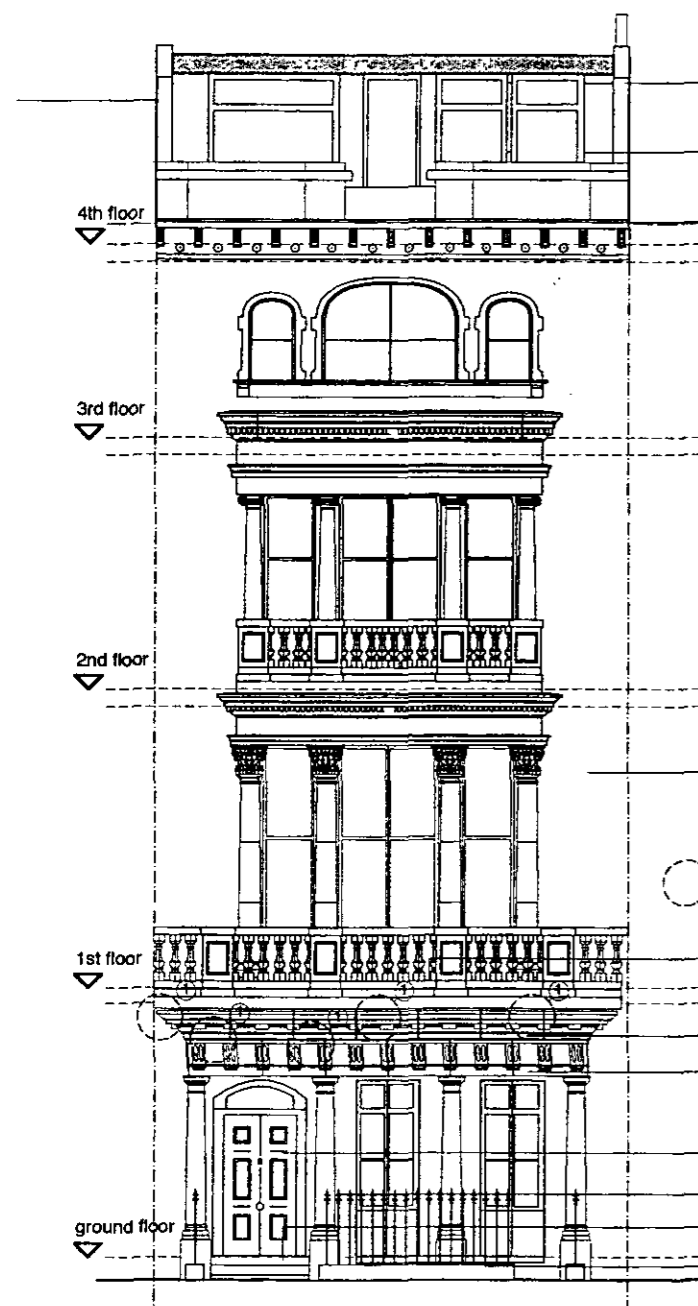
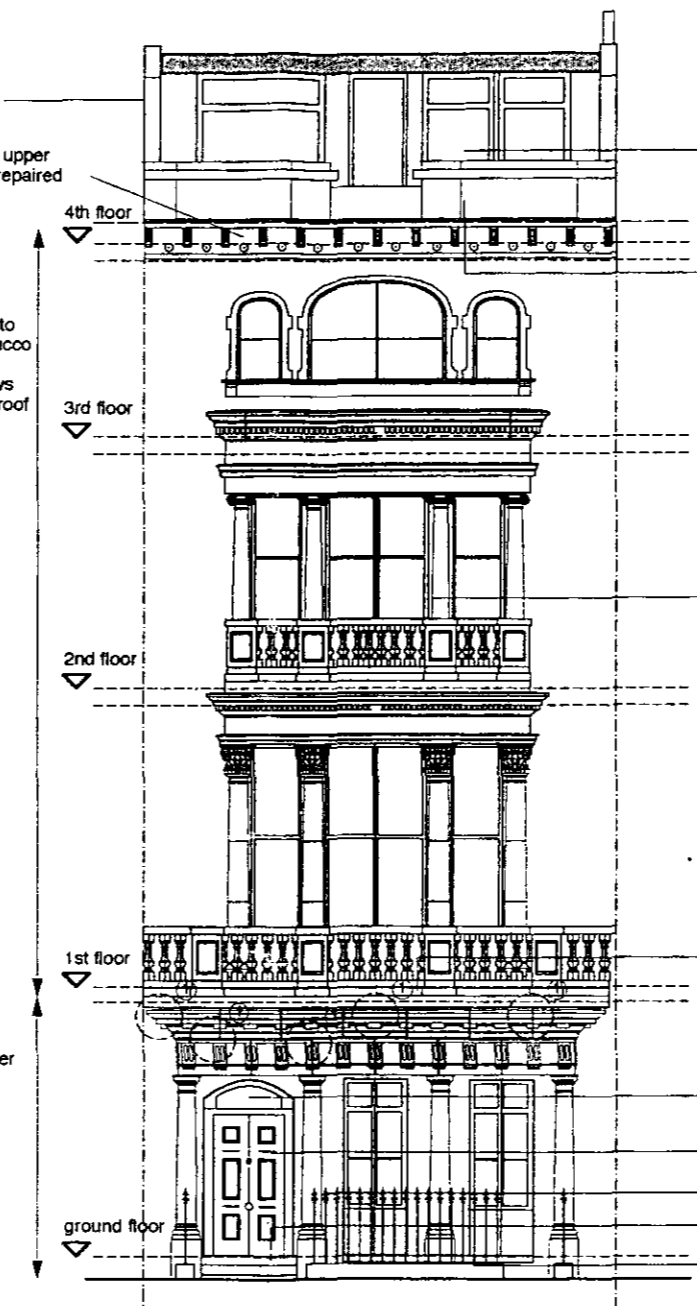


NOTES
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 Discrepancies to be reported to architect.
 Subcontractor to verify all dimensions on site before making a shop drawing or commencing manufacture.
 This drawing is copyright.



- main asphalt roof
- softwood framed casement windows
- rendered parapet
- 4th floor
- 60% decorative stucco to upper cornice to be replaced & repaired
- fair faced brickwork to upper levels with stucco rendered decorative surrounds to windows openings and main roof parapet
- 3rd floor
- 2nd floor
- fair faced brickwork
- stucco render at base of elevation + decorative features to be repaired - cracking and spalling to be treated provide new paint finish
- 1st floor
- projecting stone balcony surfaced in asphalt
- 80% rose details to underside of cornice missing stucco with paint finish
- existing stucco render to base of elevation
- timber door with paint finish
- iron railings
- stone steps leading to entrance
- cantilevered stone balcony at ground floor level
- ground floor

EXISTING



- all disused chimney flues to be capped, provide terminal ventilation
- strip and replace the asphalt to the front and rear parapet gutters. parapet gutters to be cleared of all plants and debris removed
- 4th floor
- existing rendered parapets refurbished - all loose and defective plaster to be cut out and repaired prior to external redecoration
- clean facade & repoint
- 3rd floor
- existing double hung sash windows to be over hauled as method statement
- 2nd floor
- 50% of stucco work details missing and to be replaced from 1st - 3rd floor; remainder to be repaired/redecorated
- 1st floor
- stucco render at base of elevation + decorative features to be repaired - cracking and spalling to be treated provide new paint finish to all stucco work
- projecting stone balcony to be overhauled existing asphalt to be stripped and replaced inspect timber joists and structure adjacent to balcony. replace timbers locally where damaged existing blocked rainwater outlet to be unblocked
- fanlight & 2no. glazed panels either side of front door to be reglazed with clear glass
- existing timber door to be stripped and redecorated
- iron railings to be cleaned and repainted to match existing
- stone steps leading to entrance to be overhauled
- ground floor
- cantilevered stone balcony at ground floor level to be refurbished - cracking to be treated as structural engineers notes

PROPOSED

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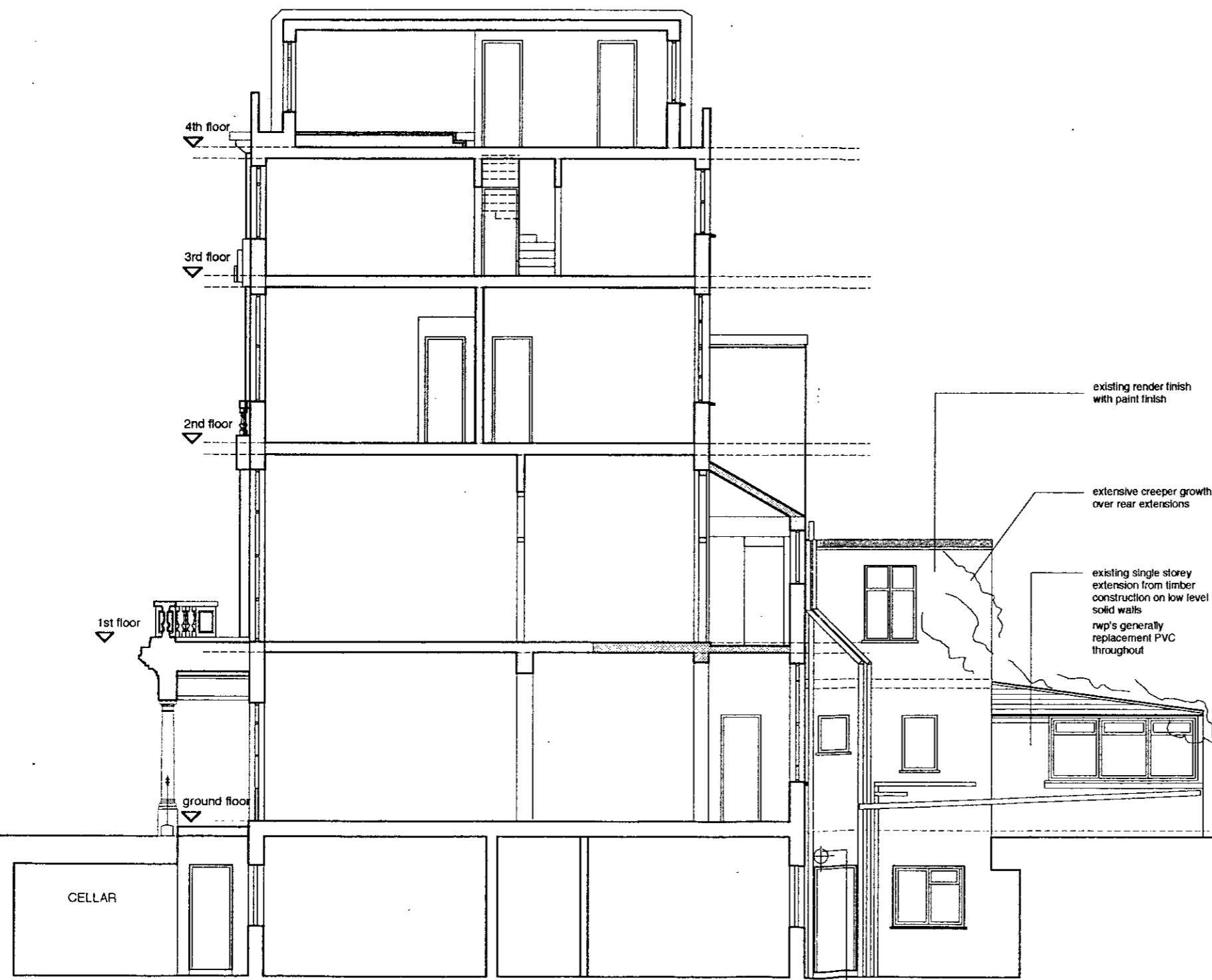
P 9700907
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Description	By	Date	
Client			
Linda & Carl Johnson			
Project			
St. Georges Terrace			
Title			
Existing & Proposed Front Elevation			
Drawing No.		Revision	
97 / 10 -615			
Scale	Date	Drawn	Checked
1:50@A1	13 11 97	SMP	
1:100@A3			

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NOTES

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L9700908

Description	By	Date	
Client			
Linda & Carl Johnson			
Project			
St. Georges Terrace			
Title			
Existing section AA			
Drawing No.		Revision	
97 / 10 -610			
Scale	Date	Drawn	Checked
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1:100@A3			

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