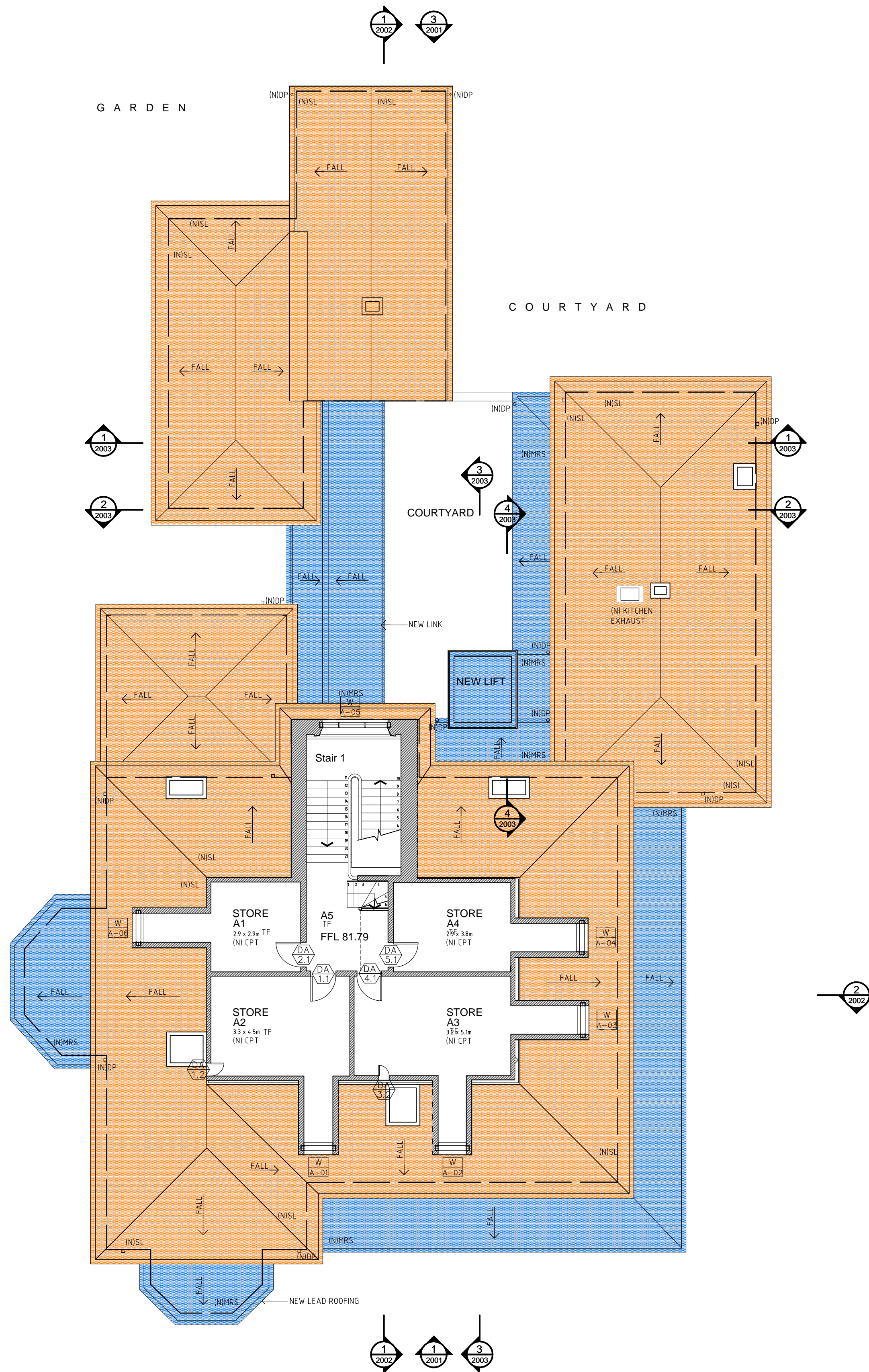


01 PROPOSED FIRST FLOOR PLAN
1:100



02 PROPOSED ATTIC FLOOR PLAN
1:100

- INTERIOR CONSERVATION, REPAIR AND REMEDIAL WORKS
1. REPAIR ALL DAMAGED HARD PLASTER WALL SURFACES
 2. REPAIR AND REPLACE DAMAGED AND MISSING AREAS OF LATH AND PLASTER CEILINGS
 3. REPAIR ENCAUSTIC FLOOR TILES G5 ENTRY: CAREFULLY LIFT AND RELAY WHERE DRUMMY AND REPLACE MISSING, DAMAGED AND MISMATCHING TILES
 4. MAKE OPERABLE ALL DOUBLE HUNG SASH WINDOWS AND REPLACE CRACKED GLASS
 5. REPAIR DAMAGED TIMBER JOINERY GENERALLY
 6. REPAIR DAMAGED PLASTER CORNICES, PROFILE TO MATCH EXISTING
 7. REPAIR HISTORIC FIRE PLACES AND MANTELPIECES: REVIVE TIMBER FINISH, REPLACE MISSING HEARTH AND TILING
 8. REPAIR / PATCH TIMBER FLOORBOARDS WHERE MISSING AND DAMAGED TO MATCH EXISTING
 9. REFURBISH HISTORIC DOOR AND WINDOW HARDWARE
 10. PREPARE AND REPAINT GENERALLY
 11. REMOVE REDUNDANT SERVICES AND MAKE GOOD AFFECTED SURFACES

- BASEMENT WORKS
1. DE-SALINATE STONE WORK
 2. INSTALL NEW DRAINAGE SUMP
 3. REPAIR DAMAGED AND UNSOUND TIMBER FLOOR JOISTS

- DOOR COMPLIANCE WORKS
1. PROVISION FOR AUTOMATIC DOOR CLOSERS TO DOORS: DG/1.1, DG/2.1, DG/3.1, DG/4.1, DG/6.1, DG/8.1

- ROOF REPAIR WORKS
1. STRIP ALL SLATES FROM ROOF
 2. LAY NEW WELSH PENRHYN SLATES TO ALL ROOF SLOPES
 3. PROVIDE NEW LEAD RIDGE AND HIP CAPPINGS WITH TIMBER RIDGE ROLLS
 4. PROVIDE NEW LEAD CHIMNEY FLASHINGS
 5. INSTALL NEW FASCIAS, SOFFITS AND GUTTER MOULDINGS TO MATCH ORIGINAL DETAIL
 6. INSTALL NEW OGEE PROFILE GALVANISED STEEL GUTTERING
 7. INSTALL NEW GALVANISED STEEL DOWNPIPES AND CONNECT TO STORMWATER
 8. INSTALL NEW GALVANISED CORRUGATED STEEL ROOFING TO VERANDAH ROOFS
 9. INSTALL NEW CORRUGATED GALVANISED STEEL RE-RENDER CHIMNEY CAPS
 10. PREPARE AND REPAINT RENDER CHIMNEYS
 11. INSTALL NEW LEAD ROOFING TO BAY WINDOWS
 12. INSTALL NEW LEAD ROOFING TO THE WIDOWS' WALK
 13. INSTALL NEW CAST IRON BALUSTRAING TO THE WIDOWS' WALK TO MATCH THE ORIGINAL DETAIL

MATERIAL LEGEND

- BRICK
- ROOF TILES
- CONCRETE
- TIMBER
- TILES
- GLASS
- SANDSTONE
- STEEL, GALVANISED IRON, CAST IRON, METAL SHEET

WALL TYPE LEGEND

- (E) SANDSTONE
- (E) 270 MASONRY WALL
- (E) 110 MASONRY WALL
- (E) STUD WALL
- (N) SANDSTONE
- (N) MASONRY WALL
- (N) STUD WALL

LEGEND

- BK/F FACE BRICKWORK
- CPT CARPET
- CONC CONCRETE
- CT/F CERAMIC FLOOR TILES
- DP DOWNPIPE
- (E) EXISTING
- FP FIREPLACE
- FT FLOOR TILES
- G GLAZING
- M MARMOLEUM
- MRS METAL ROOF SHEETING
- NT METAL TRAY DECK ROOFING
- (N) NEW
- PT PAINT FINISH
- PBD PLASTERBOARD
- /R RENDERED
- S/L SKYLIGHT
- SL SLATE
- S/R SHEET RESILIENT FLOORING
- ST STONE
- TB TIMBER
- TF TIMBER FLOOR
- VL VINYL
- VTF VITREOUS TILE FLOOR

Rev	Date	Description	Checked	Auth.
P1	02.08.10	Preliminary Issue	GP	RD
P2	28.09.10	Issue for Client Review	GP	RD
A	17.11.10	Issue for Project Application	GP	RD
B	21.09.11	Revised Project Application Issue	GP	RD