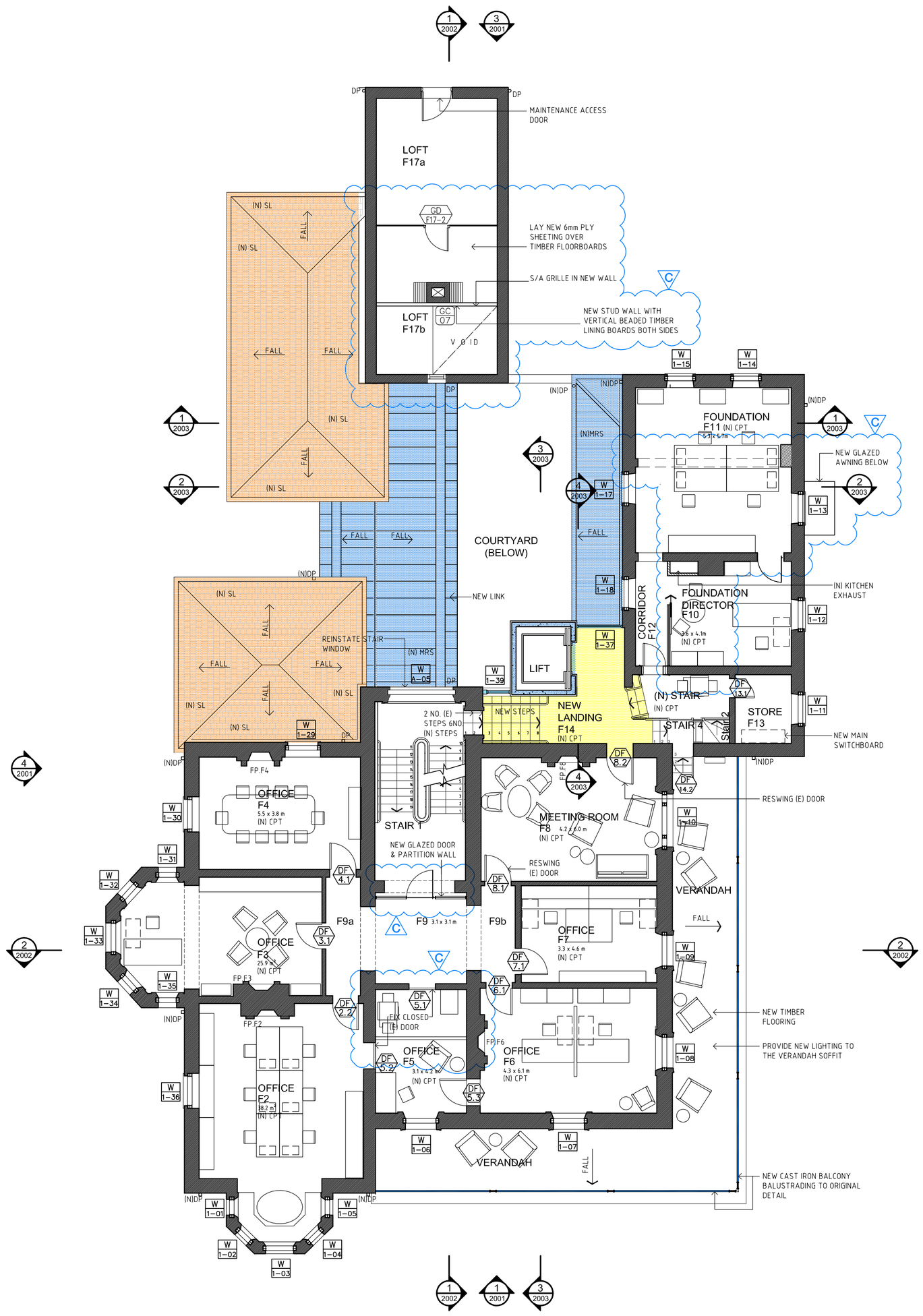
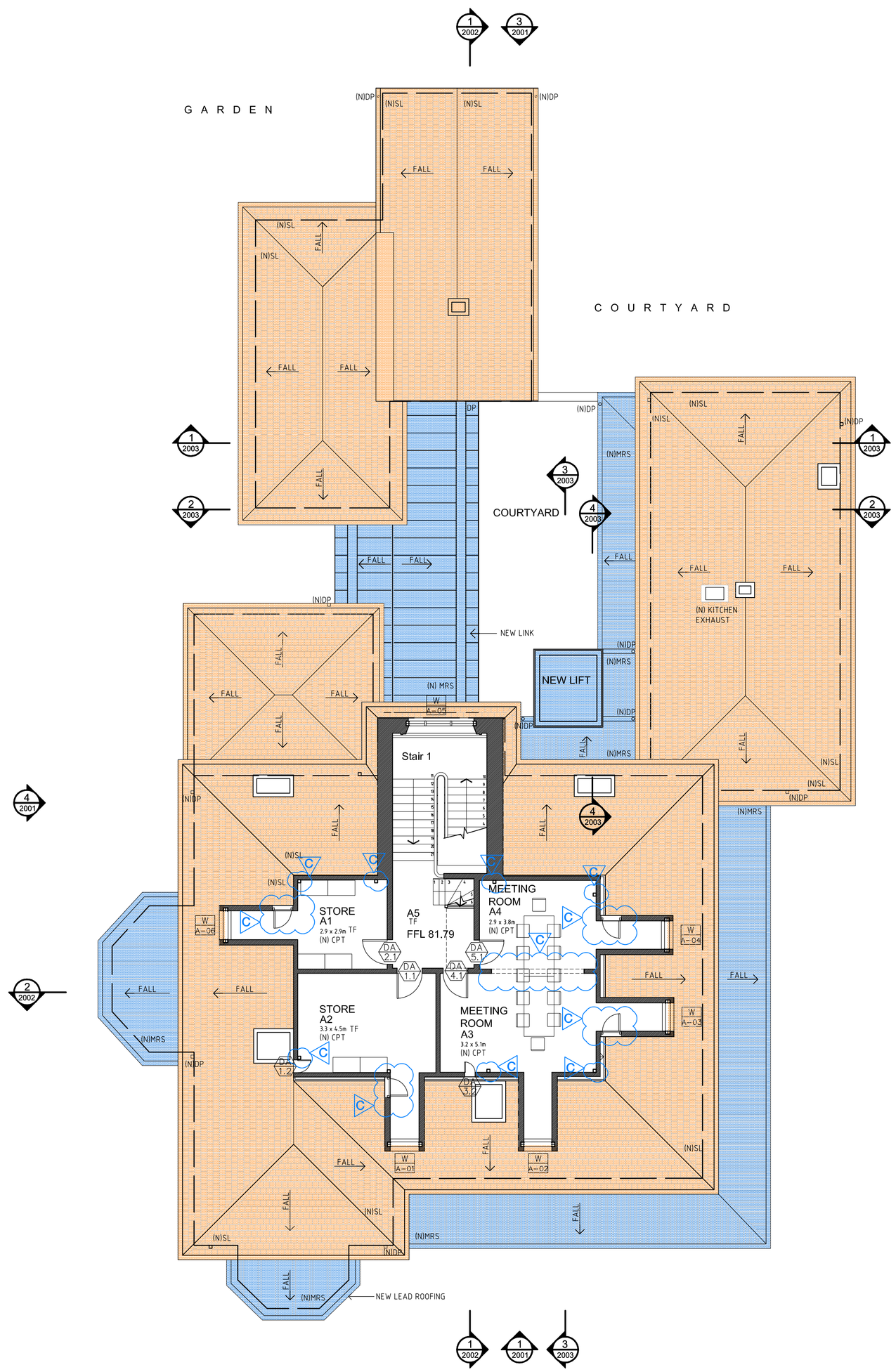


01 - 1:100 **PROPOSED FIRST FLOOR PLAN**



02 - 1:100 **PROPOSED ATTIC FLOOR PLAN**

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 GS 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
7. EXISTING.
8. REPAIR HISTORIC FIRE PLACES AND MANTELPIECES: REVIVE TIMBER FINISH, REPLACE MISSING HEARTHS AND TILING.
9. REPAIR / PATCH TIMBER FLOORBOARDS WHERE MISSING AND DAMAGED TO MATCH EXISTING.
10. REFURBISH HISTORIC DOOR AND WINDOW HARDWARE.
11. PREPARE AND REPAINT GENERALLY.
12. 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.

DDA 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, DF/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
10. RE-RENDER CHIMNEY CAPS
11. PREPARE AND REPAINT RENDER CHIMNEYS
12. INSTALL NEW LEAD ROOFING TO BAY WINDOWS
13. INSTALL NEW LEAD ROOFING TO THE WIDOWS' WALK
14. INSTALL NEW CAST IRON BALUSTRADING TO THE WIDOW'S 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) SANSTONE
- (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
MT	METAL TRAY DECK ROOFING
(N)	NEW
PT	PAINT FINISH
PBD	PLASTERBOARD
/R	RENDERED
SKL	SKYLIGHT
SL	SLATE
SRF	SHEET RESILIENT FLOORING
ST	STONE
TB	TIMBER
TF	TIMBER FLOOR
VL	VINYL
VT/F	VITREOUS TILE FLOOR

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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
C	27.02.13	Revised Project Application Issue	GP	RD

Proj. Dir	Proj. Arch	Drawn
RD	GP	GP
Job No.	Date	Scale
09 0821	Jan 2013	1:100 @ A1

NSW Nominated Architects:
Robert Denton Registration No. 5782
Alex Kibble Registration No. 6015

Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies

10 20 30 40 50 100

Project
GRAYTHWAITE STAGE 1 PROJECT APPLICATION

Drawing Title
GRAYTHWAITE HOUSE
FIRST AND ATTIC FLOOR PLANS

Drawing No. **AR.DA. 1002** Revision **C**

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