

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

GENERALLY TO ALL INTERNAL SPACES (G15)

Common remedial works to all interior spaces where specified to be demolished or 'gut out':

- Repair/replace existing ceiling, make good to ready for replaster
- 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.
- Remove all redundant services and fire alarm devices and fire alarm control panel. Use of space
- Remove all redundant floor, 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 replaster
- Repair damaged plaster 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.

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 Patching of missing 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 repoint 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 natural, artificial flings. 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 to approved colour scheme.

WA10 Repair match cracks, make good disturbed surfaces and finish to match existing.

WA11 Retain evidence of original staircase on wall.

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 join 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.

OTHERS

OT1 Carefully capseff out 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 Cut out and remove all existing interior fittings, 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 damaged surfaces to match existing finish for repaint.

OT8 Salvage and restore existing fireplace mantelpiece where fallen off.

CAUTION: Drawings which have been scanned, saved in PDF format, and/or reprinted, other than by JPRA, may not be to scale and should not be scaled or relied on for area calculations

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

Existing- Sections

DRAWING No
DA 445



OT1 REFER TO REMEDIAL WORKS NOTATIONS

"THE TERRACES"

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DATE
07/10/2010

ITEM No

00120

CLIENT
Presbyterian Aged Care PADDINGTON

03 KEY PLAN
OLD 'SCOTTISH HOSPITAL ' BUILDING

1:250@A1

