J A S









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

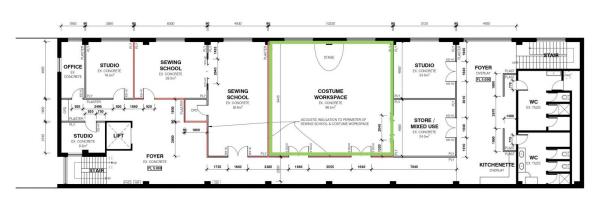
Price : Contact Agent
Building Size : 97 sqm
Land Size : 97 sqm

View: https://www.jasstephens.com.au/782990

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Chris Worthy 0456809247



01 PROPOSED FIRST FLOOR PLAN 1:100

$\label{eq:GROSSFLOOR} \text{GROSS FLOOR AREA: } 505\text{m}^2$ NO STRUCTURAL ALTERATIONS - ALL EXISTING LOAD BEARING WALLS & ELEMENTS TO BE RETAINED



PROPOSED GROUND FLOOR PLAN 1:100

MATERIALS SCHEDULE

WALLS
FRAME - 64mm METAL STUDS
PLASTER - 13mm PLASTERBOARD
PLY - 6mm CD GRADE PLYWOOD
INSULATION R2 1 ACOUSTIC BATTS (70m

TYPICAL - EXISTING CONCRETE SLAB POUSHED AND SEALED OVERLAY - ENGINEERED BAMBOO FLI FLOORING

10mm PLASTERBOARD GLASSWOOL INSULATION BATT

DOORS
MIN 850mm CLEAR TO ALL DOOR OPENINGS
-920 x 2700mm HOLLOW DOORS x4
-820x 2700mm HOLLOW DOUBLE DOORS x3
-820 x 2700mm SOLID DOUBLE DOORS x2

AREA SCHEDULE

GROSS FLOOR AREA = 50





PROPOSED FLOOR PLANS

