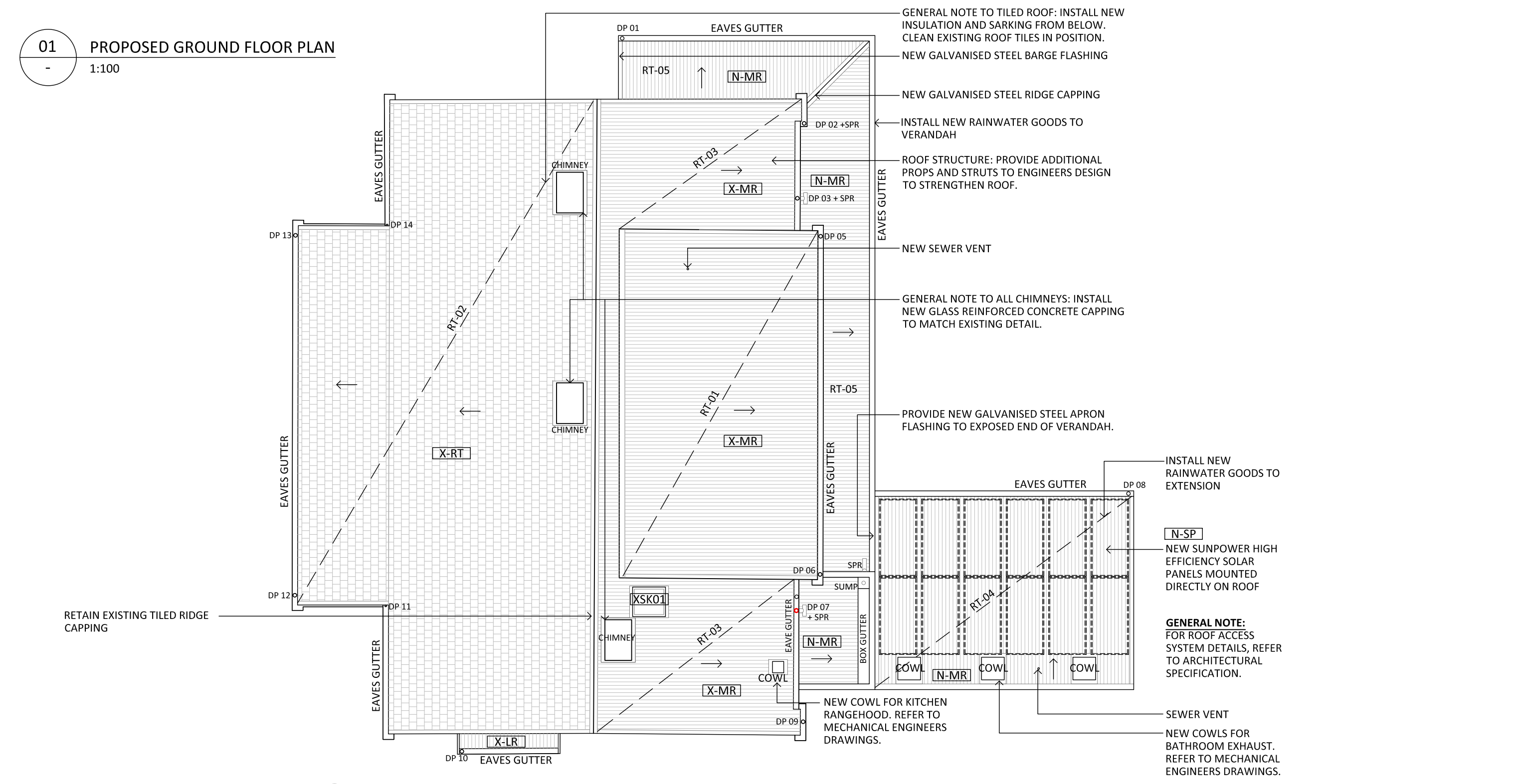
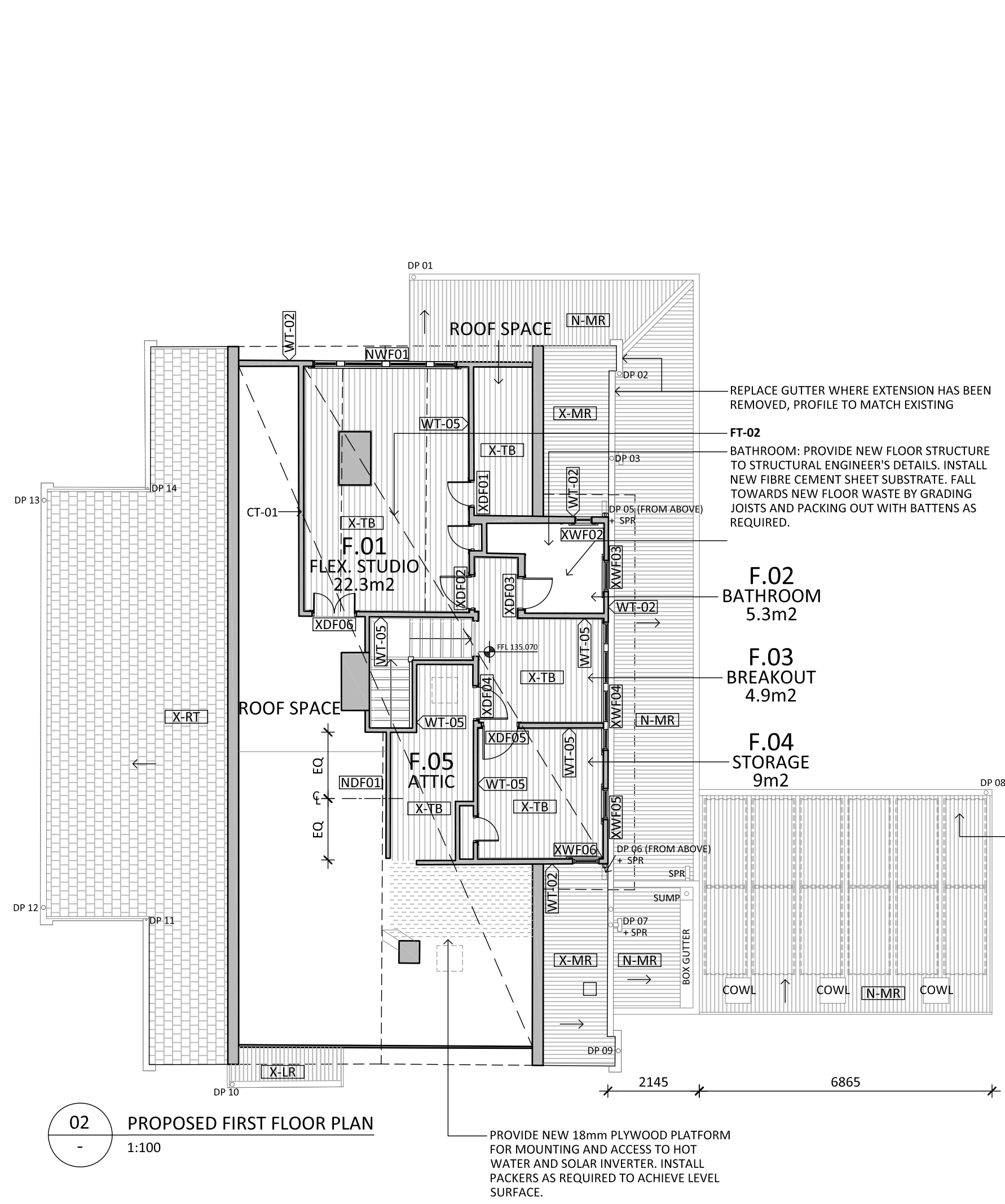


01 PROPOSED GROUND FLOOR PLAN
1:100



03 PROPOSED ROOF PLAN
1:100



02 PROPOSED FIRST FLOOR PLAN
1:100

TIMBER PROFILES LEGEND:

REFER TO ARCHITECTURAL SPECIFICATION FOR SKIRTING, ARCHITRAVE, STRAPPING AND PICTURE RAIL PROFILES.

REINSTATE ALL SKIRTING AND PICTURE RAILS UPON COMPLETION OF THE WORKS. REPLACE AND DAMAGED SECTIONS WITH PROFILE TO MATCH EXISTING.

AREA	SKIRTING	ARCHITRAVE	PICTURE RAIL	JOINERY FINISH
G.03, G.05	NEW SK-02	NEW AR-02 (WINDOWS), NEW AR-03 (DOORS)	NEW PR-02	WOOD-GRAINED
G.04	NEW SK-02	RETAIN AR-02, AR-03	N/A	WOOD-GRAINED
G.02, G.10	NEW SK-01	NEW AR-01	NEW PR-01	STAINED
G.06	NEW SK-02	RETAIN AR-02 (WINDOWS), NEW AR-03 (DOORS)	N/A	PAINTED
G.11, G.12	NEW SK-05	NEW AR-06	N/A	STAINED
G.08	NEW SK-01	RETAIN AR-01	NEW PR-01	STAINED
G.07	NEW SK-05	RETAIN AR-01 AND AR-04	N/A	PAINTED
F.02	-	RETAIN EXISTING AR-05	N/A	PAINTED (NO RE-COATING REQUIRED)
F.01, F.03, F.04	RETAIN SK-03	RETAIN EXISTING AR-05	N/A	STAINED (NO RE-COATING REQUIRED)
AREA	STRAPPING	CORNICE	JOINERY FINISH	
GROUND FLOOR HOUSE TYP.	RETAIN EXISTING ST-01	RETAIN EXISTING CO-01	STAINED	
G.03, G.04	N/A	N/A	N/A	
G.11, G.12	NEW ST-05	N/A	STAINED	
FIRST FLOOR TYP.	RETAIN EXISTING ST-02, ST-03 (WALLS) & ST-04 (CEILING)	RETAIN EXISTING CO-02	STAINED (NO RE-COATING REQUIRED)	

GENERAL:

- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND SCHEDULES OF WORKS.
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DOCUMENTATION.

REPAIR WORKS:

READ IN CONJUNCTION WITH REPAIR WORKS SCHEDULE IN ARCHITECTURAL SPECIFICATION

- REPLACE ALL EXTERNAL AND INTERNAL VENTS, INSTALL VERMIN PROOF MESH (B4)
- RE-RENDER ALL WINDOW SILLS THROUGHOUT (HP3)
- CLEAN ORGANIC MATTER FROM RENDERED WEATHERING (G1) TO BRICKWORK PLINTH TO FULL PERIMETER AND REPOINT TO FULL EXTENT (B1)
- SALVAGE ALL EXISTING TIMBER FLOORING. GROUP ALL TIMBERS OF SAME WIDTH TOGETHER. DO NOT MIX TIMBERS WITHIN ONE ROOM. ALLOW FOR 30% NEW TIMBER FLOORING.

ROOF WORKS:

- RETAIN AND REUSE EXISTING RAINWATER GOODS TO EXISTING ROOF SLOPES.
- INSTALL NEW RAINWATER GOODS TO NEW SLOPES.
- REFER TO ARCHITECTURAL SPECIFICATION AND HYDRAULIC ENGINEERS DOCUMENTATION FOR DETAILS.

PAINTING WORKS

- EXISTING PAINTED SURFACES: PREPARE AND PAINT ALL SURFACES.
- EXISTING INTERNAL STAINED TIMBER JOINERY, INCLUDING DOORS, WINDOWS, TRIMS, STAIRS, CABINETS: PREPARE AND APPLY CLEAR COAT TO ALL SURFACES.
- EXISTING WOODGRAINED TIMBER JOINERY: REPAIR AND PATCH ANY DAMAGED AREAS.
- FLOORING: SAND BACK AND RESTAIN ALL FLOORING TO MATCH EXISTING.
- EXTERNAL: PREPARE AND PAINT ALL NEW AND EXISTING SURFACES.
- NEW/CHANGE OF FINISH: REFER TO TIMBER PROFILE SCHEDULE, WINDOW & DOOR SCHEDULE FOR DETAILS.
- NO PAINTING AND RESTAINING WORKS TO FIRST FLOOR INTERIOR.

INTERNAL REPAIR CODES LEGEND:

- TEMPORARILY REMOVE ANY PICTURE RAILS OR ARCHITRAVES AS REQUIRED BEFORE RE-PLASTERING WORKS AND REINSTATE UPON COMPLETION.
- READ IN CONJUNCTION WITH PAINTING WORKS, AND WINDOW AND DOOR SCHEDULE

- G.02 HALL
- 001 REMOVE WALLPAPER FROM WALL UP TO PICTURE RAIL HEIGHT. NOM. 4.5m LENGTH OF WALL. SAND BACK AND SKIM COAT FULL EXTENT OF EXPOSED PLASTER (HP4).
 - 002 REMOVE WALLPAPER UP TO PICTURE RAIL TO FULL LENGTH OF WALL. SAND BACK AND SKIM COAT WHERE REMOVED (HP4).
 - 003 CUT OUT PLASTER AND REPLASTER FULL EXTENT OF WALL ABOVE DOOR (HP3). NOM. 2m².
 - 004 CUT OUT PLASTER AND REPLASTER FULL EXTENT OF WALL ABOVE DOOR (HP3). NOM. 1m².
 - 005 NUMBER NOT IN USE.
- G.03 RECEPTION
- 006 CRACK REPAIR AT HIGH LEVEL (HP1). NOM. 1500mm.
 - 007 CUT OUT AREA OF DRUMMY PLASTER AND REPLASTER (HP3) NOM. 700mm WIDE TO FULL HEIGHT OF WALL.
 - 008 CUT OUT PLASTER AND REPLASTER WHOLE AREA ABOVE DOOR (HP3). NOM. 4m².
 - 009 ALLOW 3m OF CRACK REPAIRS (HP1).
- G.04 OFFICE
- 010 REMOVE WALLPAPER FROM ALL WALLS UP TO HEIGHT OF PICTURE RAIL. SAND BACK AND SKIM COAT WHERE REMOVED (HP4).
 - 011 MAJOR CRACK REPAIR TO FULL PERIMETER OF WALL AT HIGH LEVEL (HP2).
 - 012 CUT OUT PLASTER AND REPLASTER FULL EXTENT OF WALL TO NORTH SIDE OF CHIMNEY (HP3).
 - 029 RE-PLASTER FULL EXTENT OF STRUCTURAL SUPPORT WITHIN WALL (HP3). NOM. 2 LINEAL METRES
- G.05 MEETING ROOM
- 013 REMOVE WALLPAPER TO NORTH, SOUTH AND WEST WALLS UP TO FULL HEIGHT. SAND AND SKIM COAT WHOLE WALLS (HP4).
 - 014 CRACK REPAIRS IN 3NO. LOCATIONS ABOVE AND BELOW WINDOWS (HP1). NOM. 4m TOTAL.
 - 015 REMOVE PICTURE RAIL. REPLASTER FULL EXTENT OF RETAINED / REBUILT WALL (HP3). REINSTATE PICTURE RAIL.
 - 016 REBUILD BRICKWORK WHERE REMOVED. REPLASTER LOCALLY (HP3). NOM. 3m².
 - 028 REMOVE AND RE-PLASTER FULL HEIGHT OF WALL BETWEEN FIREPLACE AND NORTH WALL (HP3). NOM. 5m².
- G.06 UTILITIES
- 017 STRUCTURAL CRACK REPAIRS IN 2NO. LOCATIONS TO FULL HEIGHT OF WALL (HP2).
 - 018 CUT OUT PLASTER TO FULL EXTENT ABOVE WINDOW AND REPLASTER (HP3). NOM. 2m².
 - 019 CUT OUT PLASTER TO FULL EXTENT ABOVE DOOR AND REPLASTER (HP3). NOM. 2m².
 - 020 LOCALISED CRACK REPAIRS (HP1). NOM. 3m.
- G.07 KITCHEN
- 021 REBUILD BRICKWORK WHERE REMOVED. NOM. 1m².
 - 022 NUMBER NOT IN USE.
- G.08 MEETING ROOM
- 023 REPLASTER FULL WALL (HP3).
 - 024 REPLASTER FULL WALL (HP3).
 - 025 REPLASTER WALL TO EAST OF DOOR (HP3).
 - 026 CUT OUT DRUMMY PLASTER EITHER SIDE OF CRACK NOM. 500mm WIDE ABOVE DOOR AND REPLASTER (HP1).
 - 027 CUT OUT DRUMMY PLASTER EITHER SIDE OF CRACK NOM. 600mm WIDE. NOM. 2m LENGTH (HP1).
- G.10 HALL
- REFER PAINTING WORKS AND DOOR SCHEDULE FOR SCOPE

FINISHES LEGEND:

- X-TB EXISTING TIMBER FLOORBOARDS
- X-TD EXISTING TIMBER DECKING
- X-LN EXISTING LINOLEUM FLOORING
- X-RT EXISTING ROOF TILES
- X-MR EXISTING METAL ROOFING
- X-BR EXISTING BRICKWORK
- X-WB EXISTING TIMBER WEATHERBOARDS
- X-BRP EXISTING BRICK PAVING
- X-CPT EXISTING CARPET
- X-CL EXISTING PAINTED FIBRE CEMENT CLADDING WITH TIMBER STRAPPING
- X-LR EXISTING ROLLED SEAM LEAD ROOFING
- N-TB NEW TIMBER FLOORBOARDS TO MATCH EXISTING
- N-TD NEW TIMBER DECKING TO MATCH EXISTING
- N-WB NEW TIMBER WEATHERBOARDS TO MATCH EXISTING
- N-TL NEW TIMBER LINING BOARDS
- N-MR NEW METAL ROOF SHEETING COLORBOND MANOR RED
- N-LR NEW ROLLED SEAM LEAD ROOFING TO MATCH EXISTING
- N-M1 CORRUGATED STEEL CLADDING, COLORBOND TERRAIN FINISH
- N-M2 CORRUGATED STEEL SHEETING DULUX BRUNSWICK GREEN
- N-M3 METAL WITH PAINTED FINISH DULUX BRUNSWICK GREEN
- N-M4 CORRUGATED STEEL CLADDING, GALVANISED FINISH
- N-LN NEW LINOLEUM FLOORING
- N-SGS NEW SELF-BINDING GRANULAR SURFACE
- N-PGS NEW PERMEABLE GRANULAR SURFACE
- N-PAV NEW PAVING
- N-CL NEW PAINTED FIBRE CEMENT CLADDING WITH TIMBER STRAPPING TO MATCH EXISTING
- N-C1 NEW CONCRETE FINISH, POLISHED
- N-C2 NEW CONCRETE FINISH, PIGMENTED AND POLISHED

DOOR AND WINDOW NUMBERING:

- EXISTING / NEW
 - GROUND / FIRST FLOOR / SHED / PACKING SHED
 - DOOR OR WINDOW NUMBER
 - DOOR / WINDOW / SKYLIGHT / GATE
- WALL TYPES:

- WT01 EXISTING DOUBLE BRICK WALL WITH HARD PLASTER FINISH INTERNALLY.
- WT01a EXISTING SINGLE SKIN BRICK WALL WITH HARD PLASTER FINISH
- WT02 EXISTING DORMER EXTERNAL WALL - TIMBER FRAMED WITH FC SHEET LINING EXTERNALLY WITH TIMBER STRAPPING
- TOTAL SYSTEM R-VALUE: EXISTING
- WT03 NEW AMENITIES WING EXTERNAL WALL - TIMBER STUD FRAMED WITH WEATHERBOARD EXTERNAL CLADDING AND FC SHEET INTERNAL LINING. TOTAL SYSTEM R-VALUE: 3.65.
- WT04 PROPOSED BATHROOM PARTITIONS - PROPRIETARY SYSTEM AS SPECIFIED.
- WT05 EXISTING TIMBER FRAMED INTERNAL WALLS

ROOF TYPES:

- RT01 EXISTING DORMER ROOF - METAL
- NO WORKS
- RT02 EXISTING MAIN HOUSE ROOF - TILED
- NO WORKS
- RT03 EXISTING MAIN HOUSE ROOF - METAL
- NO WORKS

CEILING/FLOOR TYPES

- CT01 EXISTING FIBROUS/LATH AND PLASTER CEILING
- RETAIN CEILING LININGS
- INSTALL NEW INSULATION BETWEEN JOISTS FROM ABOVE
- CT02 EXISTING SOFTBOARD CEILING
- CT03 PROPOSED FIBRE CEMENT SHEET CEILING WITH TIMBER STRAPPING
- FT01 EXISTING TIMBER GF FLOOR STRUCTURE
- LIFT UP ALL EXISTING TIMBER FLOORING
- INSTALL NEW STUMPS AND FLOOR STRUCTURE
- PERMEABLE MEMBRANE
- REINSTATE TIMBER FLOORING
- TOTAL SYSTEM R-VALUE: 2.82
- FT02 EXISTING TIMBER FRAMED SOFTBOARD WALL

- FT03 NEW CONCRETE SLAB
 - FT04 NEW VERANDAH FLOOR STRUCTURE - TIMBER FRAM
- REFER TO A-30 EXTERNAL ENVELOPE DETAILS FOR DETAILED SCOPE OF WORKS.

NOT FOR CONSTRUCTION

