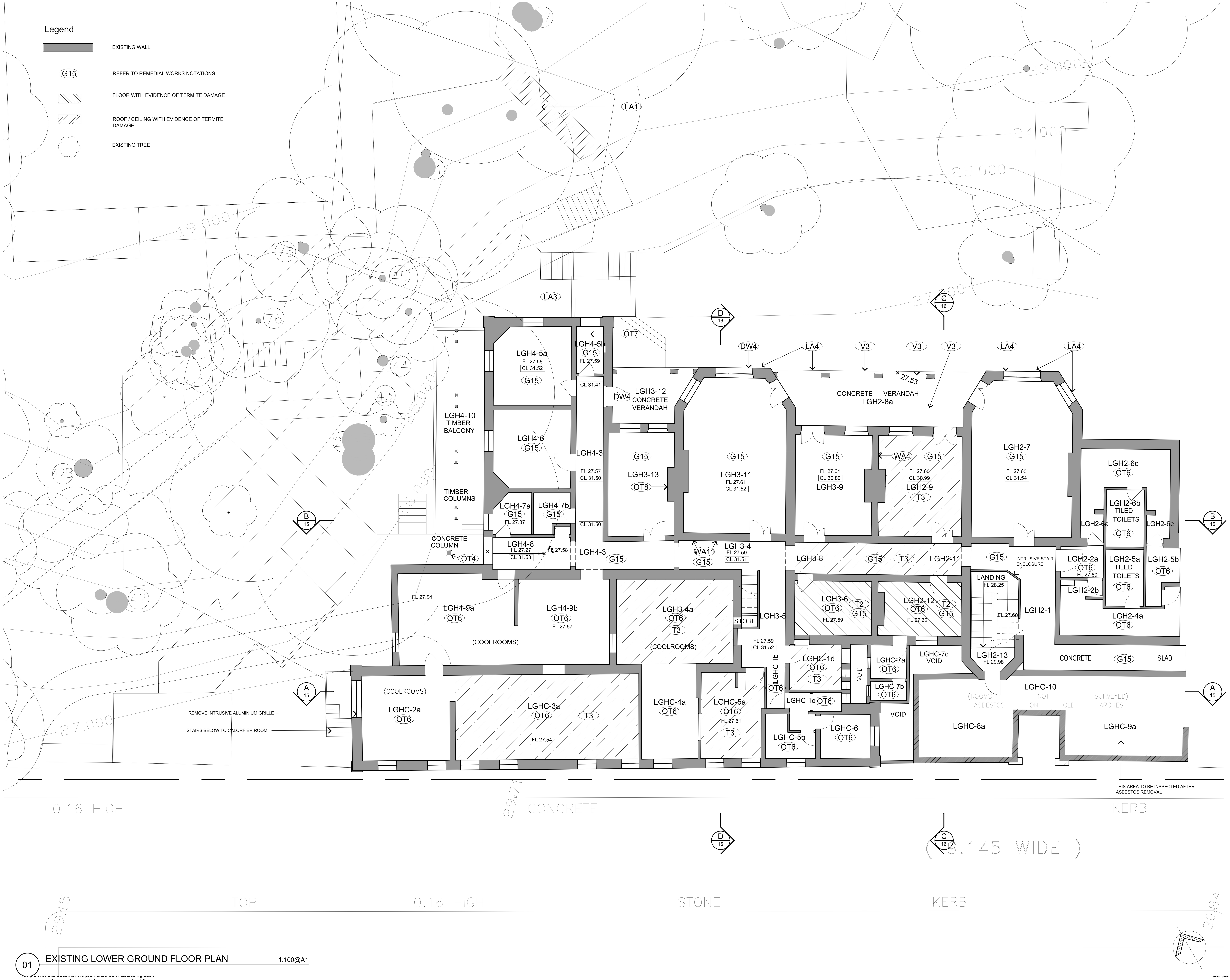

01 EXISTING LOWER GROUND FLOOR PLAN 1:100@A1

SCOTTISH HOSPITAL REMEDIAL WORKS

GENERALLY TO WHOLE BUILDING - INTERNAL & EXTERNAL: (**G1 TO G14)**

G1 Clean out and dispose from site (including roof, ceiling and subfloor spaces) all rubbish, debris and bird droppings.
G2 Hazardous Materials: Carefully remove and dispose from site all elements containing hazardous materials, eg. asbestos, paint scrapes/peels assuming to contain lead, etc., in compliance with OH&SR regulations and NSW Workcover requirements.
G3 Retain in-situ all original elements, eg. architraves, skirting, windows and doors joinery, fireplace mental piece and surrounds, unless advised otherwise by Heritage Architect.
Salvaged items: Where specified or as directed, salvage items for re-instatement/re-use or to storage on site as advised by Heritage Architect and directed by Project Manager.
G4 Rainwater Goods: Check and clean out existing gutters and downpipes. Allow to repair/replace damaged or defective roof drainage systems to approved details. Replace missing rainwater goods including gutters, downpipes, rainwater heads, gutter straps, astragals, etc. Install leaf guards to all existing and new gutters and rainwater heads.
Box gutters and valley gutters: Inspect all including flashing, and allow for repair/replacement if required, to approved details and materials.
Flashings: Inspect all roof flashings and chimney steeped flashings. Repair/refix defective flashing, dressed to roofing profile as required. Where flashing is to be replaced, use 25kg lead dressed to roofing profiles unless otherwise approved. Make good disturbed areas and prepare previously painted surfaces for repaint in approved heritage colour scheme.
G5 Roof and Stormwater Drainage: Test and clear all roof and stormwater drainage. Ensure roof drainage is connected to stormwater system.
G6 Doors and Windows: Remove all boarding to windows and doors. Ease, adjust and make operable all openable doors and window sashes including fanlights. Retain all original architraves, joinery, hardware and glass on doors and windows unless otherwise directed. Reinstate missing hardware and furniture to match original. Renew all sash cords, caulk frame/masonry connection where required and cover with select storm mould. Re-putty glazing where required to give a watertight seal. Allow to sand back and repaint to heritage colour scheme.
Safety Glass: Provide approved safety film to all existing glazing. All new glazing to be safety glass compliance with relevant standards and regulations.
G7 Balcony Joinery (balcony posts, brackets, balustrades and flooring): Repair and make good only where elements are damaged or missing. Allow to sand back and repaint in approved heritage colour scheme.
G8 Corbels: Repair and make good only where elements are damaged or missing. Details and finish to match existing.
G9 Awnings: Repair and make good only where elements are damaged or missing. Repaint in approved heritage colour scheme.
G10 Ceilings/Soffits: Repair and make good where elements are damaged or missing, unless specified otherwise. Repaint in approved heritage colour scheme.
G11 Services: Carefully disconnect, capped off, and remove all redundant service conduits, ductings, vent pipes, fixtures, fixings and fittings, and make good damaged surfaces.
Re-wiring: Allow for re-wiring to whole building for approved adaptive reuse.
Relocated items: Allow for relocation of smoke detectors, fire egress signage and fire fighting equipments to meet requirements under approved adaptive reuse of the building.
G12 Graffiti: Carefully remove graffiti using approved system. Make good disturbed surfaces.
G13 Generally, make good all damaged or disturbed surfaces, finishes to match existing. Repaint surfaces of elements previously painted finish in approved heritage colour scheme.
G14 Painting: Investigate historic paint schemes of the building; repaint/paint building elements in approved historic colour scheme, both externally and internally. Each paint system to consist of at least 3 coats.
Make good and repaint/paint all previously painted elements (existing and new) in approved heritage colour scheme.
Assume all existing paintwork to be lead-based paint. Carry out works and dispose of paint removed during works in compliance with OH&S regulations and Workcover requirements.
Painted woodworks: Scrape off all loose flaking paintwork from existing timber elements, make good as necessary, prepare surfaces, prime and repaint in approved heritage colour scheme.
Painted metalworks: Strip all paint from existing metal elements using paint stripper as approved by Heritage Architect, de-rust and make good where necessary, rust-treat, prime and repaint in approved heritage colours. Do not paint copper surfaces unless directed otherwise.
Painted masonry: Clean off mould, scrape off all loose flaking paintwork and make good as necessary; prepare surfaces and repaint in approved heritage colour scheme.

GENERALLY TO ALL INTERNAL SPACES (**G15)**
Common remedial works to all interior spaces except where specified to be demolished or 'gut out':
- Repair/replace existing ceiling, make good to ready for repaint.
- Disconnect, capped off and remove all redundant services including electrical services (GPOs, switches, ducting, light fittings, ceiling fans, etc), telecommunication outlets, plumbing, etc, unless specified otherwise.
- Allow to relocate smoke detectors and fire egress signage and equipment to meet new use of space.
- Remove all redundant fitout, fixtures, fitting and fixings, eg. wall/floor mounted heaters, switchboards, call button panels, light fittings, built-in cupboards, curtain tracks, etc, patch holes and make good damaged areas for repainting.
- Repair damaged flooring, to match existing finish or as specified.
- Carefully remove graffiti using approved system.
- Make good and repaint all previously painted elements in approved colour scheme.

ROOFS
1 Slate roofs: Inspect existing slate roofing and where required, allow for repair to damaged/defective slates. Allow to repoint defective mortar at terracotta ridge capping as required.
R2 Metal roofs: Remove existing metal roofing as indicated on drawings. Install new roofing as indicated on drawings.
R3 Fascia: Repair/replace rotted or missing fascia with new WRC, profile to match existing. Paint finish.
R4 Re-fix eaves lining.
R5 Missing rainwater goods: Replace missing rainwater goods such as gutters, rainwater heads, downpipes, astragals, gutter brackets and gutter straps, in 0.8mm copper to match original in dimensions, profiles and details.
R6 Box Gutters: Inspect box gutters and allow for repair/replacement as required. Allow for 0.8mm thick copper for replacement, to approved details.

WALLS
WA1 Stonework repointing: Repoint all joints where mortar is missing with lime mortar.
WA2 Brickwork repointing: Repoint missing or defective mortar joints at brickwork with approved mortar mix.
WA3 Patch repair holes in masonry walls with synthetic mortar to heritage specification.
WA4 Where brick is missing or damaged, replace with new brick, profile and finish to match existing. Make good disturbed surfaces and repaint in approved heritage colour scheme.
WA5 Carefully clean off mould and dirt from walls by hand using water and a soft brush only.
WA6 Carefully remove all plants growing on masonry walls and/or joints by first treating the plants with approved weed killer, then remove the dead plants from the masonry walls after two weeks or when plant is dead.
WA7 Carefully remove rusted metal fixings. Where required, replace with approved new fixings, make good damaged areas to match existing finish.
WA8 Wall vents: Replace damaged air vent with new, details to match existing, paint finish to approved heritage colour scheme.
WA9 Remove existing weatherboard cladding and re-clad with fibrous cement lining to detail, prepare for paint finish in approved colour scheme.
WA10 Mortar patch cracks, make good disturbed surfaces and finish to match existing.
WA11 Retain evidence of original staircase on wall.

DOORS & WINDOWS
DW1 Replace broken/missing glazing or intrusive infill with new safety glass pane, to match original details or as approved.
DW2 Remove exhaust fan installation from window pane and replace damaged glazing with new safety glass. Make good disturbed surfaces and prepare for repaint.
DW3 Joinery: Repair architrave and joinery where required, splice-repair rotted areas of woodwork, putty repair cracked areas. Make good disturbed surfaces and finish to match existing.
DW4 Replace existing door with new door to match original or as specified by Heritage Architect.
DW5 Remove boarding to windows and make good disturbed surfaces.
DW6 Remove existing door/window and if required, replace with new door/window as specified and approved. Make good opening and damaged surfaces for repaint.
DW7 Salvage existing door leaf and re-instate where missing.

BALCONIES AND VERANDAHS
V1 Balcony flooring: Repair or replace rotted timber floor boards with new, the timber species, sizes and profiles to match existing. Make good disturbed surfaces. Lightly sand flooring surface, and finish with 2 coats of tung oil.
V2 Repair/replace balcony and verandah ceiling elements only where missing or damaged. Repaint ceiling and joinery to approved heritage colour scheme.
V3 Verandah floor tiles: Refix loose floor tiles and replace missing floor tiles with new tiles, all to match existing patterns, colours and details.
V4 Replace missing edge nosings with new, to match existing in material, colour and profiles.

METAL BALUSTRADE
M1 Strip paint off, remove rust, rust treat, prime and repaint in approved colour scheme.
TIMBER ELEMENTS
T1Salvage and re-instate, or replace with new, missing turned balusters to match existing.
T2 Investigate and repair/replace termite damaged floor framing structure and flooring.
T3 Investigate and repair/replace termite damaged roof/ceiling framing structure and lining.

OTHERS
OT1 Carefully capped off and remove redundant services conduits and ductings, vent pipes, fixings and/or fixtures. Make good damaged surfaces to match existing finish, prepare surfaces for repaint.
OT2 Carefully remove signage, make good damaged surfaces to match existing finish, prepare surfaces for repaint.
OT3 Carefully remove graffiti from surface using approved system. Make good disturbed surfaces to match existing finish.
OT4 Remove intrusive/obsolete structure or infill. Make good damaged surfaces and elements, to match existing finish.
OT5 Remove security bars to window/door and make good damaged surfaces.
OT6 Gut out and remove all existing interior fitouts, fixtures and services. Allow to demolish or part demolish existing walls, etc. as indicated on drawings for approved adaptive reuse of the space. Allow to repair and make good all retained elements, and prepare surfaces for painting/repainting in approved colour scheme.
OT7 Remove wall and/or floor tiles, make good and prepare surfaces for repaint.
OT8 Salvage and restore existing fireplace mantelpiece where fallen off.

LANDSCAPE ELEMENTS
LA1 Stone Steps: Retain in-situ. If required, re-bed stone steps to structural and heritage detail.
LA2 Historic Terrace Walling: Retain in-situ. If required, stabilise walling to structural and heritage detail.
LA3 Carefully remove existing tree/plantings as indicated on drawing. Seek arborist's advice as required.
LA4 Lower adjacent grounds to 150mm below existing wall vents for subfloor ventilation. Re-grade grounds to fall away from wall. Allow for relocation of existing termite bait stations by termite contractor (seek name and contact details from Principal).
LA5 Remove steps, and if required, replace with ramp to detail, make good disturbed areas.

information, ideas and concepts to any person without the prior written consent of JPR Architects Pty Ltd."

calculations

This design has had no input from relevant planning and services or BCA consultants and should not be construed as final

"THE TERRACES"

SCOTTISH HOSPITAL - 2 COOPER ST. PADDINGTON

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SCALE AT A1	DATE	PROJECT No	PROJECT ADDRESS
1:100	07/06/2010	2006067	2 COOPER ST. PADDINGTON
REVISION	DRAWN	ITEM No	CLIENT
A	RM / YS/ RK	38121	Presbyterian Aged Care PADDINGTON

DRAWING TITLE
Existing- Lower Ground Floor

DRAWING No
DA 440