

La Mama Restoration - DRAWING KEY _Rev 05_190509

A digital material board has been supplied as a part of this permit submission. As it is not feasible to submit bricks and timber samples, we invite you to come and see the actual materials and finishes proposed. Please contact Meg White, 0439 118 963, to arrange a visit to the La Mama site where the materials and finishes will be set up for your viewing.

B1 External Brickwork: Existing Bricks to Original Building

English Bond. Remaining brickwork to be cleaned, including removal of paint on the southern façade and internally, and repointed. Extraneous materials such as conduits, wiring, brackets etc to be removed. Top 2-3 courses to be removed, cleaned and re-laid to remove weather damaged mortar, pending structural and specialist advice. Damaged bricks to be replaced by bricks removed at time of fire, now cleaned, stacked and stored for future use.

B2 External Brickwork: Mixture of Old & New Bricks to Original Building

Mixture of salvaged bricks from original building plus new reddish/amber feature glazed bricks. Approximate 50/50 mix of old and new.

Mixture of bricks to denote extent of brickwork damaged by the fire event. Colour of new bricks to complement existing brickwork but be legibly different to signify and celebrate the new. Mortar to match original. A mock up wall will be built to test the glazed brick options, the percentage and layout of the old and the new, and the mortar. Construction of the brick work above the fire line on the north and south facades will not occur until sign off from La Mama is received.

Note: Many of the original bricks were irreparably damaged during the dismantling of the upper parts of the building immediately post the fire. Please refer specialist heritage brick advice from A&R Durran Brick laying for further information.

B3 External Brickwork: New Bricks to New Building

Charcoal brick, partially glazed, subtle variations in colouration,

Brick Type: TBC Dimensions: Standard Mortar: Mid Grey TBC

Pattern: English Garden Wall Bond to subtly reference the craftsmanship and detail of the English Bond of the original building

B4 External Brickwork: Forecourt Brickwork

Bricks removed, cleaned, palletised and stored for reuse in proposed forecourt. Concrete bands demolished and sent for recycling. Leftover bricks reused as internal brickwork in new build (B6).

B5 External Brickwork: Courtyard Brickwork

Bricks removed, cleaned, palletised and stored for reuse as internal brick skin of new building - internal spaces only – (B6) and for raised planters to western edge of courtyard.

B6 Internal Brickwork:

B4 and B5 reused for internal brick work

B7 External Brickwork: Bricks to Eastern Boundary

Bricks to areas hidden by adjoining property. Use B4 and B5 once internal walls and raised planter to courtyard accounted for.

BH Bicycle Hoops: Forecourt

Reinstatement of original stainless-steel bicycle hoops

BST1 Balustrade: To External Stair (ST2) Landing

Metal with timber handrail

BST2 Balustrade: To Raised Bridge Link

Clear glass, with black metal framing

BST3 Balustrade: To Mezzanine

Clear glass, Framing TBA

D1 External Doors: Theatre Entry Door

New 4 panel hardwood timber door with standard insertion mouldings to each panel to match original. Refer Photographic Key. (EP01)

Note: the exterior of this door was lined with a metal sheet at the time of the fire. Door to be reinstated as timber without metal sheet.

D2 External Doors: Door to Del Monaco Lane

Remaining timber frame measured for replication. New 4 panel hardwood timber door with standard insertion mouldings to each panel to match original. Refer Photographic Key. (EP03)

D3 External Doors: Single Door to La Mama Place

Remaining timberwork carefully removed for measuring to assist with replication of all doors. Remaining door hardware carefully removed and assessed for reuse. New 4 panel hardwood timber door with standard insertion mouldings to each panel to match original. Refer Photographic Key. (EP03)

Note: The exterior of this door was lined with corrugated iron. Door to be reinstated as timber without corrugated iron.

D4 External Doors: Double Doors to La Mama Place

2 x New 4 panel hardwood timber doors with standard insertion mouldings to each panel to match original. Internally, 4 x vertical sliding bolts top and bottom, single horizontal sliding bolt at mid-level. Refer Photographic Key. (EP03)

Note: that the replacement timber framed glass doors were not damaged during the fire as they were stored in the box office at that time.

D5 External Doors: 1st Floor Entry Door from Stairs

Remaining timberwork and frame carefully removed for measuring to assist with replication of all doors. New 4 panel hardwood timber door with standard insertion mouldings to each panel to match original. Refer Photographic Key. (EP02)

Note: At the time of the fire this door had a blue paint finish.

Note: This door originally locked from the inside with vertical sliding bolts.

D6 External Doors: 1st Floor Entry Door to Original Building from Bridge Link

Refer W7. New 4 panel hardwood timber door with standard insertion mouldings to each panel to match 1st floor entry door. (EP02)

D7 External Doors: 1st Floor Entry Door to Admin from Bridge Link

TBA (EP05)

D8 External Doors: Northern End of Rehearsal Room

Bifold timber shutters opening outwards. Timber (TC1)

D9 External Doors: Northern End of Rehearsal Room

Bifold glass doors opening inwards, metal framing. (EMF1)

D10 External Doors: New external toilet under bridge link

Barn door sliding track with auto closer. Timber door (TC3) on metal track (EMF4).

D11 External Doors: New tech store, adjacent to external toilet

Timber to match store (TC3)

D12 External Doors: New accessible toilet, adjacent to box office

Timber door painted white, TBC

D13 External Doors: Entry to box office,

Metal trellis security gate

EMF8

D14 External Doors: Entry to box office store

Timber, TBA

D15 External Doors: Entry to tech store 01, adjacent to lift

TBA

D16 External Doors: Entry to tech store 02, adjacent to rehearsal hub

TBA

D17 Doors: Southern End of Rehearsal Room

Single swing door to western side, folding wall to stack at side of tech store for large functions. Solid for privacy when used for rehearsals. Under design. Material TBA

D18 External Doors: 1st floor, Admin to outdoor terrace

Glazed with metal framing (EMF1)

DP1 Down Pipes: Original Building – Galvanised Iron

Remaining galvanised iron down pipes to be carefully removed and assessed for potential reuse. Where reuse is not possible then new galvanised pipework to be used. Remnant galvanised pipework to be stored.

DP2 Down Pipes: Original Building – PVC Pipework or Missing Down Pipes

Any pvc pipe work to be removed and replaced with galvanised metal pipe work

DP3 Down Pipes: New Building

Galvanised metal pipework

EMF1 External Metal Finish: Door and Glazing Frames to Northern End of New Building

Black

EMF2 External Metal Finish: External Stairs (ST2)

Metal work to external stairs

Black, TBC

EMF3 External Metal Finish: Sliding Window Shutters

Metal Tracks and framework, Charcoal, TBC

EMF4 External Metal Finish: Barn Door to 2nd Toilet

Metal tracks for sliding door, black, TBC

EMF5 External Metal Finish: Paint Cupboard (Fire Rated)

TBA

EMF6 External Metal Finish: Bridge Link Structure & Framing

Black

EMF7 External Metal Finish: Window Reveals New Building

Cinnamon

EMF8 External Metal Finish: Trellis Security Gate

TBA

EMF9 External Metal Finish: Metal Security Bars to Ground Floor Windows Old Building

Red/Brown to match window frames

EMF10 External Metal Finish: Corrugated Iron Cladding (EWC1) to Box Office

White to match original corrugated fence colour, TBC

EP01 External Paint Finish: Theatre Entry Door

Cinnamon, TBC

EP02 External Paint Finish: 1st Floor Entry Door from Stairs & New Door to Bridge Link

Cinnamon, TBC

EP03 External Paint Finish: Double and Single Doors to Theatre

Cinnamon, TBC

EP04 External Paint Finish: Window Frames Original Building

Red/Brown

Note: Paint finish to southern window frames and security bars was green at the time of the fire. Paint finish to northern window frames and security bars was red/brown at the time of the fire.

EP05 External Paint Finish: Admin Entry Door

TBA

EP06 Internal Paint Finish: Theatre Floor

Paint finish black

EP07 Internal Paint Finish: Theatre Ceiling

Paint finish black, satin, TBC

EP08 Internal Paint Finish: Internal Stairs

Paint finish black, low sheen, TBC

EP09 Internal Paint Finish: Internal Walls, 1st floor Old Building

Paint finish to internal brickwork, off white

Note: This was originally a lime wash finish but was painted white in the early years of La Mama's occupation of the building then painted "Café Latte" sometime later.

EP10 Internal Paint Finish: Internal Walls, 1st Floor, New Building

Paint finish to internal brickwork, off white

EP11 Internal Paint Finish: Theatre Walls

Paint finish to internal brickwork, black

EP12 Internal Paint Finish: Rehearsal Room Walls

Paint finish to internal brickwork, TBA

EWC1 External Wall Cladding: Corrugated Iron to Box Office

Galvanised Iron. (EMF10)

F1 External Fence: Del Monaco Lane

Existing corrugated iron fence to be demolished. New corrugated iron fence to be built to reflect original. Refer Photographic Key.

F2 External Fence: Del Monaco Lane

Existing trellis to be demolished and replaced with new trellis above new fence. Refer Photographic Key.

F3 External Fence: To Forecourt

Entry fence with gate and signage. Corrugated iron folding fence to allow full opening for large functions. Existing timber gate to be assessed for potential reuse. Refer Photographic Key.

Under design, details TBA

FL1 Flooring: Theatre Floor

New floor - Plywood sheets, 2 layers laid over joists allowing for easy painting, fixing into, removal and replacement. Paint Finish (EP06)

Note: The original 150 x 25mm T&G Baltic Pine floorboards (FL5) were extensively damaged due to their being cut to allow for the pouring of the concrete slabs that the props are set into. A permit exemption was granted to remove the remains of the boards. These remains have been stored for potential re-use, eg as feature panels in the new box office and as a new "Performance in Progress" Sign.

FL2 Flooring: 1st Floor Original Building

Timber Floor Boards, 150 x 25mm T&G Baltic Pine, to match original

FL3 Flooring: Rehearsal Room

Timber Parquetry in herringbone format

Species & size TBA

FL4 Flooring: 1st Floor Admin Building

Timber Floor Boards, 150 x 25mm T&G Baltic Pine, to reflect flooring in original building

Species, TBA

FL5 Flooring: Original Theatre Flooring

Potential reuse as feature timber, eg in new box office

FP Open Fire Place

Remaining brick fire place to be measured and photographed to assist with reinstatement. Brickwork carefully demolished and rebuilt to match original. Salvaged bricks to be used to extend chimney to 1st floor and roof. Addition of a hearth to meet BCA requirements.

Note: The fireplace has come away from the wall requiring demolition and rebuilding. Refer Photographic Key.

GAT Entry Gate

Re-use of existing gate or new timber gate using reclaimed timber from site

HR1 Hand Rails: Hand Rails to Rehearsal Room and Courtyard Stairs

Timber, species and design TBA

HR2 Hand Rails: Hand Rails to Bridge Link Balustrade

Timber, species and design TBA

J1 Floor Joists: Ground Floor

Existing 135 x 48mm HW floor joists spaced at nominal 450mm centre to be carefully removed wherever possible and assessed for potential reuse elsewhere in the project where they can be seen. New code compliant floor joists installed. Earth to be dug out to allow for clearance below the floor joists to meet BCA requirements. Refer Photographic Key.

Note: 3 x concrete pads poured between the joists to be removed.

J2 Floor Joist: First Floor

Note: The floor joists were destroyed in the fire. 1 partial joist remains. This joist will be carefully removed and archived.

New LVL joists 275 x 70mm installed running north south at approx. 450mm – 500mm centres to replicate original ceiling condition. Joists will tie into beams running east west on the southern and northern walls. Two rows of timber herringbone struts, 50 x 50mm, fixed between the joists. Refer Photographic Key.

Paint Finish – Black (EP07)

LS1 Landscape: New Tree and Planting to Northern Site Boundary in Raised Planters

Eucalyptus leucoxlyn ssp megalocarpia dwarf

Native grasses - poa poiformis - Kingston, and/or poa labillardieri - Eskdale

LS2 Landscape: Existing Tree to Forecourt Retained

Eucalyptus leucoxlyn ssp megalocarpia dwarf

LS3 Landscape: New Tree to Courtyard

Jacaranda mimosifolia

LS4a Landscape: Planting to Courtyard

Raised planter bed built with remainder bricks from toilet block (TB) with timber seat

Sage Officianalis and other plants (pending selection)

LS4b Landscape: Planting to Courtyard

Raised planter bed built with remainder bricks from courtyard (B5) with timber seat

Sage Officianalis and other plants (pending selection)

LS4c Landscape: Planting to Courtyard

Raised planter bed built with remainder bricks from courtyard (B5)

Sage Officianalis and other plants (pending selection)

LS5 Landscape: Raised Planter Beds to Bridge Link

Wicking beds for kitchen garden.

LS6 Landscape: Planter Pots to Admin Terrace

Pot plants, existing and new.

RF1 Roof Slating: Original Building

Installation of 500 x 250mm Countess Slates to match original Welsh Slates. Refer Photographic Key.

Note: Original timber ceiling lining is not being replaced, this is to allow for enjoyment of the view of the gable roof and for the inclusion of a small mezzanine at the western end of the building. Underside of gable roof will be insulated to improve thermal performance.

RF2 Roof: Roof Gables

Rebuild in brickwork with half-round cement render copings and corbelled end brickwork to match original. Refer Photographic Key.

RF3 Roof: Flashings, Ridge Cappings, Eaves Gutters & Downpipes

Galvanised iron to match original

RF4 Roof: To New Admin Building

Corrugated iron, dark grey

RF5 Roof: To New Box Office

Corrugated iron or clip lock tray deck pending resolution on fall of roof, Finish TBA

RF6 Roof: To New Toilets and Store on Eastern Boundary

Corrugated iron, Finish TBA

RF7 Roof: To New Dorma Window to Southern Roof

Zinc, TBC

SGN1 Signage: National Trust Badge

Carefully removed and stored until building works are completed. Reinstated to wall adjacent to 1st floor entry door. Refer Photographic Key.

SGN2 Signage: Heritage Council Badge

Carefully removed and stored until building works are completed. Reinstated to wall adjacent to theatre entry door. Refer Photographic Key.

SGN3 Signage: La Mama Sign

La Mama sign with mandala to northern face of new building. Black metal lettering set out from façade line on black metal pins. TBC. Lighting TBA

SGN4 Signage: La Mama Presents Sign Board

Carefully remove existing sign board for archiving. New Sign board to suit dimensions of most western fence panel. Refer Photographic Key.

SGN5 Signage: Koori Flag

Painted on board and attached to stair landing. Carefully remove existing sign board for archiving. New Board to suit dimensions of new balustrade to landing. Refer Photographic Key.

SGN6 Signage: Traditional Owners

Carefully removed and stored until building works are completed. Reinstated to front entry gate. Refer Photographic Key.

SGN7 Signage: Performance in Progress Sign

Currently in use at La Mama Courthouse. Potential to re-use piece of floorboard as new sign to be hung on the front gate at the beginning of each show. Refer Photographic Key.

SGN8 Signage: Performance in Progress Sign – Lightbox

Existing sign is irreparably damaged. Remains to be carefully removed and measured. New sign to original design to be reinstated at door to Del Monaco Place. Refer Photographic Key.

ST1 Staircase: Internal Staircase

Internal staircase reinstated with 2 x winder stairs at ground level to relax rise and going. Stringer, approx. 300 x 60mm to both sides of stair. Box timber stair treads and 50 x 50mm square timber baluster per tread. Timber handrail to east side of the stairs and timber newel posts with rounded caps at top and bottom to match original. Refer Photographic Key.

Note: This stair did not and will not meet the BCA requirements for stairs. This internal staircase is being reinstated as a 'set piece' and has been given a dispensation from meeting the code. The external stair provides daily access to the 1st floor and thus other than being occasionally used in performances, the internal stair will not be used for circulation to and from the 1st floor.

ST2 Staircase: External Staircase

External stairs, timber and metal, designed to reference existing stairs as much as possible. Metal structure, stringers, balusters, risers and goings. Timber hand rail and timber treads. Refer Photographic Key.

Note: The existing stair does not meet the BCA requirements and must be rebuilt

TB Original Toilet Block

Graffiti to internal plasterwork to be photographed. Parts of graffiti to be retained in situ if possible and/or reinstated in new toilets. Retain western wall and part of southern and

northern returning walls. Brick work in walls being retained to be repaired and repointed. Remaining bricks to be carefully removed for reuse as steps and an announcing platform. Refer Photographic Key.

TD1 External Timber Deck: Raised Courtyard

Extension of concept of existing timber deck at theatre entry. Hard Wood, Species TBA to deck and associated stairs to deck level. Refer Photographic Key.

Hard Wood, Species TBA. Timber 185mm x 35mm, Pre aged, TBC

TD2 External Timber Deck: Bridge Link

Bridge link structurally supported by steel posts and beams (EMF6). No structural connection to the original building. Timber decking connection to new door threshold.

Hard Wood, Species TBA. Timber 185mm x 35mm, Pre aged, TBC

TC1 Timber Cladding: Timber Feature Ceiling, Southern end of Admin wing and Balustrade to Admin Terrace

Dress timber of different sizes, species & finish TBA

TC2 Timber Cladding: Internal Lining to Box Office

Dress timber, species & finish TBA. Potential integration of original timber floorboards.

TC3 Timber Cladding: External Cladding to 2nd Toilet and Tech Store

Potential reuse of timber cladding to existing tech store. TBC

TI1 Tactile Indicators: To Brick Forecourt

TBA

TI2 Tactile Indicators: To Timber Deck

TBA

W1-3 Windows Original Building: Metal Frame Fire Windows with Ventilation Hoppers to Northern Façade Ground Floor

Carefully remove partially remaining metal fire windows; and assess for refurbishment. Refurbish or re make with angle of hopper adjusted so as not to protrude beyond the internal brick face, reglazed with wire glass and painted to match the original. (EMF9). Refer Photographic Key.

W4-5 Windows Original Building: Box Frame Double-hung Six Pane Sash Windows to Southern Façade Ground Floor

Fire damaged remnants of timber double hung sash windows carefully removed to allow for measurement to assist in the accurate reproduction of all double hung sash windows. Reproduction timber double sash windows with double glazing to be installed. (EP04) Refer Photographic Key.

- W6 Windows Original Building: Box Frame Double-hung Six Pane Sash Windows to Northern Façade First Floor**
- Reproduction timber double sash windows with double glazing to be installed. To match details evident in W4-5. (EP04) Refer Photographic Key.
- W7 Windows Original Building: Box Frame Double-hung Six Pane Sash Windows to Northern Façade First Floor**
- Lower portion of window opening to be extended to create a doorway for access from the bridge link (D6). (EP02) Refer Photographic Key.
- W8 Windows Original Building: Vent to WC**
- Opening retained with addition of fixed glazing. (EP04) Refer Photographic Key.
- W9–11 Windows Original Building: Box Frame Double-hung Six Pane Sash Windows to Southern Façade First Floor**
- Reproduction timber double sash windows with double glazing to be installed. To match details evident in W4-5. (EP04) Refer Photographic Key.
- Note: These windows were louvered for the duration of La Mama's occupation*
- W12 Windows Original Building: Box Frame Double-hung Six Pane Sash Window to Western Façade First Floor**
- Reproduction timber double sash windows with double glazing to be installed. To match details evident in W4-5. (EP04) Refer Photographic Key.
- W13 Windows Original Building: Dorma Window to Southern Roof**
- Dorma window to allow for light, air and aspect to the proposed mezzanine floor.
- W14-20 Windows New Building: Timber double hung sash windows**
- Timber double sash windows with double glazing. (EM7) to metal feature around window reveals.
- WC1 Window Coverings: Acoustic Black out Panels**
- Removable black-out panels to inside face of southern windows at ground level.
- WC2 Window Coverings: Acoustic Black out Panels**
- Removable black-out panels to inside faces of northern windows at ground level.
- WC3 Window Coverings: Block Out Blinds**
- Blinds to 1st floor windows TBA.
- WC4 Window Coverings: Timber Shutters**
- Shutters to 1st floor windows of New Admin Building.
- Sliding shutters with fixed angled timbers to provide sun shading from western sun

WH1 Metal Security Bars

Metal security bars to all ground floor windows cleaned and treated for rust. Renew anchorage and rendered sills where deteriorated. Refer Photographic Key. (EMF9)

V1 Vents: Original Ventilation to Gable Ends

Circular vents to East and West Gables reinstated according to drawings by Alan Willingham and scant photographic evidence. Upgraded with dampers to improve control of air flow and to avoid heat loss in winter. Refer Photographic Key.

V2 Vents: Metal Wall Vents

Vents cleaned. Refer Photographic Key.

V3 Vents: WC Vent

Existing opening to be glazed. Refer W8