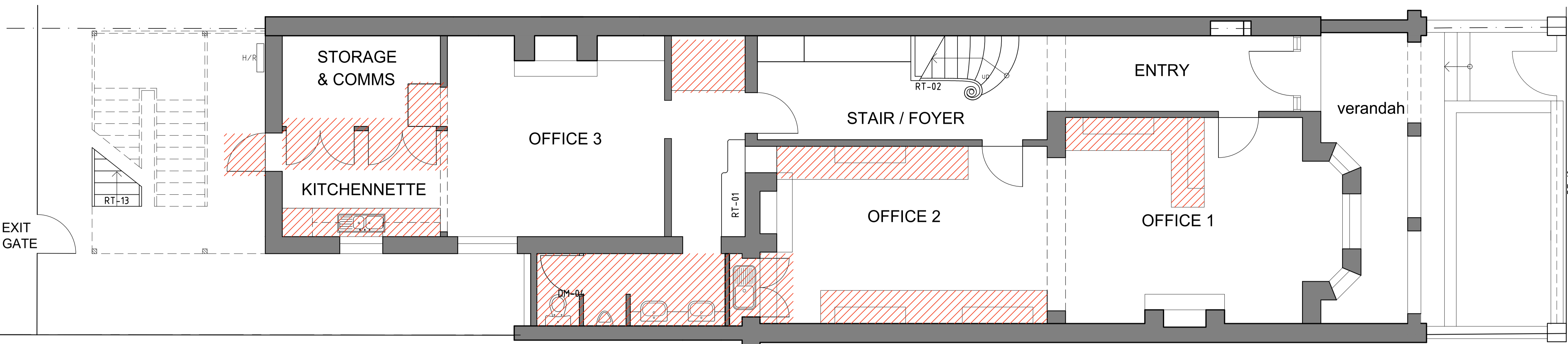
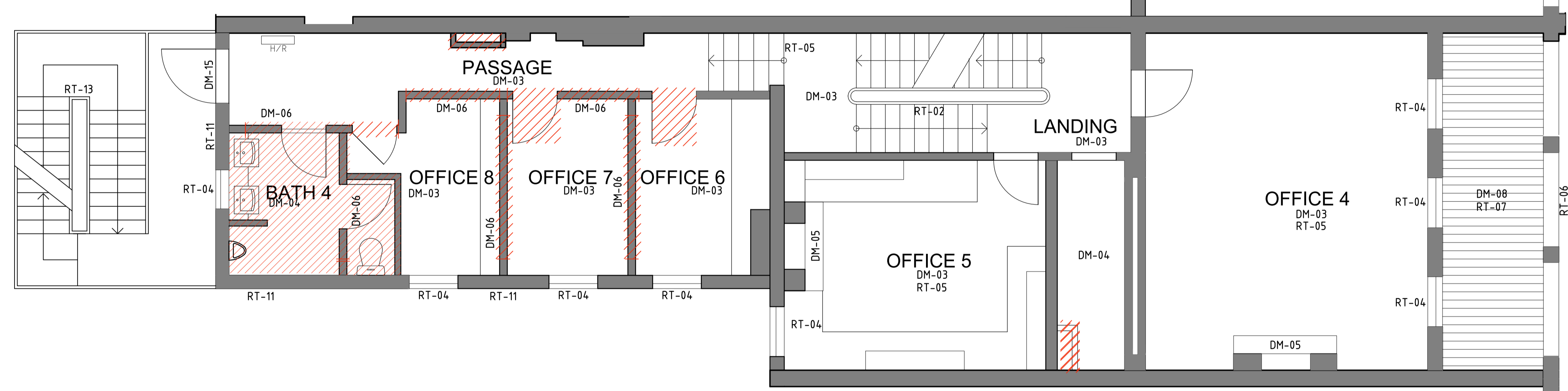


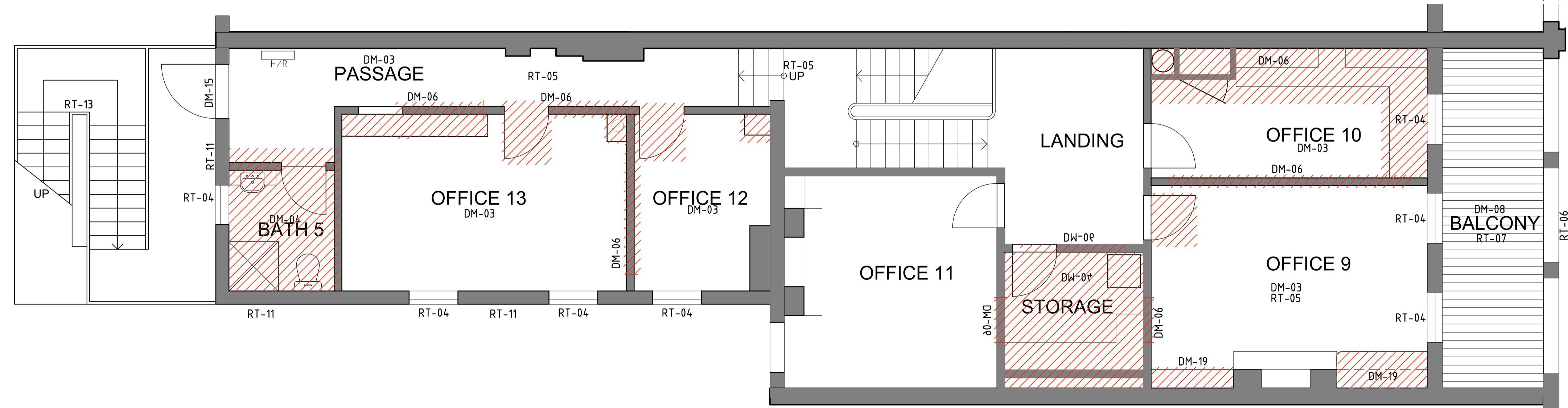
DRUMMOND STREET



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

- CODE REFERENCE**
- DM-**- DEMOLITION WORKS
 - DM-01 Existing heating vents to be removed and floor made good.
 - DM-02 Existing timber (floating) floor to be removed.
 - DM-03 Existing carpet to be removed and floor made good as required.
 - DM-04 Existing tiled floor to be removed and floor made good as required.
 - DM-05 Tiled hearth to be removed including substrate for new 20mm thick slate hearth. Original timber stud wall to be removed and top plate on original ceiling to be retained. Timber stud wall to be demolished.
 - DM-06 Existing tiles on verandah to be removed and timber boards replaced where damaged.
 - DM-07 Existing external sheet metal flue and supports to be removed and brickwork made good as required.
 - DM-08 Suspended ceiling to be removed and wall made good as required.
 - DM-09 Existing water damaged ceiling and corner to be removed in total.
 - DM-10 Damaged soffit to be removed and replaced with timber detail to match original facade details at 99 Drummond Street.
 - DM-11 Ceiling heating vent and ductwork to be removed in total.
 - DM-12 Ducted heating unit and ductwork to be removed in total.
 - DM-13 Existing fire door to be replaced and door jamb to be made good.
 - DM-14 Skylight /roof hatch to be replaced.
 - DM-15 Existing brick wall to be removed locally for new opening. Refer to structural drawings for needle and propping details.
 - DM-16 Existing handrail to be removed and wall made good.
 - DM-17 Existing joinery to be removed.
 - DM-18
 - DM-19
 - RT-**- RETAIN AND PROTECTION WORKS
 - RT-01 Existing joinery to be retained, protected and fully refurbished prior to painting with new hardware and furniture to match existing details.
 - RT-02 Existing balustrade and stair to be retained and protected for painting, to detail.
 - RT-03 Existing stair to be retained and made good.
 - RT-04 Existing double hung window to be fully refurbished and or replaced to match existing detail.
 - RT-05 Existing original skirting boards, architraves and original plaster, arches, corbels etc. to be retained and protected for refurbishment and painting as required.
 - RT-06 Existing facade to be retained and protected and damaged render made good prior to painting to match color of no. 101-103 Drummond Street.
 - RT-07 Existing timber verandah floor to be retained and protected. Damaged timber to be replaced prior to painting.
 - RT-08 Existing tessellated tiled verandah to be retained and protected, damaged tiles to be replaced to match existing.
 - RT-09 Existing bluestone and wrought iron fence and gate to be retained and made good for repaired/restored and made good for painting.
 - RT-10 Existing rendered brick fence/wall to be repaired and made good for painting. Face red brickwork to be retained, protected and made good as required.
 - RT-11 Existing iron roof flashings, box gutters and fascia gutter to be inspected and made good as required.
 - RT-12 Existing firestair to be retained and protected for painting.
 - RT-13 Existing vertical sliding door to be retained and protected.
 - RT-14

LEGEND
 EXISTING PART OF BUILDING TO BE DEMOLISHED.

REVISIONS

NO	DATE	DESCRIPTION
0	09.11.23	ISSUED FOR DISCUSSION.
1	22.01.24	ISSUED FOR DISCUSSION.

STOLL ARCHITECTURE
 99 DRUMMOND STREET
 CARLTON VICTORIA 3053
 T +613 9962 1131
 E ADMIN@STOLLARCHITECTURE.COM.AU

RENOVATION & ALTERATION
 95 DRUMMOND STREET
 CARLTON

CLIENT
BANCO GROUP
 DRAWING TITLE
EXISTING CONDITIONS & DEMOLITION FLOOR PLANS

PROJECT NO. 231320
 FILE 1320-TP02-1.DWG
 SCALE 1:100@A1, 1:200@A3
 DRAWN DL, TK

DWG NO **TP02** REVISION **1**
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