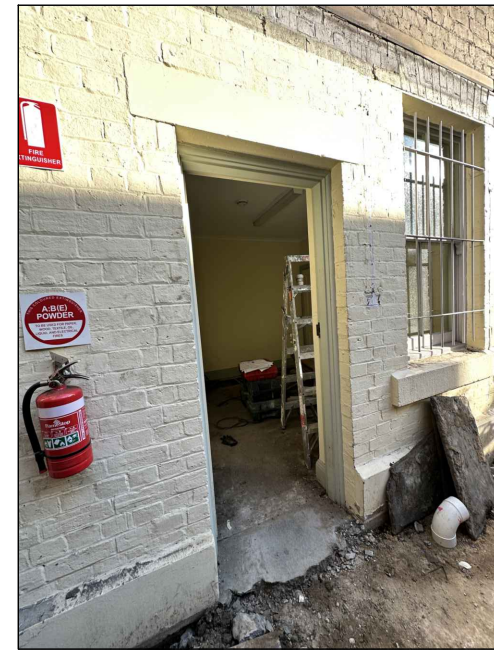
NEATLY REMOVE PAINT FROM FACADE. ORIGINAL EXPOSED BRICK FACADE TO BE ACHIEVED TO NORTH, EAST AND SOUTH FACADES.

REFER AD SERIES FOR DETAILS OF DOORS.
REFER am 3 SERIES FOR DETAILS OF PAINT REMOVAL TO ELEVATIONS



NEATLY REMOVE PAINT FROM FACADE. ORIGINAL EXPOSED BRICK FACADE TO BE ACHIEVED TO NORTH, EAST AND SOUTH FACADES.

REFER AD SERIES FOR DETAILS OF DOORS.
REMOVE EXISTING METAL BARS FROM DOOR OPENING.
REFER am 3 SERIES FOR DETAILS OF PAINT REMOVAL TO ELEVATIONS



NEATLY REMOVE PAINT FROM FACADE. ORIGINAL EXPOSED BRICK FACADE TO BE ACHIEVED TO NORTH, EAST AND SOUTH FACADES.

REFER AD SERIES FOR DETAILS OF DOORS.
REMOVE EXISTING METAL BARS FROM WINDOW OPENING.
REFER am 3 SERIES FOR DETAILS OF PAINT REMOVAL TO ELEVATIONS

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.

No. Description
C.0 Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No. 2514-SU ARTHRO

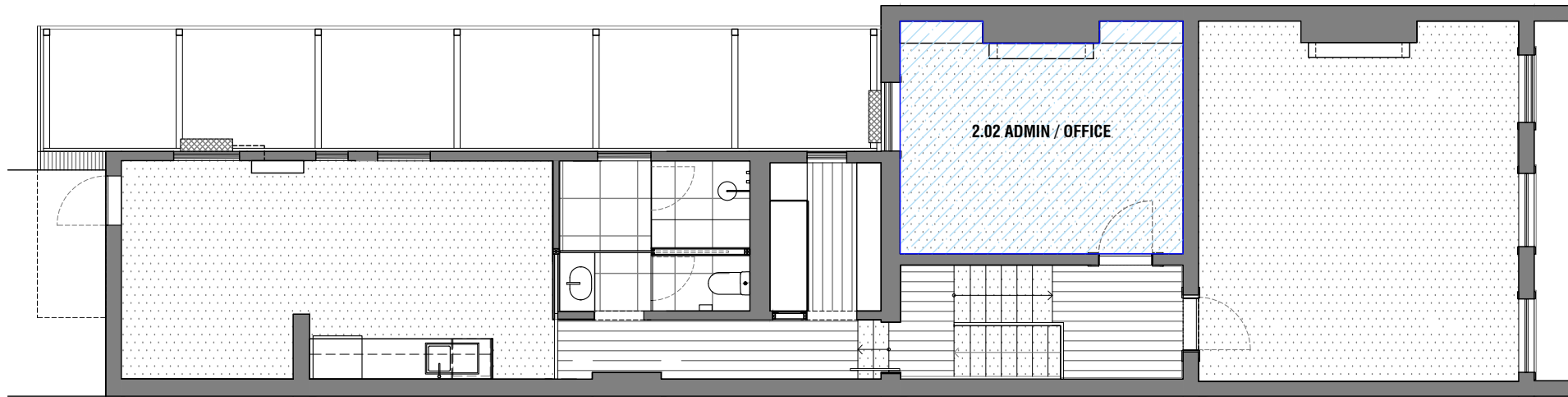
Drawing Title
Heritage Conservation Elements
GF Atrium
1:50 @ A3
August 2026
Construction

Scale
Date
Issue

am 2.04
C.0

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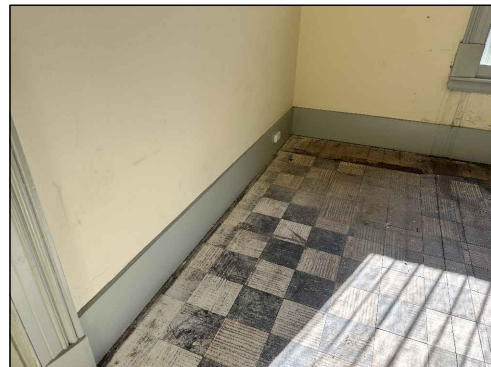


01 FIRST FLOOR
KEY PLAN
1:100



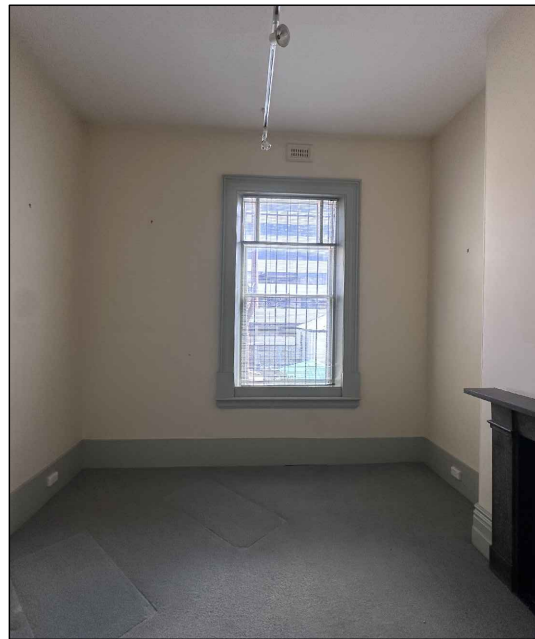
RETAIN EXISTING FIREPLACE, SURROUND AND MANTEL CAREFULLY CLEAN AND CONSERVE. ENSURE NO ABRASIVE CHEMICALS USED ON SURFACES WITHOUT REVIEW AND APPROVAL FROM A QUALIFIED HERITAGE RESTORATION CONSULTANT

EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED FIRST FLOOR PLAN AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.

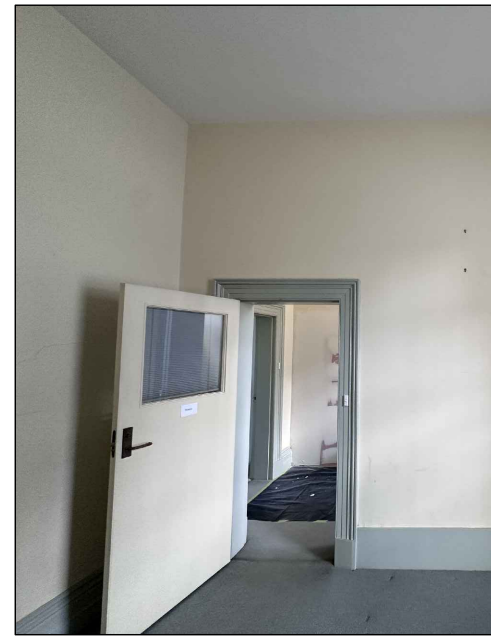


REPLACE PLAIN SKIRTINGS WITH HERITAGE PROFILE SKIRTINGS TO MATCH EXISTING

EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED FIRST FLOOR PLAN AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.



EXISTING WINDOW FRAMES ARCHITRAVES AND SILL TO REMAIN. PAINT FINISH AS SCHEDULED.



EXISTING DOOR FRAME, PANEL AND ARCHITRAVES TO REMAIN. PAINT FINISH AS SCHEDULED. REFER AD SERIES DRAWINGS FOR DETAILS.

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.

No.	Description	Date
C.0	Issue for Construction	August 2026

August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No. 2514-SU ARTHRO

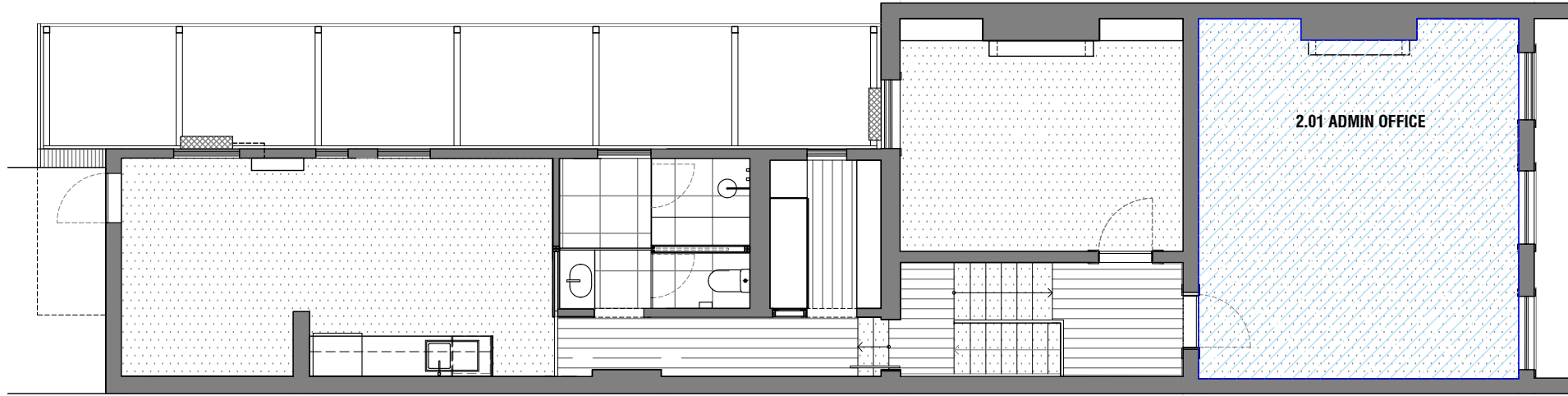
Drawing TitleHeritage Conservation Elements
1F Admin
1:100/NTS @ A3
August 2026
Construction

Scale
Date
Issue

am 2.05
C.0

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01

FIRST FLOOR KEY PLAN

1:100



EXISTING WINDOWS, FRAMES ARCHITRAVES AND SILLS TO REMAIN. PAINT FINISH AS SCHEDULED.



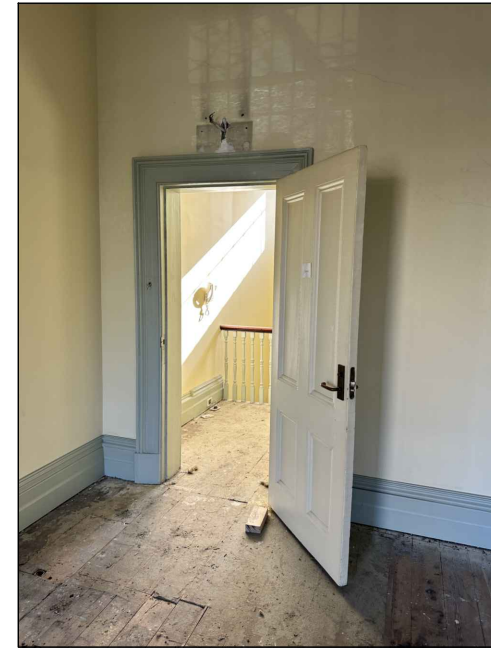
RETAIN EXISTING CORNICES AND SKIRTINGS GENERALLY. PAINT FINISH AS SCHEDULED.

EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED GROUND FLOOR PLAN AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.



RETAIN EXISTING SURROUND AND MANTEL. REMOVE GAS UNIT. UPON REMOVAL OF UNIT, CONTRACTOR TO ADVISE ON CONDITION OF FIREPLACE BEHIND. CAREFULLY CLEAN AND CONSERVE. ENSURE NO ABRASIVE CHEMICALS USED ON SURFACES WITHOUT REVIEW AND APPROVAL FROM A QUALIFIED HERITAGE RESTORATION CONSULTANT

REMOVE EXISTING SUBSTRATE BASE AND EDGING. NEW FLOORING TO BE INSTALLED THROUGHOUT.



EXISTING DOOR FRAME, PANEL AND ARCHITRAVES TO REMAIN. PAINT FINISH AS SCHEDULED. REFER AD SERIES DRAWINGS FOR DETAILS.

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.

No.	Description
C.0	Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No.

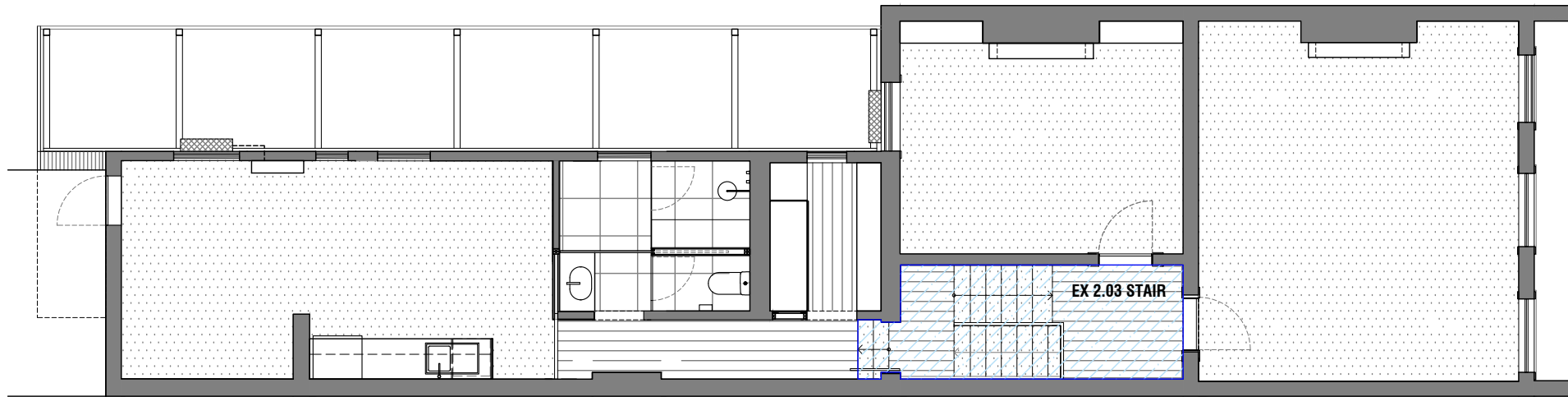
2514-SU ARTHRO

Drawing Title	Scale	Date	Issue
Heritage Conservation Elements 1F Admin 1:50 @ A3 August 2026 Construction			

am 2.06
C.0

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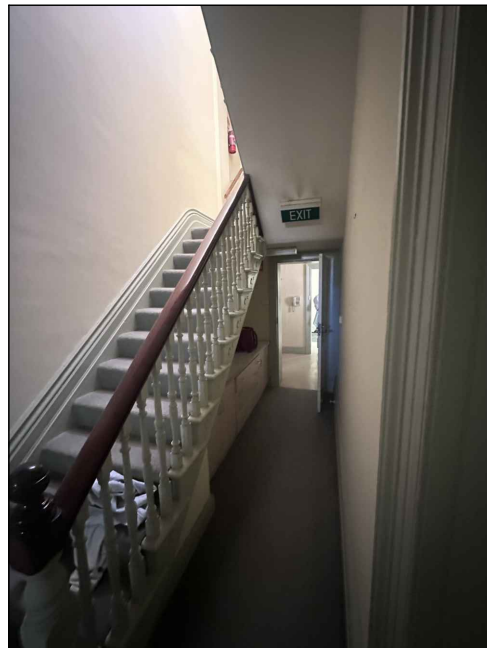
STUDIO
C + E
ARCHITECTURE



01

FIRST FLOOR KEY PLAN

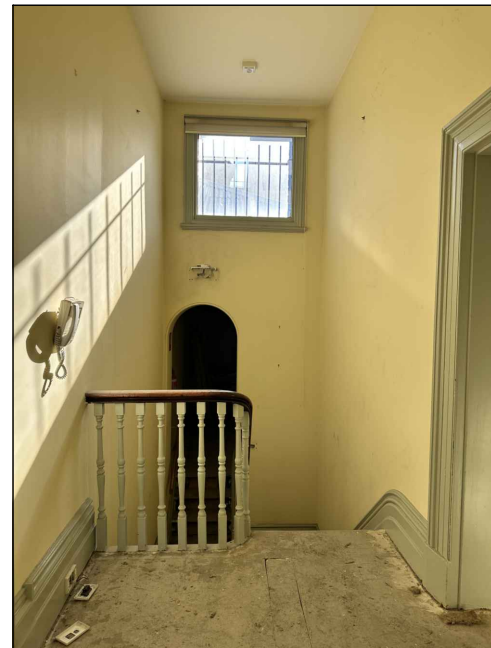
1:100



RETAIN EXISTING TIMBER HANDRAIL AND BALUSTERS.

RETAIN EXISTING SKIRTINGS GENERALLY. PAINT FINISH AS SCHEDULED

EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED FLOOR PLANS AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.

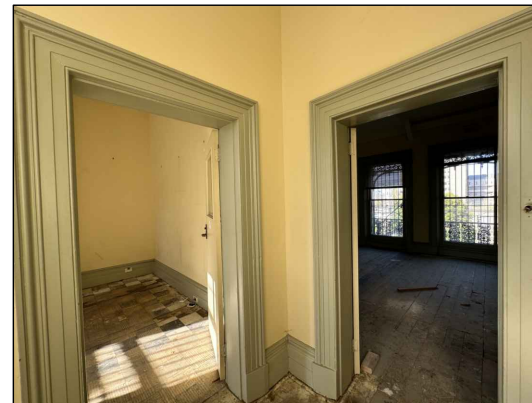


RETAIN EXISTING TIMBER HANDRAIL AND BALUSTERS.

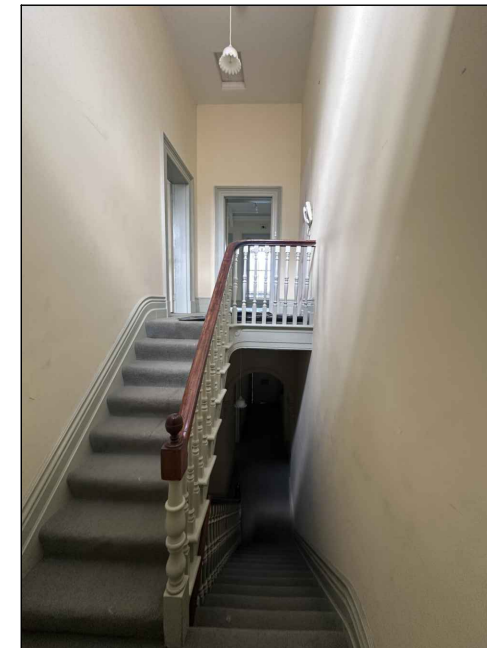
RETAIN EXISTING SKIRTINGS GENERALLY. PAINT FINISH AS SCHEDULED

EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED FLOOR PLANS AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.

EXISTING WINDOWS, FRAMES ARCHITRAVES AND SILLS TO REMAIN. PAINT FINISH AS SCHEDULED.



EXISTING DOOR FRAME, PANEL AND ARCHITRAVES TO REMAIN. PAINT FINISH AS SCHEDULED. REFER AD SERIES DRAWINGS FOR DETAILS.

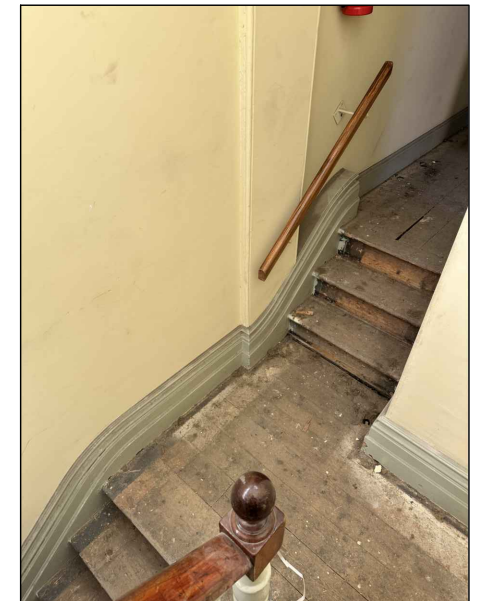


RETAIN EXISTING TIMBER HANDRAIL AND BALUSTERS.

RETAIN EXISTING SKIRTINGS GENERALLY. PAINT FINISH AS SCHEDULED

EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED FLOOR PLANS AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.

EXISTING DOOR FRAME, PANEL AND ARCHITRAVES TO REMAIN. PAINT FINISH AS SCHEDULED. REFER AD SERIES DRAWINGS FOR DETAILS.



RETAIN EXISTING TIMBER HANDRAIL.

EXISTING FLOOR BOARDS TO REMAIN, NEW FLOOR FINISHES PREPARED ON SUBSTRATE THROUGHOUT. REFER PROPOSED FLOOR PLANS AND MATERIALS & FINISHES SCHEDULE FOR DETAILS.

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No.	Description
C.0	Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No.

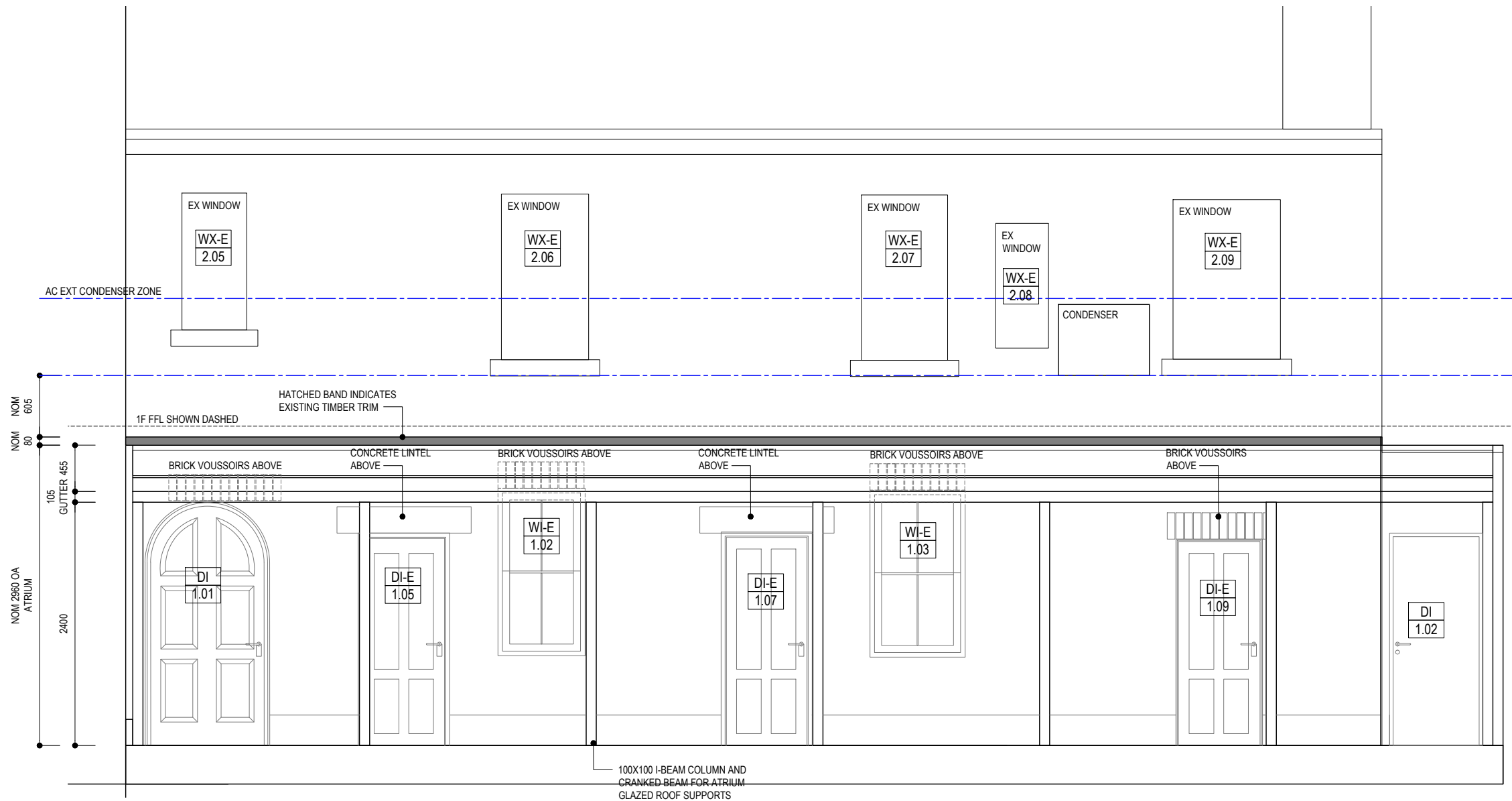
2514-SU ARTHRO

Drawing Title	Scale	Date	Issue
Heritage Conservation Elements GF/1F Staircase 1:100/NTS @ A3 August 2026 Construction			

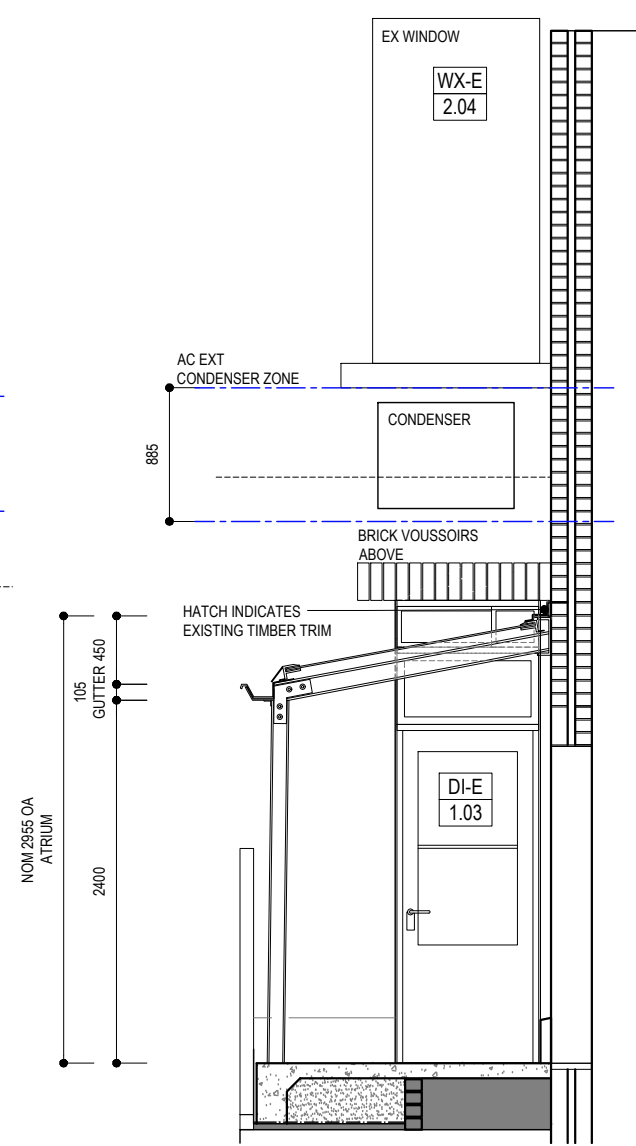
am 2.07
C.0

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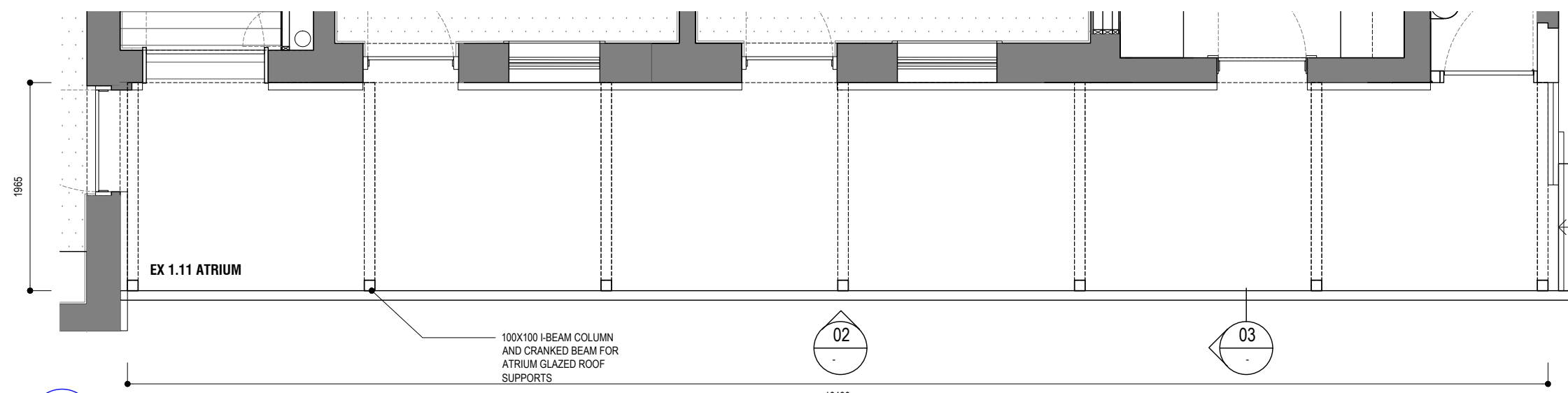
STUDIO
C + E
ARCHITECTURE



02 EAST ELEVATION
1:50

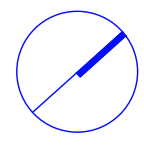


03 SOUTH ELEVATION
1:50



01 ATRIUM GF PLAN
1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No.	Description
C-0	Issue for Construction

Date
August 2026

Project No. **2514-SU ARTHRO**

**Alterations to 396 Albert Street,
East Melbourne 3002**

Drawing Title
Scale
Date
Issue

**Atrium & Facade Plan
& Elevations
1:50 @ A3
August 2026
Preliminary Diagrams**

**am 3.01
C.0**

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**STUDIO
C + E
ARCHITECTURE**

LEGEND

HATCHED AREA INDICATES
EXTENT OF PAINT REMOVAL

DASHED LINE INDICATES
ATRIUM EXTENT

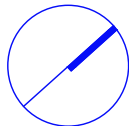


01

EAST ELEVATION

1:100

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C-0
Description Issue for Construction

Date
August 2026

Project No.

Alterations to 396 Albert Street,
East Melbourne 3002

2514-SU ARTHRO

Drawing Title

Scale
Date
Issue

Scope of Paint Removal
Elevations
1:100 @ A3
August 2026
Preliminary Diagrams

am 3.02
C.0

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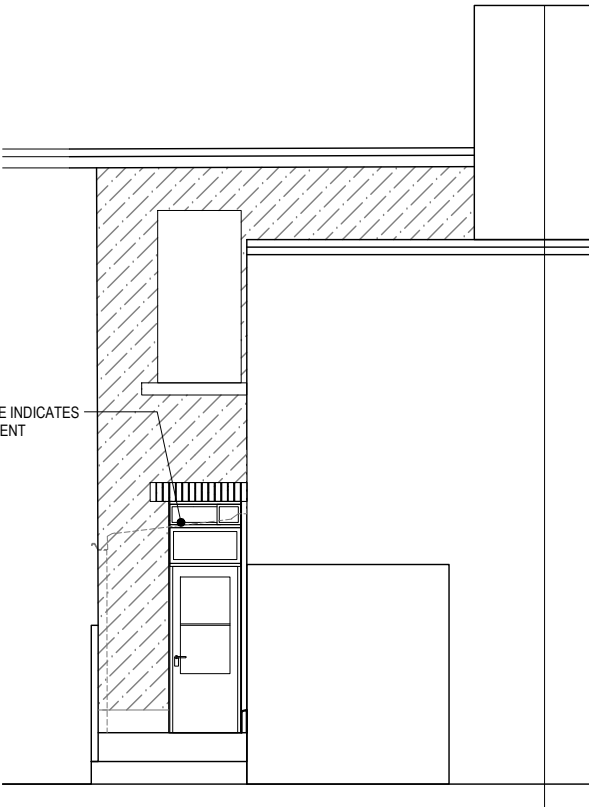
STUDIO
C + E
ARCHITECTURE

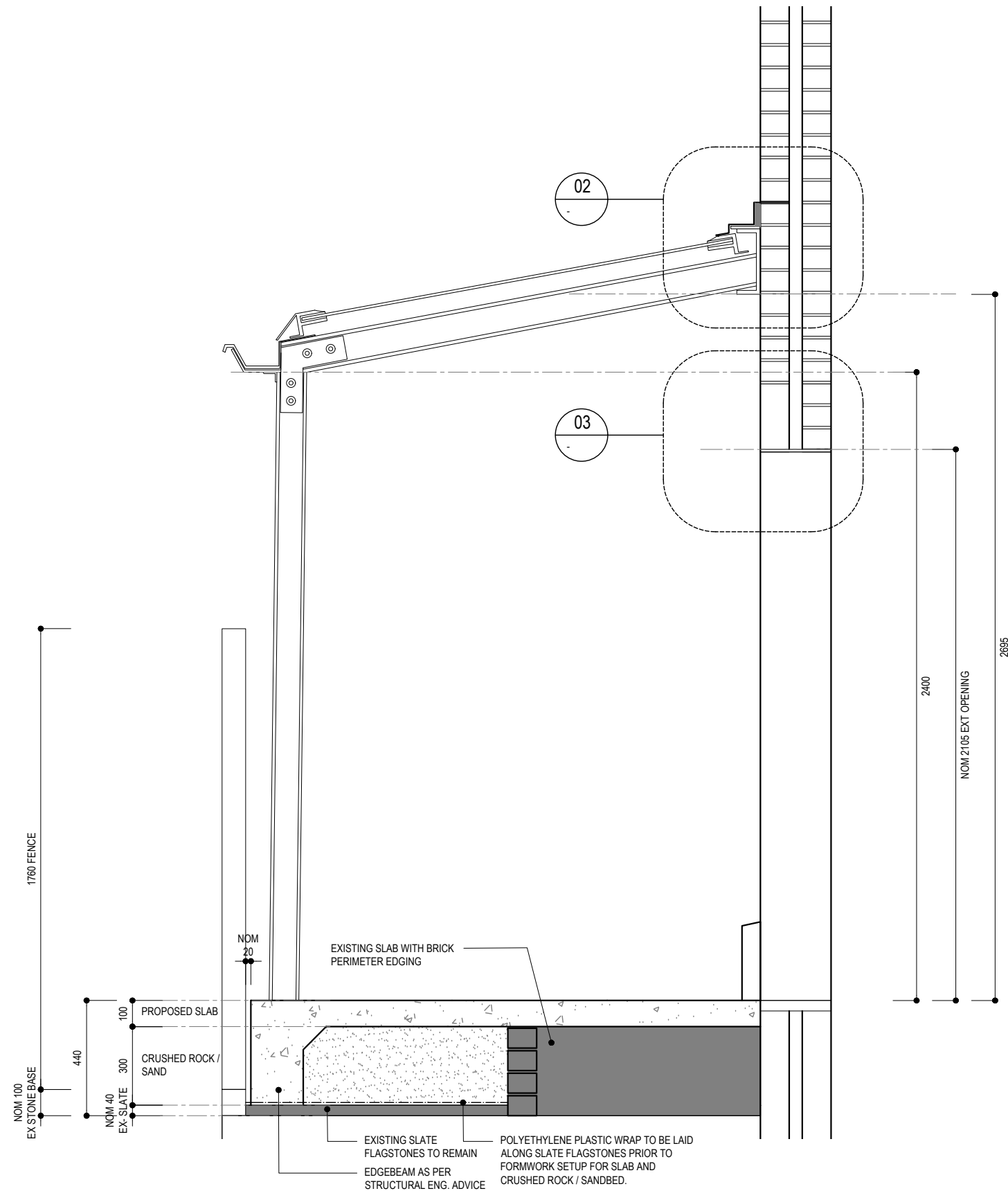
02

SOUTH ELEVATION

1:100

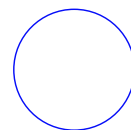
DASHED LINE INDICATES
ATRIUM EXTENT





01 ATRIUM SECTION
1:20

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.0
Description Issue for Information

Date August 2026

Project No.

Alterations to 396 Albert Street,
East Melbourne 3002

2514-SU ARTHRO

Drawing Title

Scale
Date
Issue

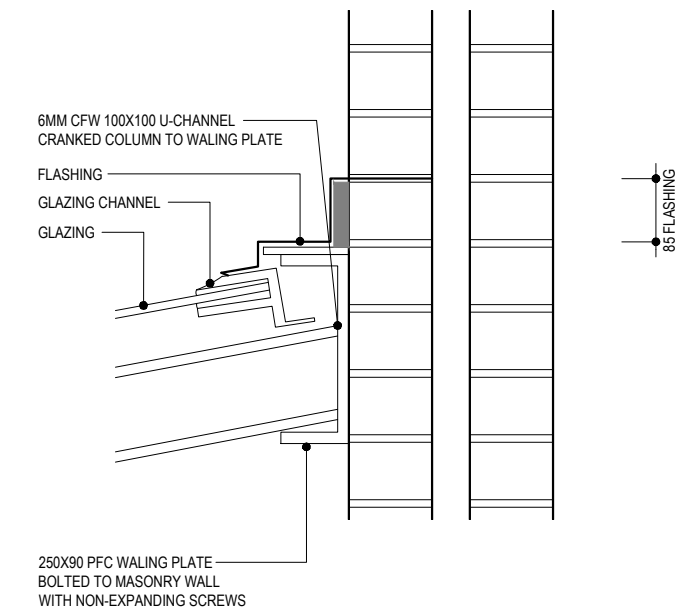
Atrium Section & Detail

1:20/1:10 @ A3
August 2026
Construction

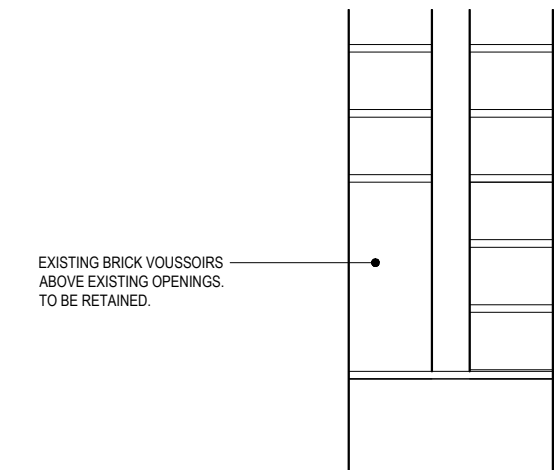
am 3.03
C.0

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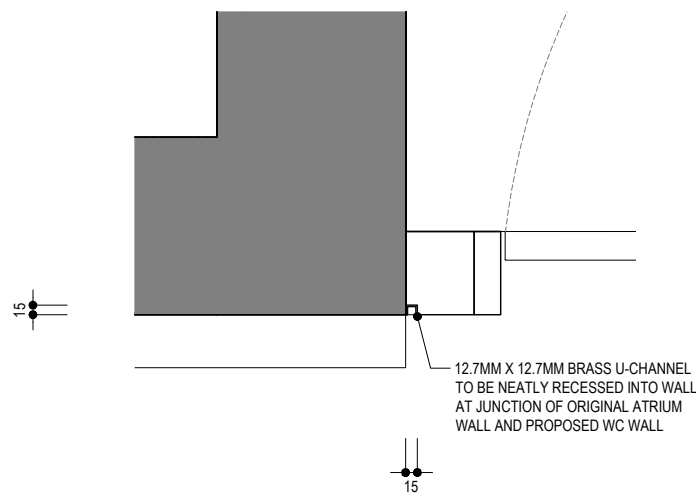
STUDIO
C + E
ARCHITECTURE



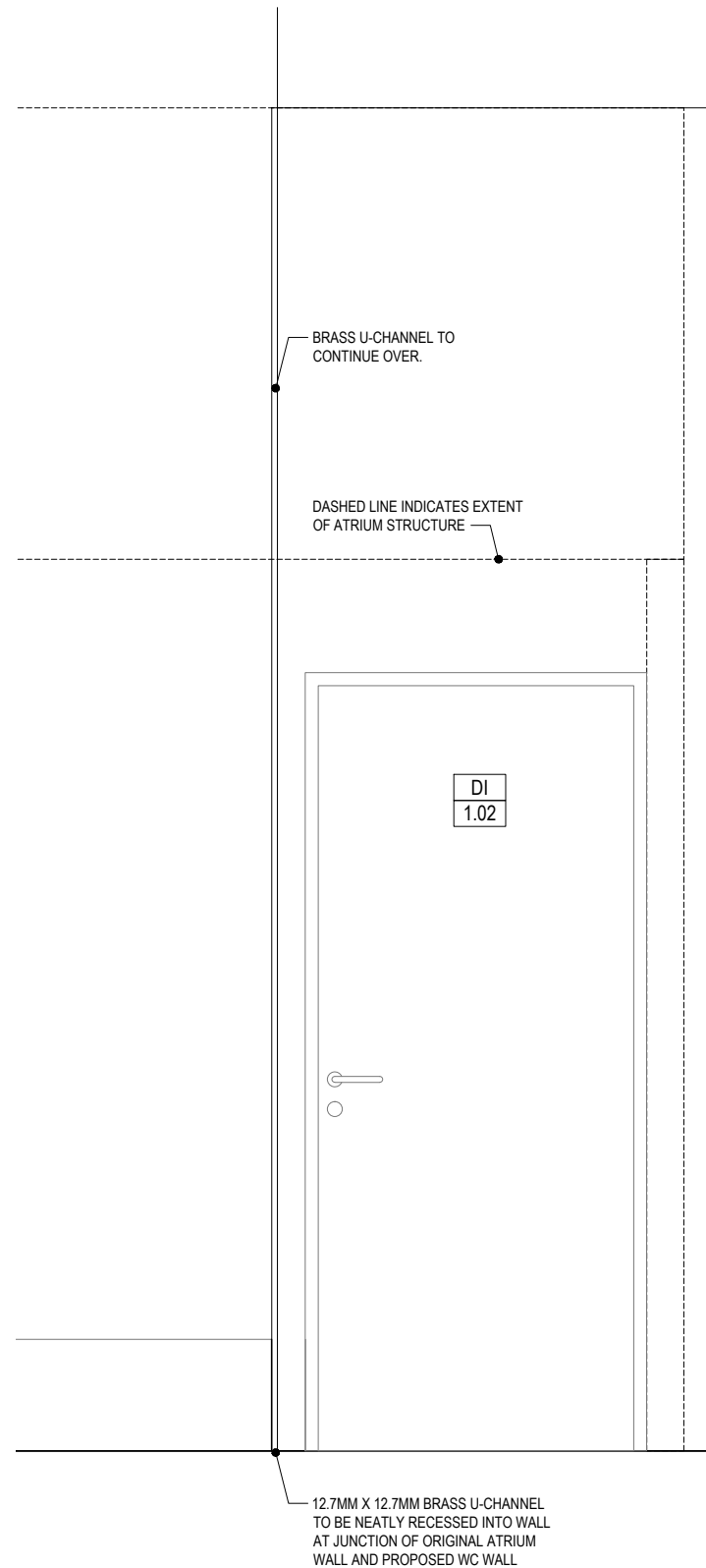
02 ATRIUM SECTION
DETAIL
1:10



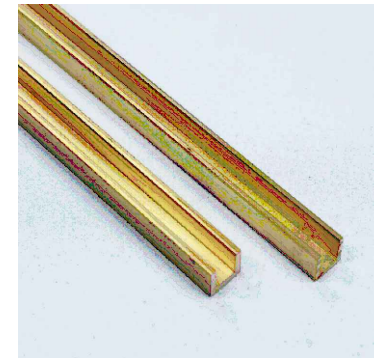
03 ATRIUM SECTION
DETAIL
1:10



01
-
WALL SHADOWLINE DETAIL
PLAN 1:10

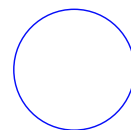


02
-
WALL SHADOWLINE DETAIL
ELEVATION 1:20



BRASS U-CHANNEL

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.0
Description
Issue for Information

Date
August 2026

**Alterations to 396 Albert Street,
East Melbourne 3002**

Project No. **2514-SU ARTHRO**

Drawing Title

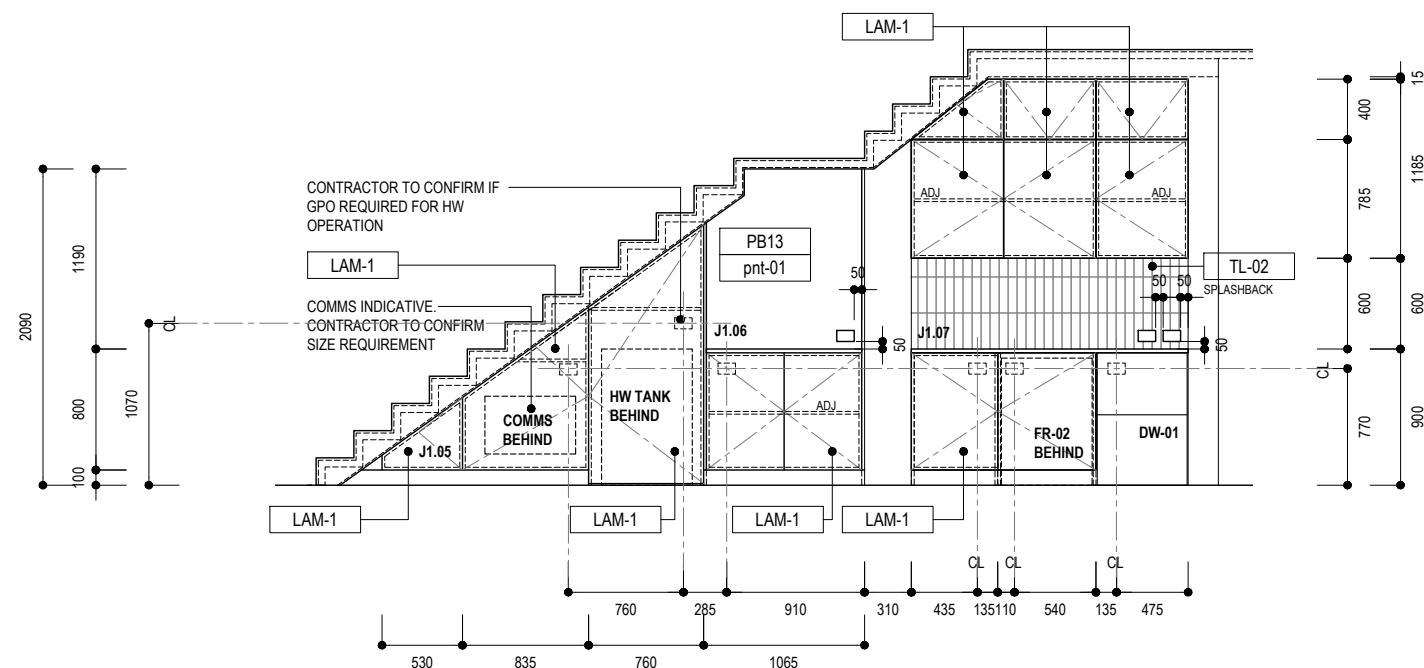
Scale
Date
Issue

Separation Detail
1:20/1:10 @ A3
August 2026
Construction

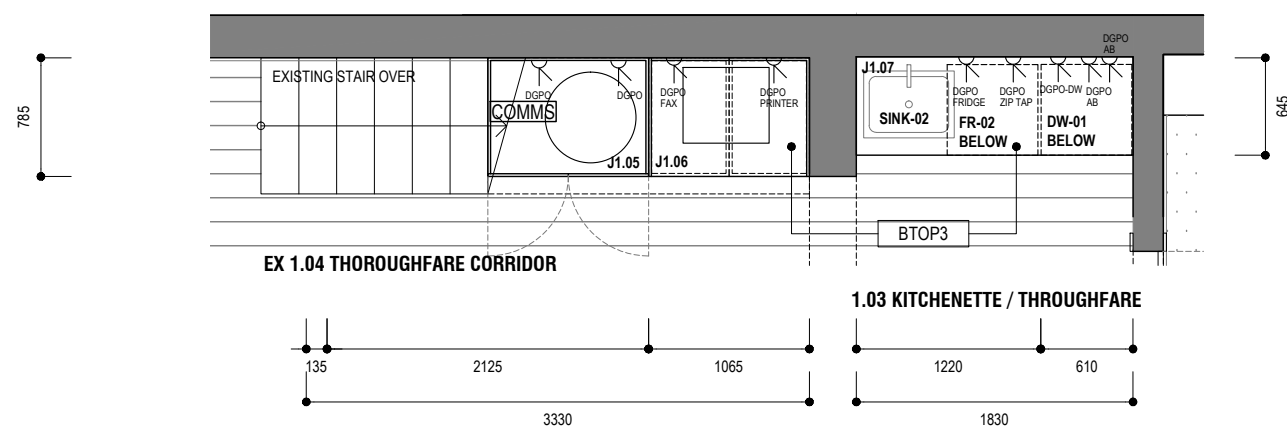
am 3.04
C.0

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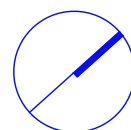


02 KITCHENETTE, TEA STATION & STORE
ELEVATION 1:50



01 KITCHENETTE, TEA STATION & STORE
PLAN 1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.0
Description Issue for Construction

Date August 2026

Project No.

Alterations to 396 Albert Street,
East Melbourne 3002

2514-SU ARTHRO

Drawing Title Kitchenette, Tea Station & Store
Joinery Plan, Elevation

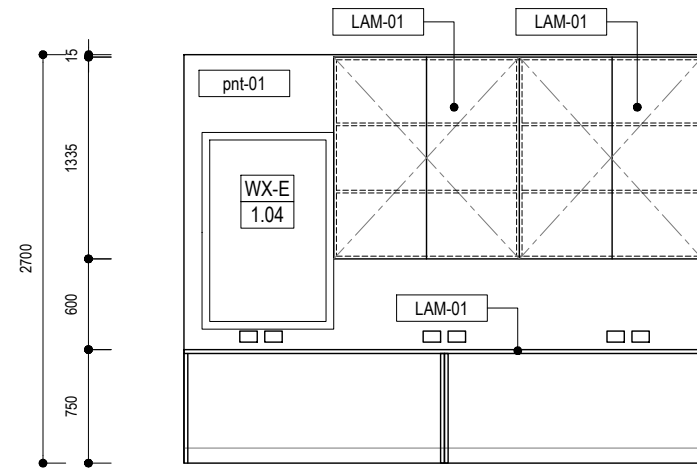
Scale
Date
Issue

1:50 @ A3
August 2026
Construction

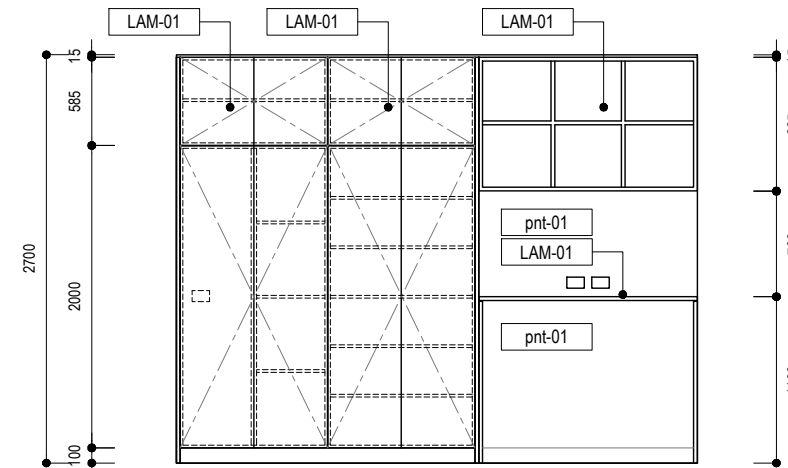
ai 1.01
C.0

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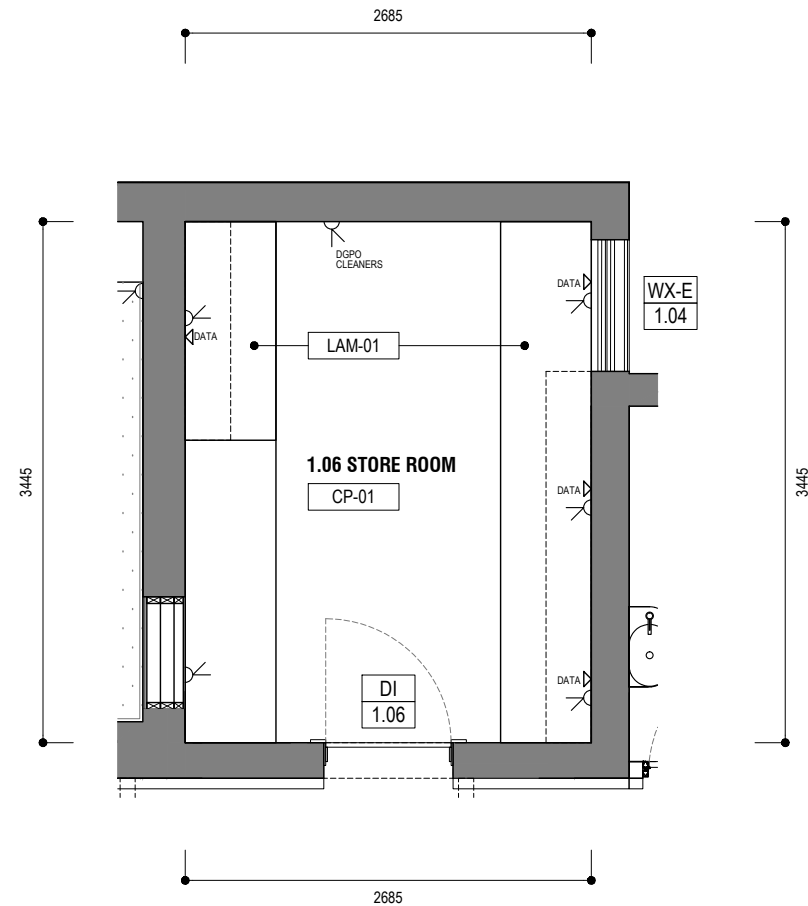
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ARCHITECTURE



02 STORE ROOM ELEVATION A
1:50

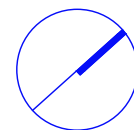


03 STORE ROOM ELEVATION B
1:50



01 STORE ROOM PLAN
1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.0
Description
Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No. 2514-SU ARTHRO

Drawing Title

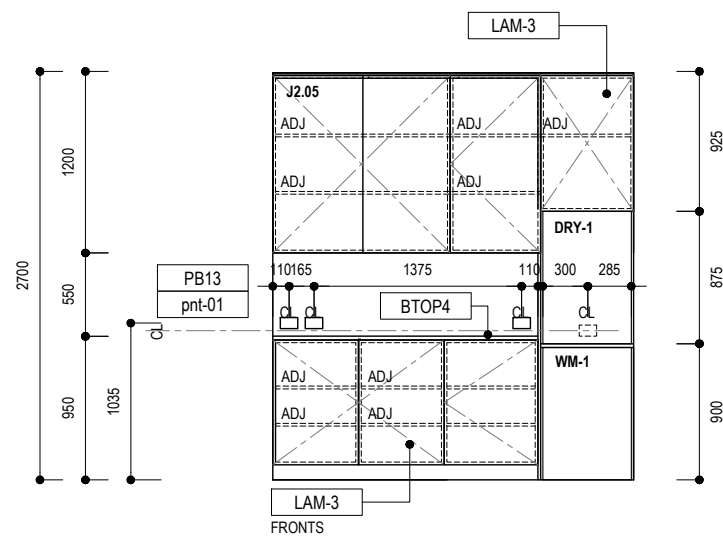
Scale
Date
Issue

Proposed Store Room
Plan & Elevations
1:50 @ A3
August 2026
Construction

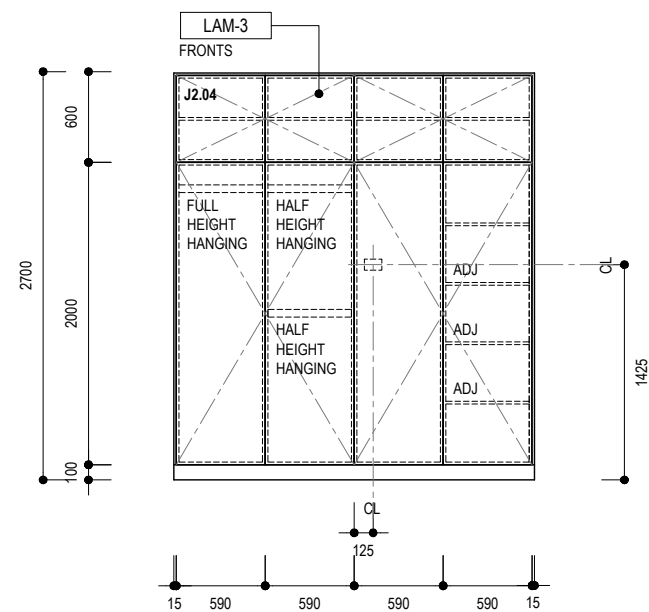
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C.0

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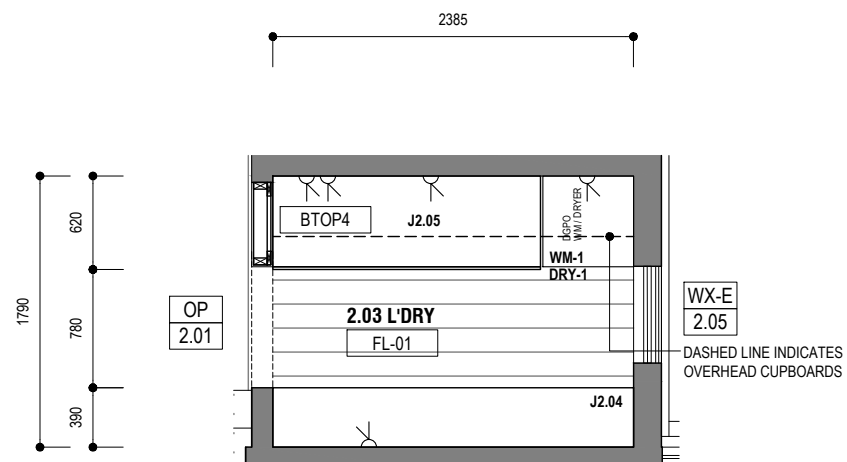
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ARCHITECTURE



02 LAUNDRY ELEVATION
1:50

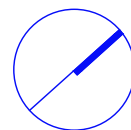


03 LAUNDRY ELEVATION
1:50



01 PROPOSED LAUNDRY PLAN
1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.0
Description
Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No. 2514-SU ARTHRO

Drawing Title 2.03 Laundry Plan & Elevations

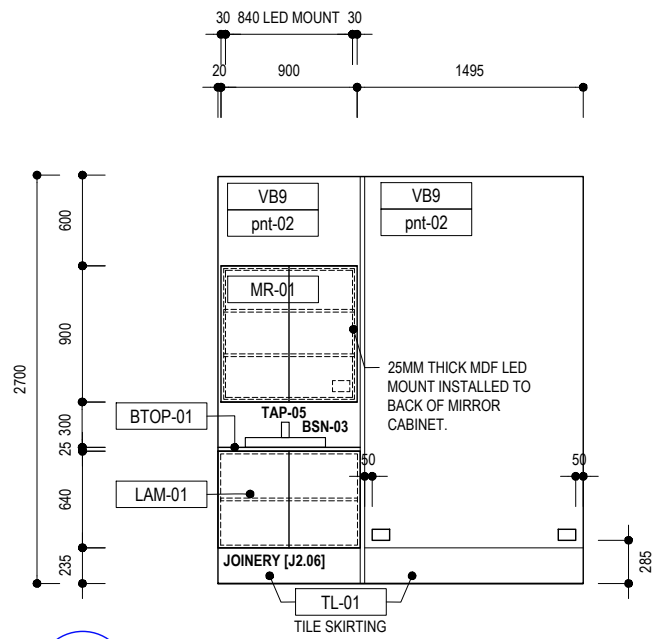
Scale
Date
Issue

1:50 @ A3
August 2026
Construction

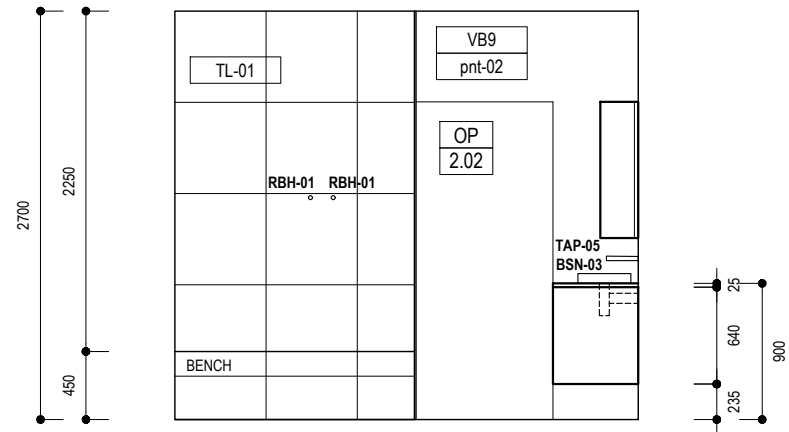
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C.0

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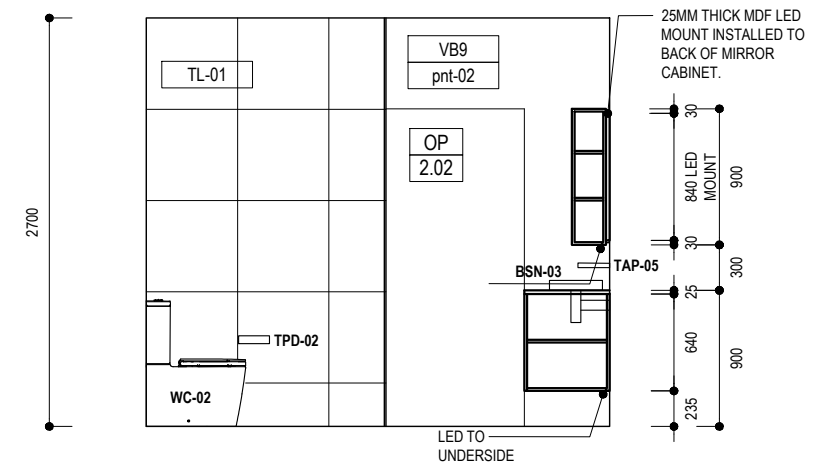
STUDIO
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ARCHITECTURE



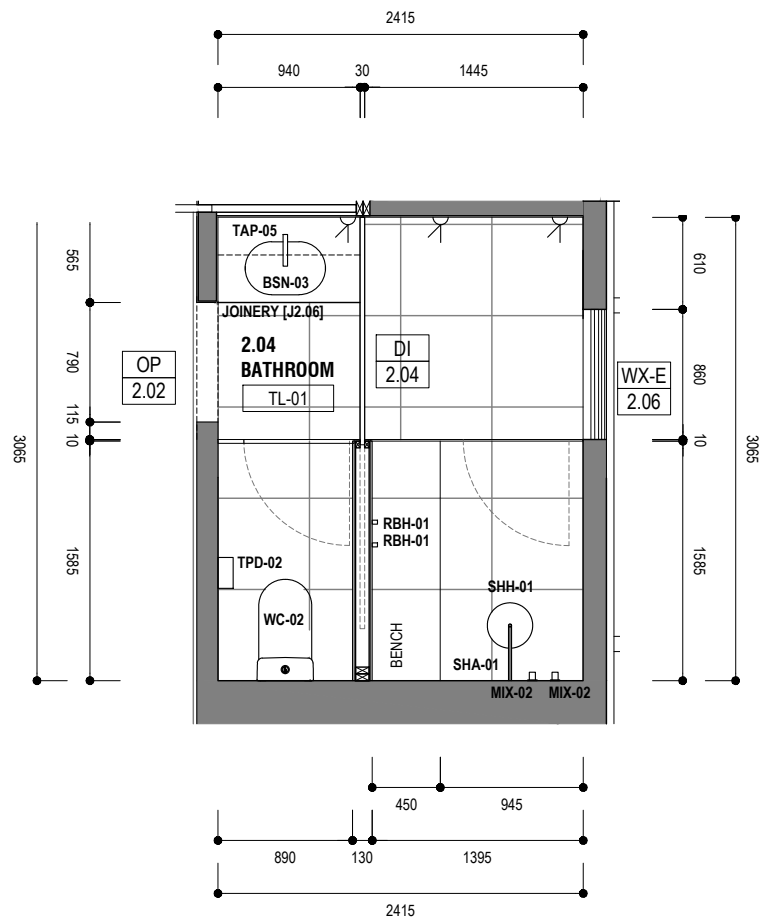
02 2.04 BATHROOM
ELEVATION 1:50



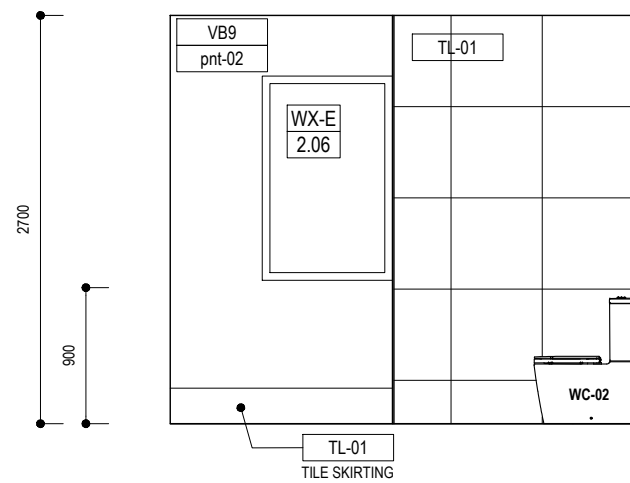
03 2.04 BATHROOM
ELEVATION 1:50



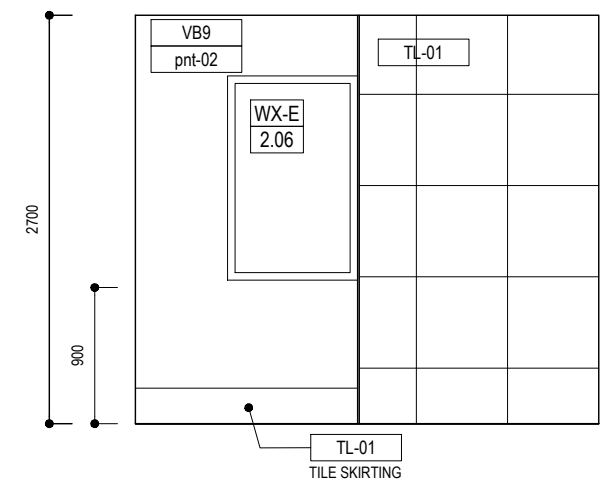
04 2.04 BATHROOM
ELEVATION 1:50



01 2.04 BATHROOM
PLAN 1:50

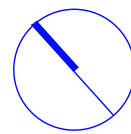


06 2.04 BATHROOM
ELEVATION 1:50



05 2.04 BATHROOM
ELEVATION 1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.0
Description
Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No.

2514-SU ARTHRO

Drawing Title

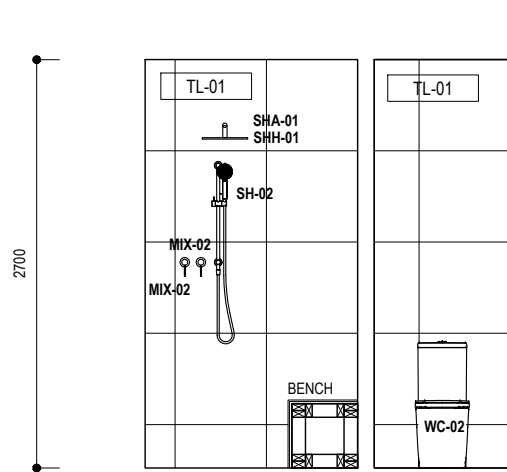
Scale
Date
Issue

Proposed 1F Bathroom
Plan & Elevations
1:50 @ A3
August 2026
Construction

ai 4-01
C.0

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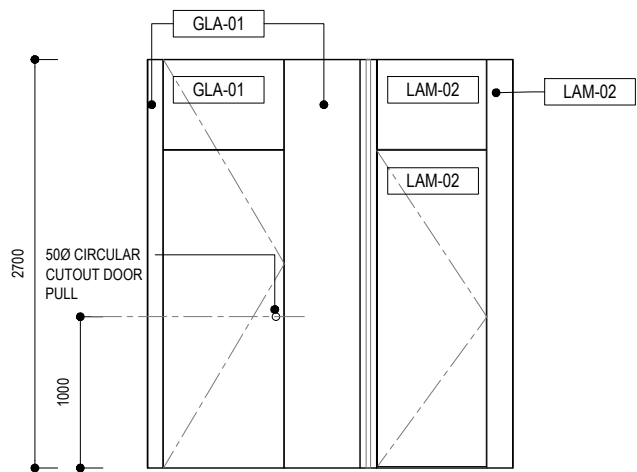
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07
-

2.04 BATHROOM
ELEVATION

1:50

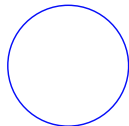


08
-

2.04 BATHROOM
ELEVATION

1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.0 Description Issue for Construction

Date August 2026

Project No.

Alterations to 396 Albert Street,
East Melbourne 3002

2514-SU ARTHRO

Drawing Title

Scale
Date
Issue

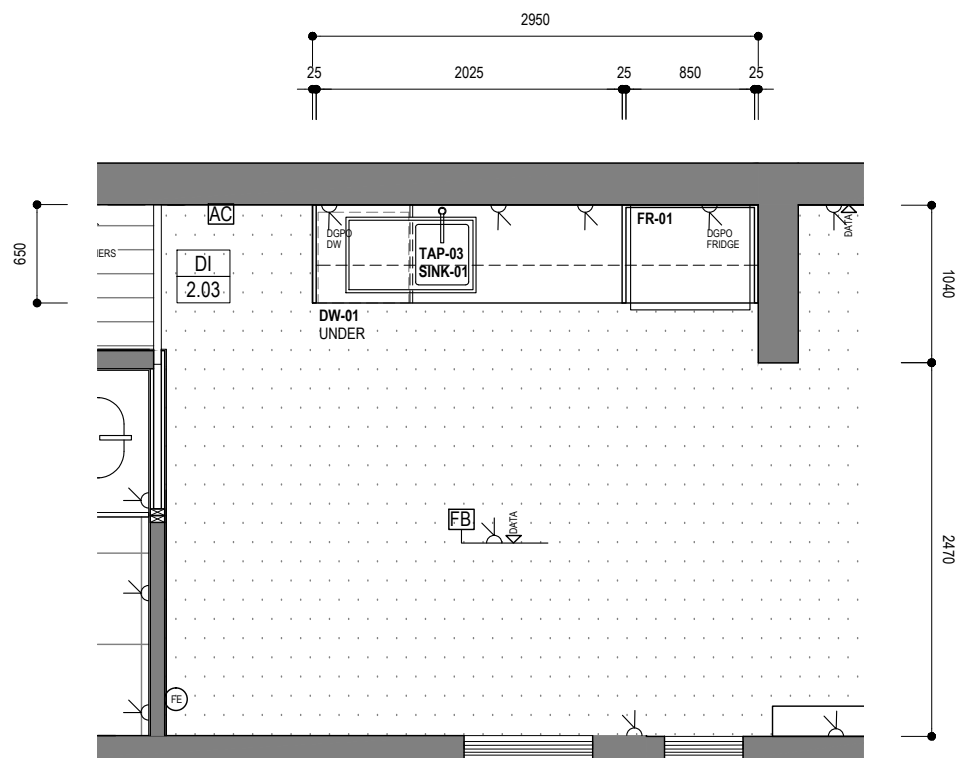
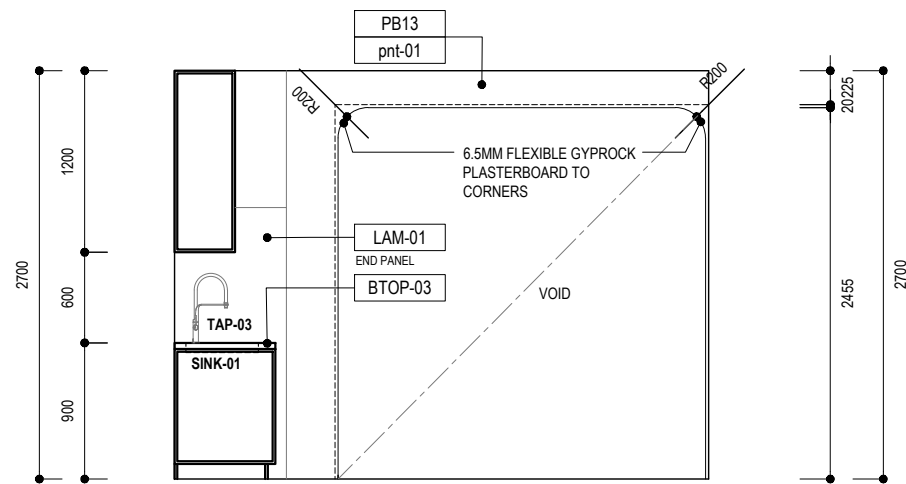
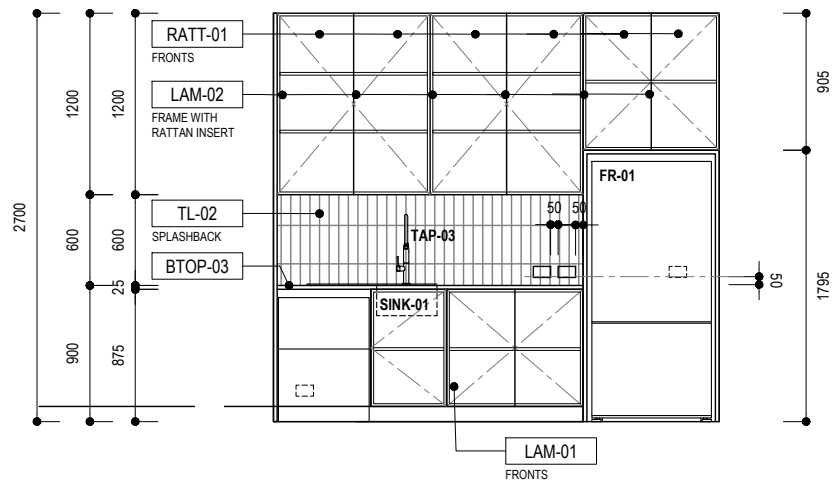
2.04 Bathroom Elevations

1:50 @ A3
August 2026
Construction

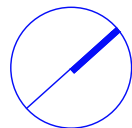
ai 4.02
C.0

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No. C.0
Description
Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No. 2514-SU ARTHRO

Drawing Title 2.06 Kitchen Plan & Elevations

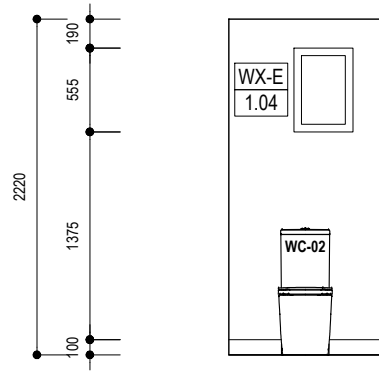
Scale
Date
Issue

1:50 @ A3
August 2026
Construction

ai 5.01
C.0

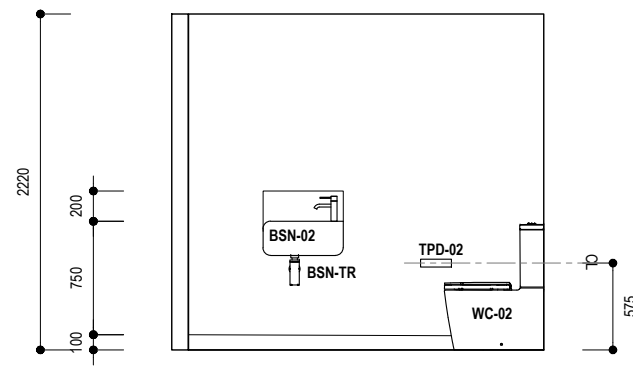
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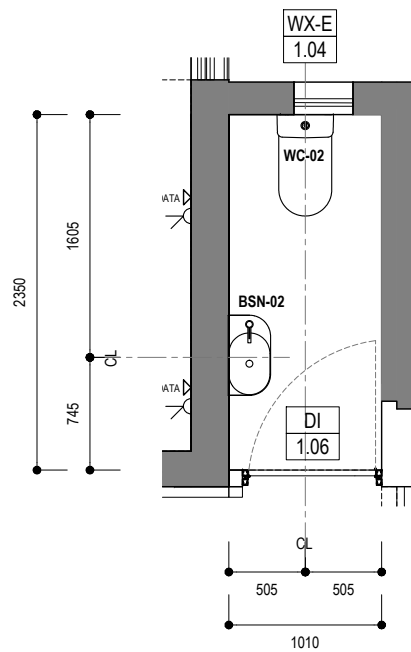
02 WC ELEVATION A

1:50



03 WC ELEVATION B

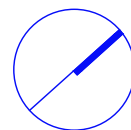
1:50



01 WC PLAN

1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.0
Description
Issue for Construction

Date
August 2026

Alterations to 396 Albert Street,
East Melbourne 3002

Project No.

2514-SU ARTHRO

Drawing Title

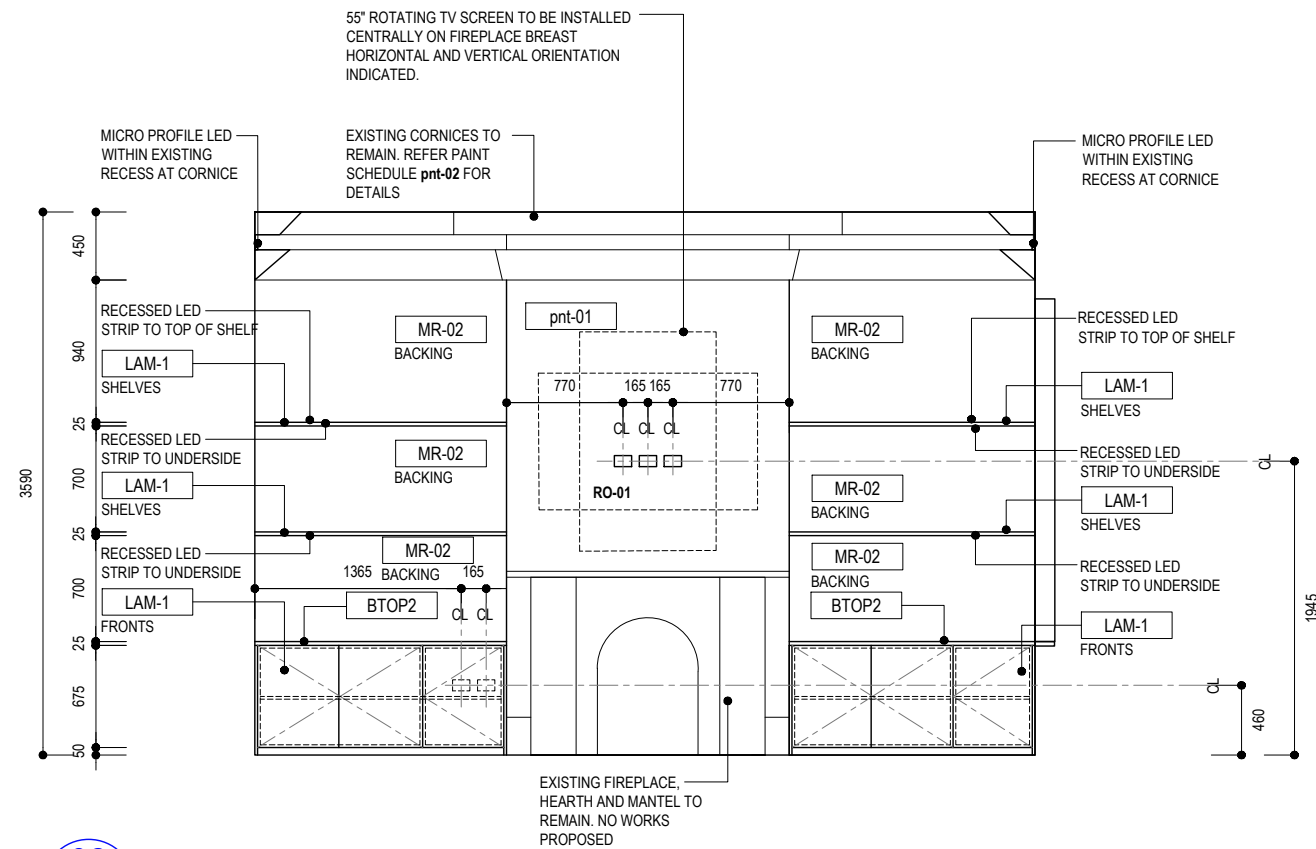
Scale
Date
Issue

Proposed WC
Plan & Elevations
1:50 @ A3
August 2026
Construction

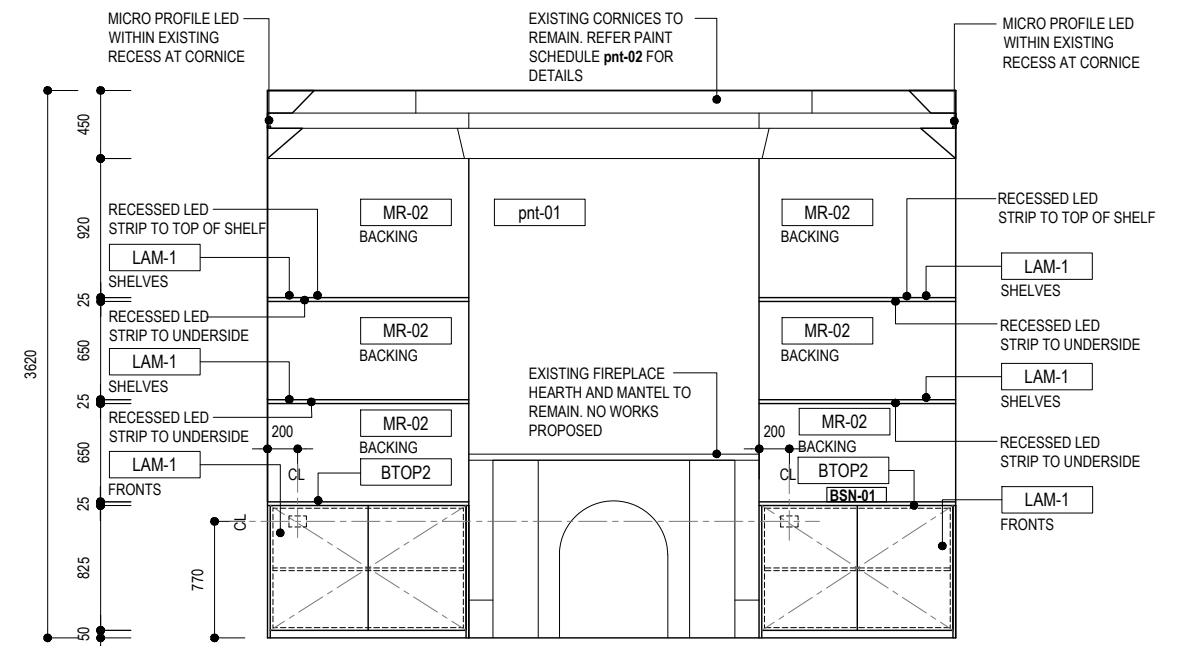
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C.0

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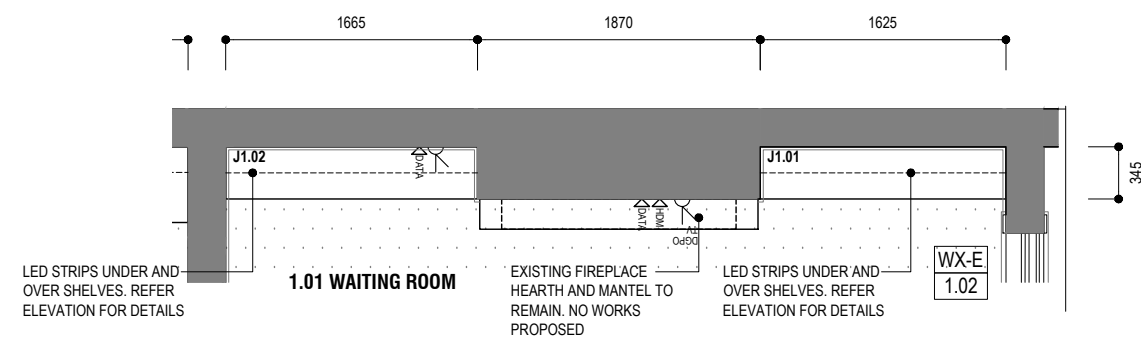
STUDIO
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ARCHITECTURE



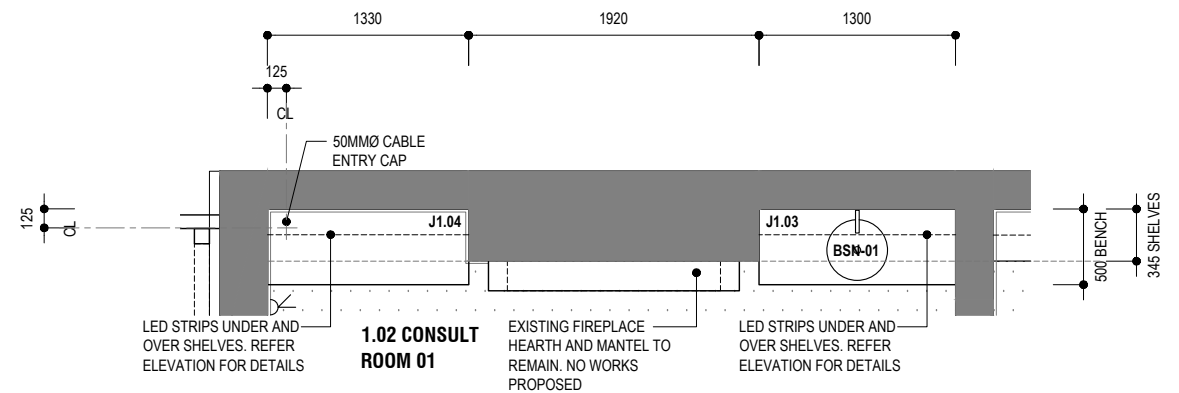
02 JOINERY J1.01 / J1.02
ELEVATION 1:50



04 JOINERY J1.03 / J1.04
ELEVATION 1:50

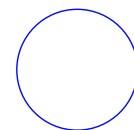


01 JOINERY J1.01 / J1.02
PLAN 1:50



03 JOINERY J1.03 / J1.04
PLAN 1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.O
Description
Issue for Construction

Date
August 2026

Project No.

Alterations to 396 Albert Street,
East Melbourne 3002

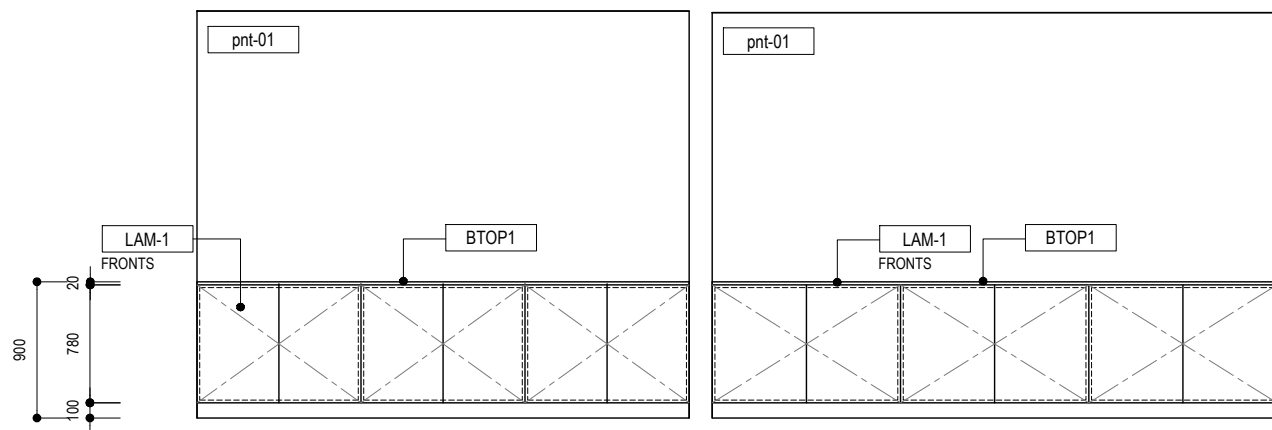
2514-SU ARTHRO

Drawing Title
Waiting Room & Consult Room
Joinery Plan, Elevation
1:50 @ A3
August 2026
Construction

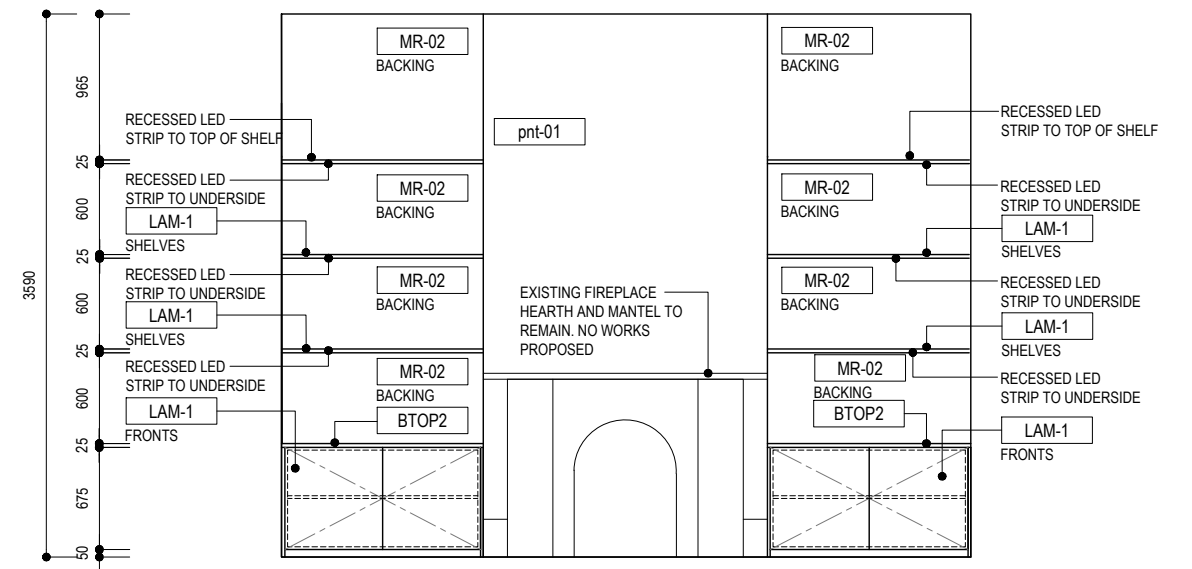
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C.0

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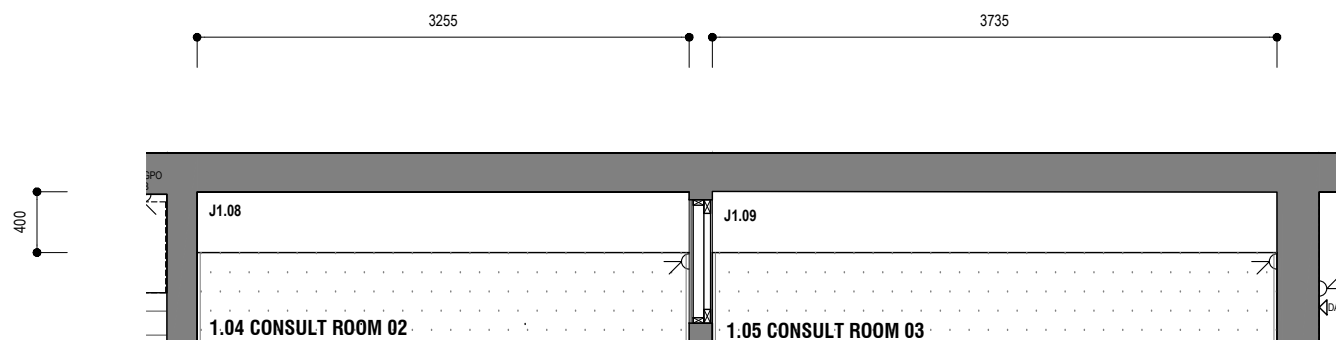
STUDIO
C + E
ARCHITECTURE



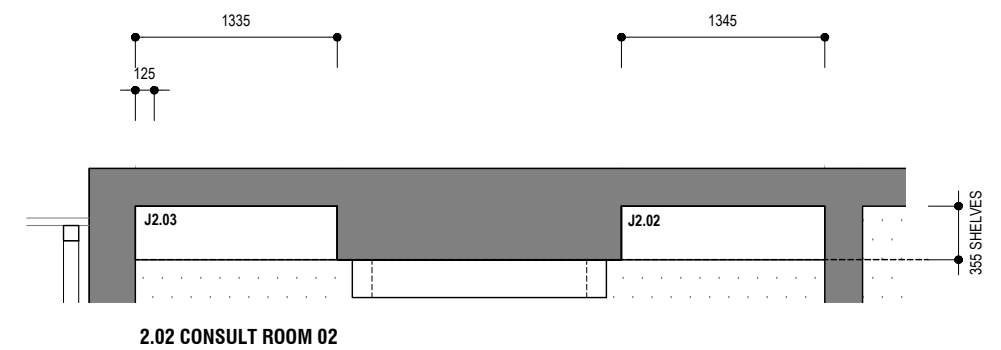
02 JOINERY J1.08 / J1.09
PLAN 1:50



04 JOINERY J2.02 / J2.03
ELEVATION 1:50

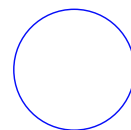


01 JOINERY J1.08 / J1.09
PLAN 1:50



03 JOINERY J2.02 / J2.03
PLAN 1:50

Drawings to be read in conjunction with Schedules & Specification. Refer to works schedule for details of demolition & construction works. Refer to fixtures & fittings schedule for fixtures, fittings & hardware. Refer to finishes schedule for all applied finishes.



No. C.0
Description
Issue for Construction

Date
August 2026

Project No.

Alterations to 396 Albert Street,
East Melbourne 3002

2514-SU ARTHRO

Drawing Title

Scale
Date
Issue

Consult Room Joinery
Joinery Plan, Elevation
1:50 @ A3
August 2026
Construction

aj 1.02
C.0

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