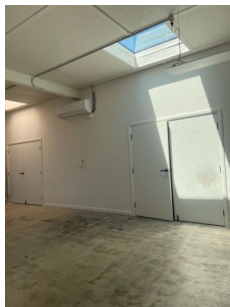


# JAS



## 101/1 Whitehall Street Footscray VIC

Tailorbird Studios is a currently a collective of small businesses including the School of Sewing and Upcycling, At Peta's Place Alterations and Mending, interior design, photography and more. We look forward to welcoming creatives of all kinds into our space.

Well lit and spacious, concrete floors and raised stage in the centre of the 96sqm space. Two sets of double doors, and huge north facing windows and ample power and lighting. Powerful split system for heating and cooling.

Tailorbird Studios is located in the heart of Footscray, four minutes walk from all the transport options. Street parking is available, and a loading zone is accessible also. Lift and fob access.

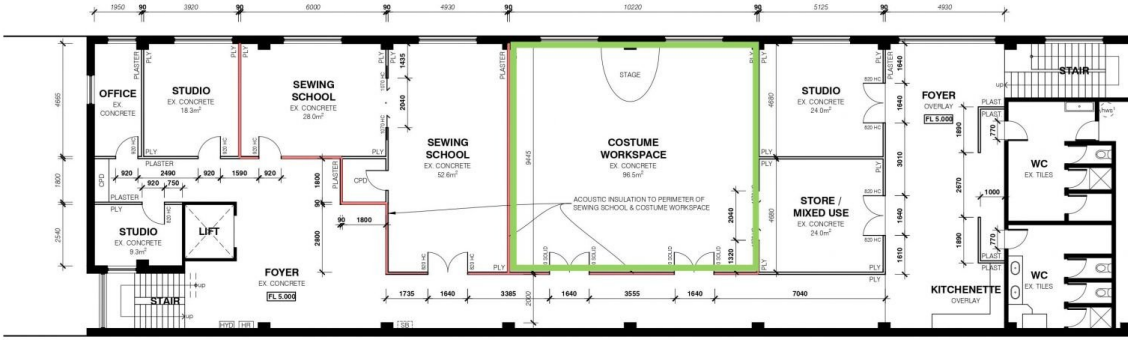
Applications include:

- Arts/Dance

**Price** : Contact Agent  
**Building Size** : 97 sqm  
**Land Size** : 97 sqm  
**View** : <https://www.jasstephens.com.au/7829906>



**Chris Worthy**  
0456809247



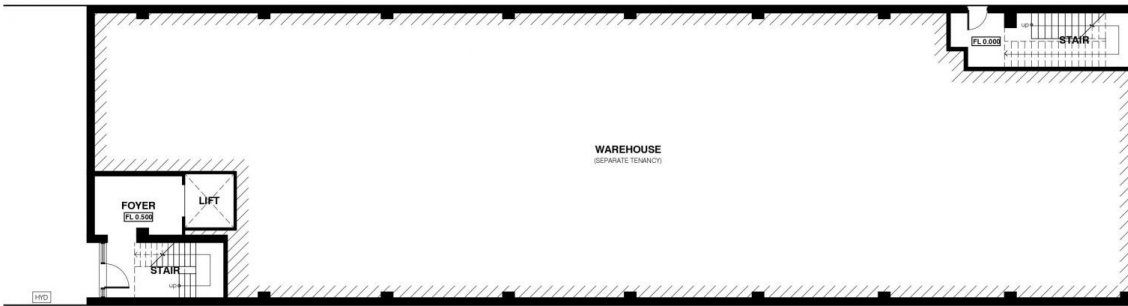
- MATERIALS SCHEDULE**
- WALLS**  
 FRAME: 80mm METAL STUDS  
 PLASTER: 13mm PLASTERBOARD  
 PLY: 9mm CD GRADE PLYWOOD  
 INSULATION: 100mm ACUSTIC BATT (70mm)  
 SORTREX: 100mm ALUMINIUM GLUE FIX
- FLOOR**  
 EXISTING: EXISTING CONCRETE SLAB  
 PROPOSED: POLISHED AND SEALED  
 COVER: ENGINEERED BAMBOO FLOATING FLOORING
- CEILING**  
 10mm PLASTERBOARD  
 GLASSWOL INSULATION BATT
- DOORS**  
 MIN. 800mm CLEAR TO ALL DOOR OPENINGS  
 - 800 x 2700mm HOLLOW DOORS I4  
 - 800 x 2700mm HOLLOW DOUBLE DOORS I3  
 - 800 x 2700mm SOLID DOUBLE DOORS I2  
 - 800 x 2700mm HOLLOW DOUBLE SLIPERS I2

**AREA SCHEDULE**  
 GROSS FLOOR AREA = 505m<sup>2</sup>

01 PROPOSED FIRST FLOOR PLAN  
 03 1:100

GROSS FLOOR AREA: 505m<sup>2</sup>

NO STRUCTURAL ALTERATIONS - ALL EXISTING LOAD BEARING WALLS & ELEMENTS TO BE RETAINED



02 PROPOSED GROUND FLOOR PLAN  
 03 1:100

25.04.23 PRELIMINARY

REV	DATE	ISSUE / AMENDMENTS

**geometrica**  
 ARCHITECTS  
 1/1 WHITEHALL ST, FOOTSCRAY  
 VIC 3006  
 PH: 08 8353 8800 FAX: 08 8353 3532

**ALTERATIONS & ADDITIONS**  
 1/1 WHITEHALL ST, FOOTSCRAY  
 Z GYMER-WALDRON

**PROPOSED FLOOR PLANS**

**A.03** of 06

As shown these plans are prepared by Geometrica (Pty) Ltd. Dimensions, existing conditions and contents of drawings must be verified prior to commencement of work. Geometrica does not warrant these plans. © Geometrica 2023