

SCH-03 SCHEDULE OF CONSERVATION WORKS

AIRLIE MANSION 425 ST KILDA RD, MELBOURNE 3004

Date 22/12/2023
Revision DD1

GENERAL SCOPE - INTERNAL

Read in conjunction with architectural, structural and services documentation.

Demolition

Remove all non-original floor finishes, such as carpet, vinyl tiling.
Remove all existing services unless noted otherwise.

Proposed works

Repair and make good to walls, ceiling and floors where existing services have been removed.
Allow to temporarily remove all skirtings to allow for installation of new electrical services. Reinstate following works.
Prepare and paint all walls, ceilings and joinery within scope of works area
Lift existing floorboards where required for installation of new services and reinstate (Repair Code C6)
Install new floor coverings

GENERAL SCOPE - EXTERNAL

Read in conjunction with architectural, structural and services documentation.
For all external façade works, refer to architectural drawings.

Demolition

Remove all existing services unless noted otherwise.
Replace all PVC rainwater goods unless noted otherwise

Proposed works

Repair to bluestone sills to be confirmed after removal of existing paint and render following an assessment by the Architect.
Replace all PVC rainwater goods with new painted galvanised rainwater goods unless nominated otherwise.

INTERNAL WORKS

<i>Level</i>	<i>Room Number</i>	<i>Demolition</i>	<i>Floor</i>	<i>Walls</i>	<i>Ceiling</i>	<i>Other</i>
BASEMENT						
Basement	B1	Demolish part of north wall to create opening for new door. Dismantle by hand section of brickwork to northern wall to create new opening. Rebuild brickwork reveals.	Carefully remove section of brickwork floor to allow excavation to reduced level (Repair Code B2) Remove non-original tiles from section of floor. Allow to replace brickwork where missing or damaged below tiles. (Repair Code B1)	Remove existing paint and salts to walls (Repair Code G5) Repair water-damaged brickworks (Repair Code B1)	Replace ceiling boards where water damaged or missing (north-west) (Repair Code C8)	
GROUND FLOOR						
Ground	G1			Allow for skim coat over all walls (Repair Code HP7) Prepare and repaint walls (Repair Code P3)	Repair splits in the cornice (south) (Repair Code HP3)	
Ground	G2	Demolish west wall to G1		Allow for skim coat over all walls (Repair Code HP7). Repair skirting detaching from architraves to XDG-08 (Repair Code C7) Prepare and repaint walls (Repair Code P3)		
Ground	G3	Demolish bulkhead above, between G2 and G3		Allow for skim coat over all walls (Repair Code HP7). Repair drummy plaster to north wall (Repair Code HP2) Repair skirting detaching from architraves to XDG-09 (Repair Code C7) Repair architraves detaching from wall to XDG-10 (Repair Code C7) Prepare and repaint walls (Repair Code P3)		
Ground	G4			Allow for skim coat over all walls (Repair Code HP7). Repair water-damage to existing walls (Repair Code R3) Repair cracking to existing south wall (Repair Code HP1) Repair drummy plaster around door XDG-10 (Repair Code HP2) Replace skirting below window (east wall) (Repair Code C8) Prepare and repaint walls (Repair Code P3)	Repair existing lath and plaster ceiling (Repair Code HP4 & HP5) Cast and install new decorative plaster replacing fallen corner (Repair Code HP6) Repair painted over crack in plaster (south-west) (Repair Code HP5)	
Ground	G5			Allow for skim coat over all walls (Repair Code HP7) Repair drummy and cracking to existing north wall (Repair Code HP1 & HP2) Allow to replaster West wall where drummy and damaged (Repair Code HP2) Prepare and repaint walls (Repair Code P3)	Repair painted over crack in plaster (north-east) (Repair Code HP5)	

INTERNAL WORKS

Level	Room Number	Demolition	Floor	Walls	Ceiling	Other
Ground	G6		Repair existing tiles, levelling ground and thresholds (Repair Code T3) Replace damaged/missing tiles (Repair Code T3) Remove existing floor grille and associated ductwork. Install new timber substrate where previously removed. Replace missing tiles (Repair Code T3)	Allow for skim coat over all walls (Repair Code HP7). Repair cracks in the east and west walls (Repair Code HP1) Prepare and repaint walls (Repair Code P3)	Repair cracks in the plaster (Repair Code HP5)	
Ground	G7			Allow for skim coat over all walls (Repair Code HP7). Repair water-damage and cracking to existing east and west walls (Repair Code HP1) Prepare and repaint walls (Repair Code P3)	Repair cracks in plaster (east) (Repair Code HP5)	
Ground	G8			Allow for skim coat over all walls (Repair Code HP7). Repair water damaged timber panel beneath stair 2 (Repair Code C9) Allow to replace water-damaged skirting block to XDG-14 (Repair Code C1) Prepare and repaint walls (Repair Code P3)	Repair cracks in plaster ceiling (Repair Code HP5)	
Ground	G9	Demolish floor structure for new stairs down to basement		Allow for skim coat over all walls (Repair Code HP7). Repair drummy plaster to north wall (Repair Code HP2) Prepare and repaint walls (Repair Code P3)		
FIRST FLOOR						
First	F1	Demolish existing ensuite walls, joinery, and fixtures Demolish diagonal arched window wall		Allow for skim coat over all walls (Repair Code HP7). Prepare and repaint walls (Repair Code P3)		
First	F2	Demolish part of west wall for new door		Allow for skim coat over all walls (Repair Code HP7). Prepare and repaint walls (Repair Code P3)		
First	F3	Demolish south wall Demolish existing joinery and fixtures		Allow for skim coat over all walls (Repair Code HP7). Prepare and repaint walls (Repair Code P3)	Repair minor cracking to cornices, previously painted over (HP5)	
First	F4			Allow for skim coat over all walls (Repair Code HP7). Infill opening between room F3 and F4. Prepare and repaint walls (Repair Code P3)		
First	F5			Allow for skim coat over all walls (Repair Code HP7). Repair water damage to north-east walls (Repair Code HP2) Prepare and repaint walls (Repair Code P3)	Repair water damage and cracking to ceiling (north-east) (Repair Code HP5) Repair previously patched cracking to ceiling (Repair Code HP5)	

INTERNAL WORKS

<i>Level</i>	<i>Room Number</i>	<i>Demolition</i>	<i>Floor</i>	<i>Walls</i>	<i>Ceiling</i>	<i>Other</i>
First	F6			Allow for skim coat over all walls (Repair Code HP7). Prepare and repaint walls (Repair Code P3)		
First	F7	Demolish north wall Demolish existing joinery and fixtures		Allow for skim coat over all walls (Repair Code HP7). Prepare and repaint walls (Repair Code P3)		
First	F8	Demolish part of west wall for new door		Allow for skim coat over all walls (Repair Code HP7). Repair water-damage and cracking to existing east and west walls (Repair Code HP1) Repair drummy plaster around door XDF-13 (Repair Code HP2) Repair skirting detaching from architraves (Repair Code C7) Prepare and repaint walls (Repair Code P3)	Repair cracking to plaster ceiling (Repair Code HP5)	
First	F9			Allow for skim coat over all walls (Repair Code HP7). Prepare and repaint walls (Repair Code P3)		
First	F10			Allow for skim coat over all walls (Repair Code HP7). Repair skirting and cracking along joins and infills below windows (Repair Code C7) Prepare and repaint walls (Repair Code P3)	Repair previously patched cracking to the whole ceiling (Repair Code HP5)	
First	F11			Allow for skim coat over all walls (Repair Code HP7). Prepare and repaint walls (Repair Code P3)		

EXTERNAL WORKS					
ELEVATION	LOCATION - GENERAL	LOCATION - SPECIFIC	ITEM	WORKS DESCRIPTION	REPAIR CODE
NORTH					
North	Façade	Above XWG-08	Render	Repair render crack	R1
North	Façade	East side	Cornice corbels	Recast and replace missing corbels	PC2
North	Façade	XWG-01	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWG-03	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWG-04	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWG-05	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWG-06	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWG-07	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWG-08	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWF-01	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWF-02	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWF-03	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWF-04	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWF-05	Bluestone Sill	Remove existing paint and render	G3
North	Façade	XWF-06	Bluestone Sill	Remove existing paint and render	G3
North	Ground Floor Verandah	Front edge	Bluestone Sill	Remove existing paint and render	G3
EAST					
East	Façade	First Floor bay window balcony	Render	New render above bottles at room F5 balcony	R3
East	Façade	Above parapet	Decorative urns	Recast and replace and missing (2no.) decorative urns	PC2
East	Façade	XWG-09	Bluestone Sill	Remove existing paint and render	G3
East	Façade	XWG-10	Bluestone Sill	Remove existing paint and render	G3
East	Façade	XWG-14	Bluestone Sill	Remove existing paint and render	G3
East	Façade	XWG-15	Bluestone Sill	Remove existing paint and render	G3
East	Façade	XWF-07	Bluestone Sill	Remove existing paint and render	G3

EXTERNAL WORKS					
ELEVATION	LOCATION - GENERAL	LOCATION - SPECIFIC	ITEM	WORKS DESCRIPTION	REPAIR CODE
East	Façade	XWF-08	Bluestone Sill	Remove existing paint and render	G3
East	Façade	XWF-09	Bluestone Sill	Remove existing paint and render	G3
East	Façade	XDF-01	Bluestone Sill	Remove existing paint and render	G3
East	Façade	XWG-13	Bluestone Sill	Remove existing paint and render	G3
East	Ground Floor Verandah	North Verandah	Floor tiles	Replace missing border tiles	T1 T2
East	Ground Floor Verandah	South Verandah	Floor tiles	Repair loose border tiles	T1 T2
East	Ground Floor Verandah	South Verandah - Front edge	Bluestone tiles	Remove existing paint and render	G3
SOUTH					
South	Façade	Adjacent to XWG-19 at ground level	Render	Repair water damaged render	R3
South	Façade	Bay window balcony	Render	New render above bottles at room F8 balcony	R3
South	Façade	Sill XWG-18	Render	New render between bottles below sill	R3
South	Façade	Bay Window columns	Render	Repair cracking to column left-side of XWG-18	R1
South	Façade	Window arches	Render	Repair cracks to arches above bay windows	R1
South	Façade	Ground floor archways	Render	Repair cracks to verandah archways	R1
South	Façade	First Floor archways	Render	Repair crack to render of balcony archway	R1
South	Façade	Above parapet	Decorative urns	Repair cracks to (2no.)decorative urns	PC1
South	Façade	XWG-16	Bluestone Sill	Remove existing paint and render	G3
South	Façade	XWF-14	Bluestone Sill	Remove existing paint and render	G3
South	Façade	XWF-15	Bluestone Sill	Remove existing paint and render	G3
South	Ground Floor Verandah	Beneath right-most arch	Raised bluestone tile	Lift and reinstate raised bluestone tile to fall away from building	S1
South	Ground Floor Verandah	Entry to XDG-04	Raised tessellated tile	Repair raised tessellated tile at entry way to be level with verandah	T1 T2
South	Ground Floor Verandah	Front edge	Bluestone tiles	Remove existing paint and render	G3

EXTERNAL WORKS					
ELEVATION	LOCATION - GENERAL	LOCATION - SPECIFIC	ITEM	WORKS DESCRIPTION	REPAIR CODE
South	Ground Floor External	Stair 1	Bluestone	Repair cracks in bluestone steps	S2
South	Ground Floor External	Entry walkway tiles	Tessellated tiles	Repair lifted and damaged tiles Install new tiles to replace the missing tiles and recreate/complete the pattern	T1 T2
South	External Fence	Fence Plinths	Bluestone Plinths	Remove existing paint and render	G3
WEST					
West	Façade	South side - First Floor	Mouldings	Recreate cut mouldings	PC2
West	Façade	XWG-23	Bluestone Sill	Remove existing paint and render	G3
West	Façade	XDG-05	Bluestone Sill	Remove existing paint and render	G3
West	Façade	XDG-06	Bluestone Sill	Remove existing paint and render	G3
West	Façade	XWG-24	Bluestone Sill	Remove existing paint and render	G3
West	Façade	XWF-19	Bluestone Sill	Remove existing paint and render	G3
West	Façade	XWF-20	Bluestone Sill	Remove existing paint and render	G3
West	Façade	XWF-21	Bluestone Sill	Remove existing paint and render	G3
West	Façade	XWF-23	Bluestone Sill	Remove existing paint and render	G3