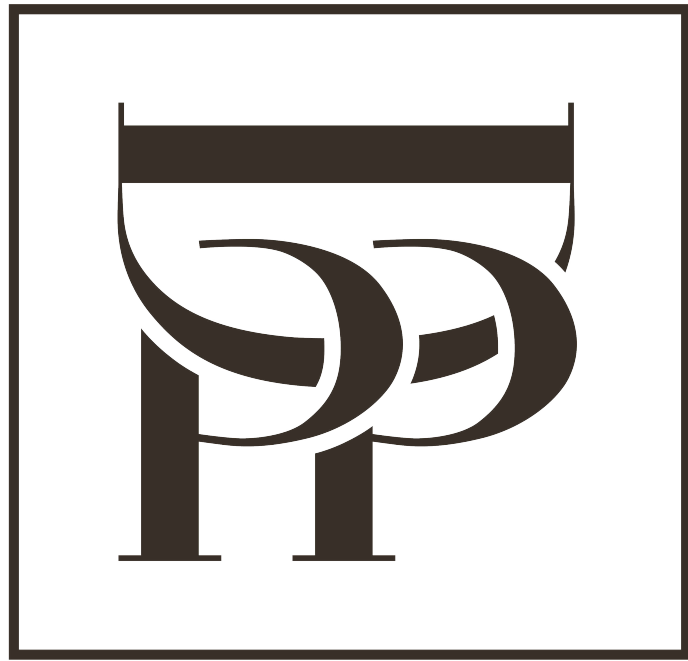




DI PIETRO • PIERCE

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Project 400 Albert St, East Melbourne,
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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 TILED FLOORS AND PLASTERBOARD EXPANSIONS AS REQUISITE. 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 SETTING

PROVIDE PERFECTLY FLUSH SET STEP FREE TRANSITIONS BETWEEN FLOOR FINISH TILES, TIMBER SCRAPES, AND FLOORBOARDS UTILIZING SLIMLINE 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 DETAILED ENTIRELY OTHERWISE IN THE SPECIFIC INTERIOR DOOR NOTE LIST.

ALL CEILING FRAME HANGERS AND PLASTER BULKHEAD ARRAYS ARE INDICATIVELY INSTALLED IN COMPLIANCE WITH RELEVANT MANUFACTURER SPAN CAPACITY SPECIFICATIONS TO SUSTAIN CONTINUOUS LEVEL INTEGRITY.

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, 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.

HERITAGE FABRIC AND ADJOINING PROPERTY
PROTECTION

TAKE ALL MANDATORY PRECAUTIONS AND PROVIDE ADEQUATE PREVENTATIVE SHIELDING, COUPLING, AND PROPS TO FULLY PROTECT EXISTING RETAINED HERITAGE STRUCTURES, PERIOD 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 CONCEALED IN THE BUILDING BLOCKS PRIOR TO COMMENCING DEMOLITION OR ROUGH IN FITOUT. COORDINATE ACCESS PATHS WITH RELEVANT LOCAL MELBOURNE CITY COUNCIL AUTHORITIES WHERE MANDATED.

ENSURE ACTIVE SERVICE CONTINUITY OF EXISTING PLUMBING, DRAINAGE, GAS, AND POWER TRAFFIC THROUGH THE RETAINED PREMISES UNLESS EXPLICITLY NOTED OTHERWISE. ANY TEMPORARY INTERRUPTIONS TO SERVICES MUST BE STRATEGICALLY 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, PULL-OUT CARCASSES, AND INTERNAL SHELVING UNITS FOR WALL MOUNTED GPO'S 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 RELEVANT 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 SPECIFICATION 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 SITE CONDITIONS TO THE 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 MASTING COMPONENTS 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 KEPT 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 ALL SYSTEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER CERTIFIED SPAN SELECTION 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 OVERLAYS, MECHANICAL FIXINGS, AND SERVICES CLEARANCE COORDINATION WITH ADJOINING CONSTRUCTIONS.

VERIFY ALL FABRIC CONDITIONS ON SITE PRIOR TO INTERIOR WALL LINING AND JAM REPAIR 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 LARGE 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 AND ESD 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 MASTING. ALL WORKMANSHIP CONSISTENT WITH THE PREMIUM RESIDENTIAL 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 METALWORK 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 CLEARANCE COORDINATION WITH ADJOINING CONSTRUCTIONS.

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 SWITCHES, STONE SELECTION 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 REVIEW SIGN OFF PRIOR TO THE TOTAL COMMENCEMENT OF WORKS.

APPROVED PHYSICAL SAMPLES AND SITE MOCK UPS SHALL FORMALLY ESTABLISH THE REGULATORY 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 DOSSISRS.

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, KEVED 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 ALUMINIUM 5MM HIGH PHYSICAL WATERTOP 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.

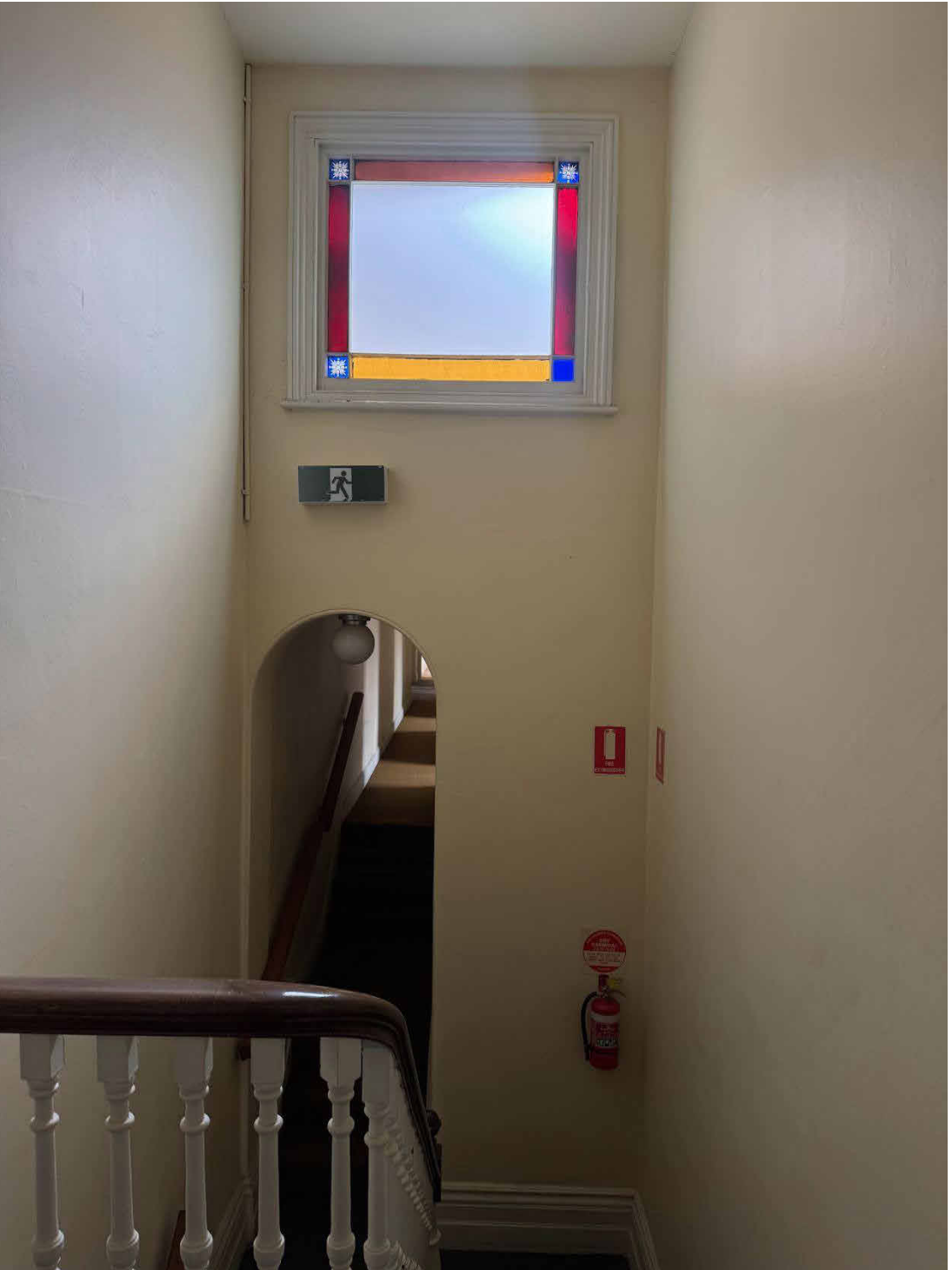
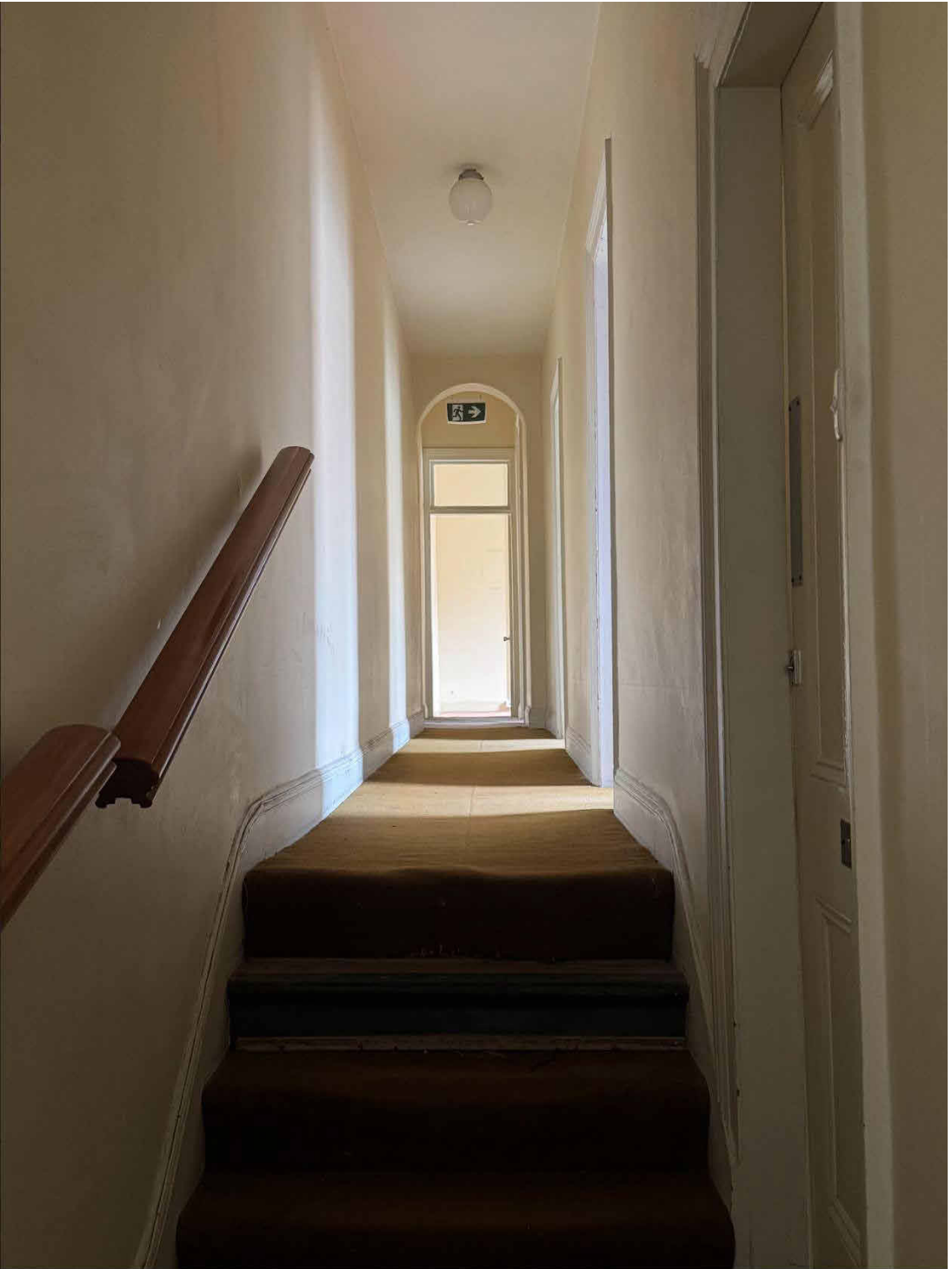
PROVIDE CONTINUOUS VERTICAL WATERSTOPPS FILLED WITH NEUTRAL-CURE, BATHROOM-GRADE ANTI-FUNGAL SILICONE CAULKING AT ALL JUNCTIONS WHERE SHOWER SCREENS ABUT WALLED STRUCTURES.

WET AREA TERMINATION AND EXIT BOUNDARIES

A COMPLIANT INDEPENDENT TERMINATION WATERTOP ANGLE MUST BE INSTALLED BENEATH THE FINISHED TILE SURFACES AT THE PRIMARY EXIT DOORWAY 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 WATERTOP ANGLES AT THE EXTREMITY RADIUS. COMPLIANT LIFT-OFF HINGES.

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



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Existing Site Photos

Date 3108.2026

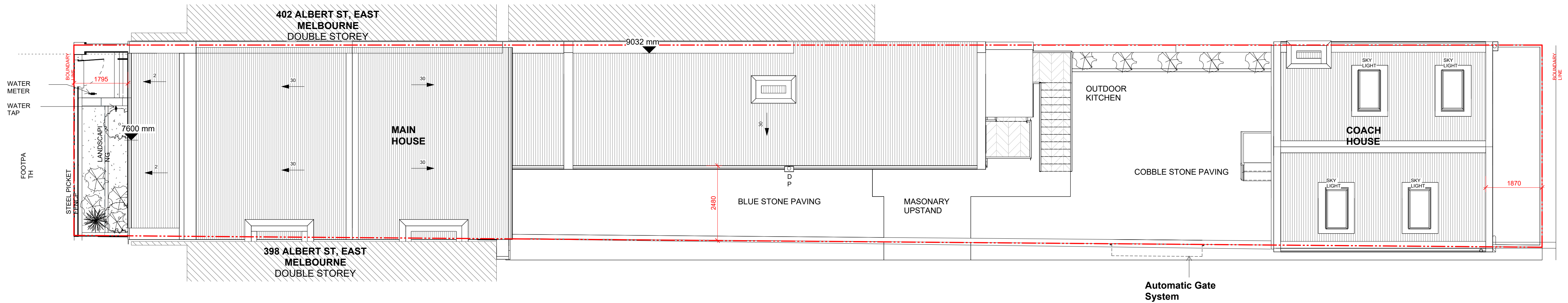
Scale: @ A1

Drawing No. A101

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ALBERT STREET



BIONIC EAR LANE



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Existing Site Plan

Date 3108.2026

Scale: @ A1 1 : 75

Drawing No. A101.1

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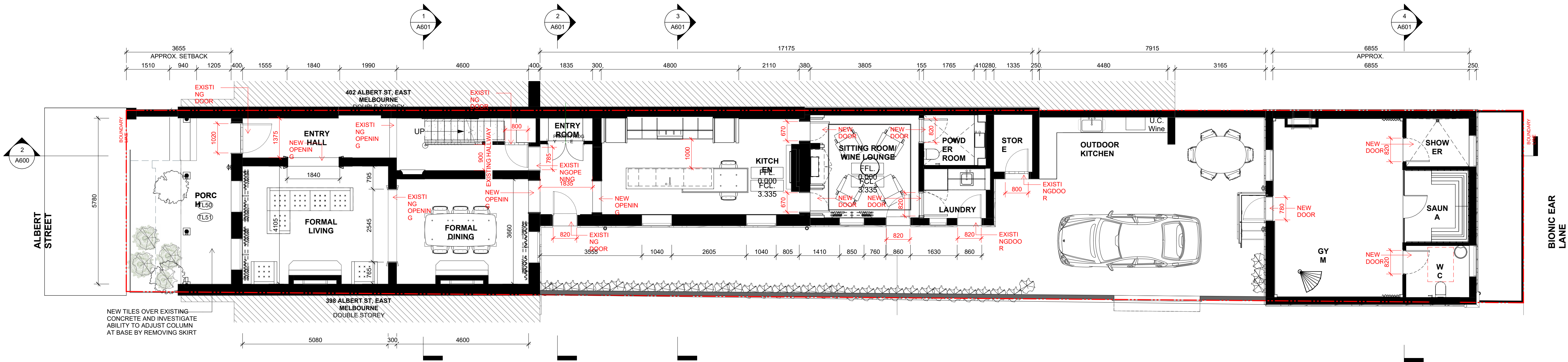
Regulation 233 Dispensation Schedule

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 900mm.	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 900mm	Original heritage staircase to remain unaltered to preserve historic fabric.

Area & Volume Table

PROJECT AREA & VOLUME CALCULATIONS

- Existing Building Area: 374.4 m2
- Proposed Building Area: 374.4 m2
- Existing Building Volume: 764.83 m3
- Proposed Alteration Volume: 764.83 m3



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Interiors Marketing Plan GF

Date 3108.2026

Scale: @ A1 As indicated

Drawing No. A102.1

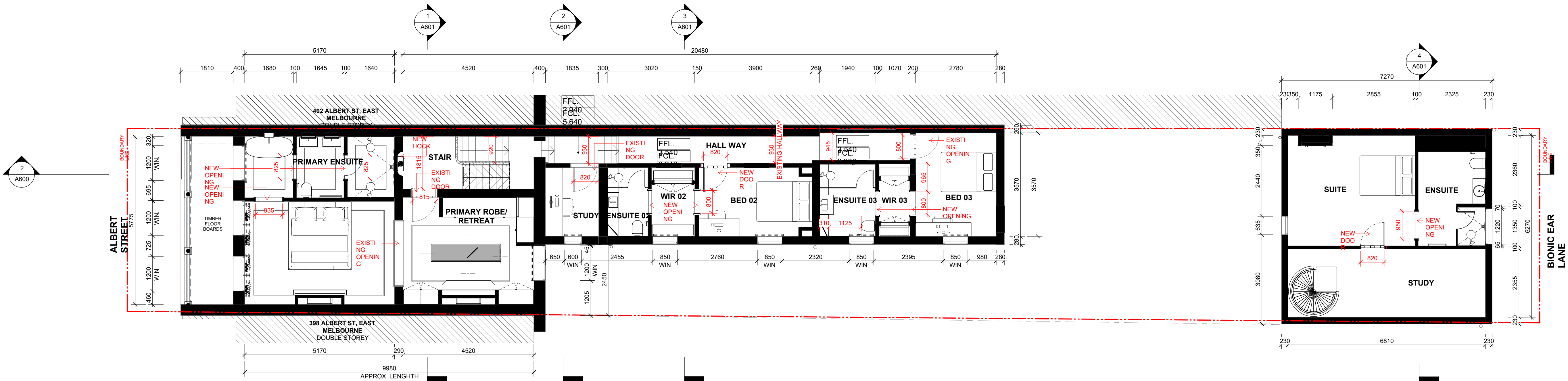
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Regulation 233 Dispensation Schedule

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Area & Volume Table
PROJECT AREA & VOLUME CALCULATIONS
• Existing Building Area: 374.4 m2
• Proposed Building Area: 374.4 m2
• Existing Building Volume: 764.83 m3
• Proposed Alteration Volume: 764.83 m3



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Project No 2604

Author DiPietroPierce

Drawing Interiors Marketing Plan FF

Date 3108.2026

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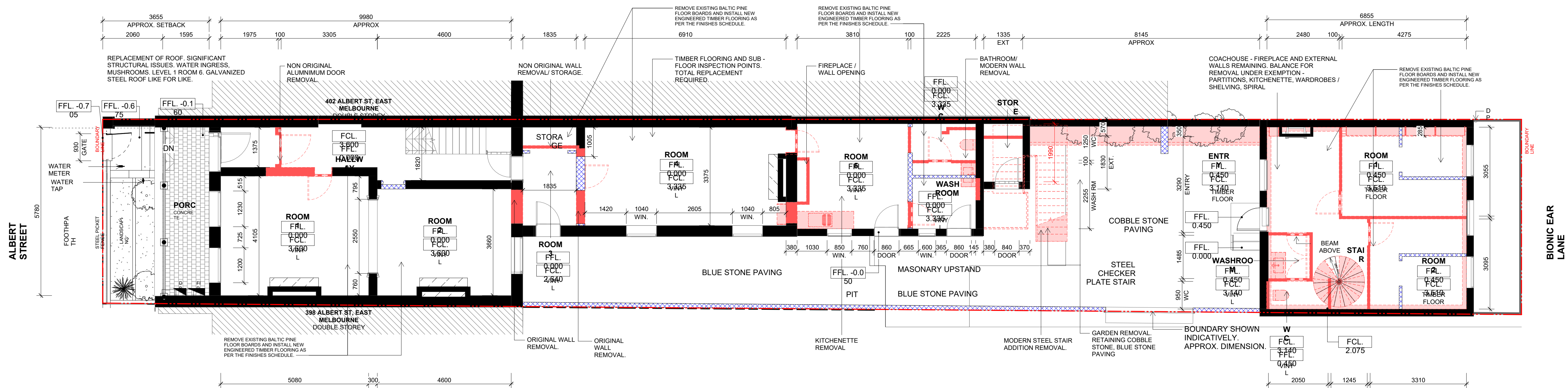
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DEMOLITION & HERITAGE CONSERVATION NOTES (GROUND FLOOR)

- DEMOLITION OF EXISTING GROUND FLOOR CONSTRUCTION THROUGHOUT



NEW WALLS & WALLS IN FILL
Area
170.297 m ²

EXISTING INTERIOR WALL DEMOLITION...
Area
179.918 m ²

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



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Project No 2604

Author DiPietroPierce

Drawing Demo - Floor Plan

Date 3108.2026

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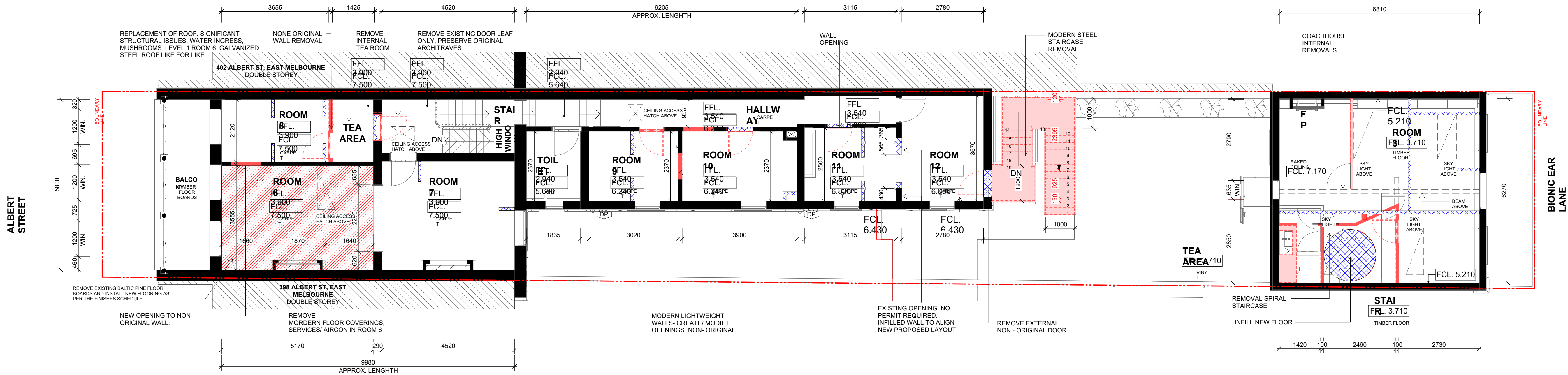
Drawing No. A104

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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 diapidation 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 WALLS & WALLS IN FILL		EXISTING INTERIOR WALL DEMOLITION...		LEGEND:	
Area		Area		EXISTING WALLS TO	
170.297 m²		179.918 m²		REMAIN	
				DEMOLISHED SHOWN	
				NEW WALLS & WALLS	
				IN FILL,	
				FLOOR IN FILL	



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Demo - Floor Plan

Date 3108.2026

Scale: @ A1 As indicated

Drawing No.

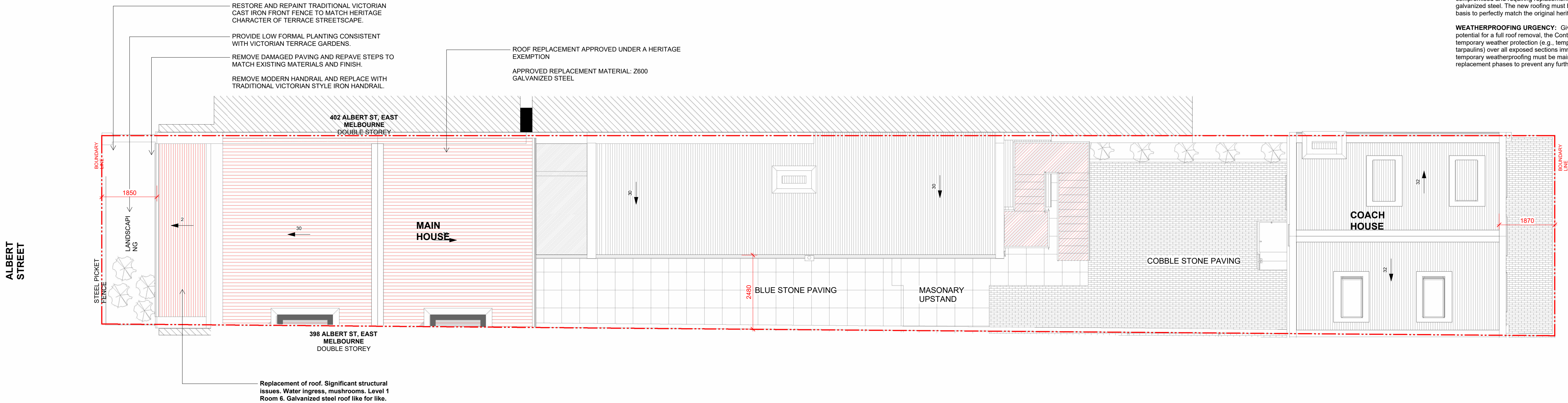
A105

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NOTE ROOF:
1. EXEMPTION NOTE: ROOF REPLACEMENT IS APPROVED UNDER A HERITAGE EXEMPTION
2. MATERIAL: APPROVED REPLACEMENT MATERIAL IS Z600 GALVANIZED STEEL (LIKE FOR LIKE)

- DEMOLITION & HERITAGE CONSERVATION NOTES (LEVEL 01)
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EXISTING INTERIOR WALL DEMOLITION...

Area
179.918 m²

LEGEND:

REMAIN	EXISTING WALLS TO
DASHED	DEMOLISHED SHOWN
IN FILL,	NEW WALLS & WALLS...
FLOOR IN FILL	



DI PIETRO·PIERCE

Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Demo - Roof Plan

Date 3108.2026

Scale: @ A1 As indicated

Drawing No. A105.1

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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**

Ⓛ

DOWNLIGHT - RECESSED

Ⓢ

DOWNLIGHT - SURFACE
MOUNTED

Ⓢ

DOWNLIGHT -
EXTERNAL SURFACE
MOUNTED

Ⓜ

WALL LIGHT

Ⓟ

FEATURE LIGHT -
PENDANT

Ⓜ

FEATURE LIGHT -
DIRECTION LIGHT

Ⓛ

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

Ⓛ

Ⓢ

Ⓢ³

ⓈⓁ

ⓈⓁ

HDMI

LED STRIP
LIGHTING

CEILING SURFACE MOUNTED LIGHT

WALL MOUNTED LIGHT / SCONCE
WATERPROOF AT EXTERIOR

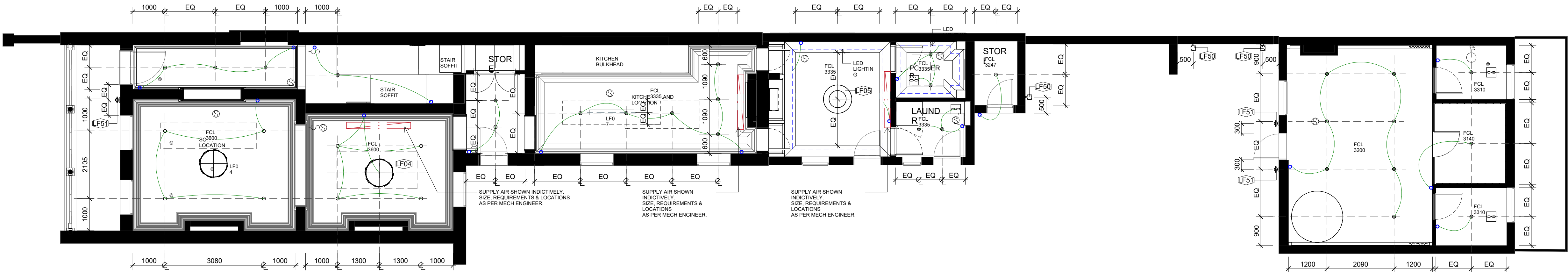
CEILING MOUNTED PENDANT
LIGHT OR CHANDELIER

CEILING MOUNTED PENDANT
LIGHT OR CHANDELIER

CEILING SPEAKER

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.



1
A201
General RCP
SCALE 1:75



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing General RCP - Ground Floor

Date 3108.2026

Scale: @ A1 As indicated

Drawing No. A106

A

SYMBOLS LEGEND

	CEILING LIGHT HEIGHT ABOVE FLOOR
	CURTAIN / RECESS
	INSULATION SOFFIT OF ROOF - RE REPORT

SYMBOLS LEGEND		SYMBOLS	
  	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		     	DOWNLIGHT - RECESSED DOWNLIGHT - SURFACE MOUNTED DOWNLIGHT - EXTERNAL SURFACE MOUNTED WALL LIGHT FEATURE LIGHT - PENDANT FEATURE LIGHT - DIRECTION LIGHT LED LIGHTING STRIP
		    	FLURO BATTEN - SINGLE FLUROBATTEN - DOUBLE CEILING FAN EXHAUST FAN MECHANICAL GRILLE
		 	SMOKE DETECTOR MOTION DETECTOR FOR LIGHTING CONTROL

1. REFER CEILING F
2. REFER DOCUMENT
- POWER A

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 .

REFLECT
CONJUN
SCHEDUL
NOT LIMIT
BUILDING

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 REQUIRED DOCUMENTS RELATING TO THIS PROJECT.

ALL CEILING HEIGHTS ARE MEASURED FROM SSS/SLF TO FINISHED CEILING LEVEL UNLESS OTHERWISE NOTED.

ALL CEILINGS TO HABITABLE ROOMS TO HAVE MINIMUM 2400MM FROM FFL TO FCL.

REFER TO EXTERIOR & INTERIOR FINISHES SCHEDULE FOR EXTERIOR FINISH SPECIFICATION.

ALL SERVICES CUPBOARDS CEILINGS TO BE EXPOSED SOFFIT.

ALL CEILING MATERIALS UNLESS NOTED OTHERWISE TO BE MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREAS.

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		HDMI LOOP
	 LED STRIP LIGHTING		

CODES, STANDARDS, AND PERMITS
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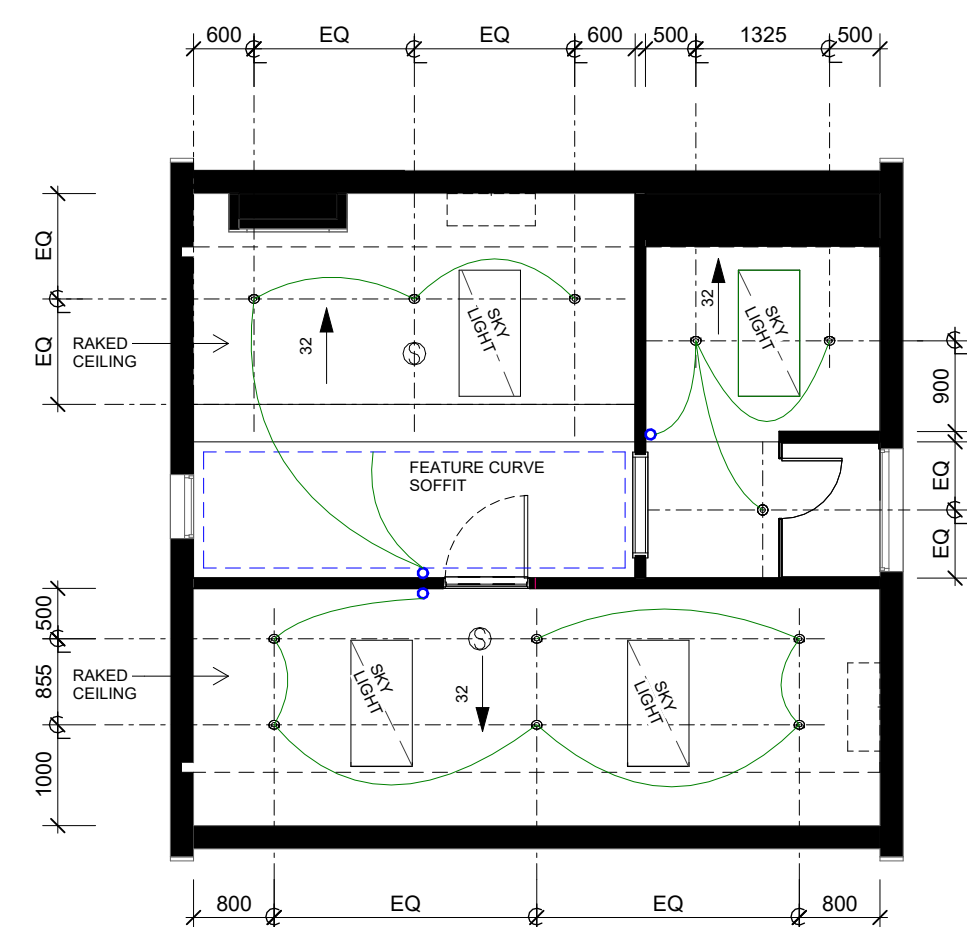
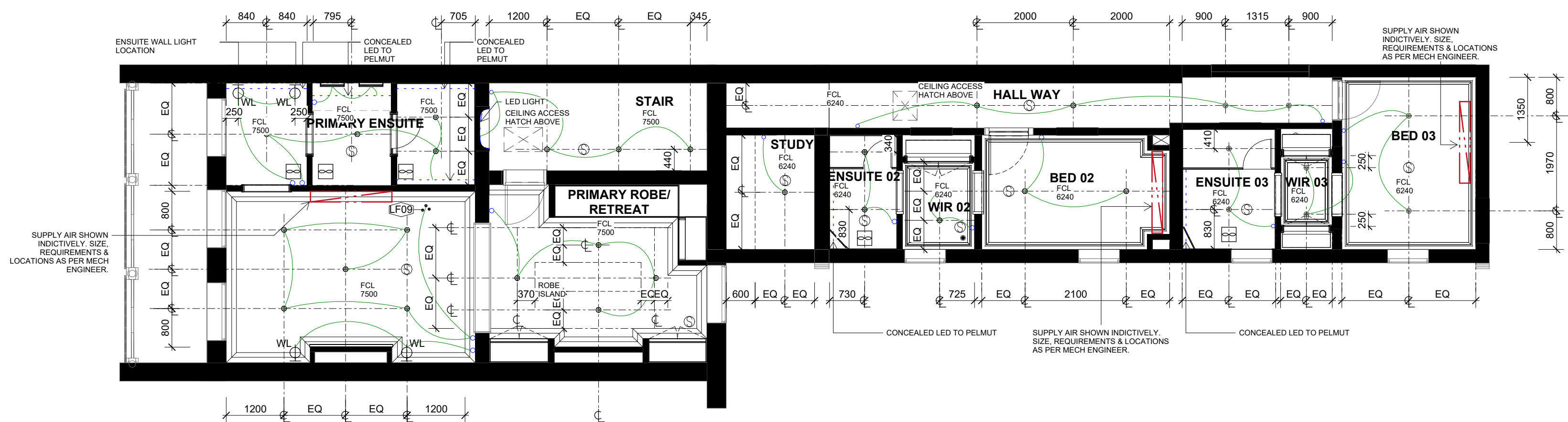
TEST ALL SYSTEMS, DEVICES, AND RELATED EQUIPMENT ON-SITE WITH EQUIPMENT IN PLACE AS WORK IS COMPLETED.

REPLACE ANY COMPONENTS OR RUNS FOUND TO BE DEFECTIVE AND RETEST UNTIL SATISFACTORY AMENITY IS ACHIEVED.

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 IN LINE 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.



1 RCP First Floor
A201 SCALE 1 : 75

DI PIETRO · PIERCE

Revisions	A	3108.2026	ISSUE FOR HERITAGE APPROVAL
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DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For **Kellkap**

Project No 2604

Author DiPietroPierce

Drawing **General RCP - First Floor**

Date 31.08.2026

Scale: @ A1 As indicated

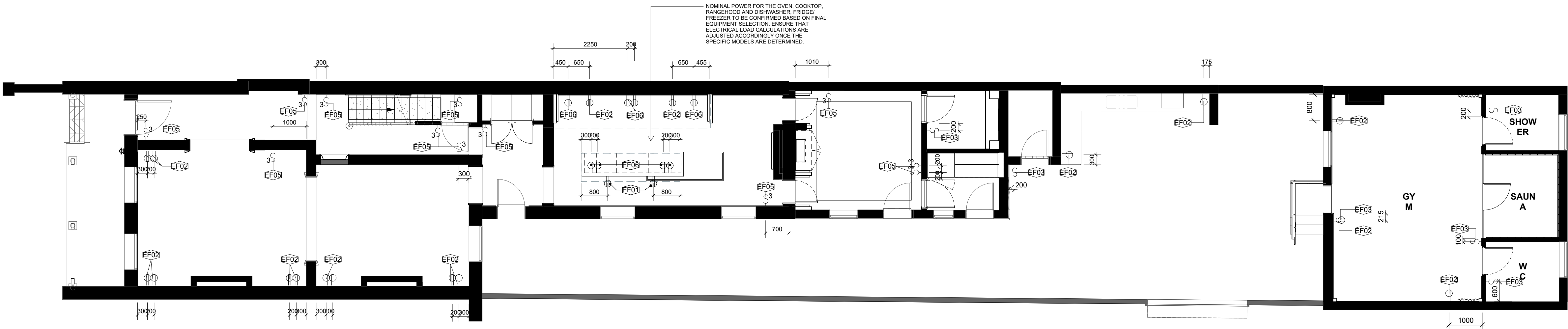
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CODE	FIXTURE	QTY	SUPLIER	MODEL	COMMENT S
EF01	DOUBLE GPO	28	ZETR	DOUBLE OUTLET FACEPLATE BLACK	
EF02	DOUBLE GPO WITH USBC	43	ZETR	DOUBLE OUTLET USBC FACEPLATE BLACK	
EF03	SWITCH	22	ZETR	1 GANG FACEPLATE	
EF04	SWITCH	2	ZETR	GANG FACEPLATE	
EF05	LIGHT SWICH TRIPLE	12	ZETR	3 GANG FACEPLATE	
EF06	DGPO	8	CLIPSAL	ZEN WHITE SATURN ZEN DOUBLE POWER POINT COVER	

- ELECTRICAL NOTES**
1. ALL WORK MUST COMPLY WITH THE RELEVANT AUSTRALIAN BUILDING CODES AND STANDARDS, INCLUDING AS/NZS 3000 (WIRING RULES) AND ANY APPLICABLE STATE AND LOCAL REGULATIONS.
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 5. TEST ALL SYSTEMS, DEVICES AND RELATED EQUIPMENT ON-SITE WITH EQUIPMENT IN PLACE AS WORK IS COMPLETED. REPLACE ANYTHING FOUND TO BE DEFECTIVE. CEILING SURFACE MOUNTED LIGHTS SHALL BE SECURED PRIOR TO ANY WORK.
 6. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND ARE FOR ALLOCATION ONLY. DO NOT SCALE DRAWINGS. SWITCHES SHALL BE CEILING MOUNTED PENDANT LIGHT OR CHANDELIER.
 7. THE ELECTRICAL INSTALLATION SHALL COMPLY WITH APPLICABLE BUILDING CODES. A PERMIT SHALL BE SECURED PRIOR TO COMMENCEMENT OF ANY WORK.

- CARBON MONOXIDE DETECTOR
CEILING SPEAKER
HDMI LOOP
LED STRIP LIGHTING



1 General Electrical Plan
A201 SCALE 1 : 75



DI PIETRO·PIERCE

Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing General Electrical Plan - Ground Floor

Date 3108.2026

Scale: @ A1 As indicated

Drawing No. A108

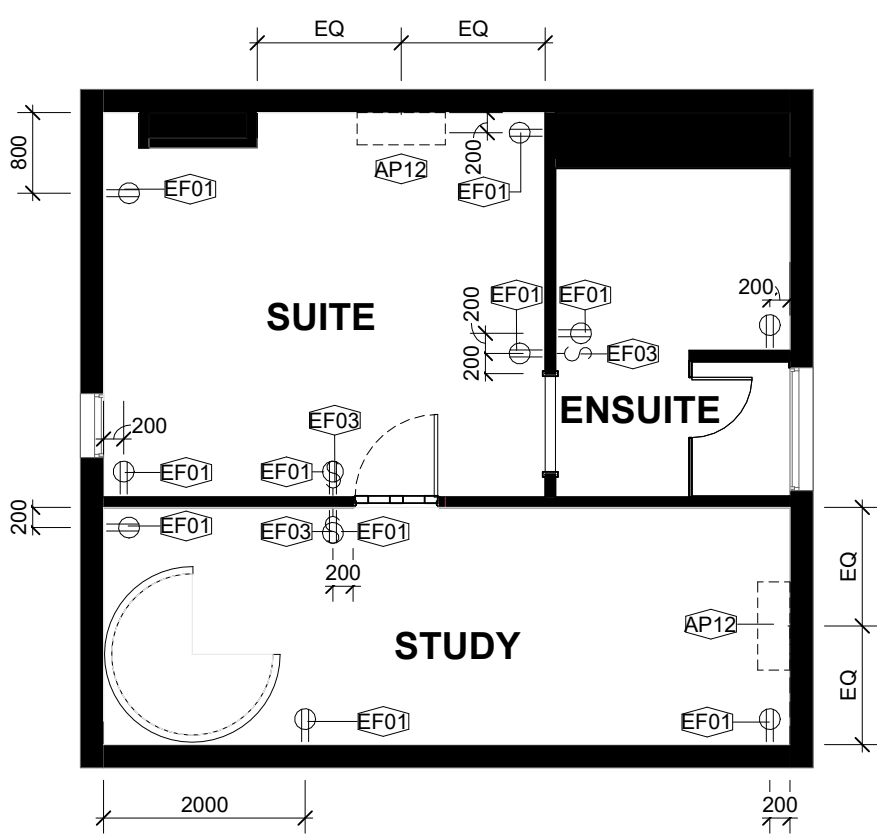
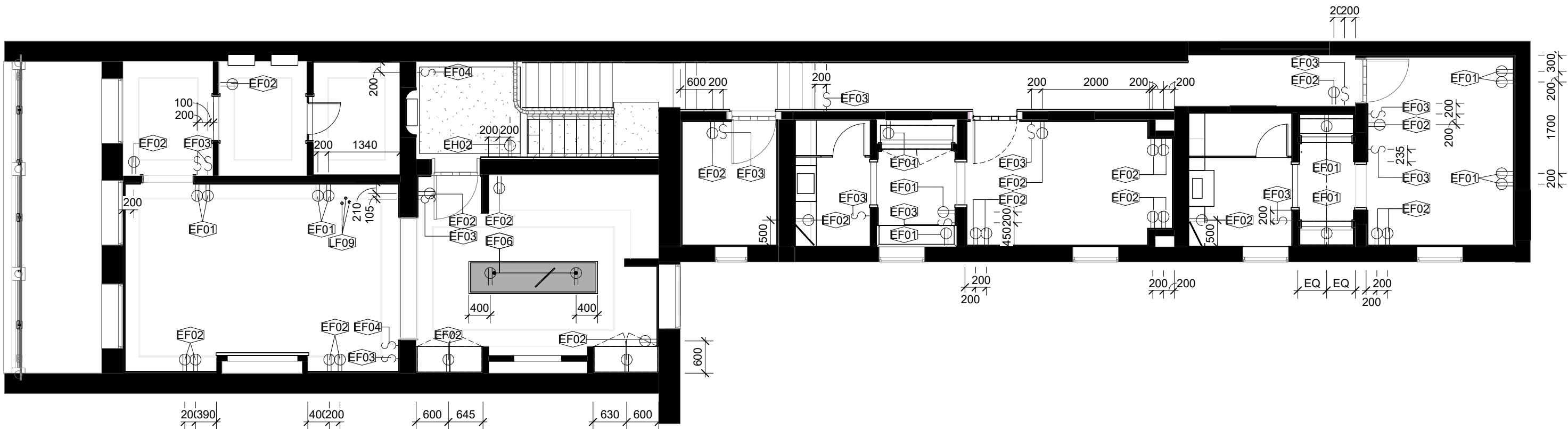
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CODE	FIXTURE	QTY	SUPLIER	MODEL	COMMENT S
EF01	DOUBLE GPO	23	ZETR	DOUBLE OUTLET FACEPLATE BLACK	
EF02	DOUBLE GPO WITH USBC	26	ZETR	DOUBLE OUTLET USBC FACEPLATE BLACK	
EF03	SWITCH	16	ZETR	1 GANG FACEPLATE	
EF04	SWITCH	2	ZETR	GANG FACEPLATE	

- ELECTRICAL
NOTES
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6. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SPECIFIC ALLOCATION ONLY. DO NOT SCALE DRAWINGS. SWITCH - 3 WAY. CEILING MOUNTED PENDANT. LIGHT OR CHANDELIER.
7. THE ELECTRICAL INSTALLATION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND PERMITS SHALL BE SECURED PRIOR TO COMMENCEMENT OF ANY WORK.

- CARBON MONOXIDE DETECTOR
- CEILING SPEAKER
- HDMI LOOP
- LED STRIP LIGHTING



1 General Electrical Plan - FF
A221 SCALE 1 : 75



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing General Electrical Plan - First Floor

Date 3108.2026

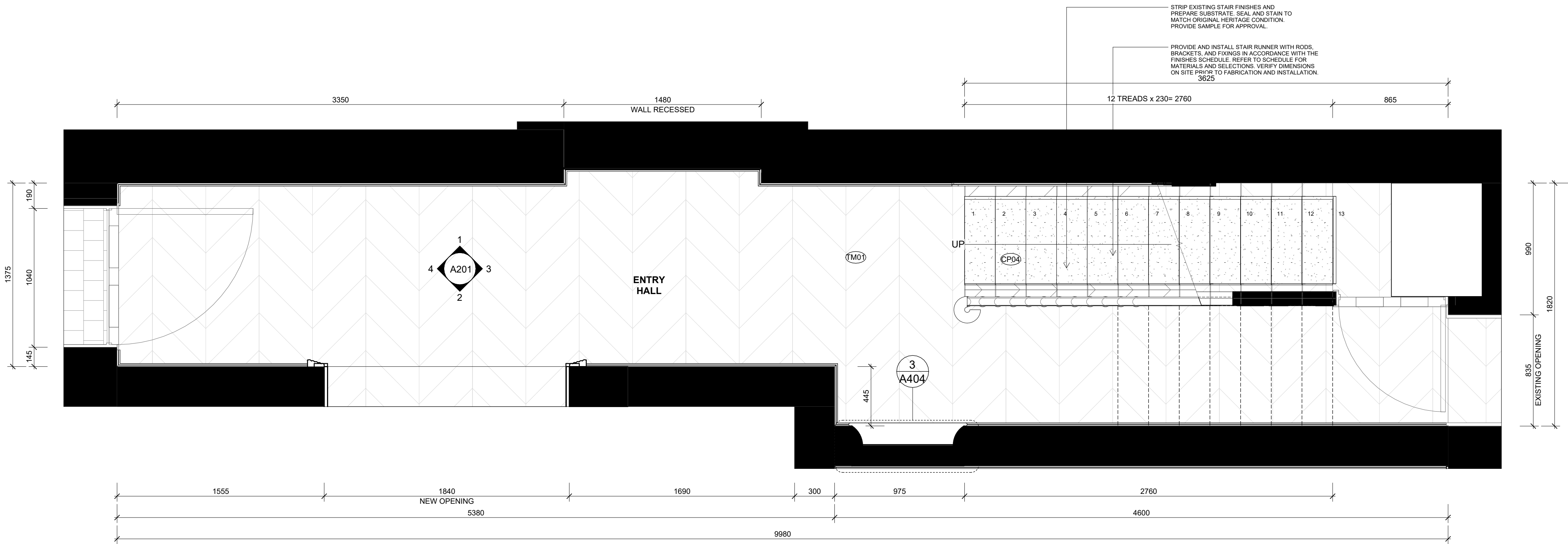
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Drawing No.

A109

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1 Entry Floor Plan
A201 SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Entry - Floor Plan

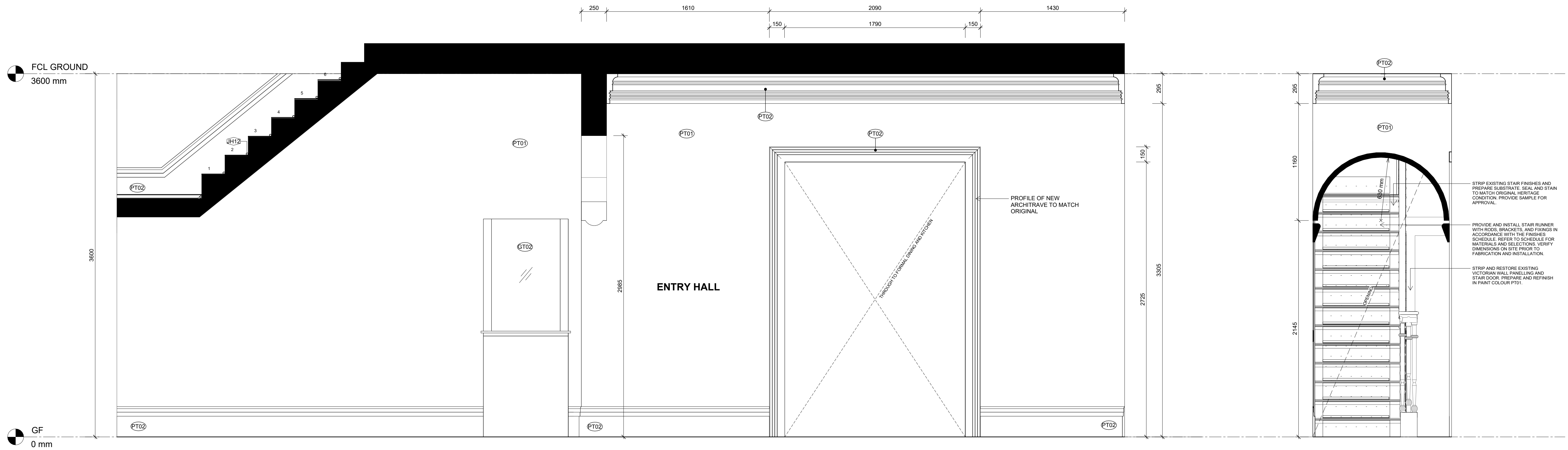
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Drawing No. A200

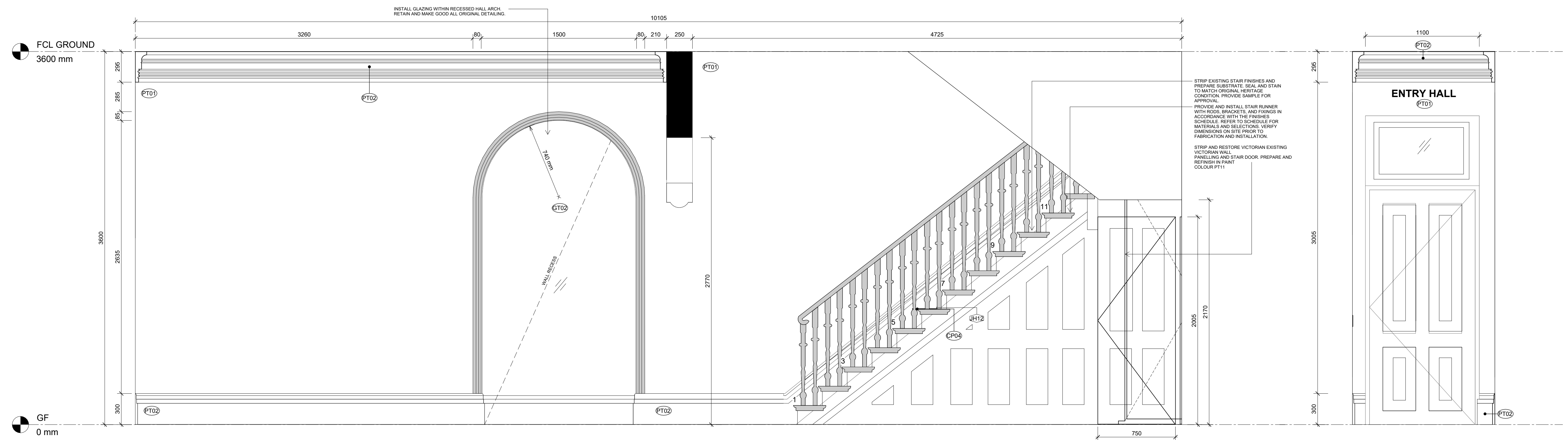
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2 Entry Elevation - B
SCALE 1 : 20

3 Entry Elevation - C
SCALE 1 : 20



1 Entry Elevation - A
SCALE 1 : 20

4 Entry Elevation - D
SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Entry - Elevations

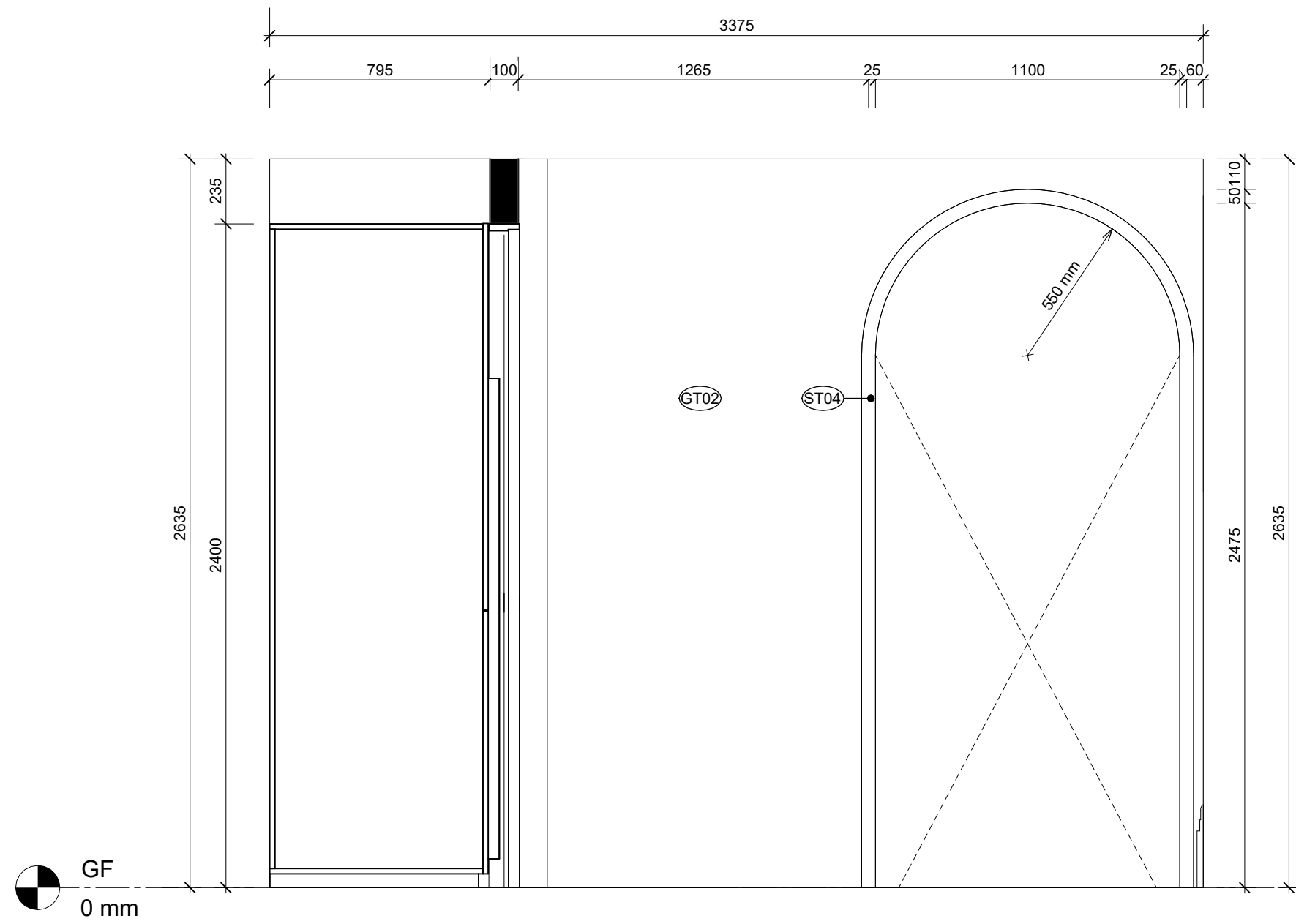
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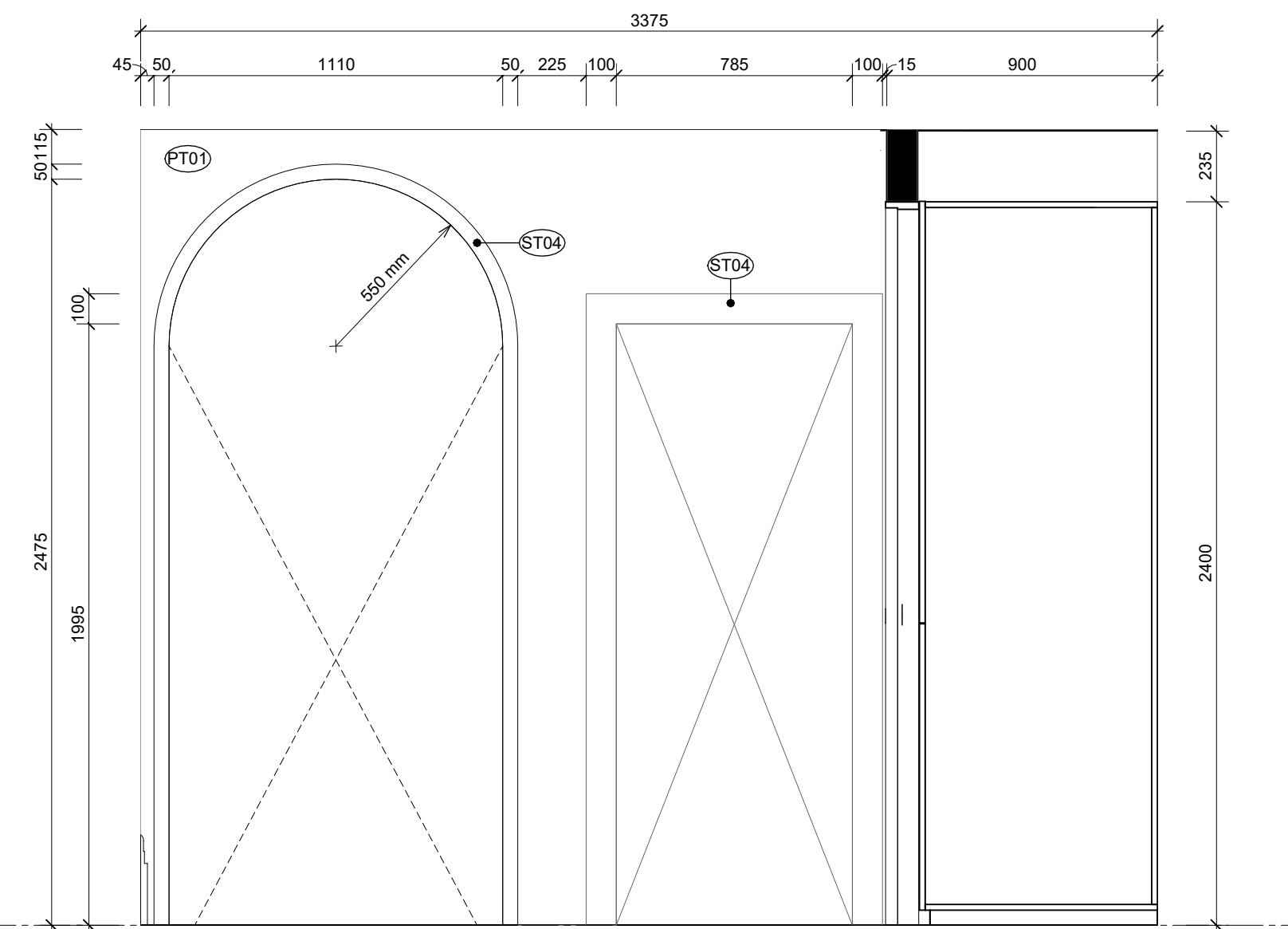
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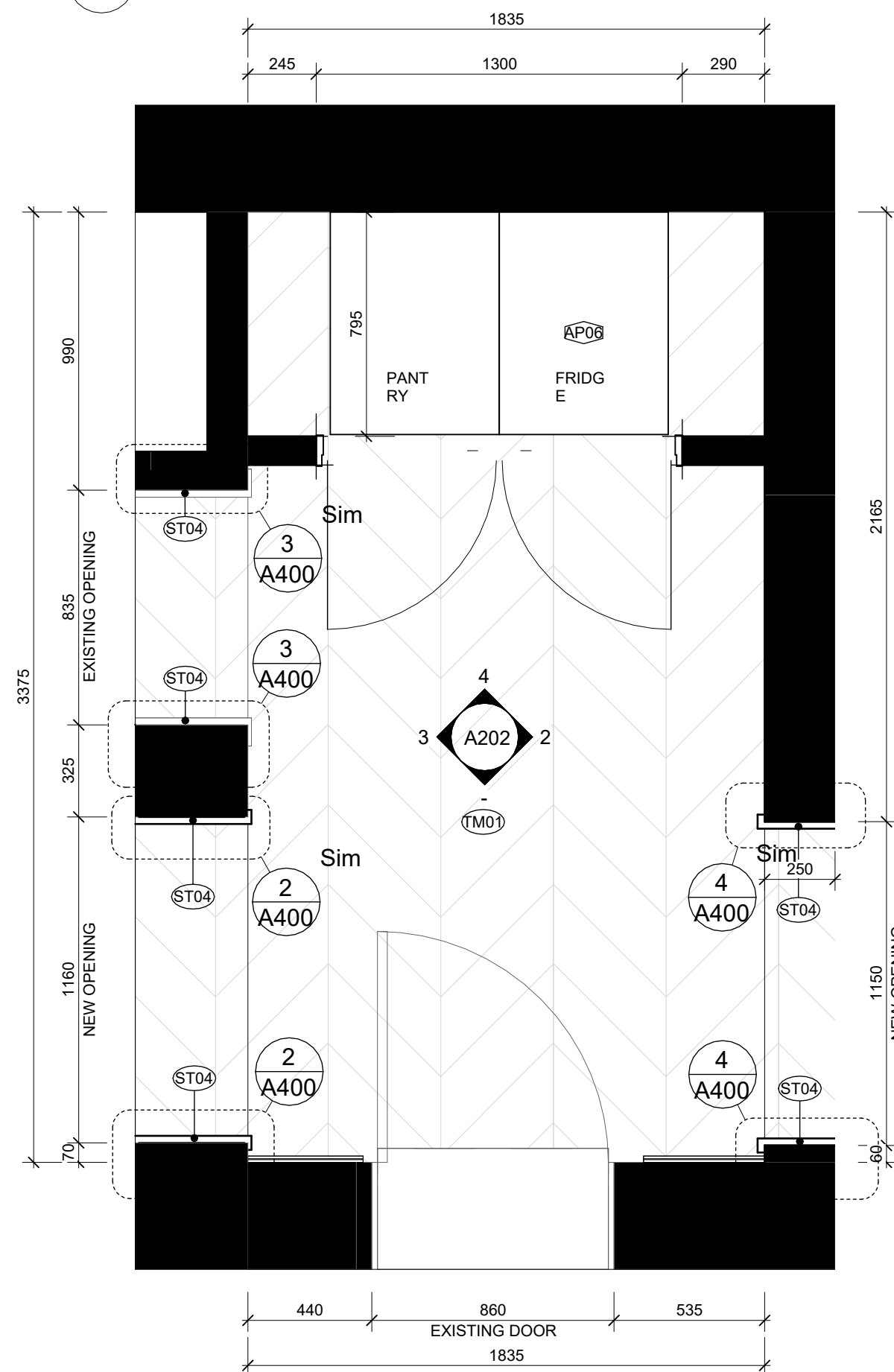
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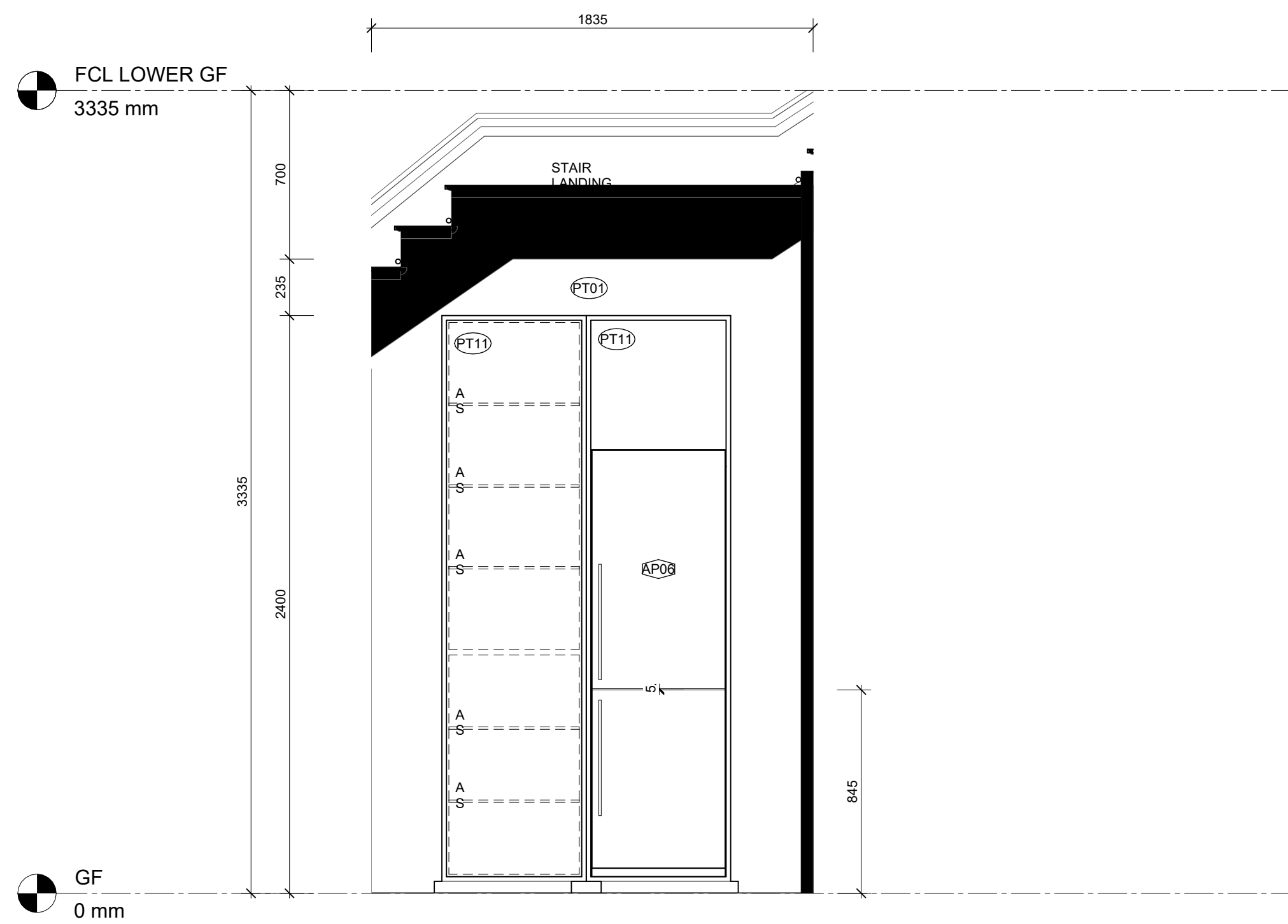
2 Entry Room Elevation- A
SCALE 1 : 20



3 Entry Room Elevation - B
SCALE 1 : 20



1 Entry Room - Floor Plan
SCALE 1 : 20



4 Entry Room Elevation - C
SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Entry Room - Floor Plan & Elevations

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A202

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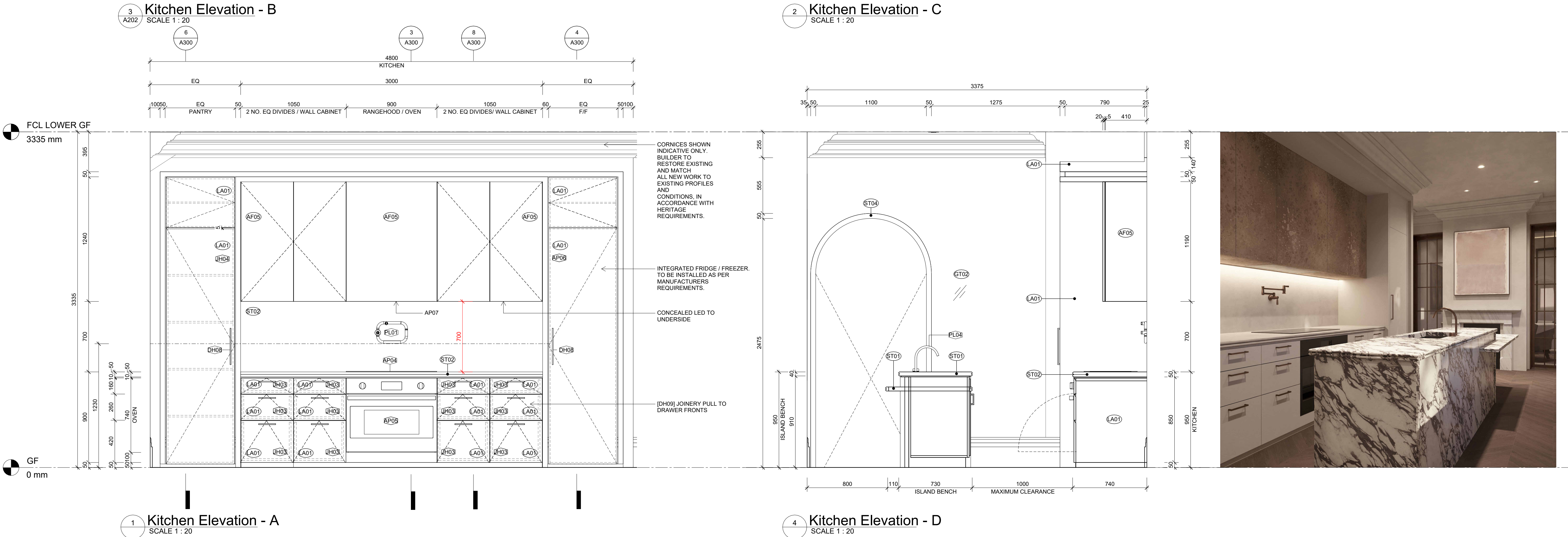
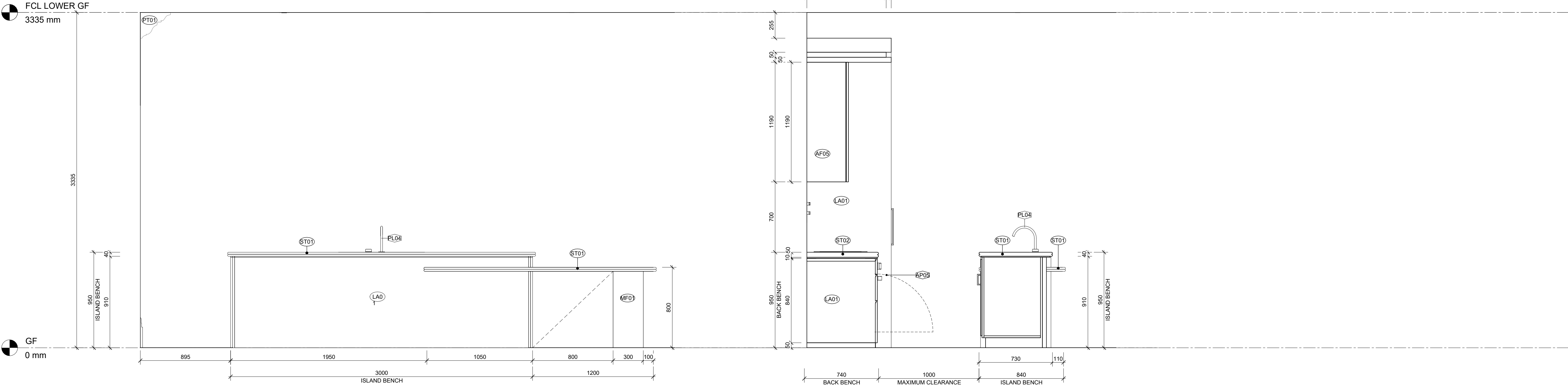
NOTE: THE PROPOSED COOKTOP IS ELECTRIC INDUCTION (NO GAS). MINIMUM CLEARANCE FROM THE COOKING SURFACE TO THE RANGE HOOD TO BE PROVIDED STRICTLY IN ACCORDANCE WITH RANGE HOOD MANUFACTURER SPECIFICATIONS AND NCC REQUIREMENTS (MINIMUM 600MM). AS5601 GAS CLEARANCES DO NOT APPLY TO THIS INSTALLATION.



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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 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Kitchen - Elevations

Date 3108.2026

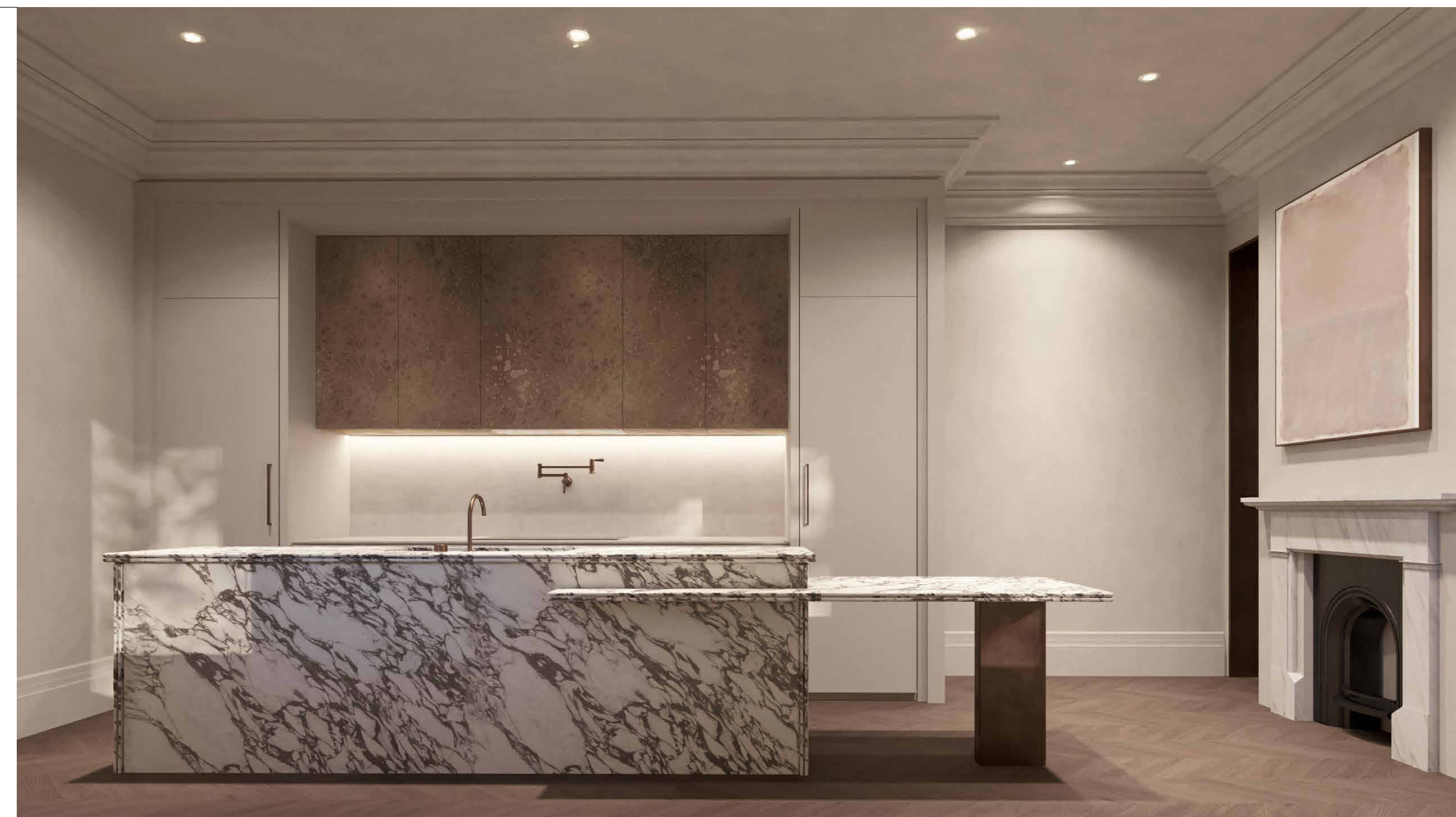
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Drawing No. A204

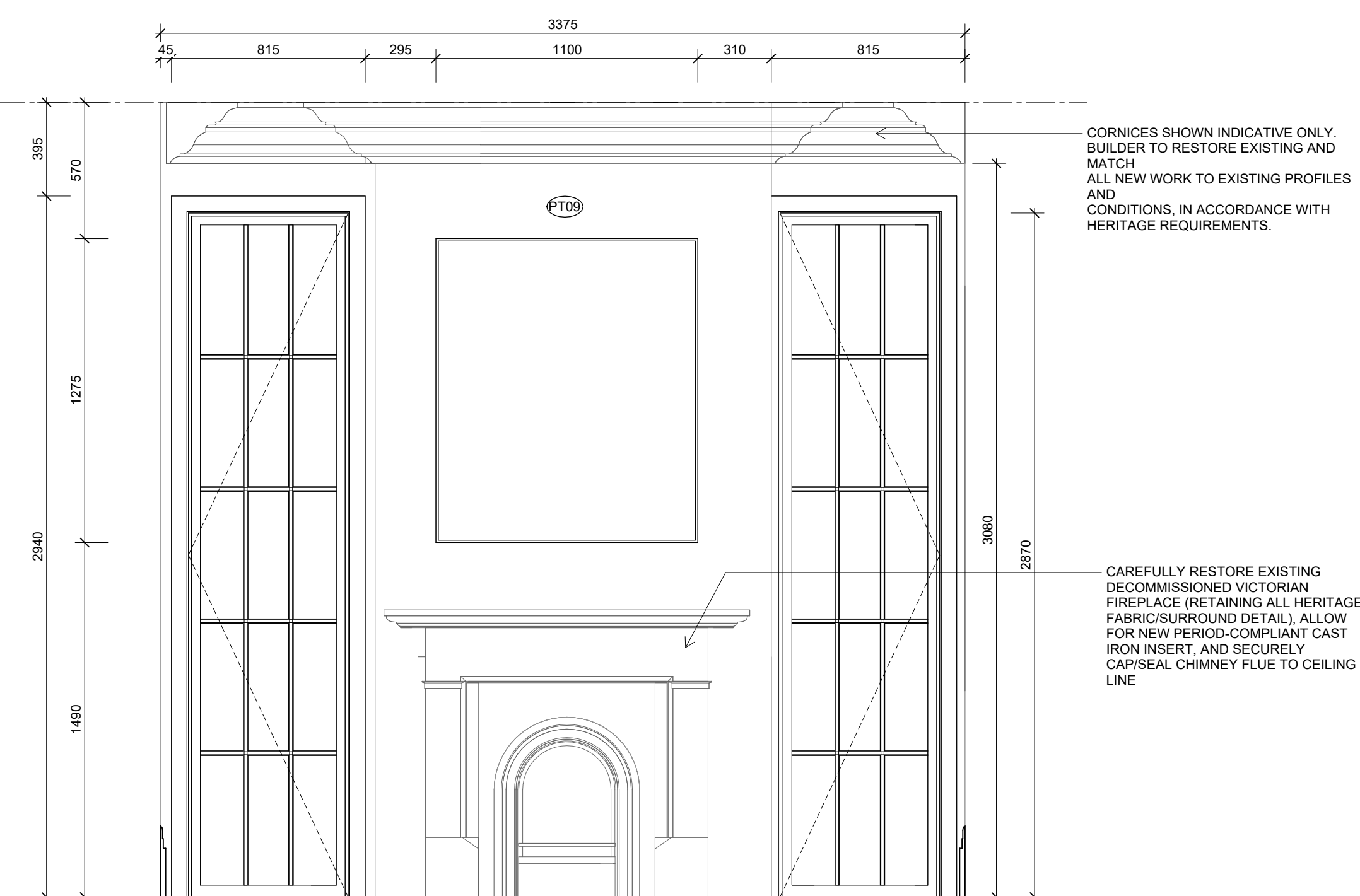
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NOTE: THE PROPOSED COOKTOP IS ELECTRIC INDUCTION (NO GAS). MINIMUM CLEARANCE FROM THE COOKING SURFACE TO THE RANGE HOOD TO BE PROVIDED STRICTLY IN ACCORDANCE WITH RANGE HOOD MANUFACTURER SPECIFICATIONS AND NCC REQUIREMENTS (MINIMUM 600MM). AS5601 GAS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



ARTIST'S IMPRESSION ONLY



2 Kitchen Elevation - G
SCALE 1 : 20



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DPP

For **Kellkap**

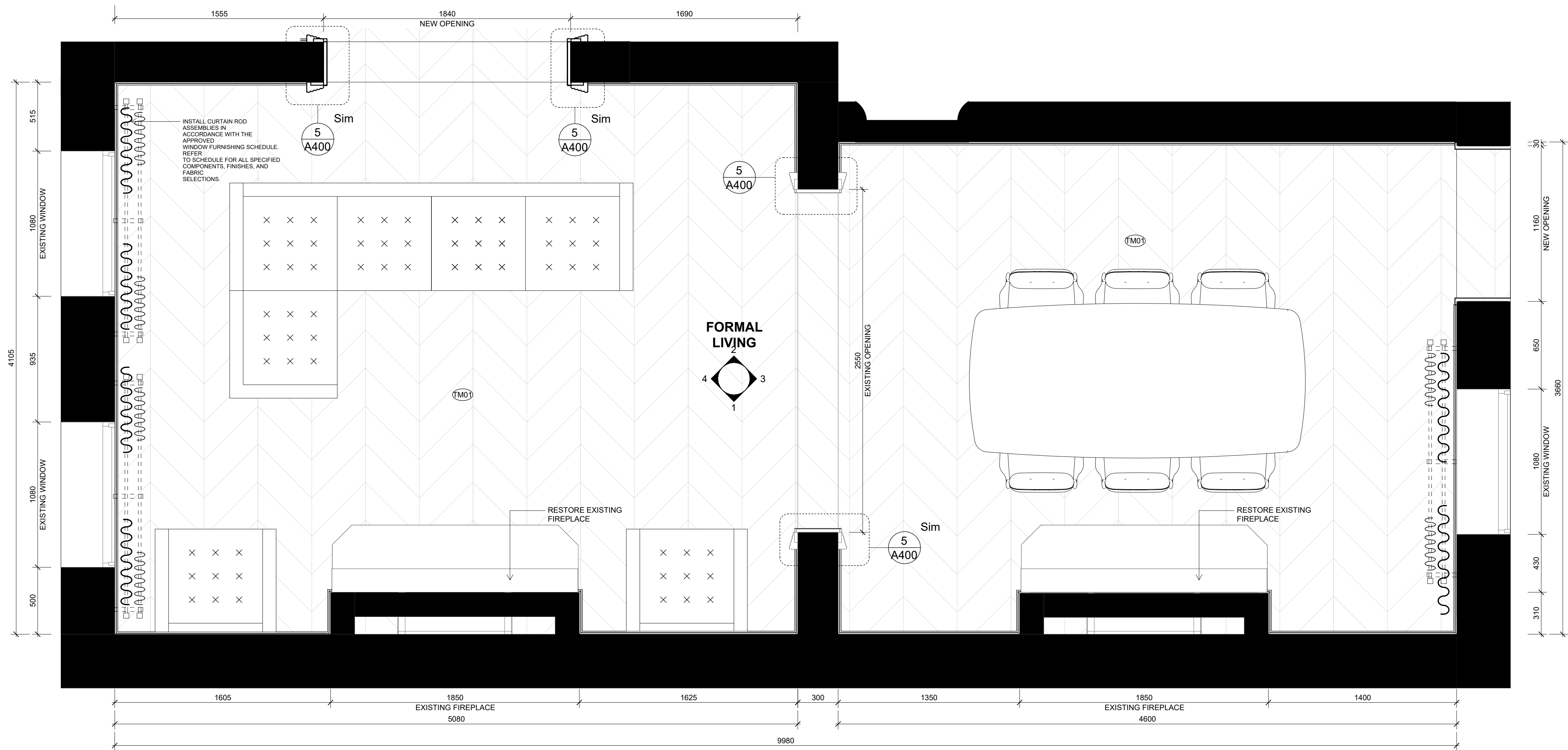
Author DiPietroPierce

Date 3108.2026

Drawing No. **A205**

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1
A201
Formal Dining & Living Detail 1
SCALE 1 : 20



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DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Formal Dining & Living - Floor Plan

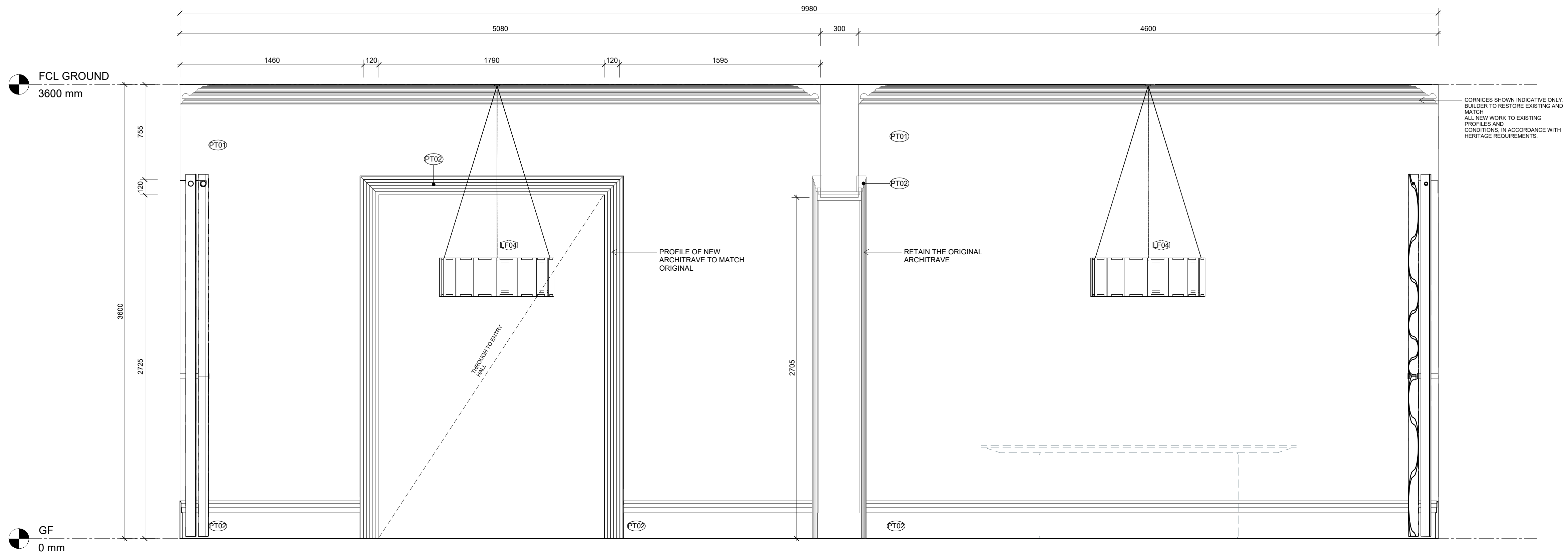
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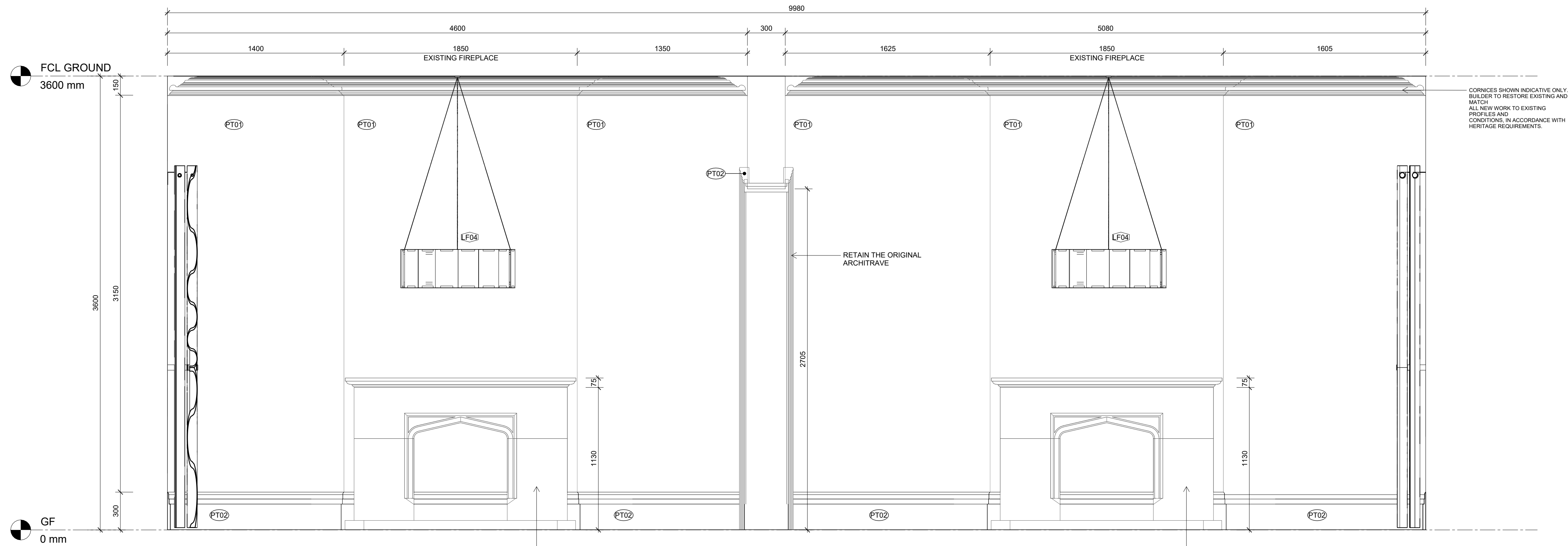
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2 Formal Dining & Living - B
A206 SCALE 1 : 20



1 Formal Dining & Living - A
A206 SCALE 1 : 20



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Formal Dining - Elevations

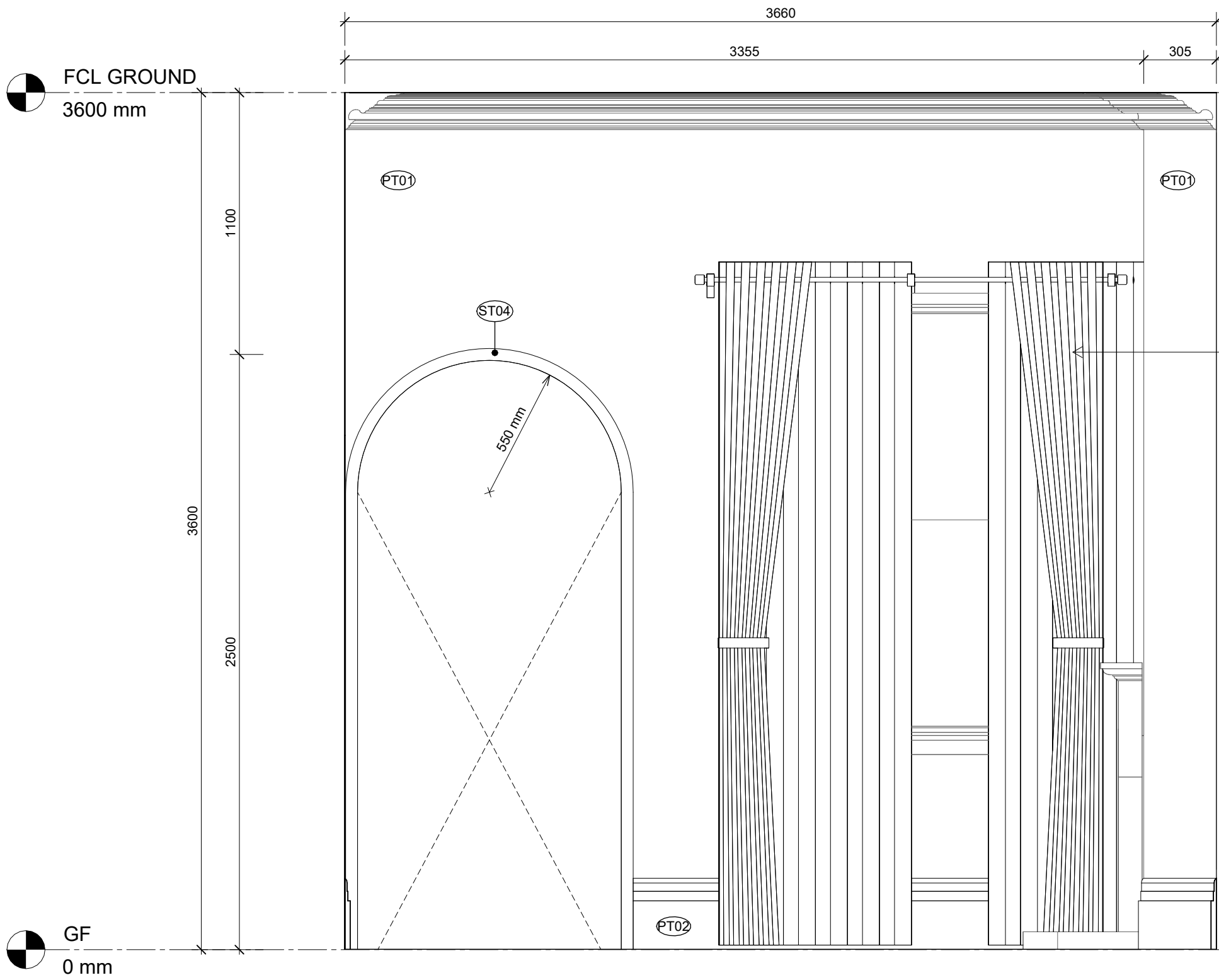
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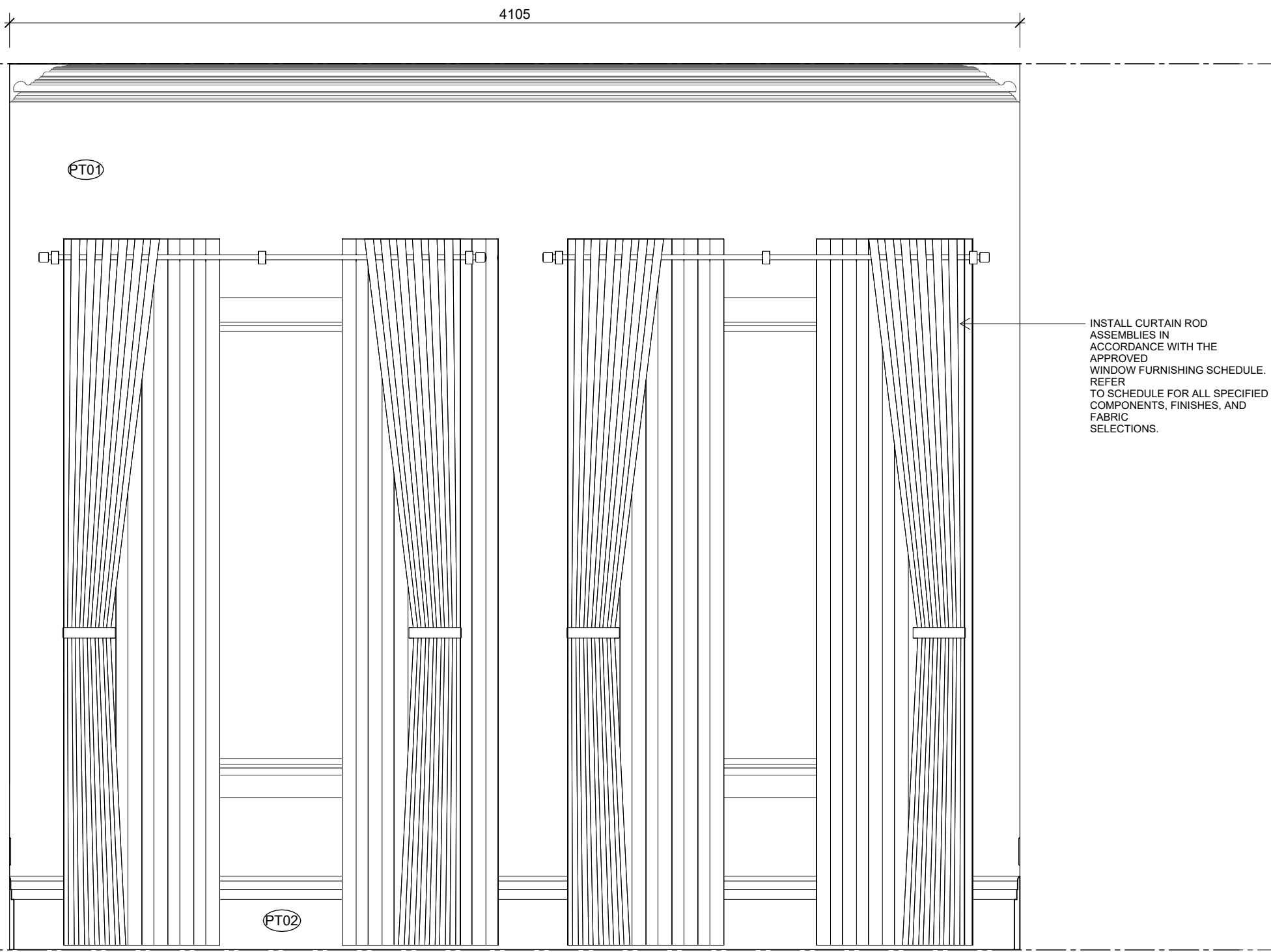
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3 Formal Dining & Living - C
A200 SCALE 1 : 20



4 Formal Dining & Living - D
A200 SCALE 1 : 20



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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Formal Dining - Elevations

Date 3108.2026

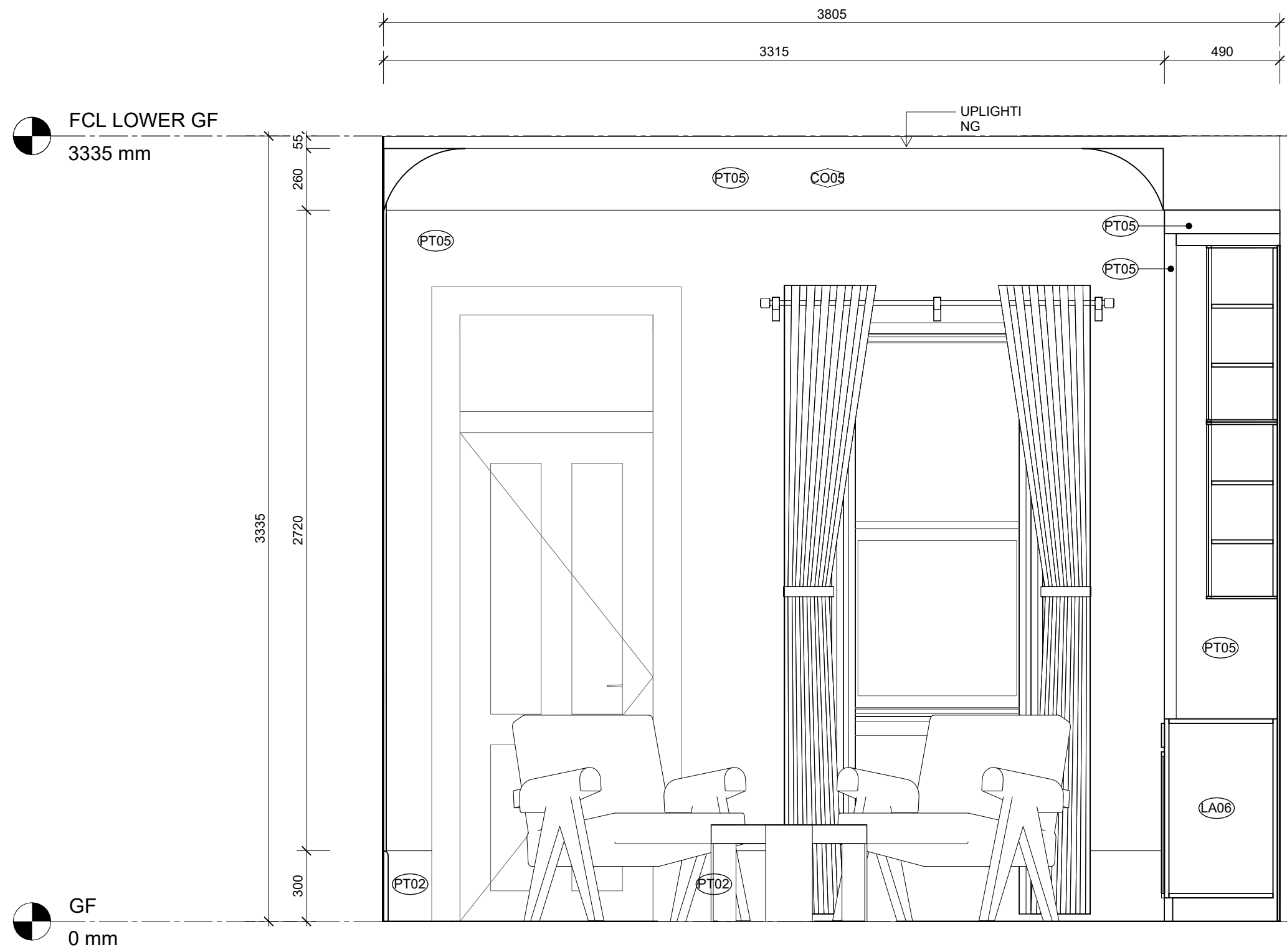
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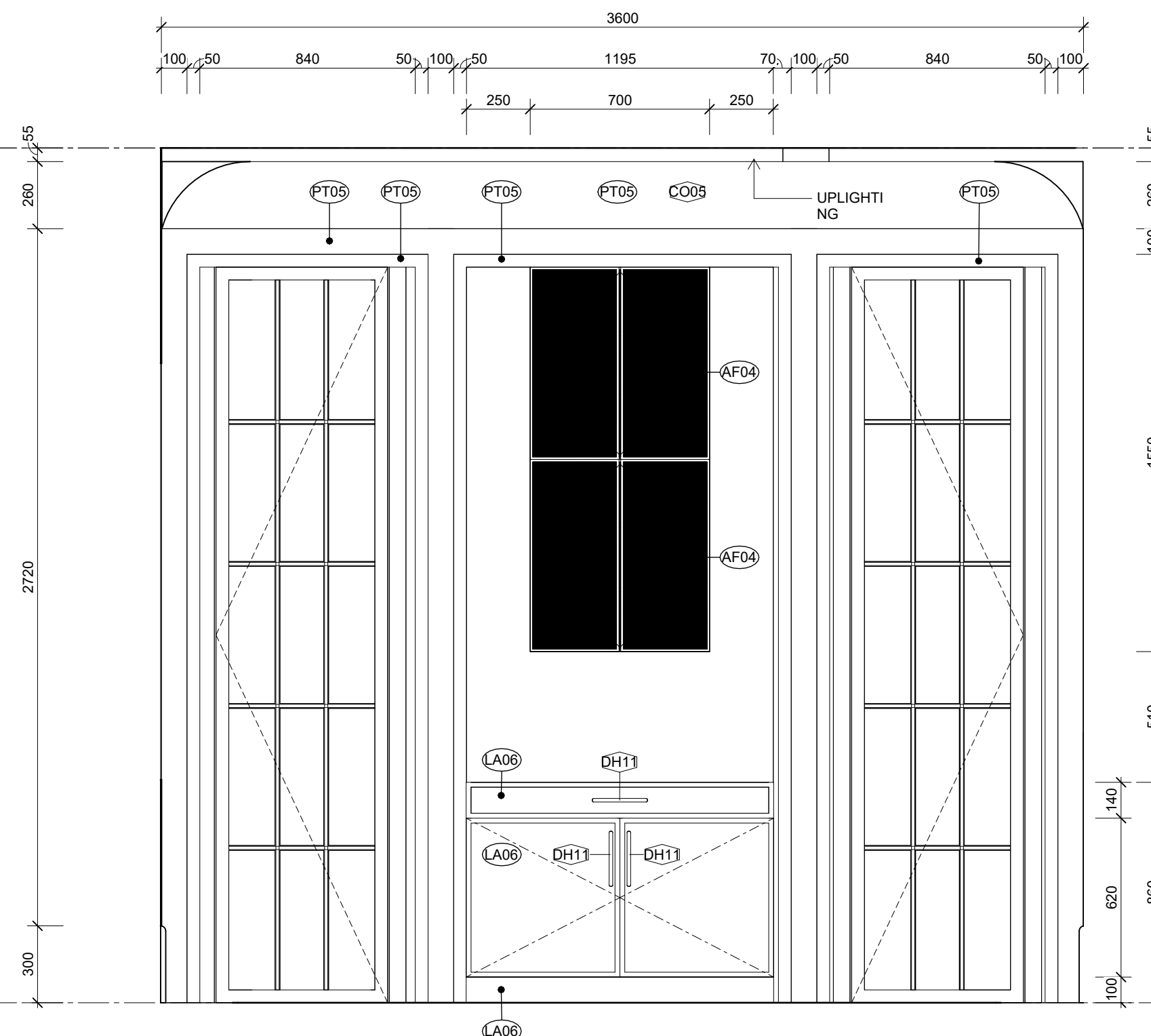
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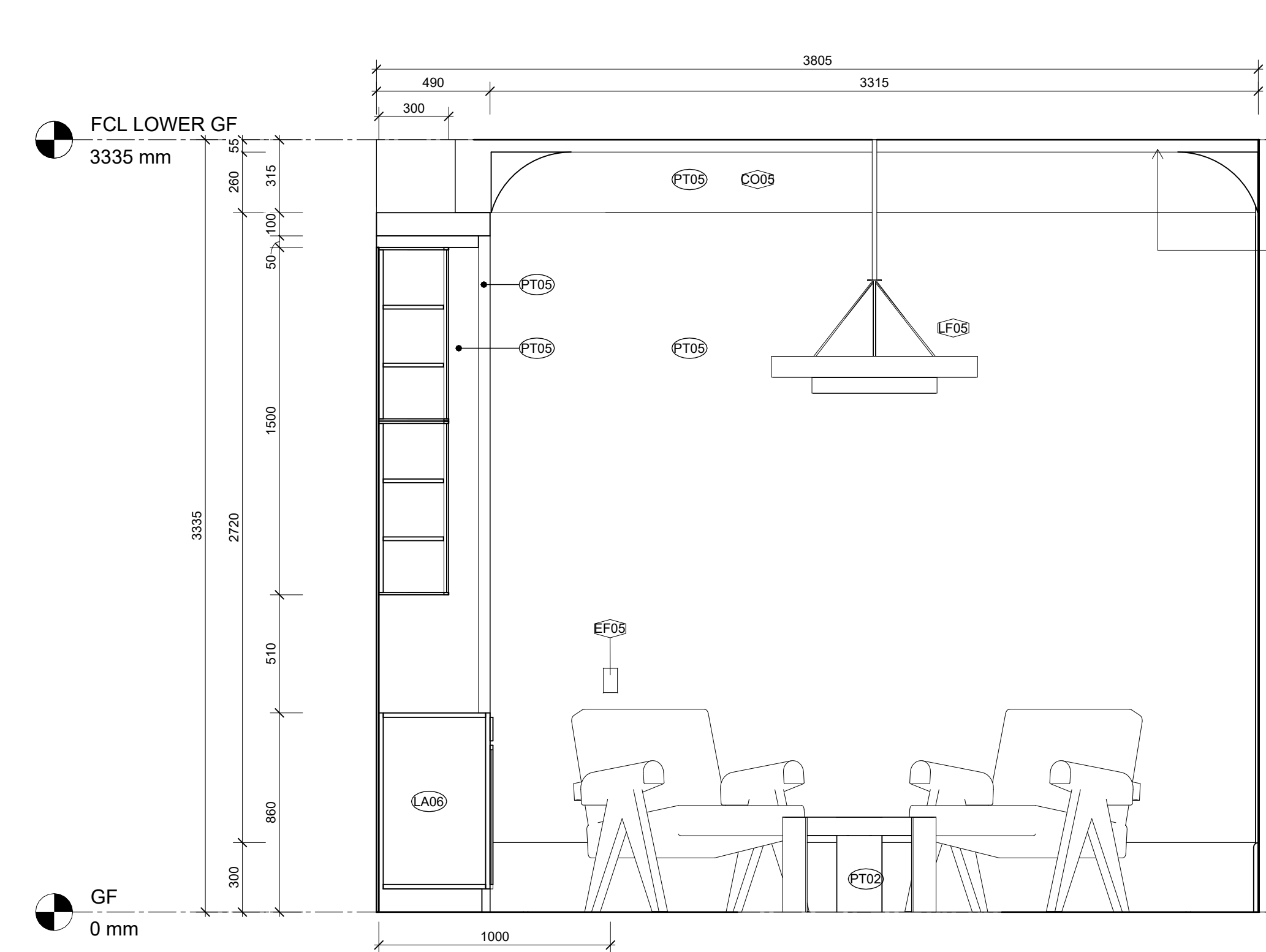
2 Wine Room Elevation - B
A203 SCALE 1 : 20



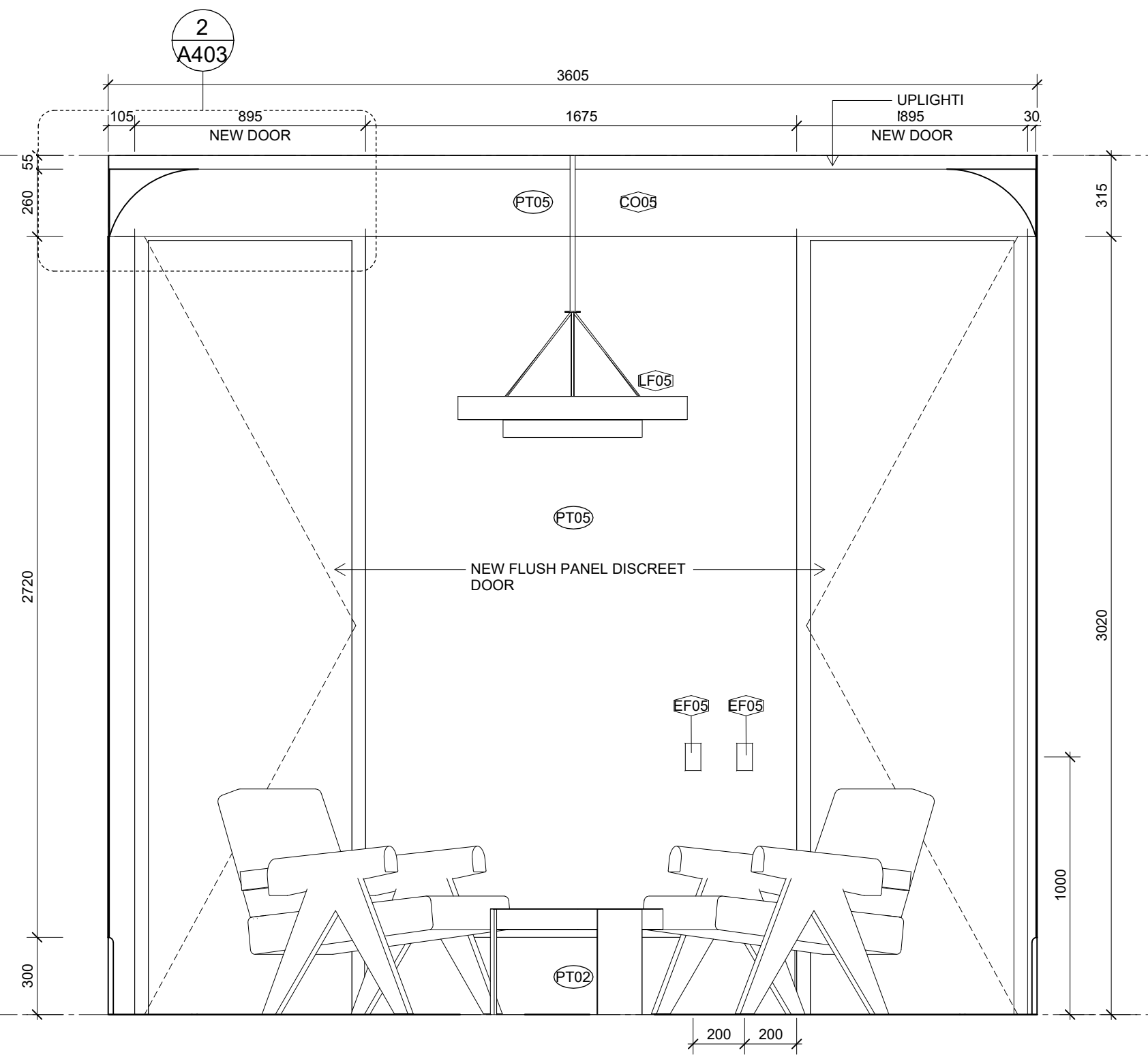
3 Wine Room Elevation - C
A209 SCALE 1 : 20



ARTIST'S IMPRESSION ONLY



1 Wine Room Elevation - A
A203 SCALE 1 : 20



4 Wine Room Elevation - D
A209 SCALE 1 : 20



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Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Wine Room - Elevations

Date 3108.2026

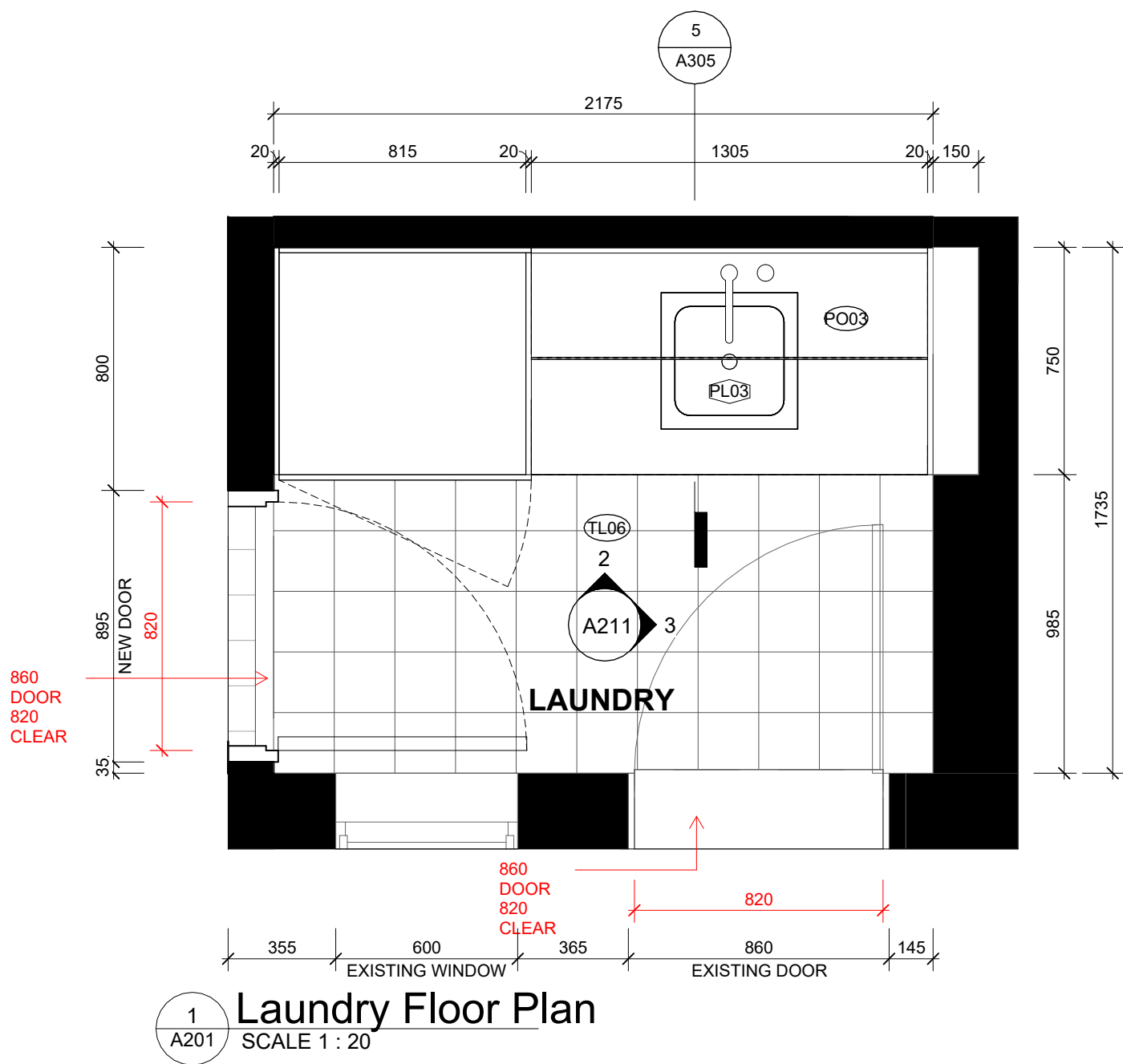
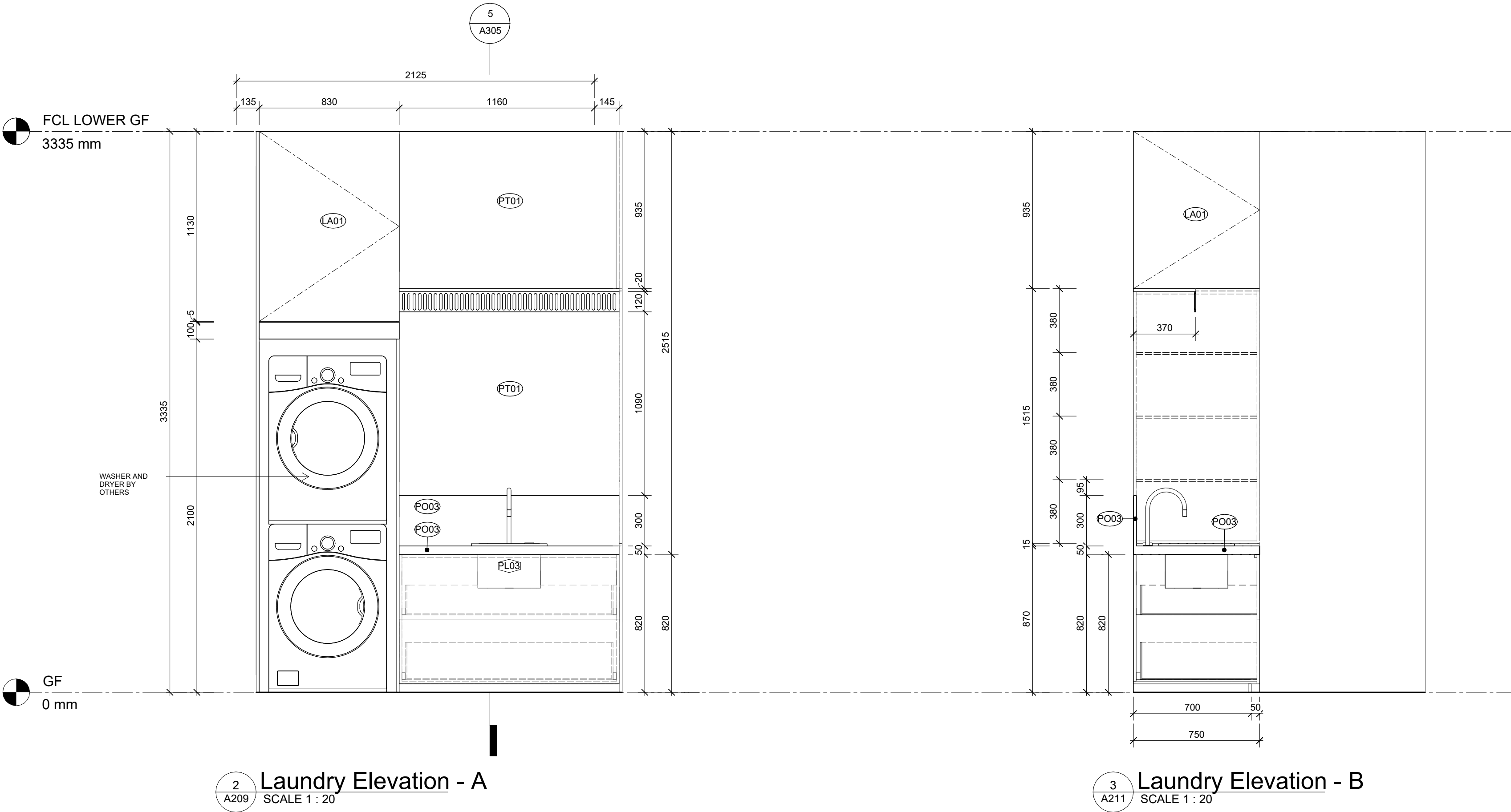
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Drawing No. A210

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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Laundry - Floor Plan & Elevations

Date 3108.2026

Scale: @ A1 1 : 20

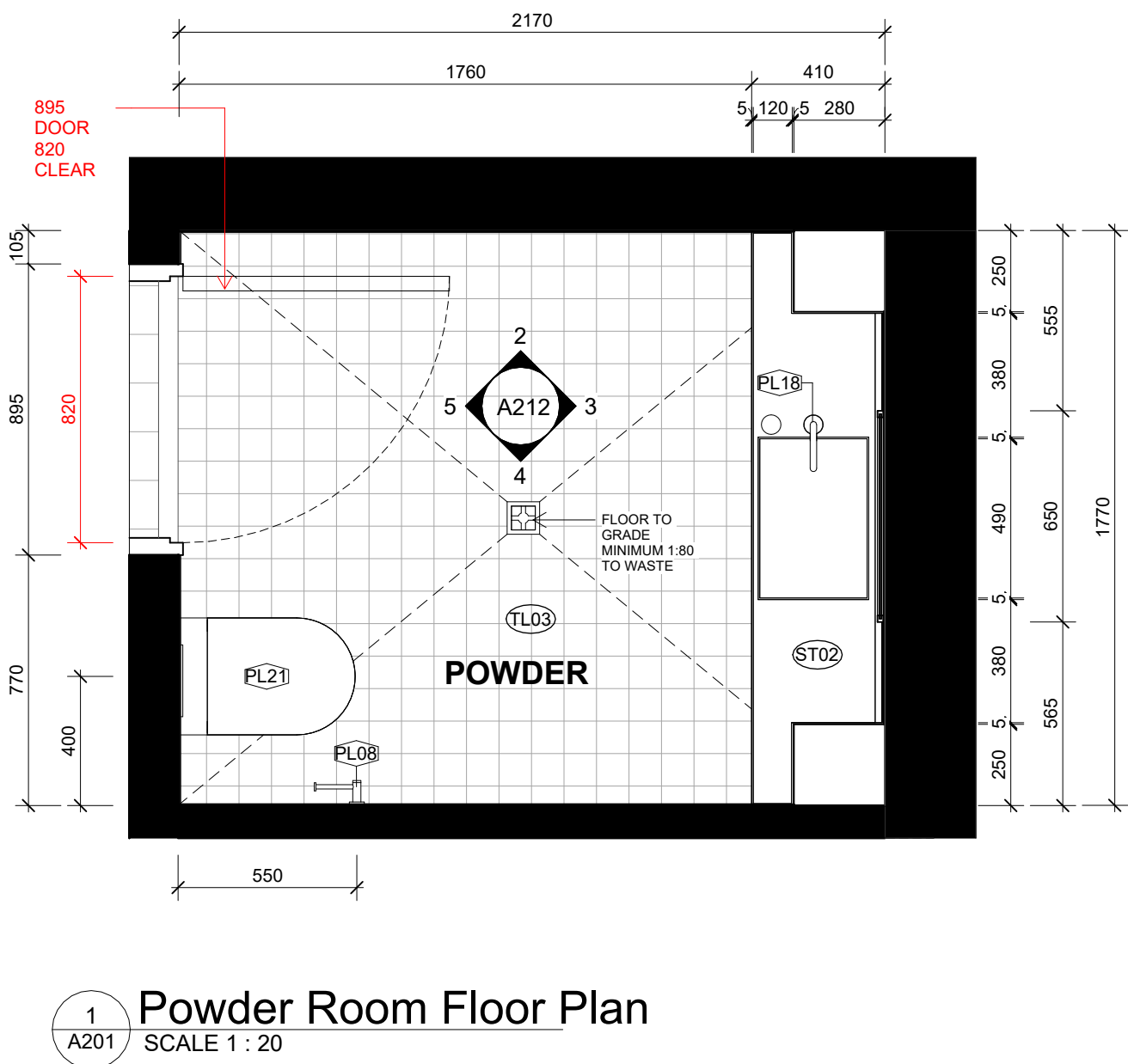
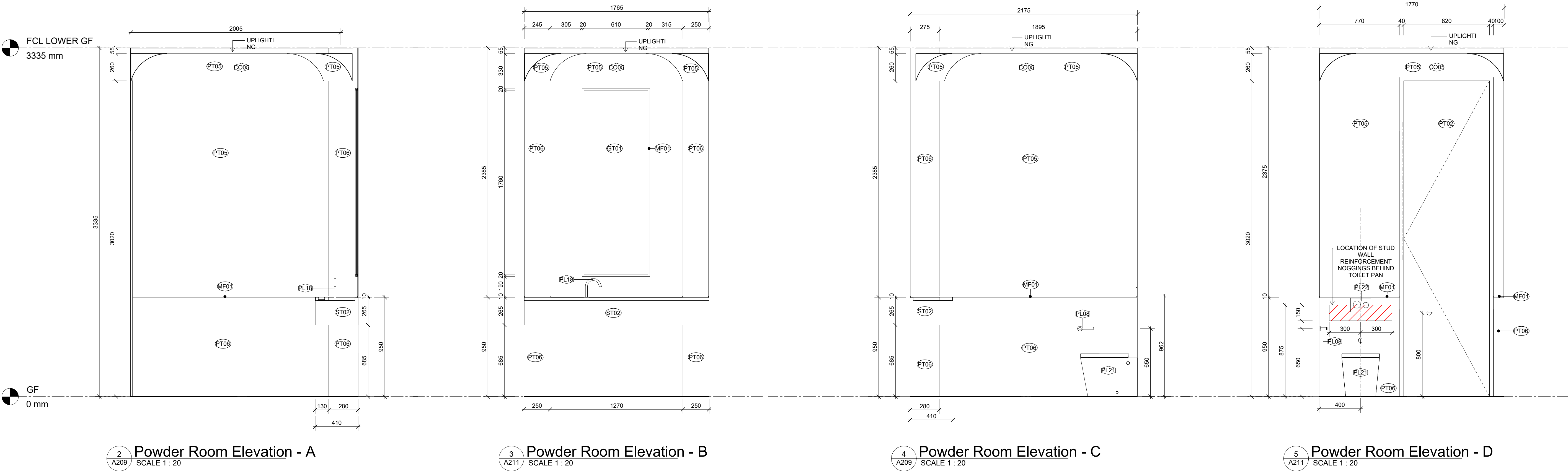
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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Powder Room - Floor Plan & Elevations

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A212

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



1 Primary Suite - Floor Plan
A221 SCALE 1 : 20



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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Primary Suite - Floor Plan

Date 3108.2026

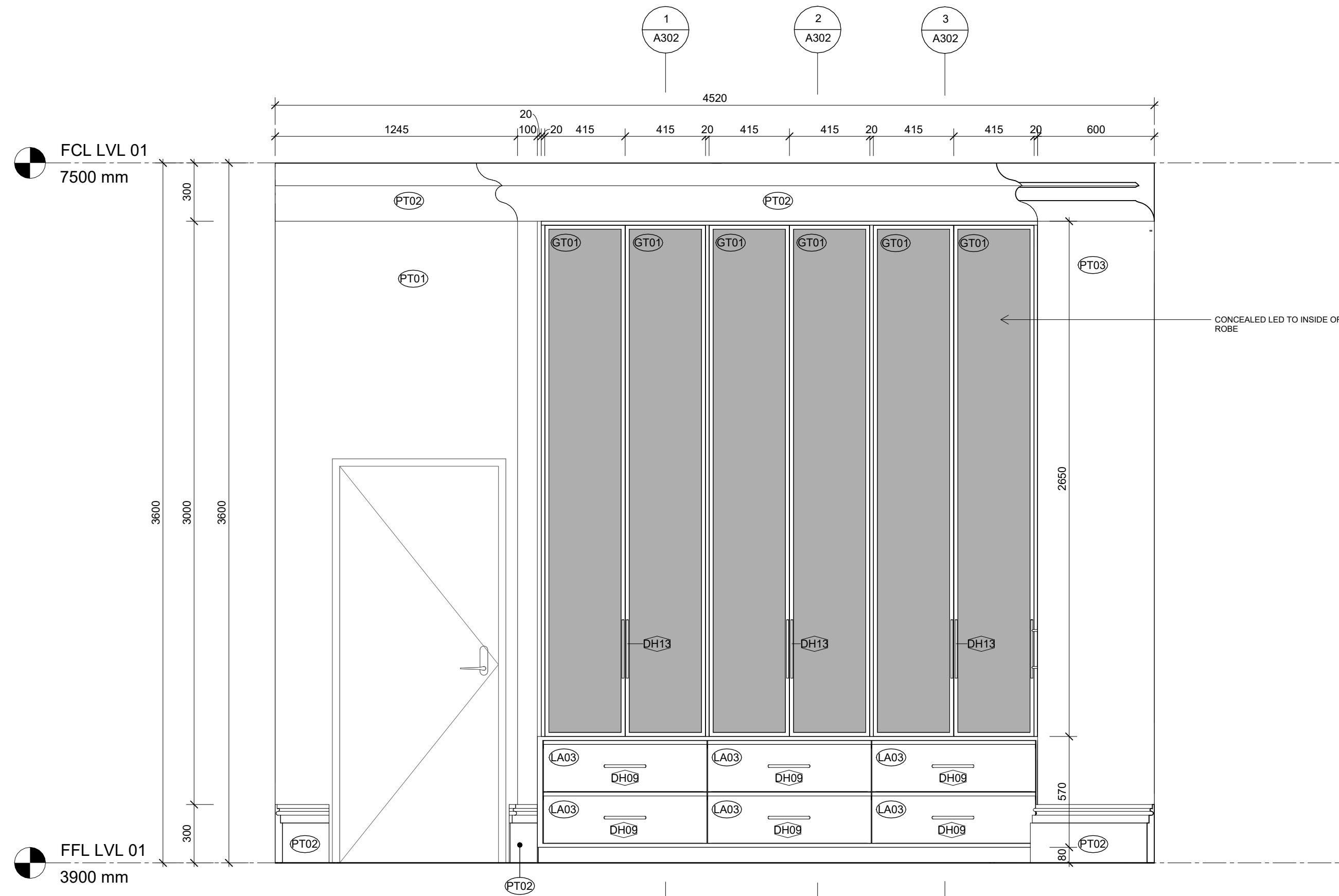
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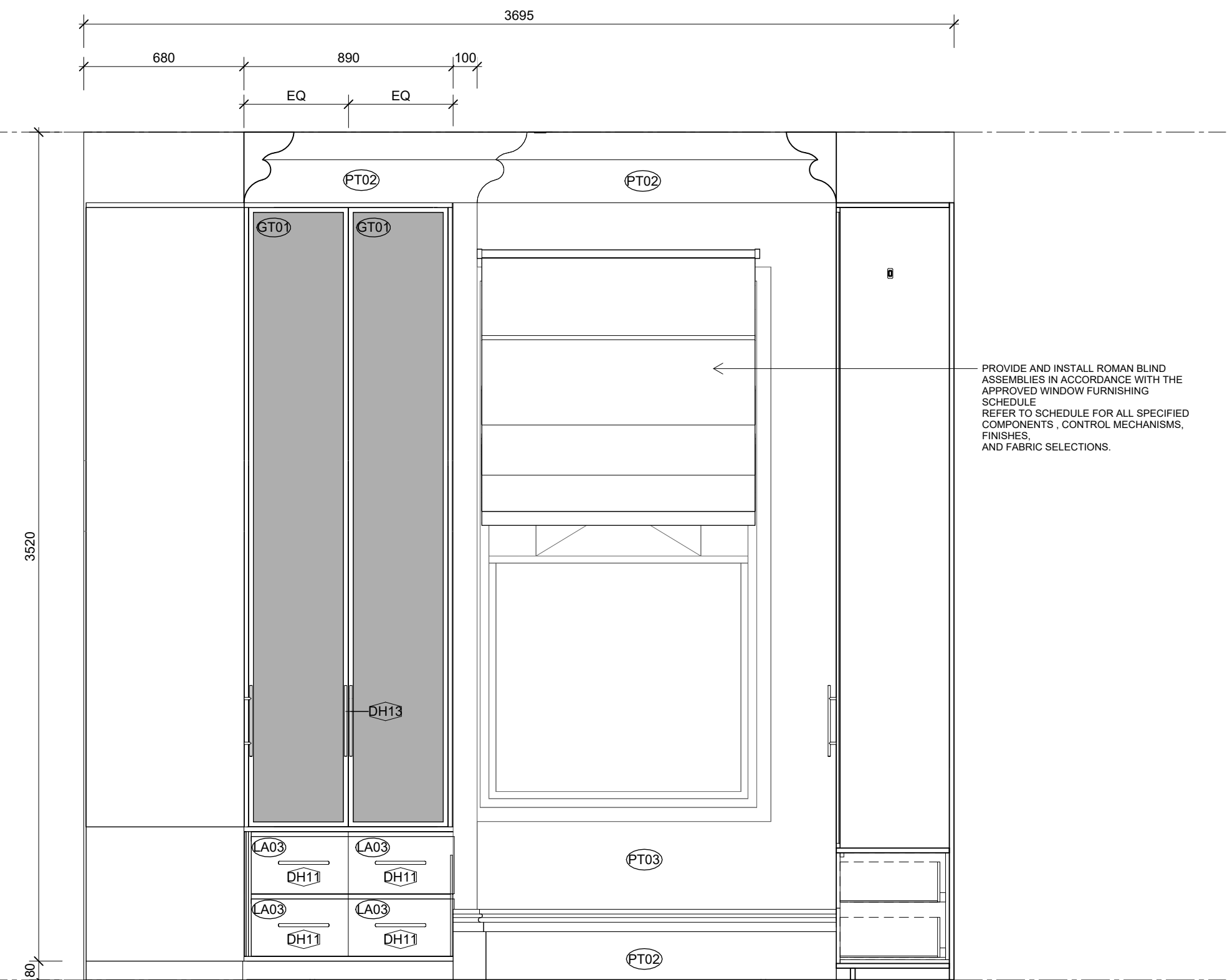
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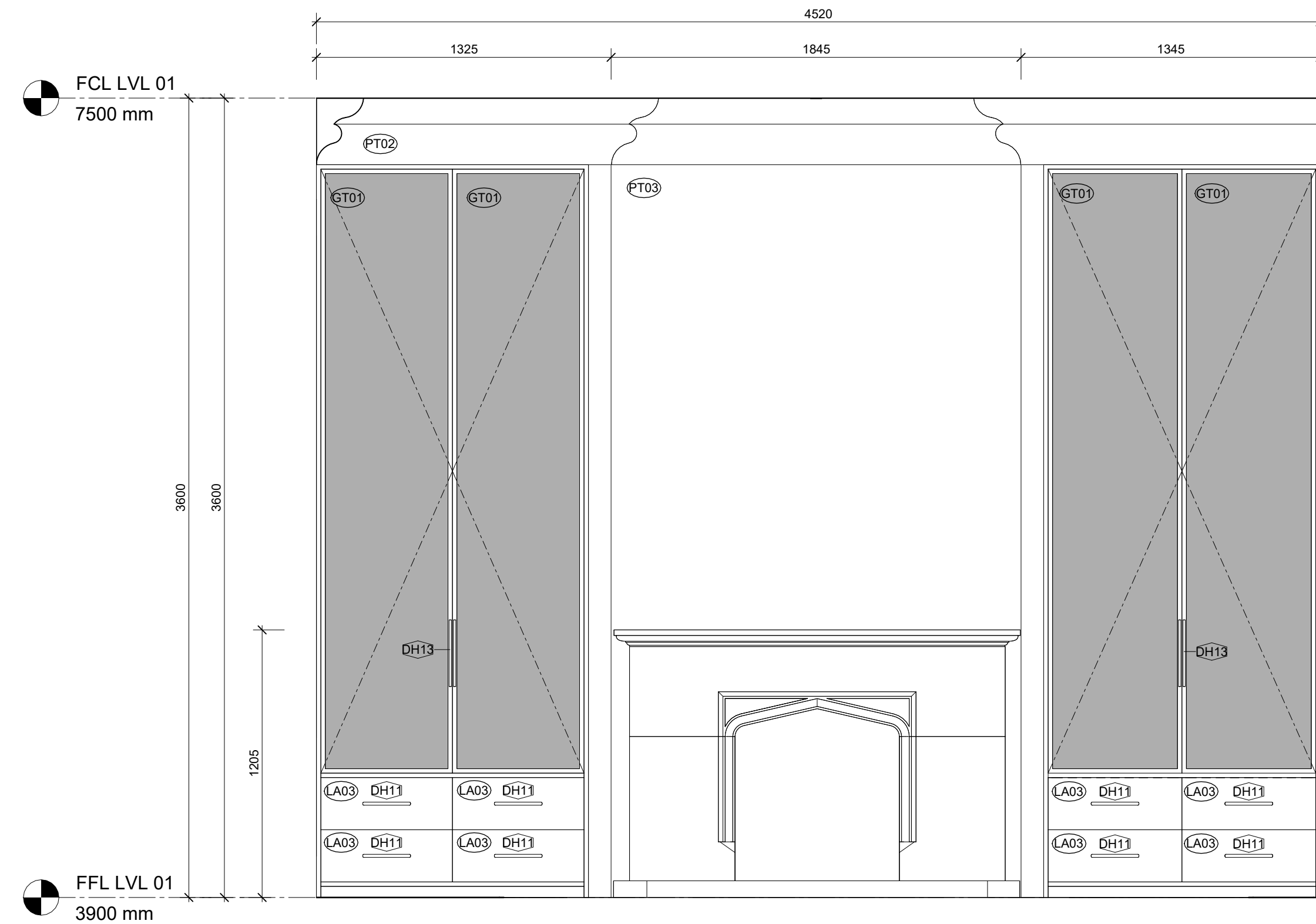




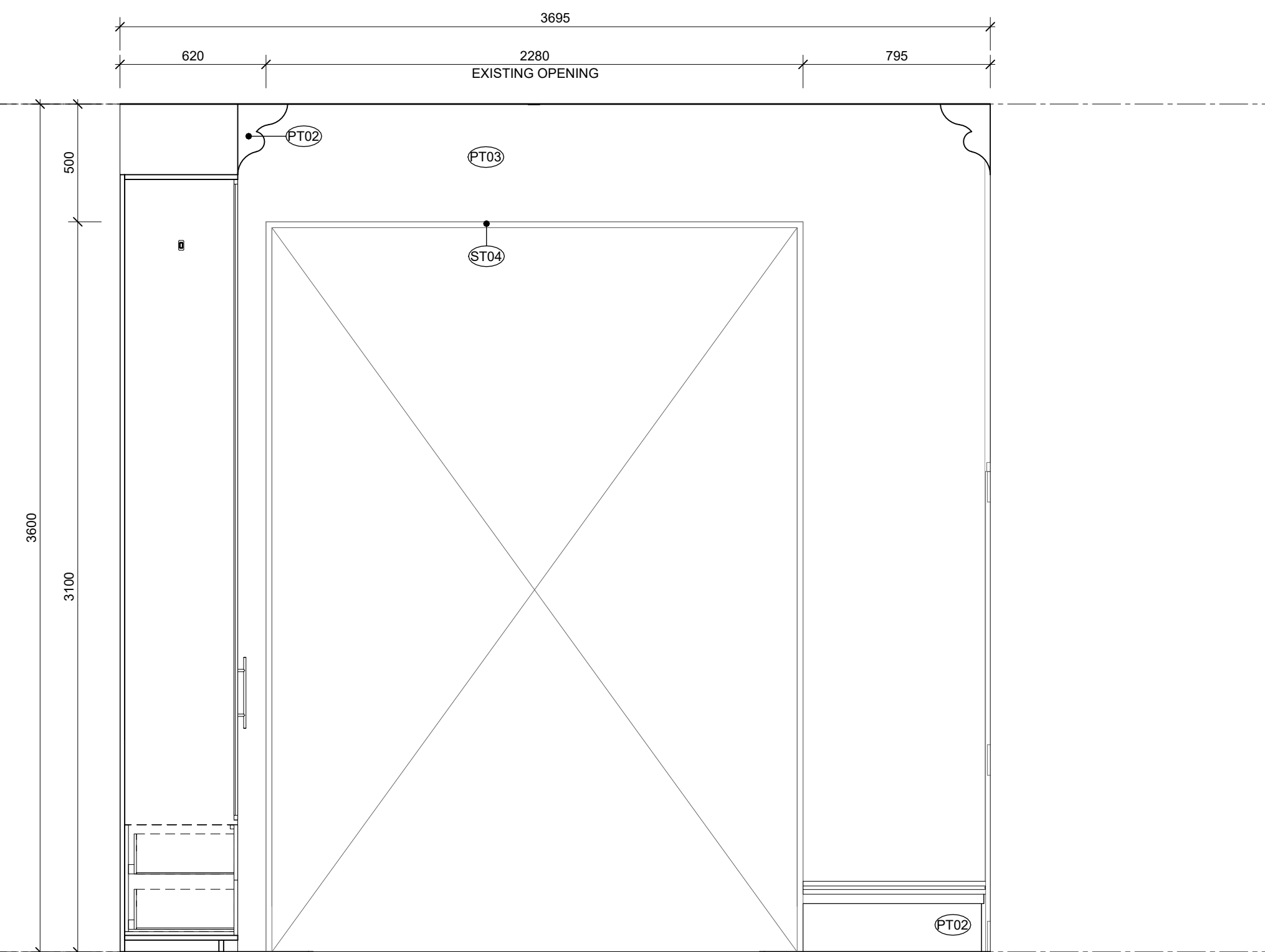
1 Primary Suite Robe Elevation - B
SCALE 1 : 20



2 Primary Suite Robe Elevation - C
SCALE 1 : 20



3 Primary Suite Robe Elevation - A
SCALE 1 : 20



4 Primary Suite Robe Elevation - D
SCALE 1 : 20



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Primary Suite Robe - Elevations

Date 3108.2026

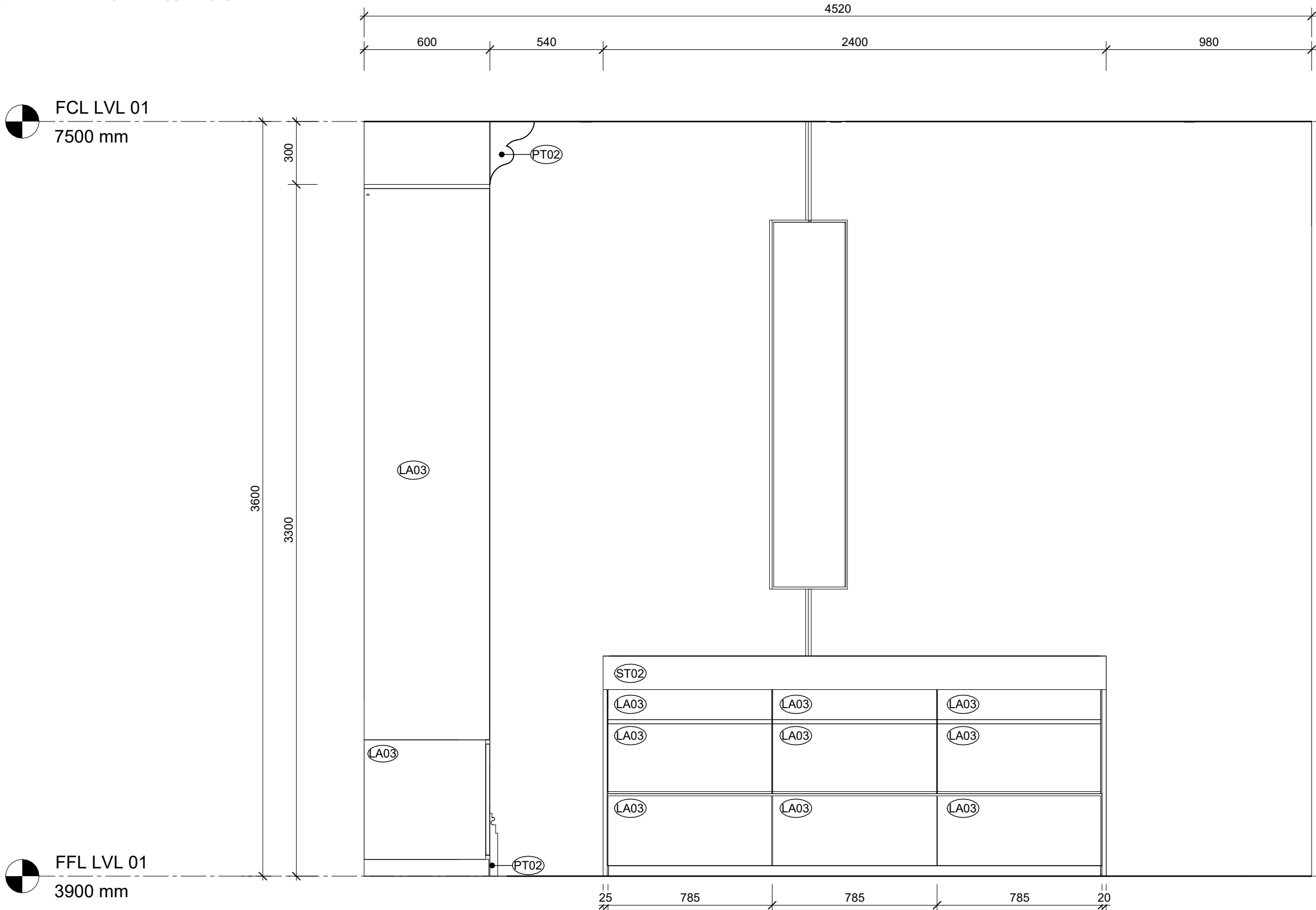
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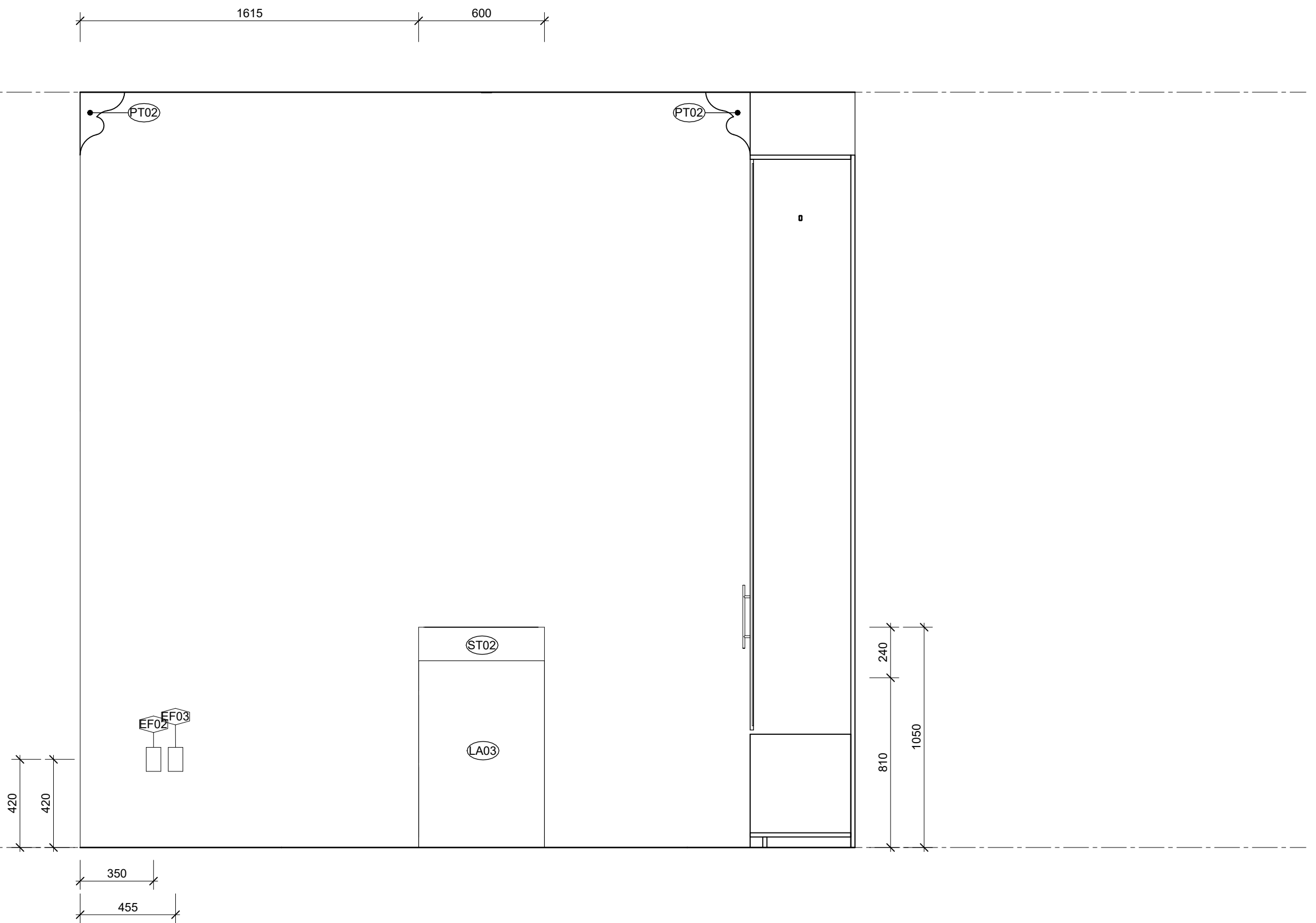
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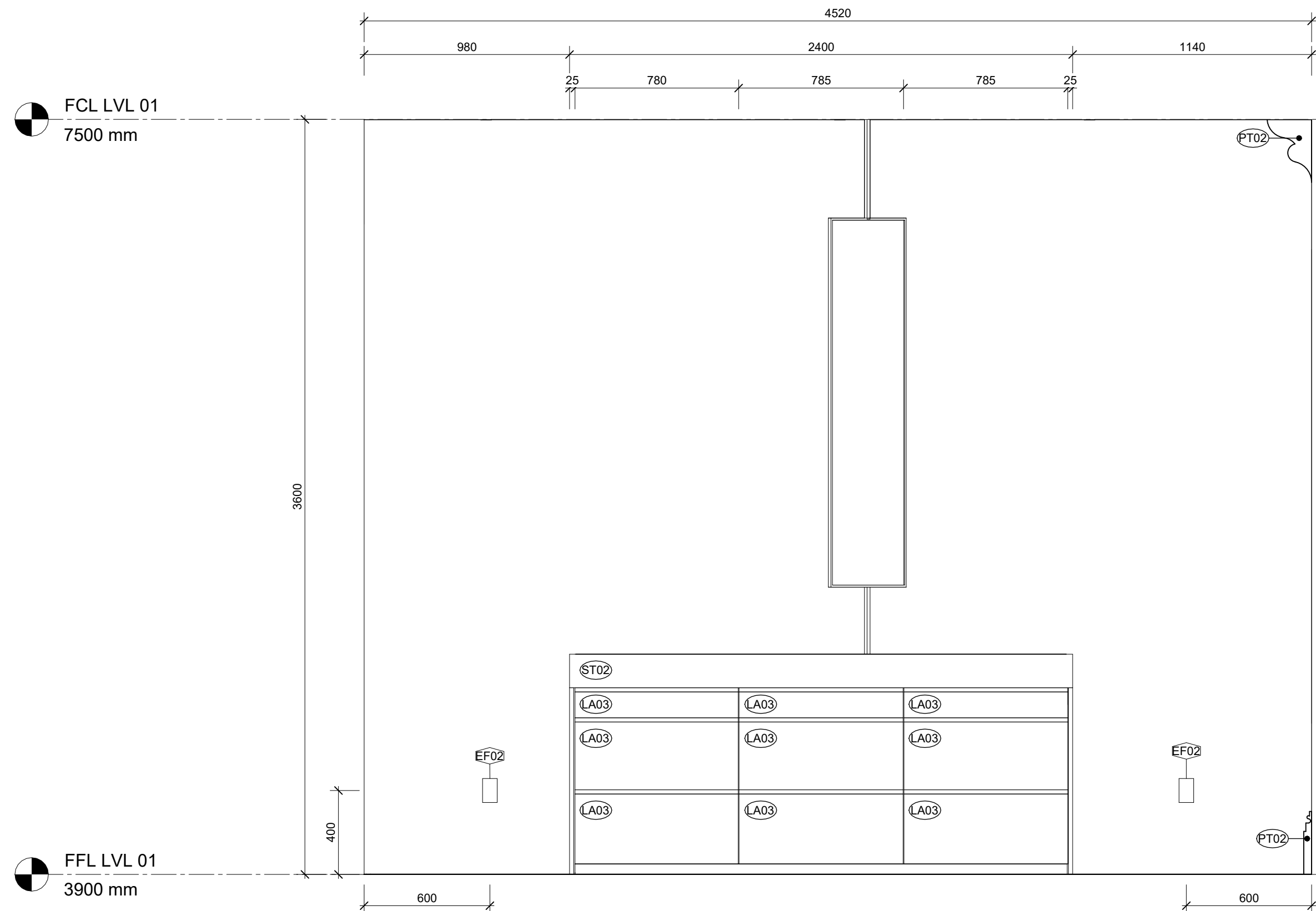
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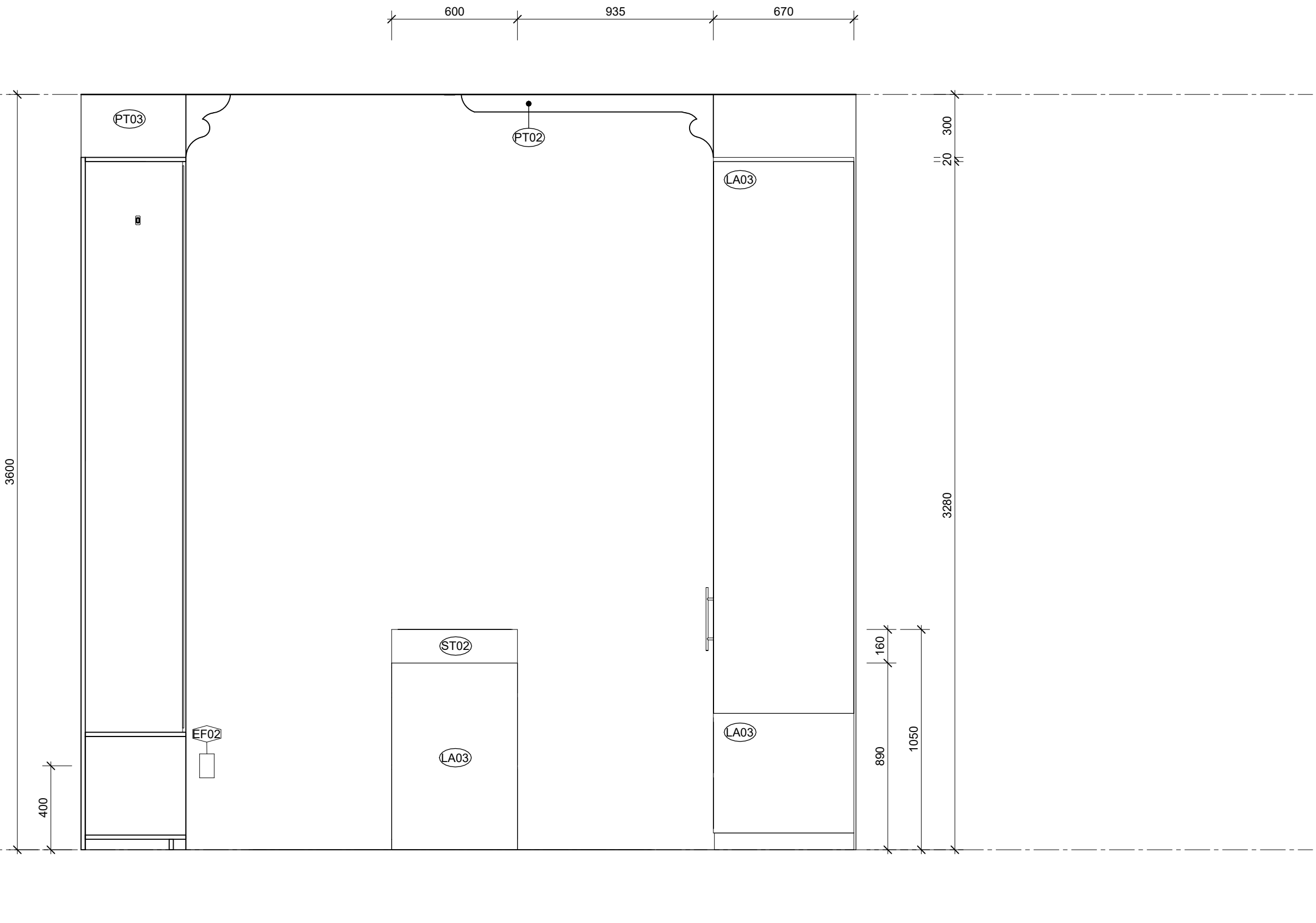
Primary Suite Island Elevation - B
3 A220 SCALE 1 : 20



Primary Suite Island Elevation - C
2 A220 SCALE 1 : 20



Primary Suite Island Elevation - A
1 A220 SCALE 1 : 20



Primary Suite Island Elevation - D
4 A220 SCALE 1 : 20



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Primary Suite Robe Island - Elevations

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A225

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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.

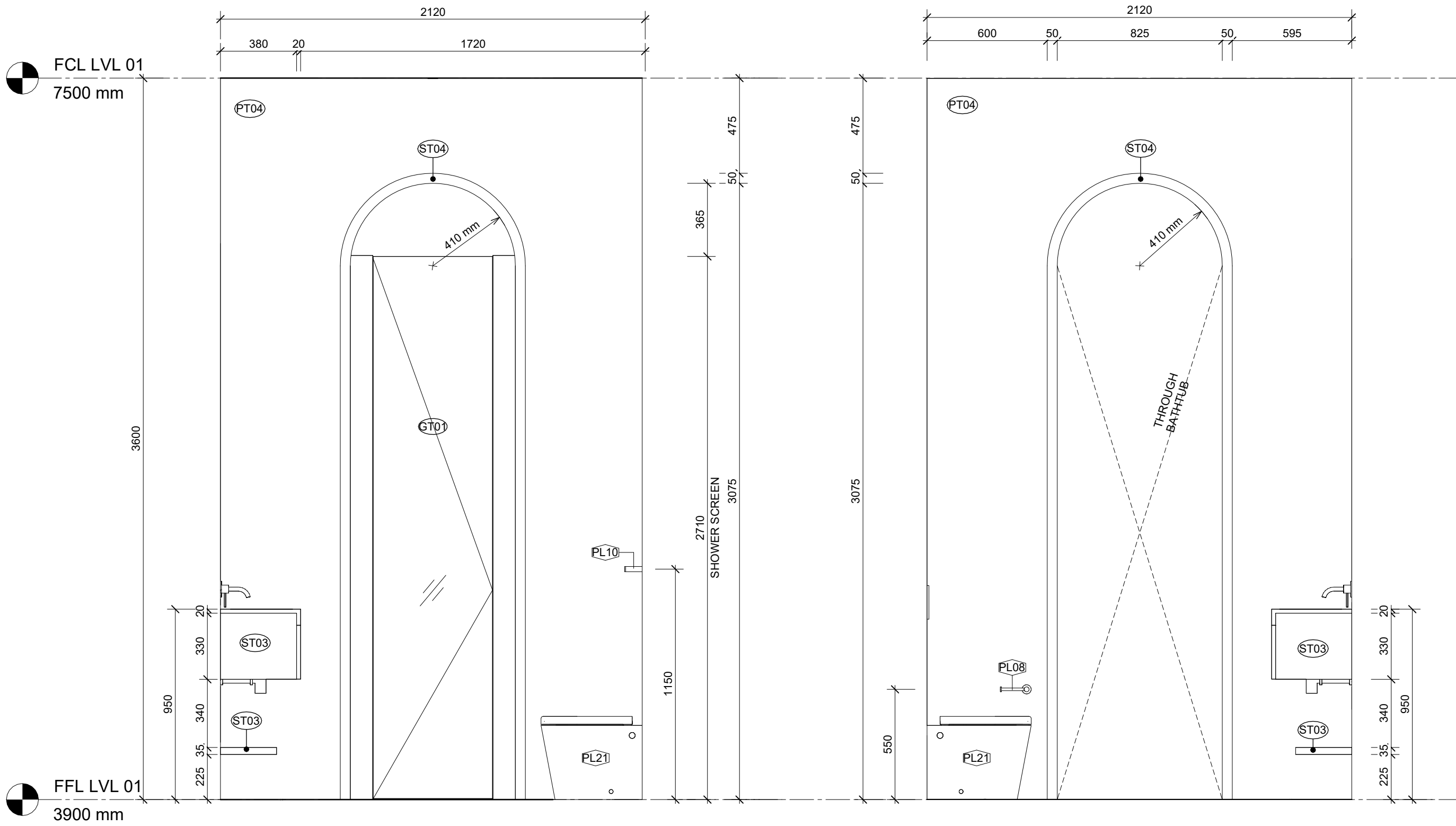
PROVIDE COMPLIANT WATERPROOFING MEMBRANES TO ALL SHOWER ENCLOSURES, BATHROOM FLOORS, LAUNDRY AREAS, AND WALL-TO-FLOOR JUNCTIONS AS REQUIRED BY THE CODE.

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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.

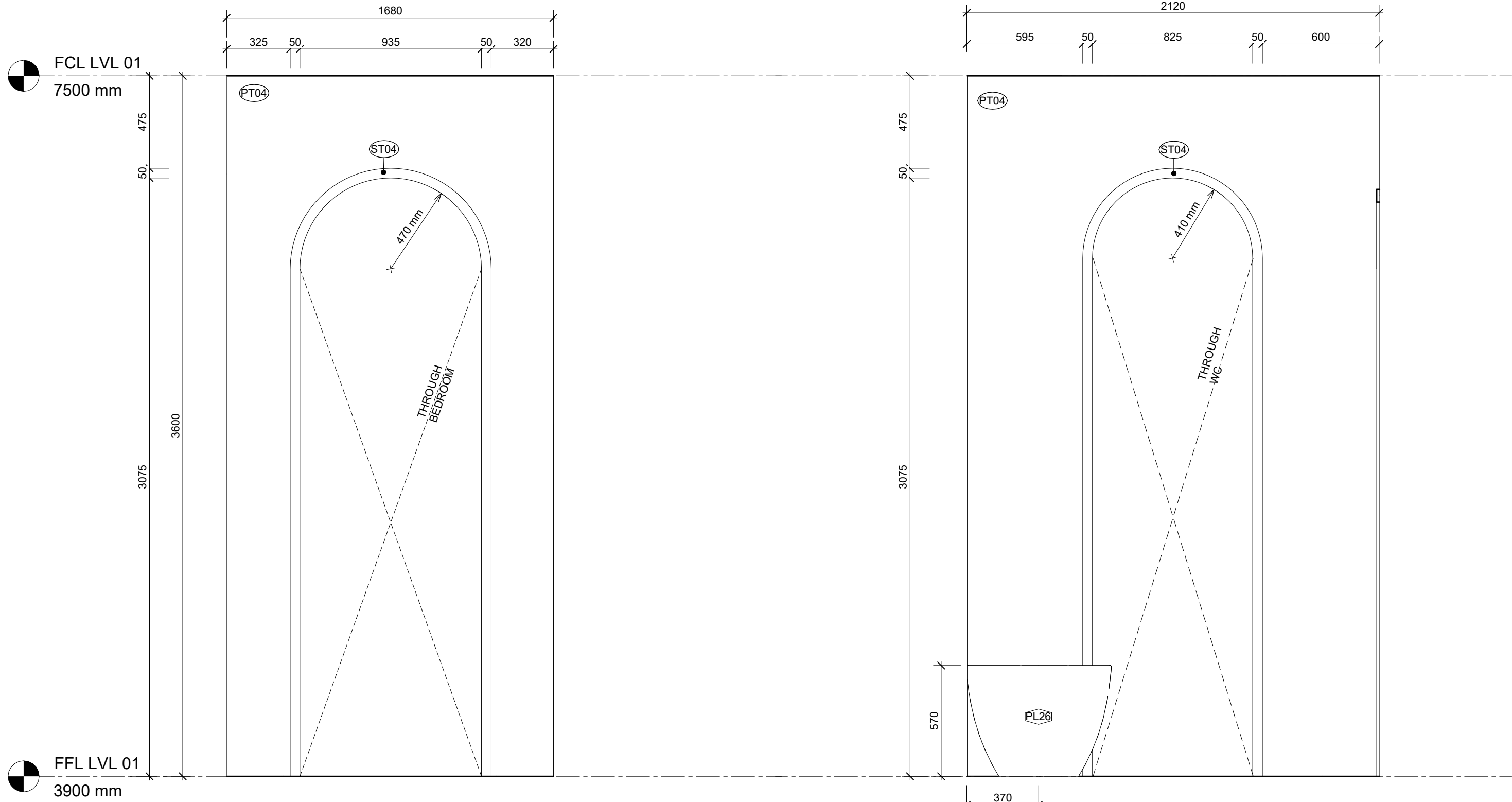
NOTE: SHOWER TO BE A COMPLIANT HOBLESS AND STEP-FREE SHOWER INSTALLATION IN ACCORDANCE WITH PART 5 OF THE ABCB LIVABLE HOUSING STANDARD.

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



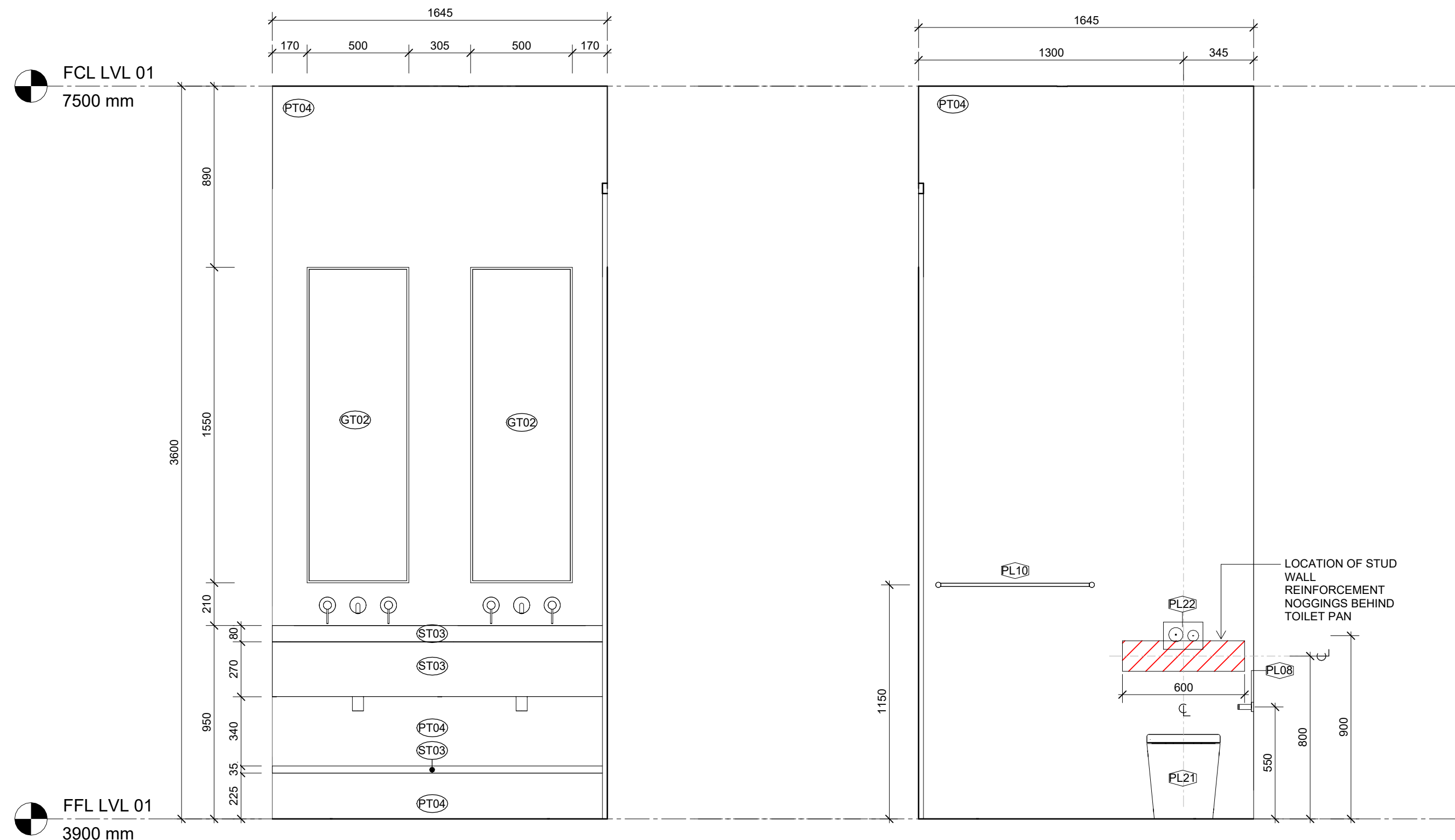
2 Primary Ensuite Elevation - C
SCALE 1 : 20

4 Primary Ensuite Elevation - F
SCALE 1 : 20



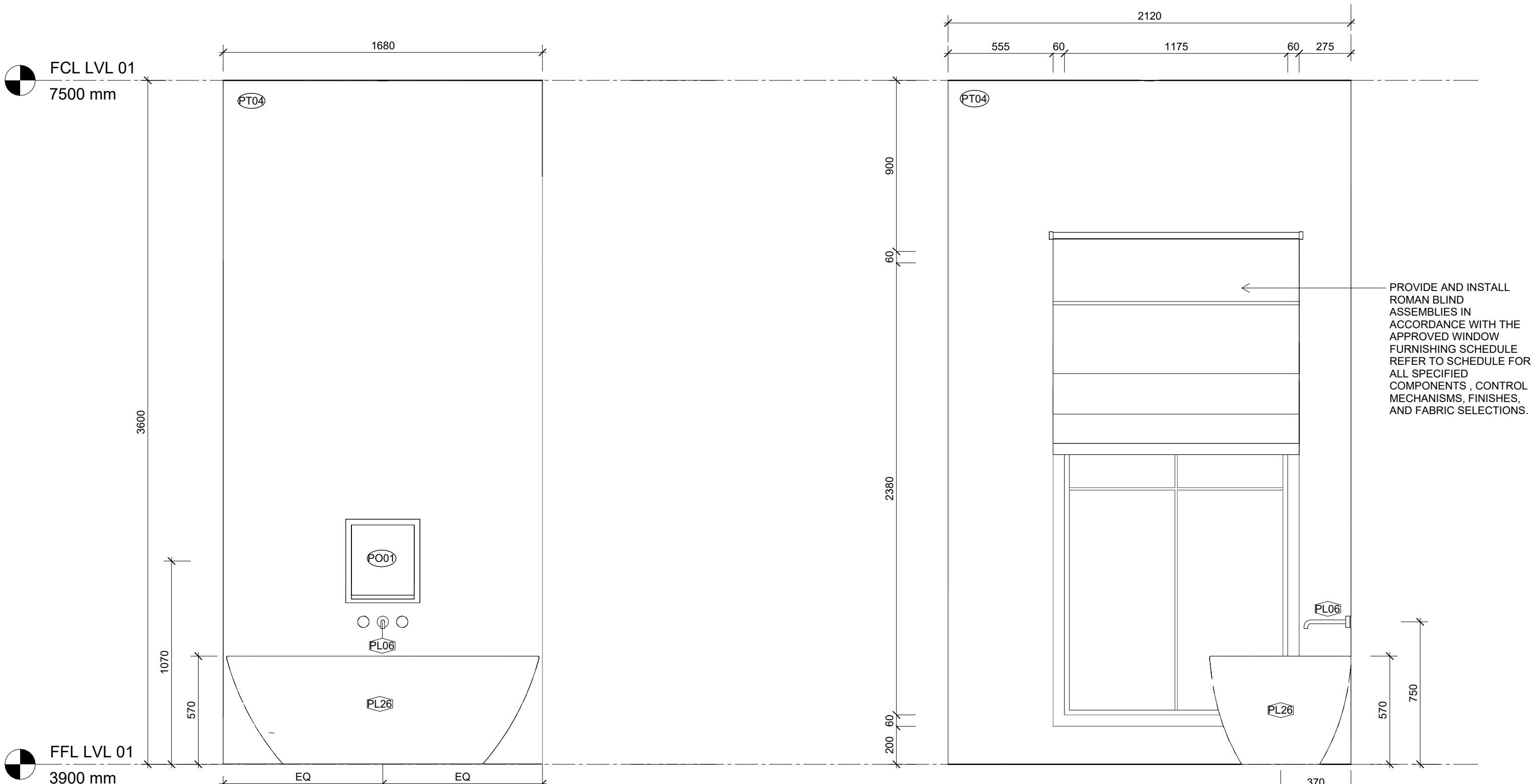
7 Primary Ensuite Elevation - G
SCALE 1 : 20

6 Primary Ensuite Elevation - E
SCALE 1 : 20



1 Primary Ensuite Elevation - B
SCALE 1 : 20

3 Primary Ensuite Elevation - A
SCALE 1 : 20



5 Primary Ensuite Elevation - D
SCALE 1 : 20

8 Primary Ensuite Elevation - H
SCALE 1 : 20



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Primary Ensuite - Elevations

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A226

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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.

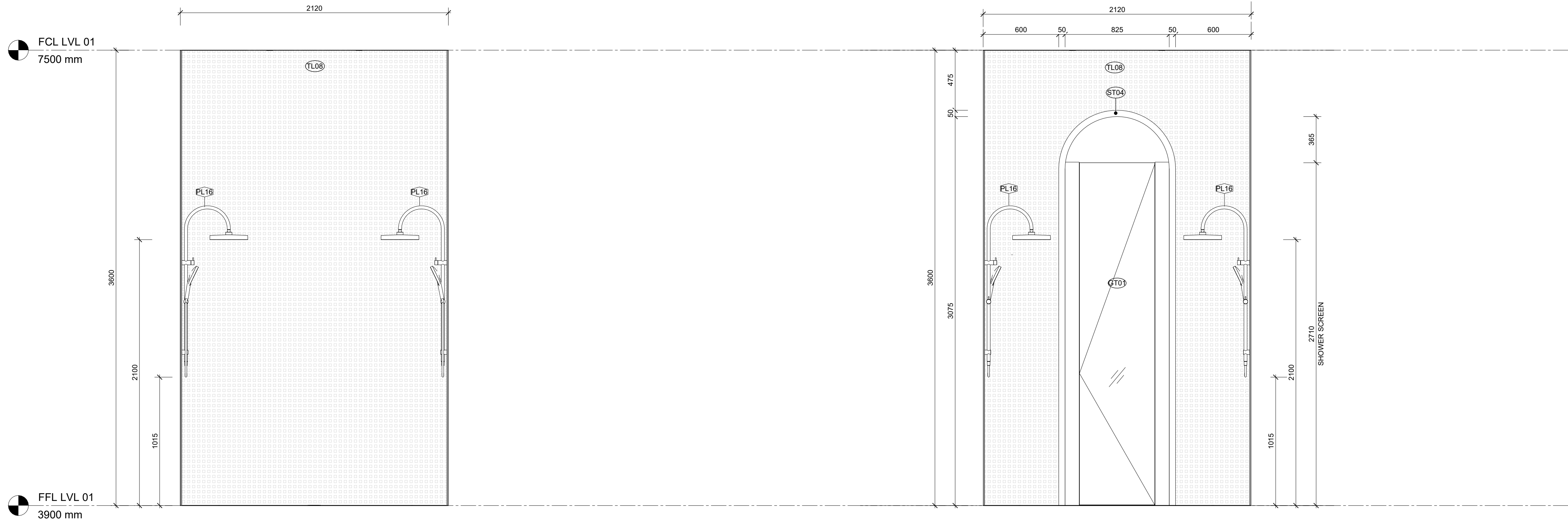
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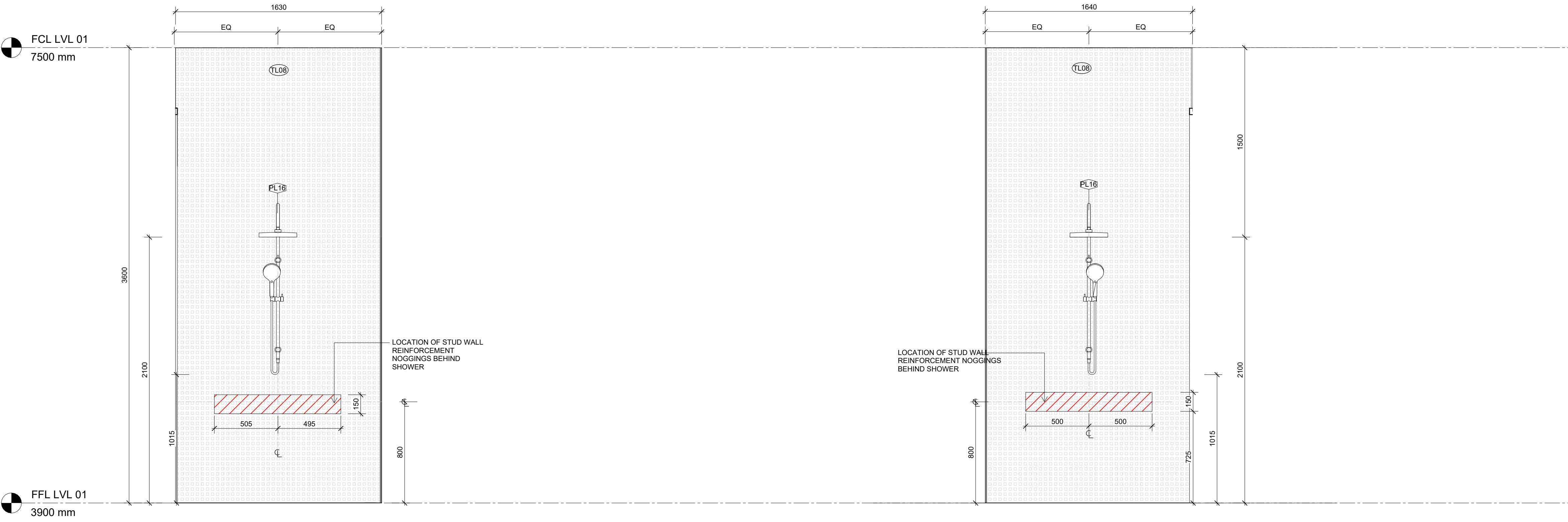
NOTE: SHOWER TO BE A COMPLIANT HOBLESS AND STEP-FREE SHOWER INSTALLATION IN ACCORDANCE WITH PART 5 OF THE ABCB LIVABLE HOUSING STANDARD.

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2 Primary Ensuite Elevation - K
A220 SCALE 1 : 20

4 Primary Ensuite Elevation - L
A220 SCALE 1 : 20



1 Primary Ensuite Elevation - J
A220 SCALE 1 : 20

3 Primary Ensuite Elevation - I
A220 SCALE 1 : 20



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Revisions	A	3108.2026	ISSUE FOR HERITAGE APPROVAL	DPP	Project	400 Albert St, East Melbourne, VIC 3002	For	Kellkap	Project No	2604	Author	DiPietroPierce
					Drawing	Primary Ensuite - Elevations	Date	3108.2026	Scale:	@ A1 1 : 20	Drawing No.	A227

A

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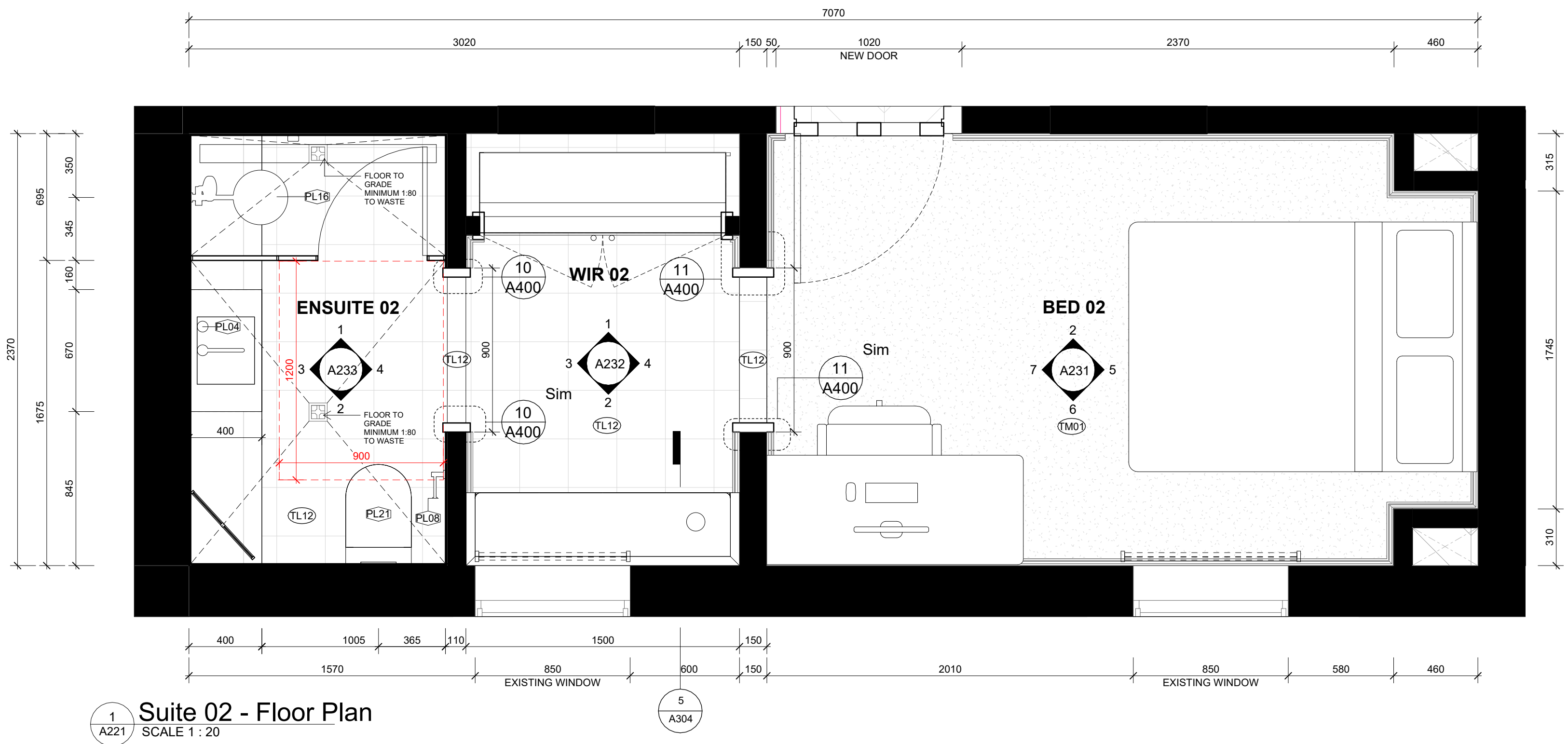
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1 Suite 02 - Floor Plan
SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Suite 02 - Floor Plan

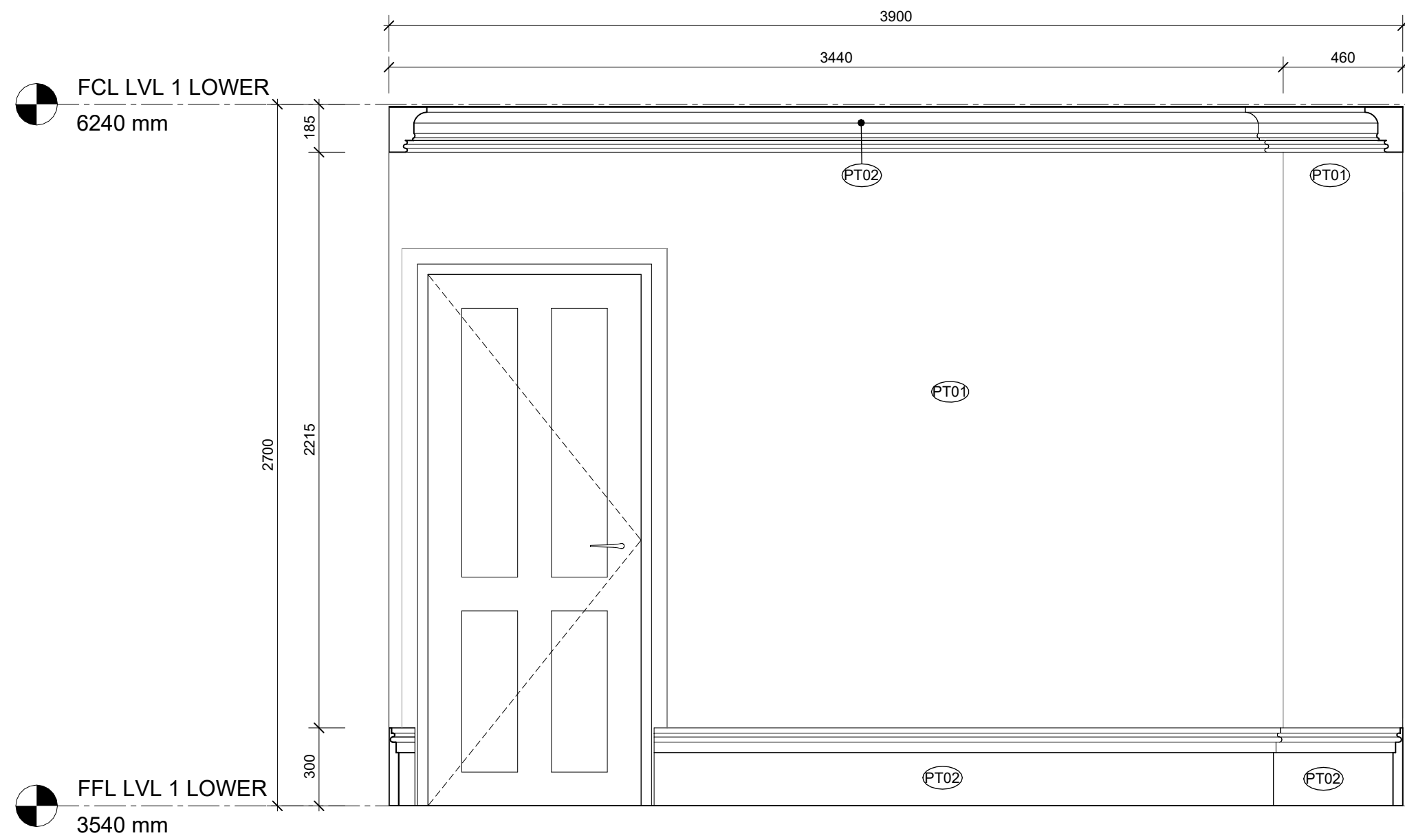
Date 3108.2026

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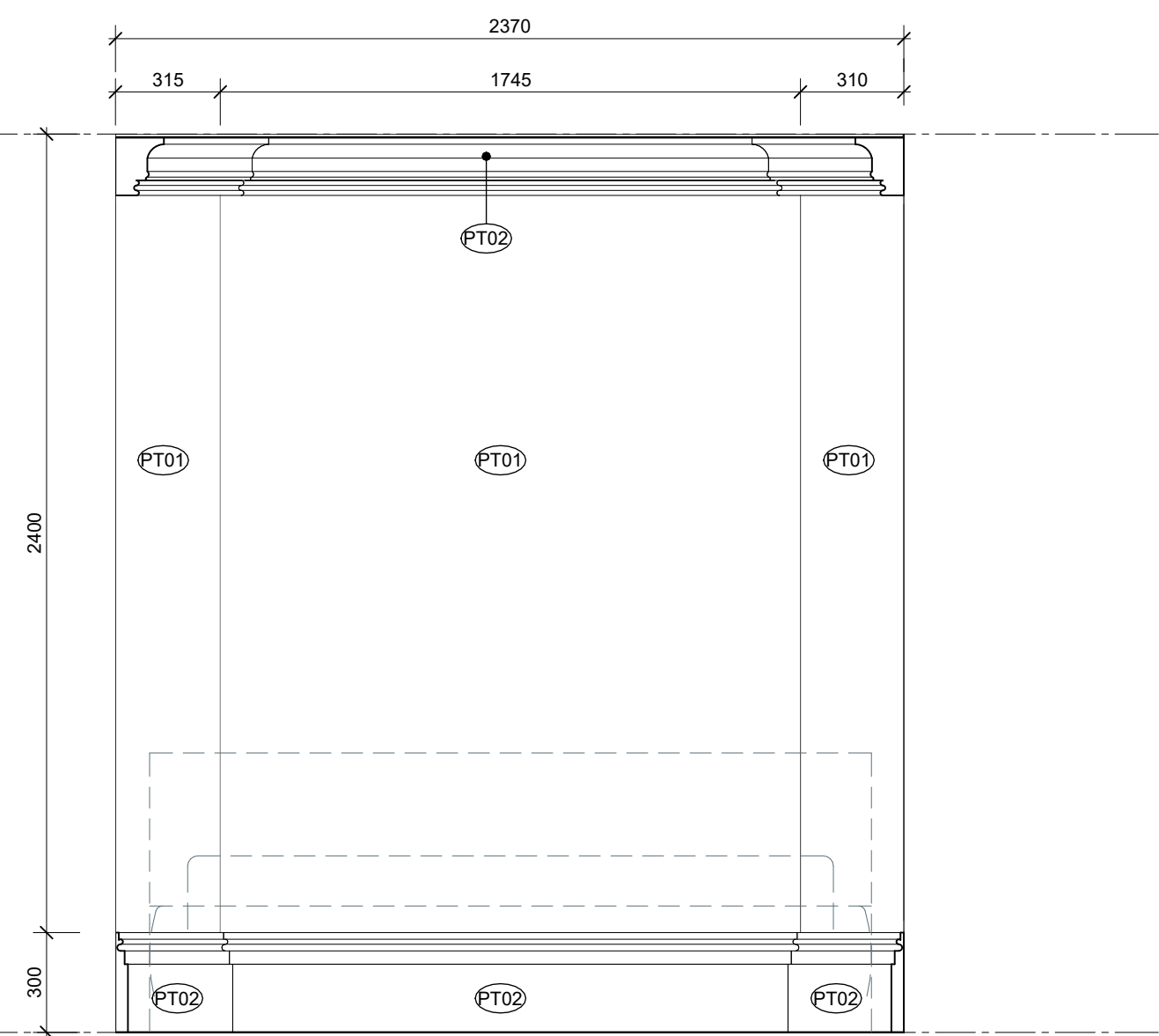
Drawing No. A230

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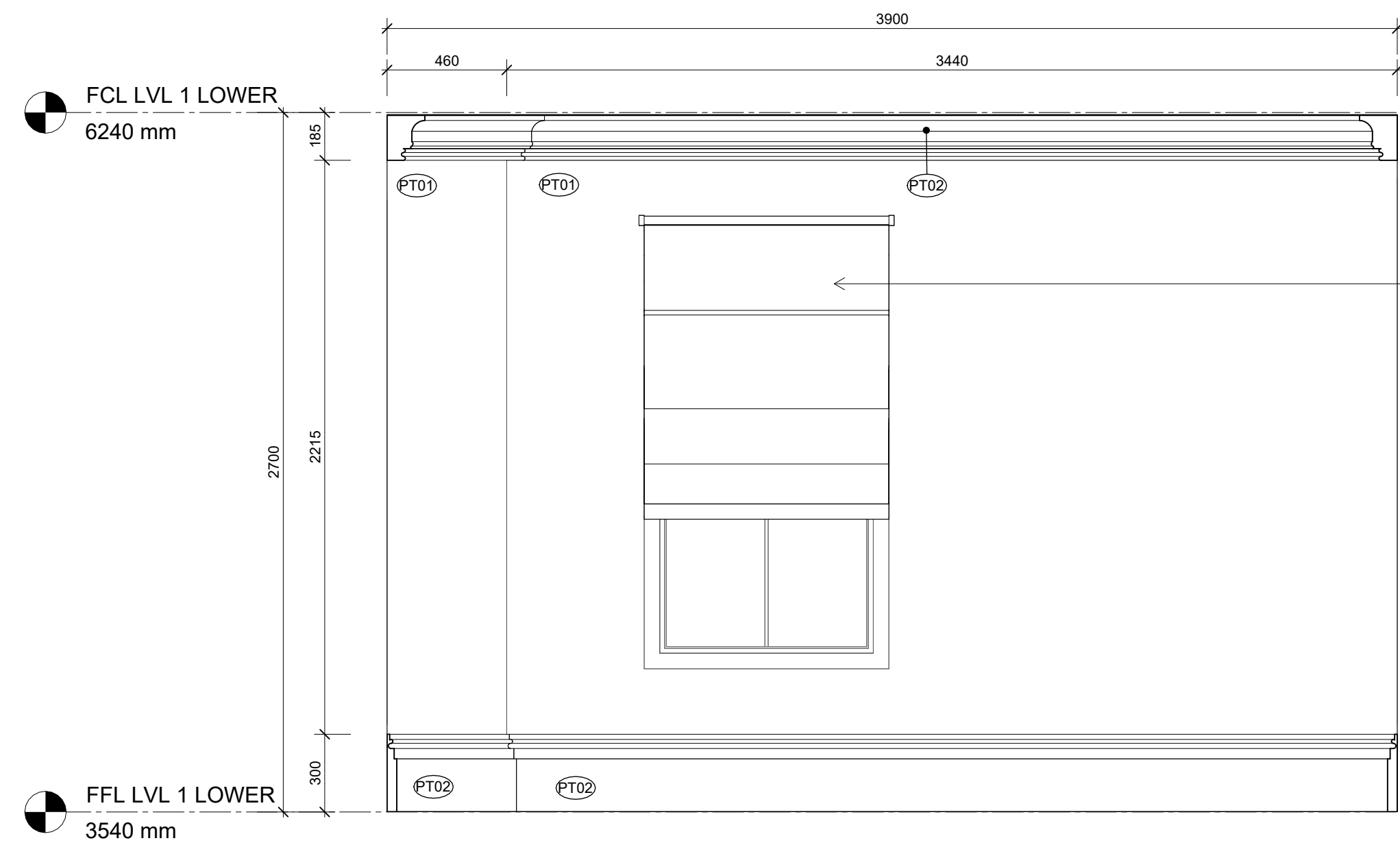
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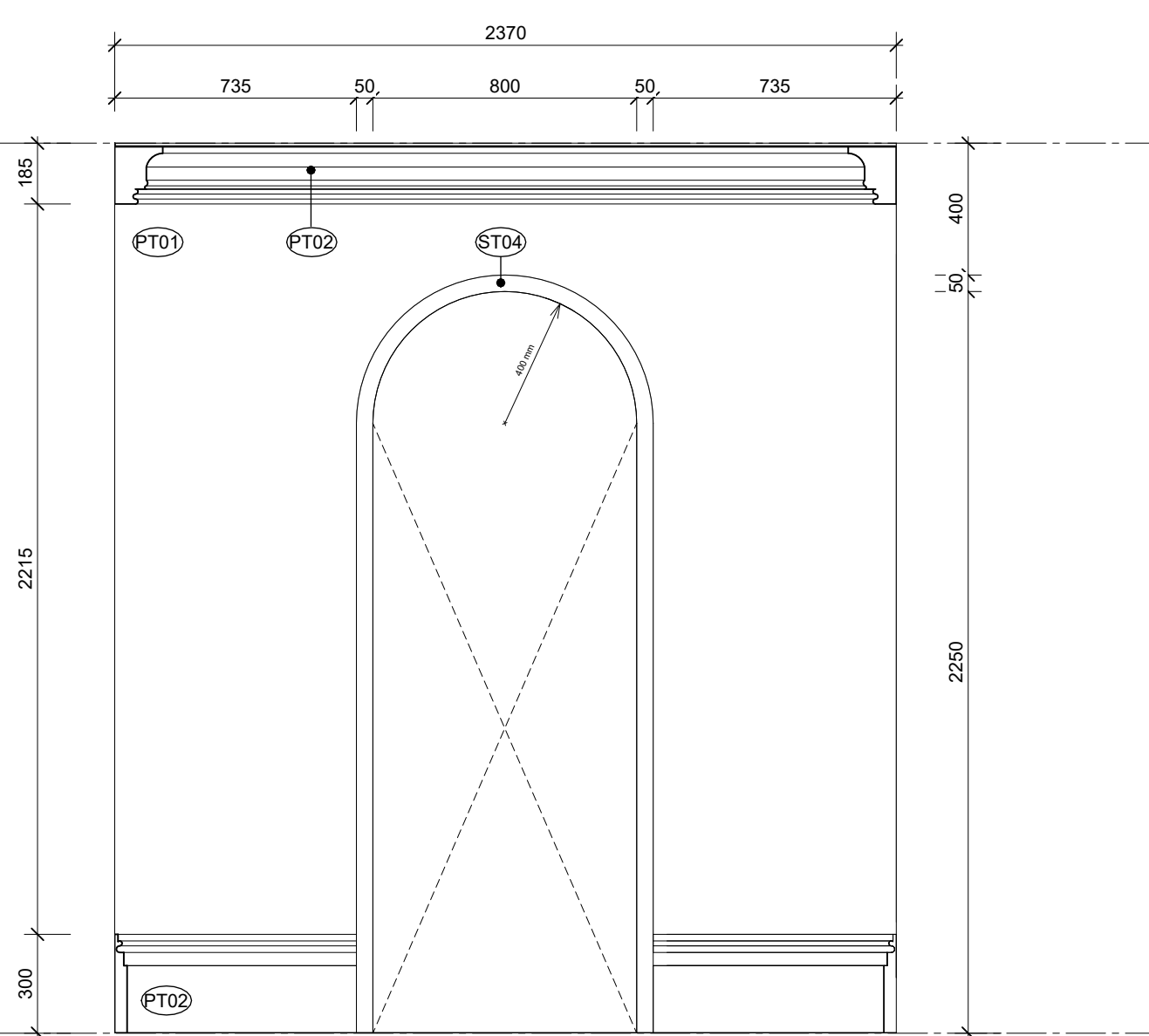
2 Suite 02 Elevation - B
A230 SCALE 1 : 20



5 Suite 02 Elevation - C
A230 SCALE 1 : 20



6 Suite 02 Elevation - A
A230 SCALE 1 : 20



7 Suite 02 Elevation - D
A230 SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Suite 02 - Elevations

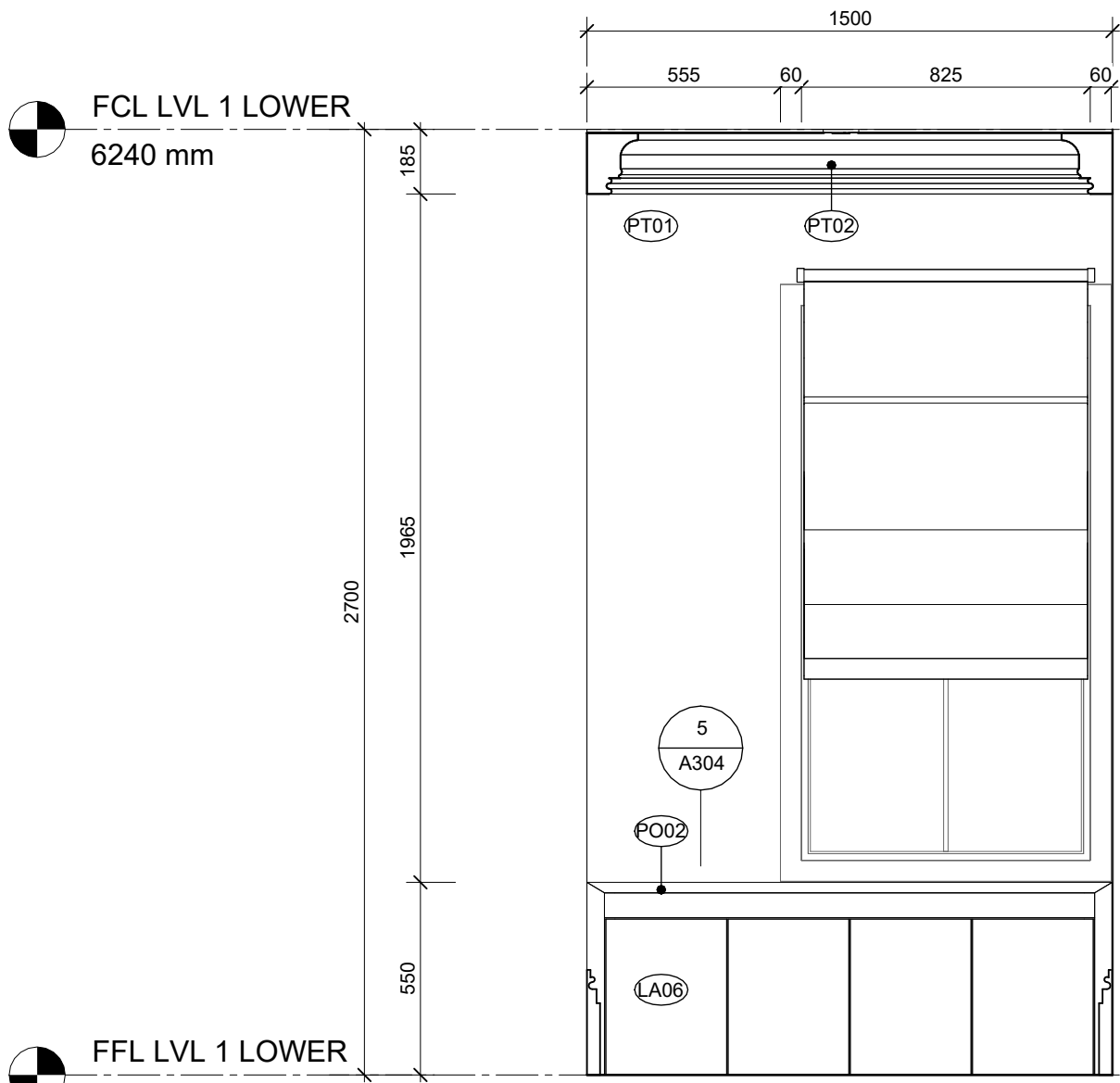
Date 3108.2026

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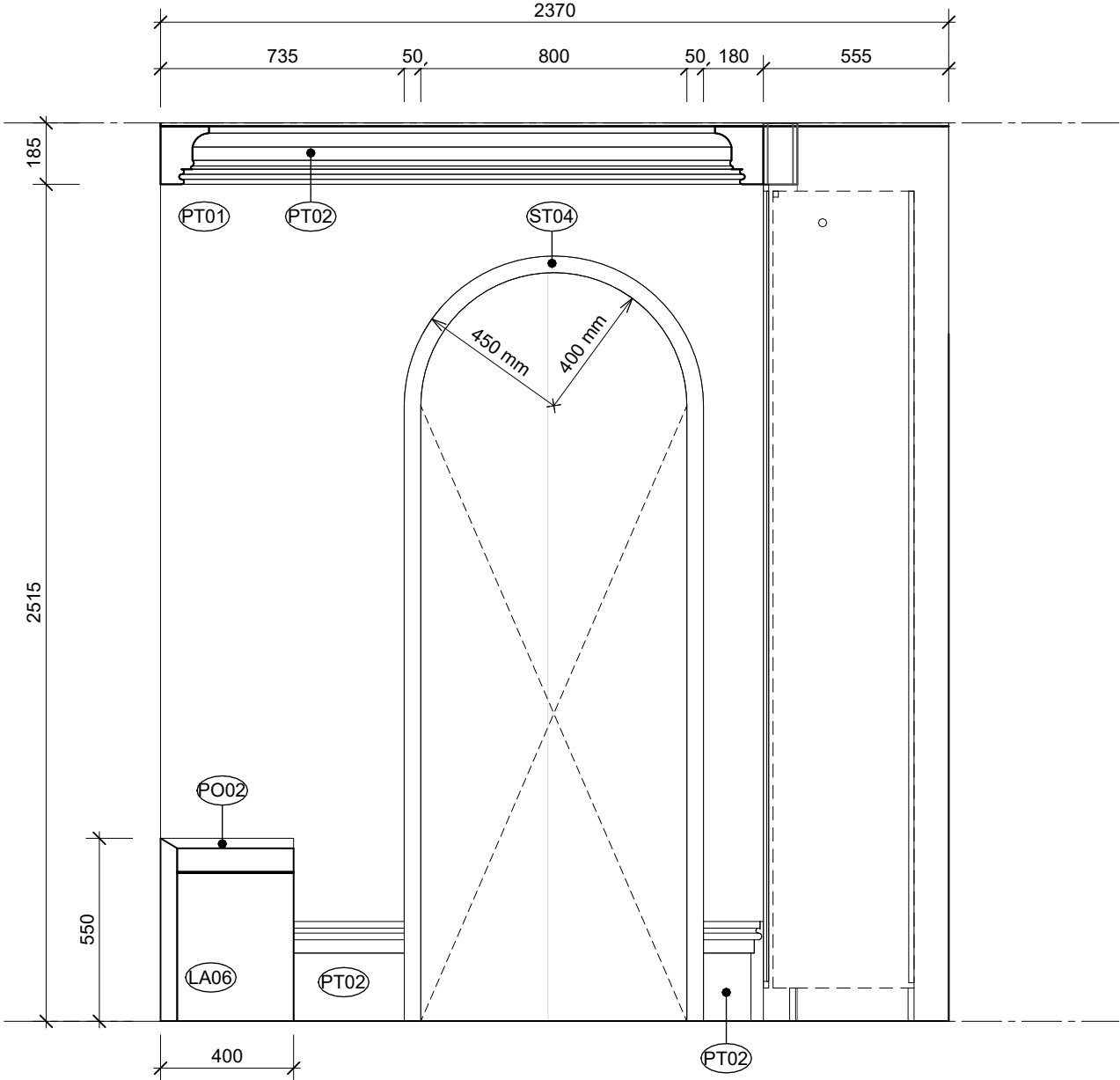
Drawing No. A231

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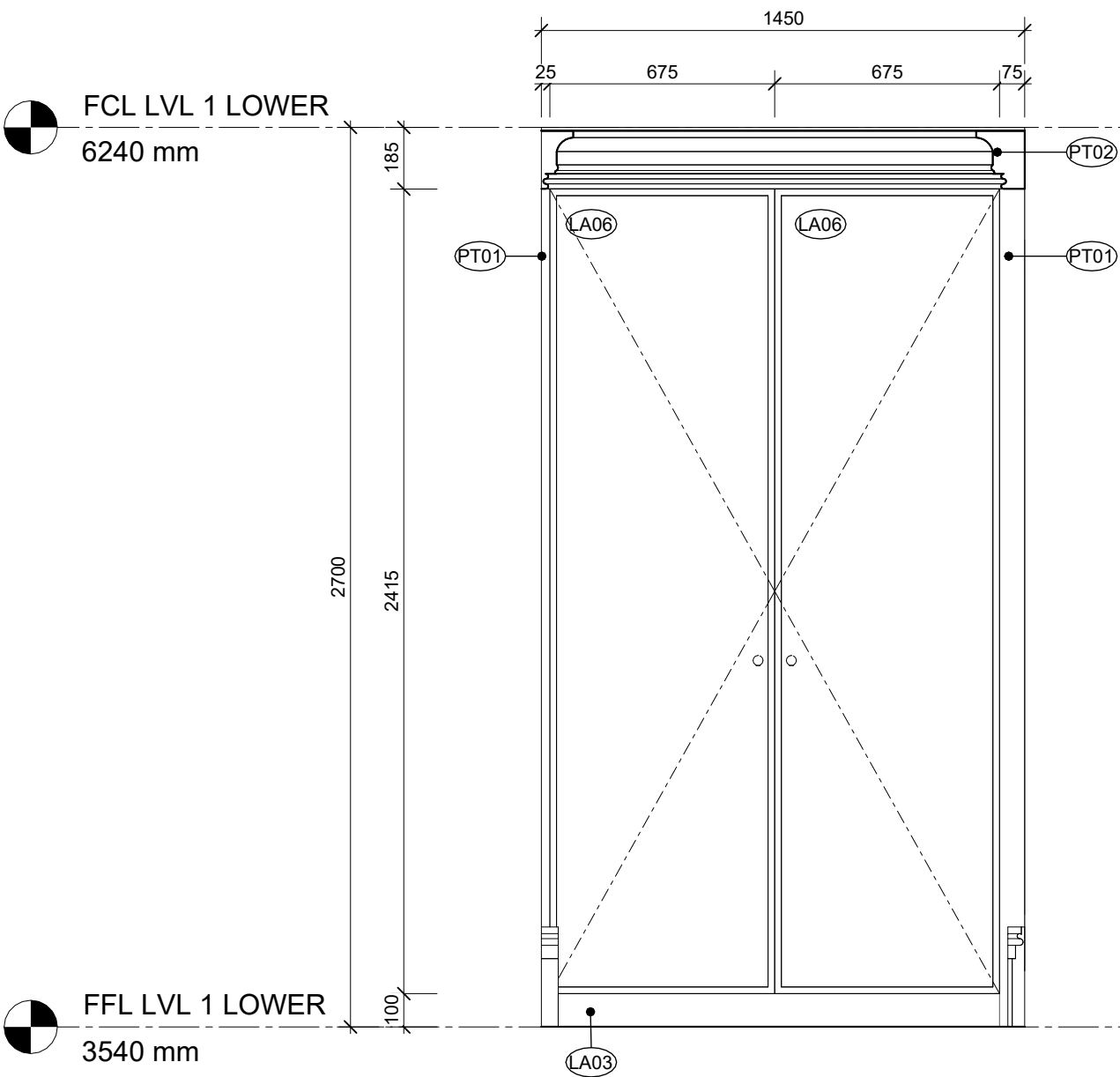
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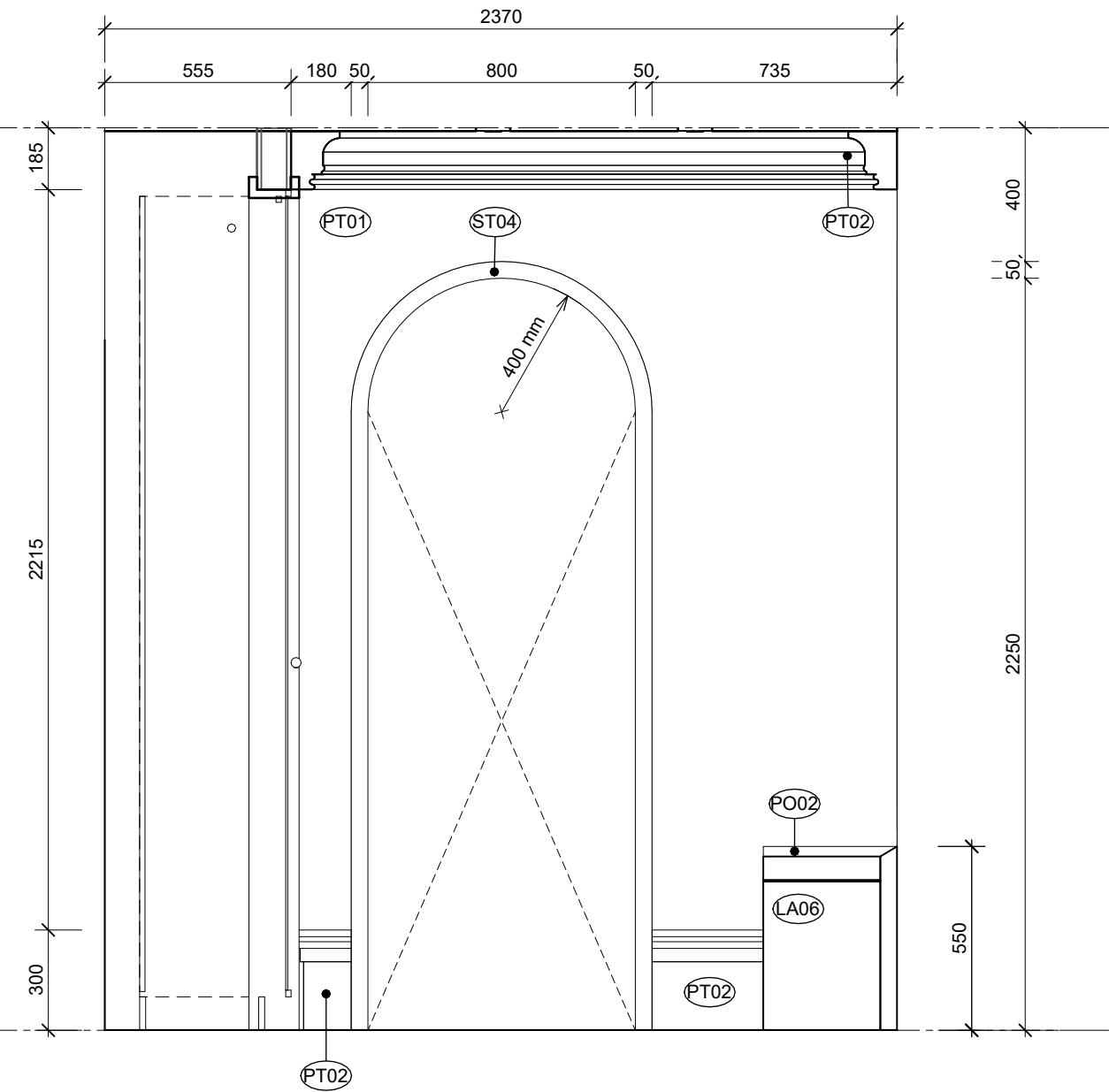
2 Suite 02 Robe Elevation - B
A230 SCALE 1 : 20



3 Suite 02 Robe Elevation - C
A230 SCALE 1 : 20



1 Suite 02 Robe Elevation - A
A230 SCALE 1 : 20



4 Suite 02 Robe Elevation - D
A230 SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Suite 02 - Elevations

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A232

A

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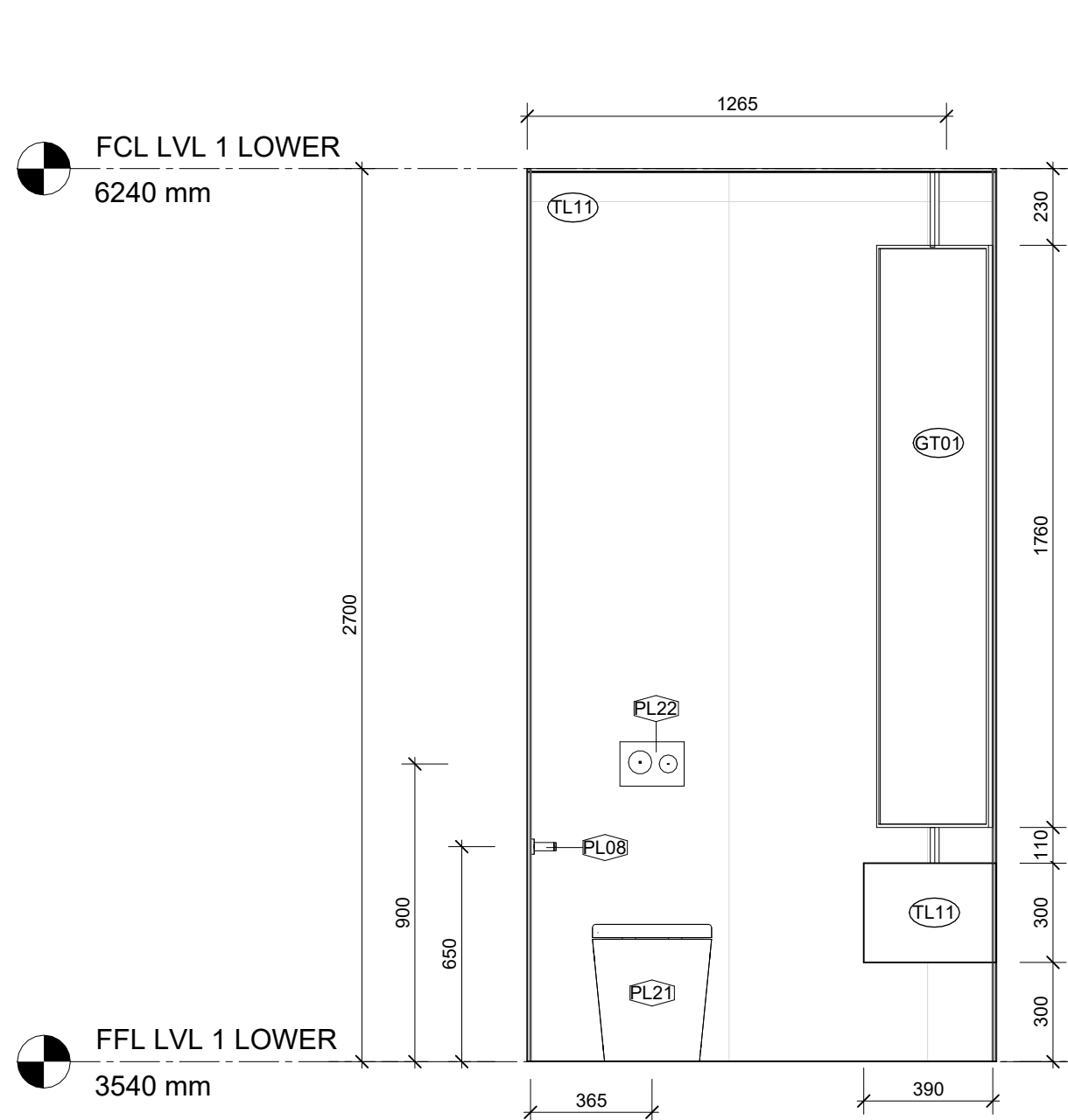
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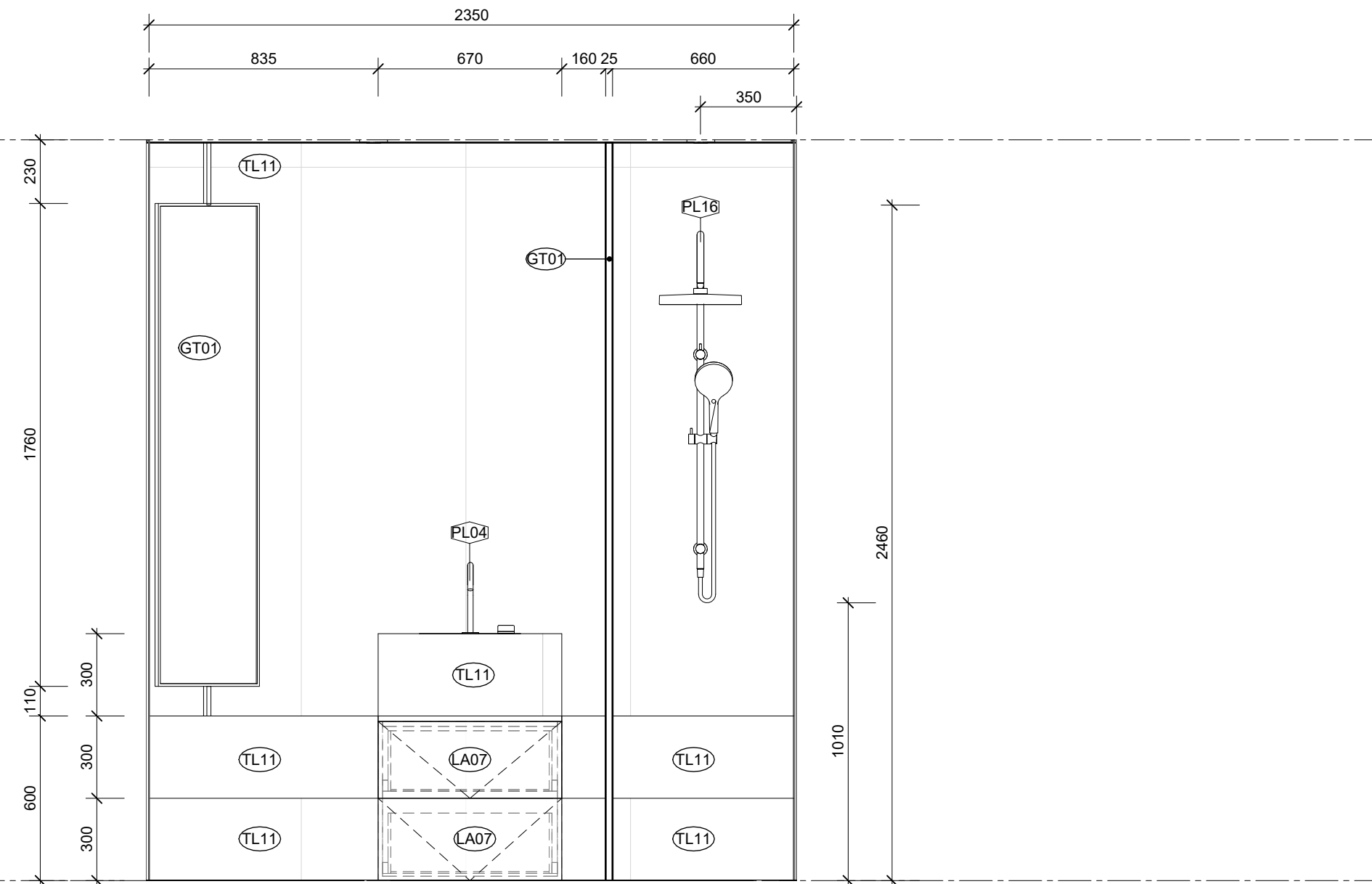
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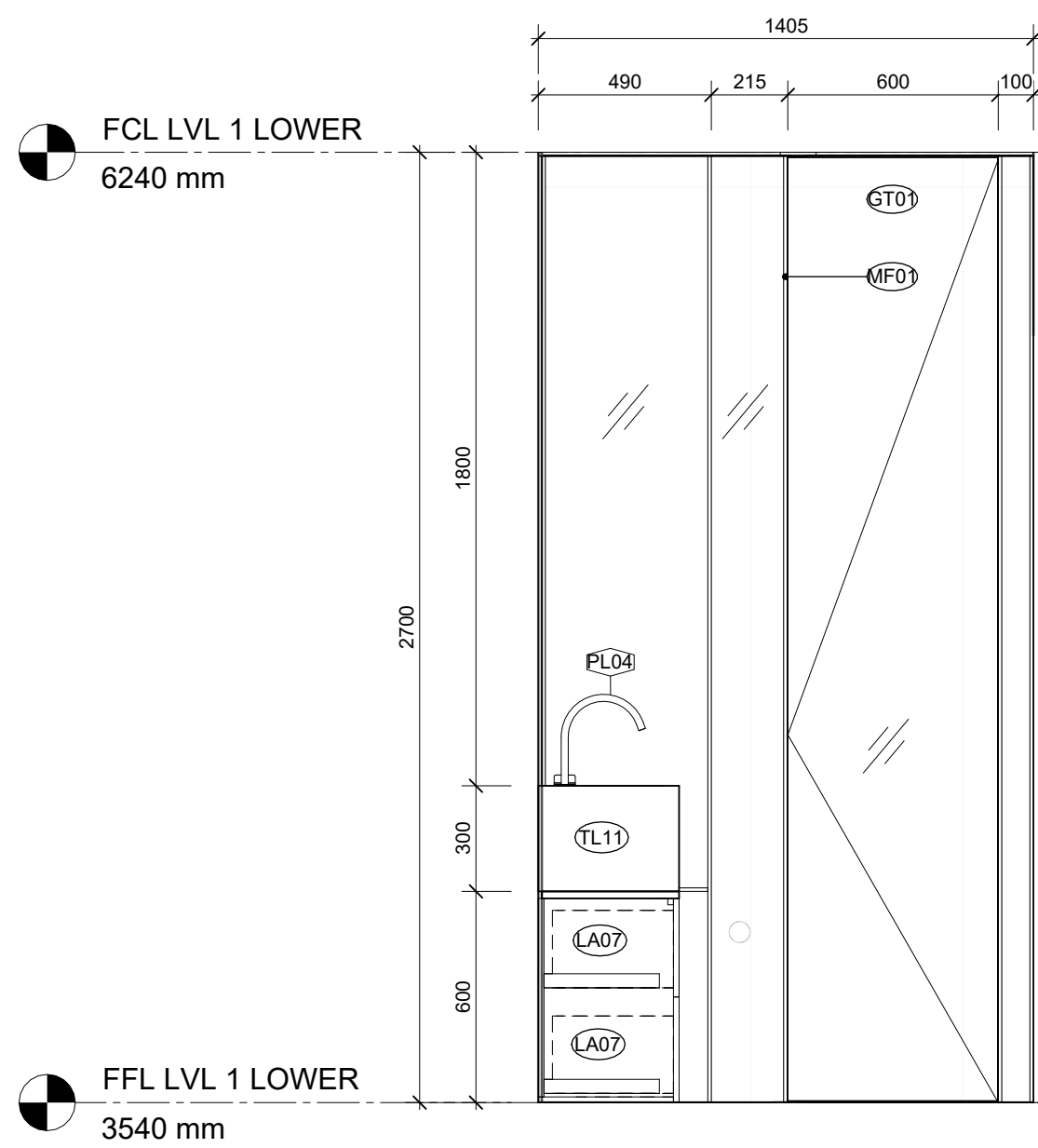
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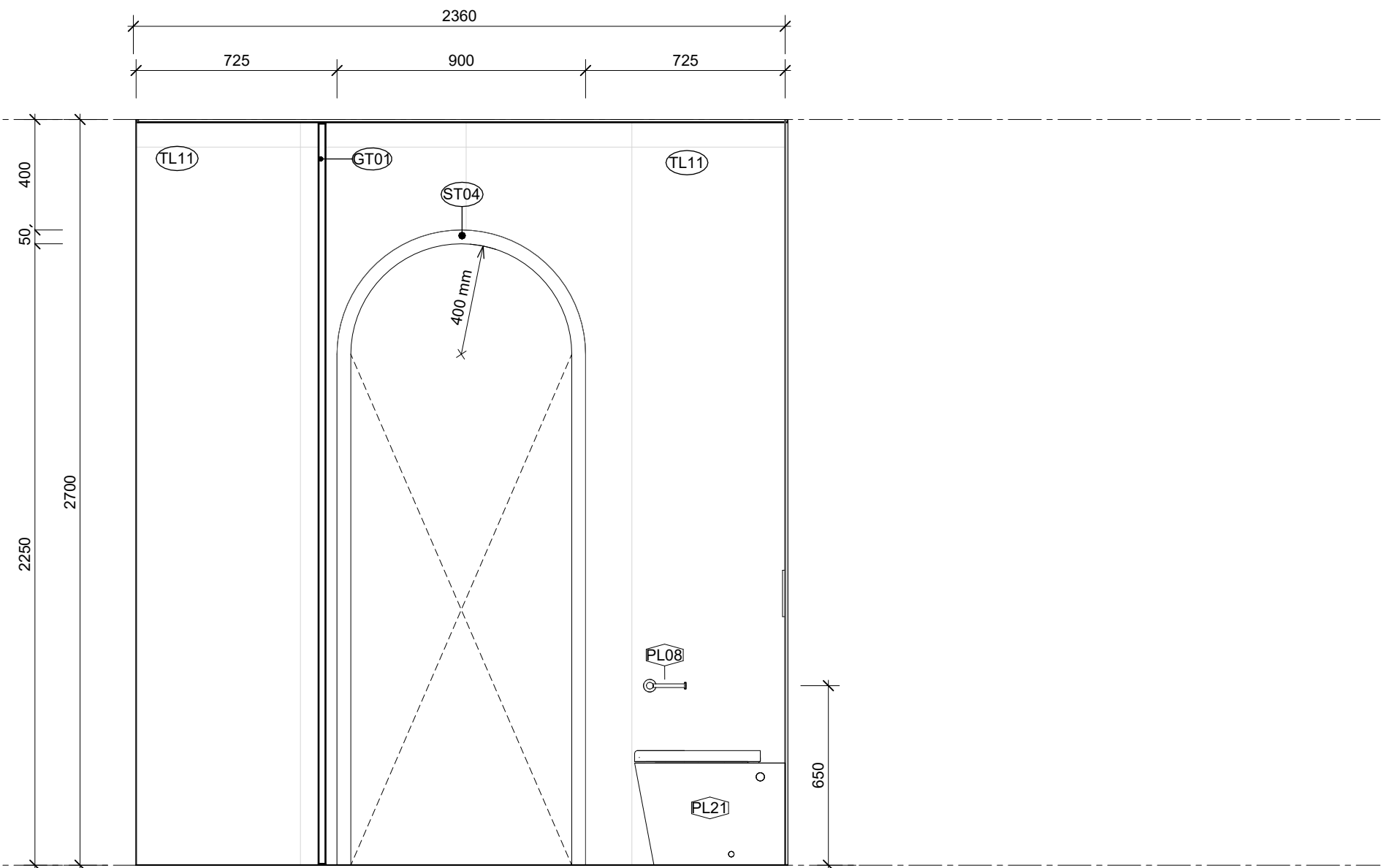
2 Suite 02 Ensuite Elevation - B
A230 SCALE 1 : 20



3 Suite 02 Ensuite Elevation - C
A230 SCALE 1 : 20



1 Suite 02 Ensuite Elevation - A
A230 SCALE 1 : 20



4 Suite 02 Ensuite Elevation - D
A230 SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Suite 02 Ensuite - Elevations

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A233

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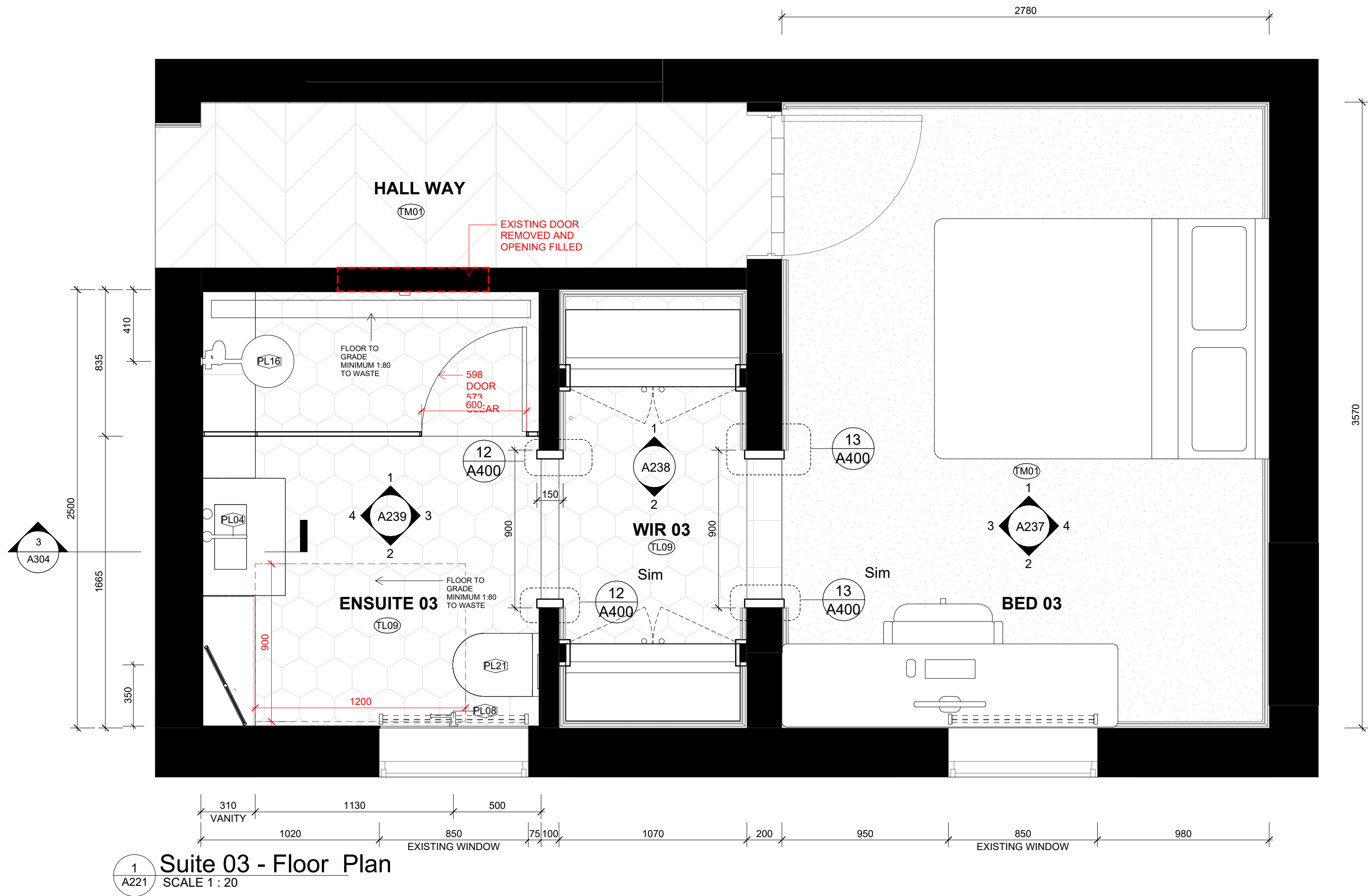
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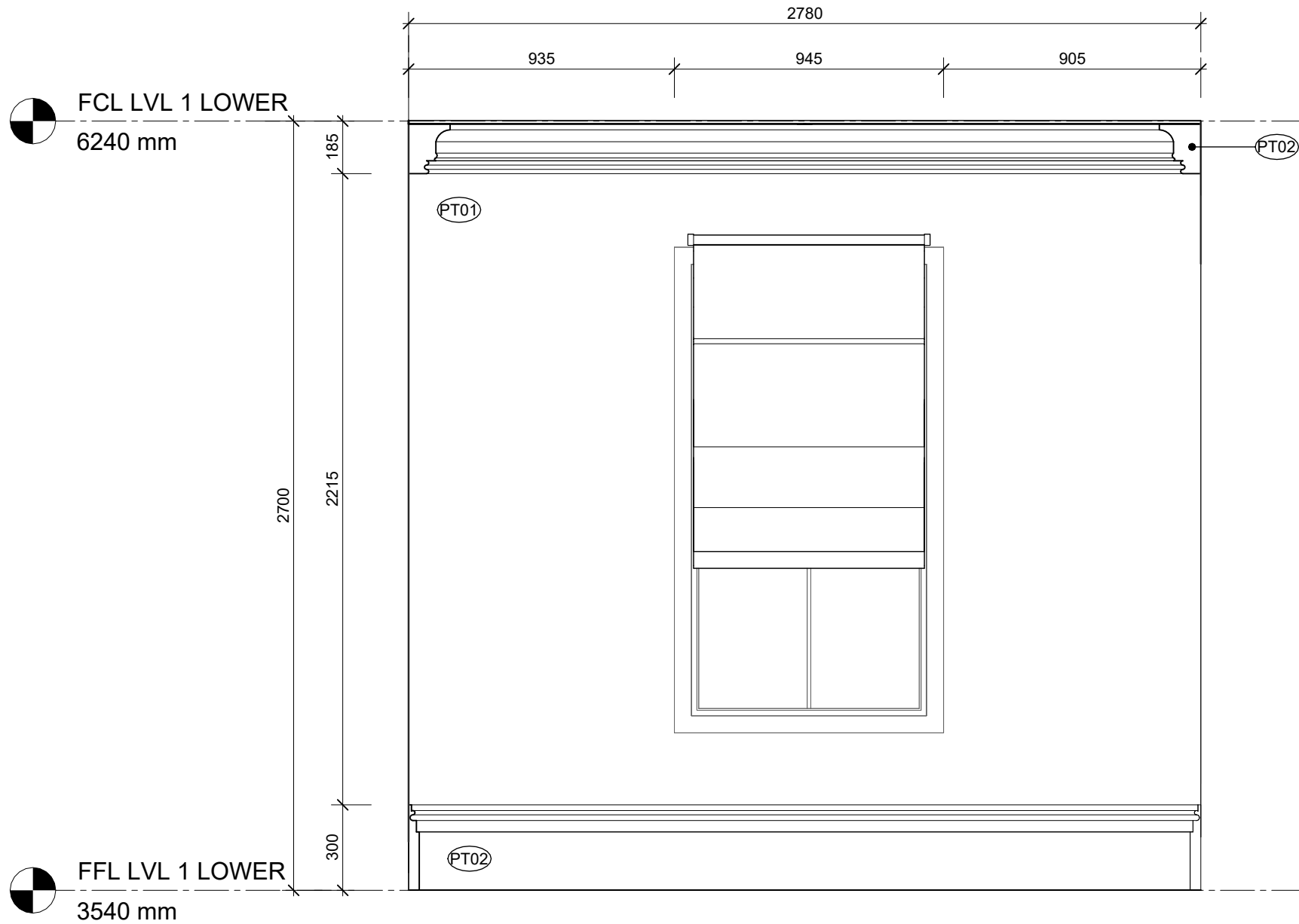
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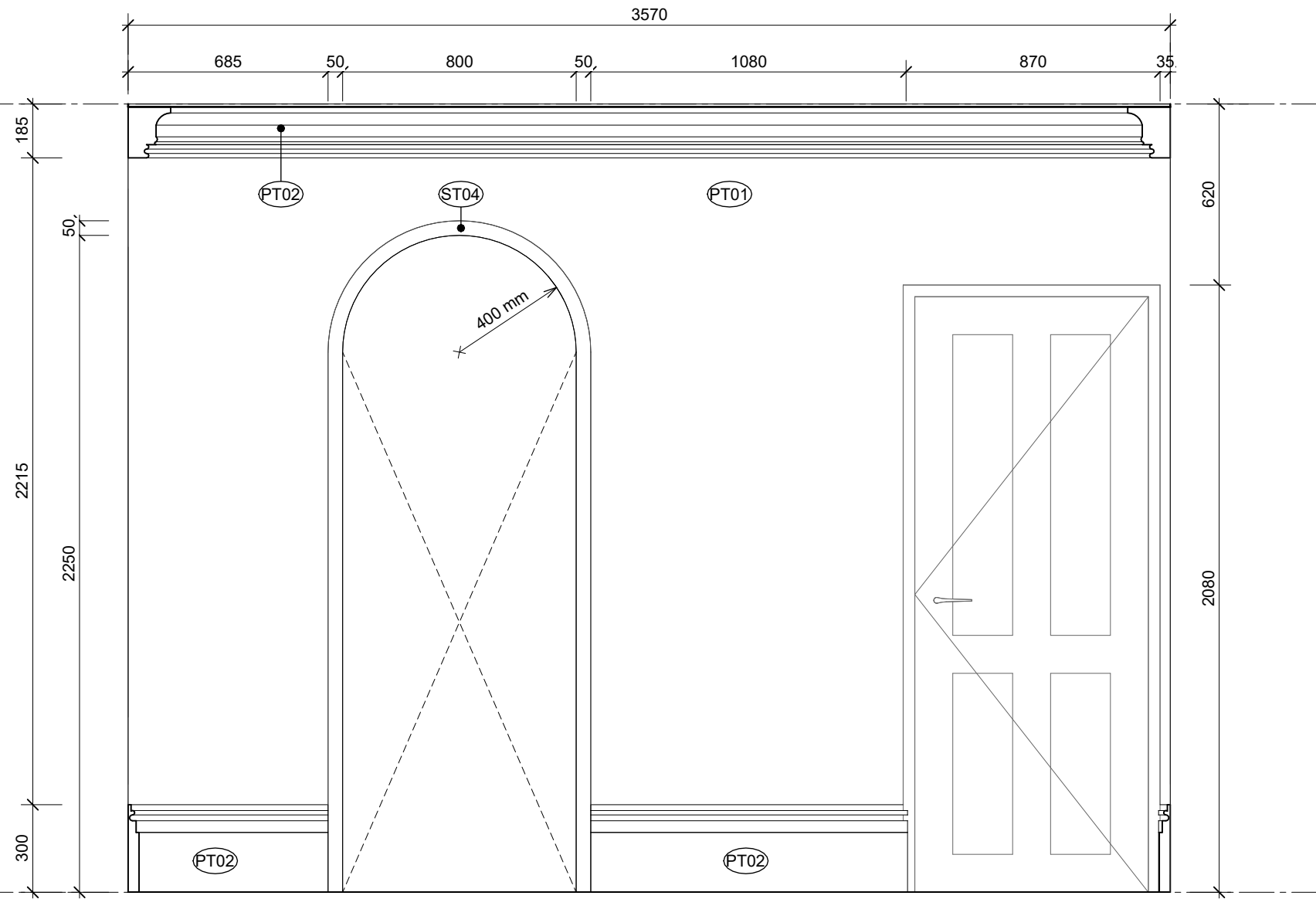
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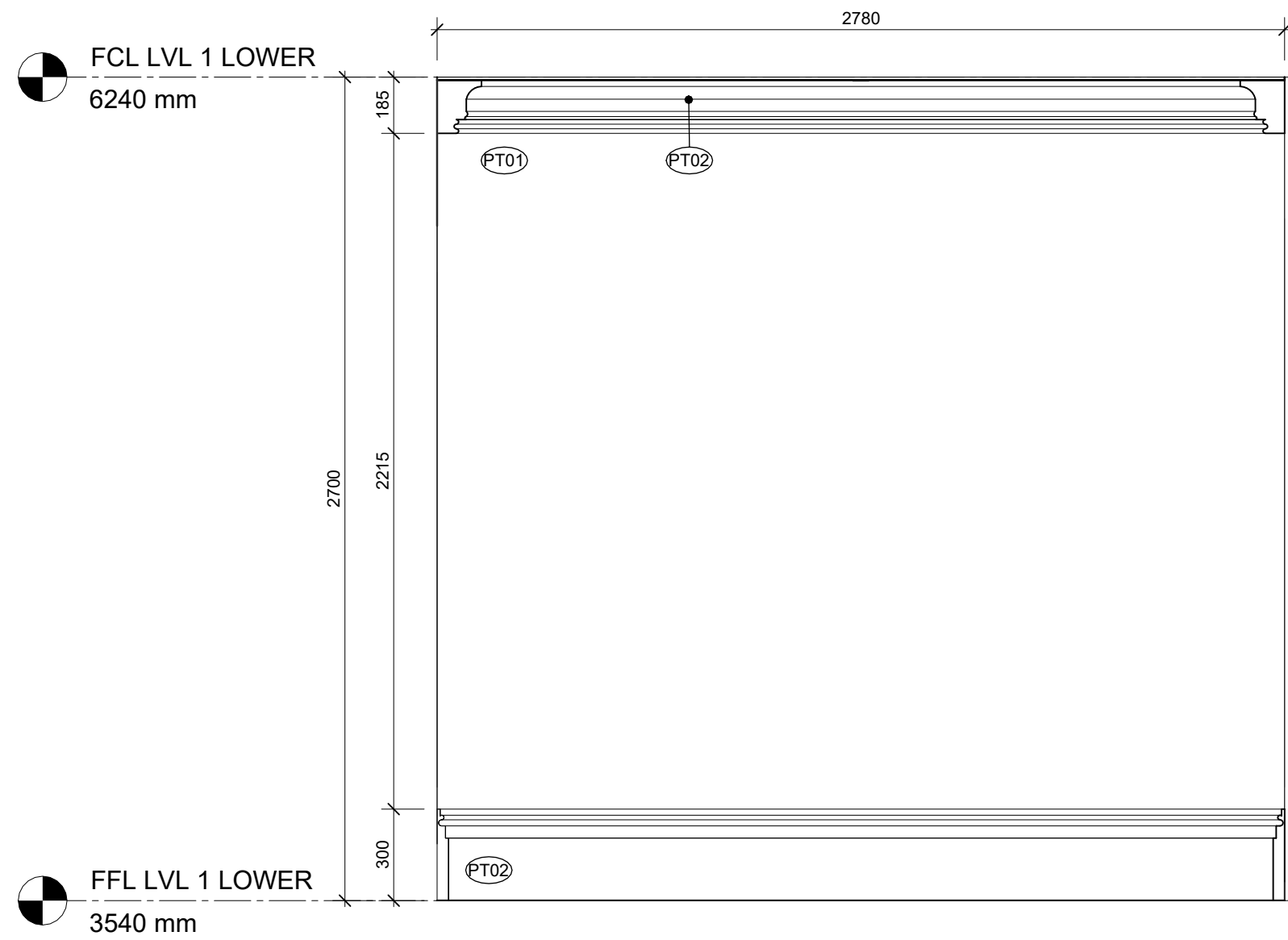
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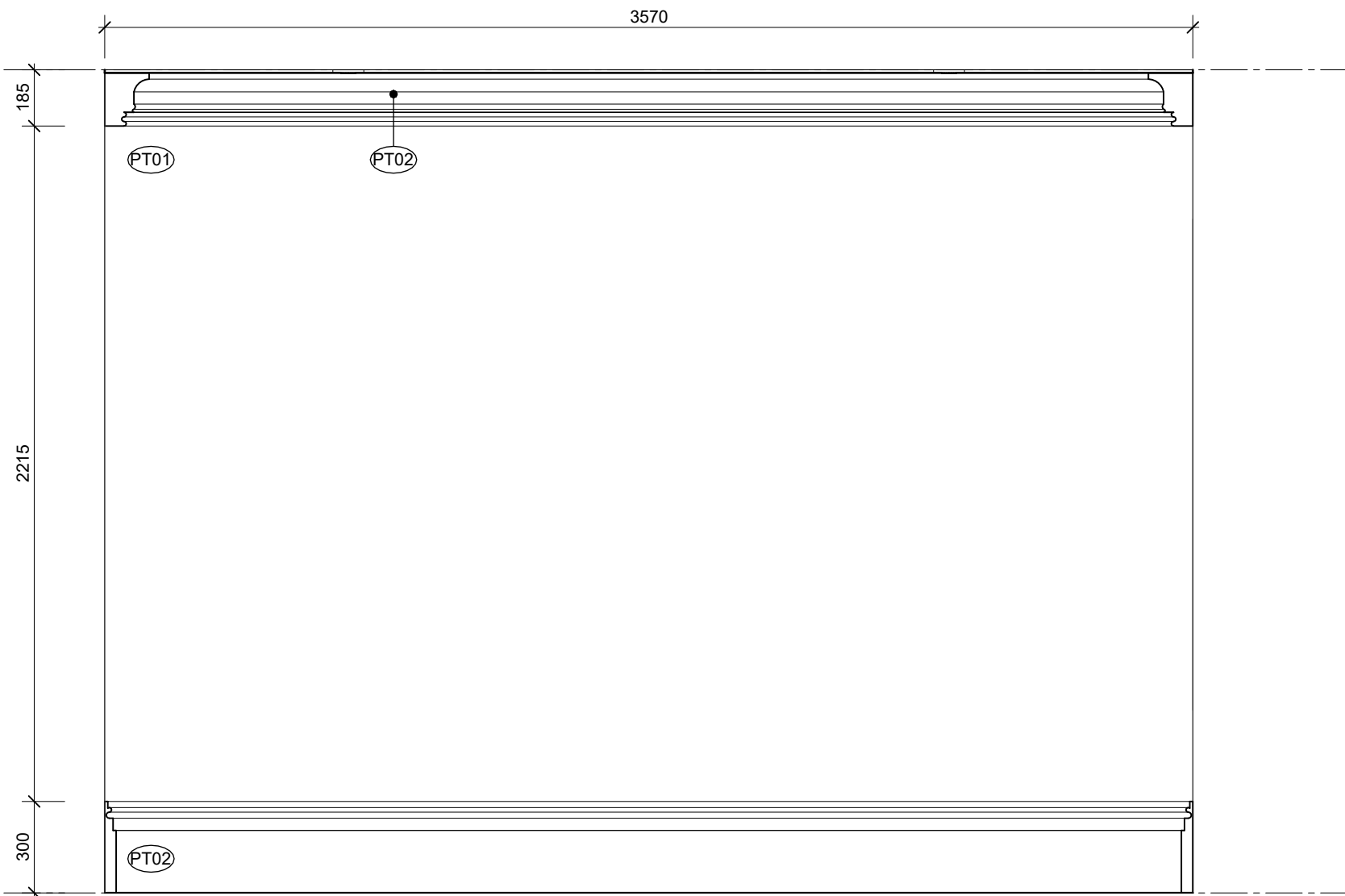
2 Suite 03 Elevation - B
A236 SCALE 1 : 20



3 Suite 03 Elevation - C
A236 SCALE 1 : 20



1 Suite 03 Elevation - A
A236 SCALE 1 : 20



4 Suite 03 Elevation - D
A236 SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Suite 03 Ensuite - Elevations

Date 3108.2026

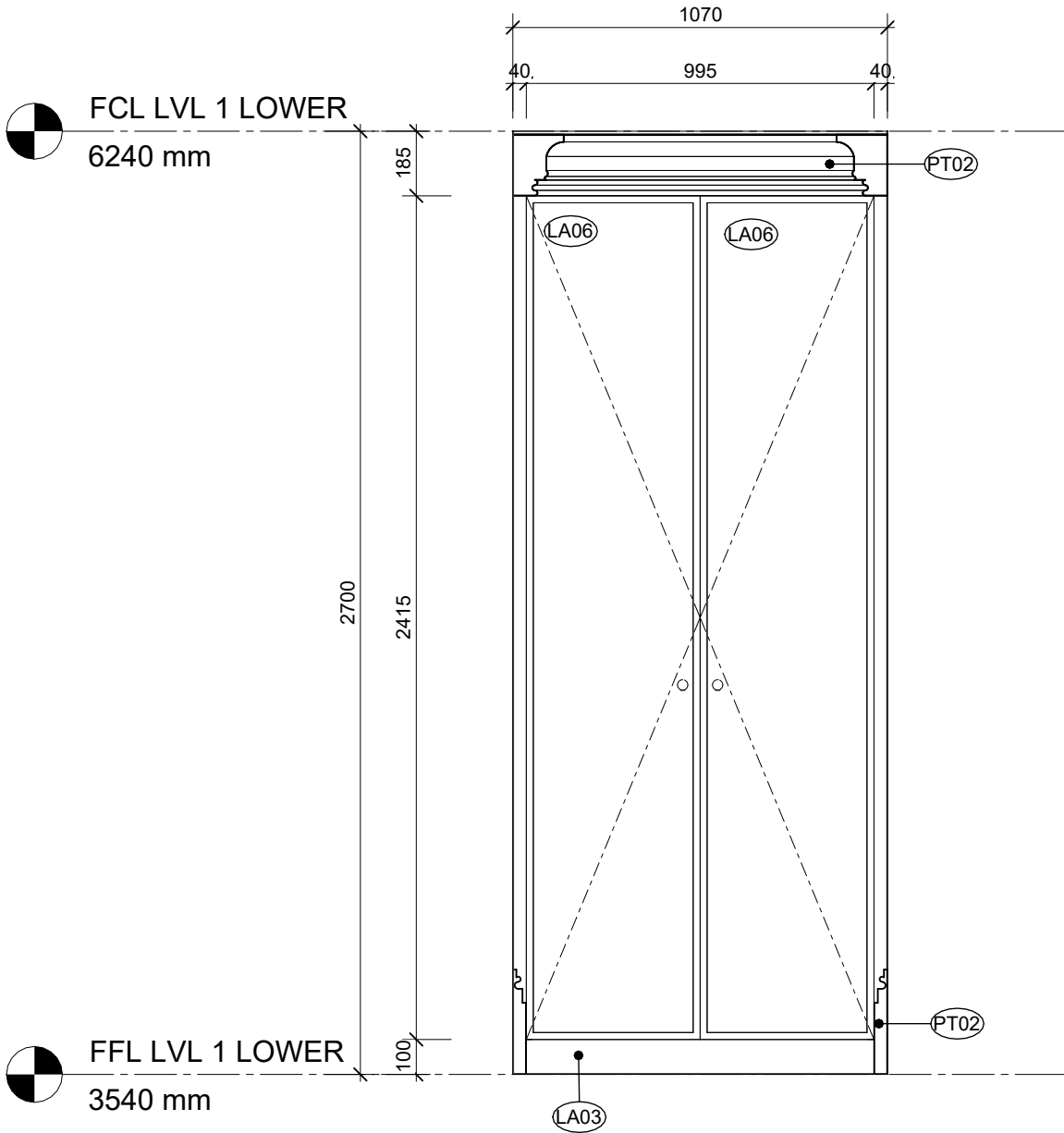
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Drawing No. A237

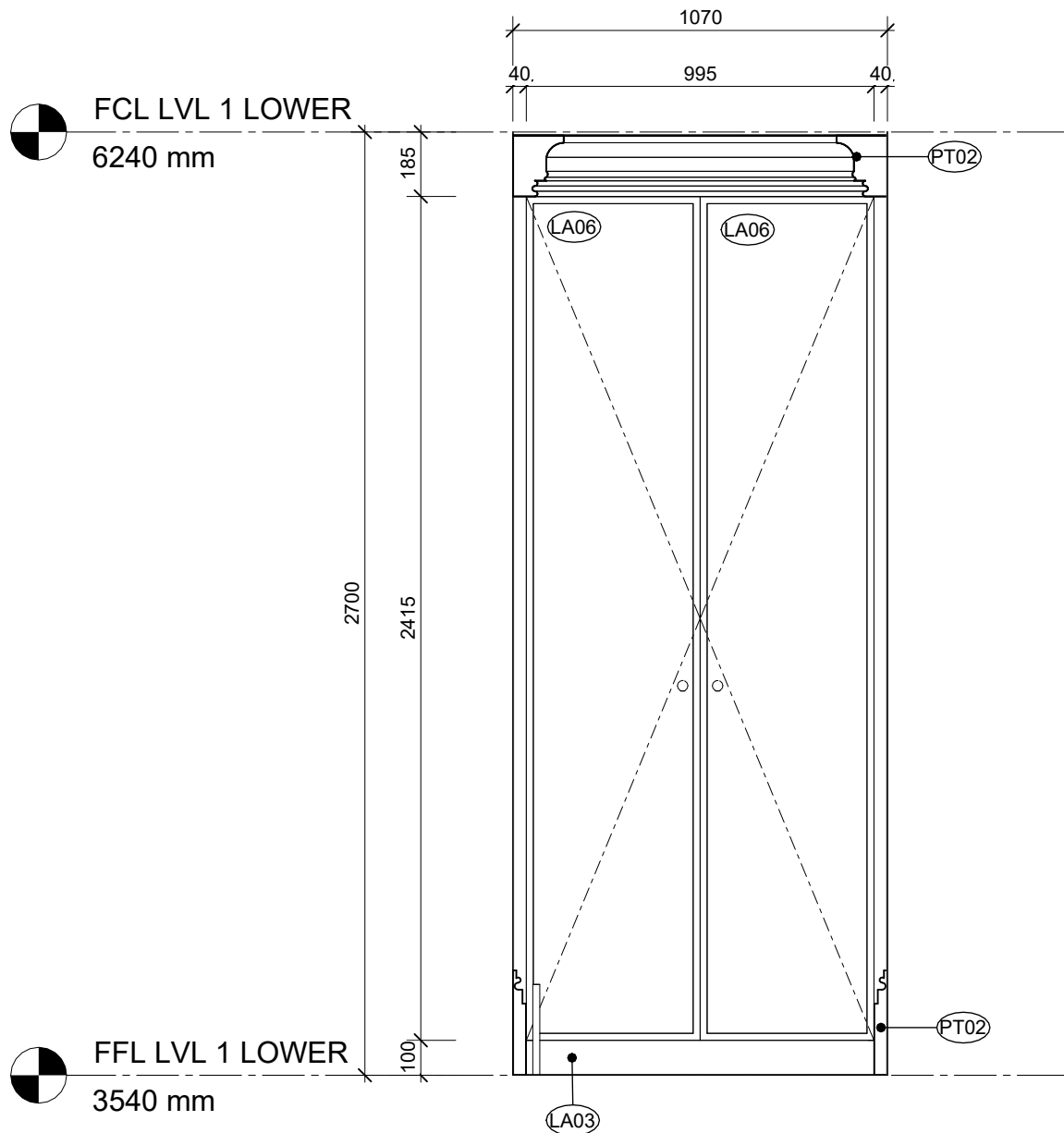
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2 Suite 03 Robe Elevation - B
A236 SCALE 1 : 20



1 Suite 03 Robe Elevation - A
A236 SCALE 1 : 20



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Suite 03 - Elevations

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A238

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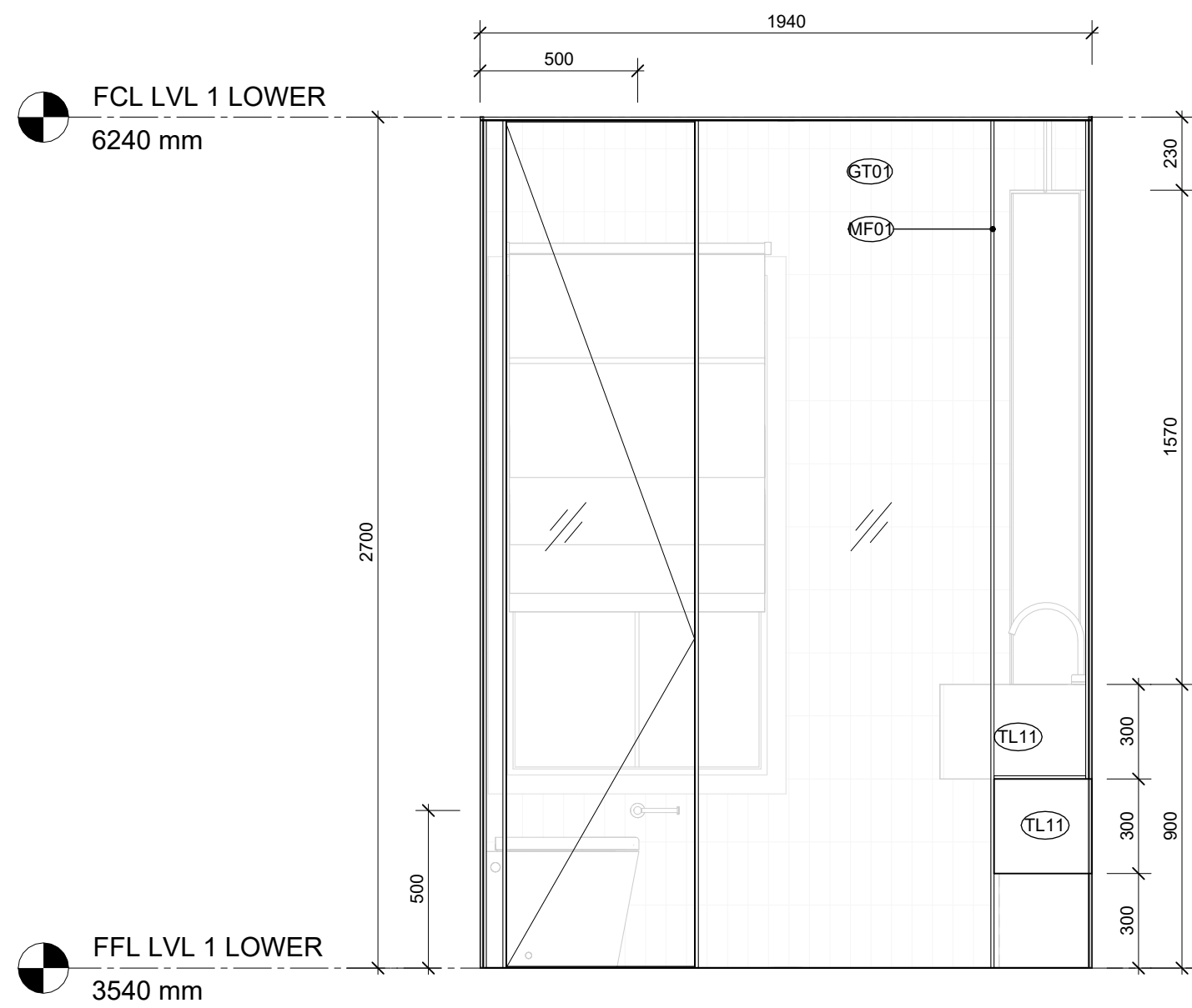
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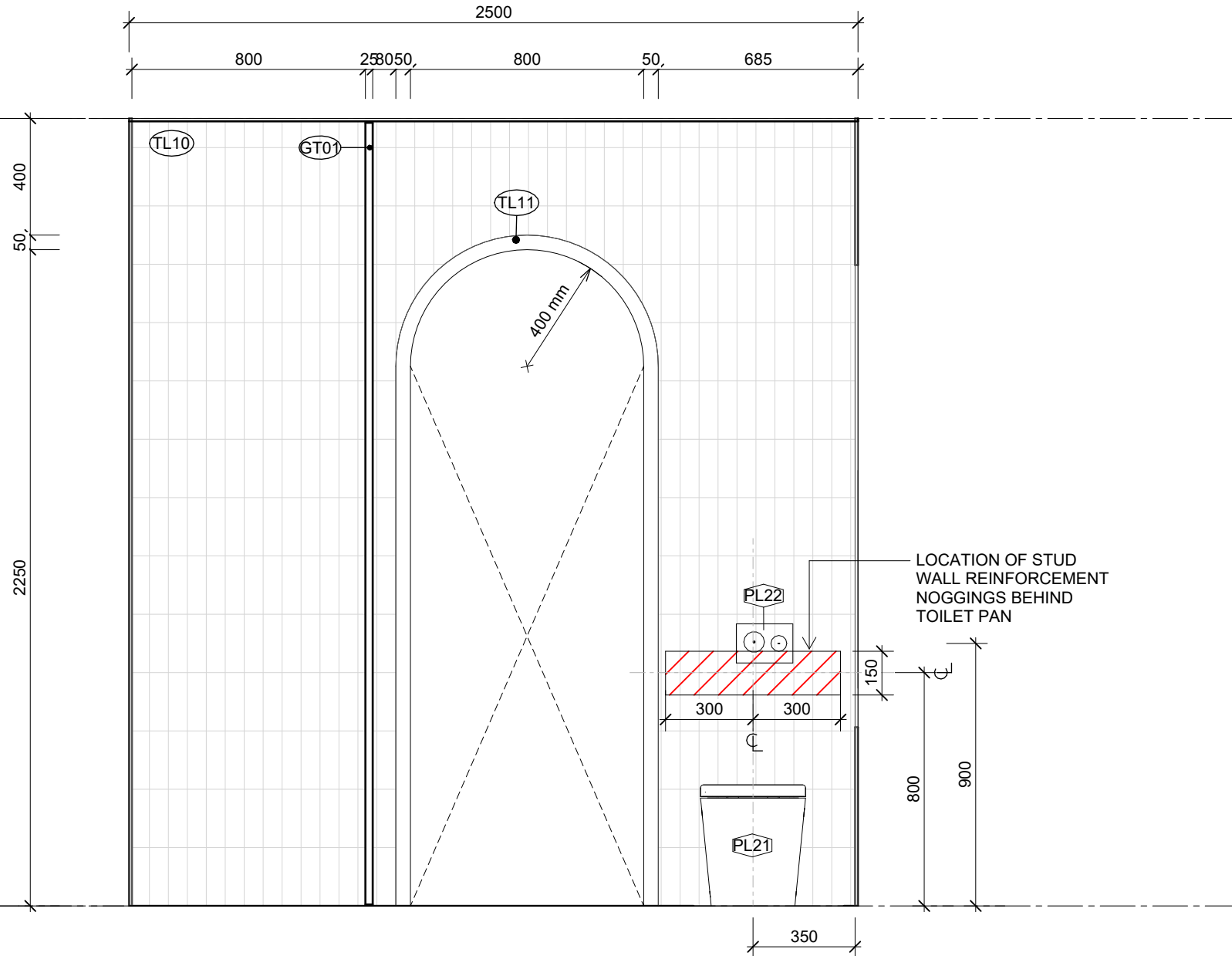
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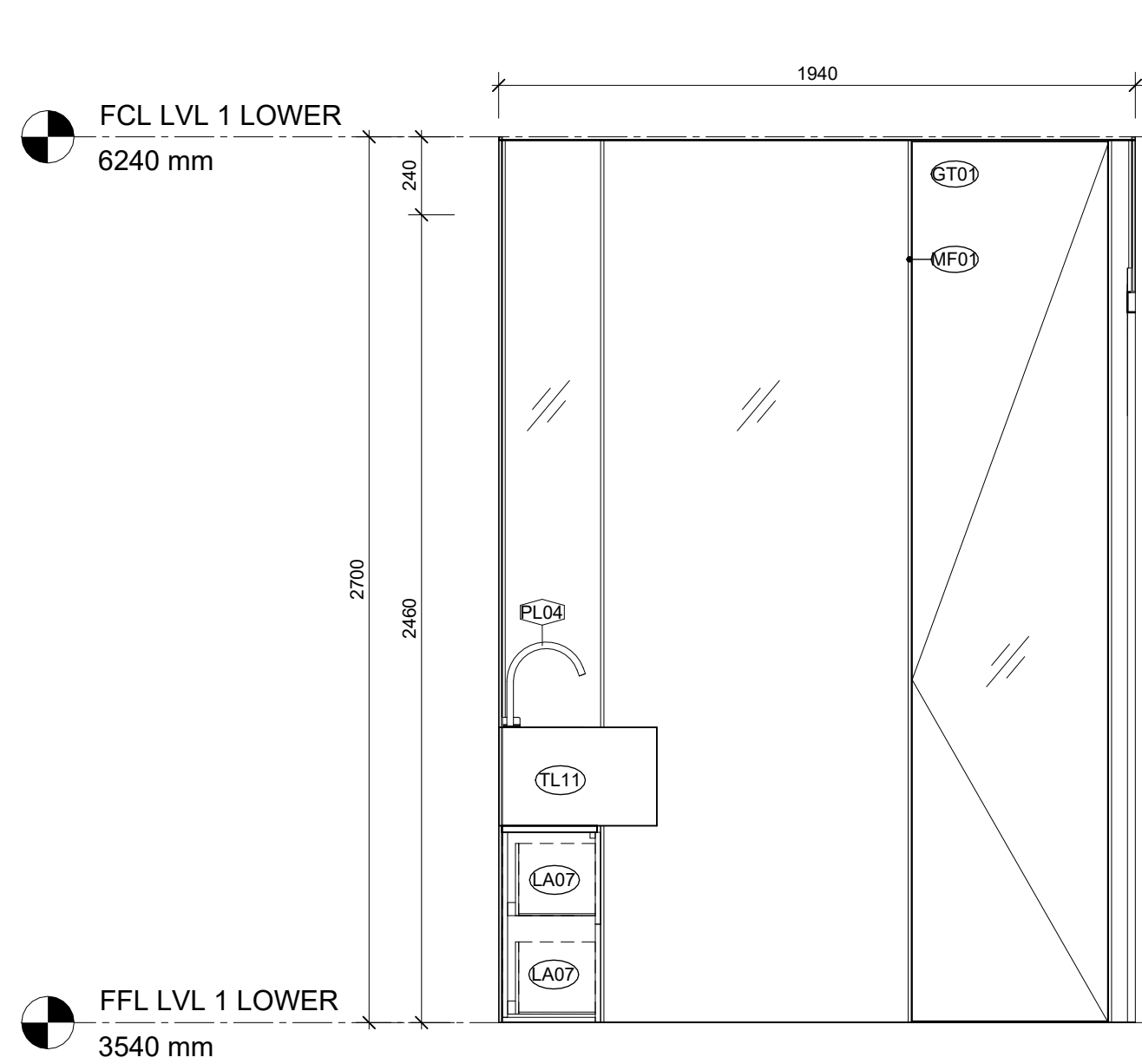
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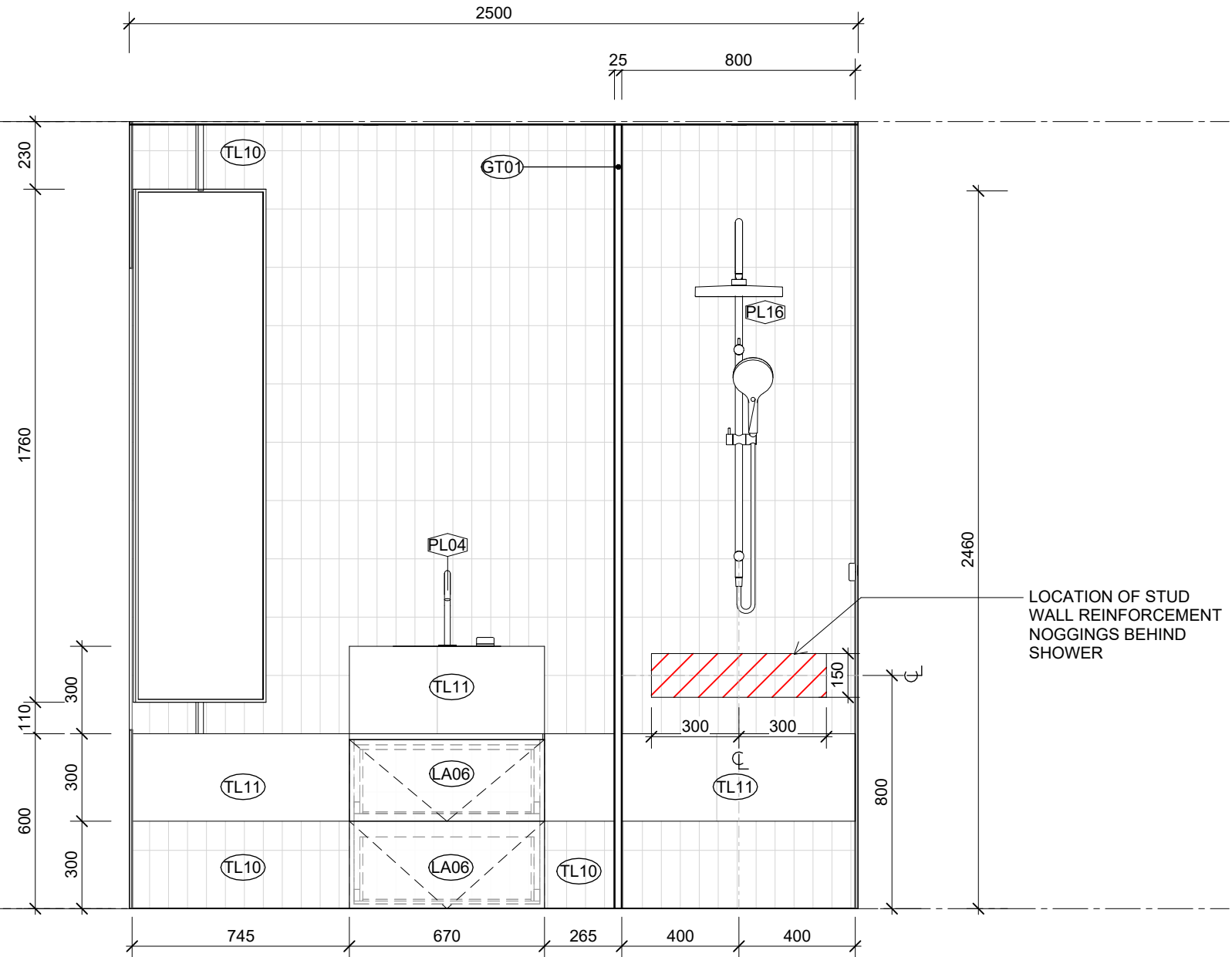
2 Suite 03 Ensuite Elevation - A
A230 SCALE 1 : 20



3 Suite 03 Ensuite Elevation - C
A236 SCALE 1 : 20



1 Suite 03 Ensuite Elevation - B
A230 SCALE 1 : 20



4 Suite 03 Ensuite Elevation - D
A236 SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Suite 03 Ensuite - Elevations

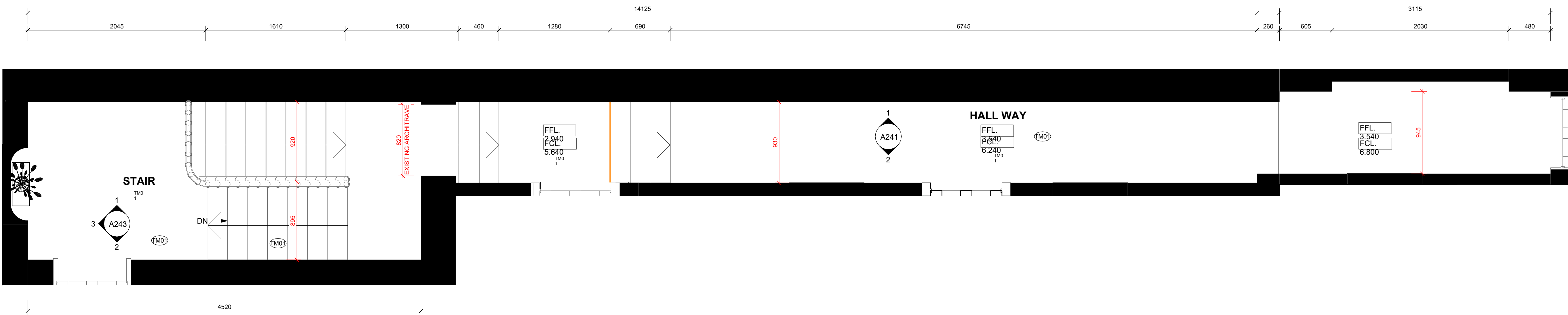
Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A239

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For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Level 01 Hall - Floor Plan

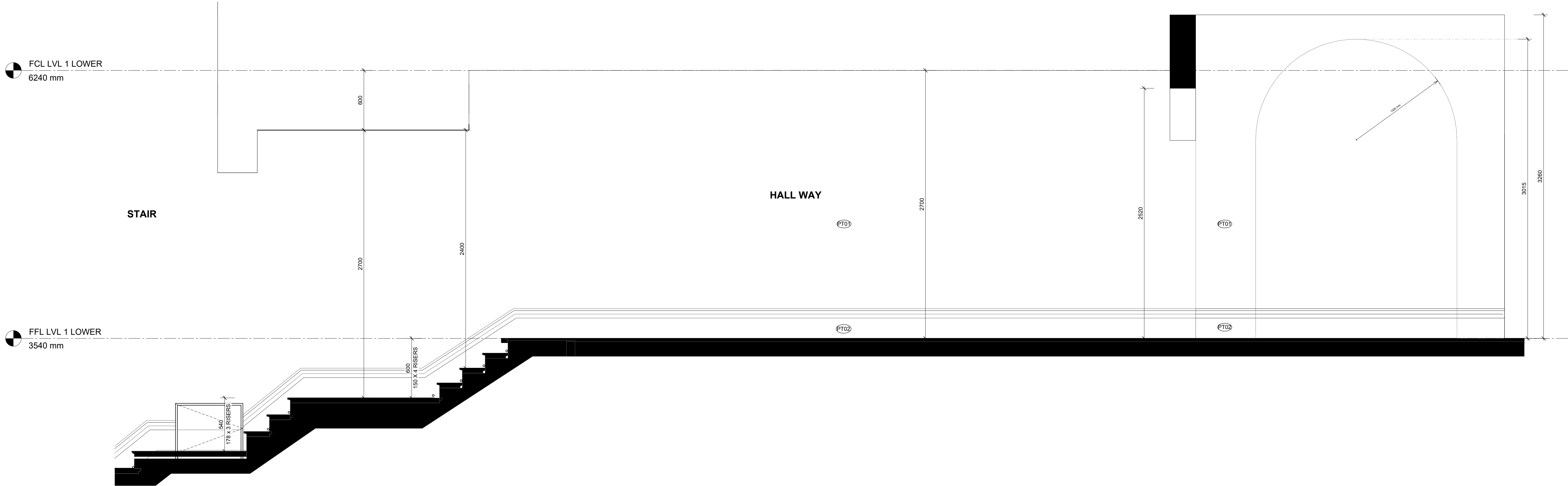
Date 3108.2026

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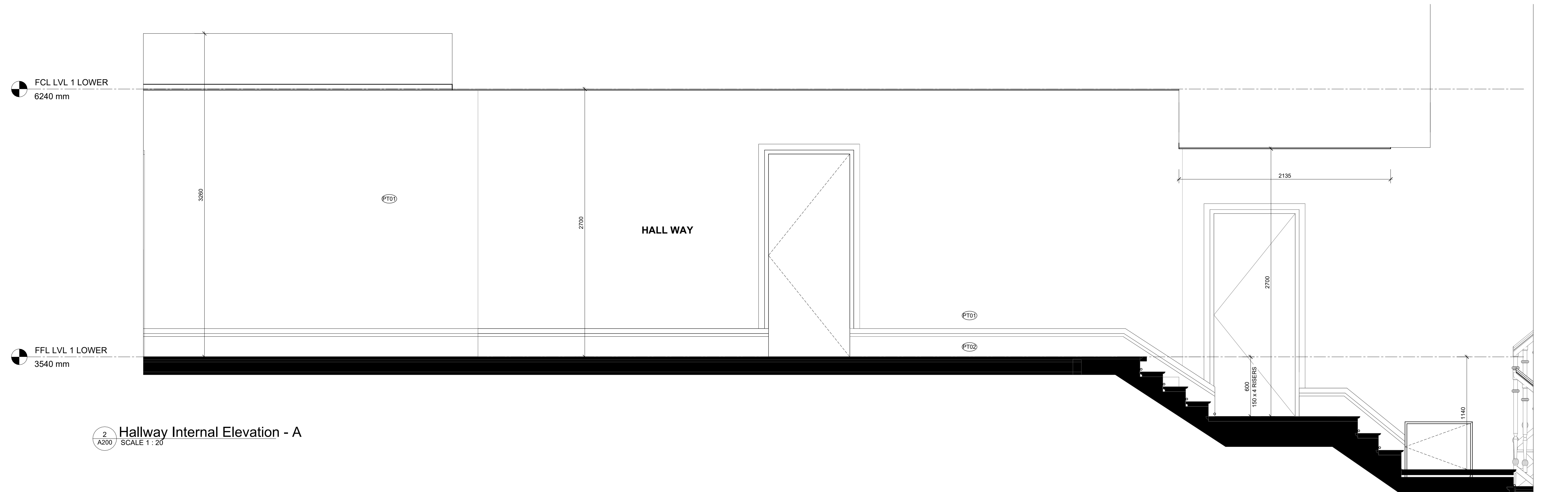
Drawing No. A240

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1 Hallway Internal Elevation - B
SCALE 1 : 20



2 Hallway Internal Elevation - A
SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Level 01 Hall - Elevations

Date 3108.2026

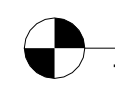
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Drawing No. A241

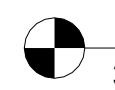
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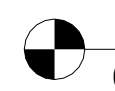




FCL LVL 01
7500 mm



FFL LVL 01
3900 mm



GF
0 mm

A RECESSED NOOK HAS
BEEN DESIGNED IN THIS
LOCATION.

PT01

2670
HEAD CLEARANCE

PT02

1

Hall Way Internal Elevation 5
SCALE 1 : 20

12 TREADS x 230=2760

PT01

EXISTING STAIN GLASS
WINDOW

4895

7 TREAD x 230= 1610

2

Hall Way Internal Elevation 7
SCALE 1 : 20

PT02

1485

8 RISES x 191 = 1495

1815

445 200 445 200 520

PT01

3600

PT01

PT01

620

500

695

3

Hall Way Internal Elevation 8
SCALE 1 : 20

A240

4

Hock view
SCALE



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DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Stairwell Landing - Elevations

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A243

A

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

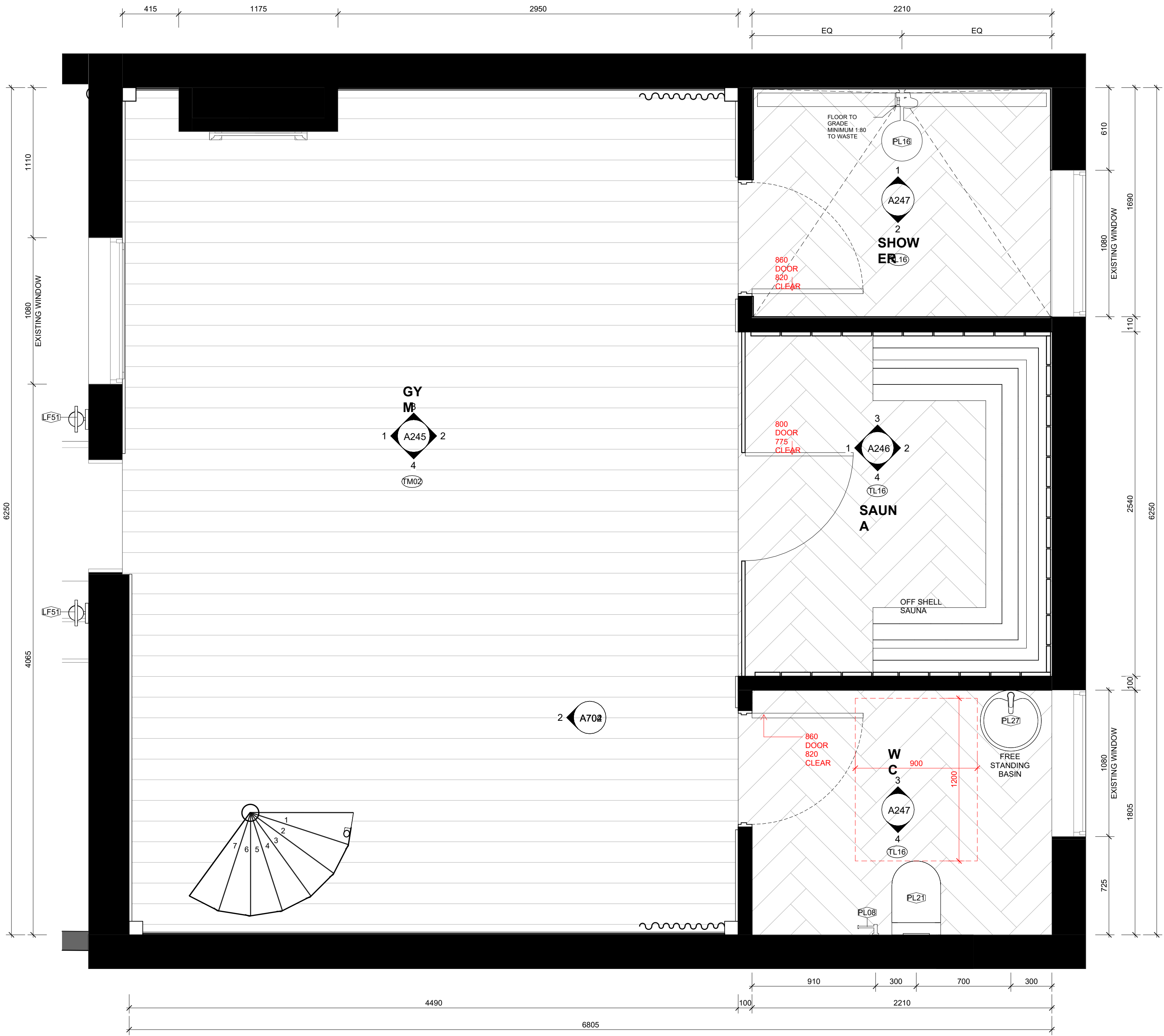
PROVIDE COMPLIANT WATERPROOFING MEMBRANES TO ALL SHOWER ENCLOSURES, BATHROOM FLOORS, LAUNDRY AREAS, AND WALL-TO-FLOOR JUNCTIONS AS REQUIRED BY THE CODE.

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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.

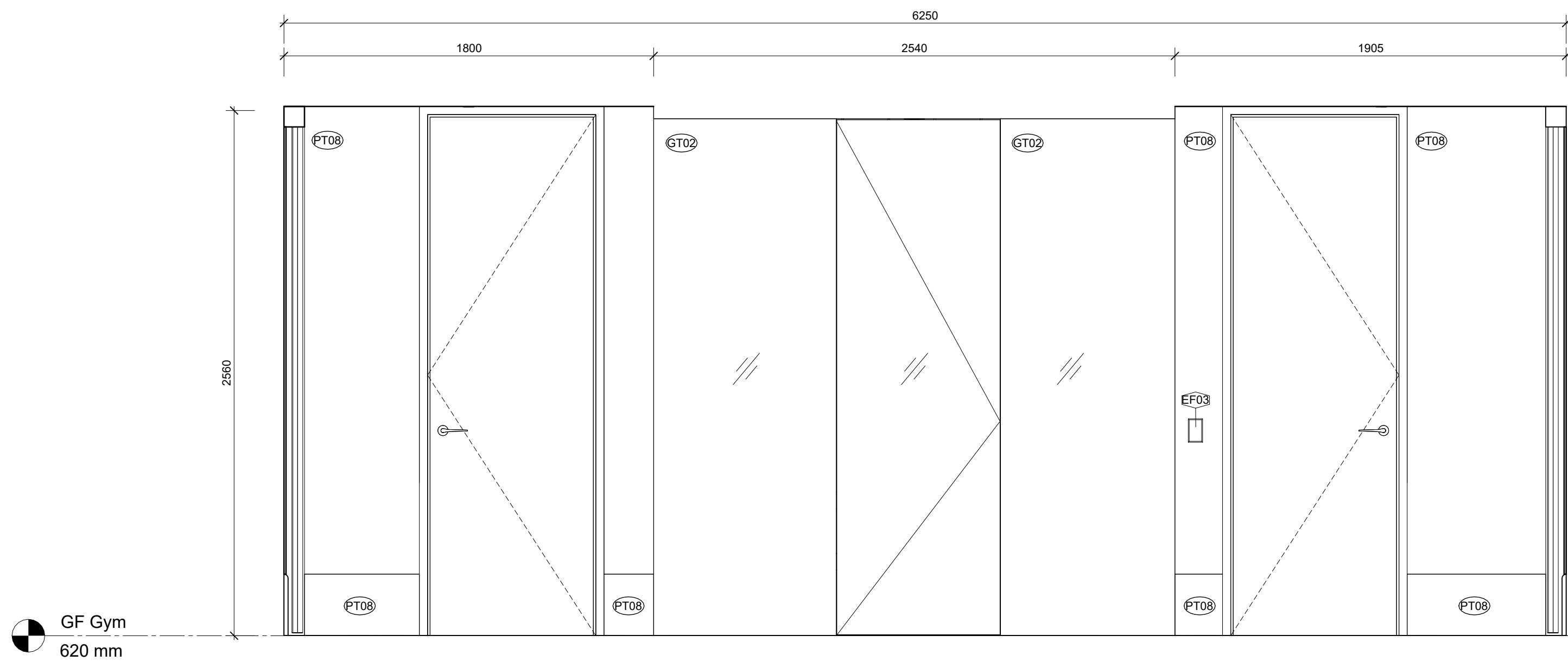


1 Gym - Floor Plan
A201 SCALE 1 : 20

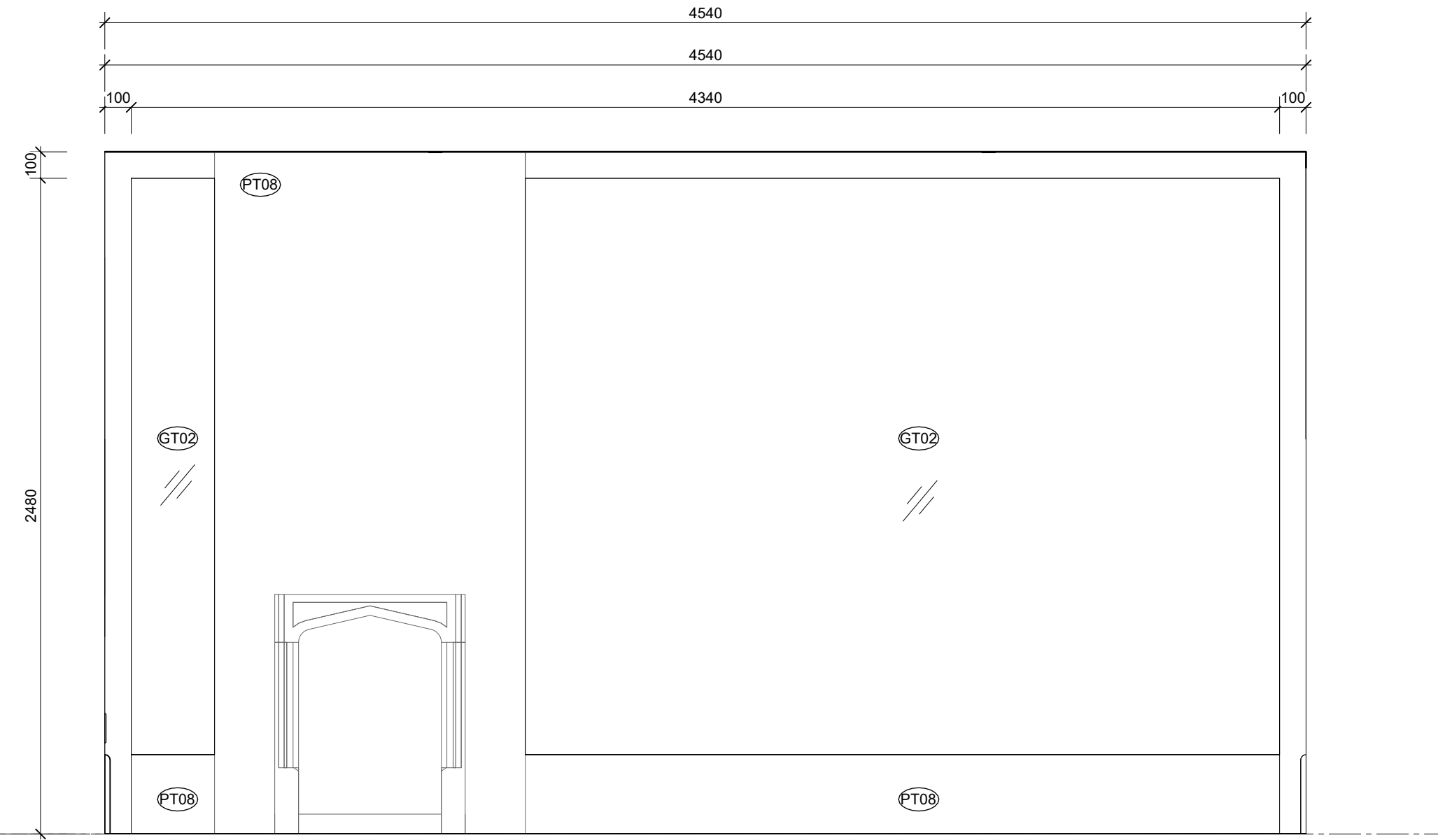


ARTIST'S IMPRESSION ONLY

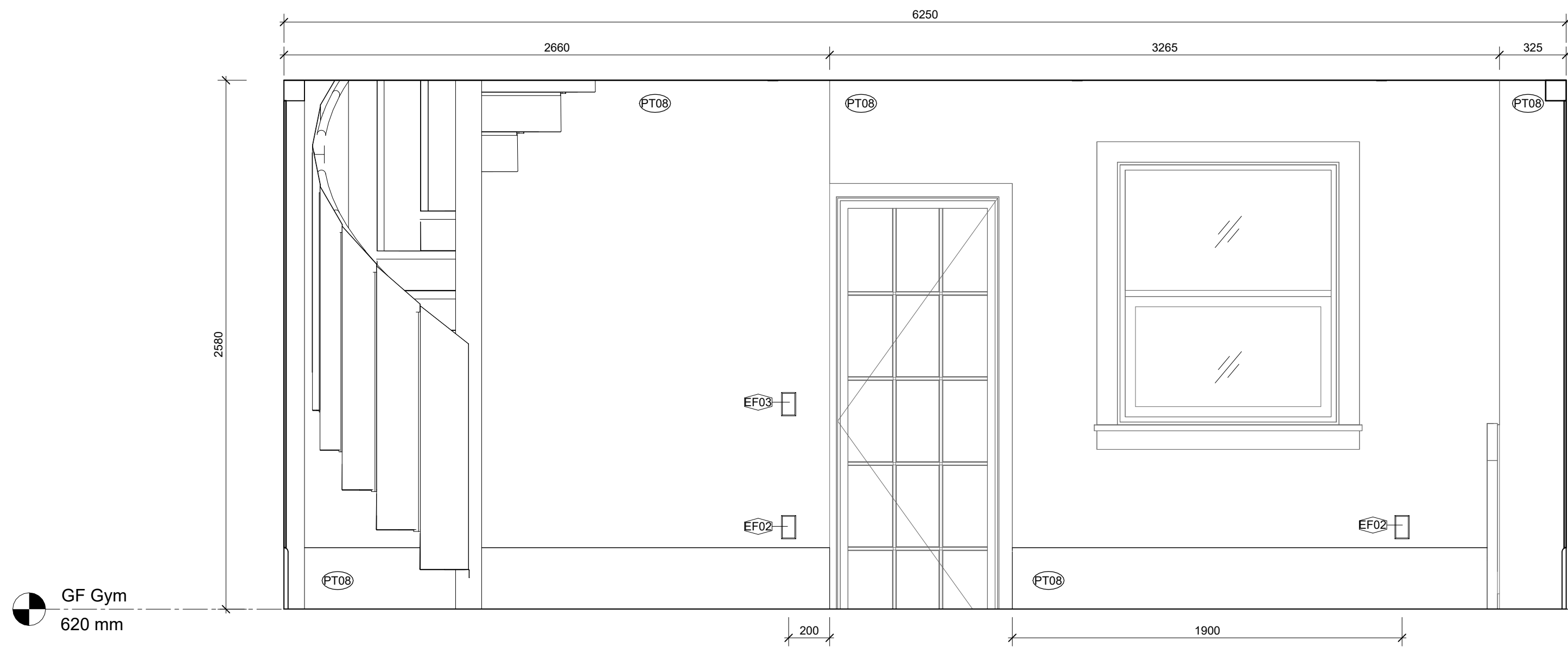




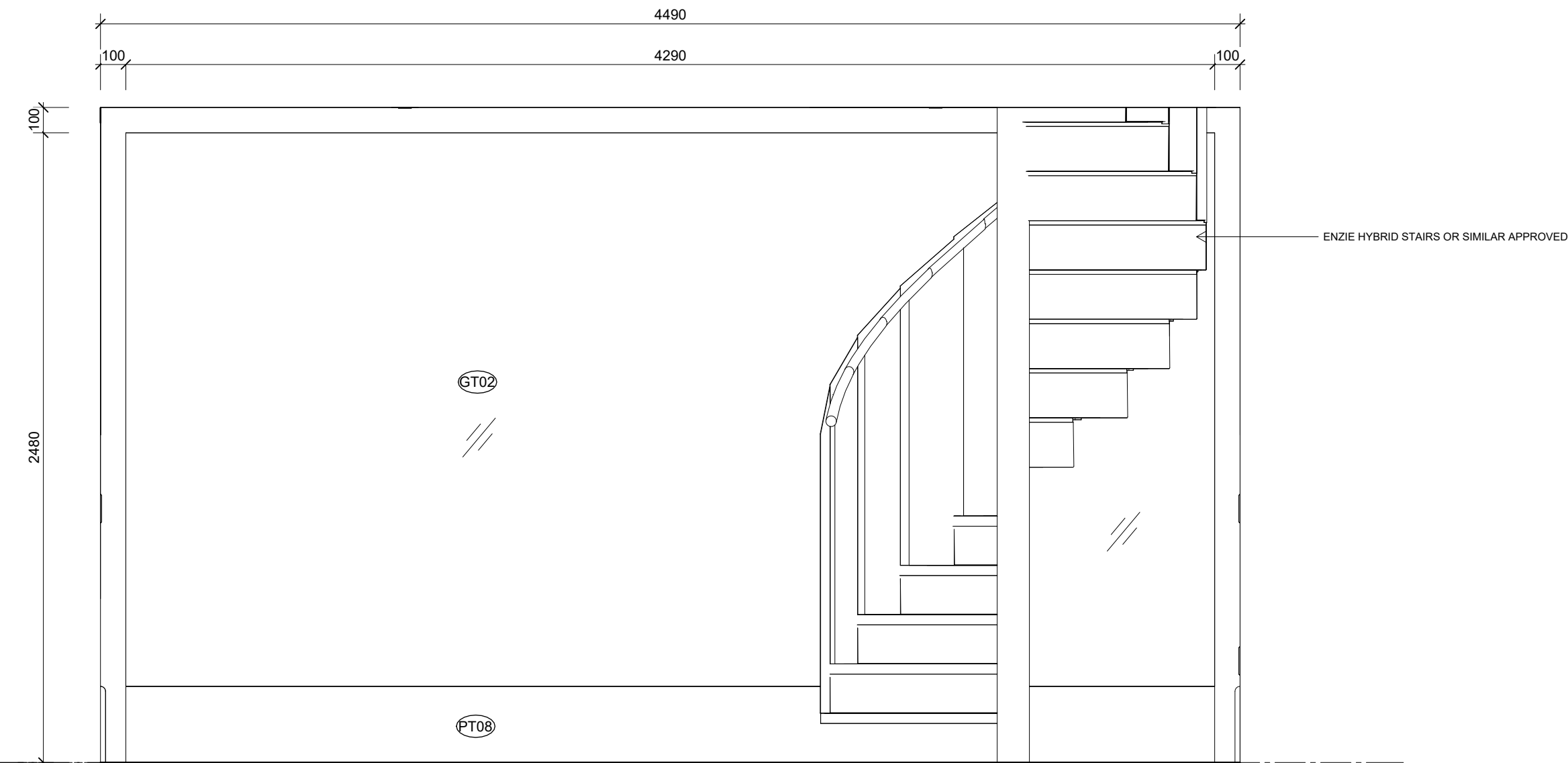
2 Gym Elevation - B
A244 SCALE 1 : 20



3 Gym Elevation - C
A244 SCALE 1 : 20



1 Gym Elevation - A
A244 SCALE 1 : 20



4 Gym Elevation - D
A244 SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - Gym - Elevation

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A245

A

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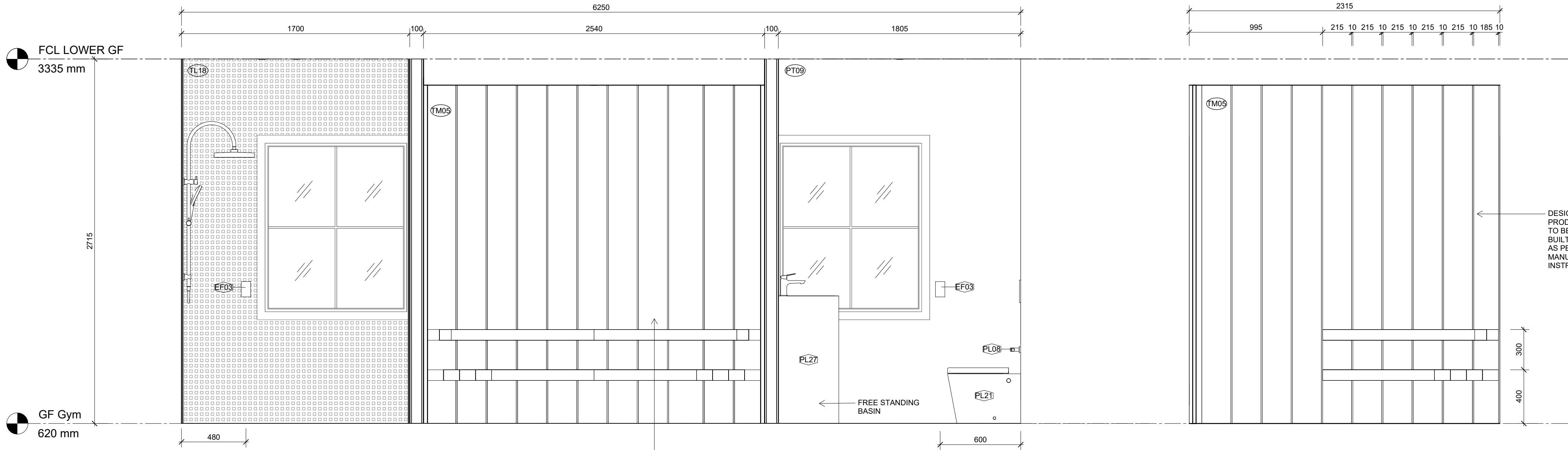
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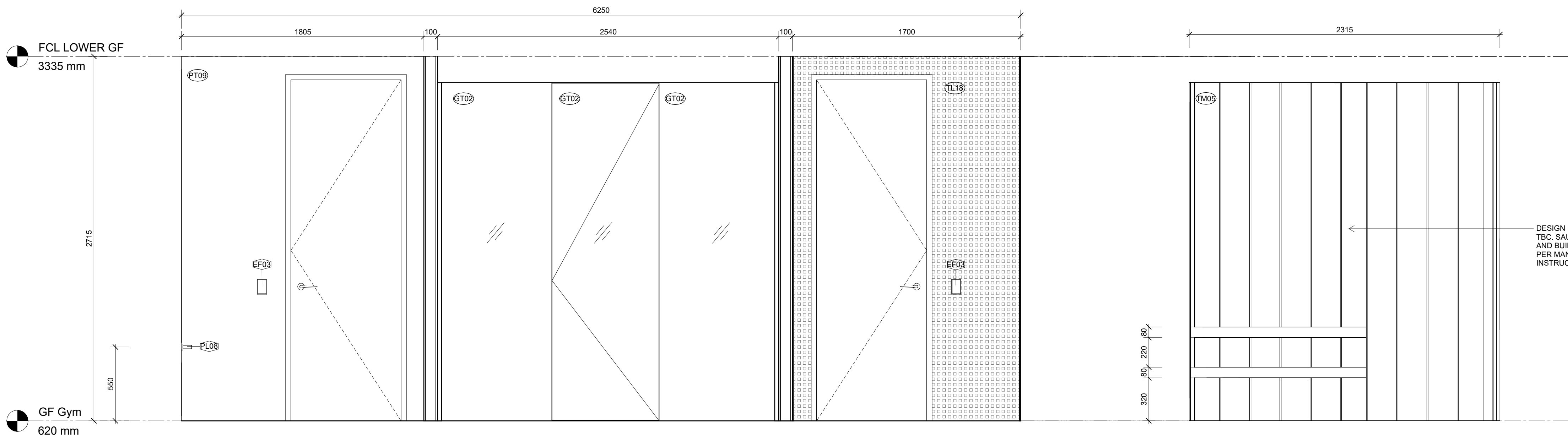
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2
A244
Sauna Elevation - B
SCALE 1 : 20

3
A244
Sauna Elevation - C
SCALE 1 : 20



1
A244
Sauna Elevation - A
SCALE 1 : 20

4
A244
Sauna Elevation - D
SCALE 1 : 20



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - Sauna - Elevation

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A246

A

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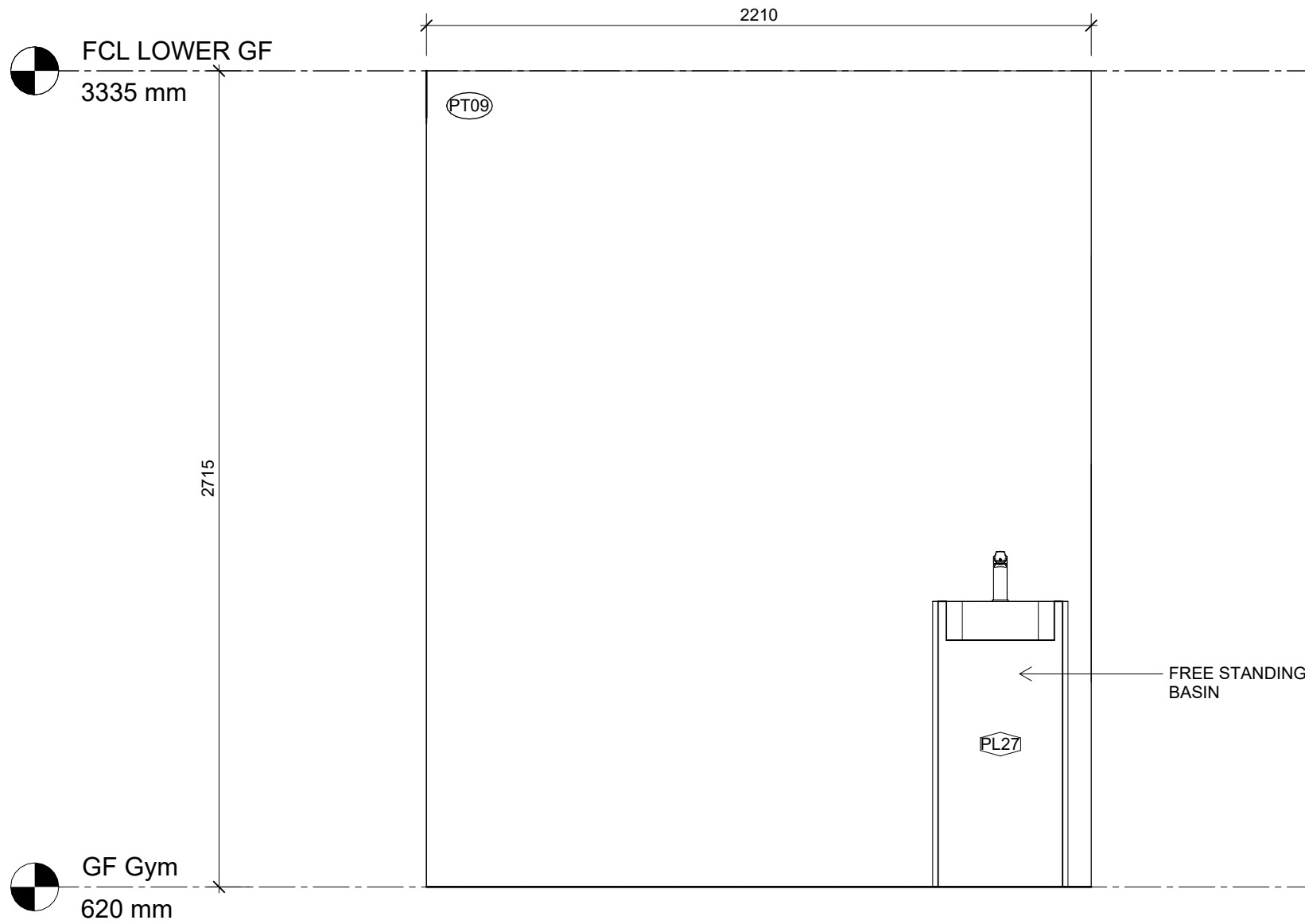
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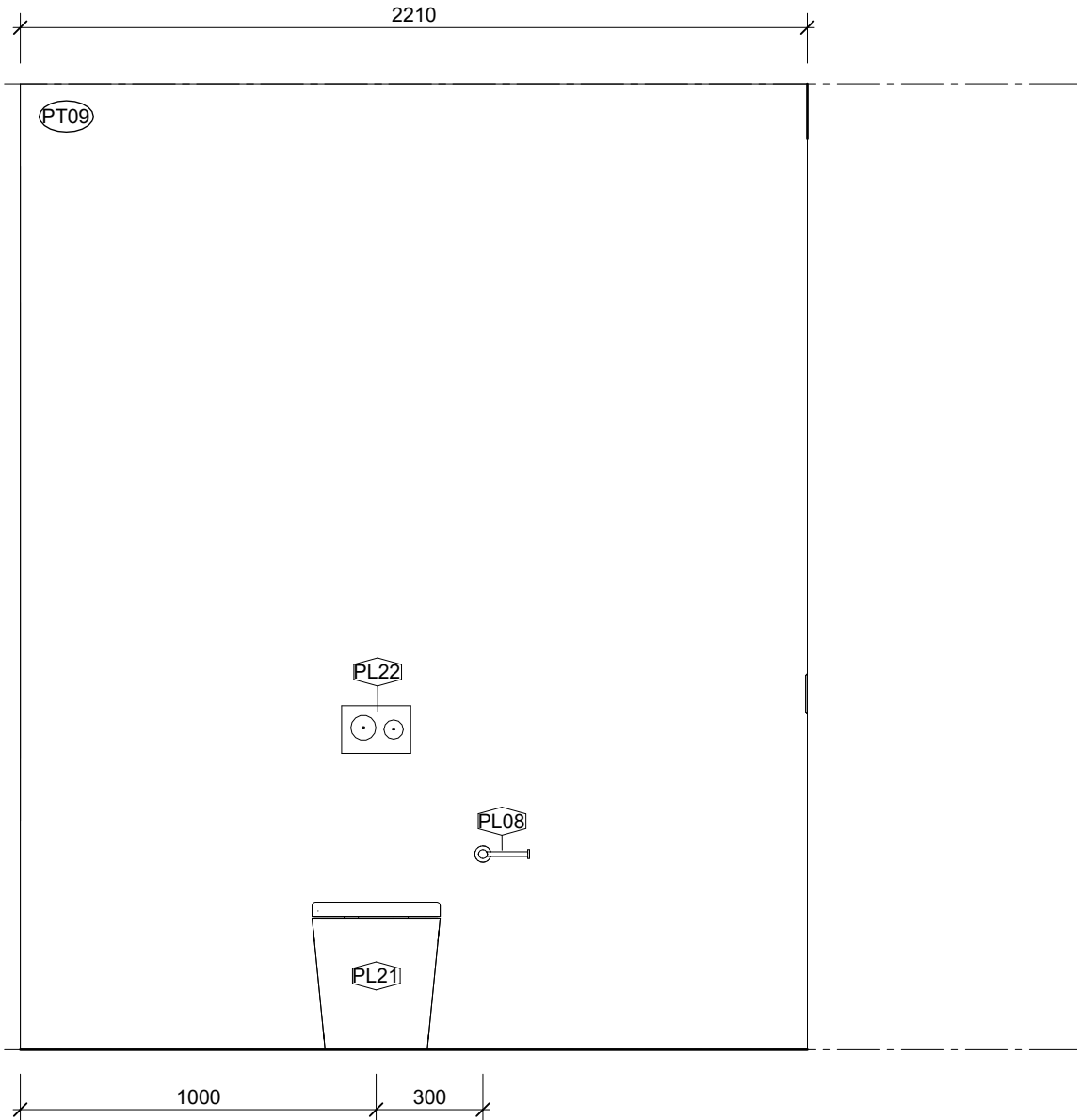
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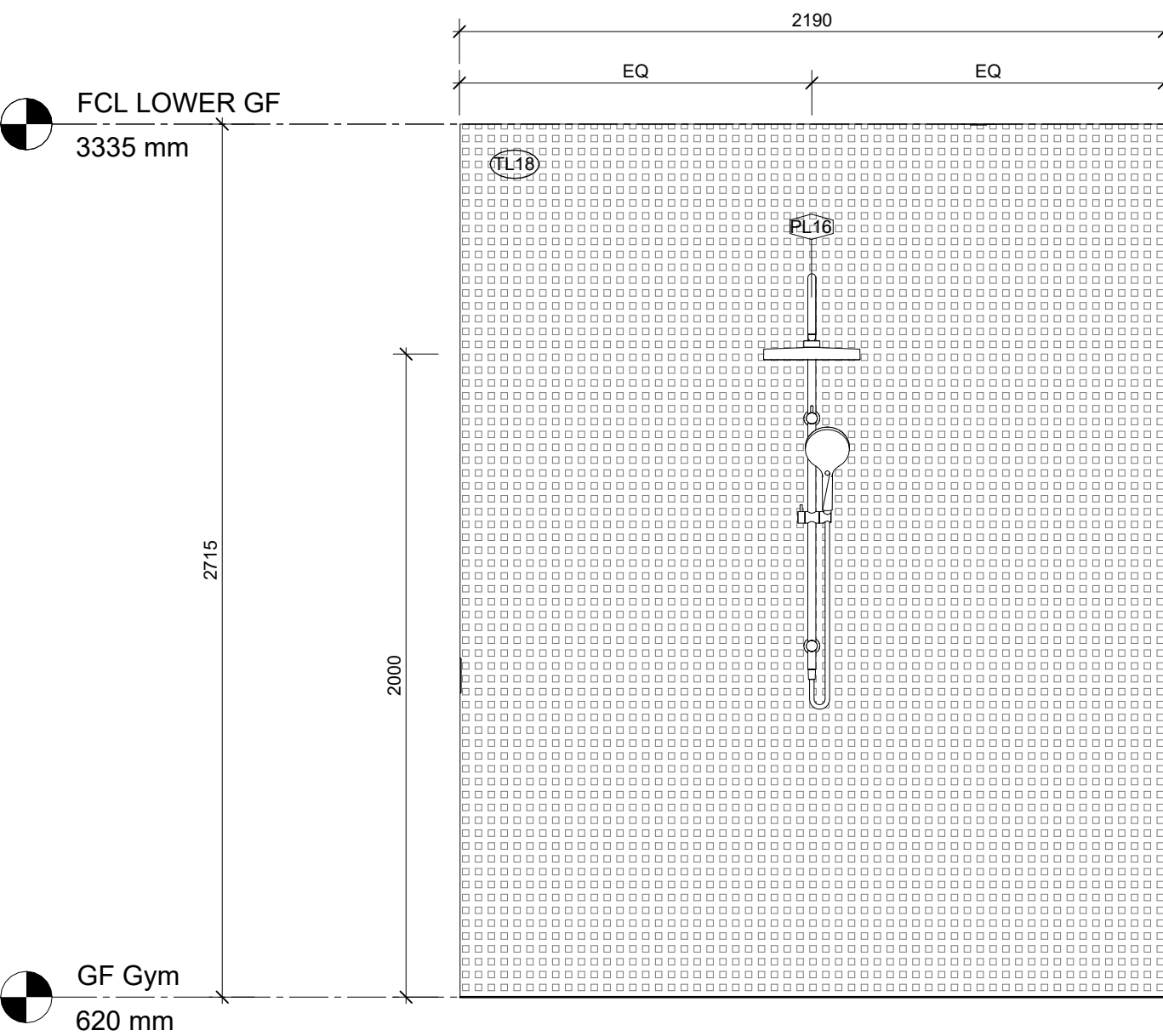
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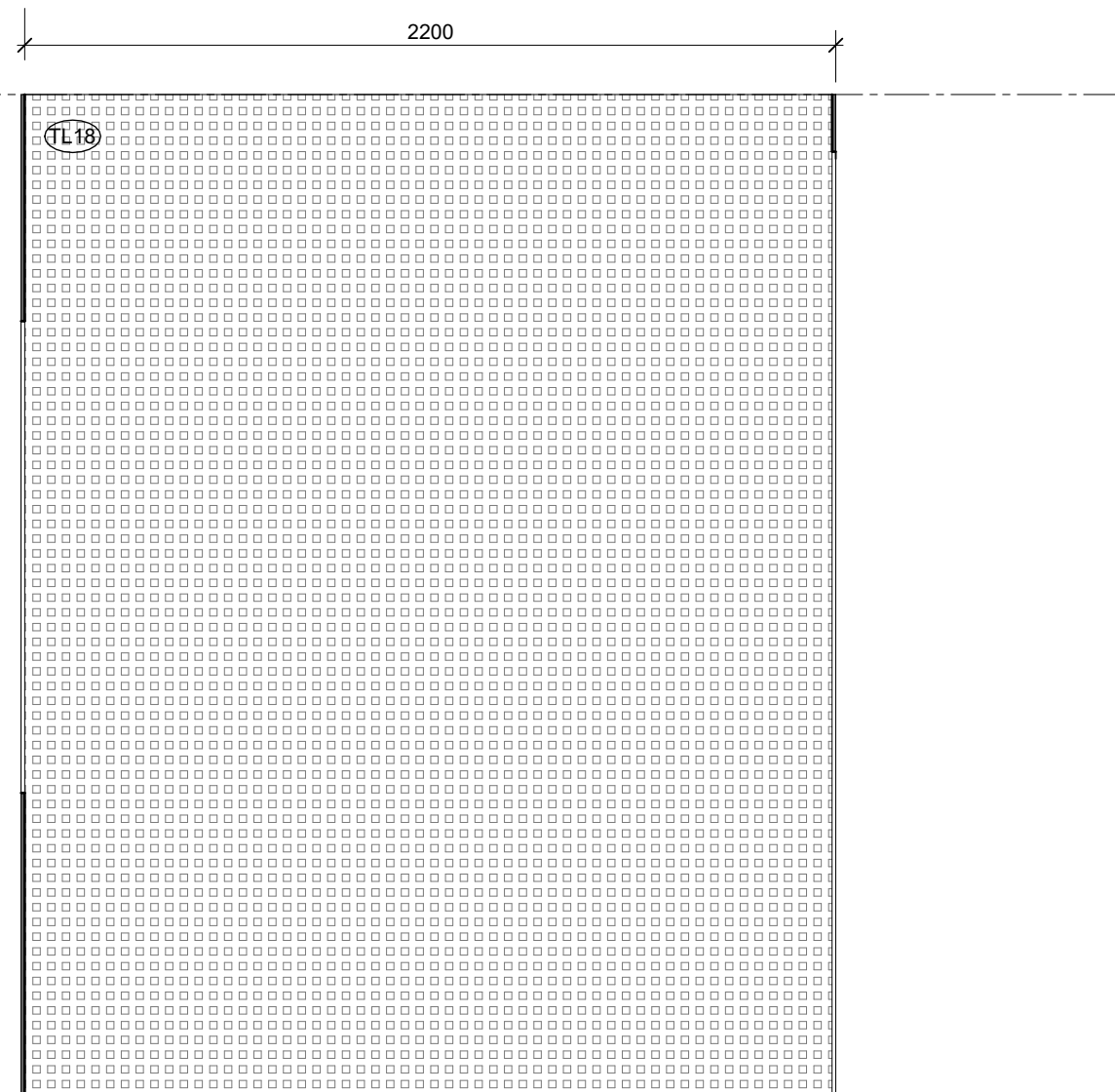
3
A244
WC ELE 1
SCALE 1 : 20



4
A244
WC ELE 2
SCALE 1 : 20



1
A244
SHOWER ELE 1
SCALE 1 : 20



2
A244
SHOWER ELE 2
SCALE 1 : 20



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - WC - Shower - Elevation

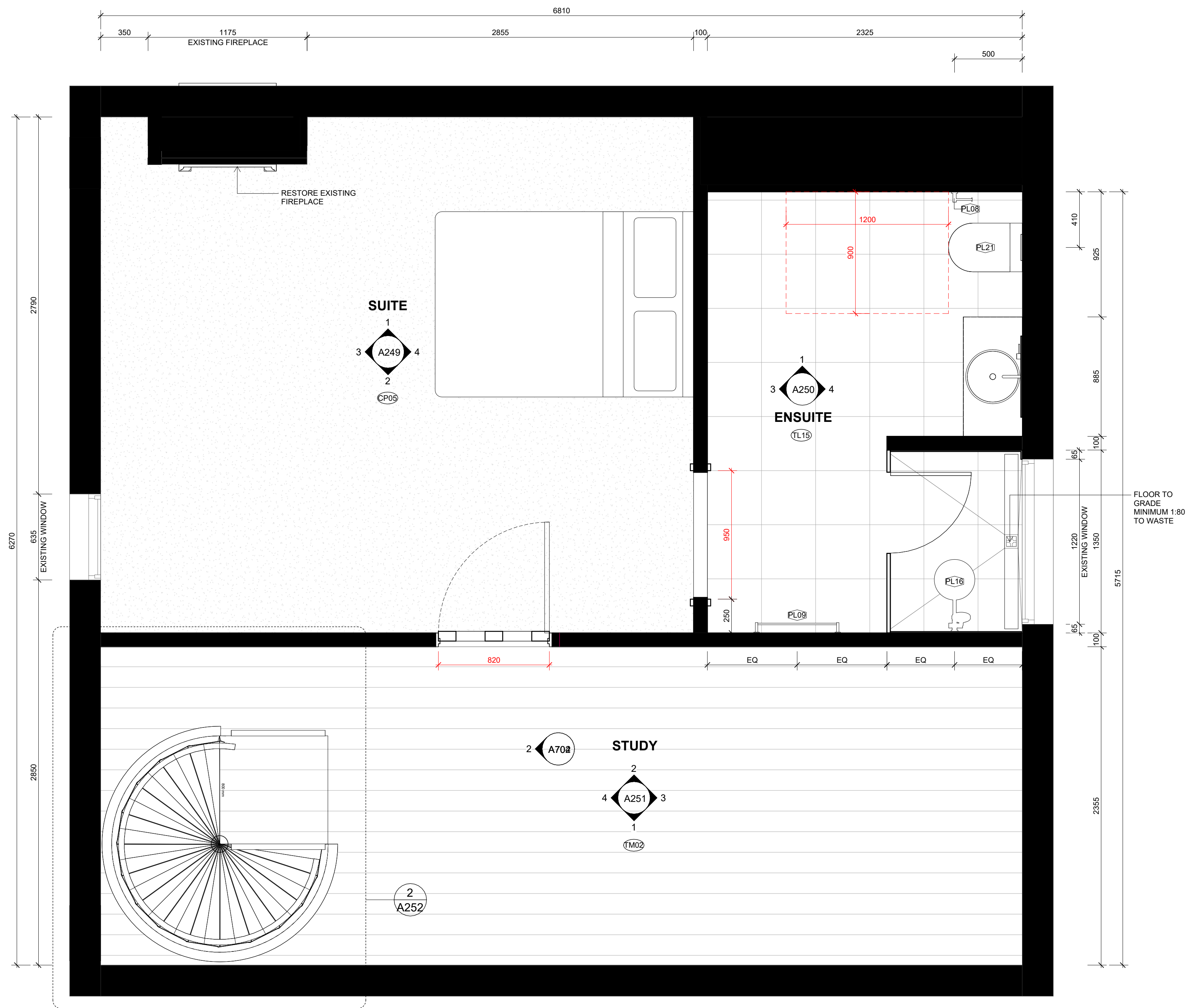
Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A247

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1
A221
Coach House First Floor Plan
SCALE 1 : 20



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Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - Study - Suite - Floor
Plan

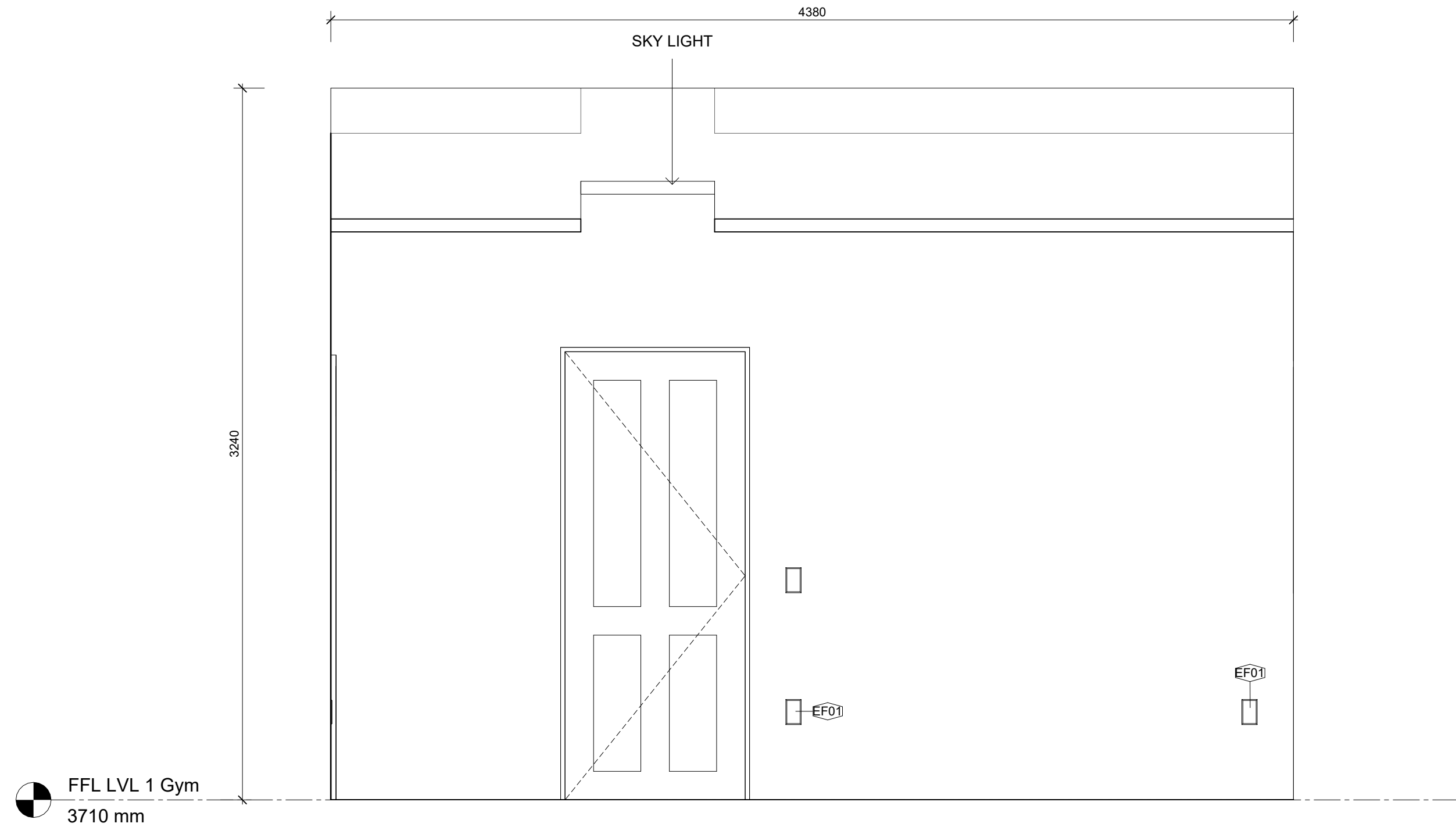
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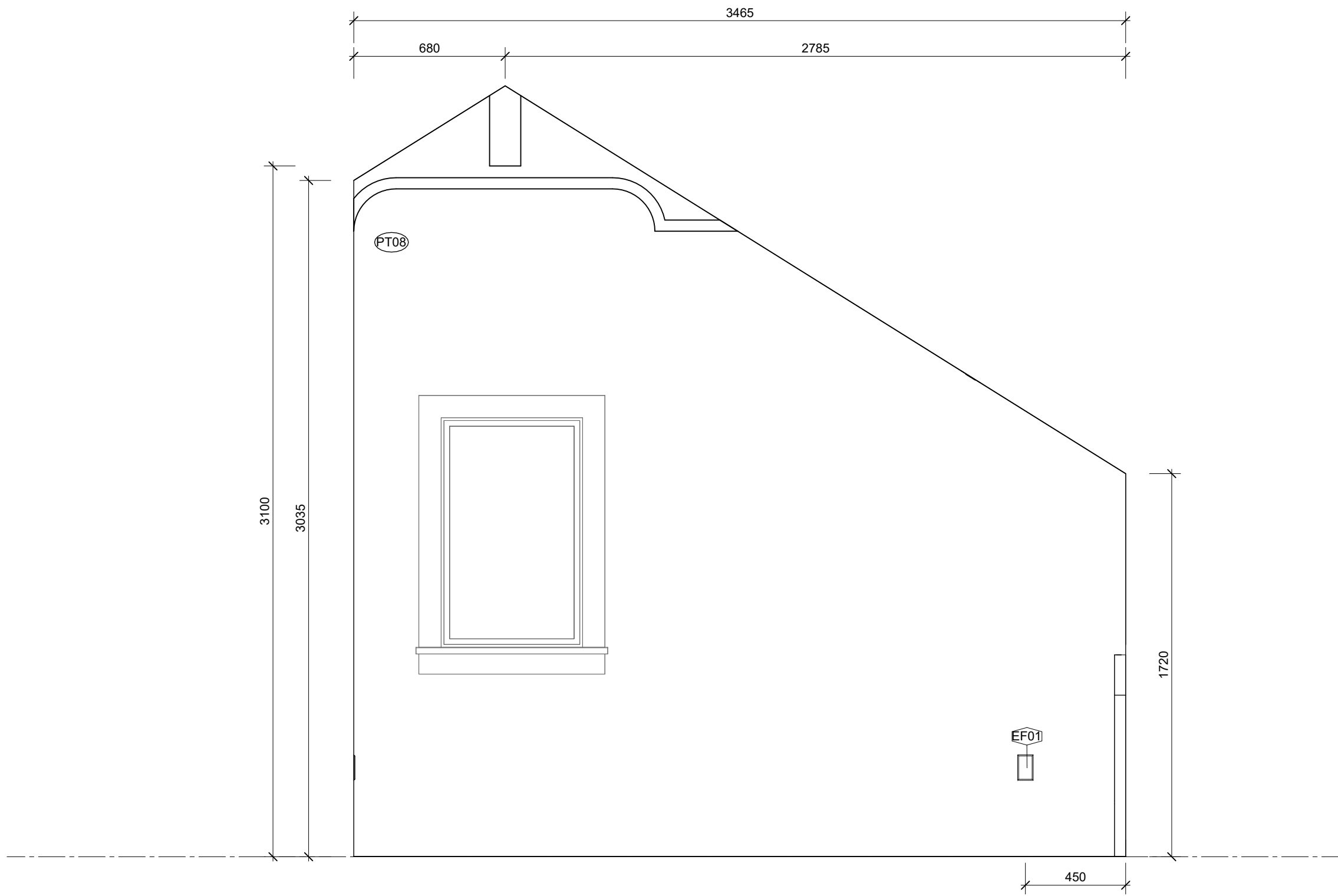
Drawing No. A248

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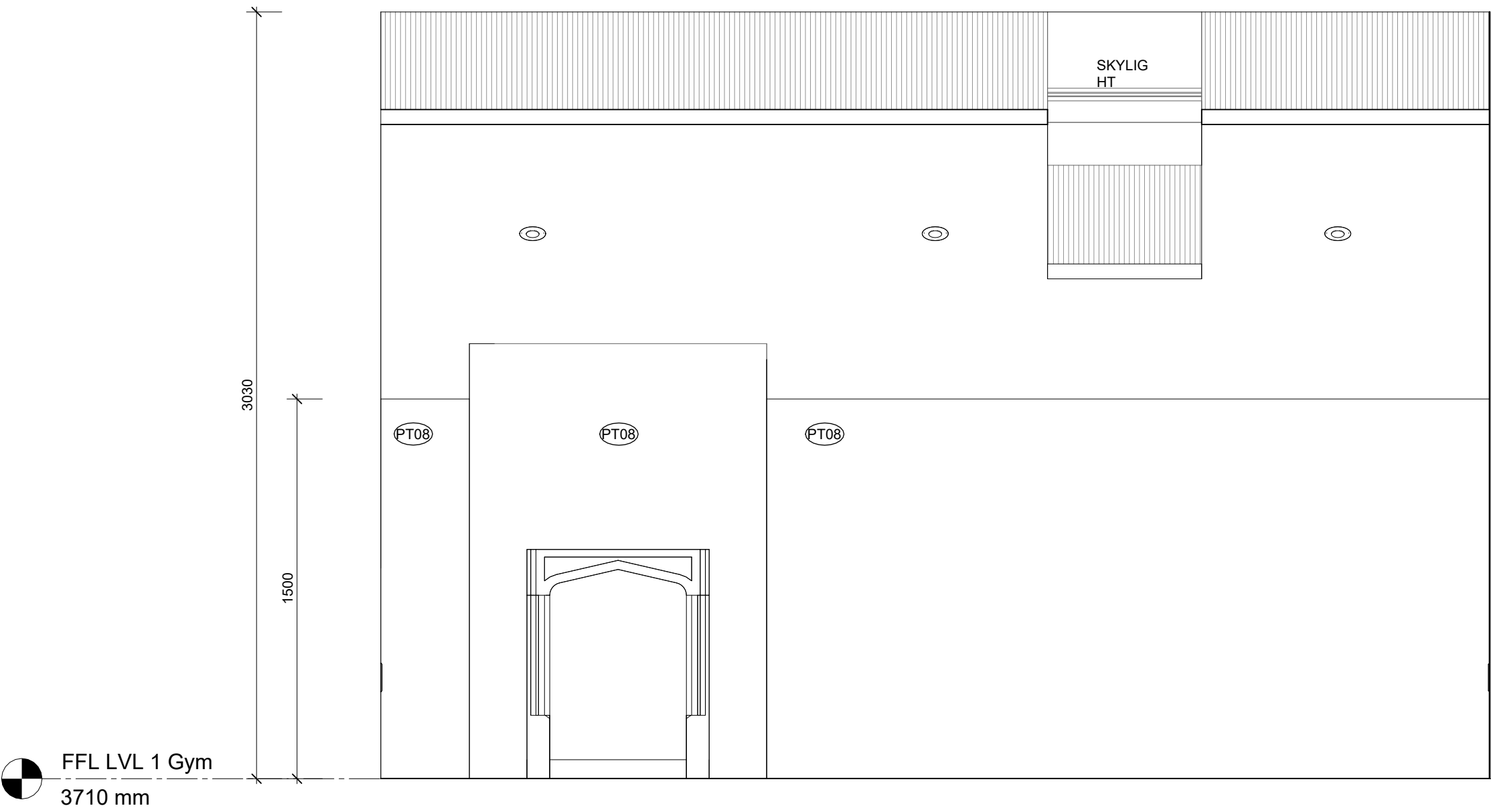
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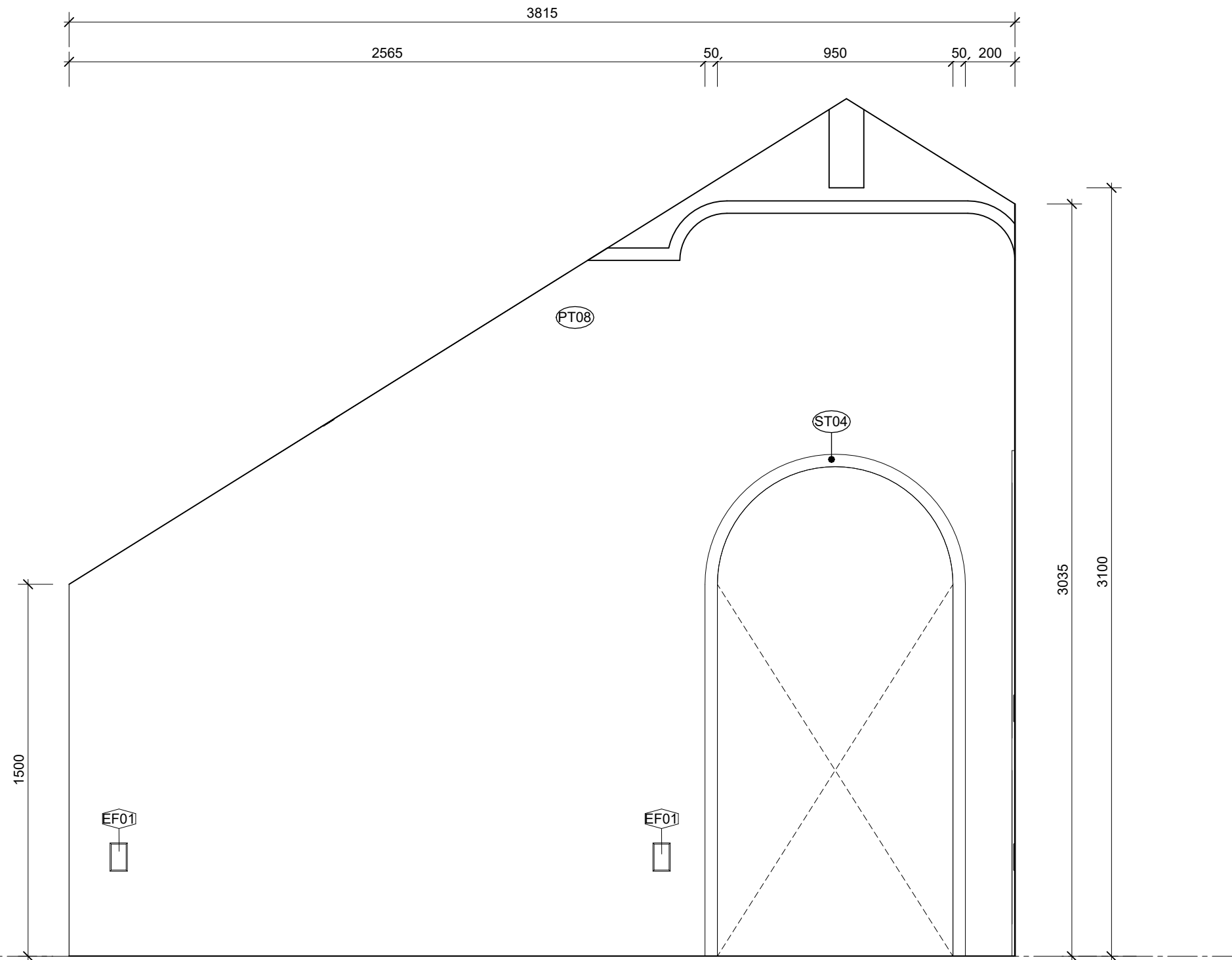
2 SUITE - ELE 2
A248 SCALE 1 : 20



3 SUITE - ELE 3
A248 SCALE 1 : 20



1 SUITE - ELE 1
A248 SCALE 1 : 20



4 SUITE - ELE 4
A248 SCALE 1 : 20



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - Suite - Elevation

Date 3108.2026

Scale: @ A1 1 : 20

Drawing No. A249

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 - **WATER CONTAINMENT:** PROPOSED SHOWER SITS WITHIN 200MM OF WET AREA EDGES, PROVIDING A 10% OVERLAP WITH THE 150MM BRASS WATERSTOP ANGLE TERMINATING A MINIMUM OF 5MM ABOVE FINISHED TILED SURFACES DIRECTLY BENEATH THE SWING DOOR THRESHOLD POSITION.
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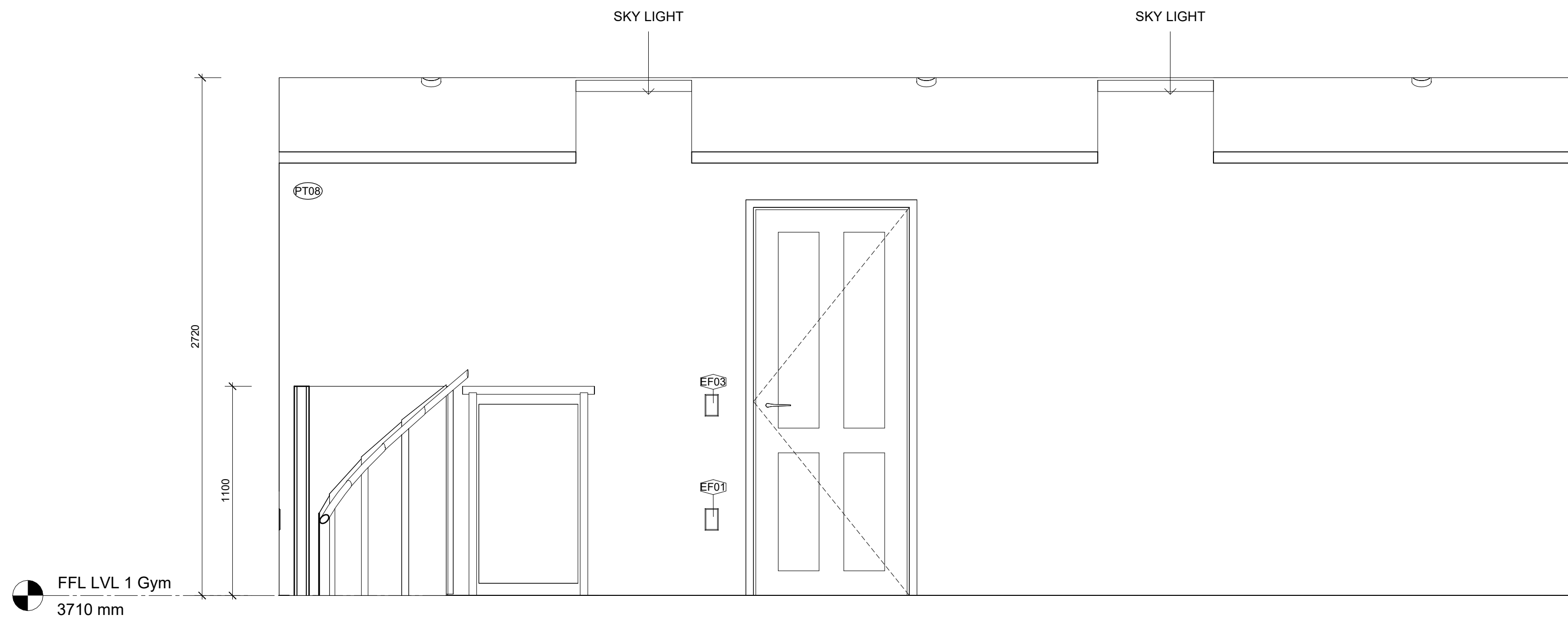
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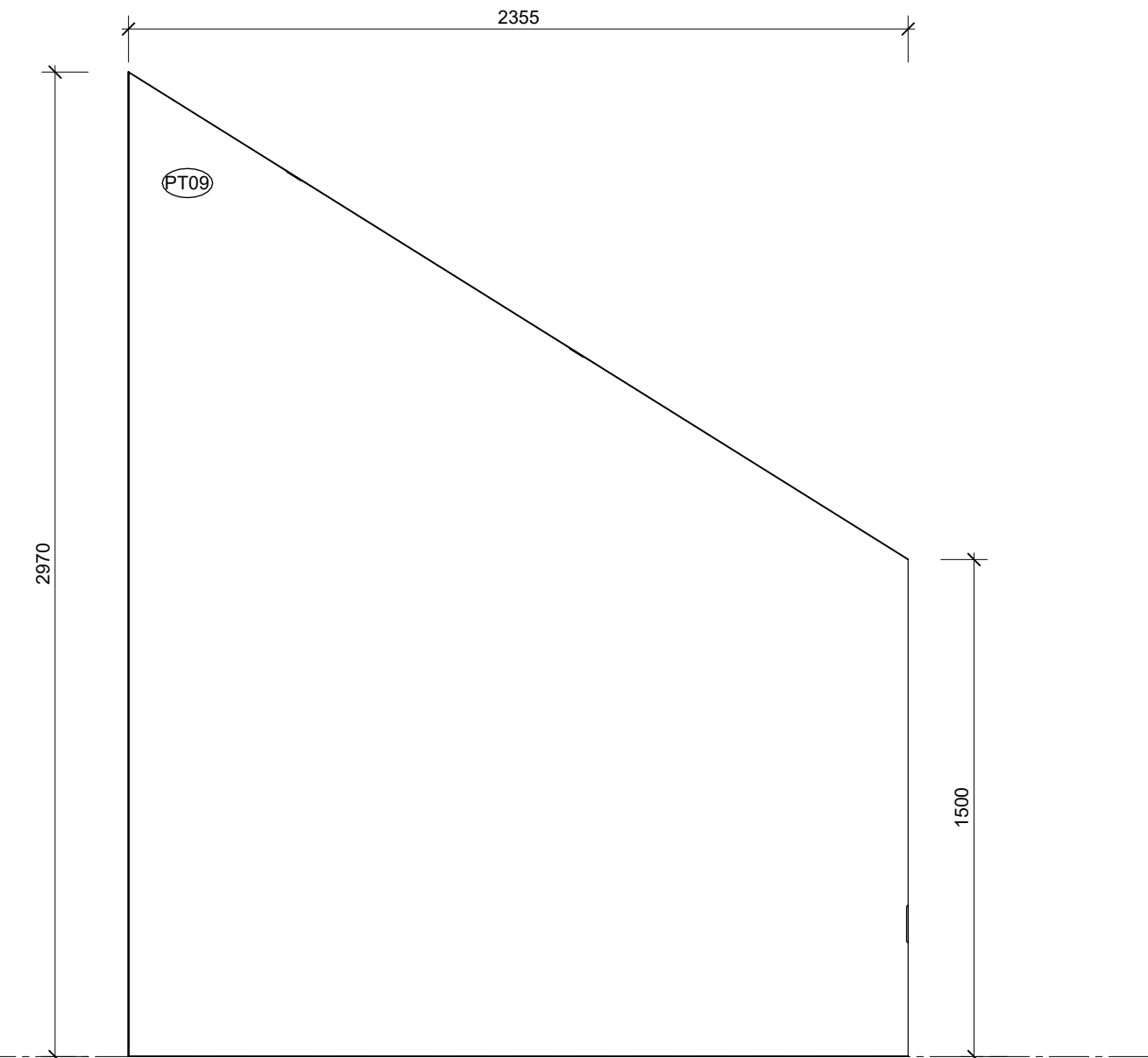


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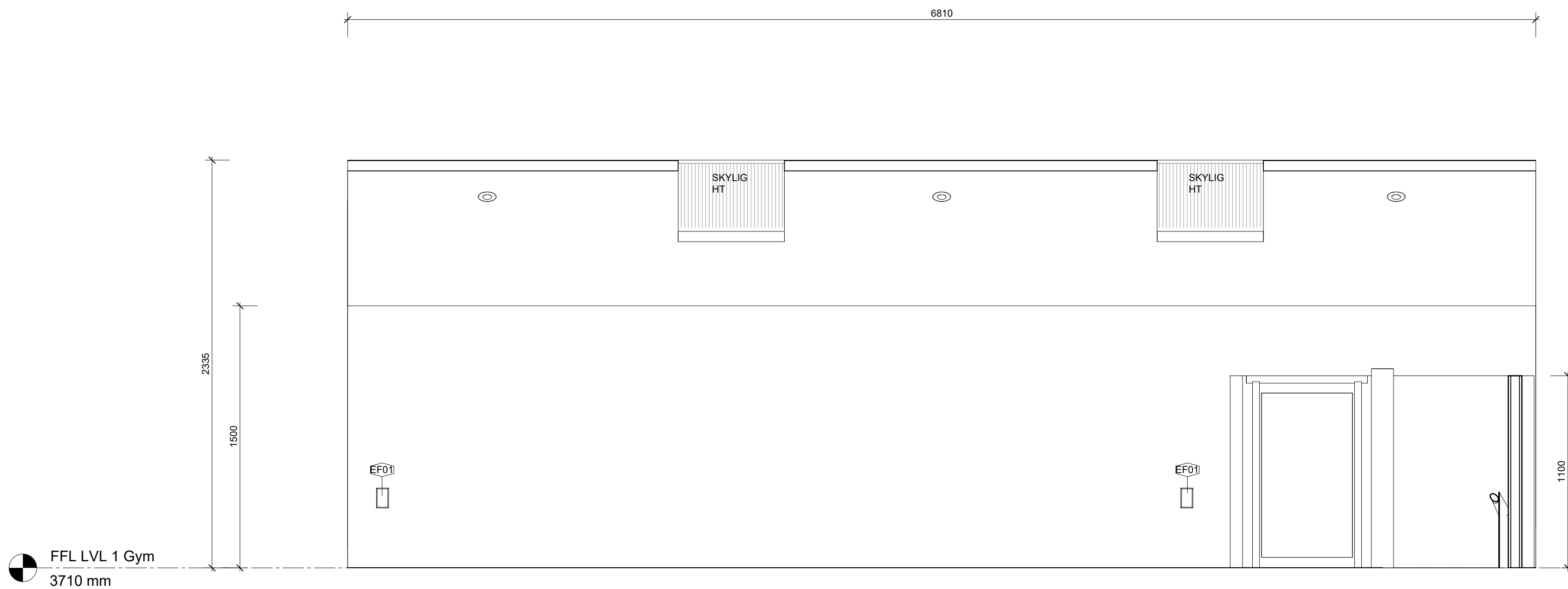
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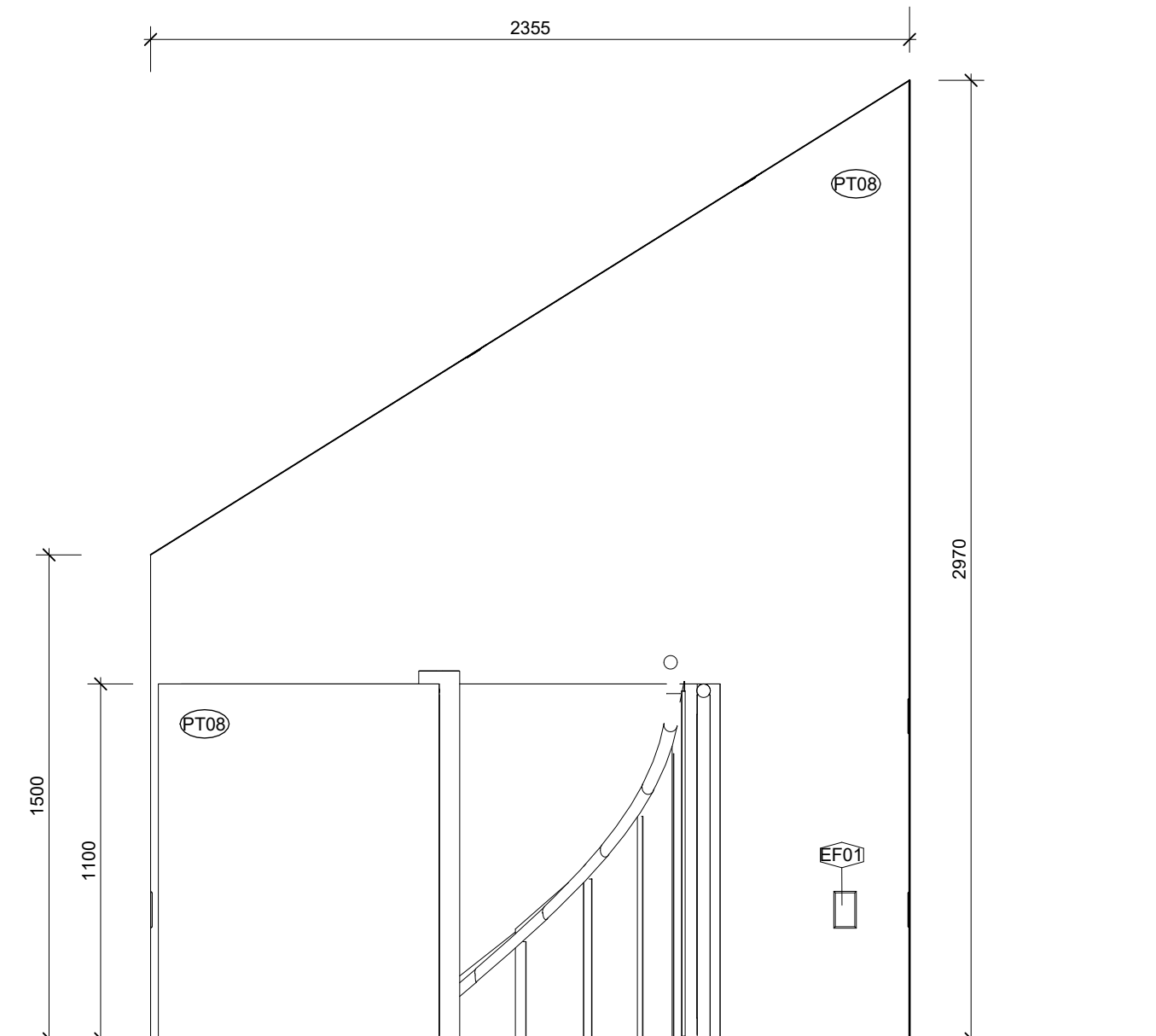
2 Study Elevation - B
A248 SCALE 1 : 20



3 Study Elevation - C
A248 SCALE 1 : 20



1 Study Elevation - A
A248 SCALE 1 : 20



4 Study Elevation - D
A248 SCALE 1 : 20



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - Study - Elevation

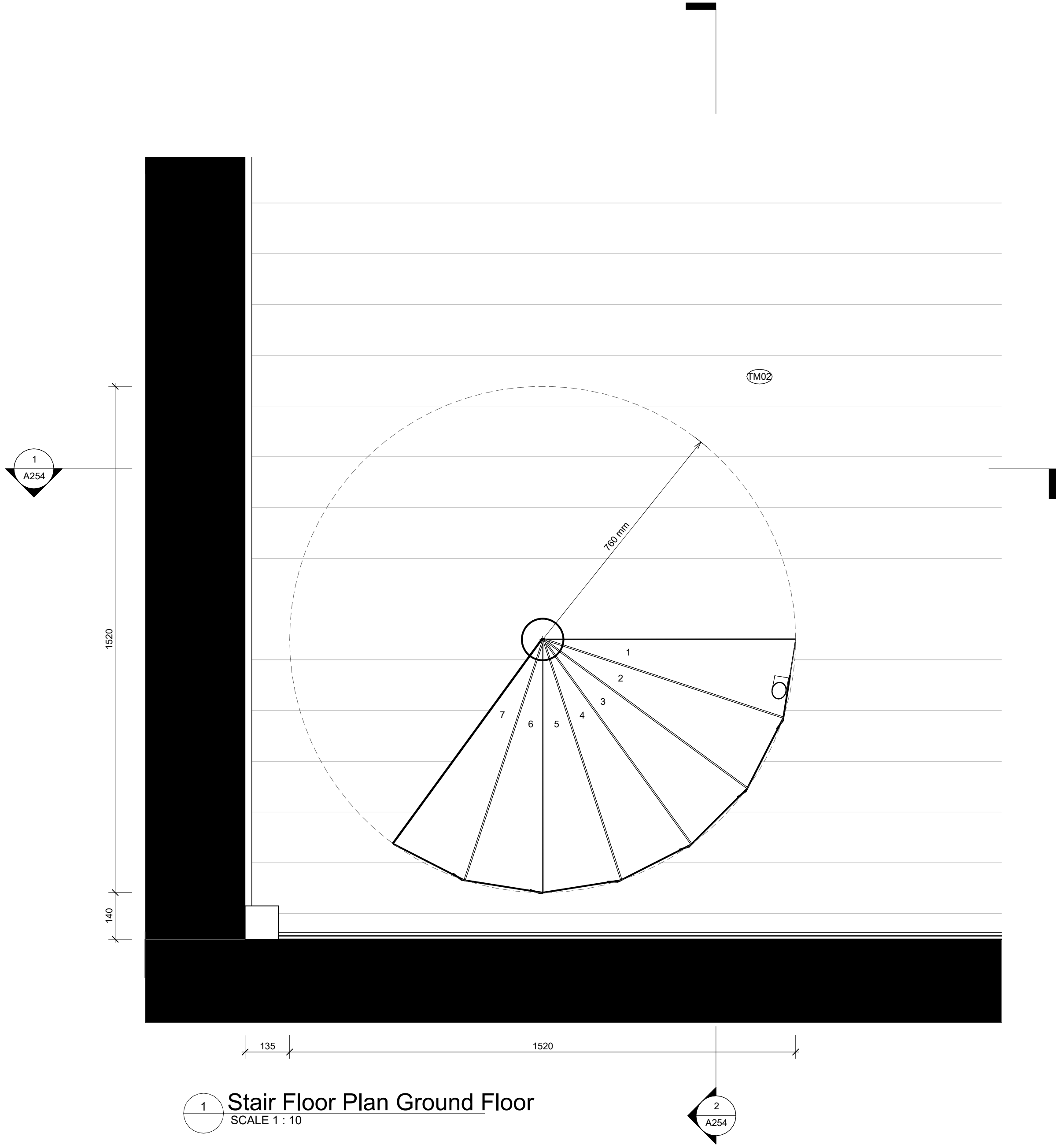
Date 3108.2026

Scale: @ A1 1 : 20

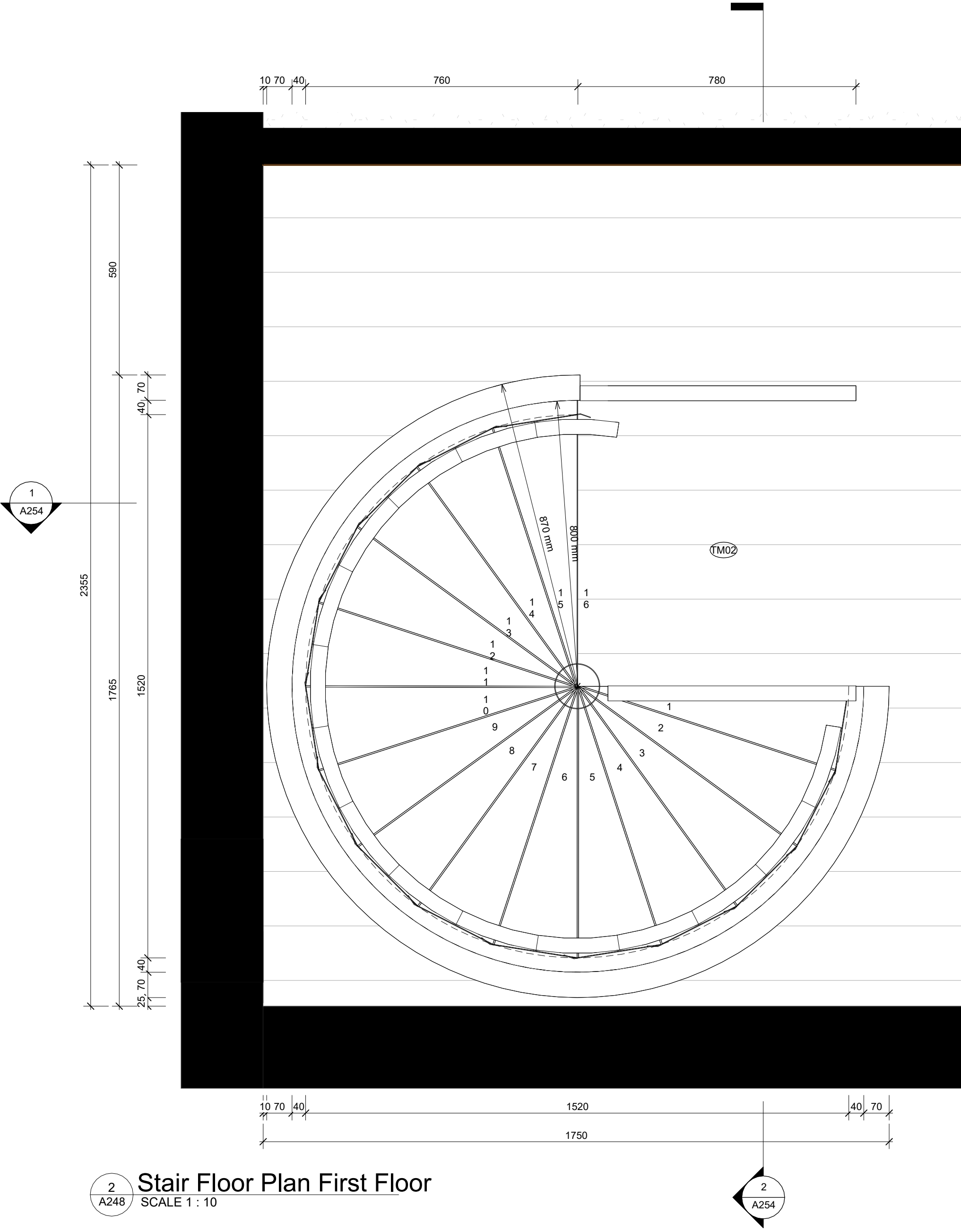
Drawing No. A251

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1 Stair Floor Plan Ground Floor
SCALE 1 : 10



2 Stair Floor Plan First Floor
SCALE 1 : 10



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - Stair - Floor Plan

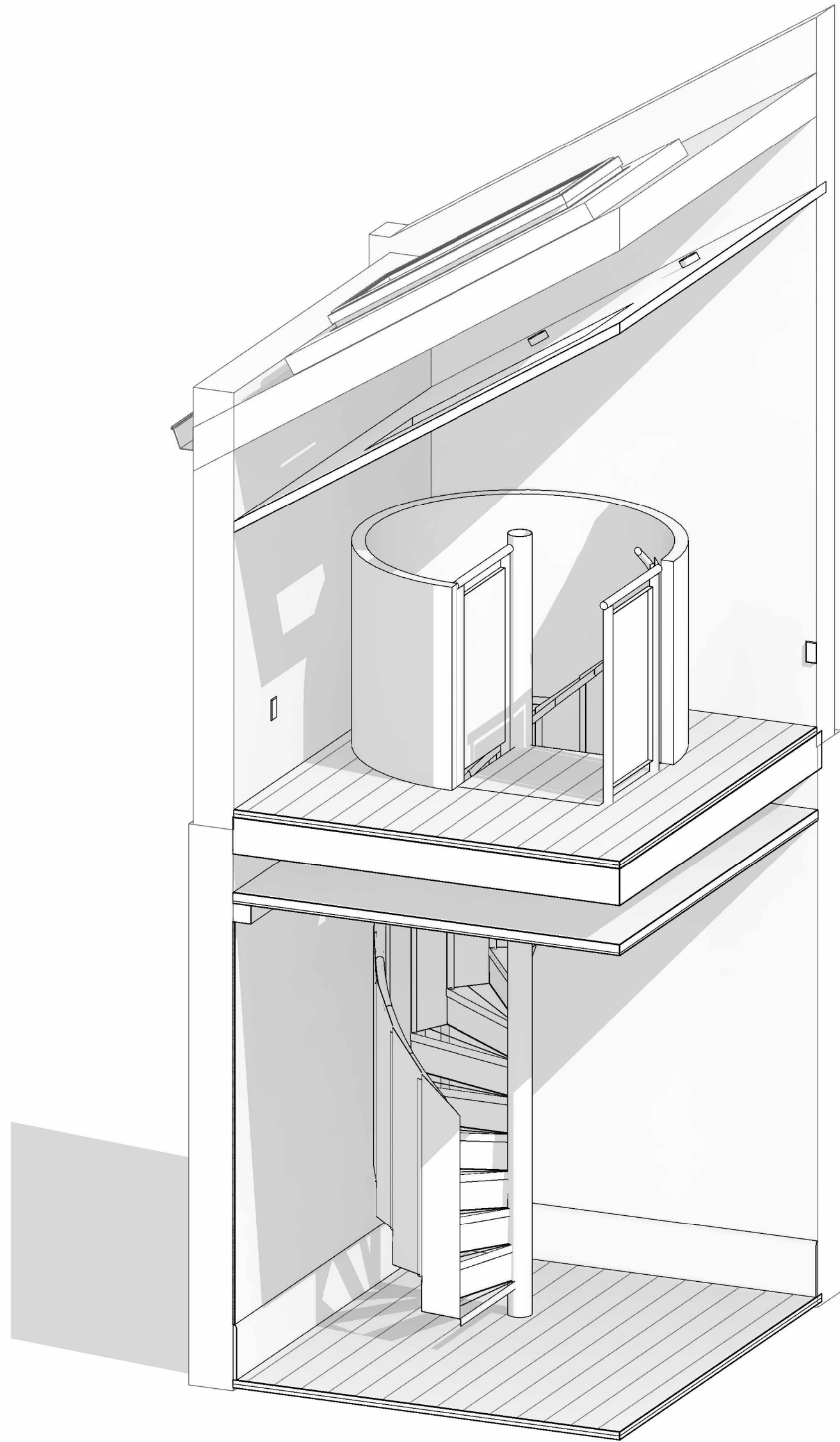
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Scale: @ A1 1 : 10

Drawing No. A252

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1 Stair Section 1
A252 SCALE 1 : 20

2 Stair Section 2
A252 SCALE 1 : 20

3 3D Coach House Stair
SCALE



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - Stair - Section

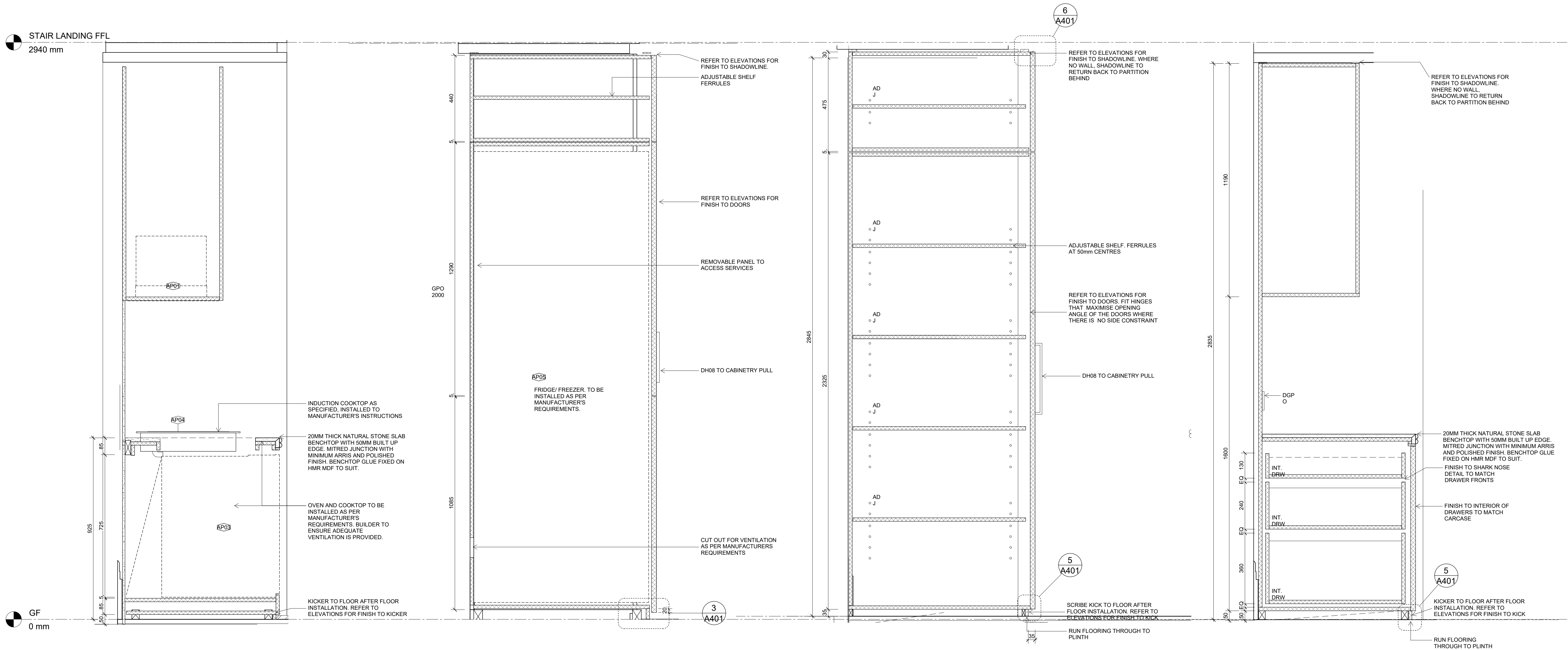
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Scale: @ A1 1 : 20

Drawing No. A254

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3 Kitchen Oven
A204 SCALE 1 : 10

4 Kitchen Fridge
A204 SCALE 1 : 10

6 Kitchen Pantry
A204 SCALE 1 : 10

8 Kitchen Wall Cabinet
A204 SCALE 1 : 10



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Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Typical Sections - Kitchen

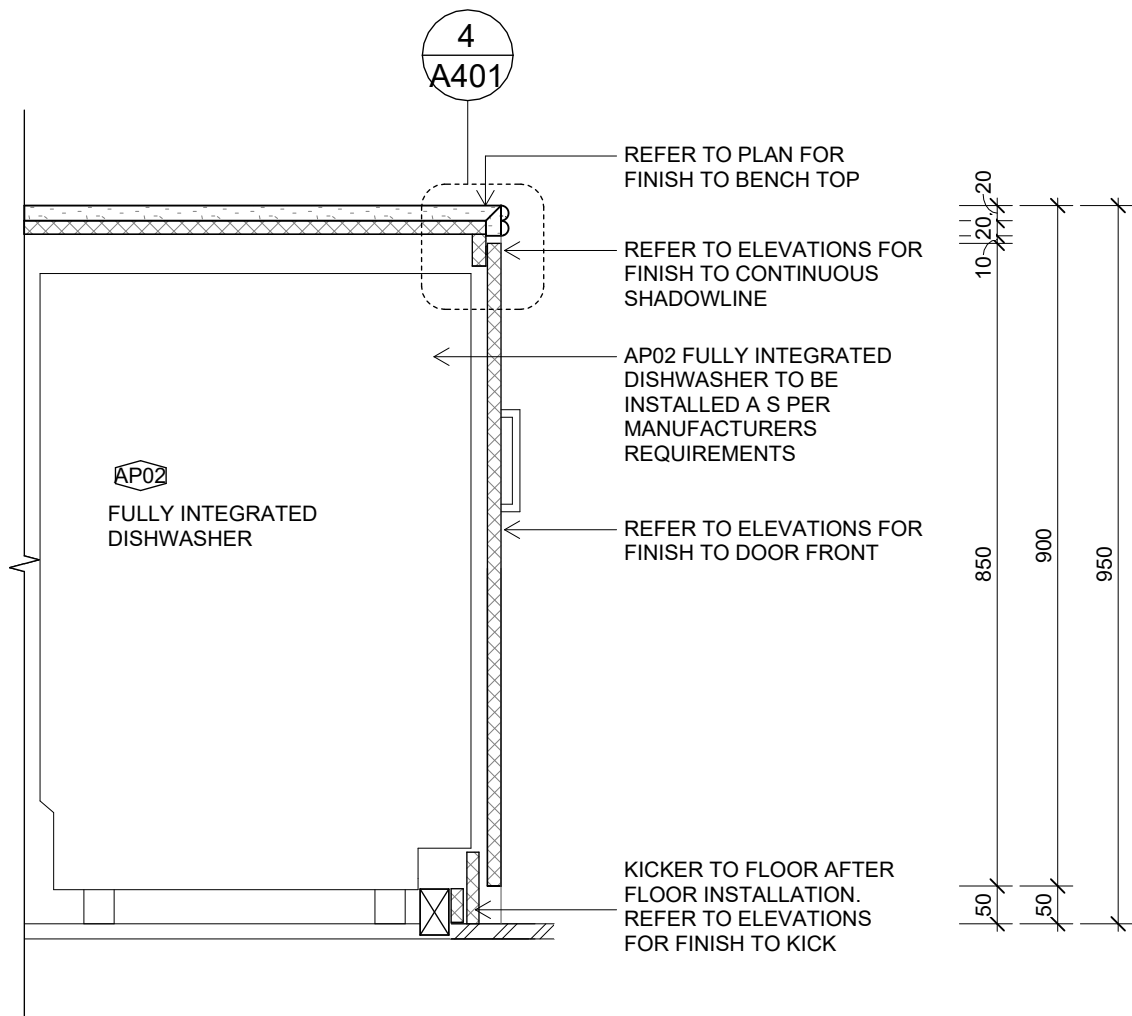
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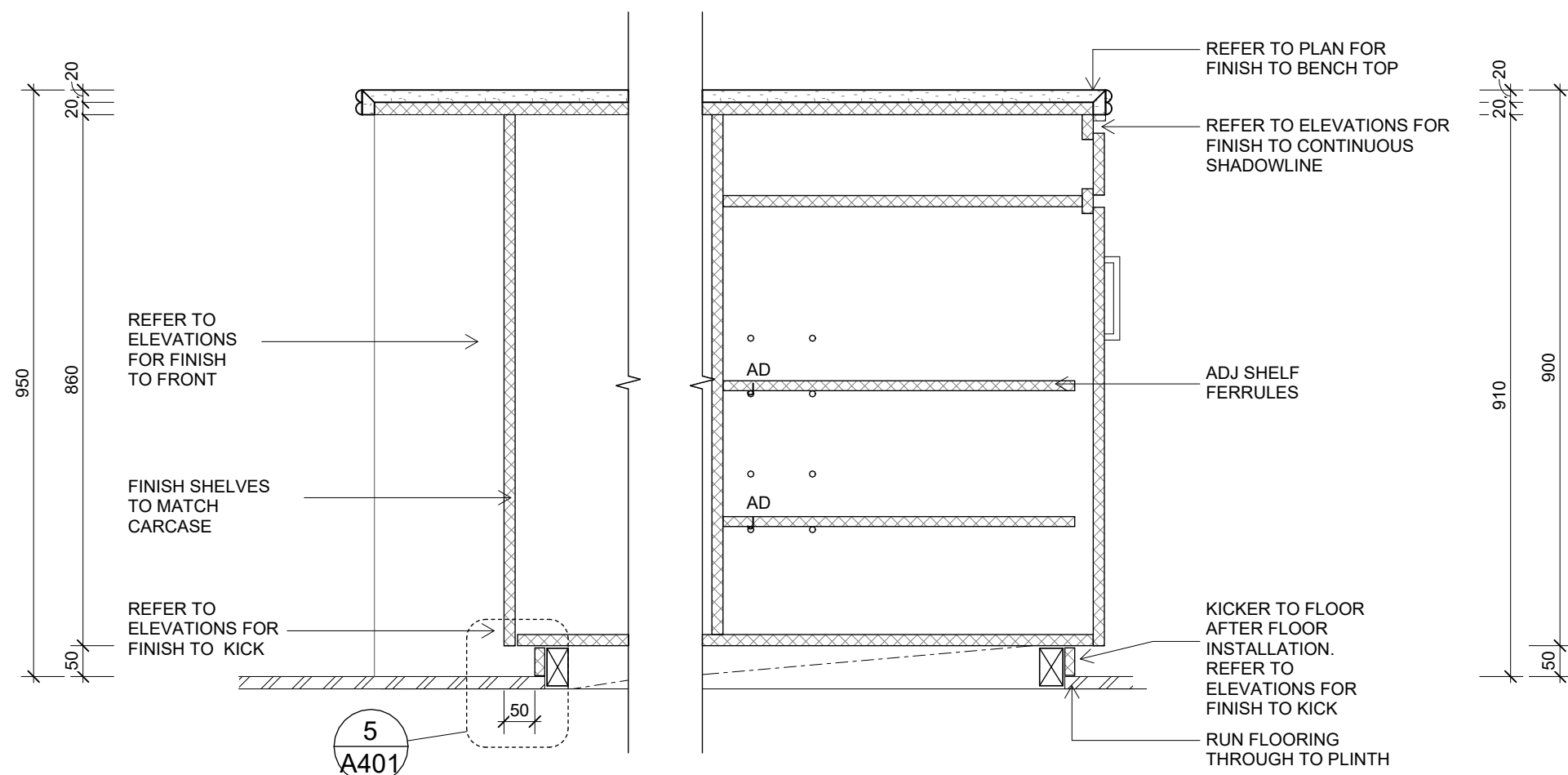
Drawing No. A300

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2 Island Dishwasher
SCALE 1 : 10



1 Island Drawers
SCALE 1 : 10



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Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Typical Sections - Island Bench

Date 3108.2026

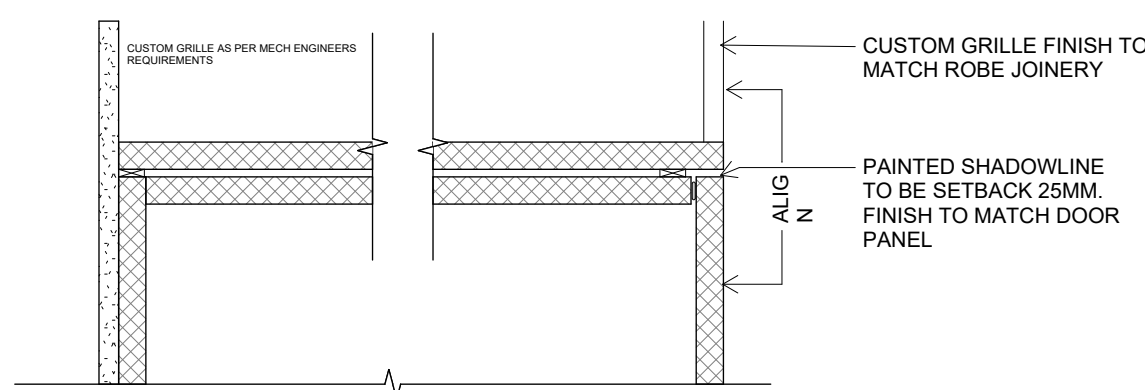
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Drawing No. A301

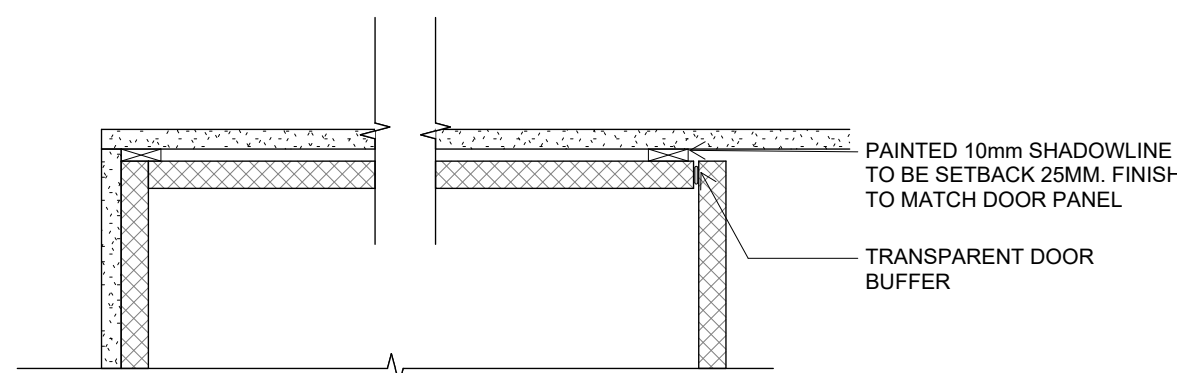
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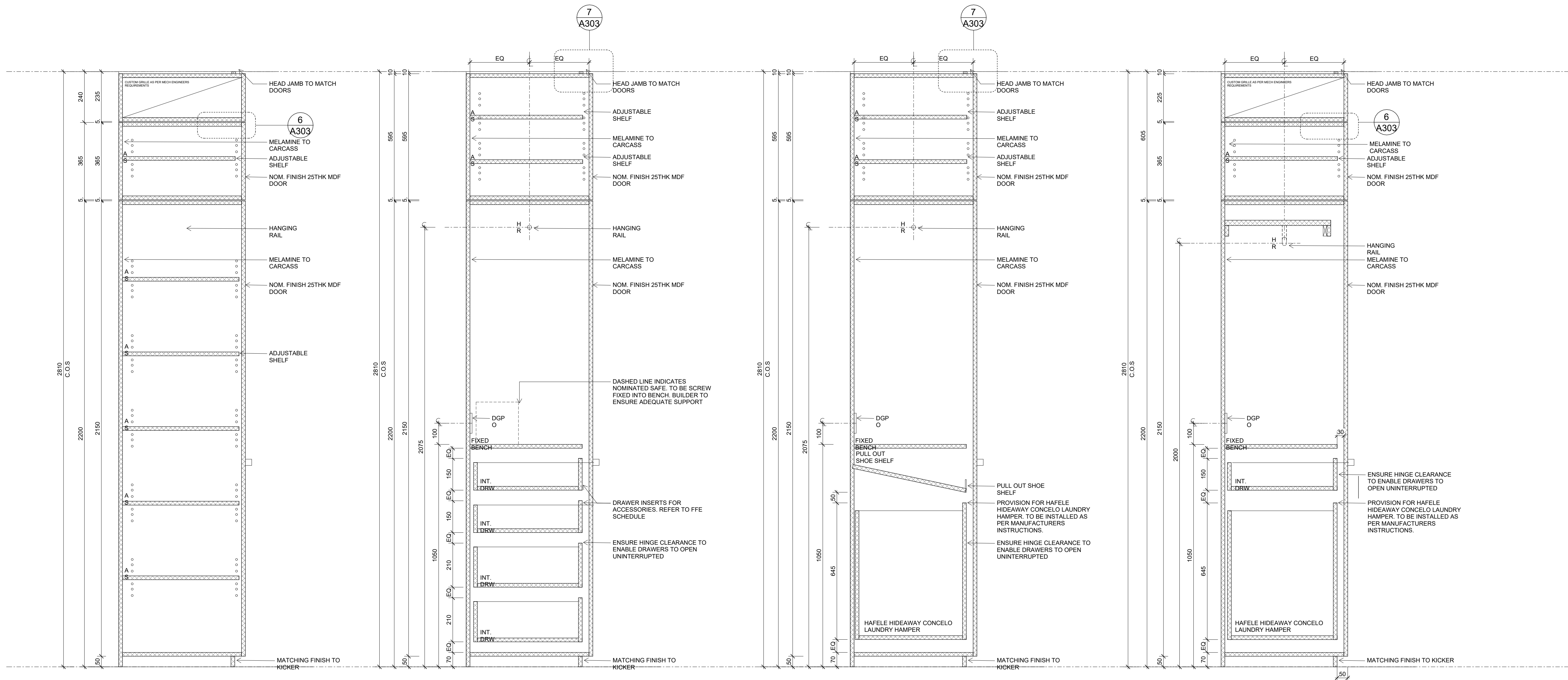




6 Joinery Shadowline
SCALE 1 : 5



7 Joinery Shadowline at Ceiling
SCALE 1 : 5



1 Typ. Robe D
SCALE 1 : 10

2 Typ. Robe E
SCALE 1 : 10

3 Typ. Robe F
SCALE 1 : 10

4 Typ. Robe G
SCALE 1 : 10



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Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Typical Sections - Robes

Date 3108.2026

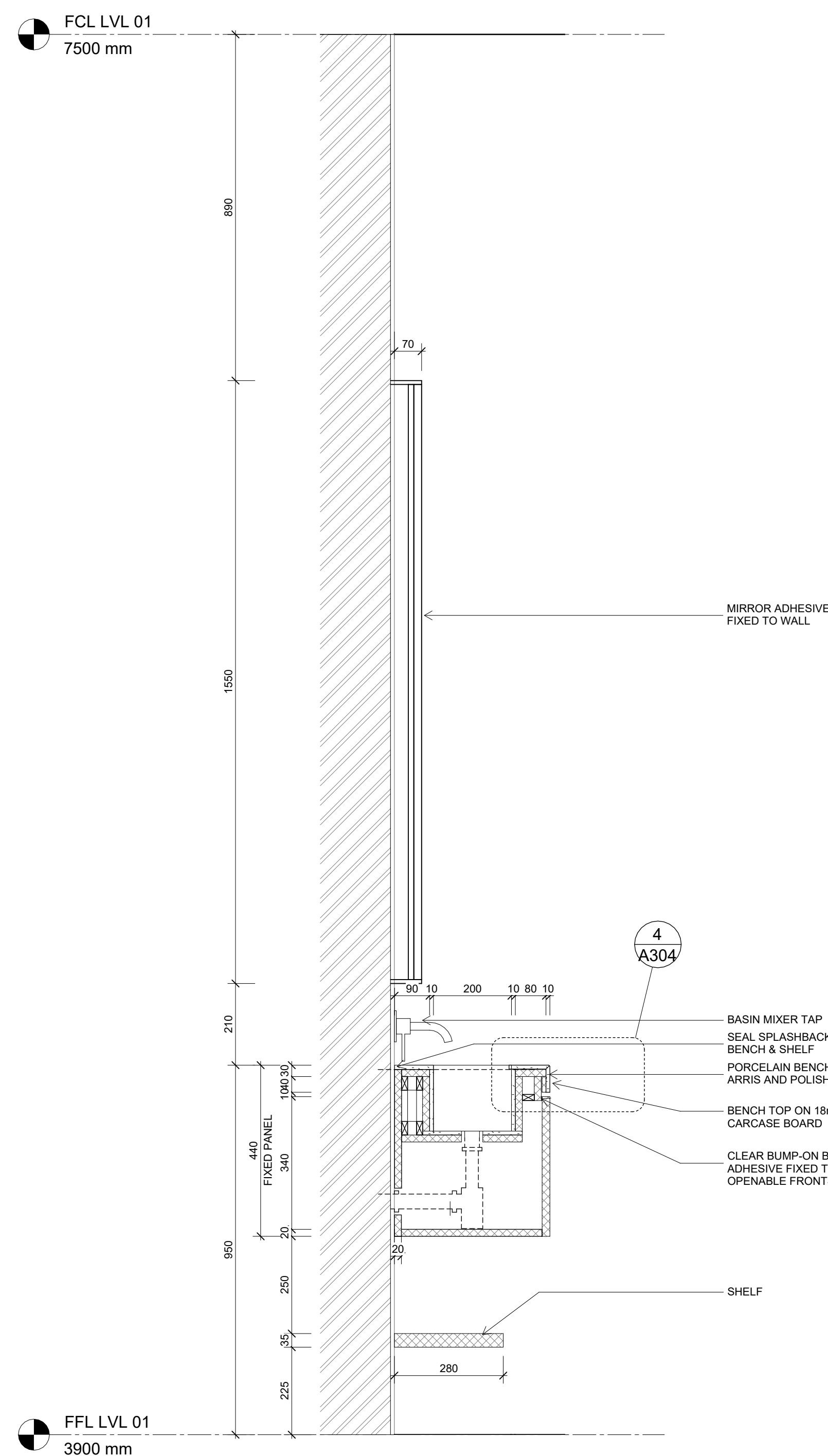
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Drawing No. A303

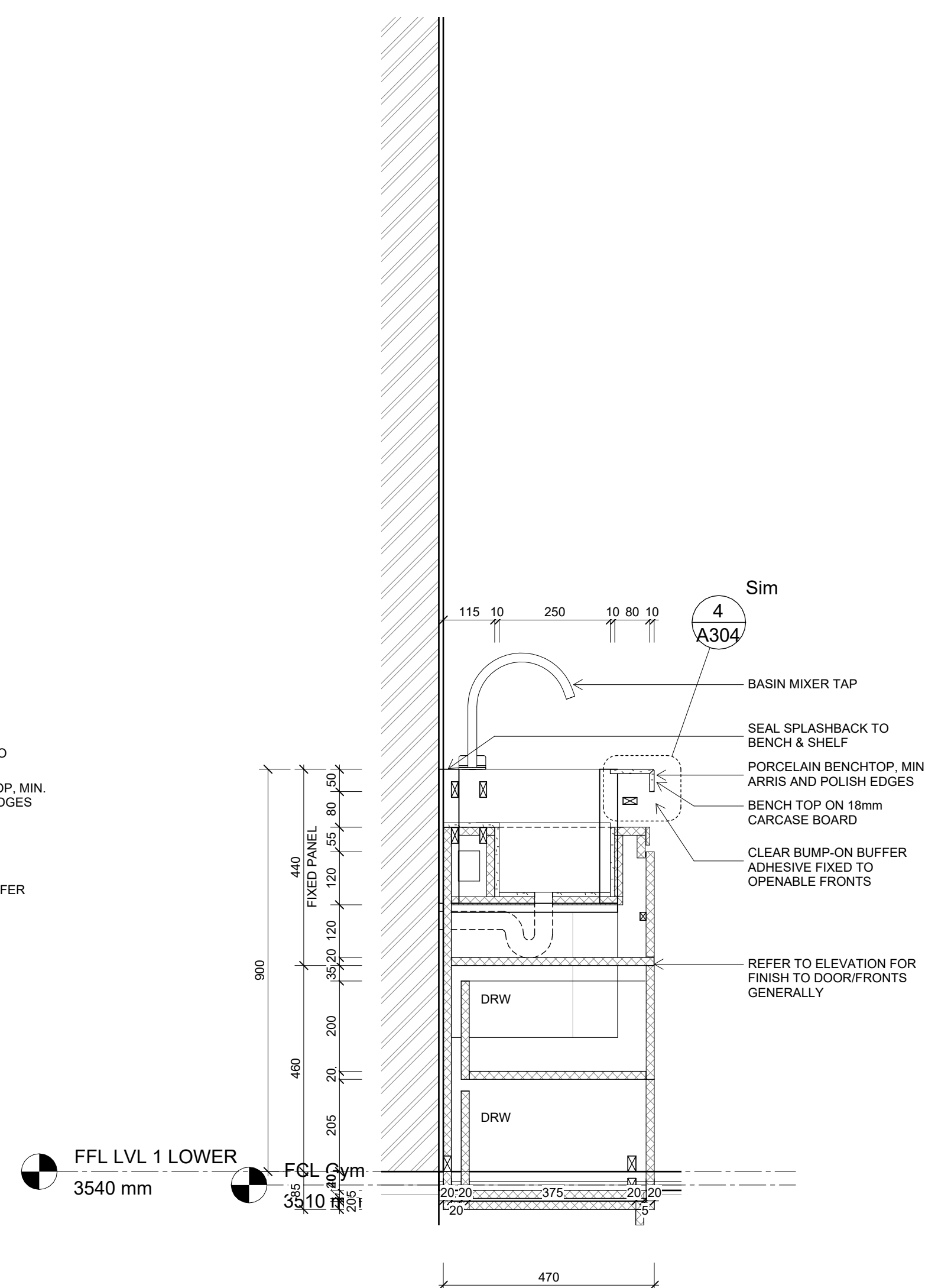
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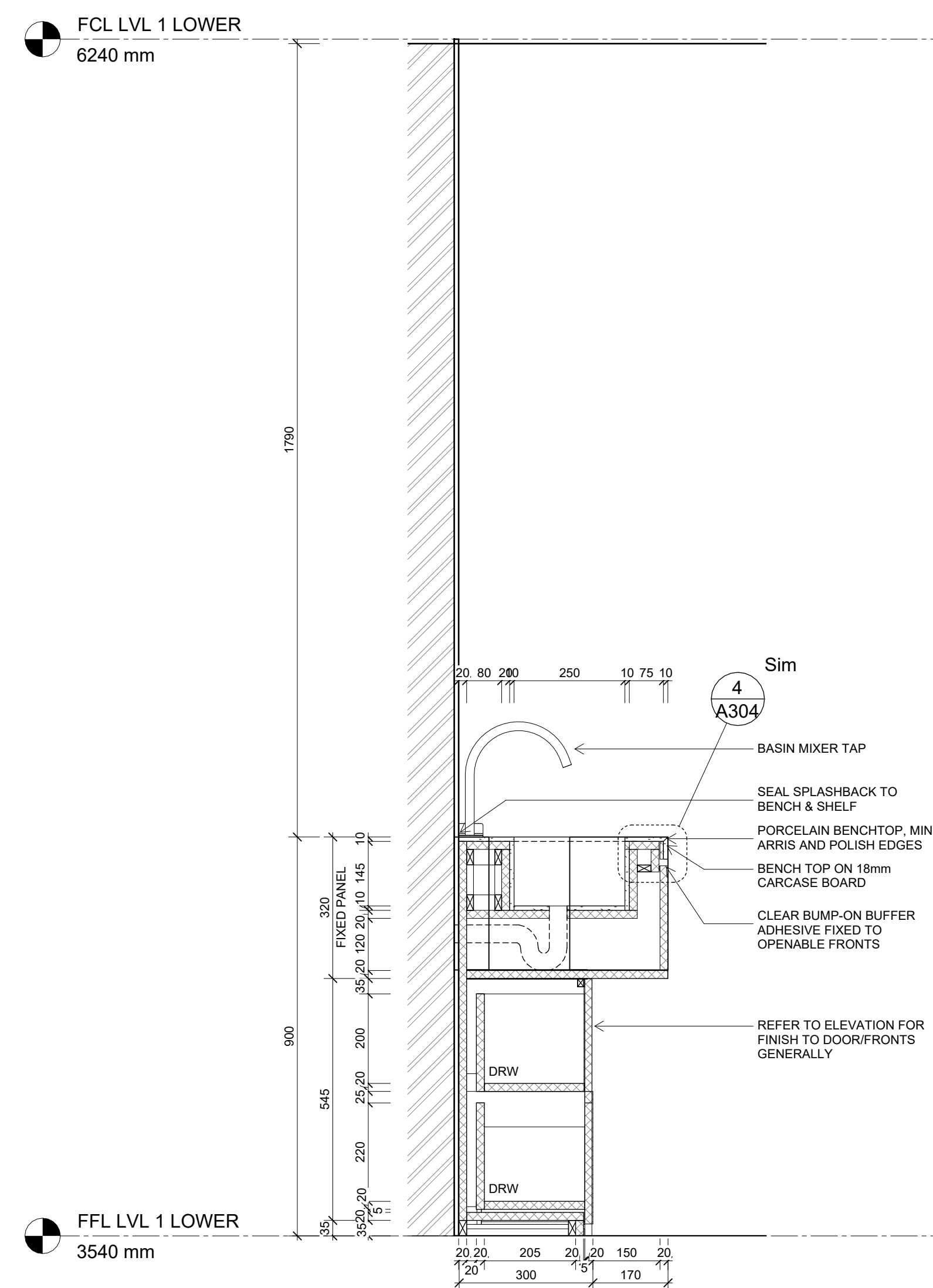
**NOTE:
REFER TO PARTITION SUPPLIER FOR DETAILS
OF ADDITIONAL IN-FRAME STRUCTURE OR
REINFORCING TO CARRY SUPERIMPOSED
LOAD OF CABINETRY, FIXTURES, FITTINGS, &
THE LIKE ATTACHMENTS.**



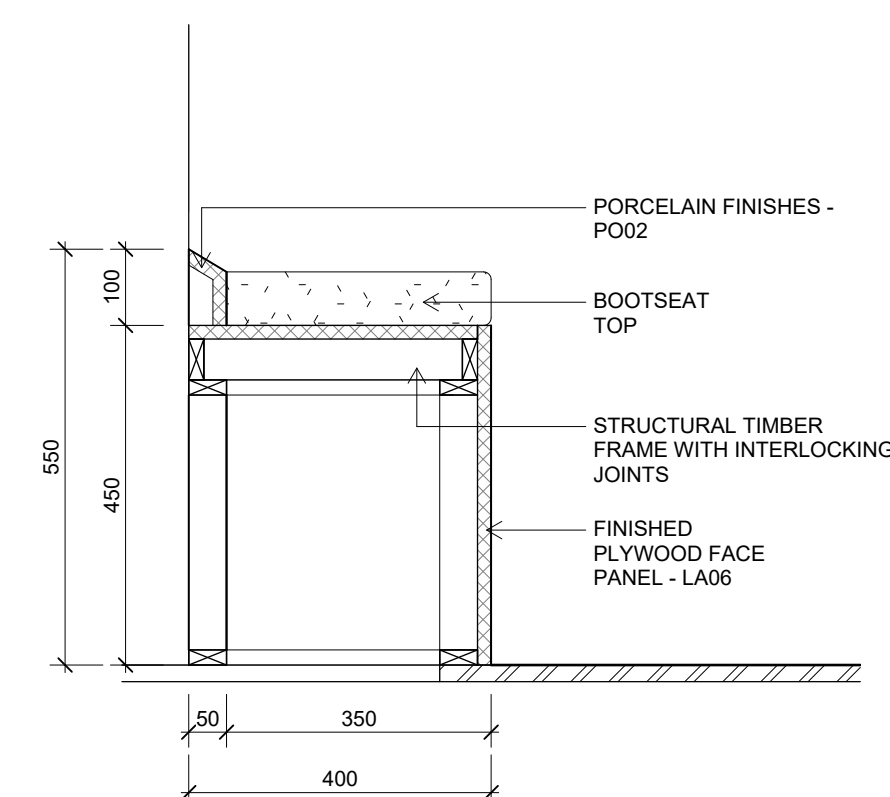
1 Section - Primary Ensuite Detail
SCALE 1 : 10



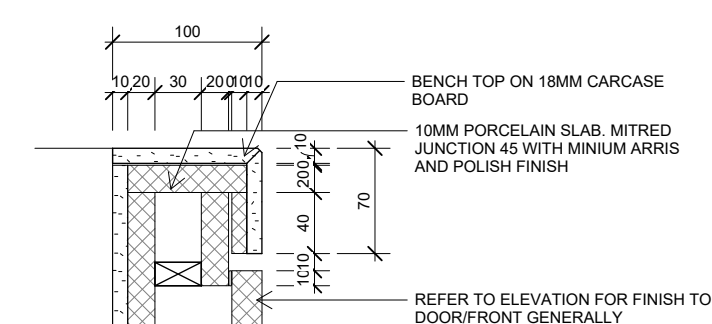
2 Section - Ensuite 02 Detail
SCALE 1 : 10



3 Section - Suite 03 Detail
A236 SCALE 1 : 10



5 Built-in Bench Seat
A230 SCALE 1 : 10



Detail
SCALE 1 : 5



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project **400 Albert St, East Melbourne,
VIC 3002**

For **Kellkap**

Project No 2604

Author **DiPietroPierce**

Drawing **Typical Sections - Wet Areas & Built-in Bench Seat**

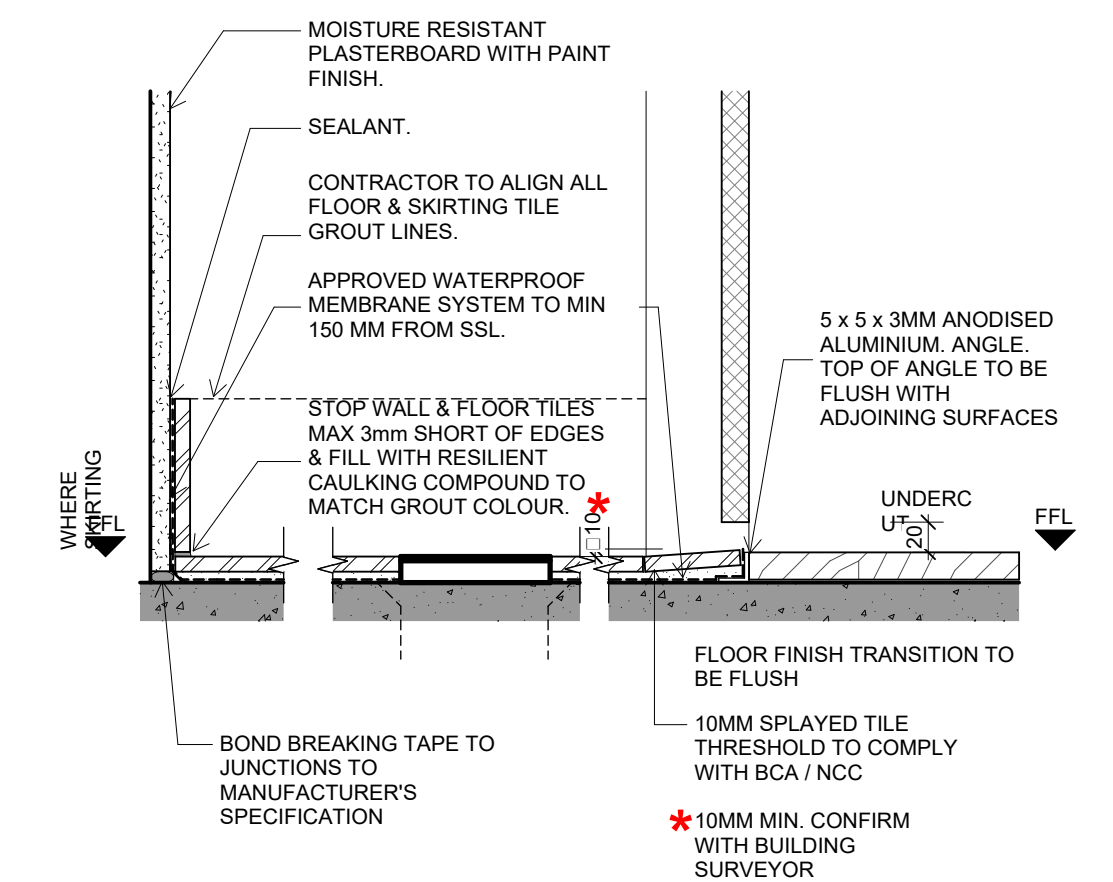
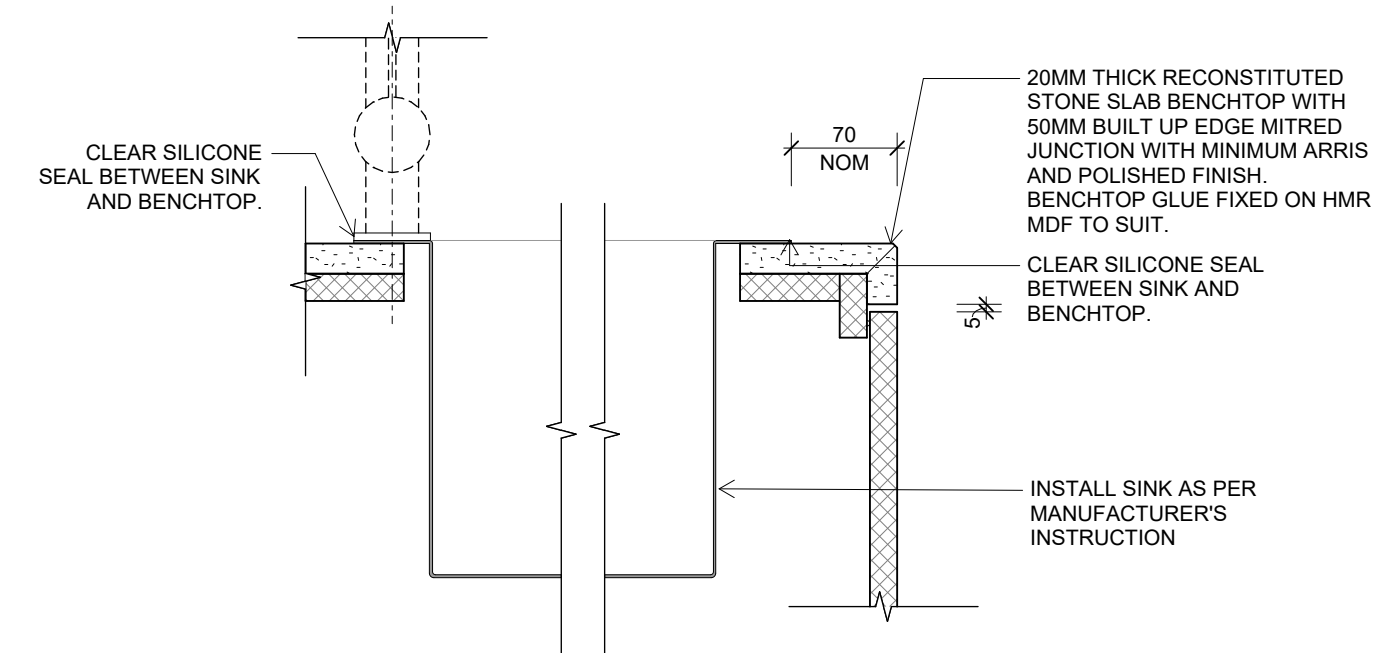
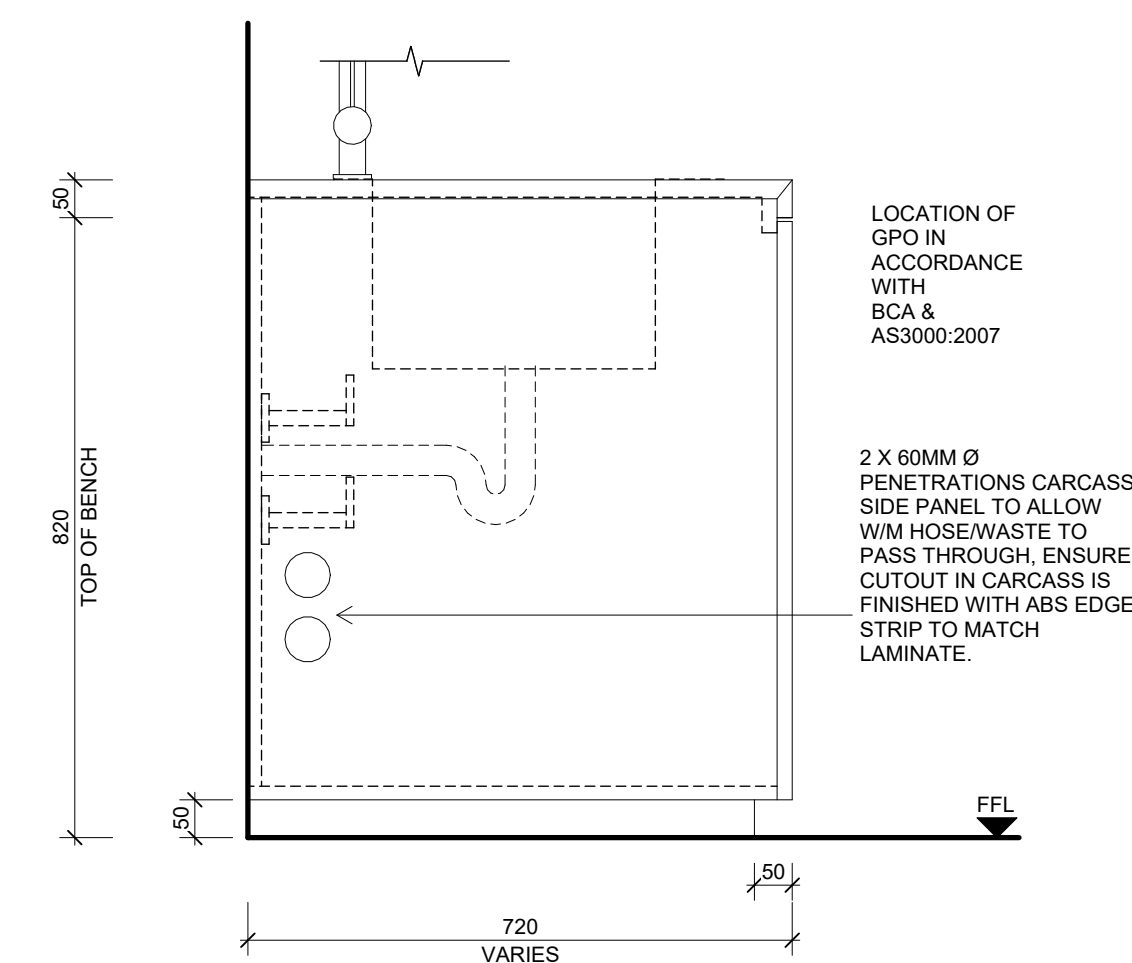
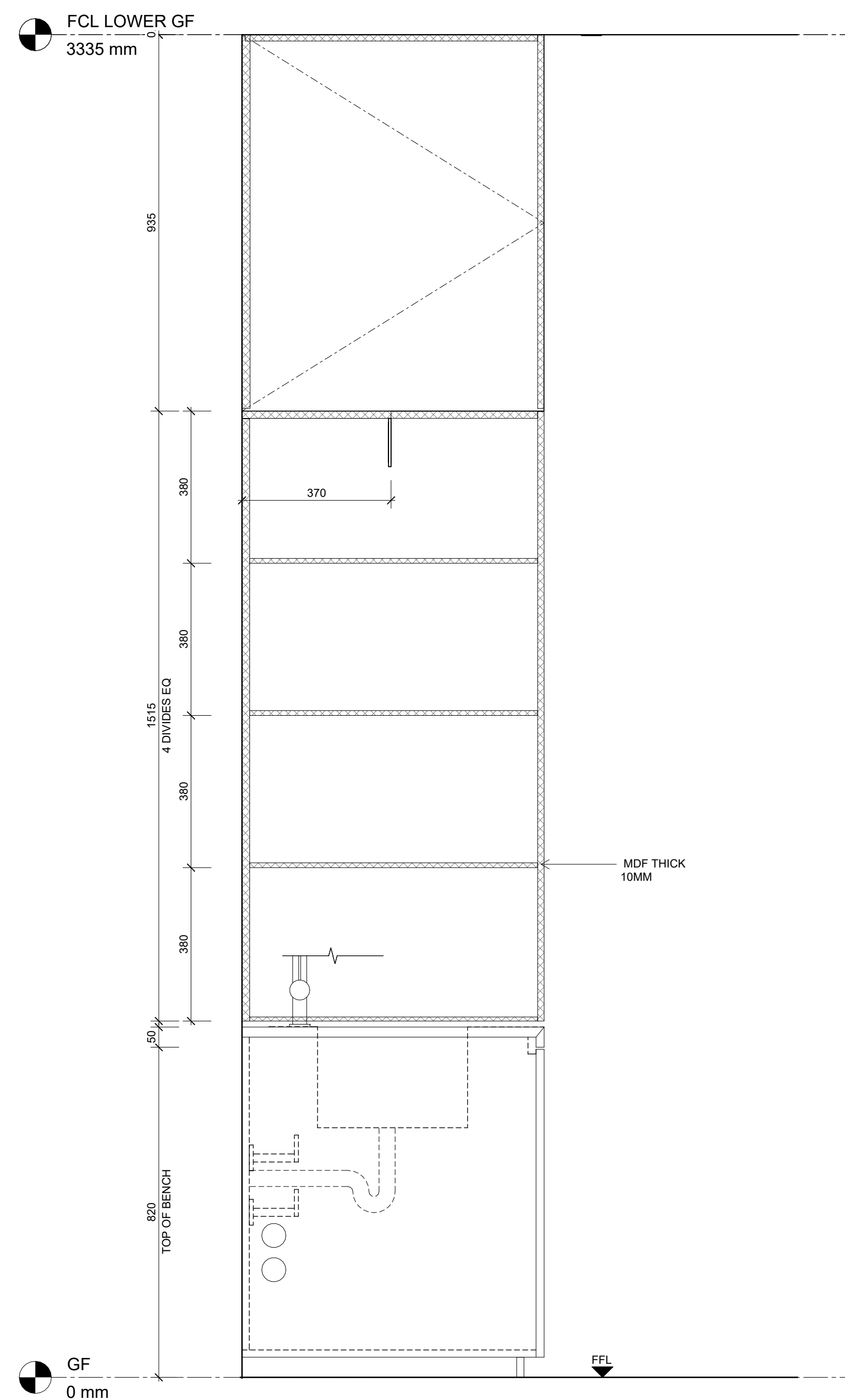
Date 3108.2026

Scale: @ A1 As indicated

Drawing No. **A304**

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Project **400 Albert St, East Melbourne,
VIC 3002**

For **Kellkap**

Project No 2604

Author **DiPietroPierce**

Drawing **Typical Sections - Laundry**

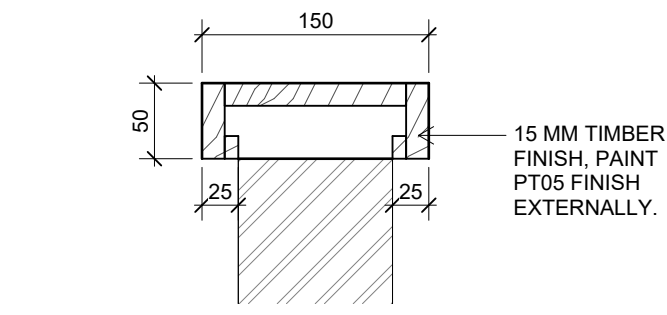
Date 3108.2026

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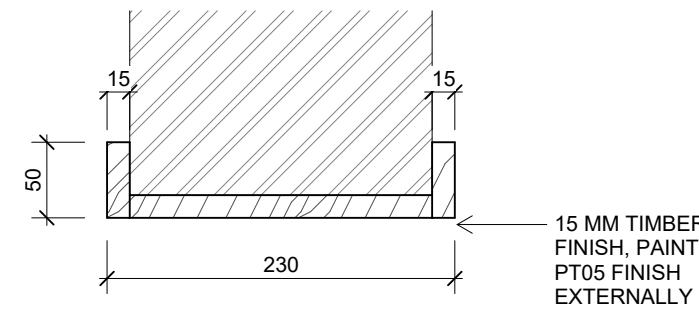
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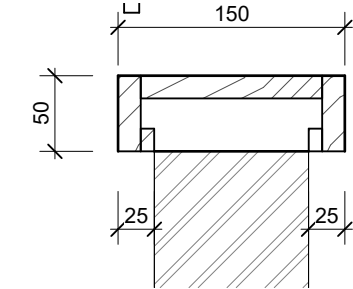
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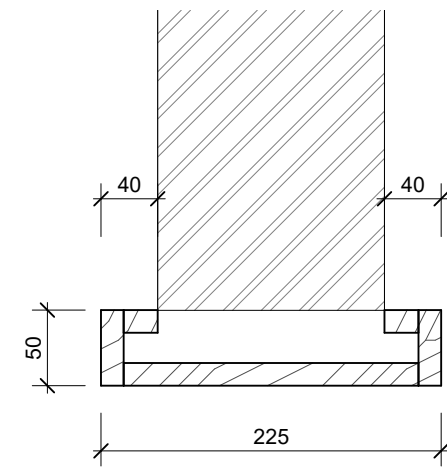
12
A236
Suit 03 Detail 1
SCALE 1 : 5



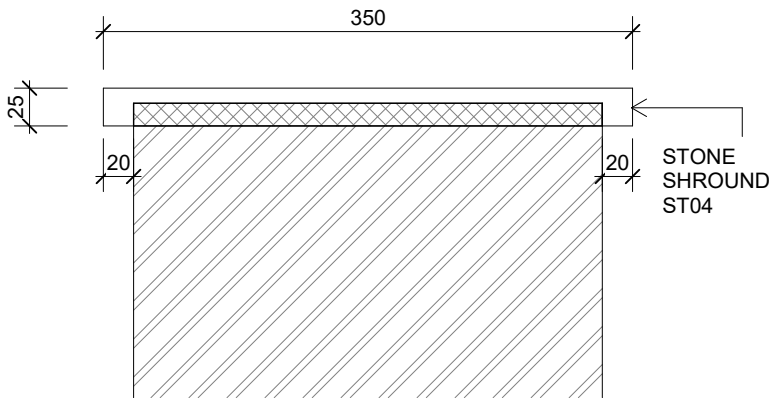
13
A236
Suit 03 Detail 2
SCALE 1 : 5



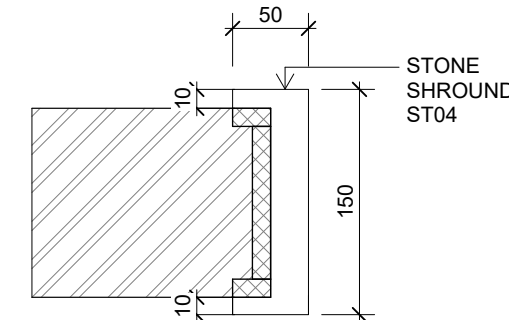
10
A230
Suit 02 Detail 1
SCALE 1 : 5



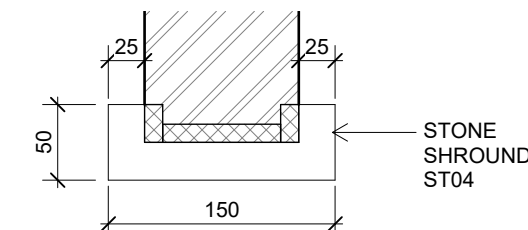
11
A230
Suit 02 Detail 2
SCALE 1 : 5



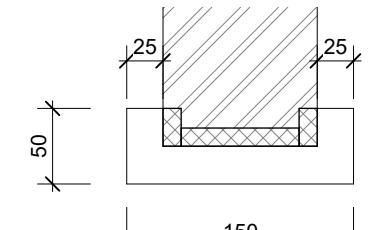
6
A220
Primary Suite Detail 1
SCALE 1 : 5



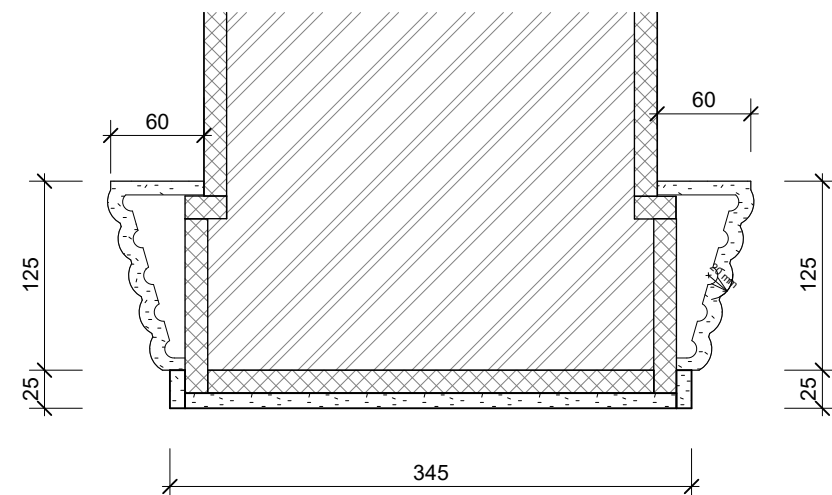
7
A220
Primary Suite Detail 2
SCALE 1 : 5



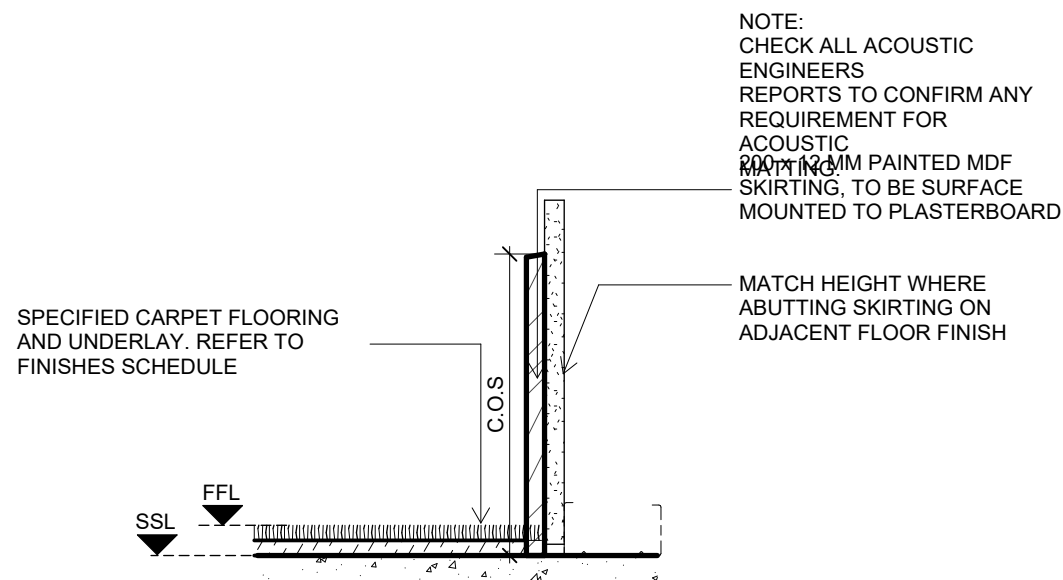
8
A220
Primary Suite Detail 3
SCALE 1 : 5



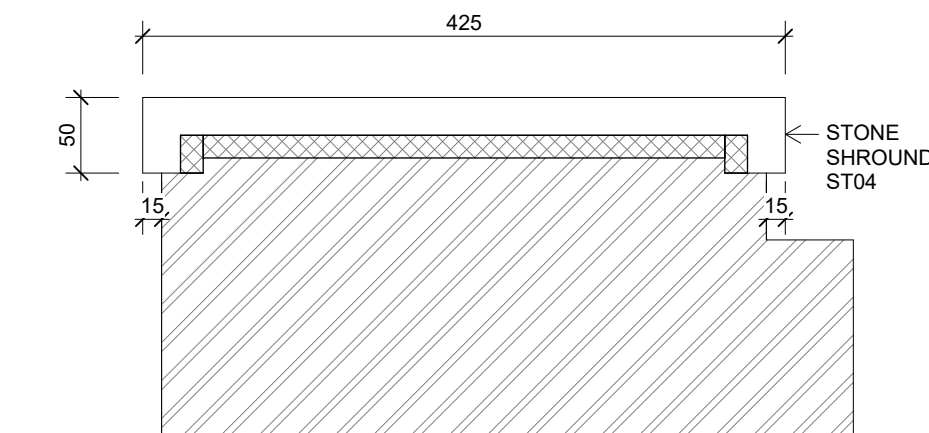
9
A220
Primary Suite Detail 4
SCALE 1 : 5



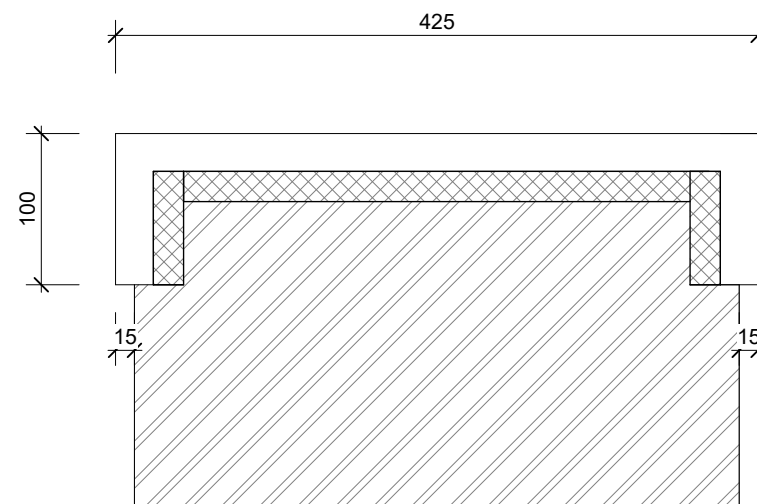
5
A208
Formal Dining & Living Detail
SCALE 1 : 5



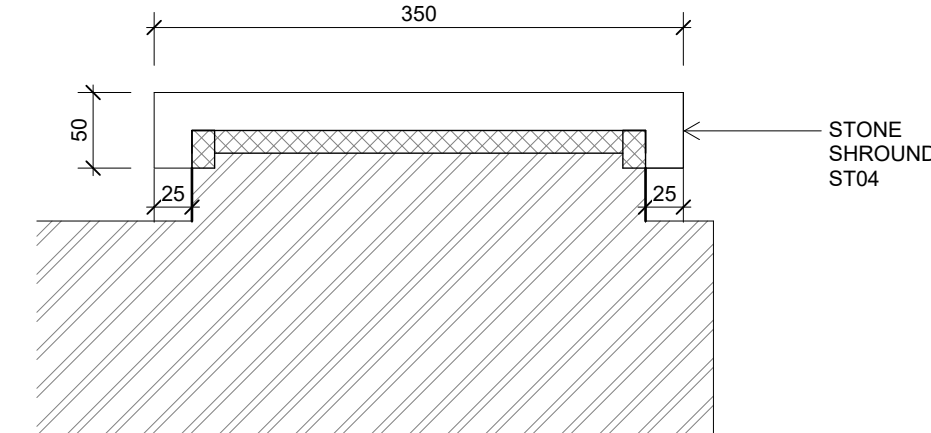
**DETAIL SECTION - SKIRTING
CARPET FLOOR**
SCALE 1 : 5



2
A202
Entry Room Detail 1
SCALE 1 : 5



3
A202
Entry Room Detail 2
SCALE 1 : 5



4
A202
Entry Room Detail 3
SCALE 1 : 5



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Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Typical Details - Shroud

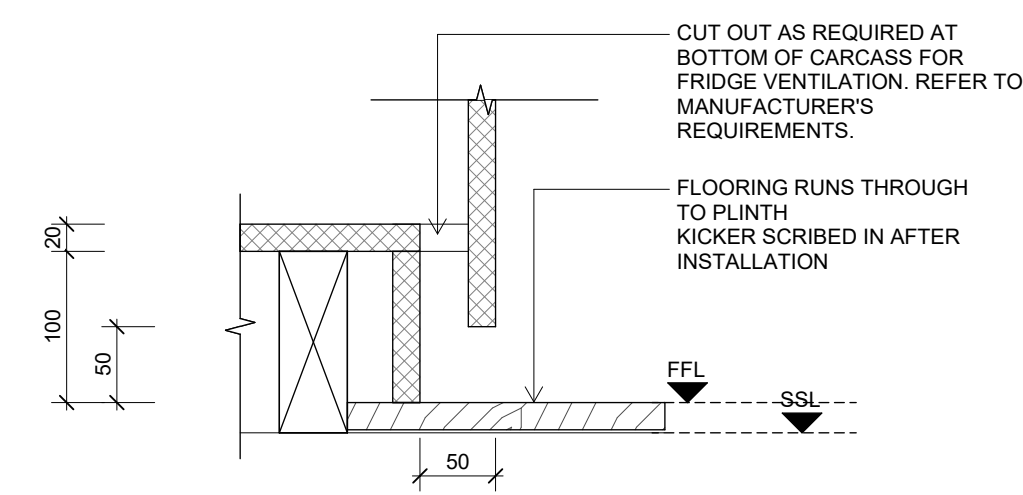
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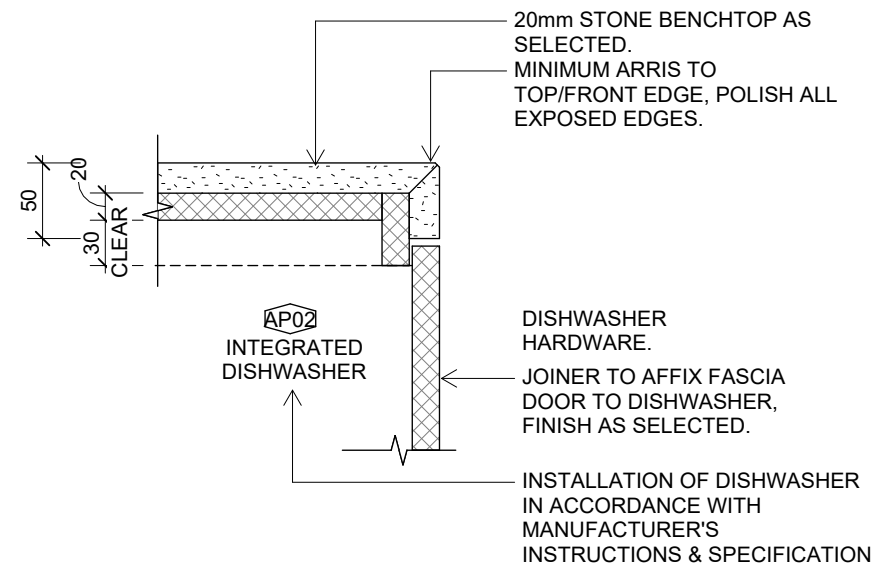
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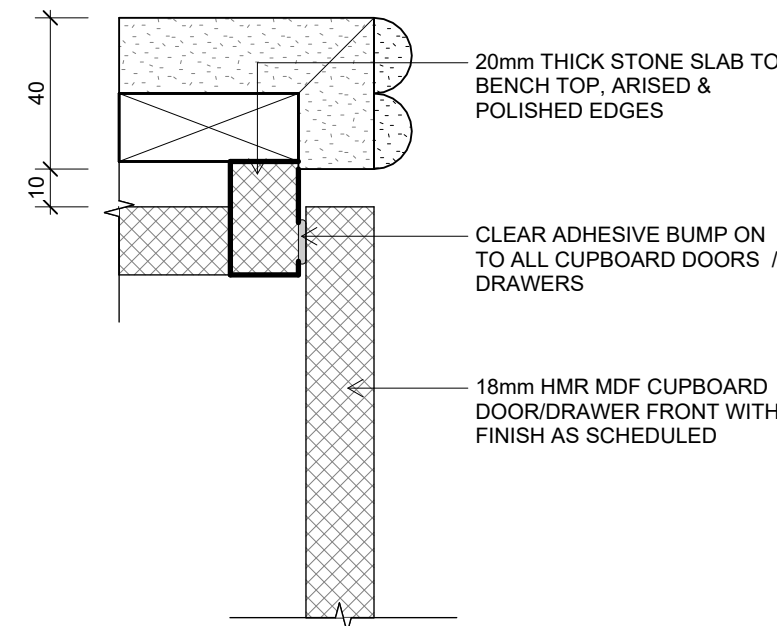
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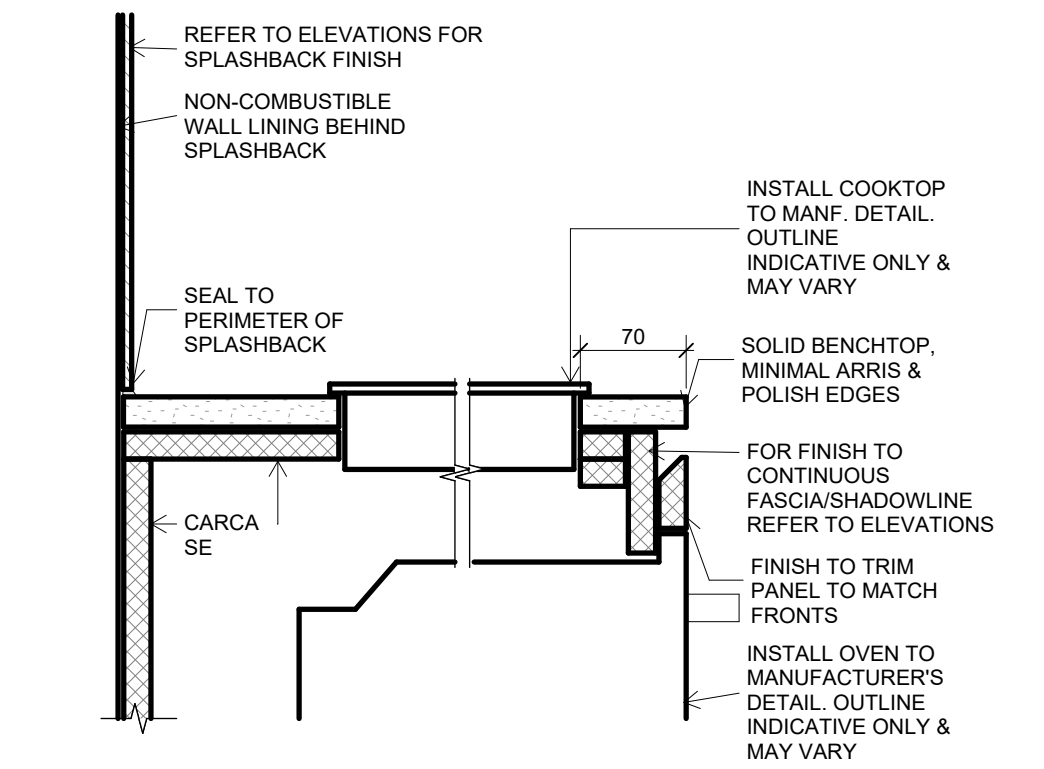
3
A300 /
REFRIGERATOR PLINTH & DOOR
SCALE 1 : 5



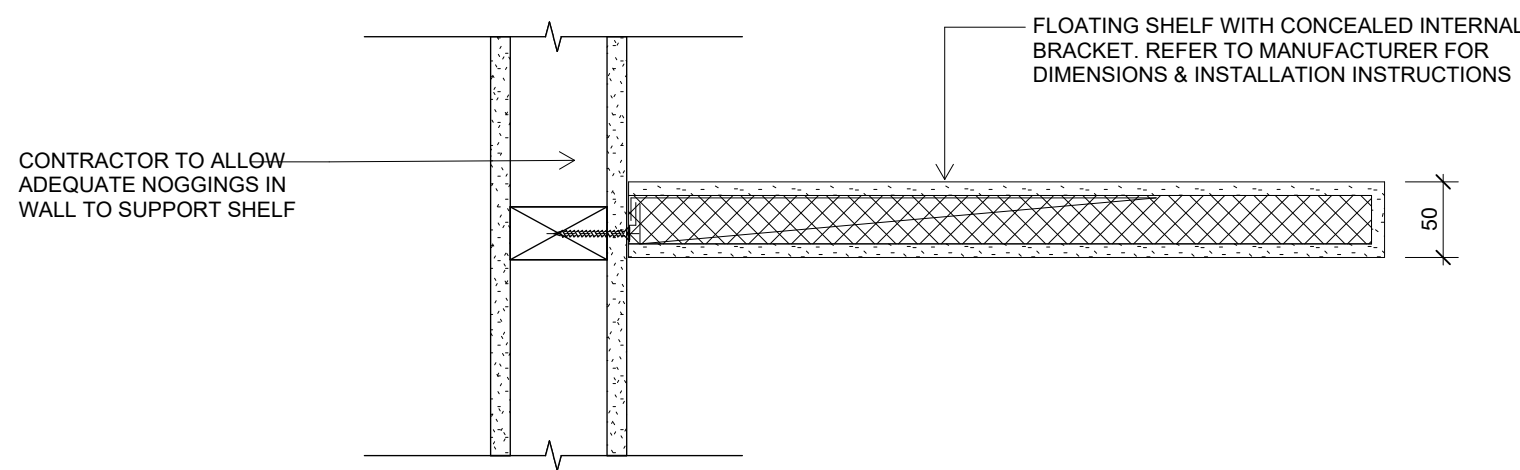
4
A301 /
DISHWASHER UNDER BENCHTOP
SCALE 1 : 5



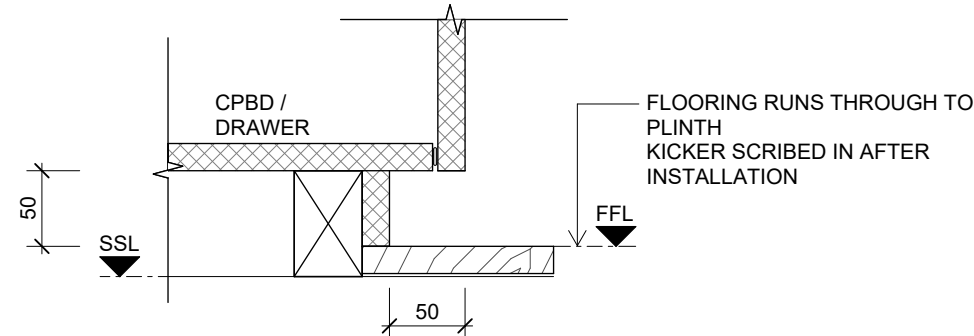
7
BENCHTOP EDGE
SCALE 1 : 2



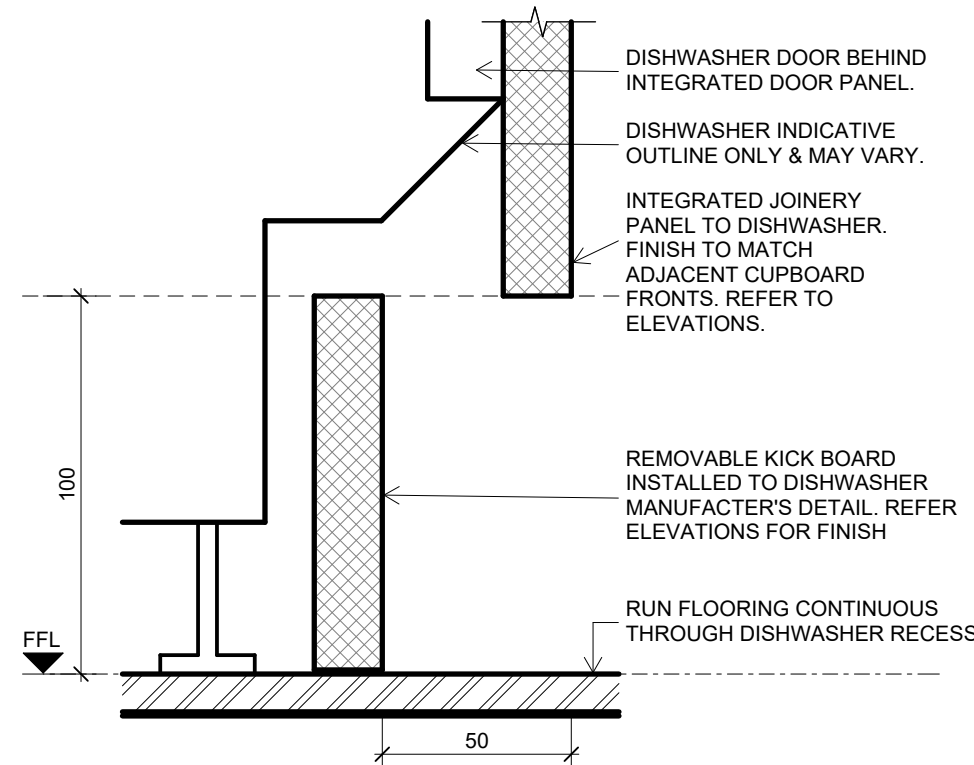
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COOKTOP SECTION
SCALE 1 : 5



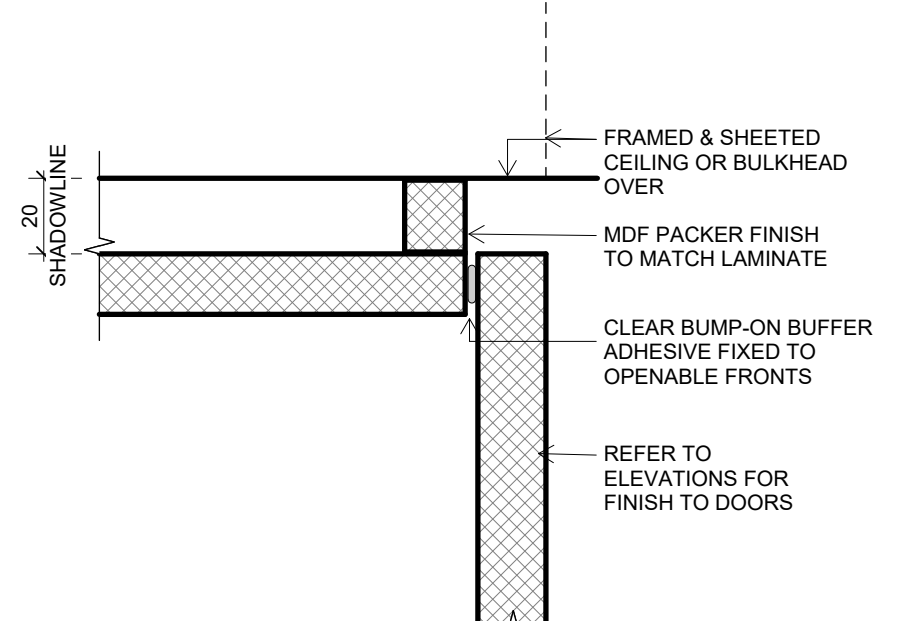
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CANTILEVERED SHELF
SCALE 1 : 5



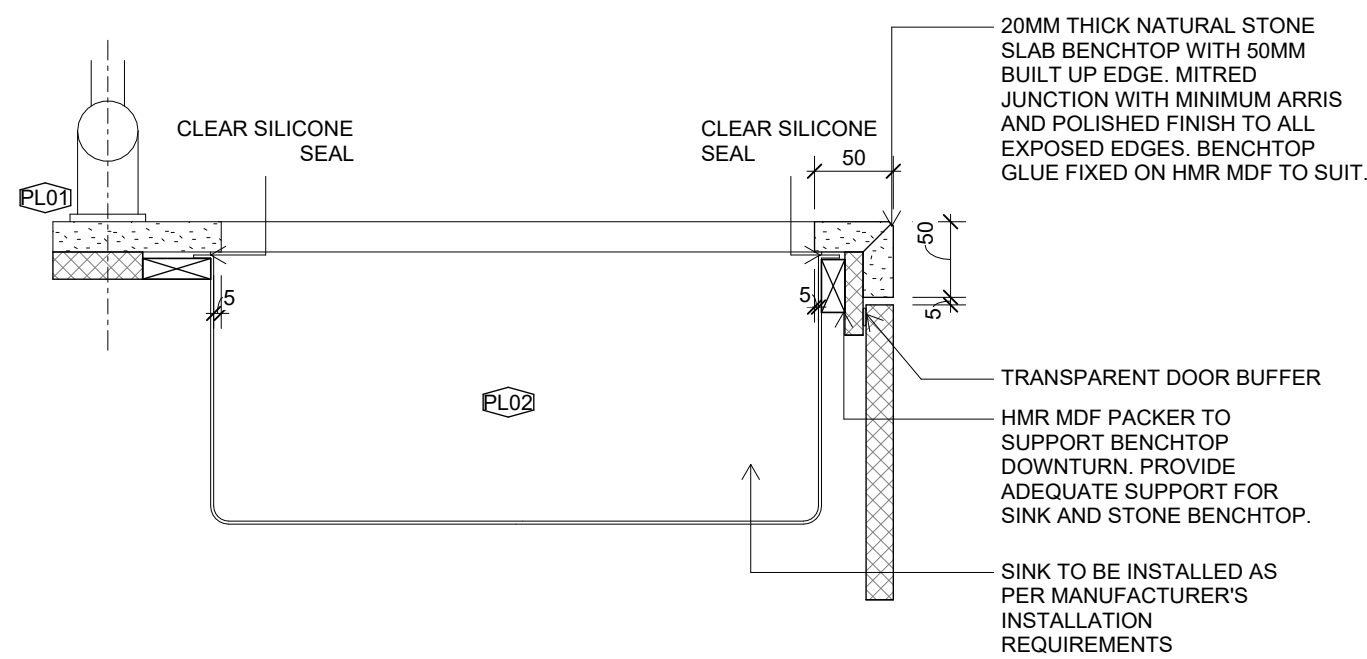
5
A300 /
TYPICAL KICKER
SCALE 1 : 5



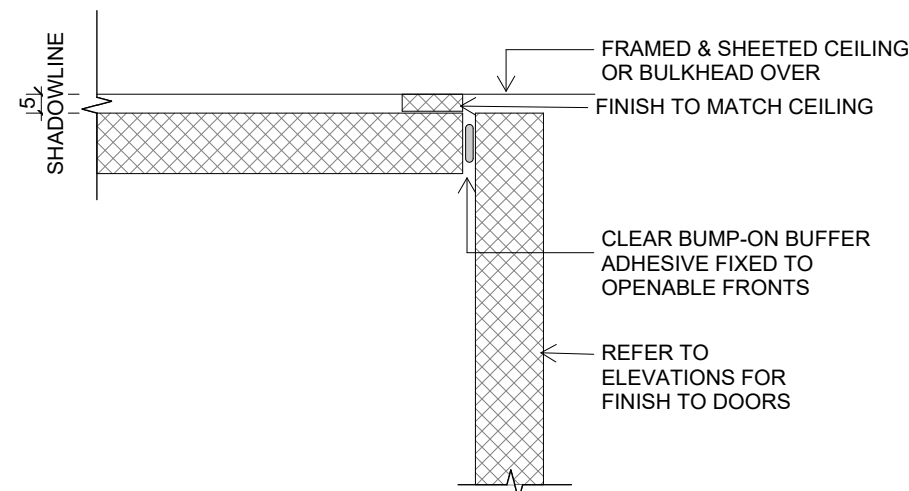
8
DISHWASHER KICKER
SCALE 1 : 2



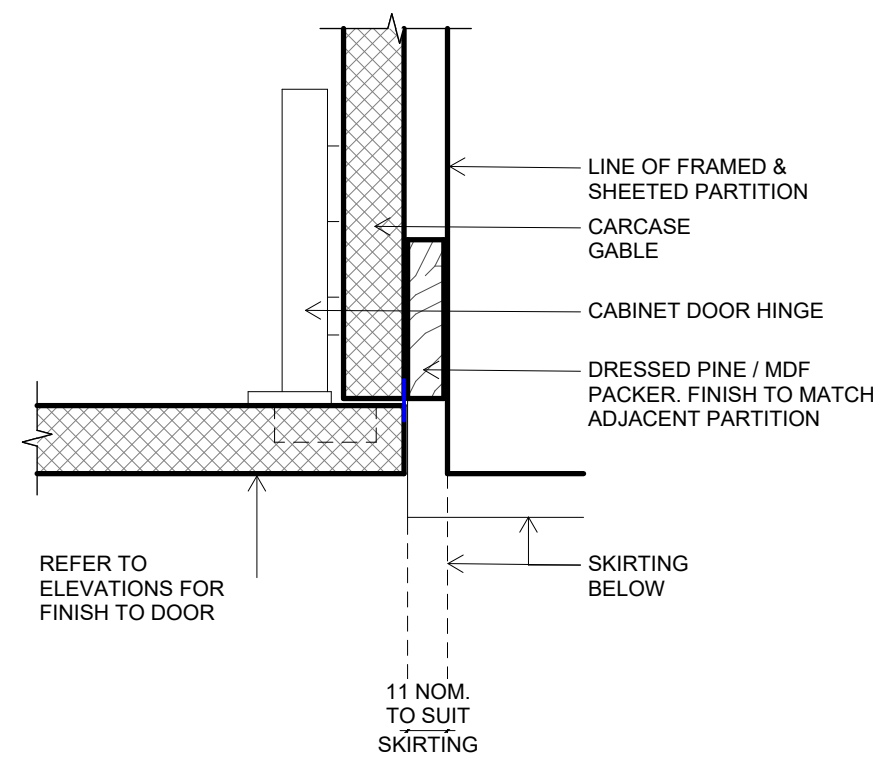
11
SECTION SHADOWLINE TO CEILING
SCALE 1 : 2



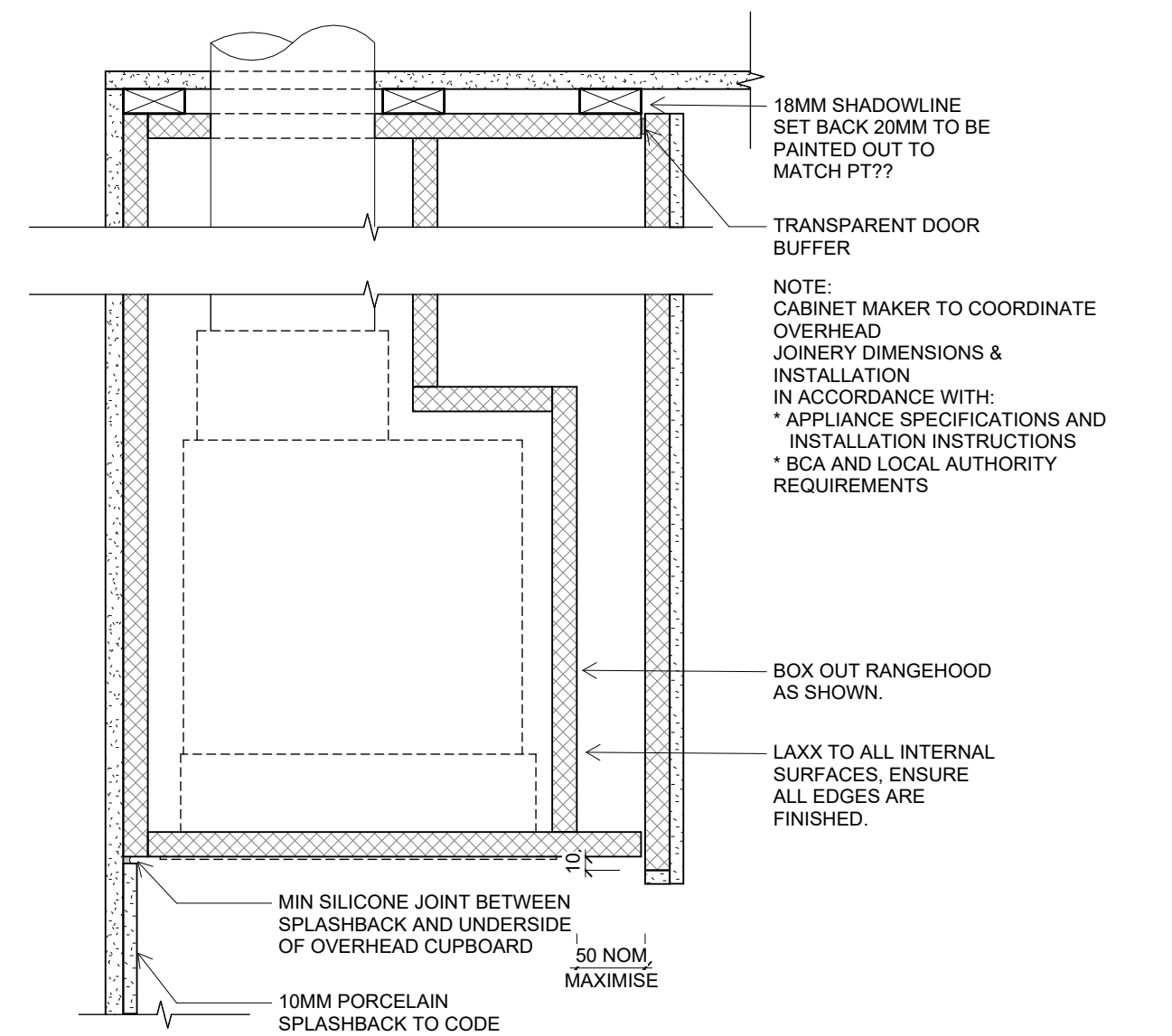
1
UNDER MOUNT SINK
SCALE 1 : 5



6
A300 /
SHADOWLINE TO CEILING
SCALE 1 : 2



9
SHADOW LINE TO WALL
SCALE 1 : 2



12
SECTION RANGEHOOD
SCALE 1 : 5



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DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Typical Details - Kitchen / Pantry

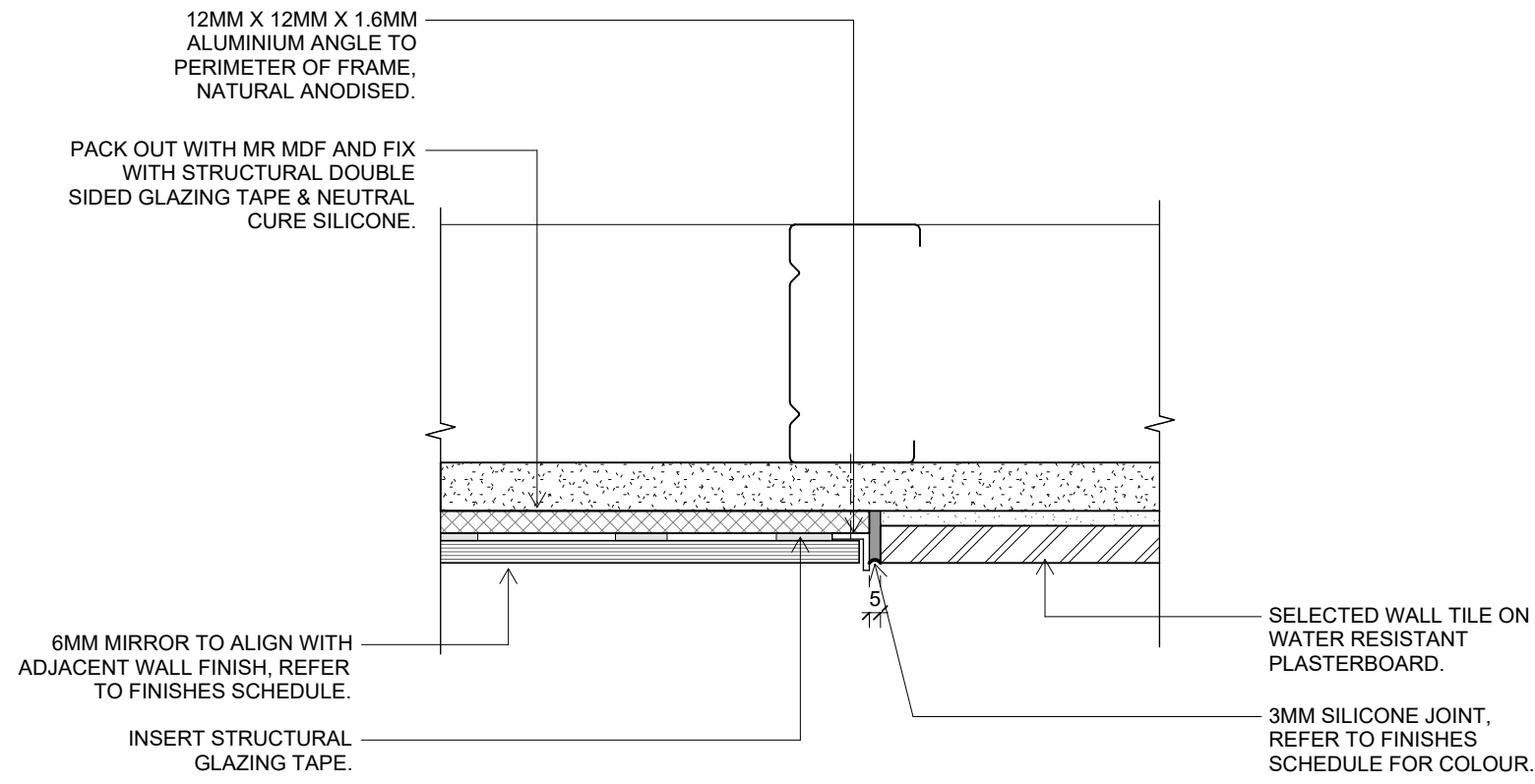
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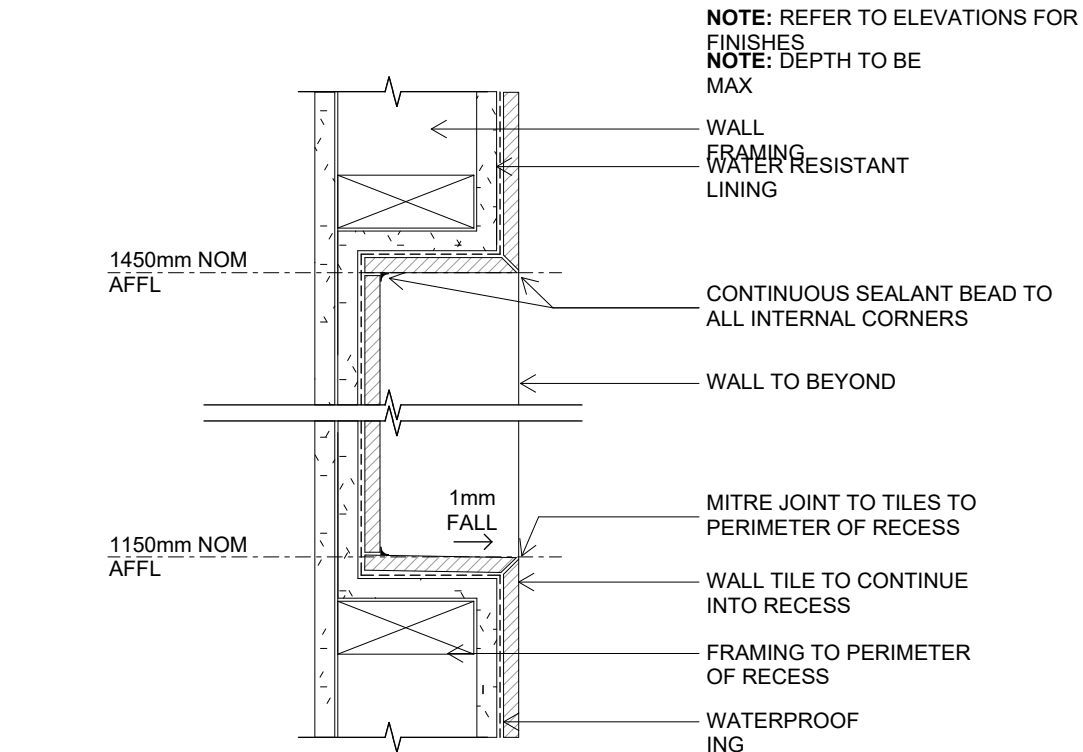
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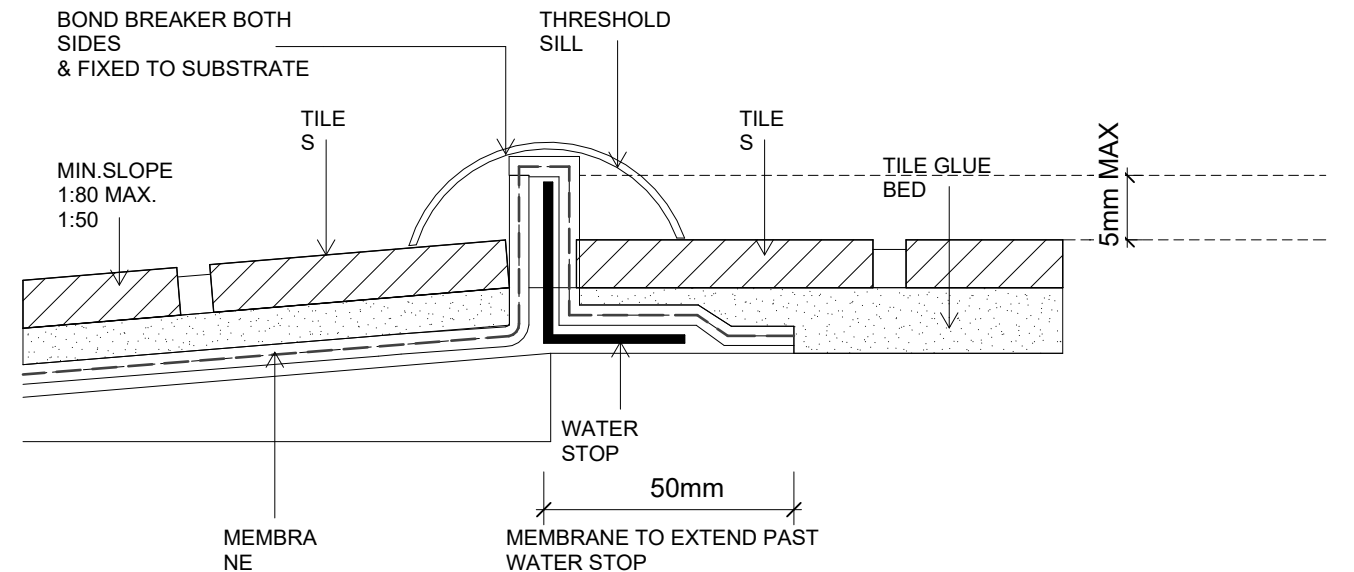
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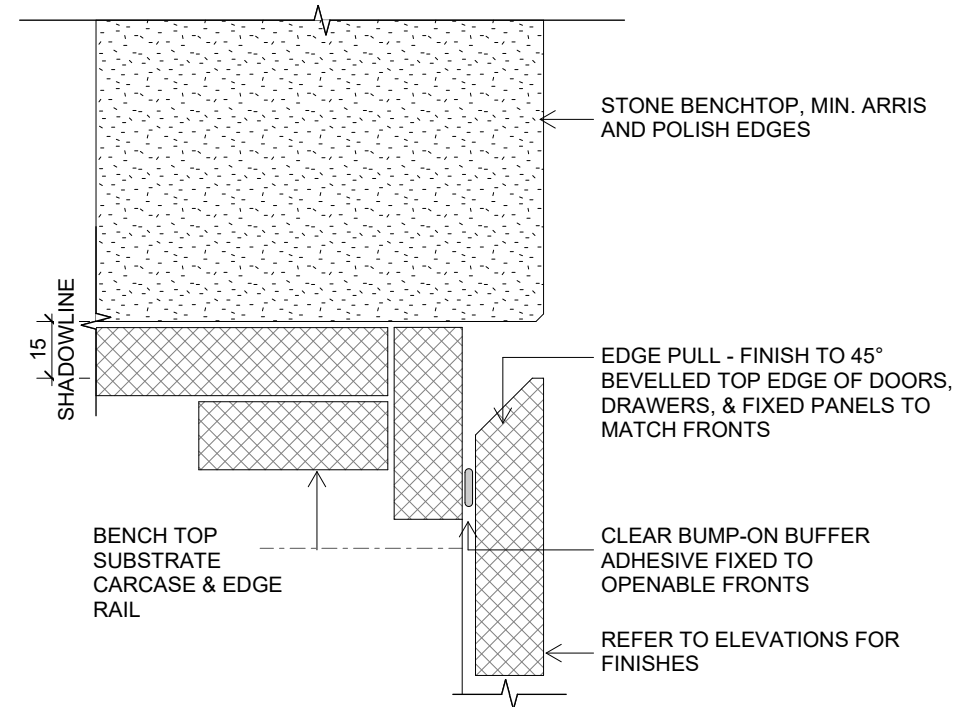
3 PLAN DETAIL - MIRROR & TILE
SCALE 1 : 2



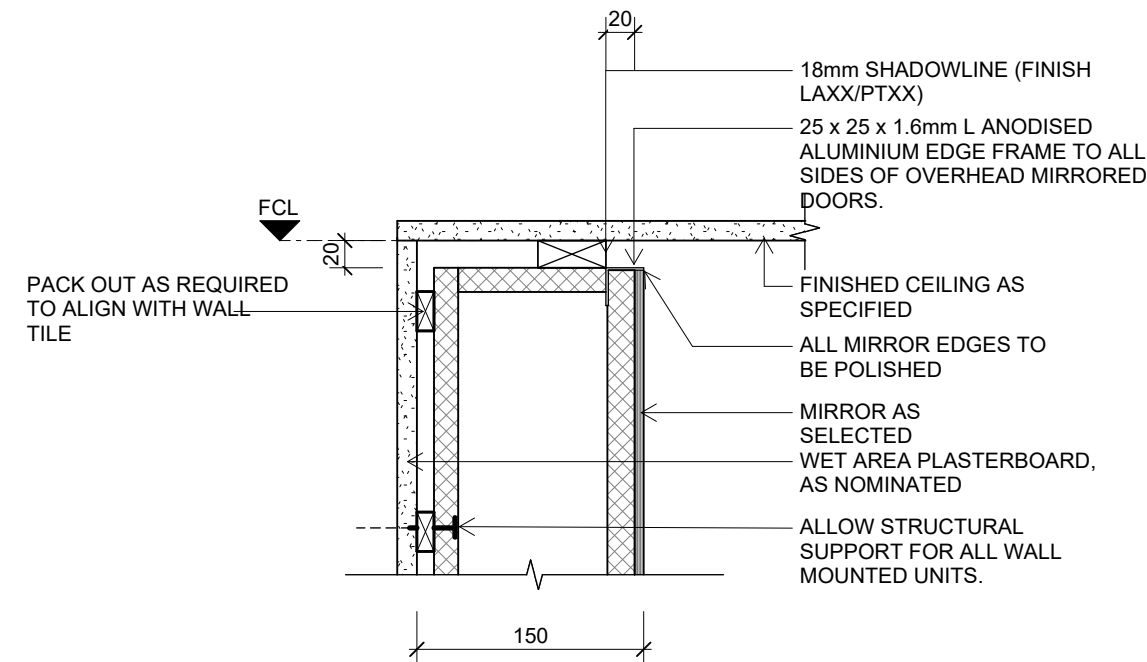
4 TYP. RECESS SHOWER SHELF
SCALE 1 : 5



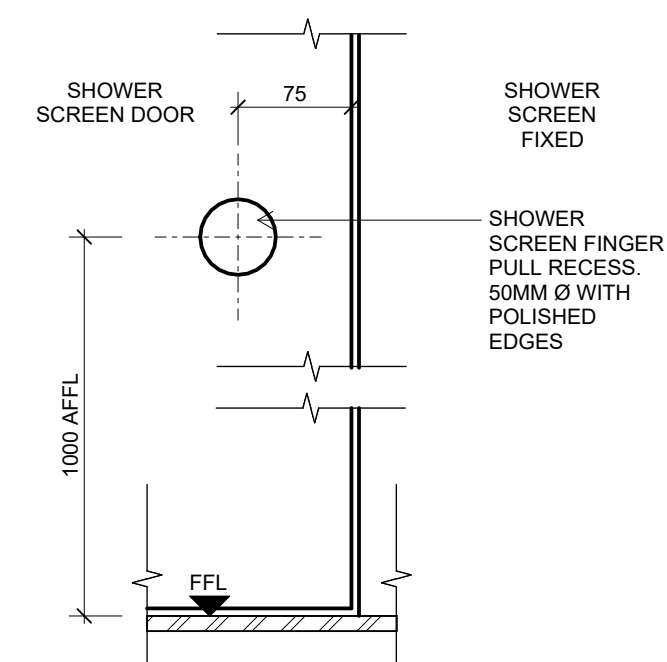
8 WATER STOP DETAIL
SCALE 1 : 5



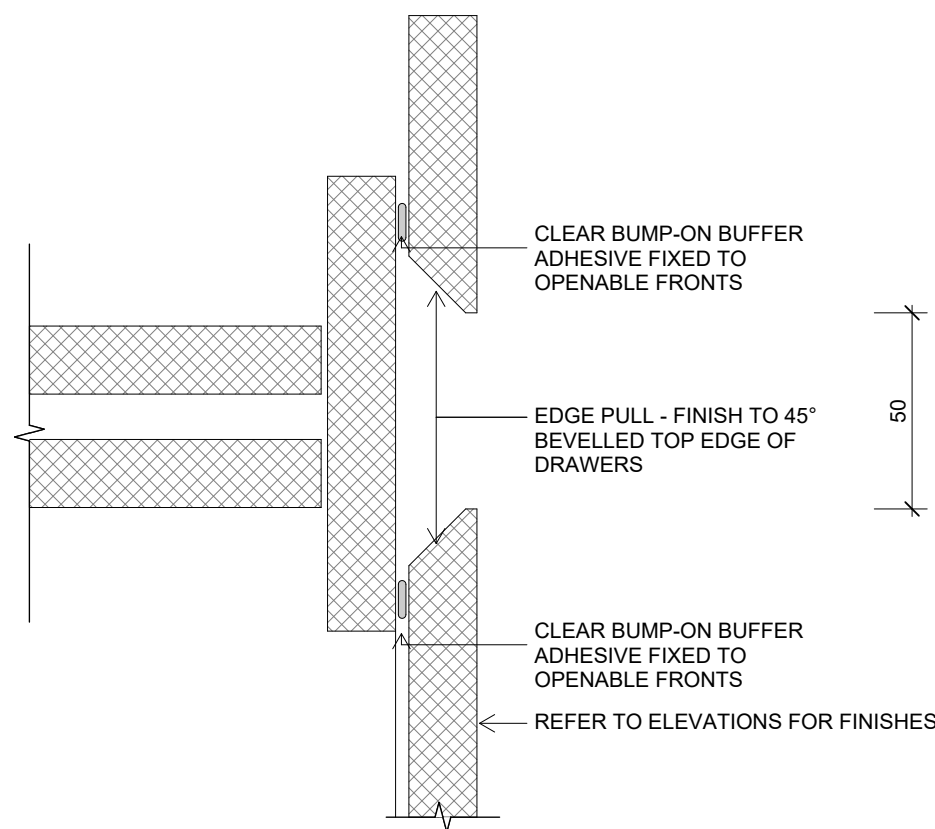
2 SECONDARY BATHROOM
VANITY PULL
SCALE 1 : 2



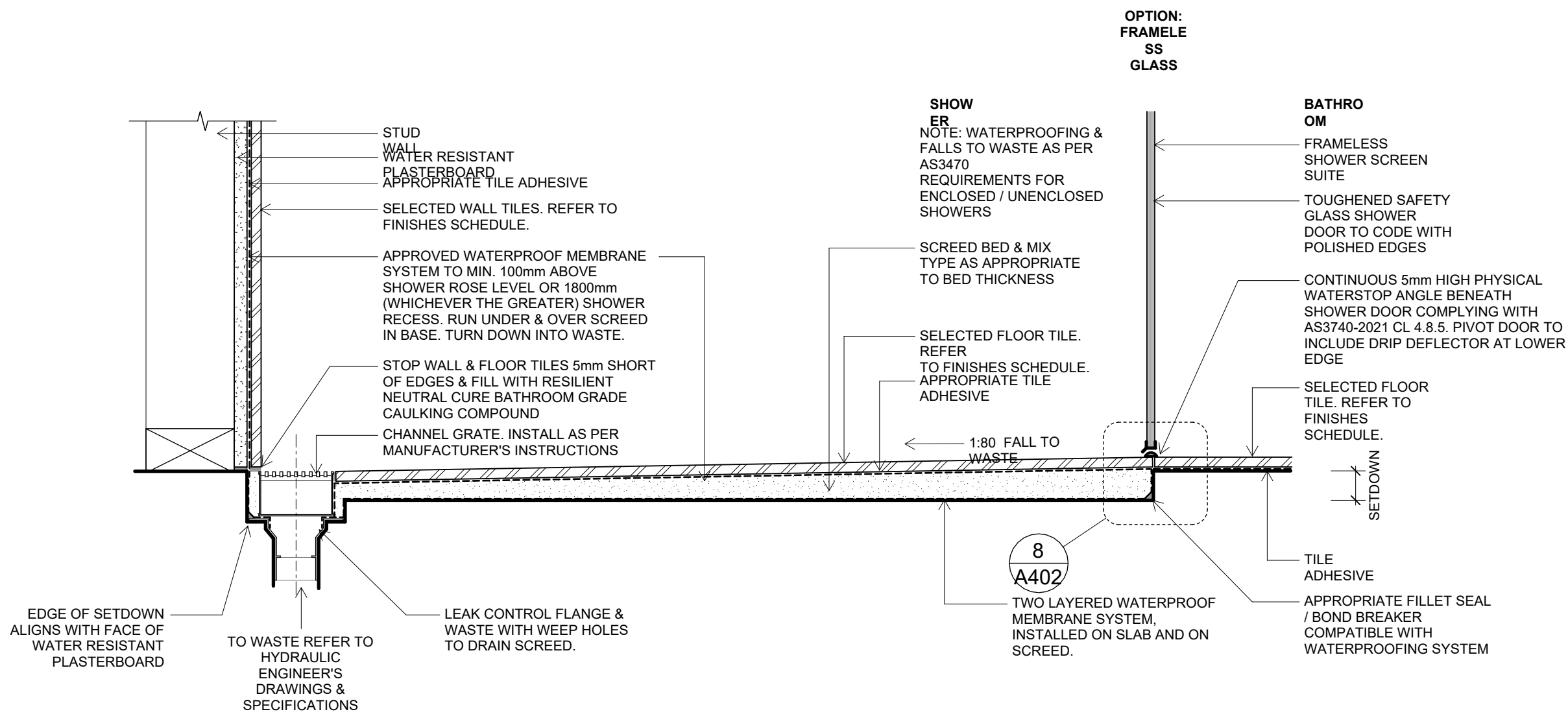
5 SECTION DETAIL - MIRROR
CABINET SHADOWLINE
SCALE 1 : 5



7 SHOWER DOOR FINGER
SCALE 1 : 5



1 PRIMARY ENSUITE WET AREA
JOINERY PULL
SCALE 1 : 2



6 SECTION DETAIL - SHOWER
SET DOWN
SCALE 1 : 5



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

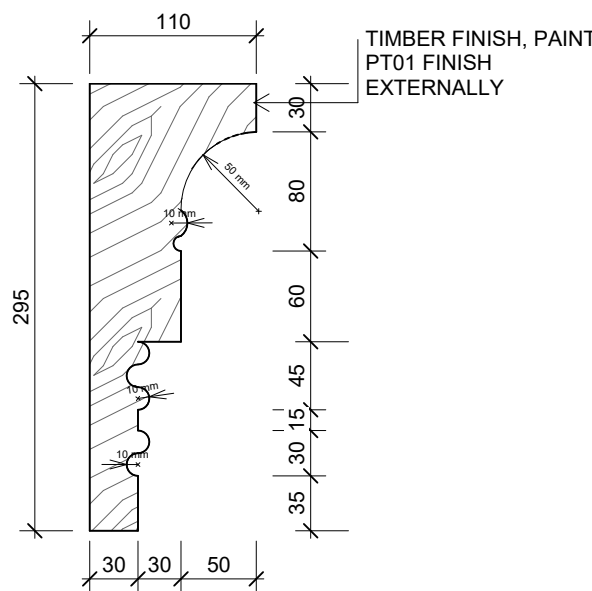
Drawing Typical Details - Wet Areas

Date 3108.2026

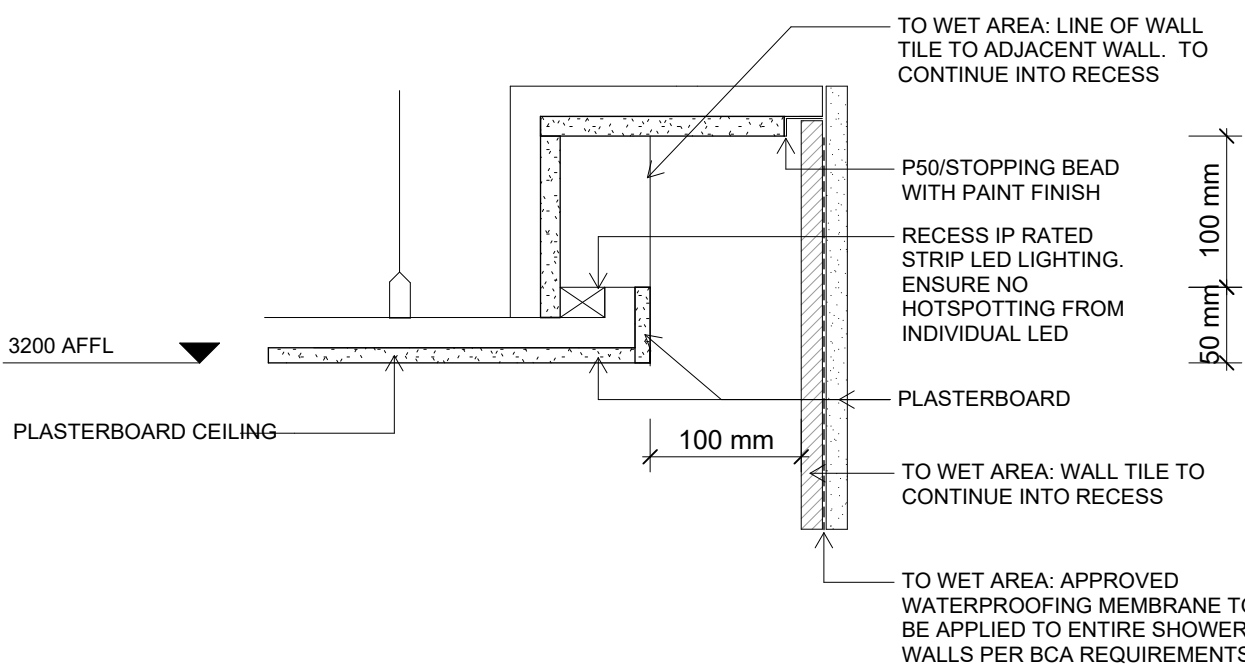
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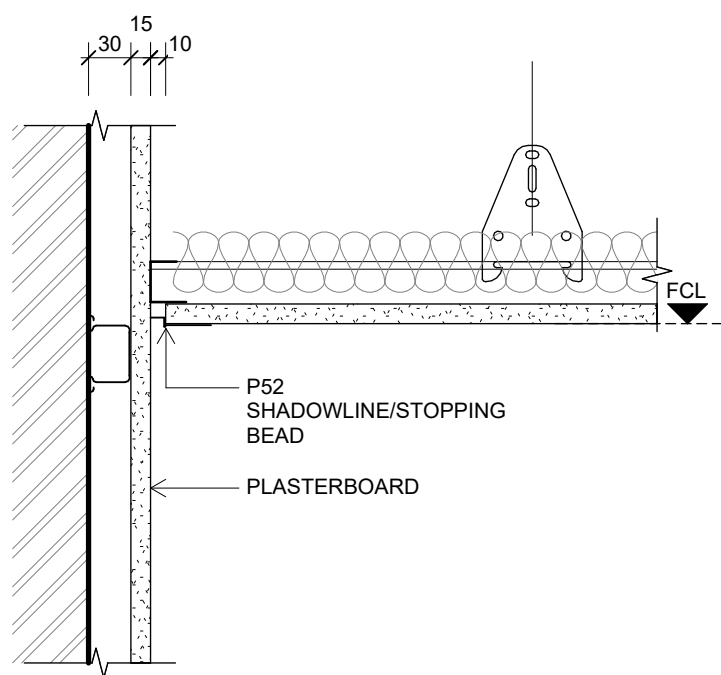
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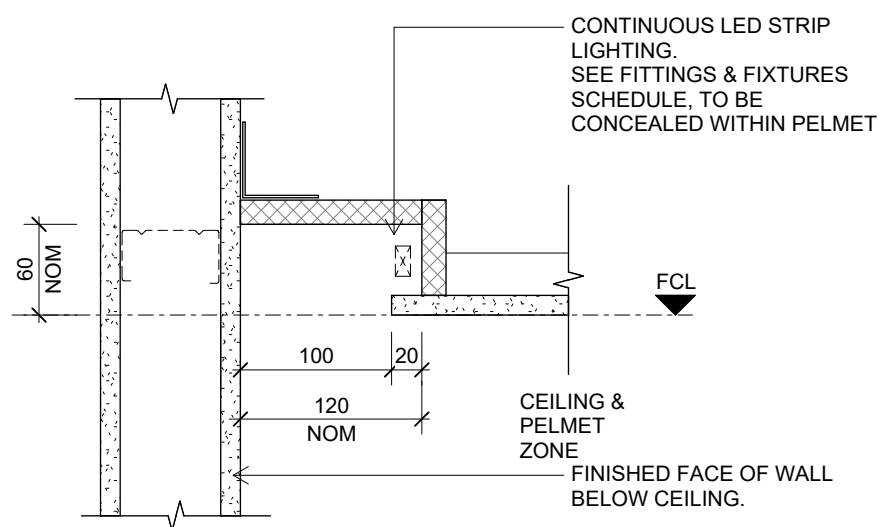
5 Cornice Detail
SCALE 1 : 5



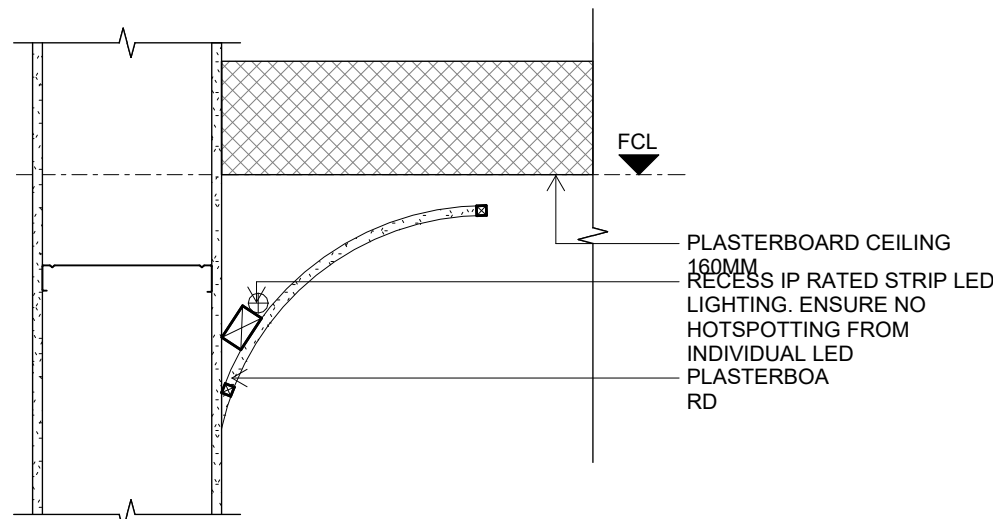
1 Typ. Pelmet Deatil
SCALE 1 : 5



3 Wall Ceiling Square Set with Shadowline
SCALE 1 : 5



4 Wall / Ceiling with Pelmet
SCALE 1 : 5



2 Ceiling Detail 1
SCALE 1 : 10



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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Typical Details - Ceiling

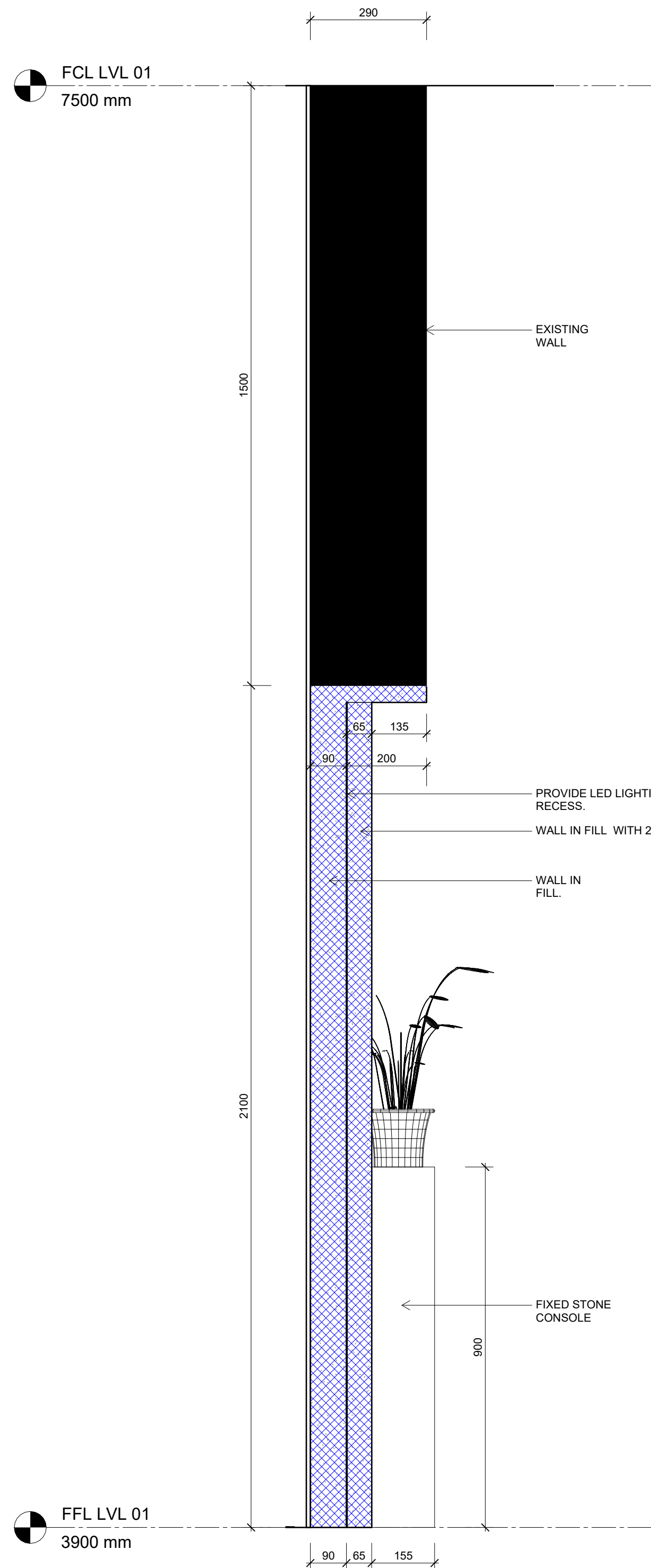
Date 3108.2026

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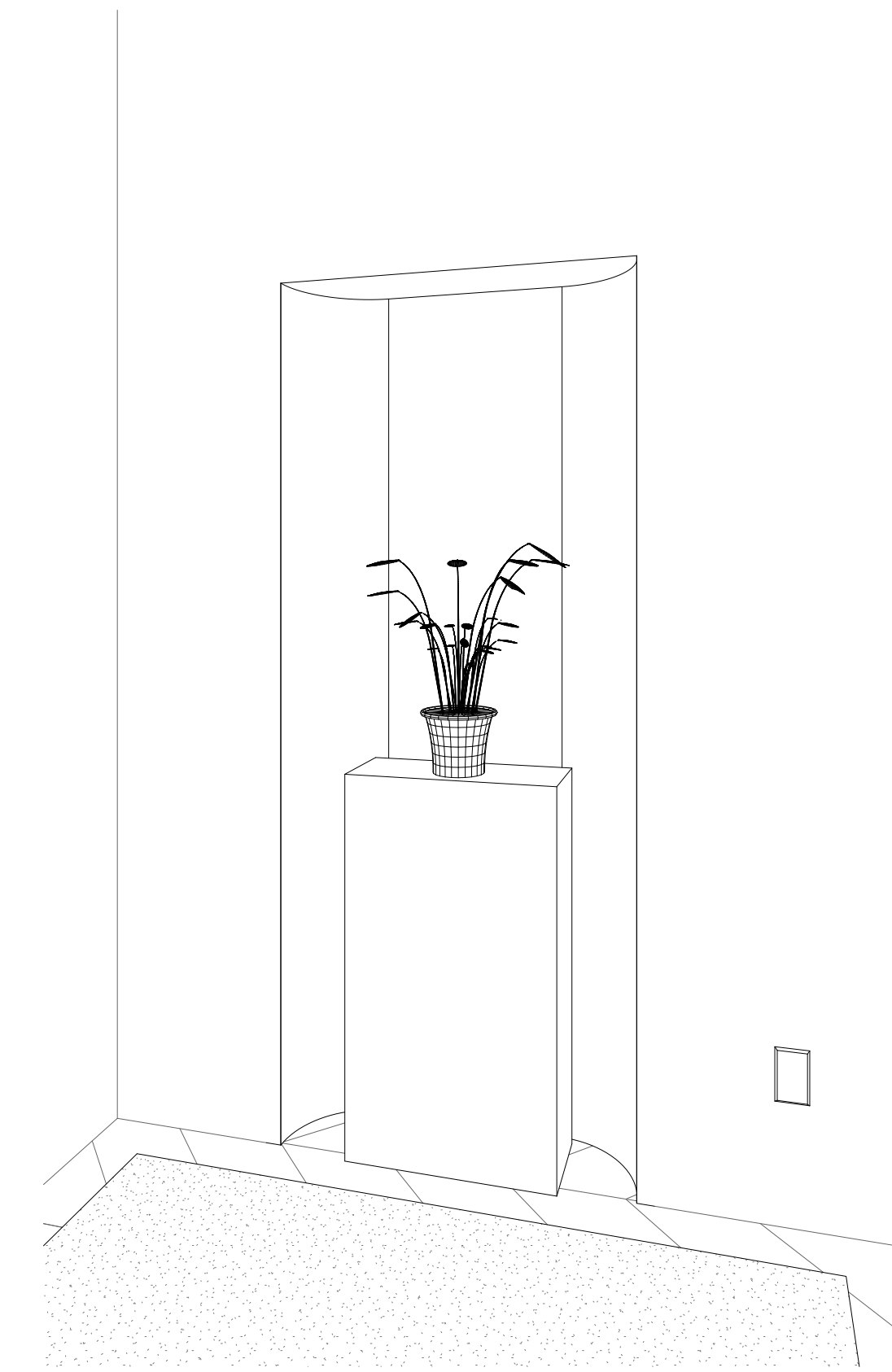
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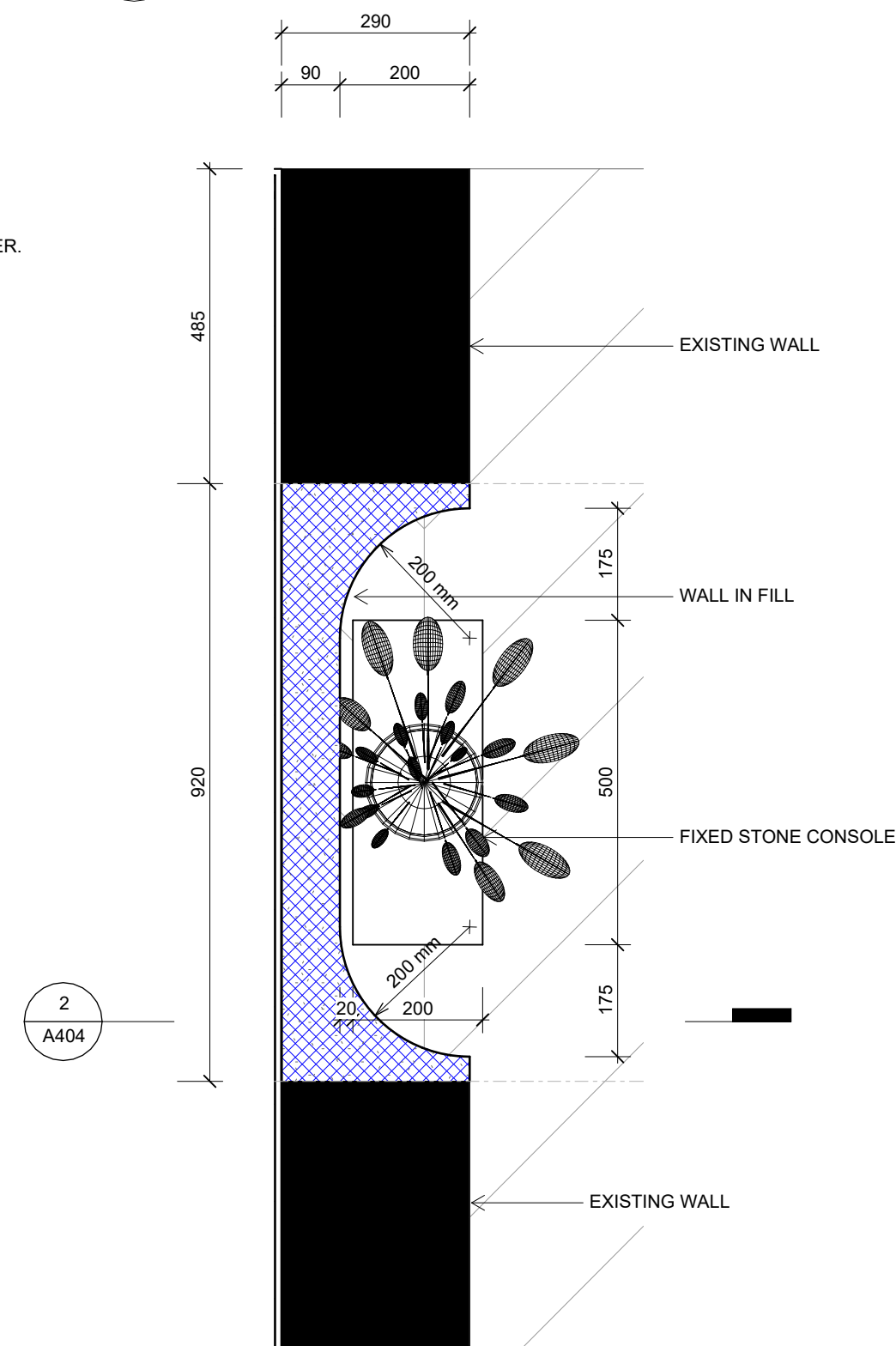
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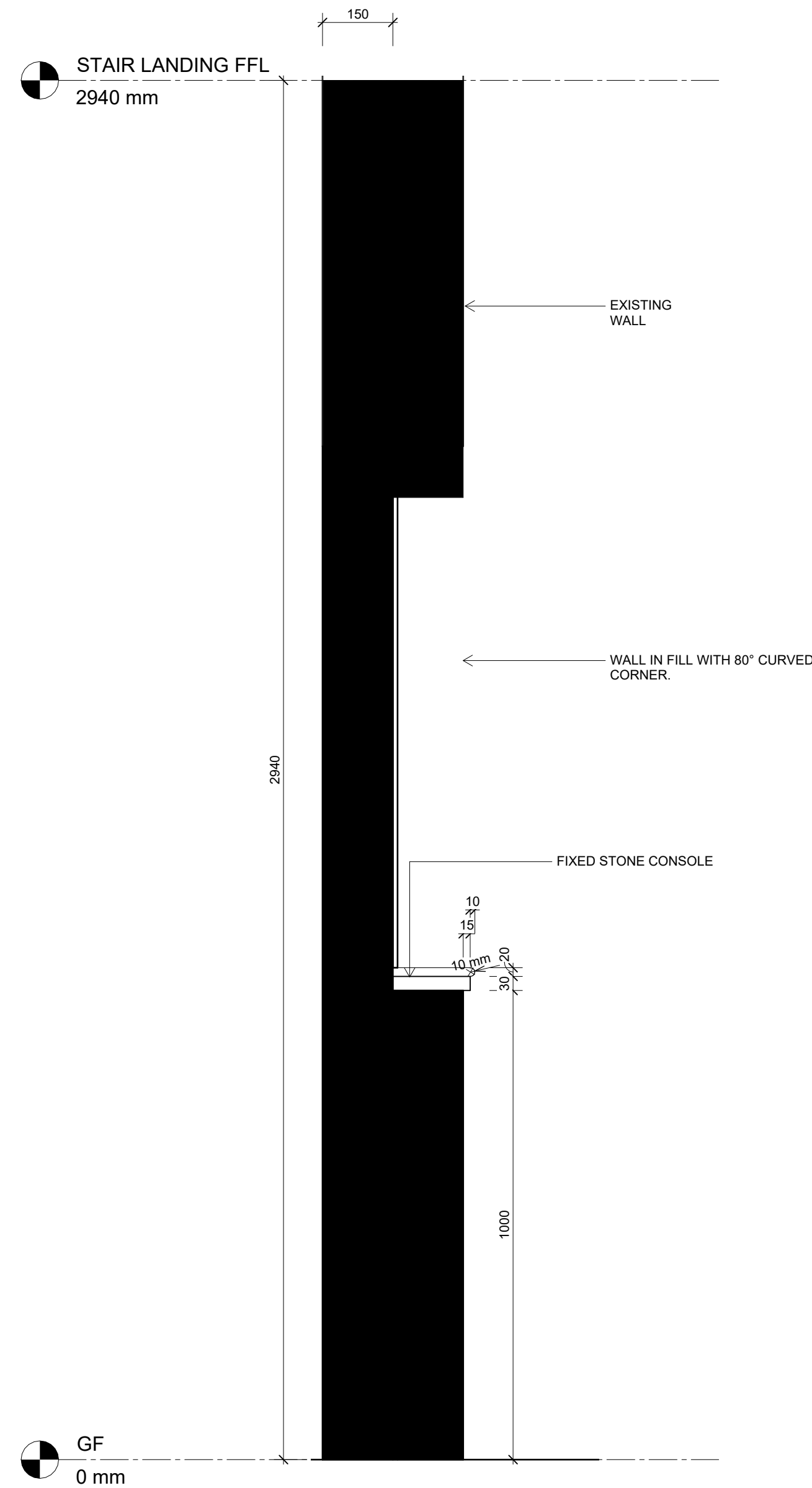
Stair Well Floor Plan - Detail
Nook 1
SCALE 1 : 10



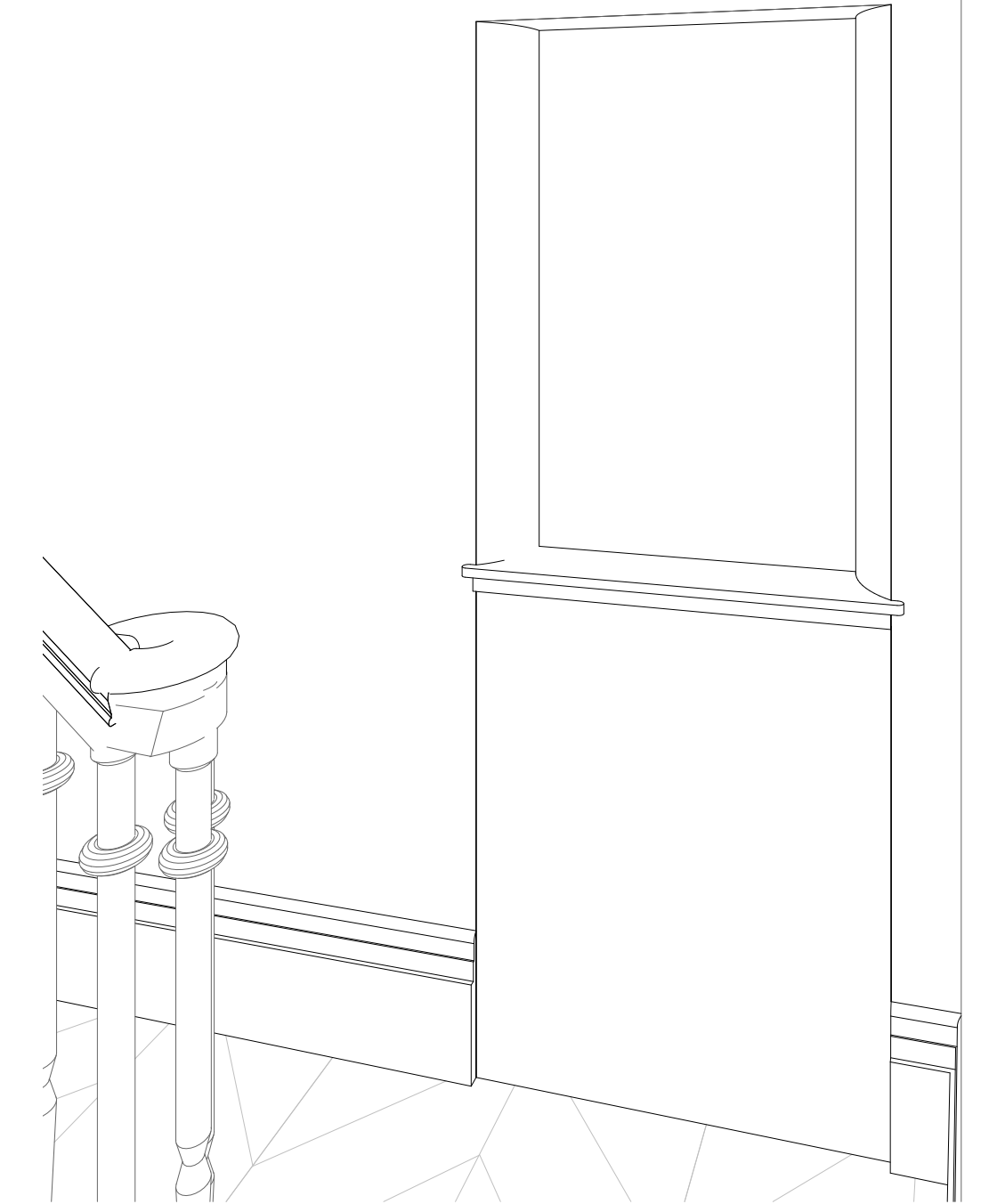
6 Stair Well - Nook View
SCALE



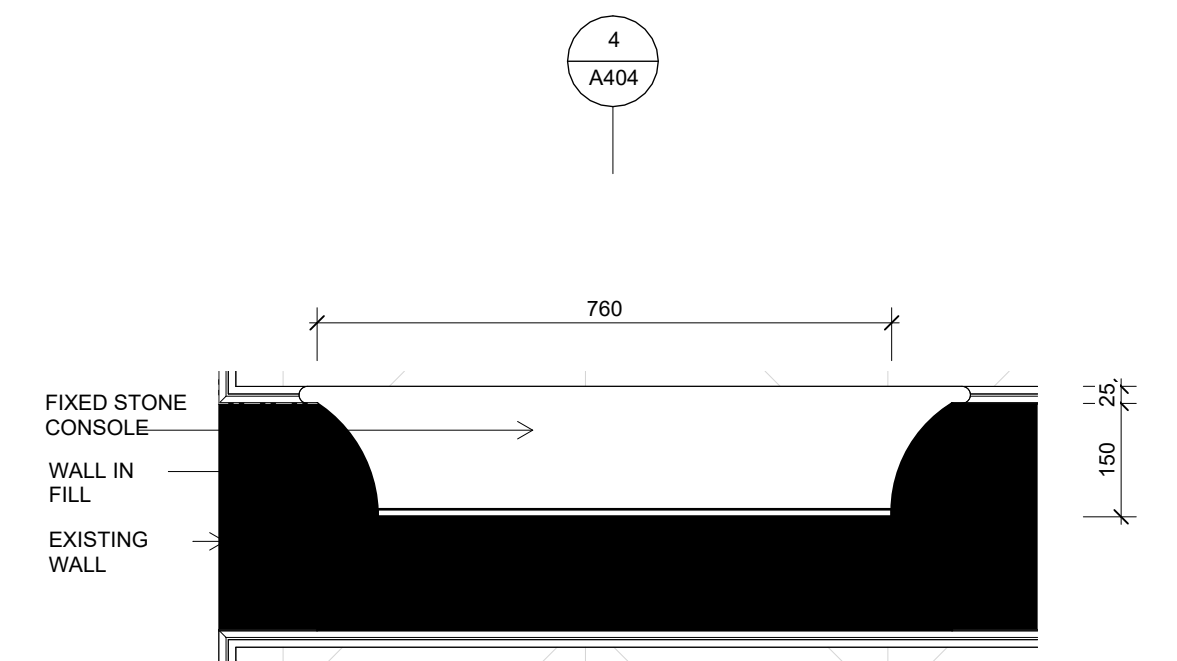
Stair Well Floor Plan - Detail
Nook 2
SCALE 1 : 10



4 Entry Floor Plan - Detail 1
SCALE 1 : 10



5 Entry - Nook View
SCALE



3 Entry Floor Plan - Deail 2
SCALE 1 : 10



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Project 400 Albert St, East Melbourne,
VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Typical Details - Nook

Date 3108.2026

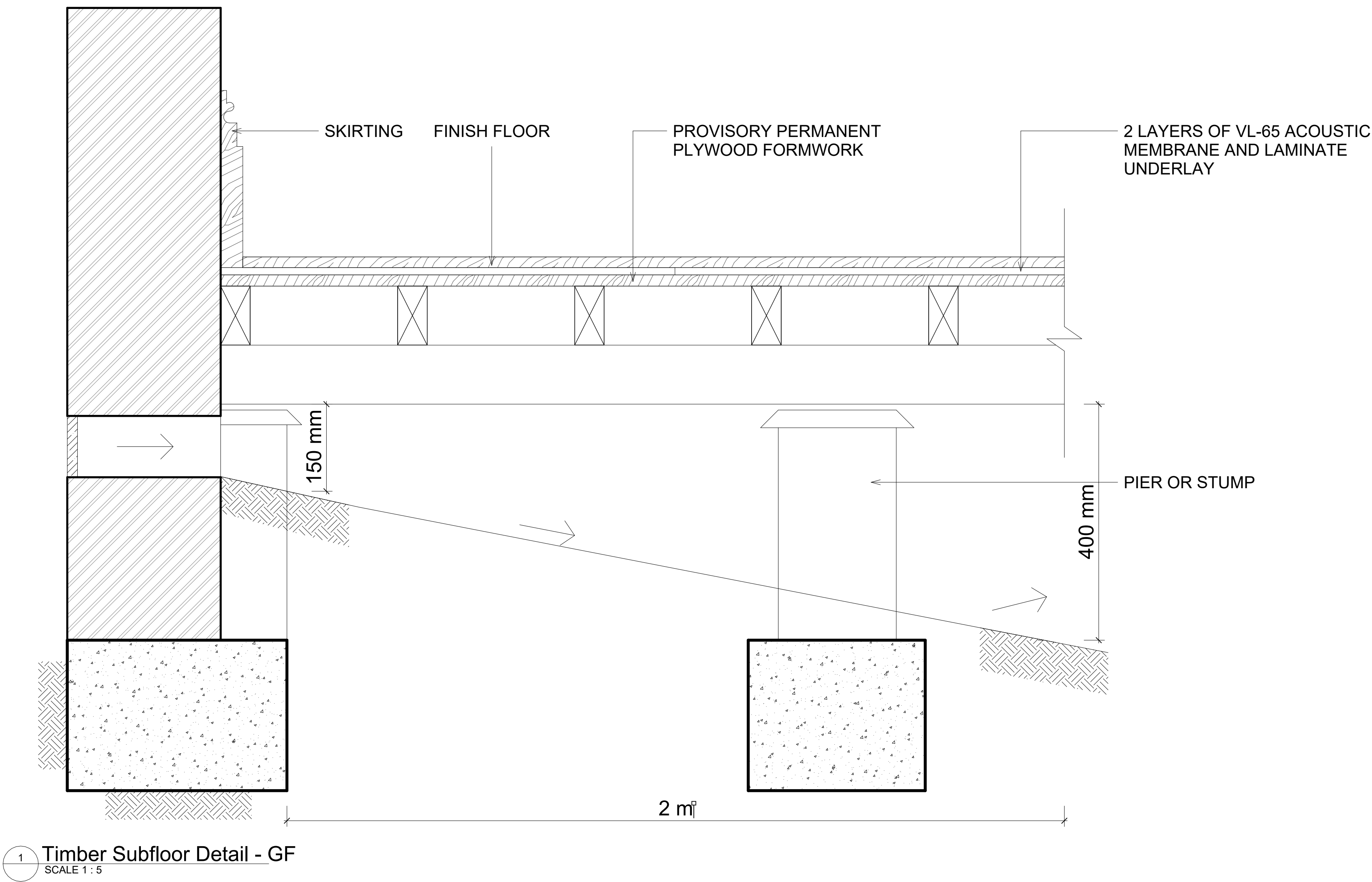
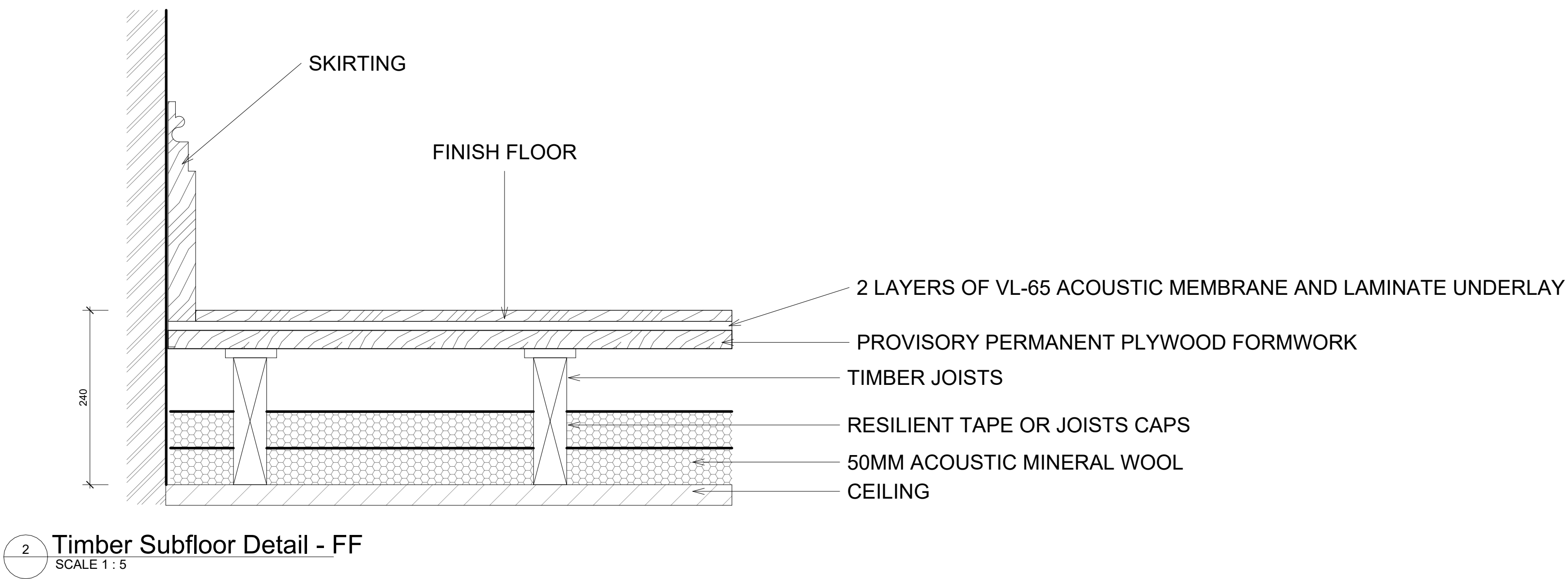
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Drawing No. A404

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



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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Typical Details - Subfloor

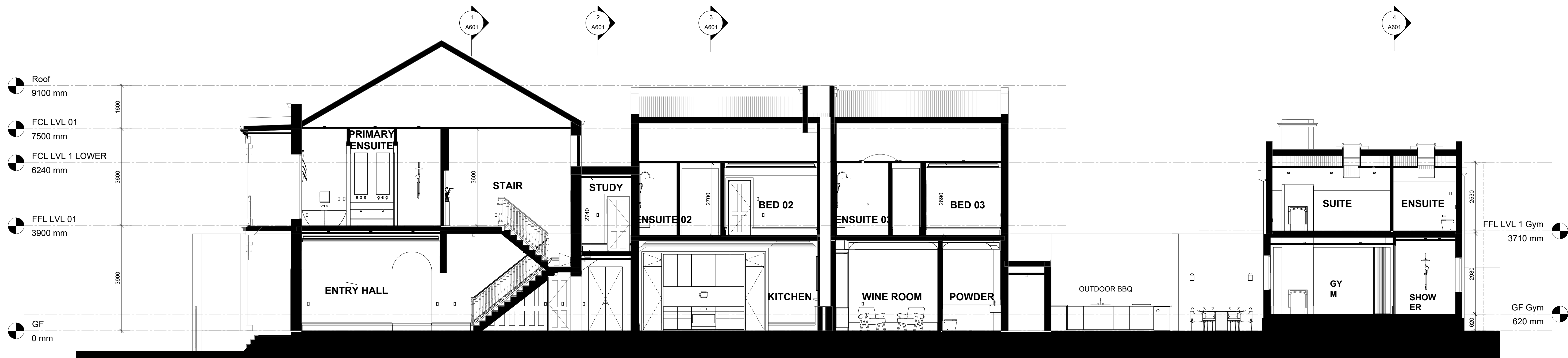
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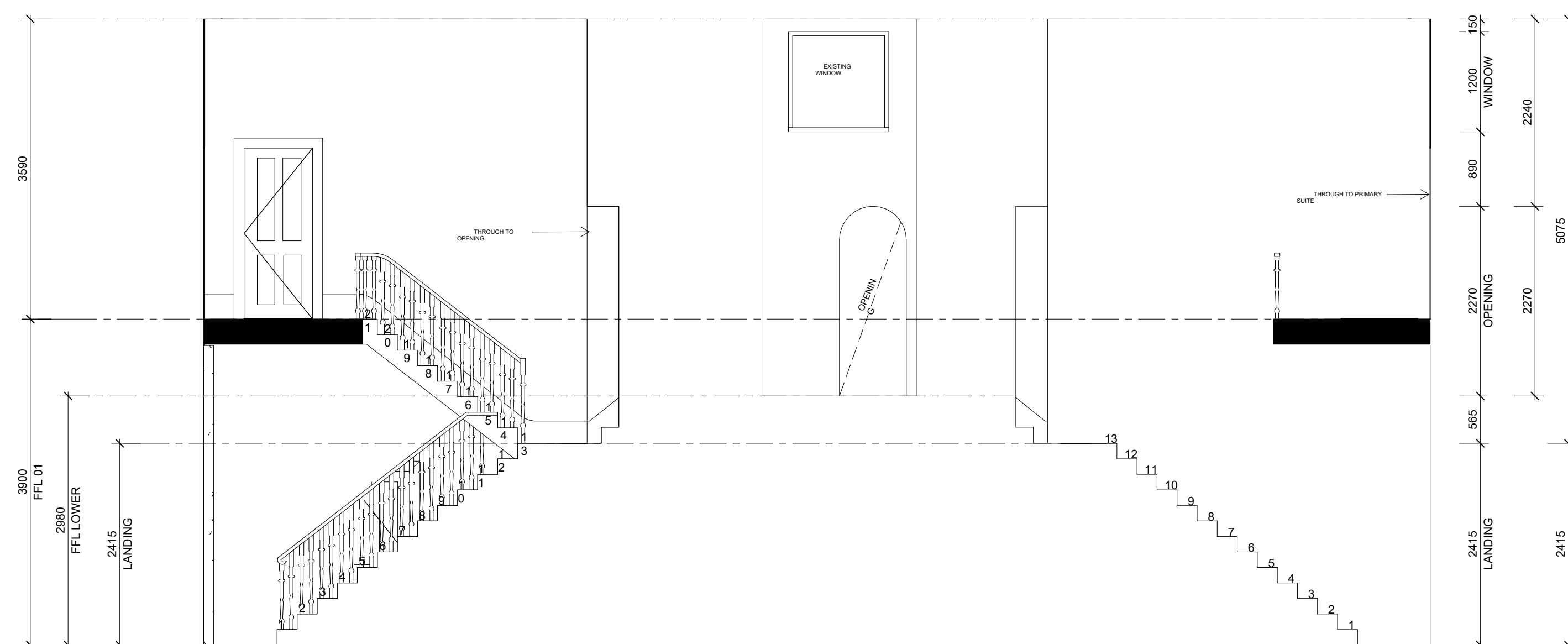
Drawing No. A405

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2 Building Section B
SCALE 1 : 75



1 Building Section - A
SCALE 1 : 50



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VIC 3002

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Drawing Building Sections

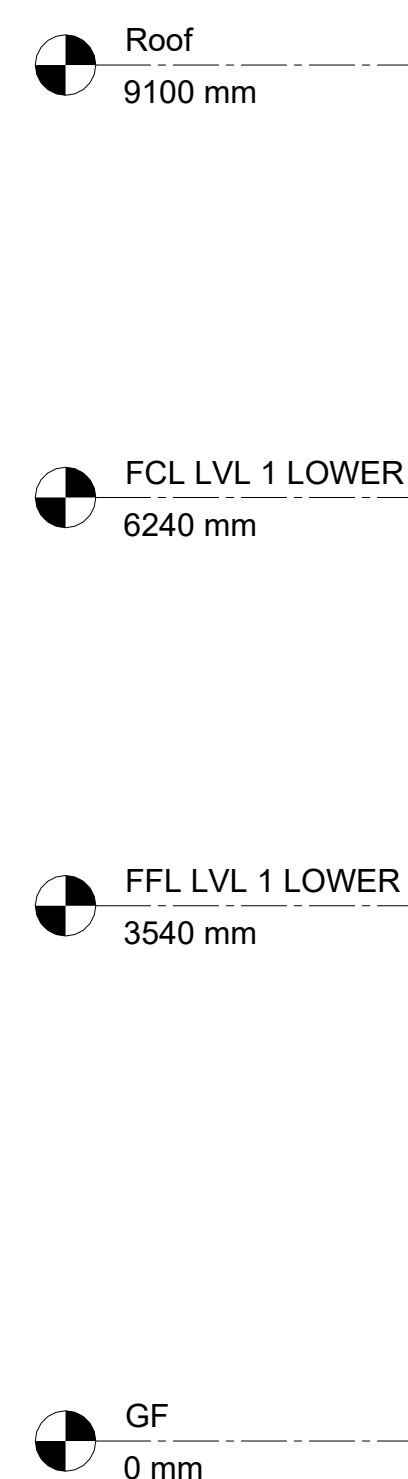
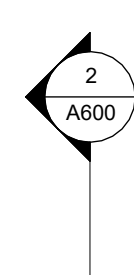
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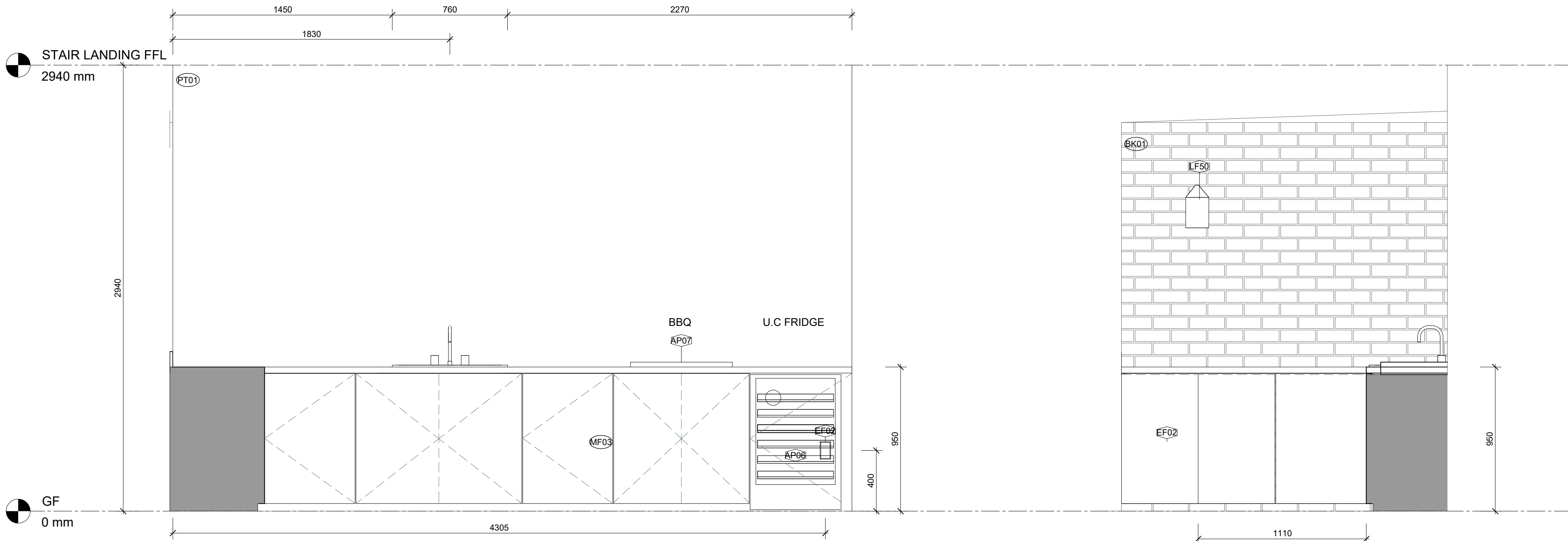
Drawing No. A600

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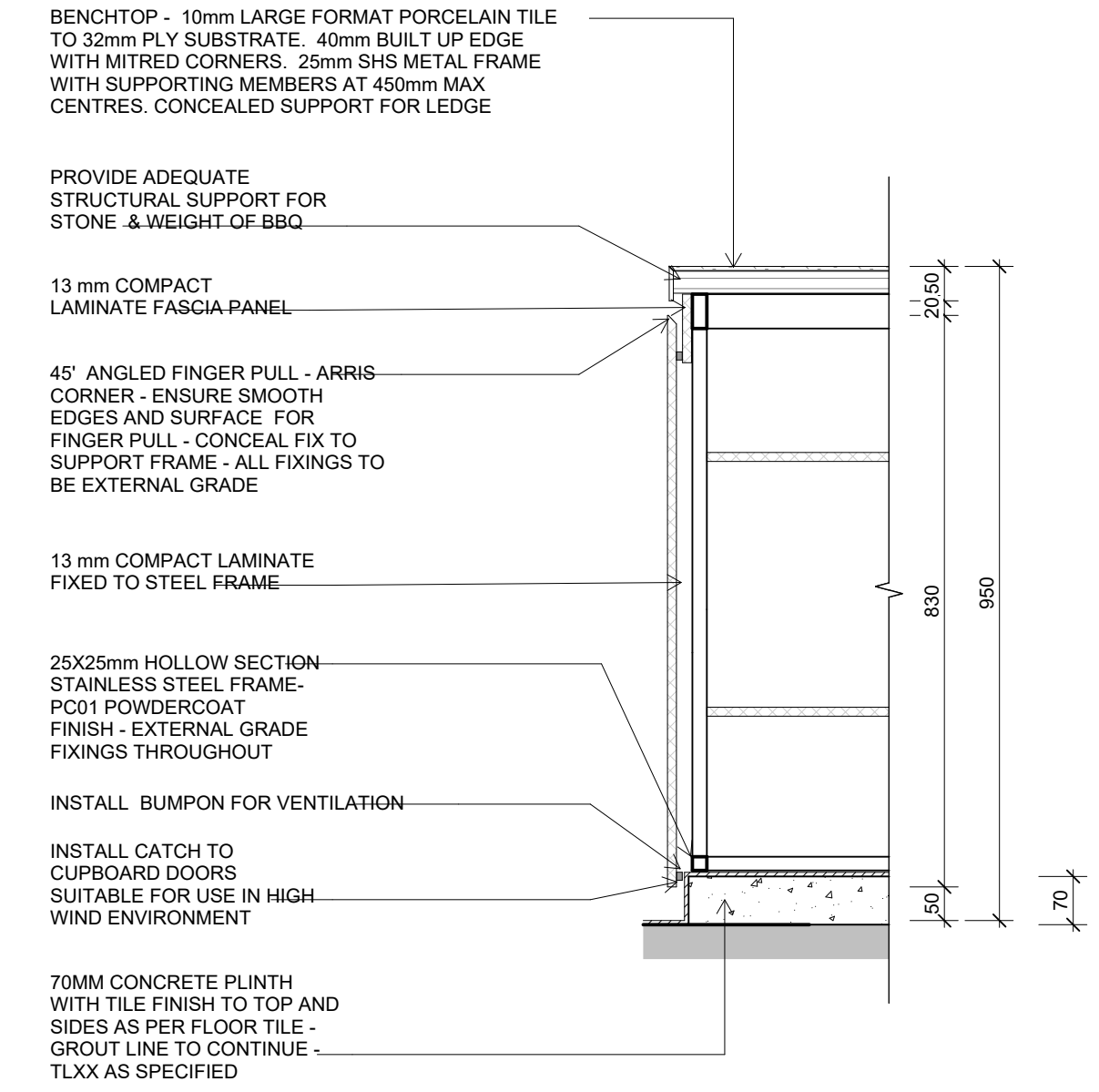


4 Section - Coach House
A102 SCALE 1 : 50

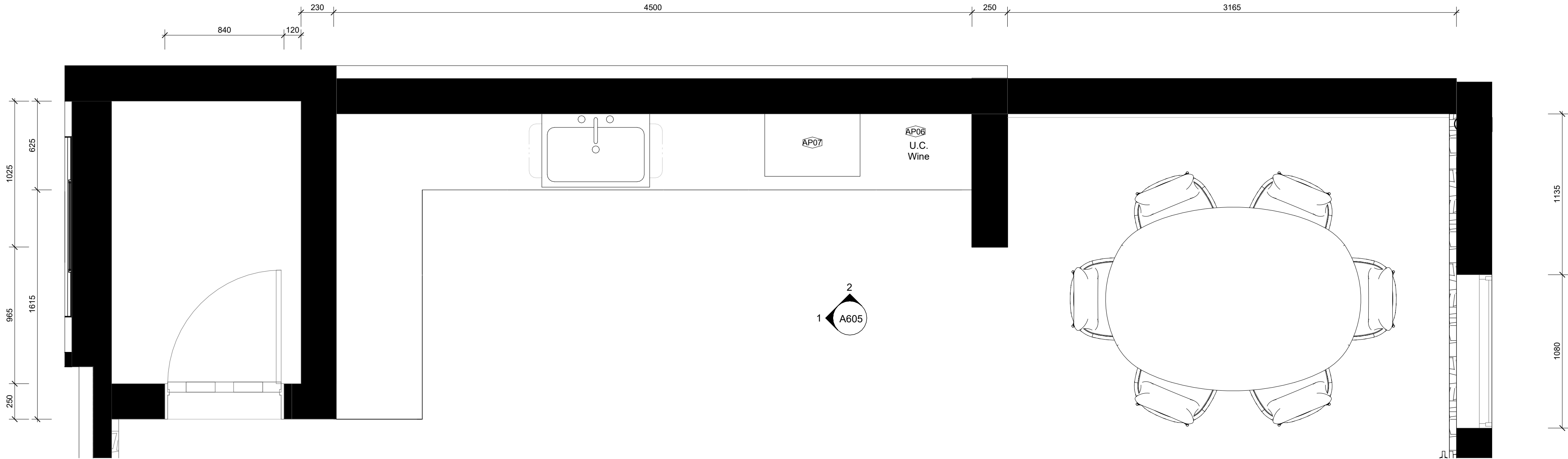


2 BBQ Elevation 1
A605 SCALE 1 : 20

3 BBQ Elevation 2
A605 SCALE 1 : 20



5 SECTION - BBQ A
SCALE 1 : 10



1 BBQ Plan
A201 SCALE 1 : 20



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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Outdoor Living - Floor Plan & Elevations

Date 3108.2026

Scale: @ A1 As indicated

Drawing No. A605

A

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Boundary Fence Reference Image



Vehicle Access Gate Reference Image Automatic Gate System required

HERITAGE COMPLIANCE NOTE

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- 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.
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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

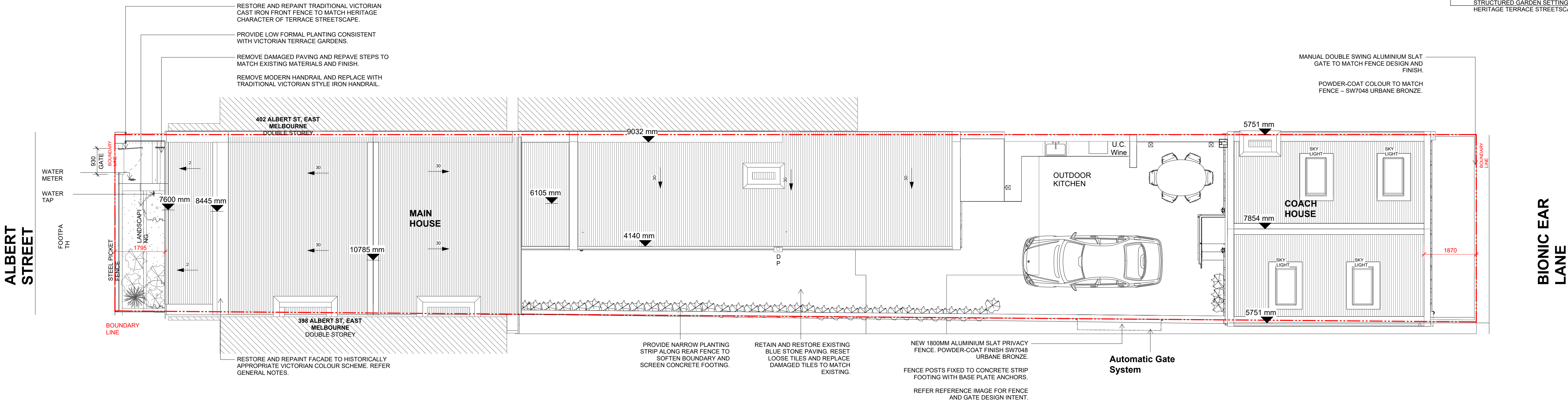
- REMOVE ANY DAMAGED OR MISMATCHED PAVING TO EXISTING FRONT STEPS.
- RE-PAVE FRONT STEPS USING MATERIALS TO MATCH EXISTING PAVING IN SIZE, COLOUR AND FINISH.
- MAINTAIN ORIGINAL STAIR PROPORTIONS AND HERITAGE CHARACTER.

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 STREETSCAPES.



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Proposed Site Plan

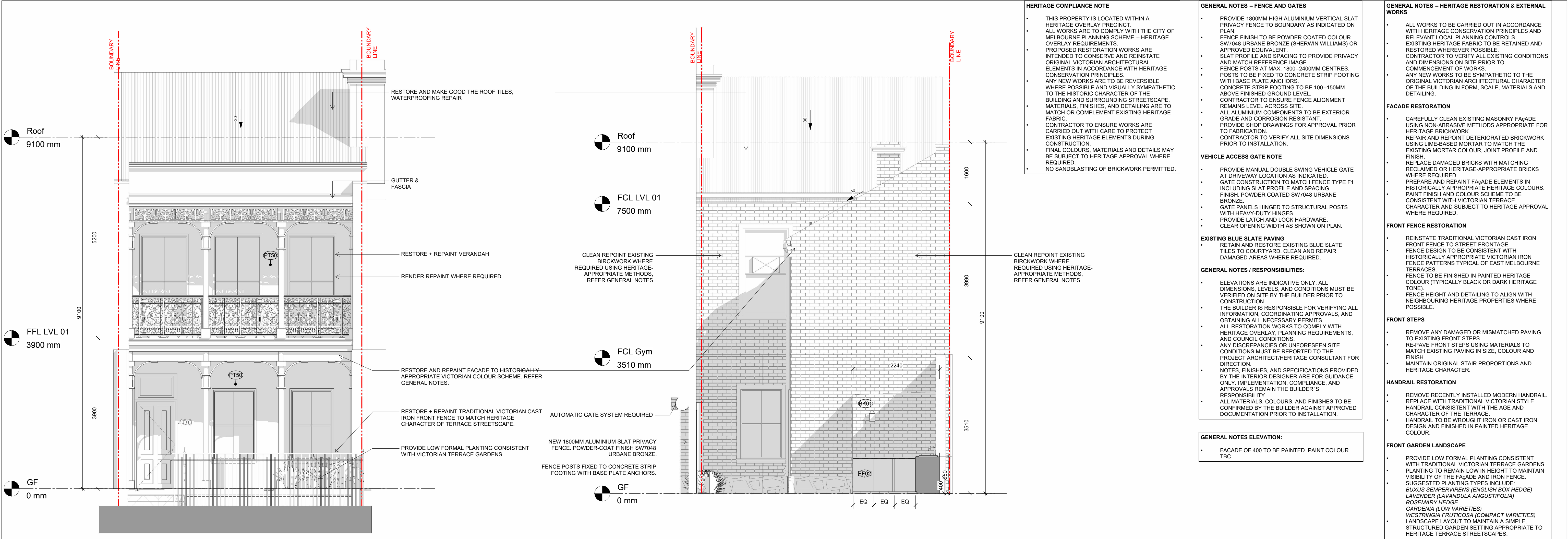
Date 3108.2026

Scale: @ A1 1 : 75

Drawing No. A700

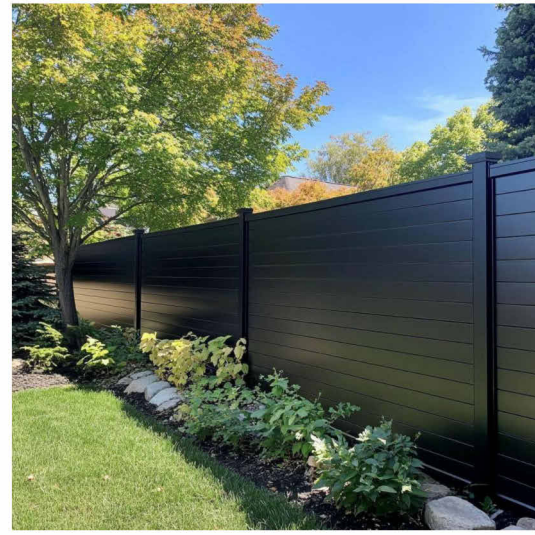
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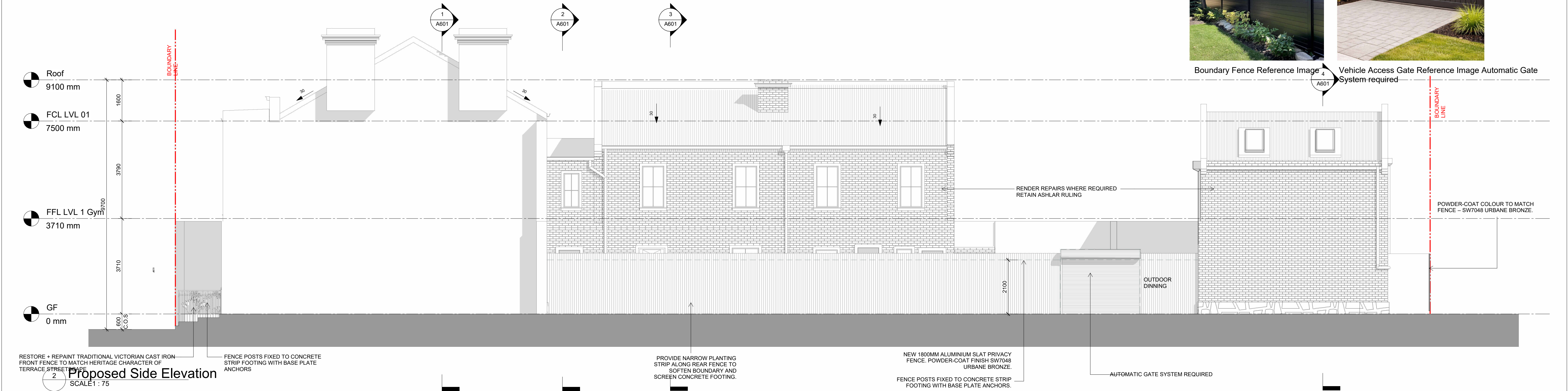
1 Proposed Front Elevation
SCALE 1 : 50

3 Proposed Rear Elevation
SCALE 1 : 50



Boundary Fence Reference Image

Vehicle Access Gate Reference Image Automatic Gate System required



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Proposed Elevations

Date 3108.2026

Scale: @ A1 As indicated

Drawing No. A701

A



Boundary Fence Reference Image



Vehicle Access Gate Reference Image Automatic Gate System required



1x Cordillera Outdoor Wall Light
Dimension (cm) H50.8 x W19.1 x D18
Material Glass & Aluminium
Glass Finish Seeded Glass
Finish Black or Burnished Bronze
Voltage 240v
Dimming Yes
IP-Rating IP44

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- 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

- REINSTATE TRADITIONAL VICTORIAN CAST IRON FRONT FENCE TO STREET FRONTAGE.
- FENCE DESIGN TO BE CONSISTENT WITH HISTORICALLY APPROPRIATE VICTORIAN IRON FENCE PATTERNS TYPICAL OF EAST MELBOURNE TERRACES.
- FENCE TO BE FINISHED IN PAINTED HERITAGE COLOUR (TYPICALLY BLACK OR DARK HERITAGE TONE).
- FENCE HEIGHT AND DETAILING TO ALIGN WITH NEIGHBOURING HERITAGE PROPERTIES WHERE POSSIBLE.

FRONT STEPS

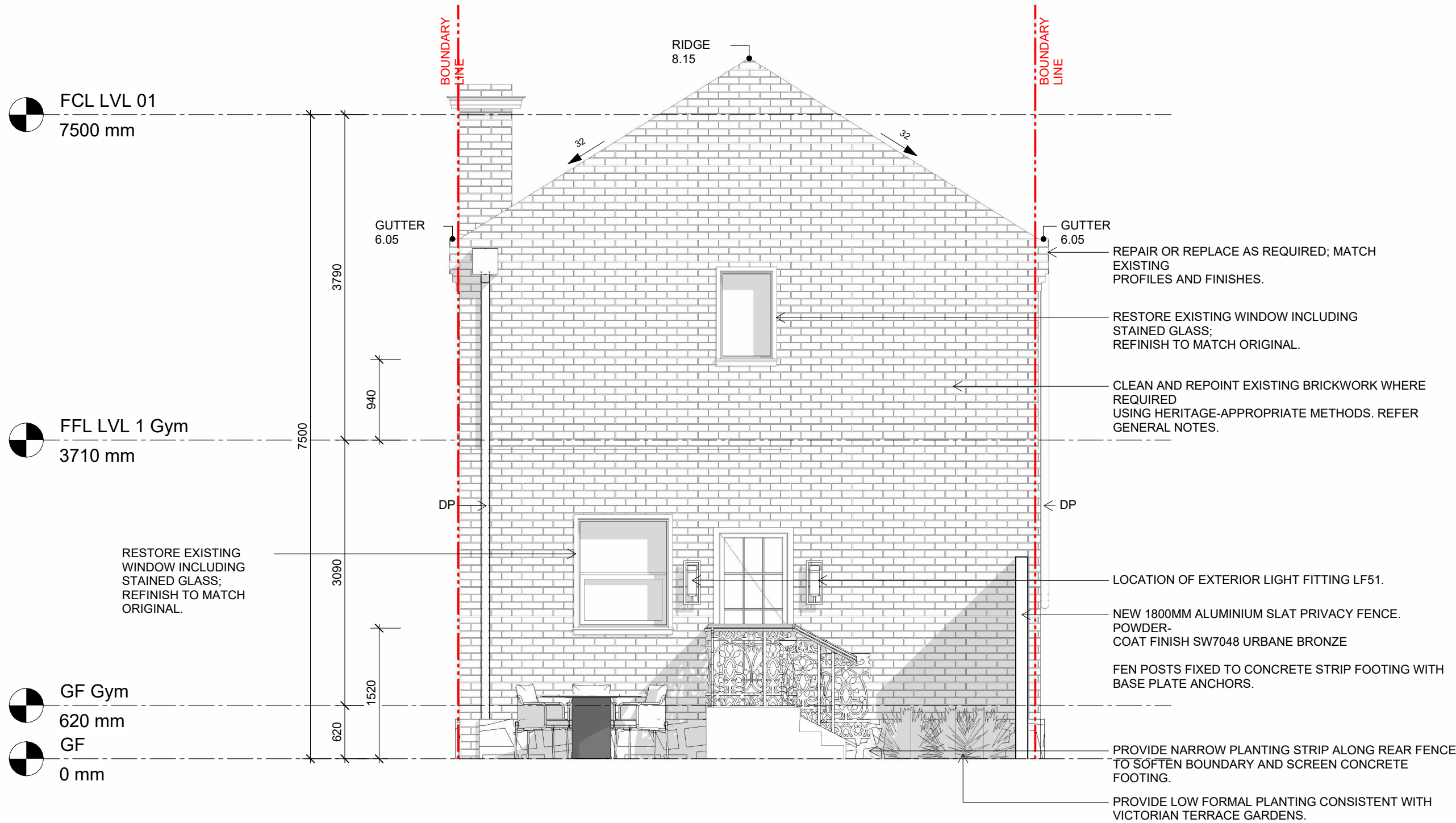
- REMOVE ANY DAMAGED OR MISMATCHED PAVING TO EXISTING FRONT STEPS.
- RE-PAVE FRONT STEPS USING MATERIALS TO MATCH EXISTING PAVING IN SIZE, COLOUR AND FINISH.
- MAINTAIN ORIGINAL STAIR PROPORTIONS AND HERITAGE CHARACTER.

HANDRAIL RESTORATION

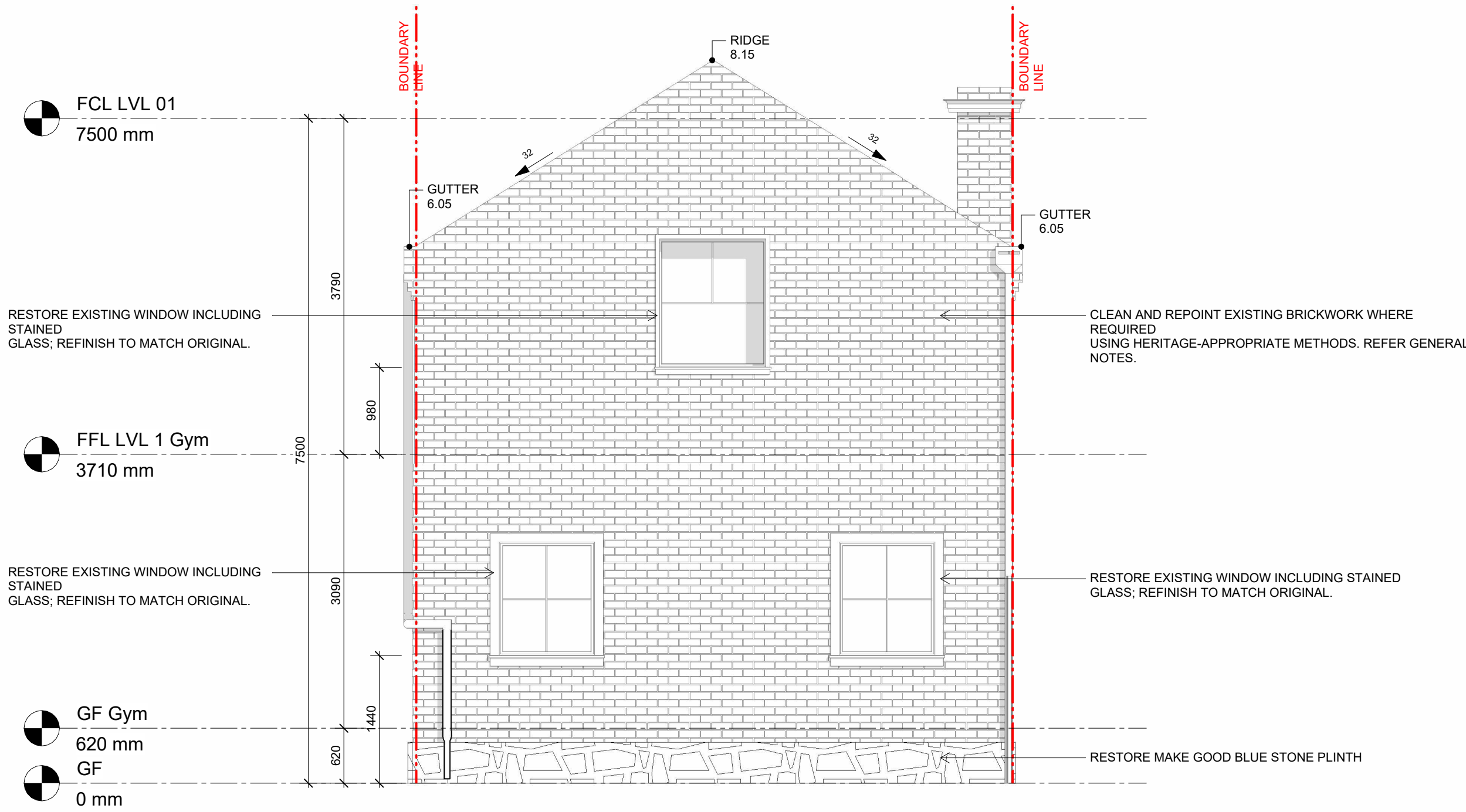
- REMOVE RECENTLY INSTALLED MODERN HANDRAIL.
- REPLACE WITH TRADITIONAL VICTORIAN STYLE HANDRAIL CONSISTENT WITH THE AGE AND CHARACTER OF THE TERRACE.
- HANDRAIL TO BE WROUGHT IRON OR CAST IRON DESIGN AND FINISHED IN PAINTED HERITAGE COLOUR.

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 STREETSCAPES.



Coach House - Proposed Front Elevation
SCALE 1 : 50



Coach House - Proposed Rear Elevation
SCALE 1 : 50



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - Proposed Elevations

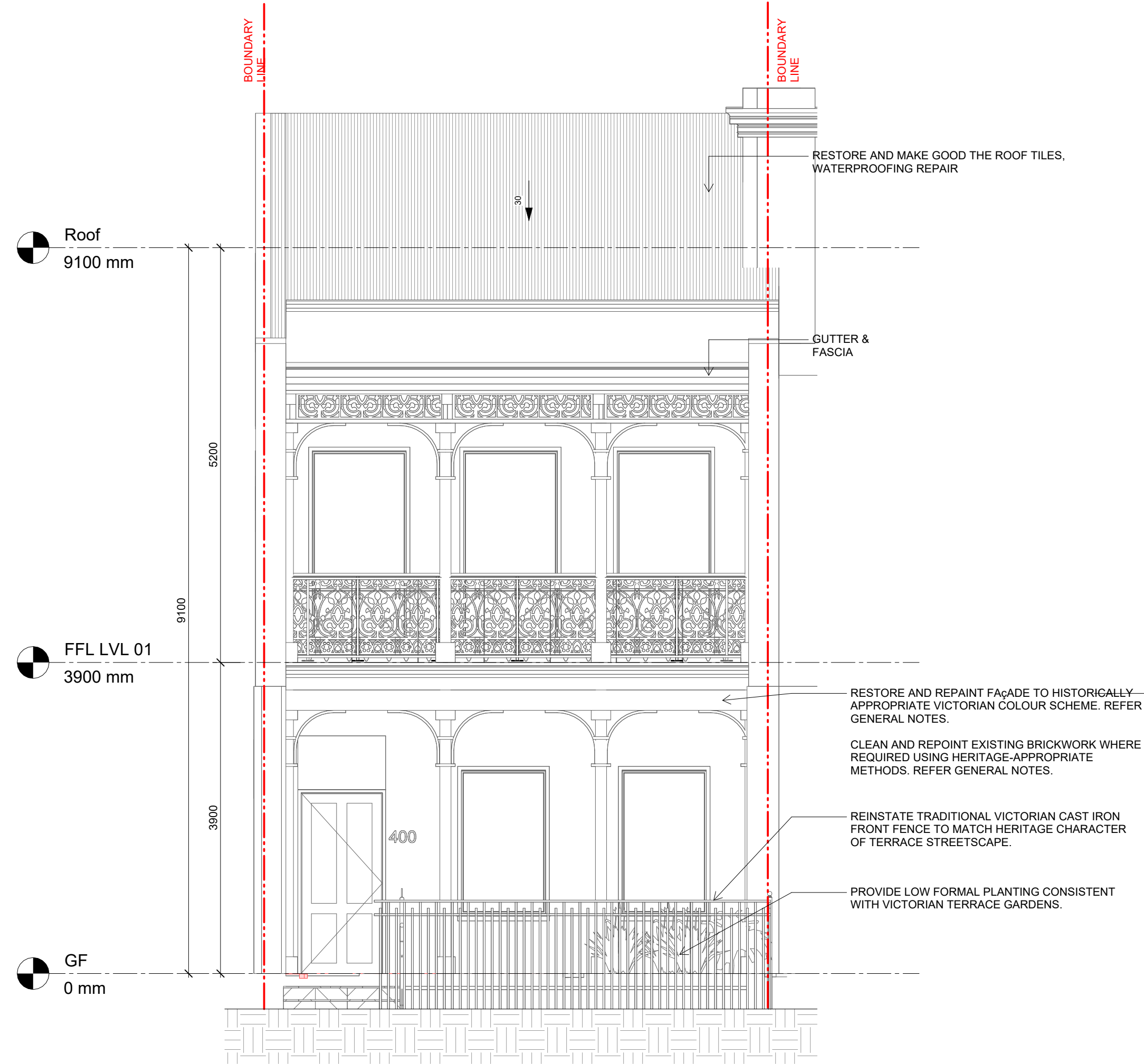
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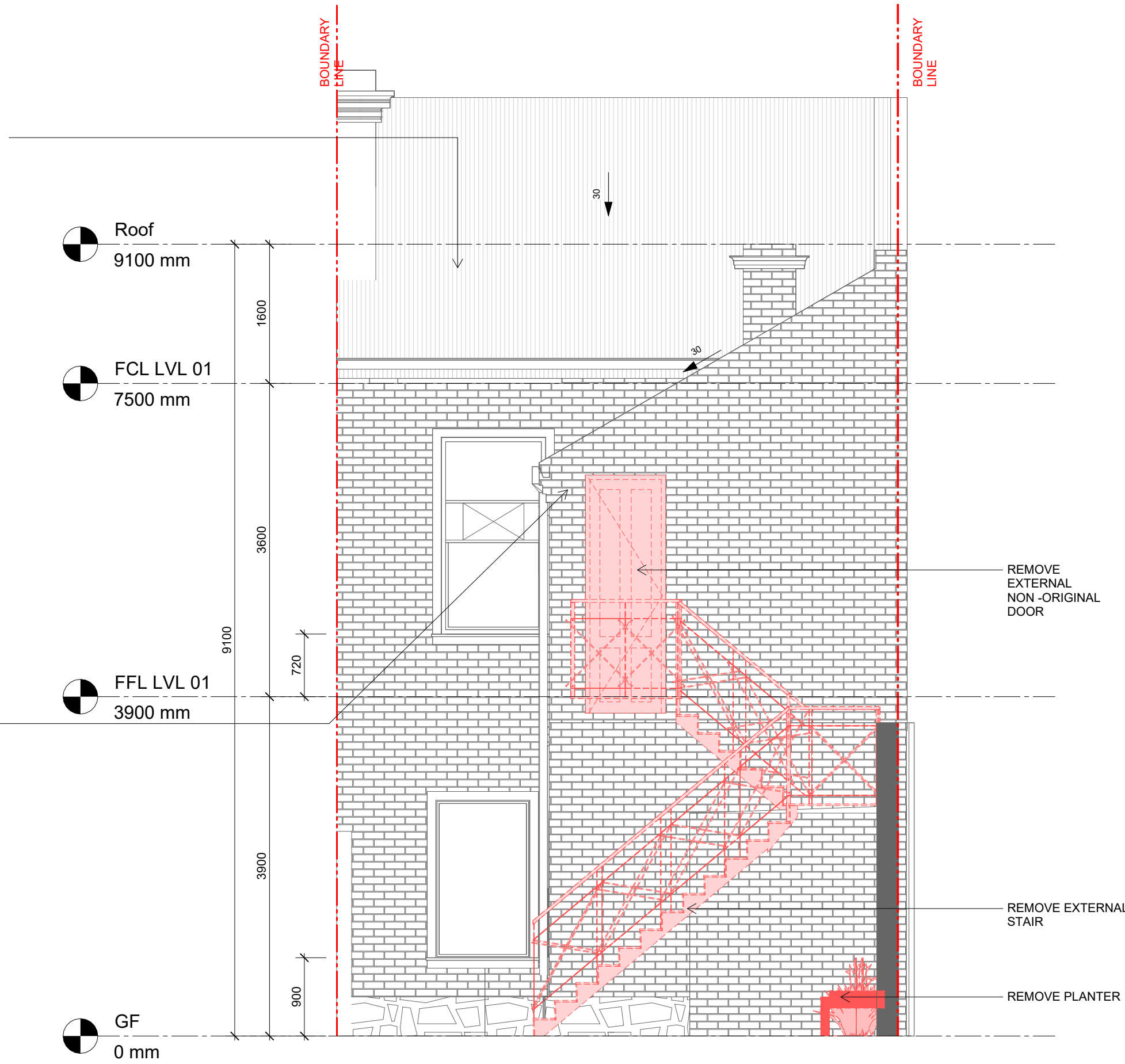
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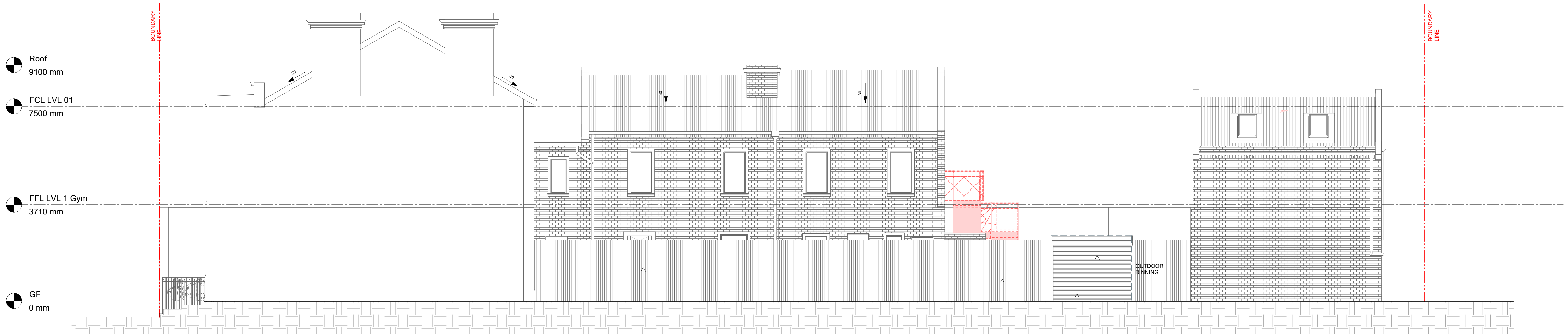
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2 Demolition Front Elevation
SCALE 1 : 50



1 Demolition Rear Elevation
SCALE 1 : 50



3 Demolition Side Elevation
SCALE 1 : 75



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VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Demolition Elevation

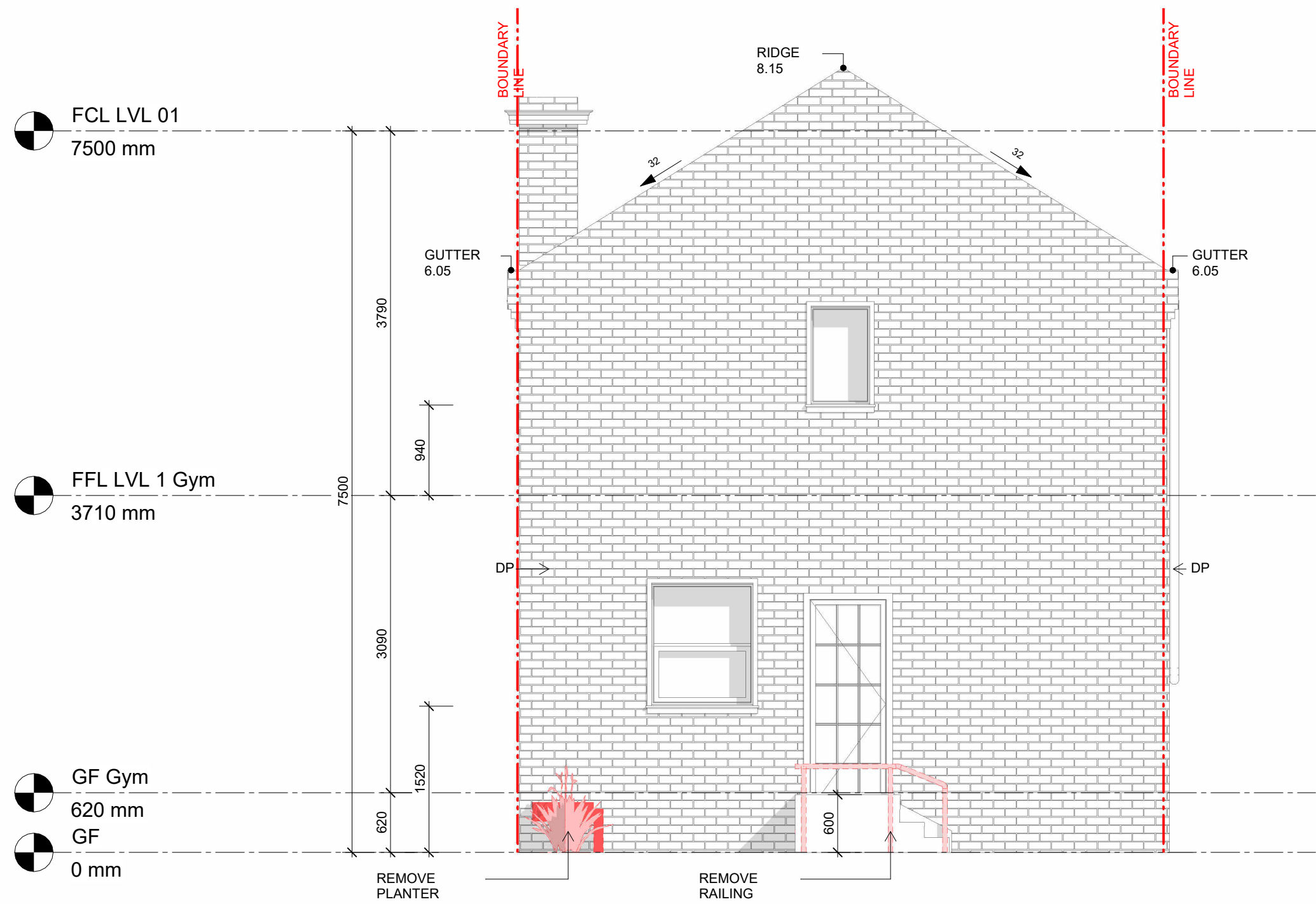
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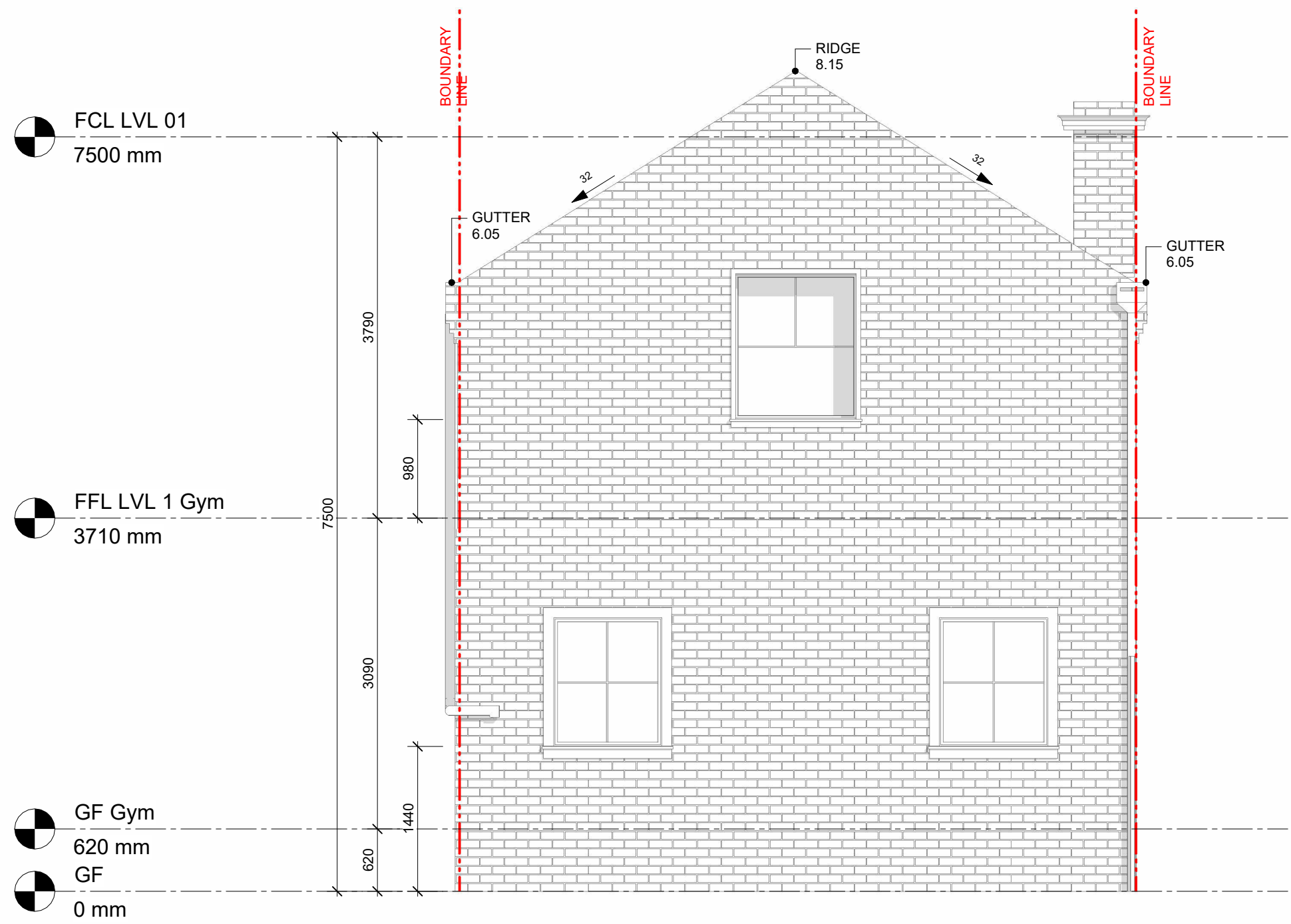
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Coach House - Demolition Front
Elevation
1
A605
SCALE 1 : 50



Coach House - Demolition Rear
Elevation
2
A244
SCALE 1 : 50



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Project No 2604

Author DiPietroPierce

Drawing Coach House - Demolition Elevations

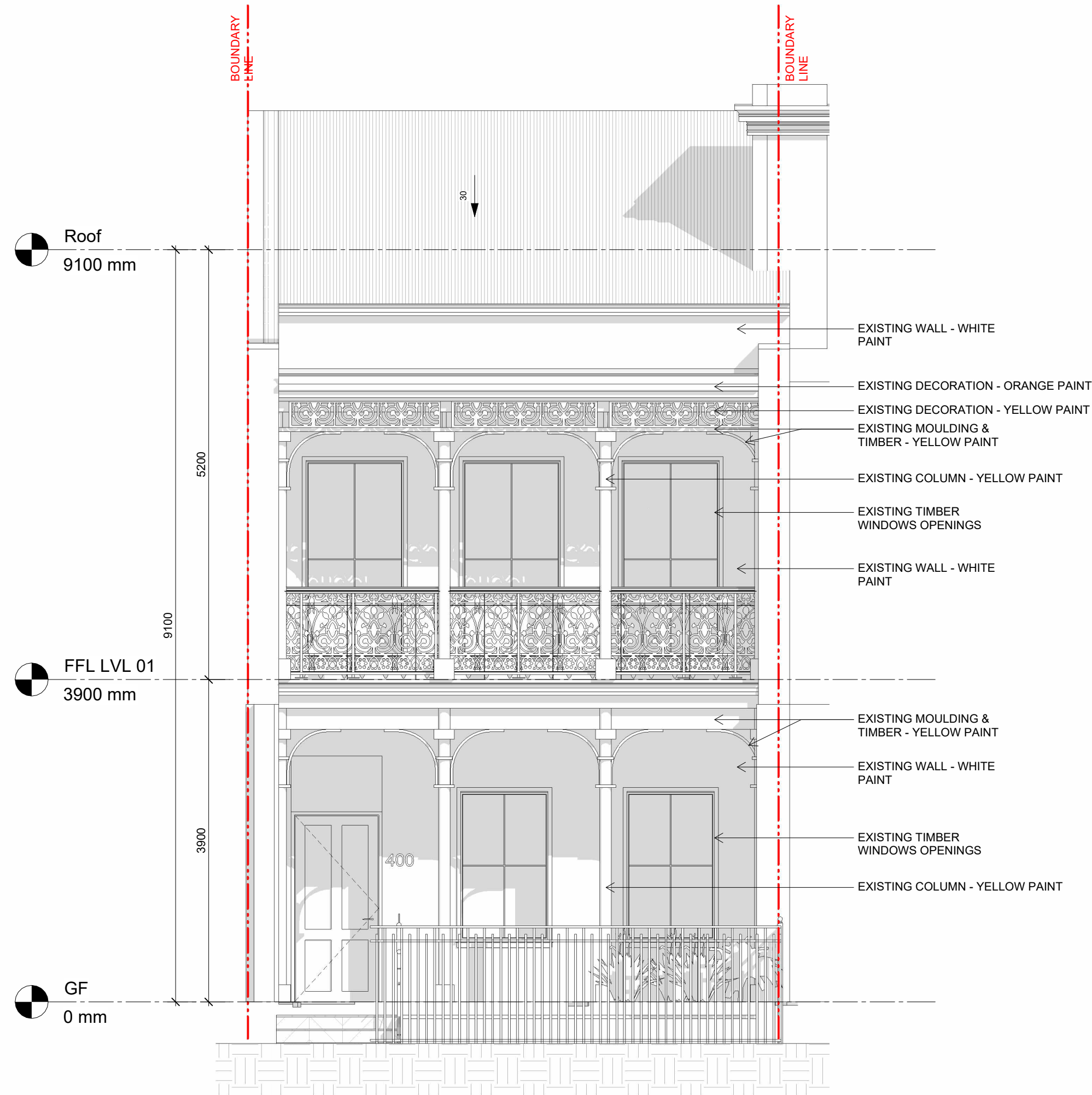
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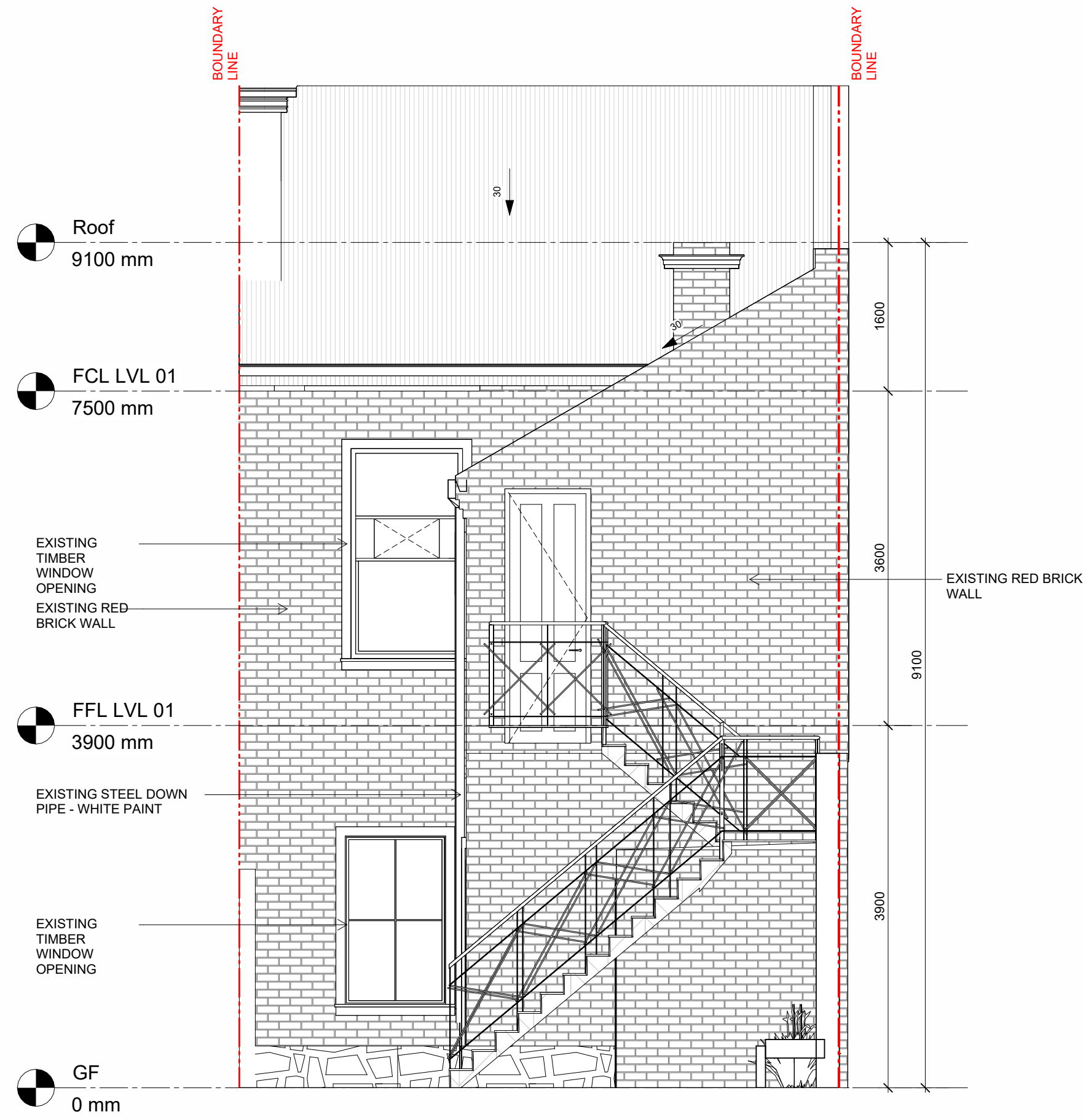
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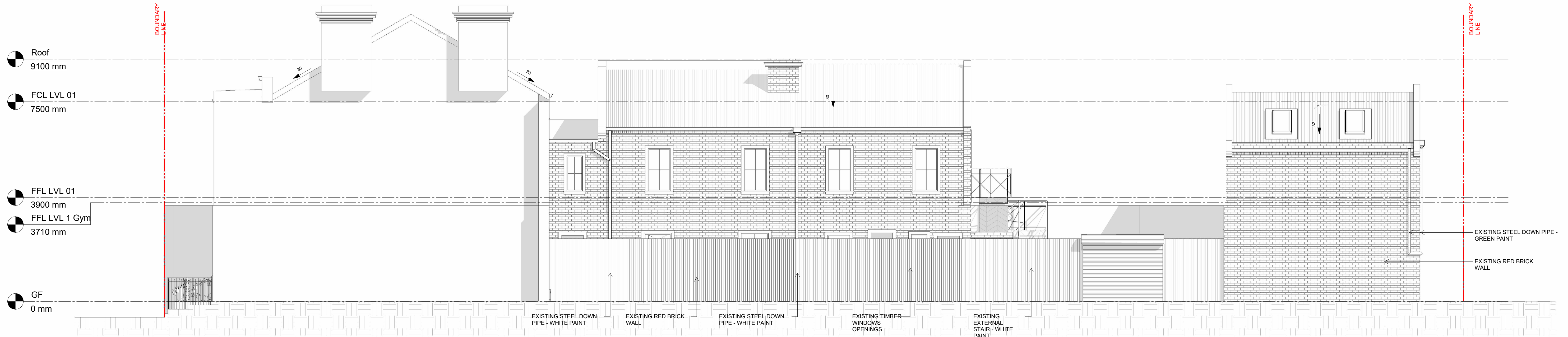
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1 Existing Front Elevation
SCALE 1 : 50



3 Existing Rear Elevation
SCALE 1 : 50



2 Existing Side Elevation
SCALE 1 : 75



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VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Existing Elevations

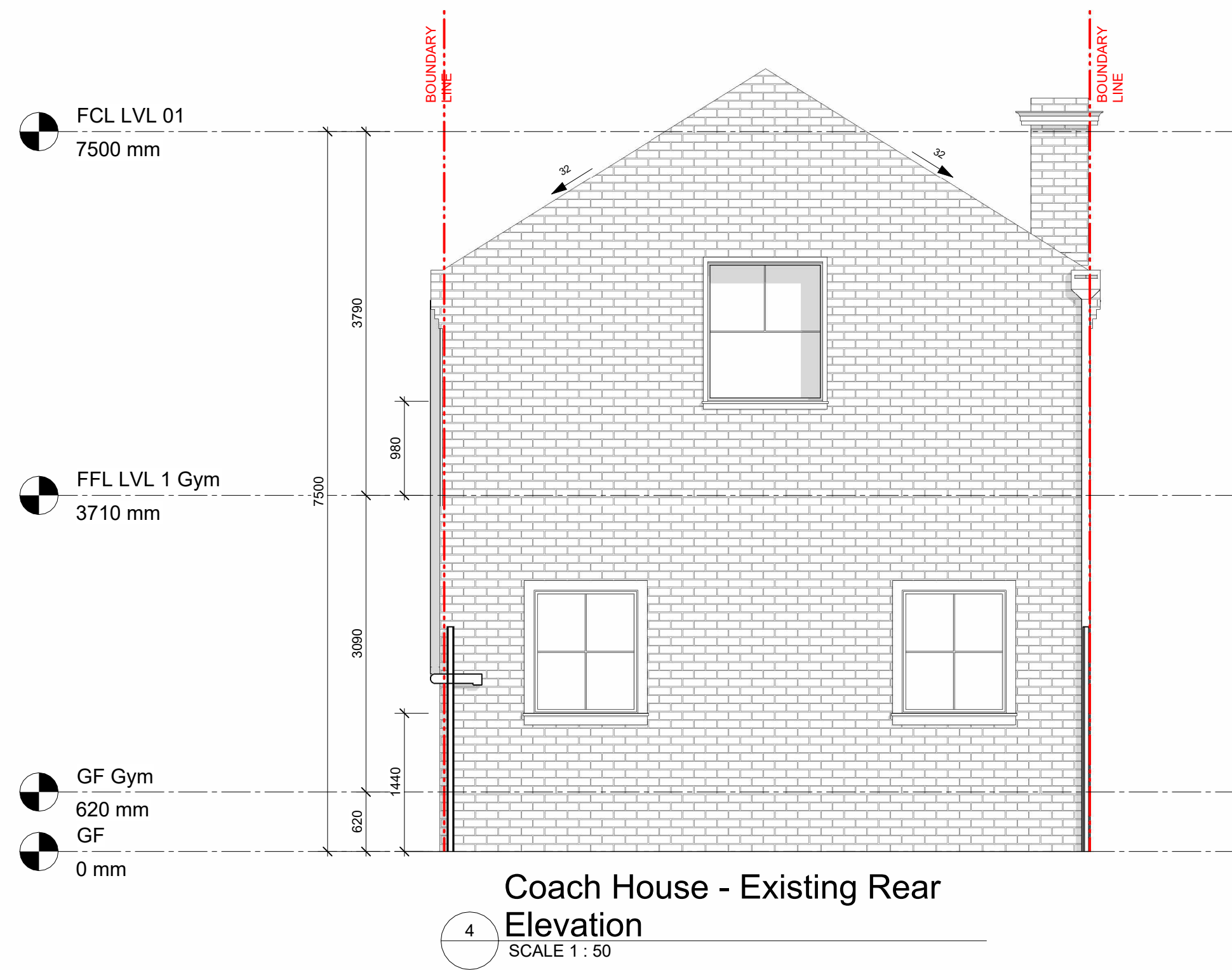
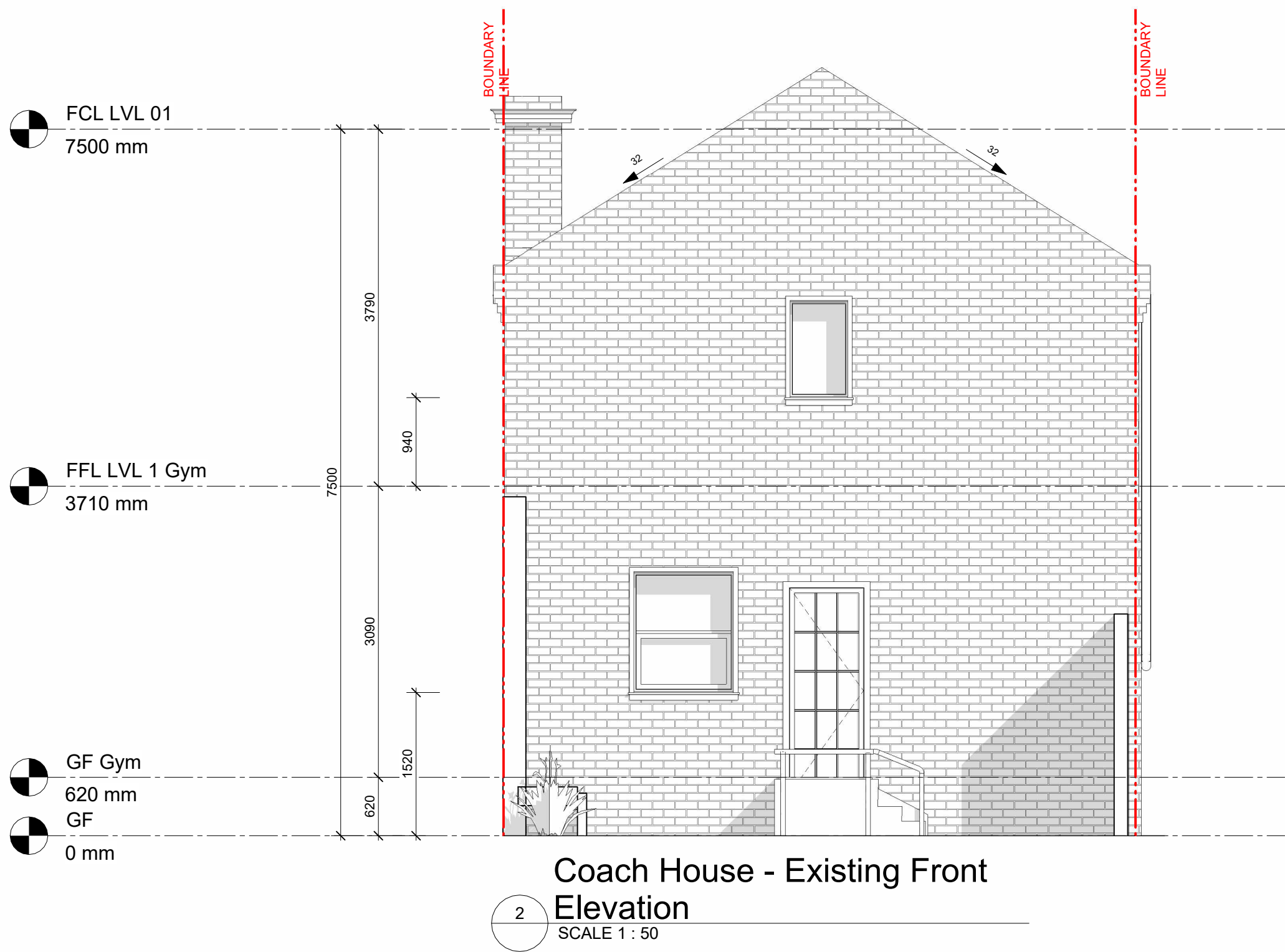
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Drawing No. A705

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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Coach House - Existing Elevations

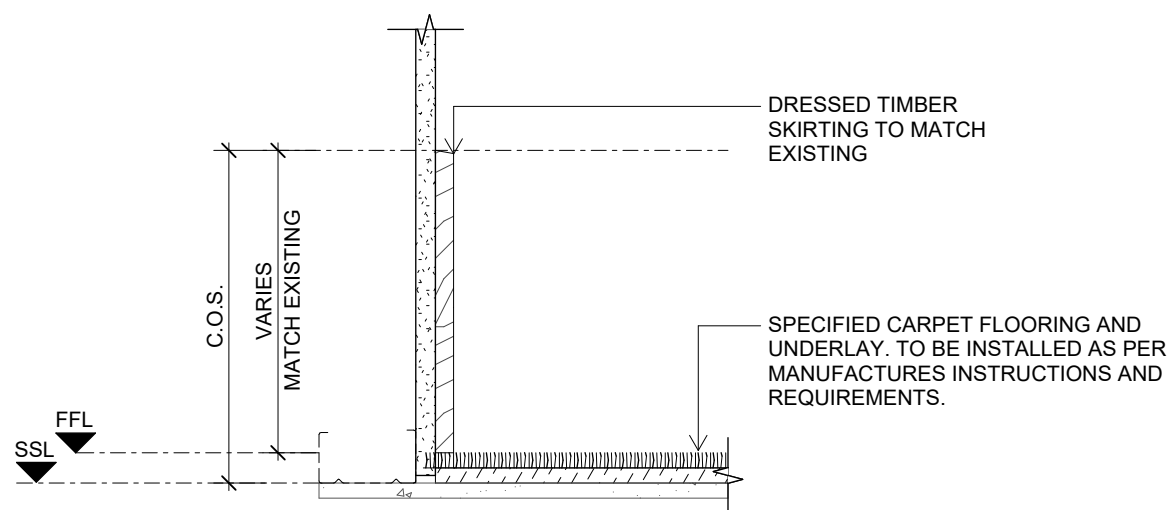
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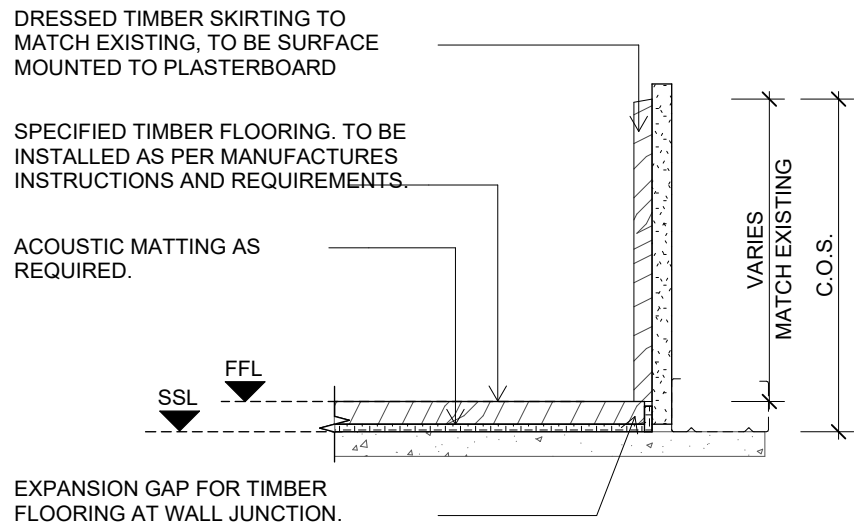
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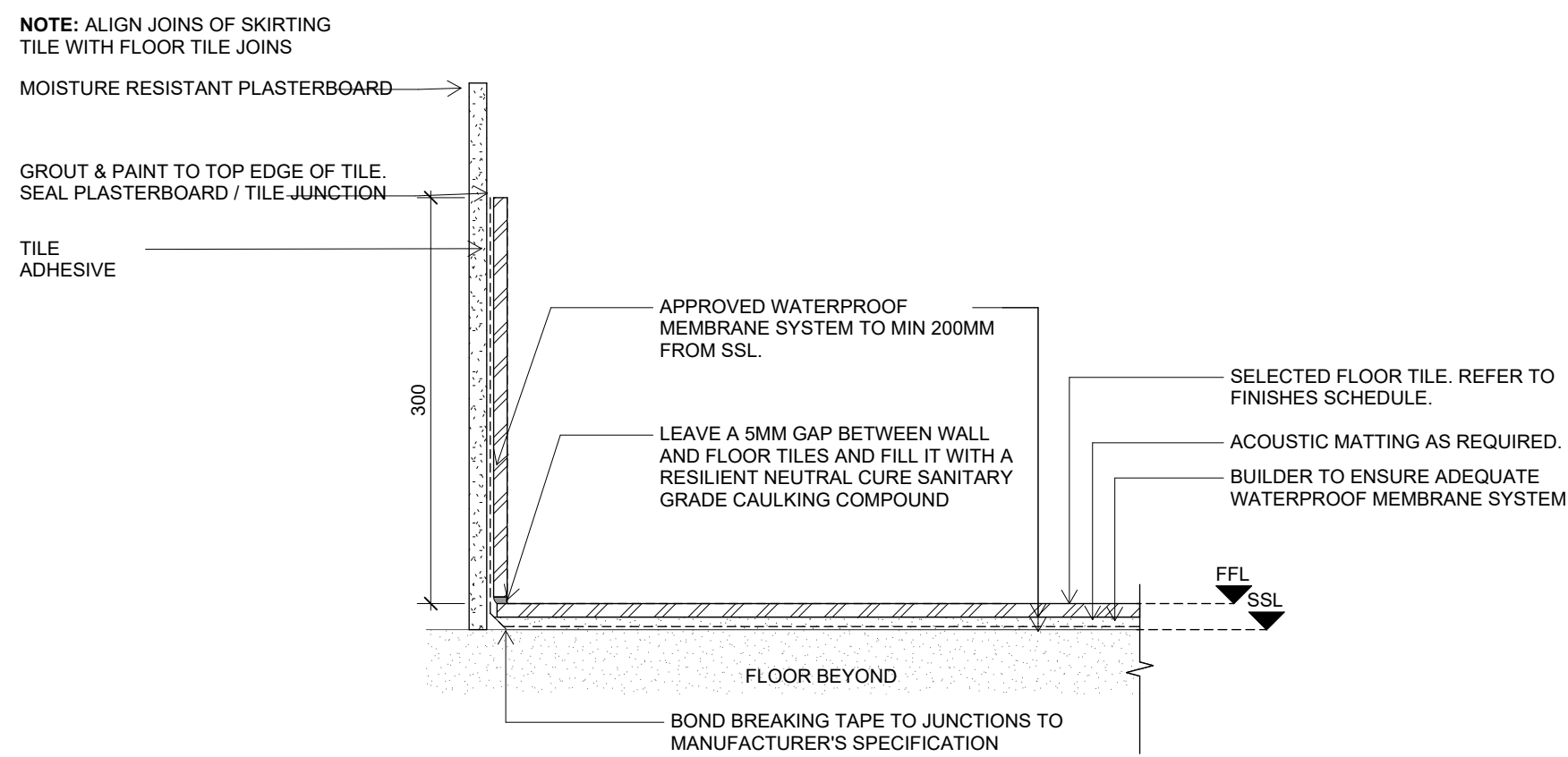
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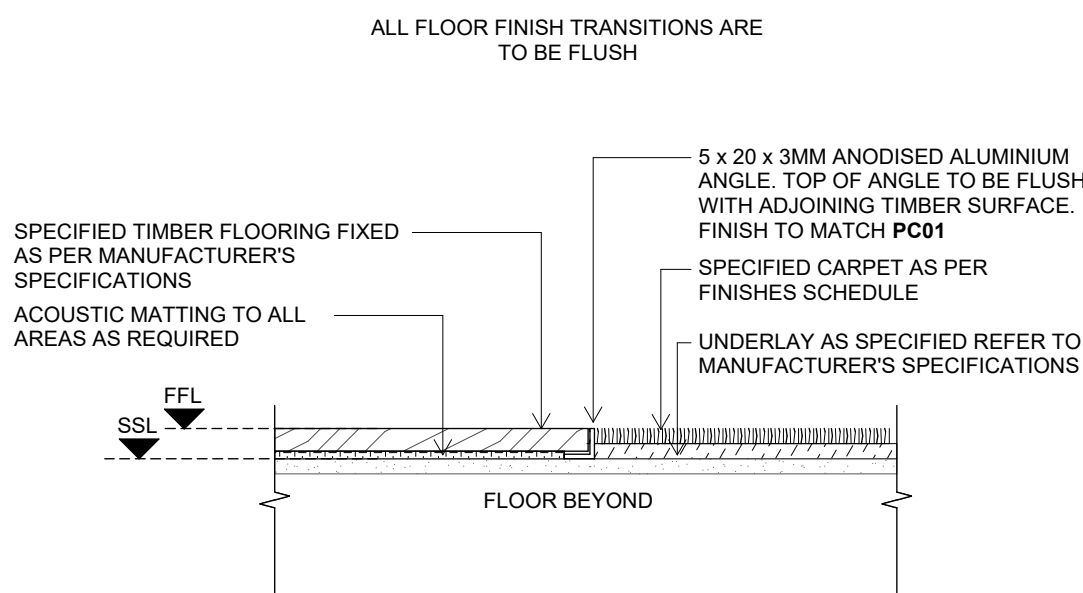
2 Carpet Floor & Skirting
SCALE 1 : 5



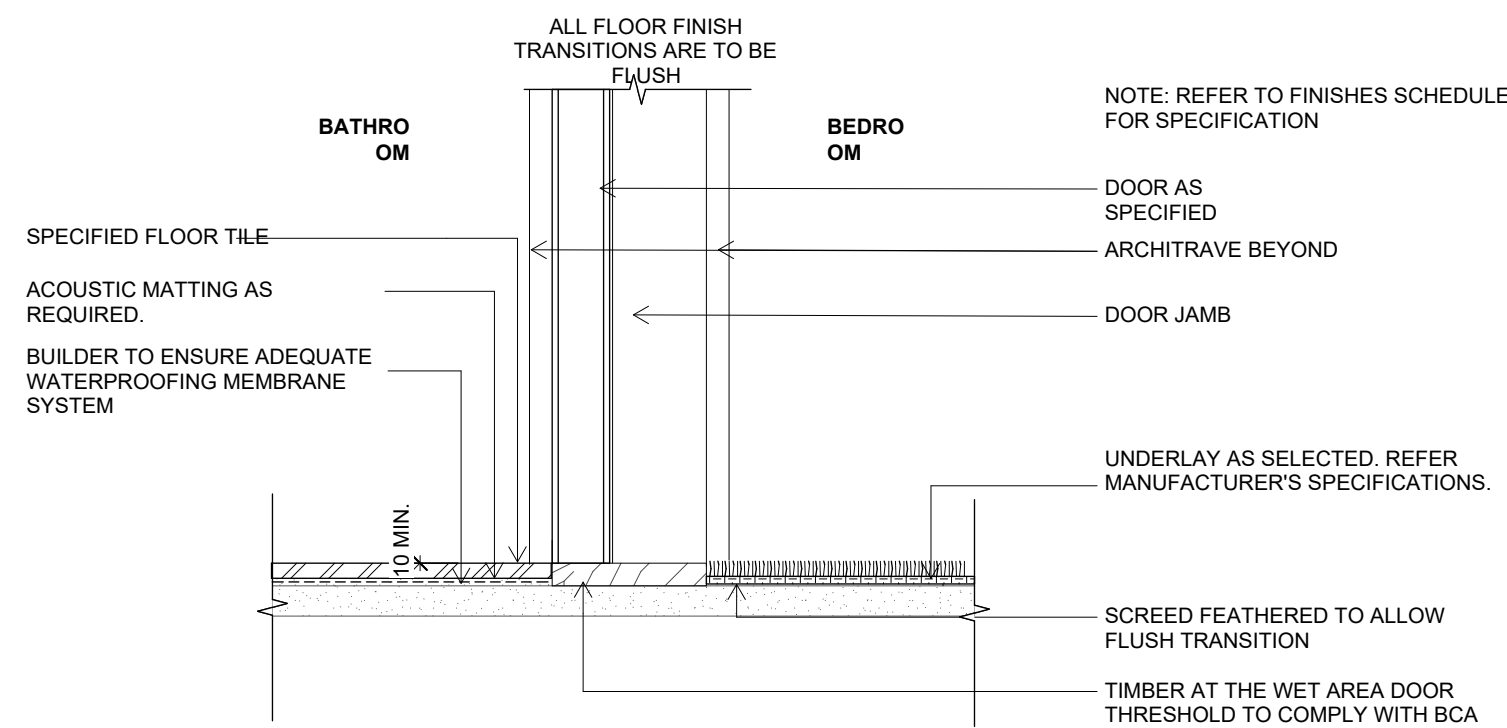
5 Timber Floor & Skirting
SCALE 1 : 5



1 Secondary Bathroom Skirting
SCALE 1 : 5



3 Carpet & Timber Transition
SCALE 1 : 5



4 Wet Area Threshold
SCALE 1 : 5



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Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Typical Details - Floor Junctions / Transitions

Date 3108.2026

Scale: @ A1 1 : 5

Drawing No. A2111

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DOOR NUMBE R	DOOR LOCATION	PANEL				HARDWARE							SIGNAGE		NOTES
		WIDTH	HEIGHT	TYPE	THICKNESS	HINGE	TRACK	CLOSER	OPERATOR	STOPS	SEALS	SECURITY	DESCRIPTION		
DCH1.1					50 mm										
DCH1.2		820 mm	2540 mm		35 mm										
DCH1.3		820 mm	2540 mm		35 mm										
EXTERNAL		820 mm	2000 mm												
D1.1	ENTRY HALL	1020 mm	2265 mm	HC	45 mm	BT	-	DC	-	WDS	EDS	-	RESTORED ENTRY DOOR	Rw30 ACOUSTIC REQUIREMENT	
D1.7	LAUNDRY	820 mm	2505 mm	HC	35 mm	FF	-	DC	-	WDS	-	-			
D1.9	LAUNDRY	820 mm	2575 mm	HC	35 mm	FF	-	DC	-	WDS	-	-			
D1.11	LAUNDRY	820 mm	2580 mm	HC	35 mm	FF	-	DC	-	WDS	-	-			
INTERNAL		800 mm	2000 mm												
D1.2	UNDER STAIR	800 mm	2000 mm	HC	35 mm	FF	-	-	-	WDS	-	-			
D1.4	WINE LOUNGE	670 mm	2265 mm	HC	50 mm	FF	-	DC	-	WDS	-	-			
D1.5	POWDER ROOM	820 mm	3020 mm	HC	45 mm	FF	-	DC	-	WDS	-	-			
D1.6	STORE	800 mm	2200 mm	HC	35 mm	FF	-	DC	-	WDS	-	-			
D1.8	UNDER STAIR	755 mm	1980 mm	HC	35 mm	FF	-	-	-	WDS	-	-			
D1.10	WINE LOUNGE			HC	50 mm	FF	-	DC	-	WDS	-	-			
D2.1	PRIMARY ROBE/ RETREAT	816 mm	2040 mm	HC	45 mm	FF	-	DC	-	WDS	-	-			
D2.2	STUDY	820 mm	2045 mm	HC	35 mm	FF	-	DC	-	WDS	-	-			
D2.3	BED 02	820 mm	2045 mm	HC	35 mm	FF	-	DC	-	WDS	-	-			
D2.4	BED 03	800 mm	2040 mm	HC	35 mm	FF	-	DC	-	WDS	-	-			
DCH2.1	SUITE	820 mm	2040 mm	HC	35 mm	FF	-	DC	-	WDS	-	-			

D1.1 - ENTRY HALL DOOR: WOOD NOTE: EXISTING DOOR	D1.2 - UNDER STAIR DOOR: WOOD NOTE: EXISTING DOOR	D1.3 - STORAGE DOOR: WOOD NOTE: NEW DOOR	D1.4 - WINE LOUNGE DOOR: WOOD NOTE: NEW DOOR	D1.5 - POWDER ROOM DOOR: WOOD NOTE: NEW DOOR	D1.6 - STORE ROOM DOOR: WOOD NOTE: EXISTING DOOR
D1.7 - LAUNDRY DOOR: WOOD NOTE: EXISTING DOOR	D1.8 - LAUNDRY DOOR: WOOD NOTE: NEW DOOR	D1.9 - WINE LOUNGE DOOR: WOOD NOTE: EXISTING DOOR	D1.10 - WINE LOUNGE DOOR: WOOD NOTE: NEW DOOR	D1.11 - ENTRY DOOR: WOOD NOTE: EXISTING DOOR	DCH1.1 - GYM DOOR: WOOD NOTE: EXISTING DOOR
DCH1.2, DCH1.3 - WC, SHOWER DOOR: WOOD NOTE: NEW DOOR	DC2.1 - PRIMARY ROBE/ RETREAT DOOR: WOOD NOTE: EXISTING DOOR	DC2.2 - STUDY DOOR: WOOD NOTE: EXISTING DOOR	DC2.3 - BED 02 DOOR: WOOD NOTE: NEW DOOR	DC2.4 - BED 03 DOOR: WOOD NOTE: EXISTING DOOR	DCH2.1 - SUITE DOOR: WOOD NOTE: NEW DOOR

DOOR NOTES

TO BE READ IN CONJUNCTION WITH ALL PROJECT REPORTS, DOCUMENTS, DRAWINGS, AND SPECIFICATIONS, INCLUDING FIRE ENGINEERING, ESD, ACOUSTIC, AND BUILDING SURVEYOR REPORTS.

COORDINATE WITH ALL DRAWINGS FOR DOOR LOCATIONS AND HANDING.

DOOR HEIGHTS AND WIDTHS TO BE CONFIRMED AND COORDINATED ON SITE.

COORDINATE DOOR INSTALLATION WITH ALL RELEVANT TRADES, INCLUDING SERVICES.

DOOR LEAF THICKNESS, FRAME REBATES, AND DOOR SETS MAY VARY BY MANUFACTURER. CONTRACTOR TO ENSURE COMPLIANCE WITH PERFORMANCE REQUIREMENTS FOR ANY PROPOSED ALTERNATIVES.

PROPRIETARY SYSTEMS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND CURRENT BEST PRACTICE.

FIRE DOORS AND FRAMES MUST BE INSTALLED AS COMPLETE SETS.

REFER TO DOOR HARDWARE SCHEDULE (BY OTHERS) FOR HARDWARE AND FURNITURE.

CONFIRM MASTER KEYING AND LOCKING REQUIREMENTS WITH CLIENT, INCLUDING KEYING METHODOLOGY.

DOOR HANDLES TO BE INSTALLED AT 1050MM AFFL TO CENTRELINE UNLESS NOTED OTHERWISE.

INSTALL DOORS WITH DUAL LOCK BLOCKS TO ALLOW HANGING FROM EITHER SIDE.

COORDINATE INSTALLATION OF ACOUSTIC AND SMOKE SEALS, INCLUDING MORTICED GROOVES.

REFER TO WINDOW SCHEDULE FOR EXTERNAL GLAZED OR ALUMINIUM SLIDING DOORS.

TENDERS TO ALLOW FOR FULL-HEIGHT MDF PAINT-FINISHED DOORS (U.N.O) TO ALL ANCILLARY CUPBOARDS/STORES/LINEN. REFER TO PLANS FOR SWINGS.

CHAINWIRE STORE DOORS TO BE PROPRIETARY HINGED SECURITY FENCING SYSTEMS WITH GALVANISED POSTS, CAPS, CHAINWIRE, AND PADBOLT (PADLOCK BY OTHERS).

PROVIDE CEILING LINTELS TO SUIT DOOR WEIGHT/TYPE FOR TOP-HUNG AND CAVITY SLIDER DOORS UNLESS NOTED OTHERWISE.

STATUTORY SIGNAGE SHOWN IS INDICATIVE – CONFIRM COMPLIANCE WITH ALL APPLICABLE CODES AND AUTHORITY REQUIREMENTS.



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Revisions A 3108.2026 ISSUE FOR HERITAGE APPROVAL

DPP

Project 400 Albert St, East Melbourne, VIC 3002

For Kellkap

Project No 2604

Author DiPietroPierce

Drawing Door Schedule

Date 3108.2026

Scale: @ A1 1 : 50

Drawing No. AS000

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Window Schedule						
Mark	WIDTH	HEIGHT	GLAZING	FINISH	OPENRATION	COMMENTS
				FRAME		
W1.1	1080 mm	1810 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W1.2	1080 mm	1810 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W1.4	850 mm	1625 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W1.5	1040 mm	1700 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W1.6	1040 mm	1700 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W1.6	600 mm	1625 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W1.7	1080 mm	1810 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W2.1	1200 mm	2405 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W2.2	1200 mm	2405 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W2.3	1200 mm	2405 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W2.4	850 mm	1610 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W2.5	850 mm	1610 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W2.6	850 mm	1610 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W2.7	850 mm	1610 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W2.9	600 mm	1330 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
W2.9	1200 mm	2260 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
WCH1.1	1080 mm	1280 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
WCH1.2	1080 mm	1280 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
WCH1.3	1080 mm	1280 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
WCH2.1	635 mm	1030 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED
WCH2.2	1220 mm	1450 mm	N/A	EXISTING BUILDER TO MAKE GOOD ETC	DOUBLE HUNG	EXISTING - TO BE RESTORED

W1.1 - FORMAL LIVING NOTE: EXISTING DOOR	W1.2 - FORMAL LIVING NOTE: EXISTING DOOR	W1.3 - LAUNDRY NOTE: EXISTING DOOR	W1.4 - WINE LOUNGE NOTE: EXISTING DOOR	W1.5 - KITCHEN NOTE: EXISTING DOOR	W1.6 - KITCHEN NOTE: EXISTING DOOR	W1.7 - FORMAL DINNING NOTE: EXISTING DOOR
WCH1.1 - GYM NOTE: EXISTING DOOR	WCH1.2 - SAUNA NOTE: EXISTING DOOR	WCH1.3 - GYM NOTE: EXISTING DOOR	W2.1 - PRIMARY SUITE NOTE: EXISTING DOOR	W2.3 - PRIMARY SUITE NOTE: EXISTING DOOR	W2.3 - PRIMARY SUITE NOTE: EXISTING DOOR	W2.4 - BED 03 NOTE: EXISTING DOOR
W2.5 - ENSUITE 03 NOTE: EXISTING DOOR	W2.6 - BED 02 NOTE: EXISTING DOOR	W2.7 - ENSUITE 02 NOTE: EXISTING DOOR	W2.8 - STUDY NOTE: EXISTING DOOR	W2.9 - STUDY NOTE: EXISTING DOOR	WCH2.1 - SUITE NOTE: EXISTING DOOR	WCH2.1 - SUITE NOTE: EXISTING DOOR

