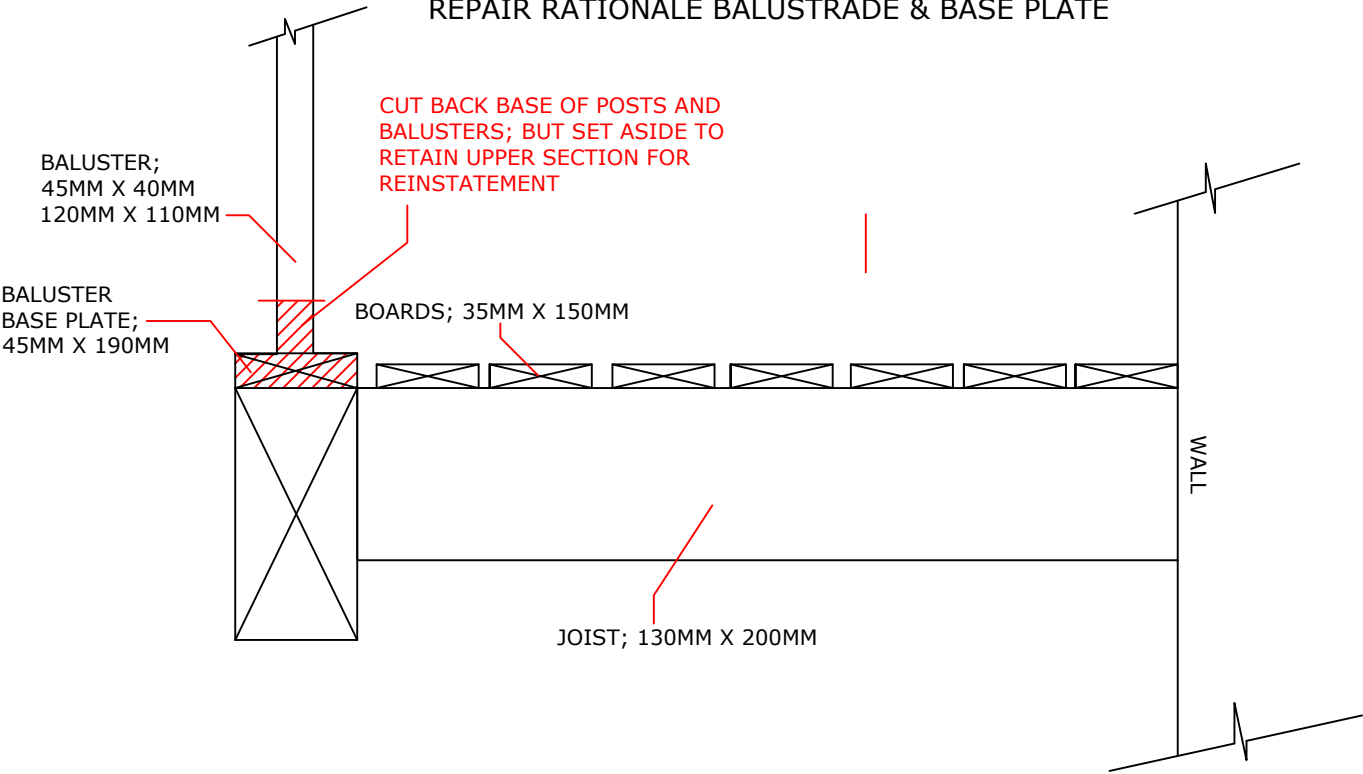


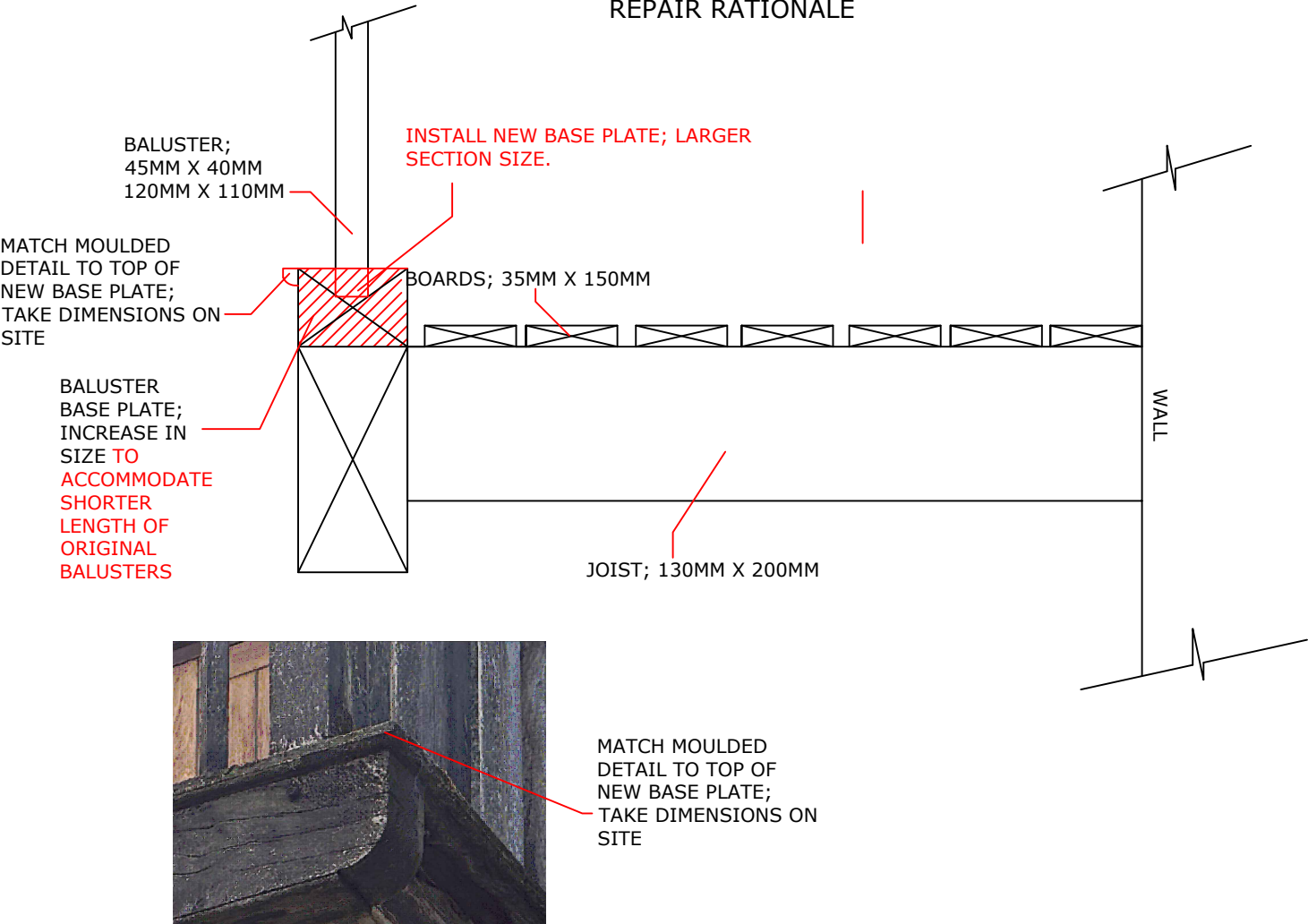
STEP 1

REPAIR RATIONALE BALUSTRADE & BASE PLATE



STEP 2

REPAIR RATIONALE



DESCRIPTION	WORKS	COSTS
BALUSTRADE POSTS AND BASE PLATE DECAY	TAKE DOWN BALUSTRADE AND SET ASIDE; CUT OFF BASE OF POSTS BEYOND EXTENT OF DECAY	
	INSTALL NEW LARGER BASE PLATE AND FORM MORTICE HOLES FOR BALUSTERS AND POSTS; HEIGHT OF HAND RAIL TO MATCH EXISTING; HALF-LAP SCARF JOINTS ALONG LENGTH OF BASE PLATE; DOWEL JOINTS; BOND BALUSTERS/POSTS IN RSA	
	MATERIALS: OAK BASE RAIL APPROX 11M: PER M: RSA STRUCTURAL ADHESIVE: ROTAFLEX ROD DOWELS: TOWER SCAFF:	
	LABOUR: X2 MEN @ 2 WEEKS:	
PAGE TOTAL		

General Notes

Indicative drawing to be used for Trace guidance only; decay in red

NOTE EXTERNAL TIMBERS CANNOT BE GUARANTEED AGAINST DECAY IN THE LONG TERM WHERE EXPOSED TO THE PREVAILING WEATHER



TRACE
REMEDIAL BUILDING SERVICES

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Scale
NTS

BALCONY
CONDITION/
REPAIRS
REV 2