

**APPENDIX B:
CONSERVATION DRAWINGS**

B

ROBUR TEA BUILDING CONSERVATION WORKS

28 CLARENDON STREET, SOUTHBANK, VICTORIA 3006

DRAWING LIST

HA.00	COVER PAGE AND CONSERVATION METHODS OF REPAIR
HA.01	ROOF PLAN
HA.02	EXTERNAL CONSERVATION WORKS - EAST ELEVATION
HA.03	EXTERNAL CONSERVATION WORKS - SOUTH ELEVATION
HA.04	EXTERNAL CONSERVATION WORKS - NORTH ELEVATION
HA.05	EXTERNAL CONSERVATION WORKS - WEST ELEVATION
HA.06	INTERNAL CONSERVATION WORKS

GENERAL NOTES:

- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DESIGN ARCHITECTS AND ALL CONSULTANTS DOCUMENTATION.
- ALL WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.

EXTERNAL CONSERVATION WORKS NOTES:

- UNDERTAKE FAÇADE CLEANING TO ALL ELEMENTS TO REMOVE ORGANIC GROWTH, LICHEN, MOSS, VEGETATION AND DEBRIS WITH LOW PRESSURE WARM WATER AND DISINFECTANT
- REMOVE ALL REDUNDANT SERVICES, FIXTURE AND FITTINGS INCLUDING BRACKETS, LIGHTING, LIGHTING CABLES, MOUNTING, BOLTS, NAILS, PIPES, CONDUITS, SEALANTS, TIMBER AND THE LIKE PRIOR TO UNDERTAKING CONSERVATION WORKS
- ENSURE EMBEDDED METAL ITEMS ARE REMOVED FROM THE SUBSTRATE IN THEIR ENTIRETY
- WHERE NEW OPENINGS ARE NOMINATED BRICKWORK AND BLUESTONE SILLS TO BE CAREFULLY DISMANTLED AND SET ASIDE FOR REBUILDING WORKS
- UNDERTAKE REPAIRS TO BRICKWORK WHERE NOMINATED USING SALVAGED BRICKS INCLUDING REPLACEMENT OF DAMAGED / CRACKED BRICKS AND REPOINTING IN ACCORDANCE WITH THE METHOD OF REPAIR
- ALL REPOINTING TO THE EAST / CLARENDON STREET ELEVATION TO BE TUCK POINTING
- UNDERTAKE REPAIRS TO CRACKED, DETACHING AND DEFECTIVE RENDER TO PLAIN / FLAT SURFACES, MOULDED RENDER, COPINGS, CORNICES AND THE LIKE IN ACCORDANCE WITH THE METHOD OF REPAIR
- UNDERTAKE REPAIRS TO STONERWORK WHERE NOMINATED CONSISTING OF CRACK INJECTION AND INDENT REPAIRS IN ACCORDANCE WITH THE METHOD OF REPAIR
- UNDERTAKE PAINT REMOVAL TO ALL LEVEL 5 STONE WINDOW LINTELS, ALLOWING TO UNDERTAKE PAINT REMOVAL SAMPLES TO ENSURE NO DAMAGE OR STAINING TO STONE WORK OCCURS

- FOLLOWING PAINT REMOVAL TO LEVEL 5 STONE WINDOW LINTELS HAND SCABBLE UNDERSIDE OF LINTEL TO REMOVE LOOSE AND DELAMINATING STONE. PRIOR TO WORKS STONE TO BE INSPECTED BY HERITAGE ARCHITECT
- REMOVE EXISTING FORMED METAL TEA HOUSE SIGN TO THE NORTH AND SOUTH ELEVATIONS, INCLUDING ALL EMBEDDED FIXINGS AND UNDERTAKE RENDER REPAIRS TO FIXING LOCATIONS
- REPLACE ALL EXISTING DOWNPIPES WITH GALVANISED STEEL TO MATCH EXISTING SIZE AND PROFILE
- REPLACE ALL EXISTING FLASHING, PARAPET CAPPING, RIDGE CAPPING, BOX GUTTERS AND THE LIKE, IN GALVANISED STEEL TO MATCH EXISTING
- ALL PREPARATION OF RETAINED METAL WORK TO INCLUDE REMOVAL OF RUST AND FLAKING MATERIAL USING A NON-FERROUS STIFF BRISTLE BRUSH AND SPOT PRIMED PRIOR TO PRIMING AND PAINTING WORKS
- GENERALLY PREPARE AND RE-PAINTING OF ALL PREVIOUSLY PAINTED SURFACES.

METHODS OF REPAIRS:

GENERAL REPAIRS:

FAÇADE CLEANING
REMOVE ALL ORGANIC GROWTH, GUANO, DIRT, MORTAR AND CEMENT RESIDUE, CALCIMINE FINISHES, INDUSTRIAL CARBON RESIDUES AND THE LIKE TO ALL MASONRY AND RENDERED/ CONCRETE SURFACES.
CLEANING OF EXISTING SURFACES IS TO BE UNDERTAKEN PRIOR TO COMMENCEMENT OF ALL OTHER WORKS. CLEANING IS TO BE UNDERTAKEN BY APPROVED SUB-CONTRACTOR EXPERIENCED IN THE FAÇADE CLEANING. DO NOT CAUSE DAMAGE TO EXISTING MATERIAL OR STRUCTURE.
TREAT ORGANIC GROWTH TO BRICKWORK AND RENDERED AREAS WITH PEARLESS JAL QUATRAMINE 50 (OR EQUIVALENT) IN DILUTED SOLUTION OF 1:10 AND WASH DOWN FAÇADES WITH LOW PRESSURE WATER FROM 300PSI TO 600PSI MAX. AT 60°C TO 90°C MAX SCRUBBING WITH A NYLON BRUSH TO REMOVE DEBRIS. UNDERTAKE SPOT TEST WITH PH STRIPS TO CONFIRM THE SUBSTRATE IS NEUTRALISED TO PH7.
CAPTURE ALL WASTE AND WATER RUNOFF FOR DISPOSAL IN ACCORDANCE WITH RELEVANT AUTHORITIES' GUIDELINES.

REMOVE REDUNDANT FIXTURES AND FITTINGS
DEMOLISH AND REMOVE REDUNDANT SERVICES, FIXTURES AND FITTINGS FROM FAÇADES, INCLUDING BRACKETS, LIGHTING, LIGHTING CABLES, MOUNTING PLATES, BOLTS, NAILS, PIPES, CONDUITS, SEALANTS AND THE LIKE.
UNDER REPAIRS TO THE RENDER AND MASONRY SUBSTRATE FOLLOWING REMOVAL. WHERE HOLES ARE LARGER THAN 30MM DIAMETER CUT OUT AND REPLACE THE BRICK, AND RE-RENDER (IF PREVIOUS SURFACE IS RENDERED). WHERE HOLES ARE LESS THAN 30MM, PATCH REPAIR WITH MORTAR, AND RE-RENDER (IF PREVIOUS SURFACE IS RENDERED). PATCH REPAIR HOLES WITH COLOUR MATCHED MORTAR CONTAINING ABLIX COLOUR PIGMENT TO MATCH SUBSTRATE / FINISH COLOUR.

REMOVE EMBEDDED METAL / TIMBER / PLASTIC
REMOVE EMBEDDED METAL / TIMBER / PLASTIC ITEM, WHERE REQUIRED CUT OUT SURROUNDING RENDER OR BRICKWORK TO ALLOW EMBEDDED METAL ITEMS TO BE REMOVED AND CLEAN WITH COMPRESSED AIR OR WATER.
WHERE HOLES ARE TO RENDER, PATCH REPAIR RENDER TO MATCH ORIGINAL WHERE MOULDED UNDERTAKE REPAIR IN ACCORDANCE WITH *RENDER REPAIR TO INSITU MOULDING* METHODOLOGY.
WHERE REMOVAL IS FROM BRICKWORK, REPAIR HOLE LESS THAN 30MM DIAMETER BY PATCH REPAIRING THE BRICK WITH COLOURED MORTAR CONTAINING ABLIX COLOUR PIGMENT TO MATCH BRICK COLOUR. PRIOR TO COMMENCING THE WORKS UNDERTAKE IN SITU SAMPLES OF MORTAR REPAIR TO COLOUR MATCH THE BRICK TO THE SATISFACTION OF THE HERITAGE ARCHITECT. WHERE HOLE IS GREATER THAN 30MM DIAMETER, CUT OUT THE EXISTING BRICK AND INSTALL A NEW SALVAGED BRICK TO MATCH THE EXISTING ENSURING THE BOND IS MAINTAINED.

POLITICE SALT EFFLORESCENCE
ELIMINATE THE CAUSE OF EFFLORESCENCE PRIOR TO COMMENCEMENT OFF ANY SALT TREATMENT (E.G. REPAIR LEAKS). REMOVE ANY LOOSE SURFACE SALTS FROM BRICKWORK WITH A STIFF BRISTLE NON-FERROUS BRUSH TO PROVIDE A REASONABLY SOUND SURFACE. CAPTURE SALTS AND UNDERTAKE TESTING TO DETERMINE TYPE AND CONFIRM TREATMENT METHOD, DISPOSE OF ALL SALTS OFF SITE.
ALLOW FOR TREATMENT USING WESTOX COCOON IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND GUIDELINES. ALLOW FOR TWO APPLICATIONS TO EACH LOCATION AND 28 DAYS BEFORE REMOVAL OF EACH APPLICATION.

PIGMENTED MORTAR MIX REPAIR
UNDERTAKE MORTAR REPAIR SAMPLES IN-SITU TO MATCH ADJACENT COLOUR, TEXTURE AND PHYSICAL CHARACTERISTIC TO THE SATISFACTION OF THE HERITAGE ARCHITECT. THE AGREED SAMPLE SHALL BE THE METHOD FOR WHICH MORTAR REPAIR WORKS SHALL BE UNDERTAKEN AND ASSESSED. PREPARE SAMPLES WITH COLOUR TO MATCH EACH MATERIAL FOR APPROVAL. MORTAR COLOUR IS ASSUMED TO BE ACHIEVED FROM SANDS AND ADDITIONAL NATURAL *ABLIX* PIGMENT IF REQUIRED. ENSURE MORTAR COLOUR MATCHES ADJACENT MATERIAL. CARRY OUT MORTAR REPAIR TO AREAS OF MASONRY WORK ENSURING ARISES AND MOULDINGS ARE RESTORED. WHERE REQUIRED, BUILD UP AN ARMATURE OF STAINLESS STEEL SCREWS AND WIRE INTO SUBSTRATE. APPLY MORTAR MIX TO THE ARMATURE FORMING REQUIRED PROFILES.

PAINT REMOVAL FROM RENDER, MASONRY, CONCRETE AND TIMBER
REMOVE ALL EXISTING PAINT FROM RENDER, CONCRETE, MASONRY OR TIMBER FINISHES USING CHEMICAL PAINT STRIPPER *PEEL AWAY HEAVY DUTY* AND LOW PRESSURE WATER IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. PROVIDE PROTECTION TO ALL WINDOWS AND DOORS AND ENCAPSULATION TO SCAFFOLD.
ALL PAINT REMOVAL AND DISPOSAL ARE TO BE UNDERTAKEN IN ACCORDANCE WITH *AS 4361.1 AND AS 4361.2 GUIDE TO HAZARDOUS PAINT MANAGEMENT*. UNDERTAKE SAMPLES OF PAINT REMOVAL IN-SITU TO THE SATISFACTION OF THE HERITAGE ARCHITECT TO DETERMINE THE APPROVED METHOD OF PAINT REMOVAL. THE AGREED SAMPLE SHALL BE THE METHOD FOR WHICH PAINT REMOVAL WORKS SHALL BE UNDERTAKEN AND ASSESSED.
ALL PAINT REMOVAL WORKS ARE TO BE UNDERTAKEN BY A SUITABLY QUALIFIED CONTRACTOR WITH EXPERIENCE IN PAINT REMOVAL AND PRESSURE CLEANING HERITAGE LISTED BUILDINGS. DO NOT CAUSE DAMAGE TO EXISTING MATERIAL OR STRUCTURE. ALLOW FOR REPOINTING TO BRICKWORK AREAS.

BRICKWORK REPAIRS:

REPOINT BRICKWORK
RACK OUT EXISTING DEGRADED MORTAR TO A MIN. DEPTH OF 20MM USING AN ARBORTECH MORTAR SAW, DO NOT USE GRINDERS OR OTHER CUTTING TOOLS THAT MAY DAMAGE THE EXISTING BRICKS.
REPOINT THE EXISTING JOINTS WITH MORTAR TO MATCH THE EXISTING ADJACENT WEATHERED FINISH. ALL JOINTS ARE TO BE RECESSED 2MM BACK FROM THE FACE OF THE BRICK AND TO BE BRUSHED BACK TO EXPOSE THE AGGREGATE AND GIVE A WEATHERED FINISH. DO NOT FILL MISSING ARRISSES OR COMPONENTS OF THE BRICK.

REPOINT BRICKWORK – TUCK POINTING
RACK OUT EXISTING DEGRADED MORTAR TO A MIN. DEPTH OF 20MM USING AN ARBORTECH MORTAR SAW, DO NOT USE GRINDERS OR OTHER CUTTING TOOLS THAT MAY DAMAGE THE EXISTING BRICKS.
REPOINT THE EXISTING JOINTS WITH RED STOPPING MORTAR, ALLOW TO INCORPORATE BRICK DUST AND NATURAL MINERAL PIGMENT INTO THE MORTAR TO MATCH EXISTING MORTAR COLOUR. PROVIDE SAMPLES OF COLOUR MATCHED MORTAR TO THE APPROVAL OF THE HERITAGE ARCHITECT. ALL JOINTS ARE TO BE FINISHED TO MATCH EXISTING ADJACENT FLUSH JOINT. DO NOT FILL THE FACE OF THE BRICK.
WHEN THE STOPPING MORTAR IS FIRM BUT HAS NOT FULLY SET, APPLY THE TUCKING MORTAR TO CORRESPOND BED AND PERPEND JOINTS AT REGULAR INTERVALS. PERPEND JOINT MUST ALIGN VERTICALLY. DO NOT APPLY THE NEW TUCKING MORTAR ON REMAINDERS OF THE OLD STOPPING MORTAR. ALL NEW TUCK POINTING TO BE APPLIED ON NEW STOPPING MORTAR. TUCKING MORTAR TO CONSIST OF LIME PUTTY AND VERY FINE SAND OR STONE DUST. COLOUR OF TUCKING MORTAR TO BE ACHIEVED USING ADDITIONAL NATURAL MINERAL PIGMENT TO MATCH THE COLOUR OF THE ORIGINAL TUCK POINTING (DARK GREY/BLACK). PROVIDE SAMPLES OF COLOUR MATCHED MORTAR TO THE APPROVAL OF THE HERITAGE ARCHITECT.

CRACK REPAIRS IN BRICKWORK
INSTALL NEW 316 STAINLESS STEEL *HELIBARS* INTO MORTAR JOINTS AND REPOINT ALL JOINTS TO MATCH ADJACENT FINISH.

DISMANTLE AND REBUILD MASONRY WALL
WHERE NOMINATED FOR DISMANTLING, DO NOT CUT BRICKS; ALL BRICKS ARE TO BE CAREFULLY BE DISMANTLED BY HAND, CLEANED, SORTED, PALLETISED AND STORE ON SITE FOR REUSE. ALL FACE BRICKS ARE TO BE CHALKED ON THE OUTER FACE AND STACKED FACING THE SAME DIRECTION TO ENABLE ACCURATE REBUILDING OF WORKS. ALLOW FOR DISLODGING BY HAND THE BRICKS ADJACENT TO THE AREA WHERE BRICKWORK IS TO BE RECONSTRUCTED.
WHERE BRICK INFILLS ARE NOMINATED FOR RECONSTRUCTION, REBUILD BONDED BRICKWORK USING CLEAN SALVAGE BRICKS KEVED INTO EXISTING BRICKWORK AND REBUILDING EXISTING BOND, DETAILS AND PROFILE. PREPARE AND REPOINT AREA.
WHERE FORMING NEW OPENING IN BRICK MASONRY, CAREFULLY DISMANTLE EXISTING BRICKWORK TO FORM NEW OPENING INCORPORATING NEW LINTELS AND THE LIKE. REBUILD THE BOND WITH WHOLE BRICKS TO THE OPENING AND CLOSER BRICKS (QUARTER BRICKS) SET IN ONE BRICK FROM THE OPENING (WHETHER STRETCHER OR HEADER) WITH SALVAGED BRICKS. REBUILD SEGMENTAL ARCHES USING CLEAN SALVAGE VOUSOIRS TO MATCH EXISTING PROFILE AND DETAIL. SUPPLY AND INSTALL LINTELS TO STRUCTURAL ENGINEER'S DETAIL. MAKE ALL REBATES REQUIRED TO INSTALL JOINERY, FRAMES AND THE LIKE. PREPARE AND REPOINT AREA.
WHERE A SHORT FALL OF EXISTING BRICKS IS FOUND, SUPPLY SALVAGED BRICKS TO MATCH EXISTING, SAMPLE TO BE PROVIDED TO THE HERITAGE ARCHITECT FOR REVIEW AND APPROVAL.

BRICK MASONRY REPLACEMENT
CUT OUT EXISTING DECAYED BRICK AND INSTALL SALVAGED BRICK TO LOCATION, REBUILDING THE EXISTING BOND. REPOINT EXISTING JOINTS.
WHERE A SHORT FALL OF EXISTING BRICKS IS FOUND, SUPPLY SALVAGED BRICKS TO MATCH EXISTING, SAMPLE TO BE PROVIDED TO THE HERITAGE ARCHITECT FOR REVIEW AND APPROVAL.

PAINTING REPAIRS:

PREPARE AND (RE)PAINT METALWORK
PREPARE AND PAINT ALL METAL WORK IN ACCORDANCE WITH THE SPECIFICATION. REMOVE ALL LOOSE, RUSTED AND FLAKED PAINT FROM EXISTING METAL WITH A NON-FERROUS BRISTLE BRUSH AND SPOT PRIME WITH ZINC RICH PRIMER. ALL PREPARATION IS TO BE UNDERTAKEN IN ACCORDANCE WITH *AS 4361.1 AND AS 4361.2 GUIDE TO HAZARDOUS PAINT MANAGEMENT*.
APPLY MINIMUM OF ONE FULL PRIMER COAT AND TOW FINISHING COATS IN ACCORDANCE WITH THE PAINT MANUFACTURER'S SPECIFICATION.

PREPARE AND (RE)PAINT TIMBERWORK
PREPARE AND PAINT ALL TIMBERWORK IN ACCORDANCE WITH THE SPECIFICATION. REMOVE ALL LOOSE AND FLAKED PAINT, FILL AND PATCH ALL HOLES, DINTS AND THE LIKE, GRAIN FILL TIMBER, SAND AND PREPARE TO RECEIVE PAINT. ALL PREPARATION IS TO BE UNDERTAKEN IN ACCORDANCE WITH *AS 4361.1 AND AS 4361.2 GUIDE TO HAZARDOUS PAINT MANAGEMENT*.
APPLY MINIMUM OF ONE FULL PRIMER COAT AND TOW FINISHING COATS IN ACCORDANCE WITH THE PAINT MANUFACTURER'S SPECIFICATION.

PREPARE AND (RE) PAINT RENDER
PREPARE AND PAINT ALL RENDER IN ACCORDANCE WITH THE SPECIFICATION. CAREFULLY CLEAN DOWN WALLS FROM WATER MARKS AND WATER-BORNE DEBRIS USING A WEAK SUGAR-SOAP SOLUTION. CONTAIN WATER SO THAT OTHER AREAS ARE NOT AFFECTED. DO NOT OVER-WASH, AND DO NOT USE CHLORINE BASED BLEACH. WIPE OFF ALL RESIDUES AT COMPLETION OF CLEANING.
PREPARE EXISTING PAINTED RENDER BY REMOVING ALL LOOSE AND FLAKED PAINT, FILL AND PATCH REPAIR, SAND BACK SUBSTRATE. ALL PREPARATION IS TO BE UNDERTAKEN IN ACCORDANCE WITH *AS 4361.1 AND AS 4361.2 GUIDE TO HAZARDOUS PAINT MANAGEMENT*.
APPLY PAINT SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION, DO NOT FEATHER PAINT EDGES.

STONERWORK REPAIRS:

REPOINT STONERWORK
RAKE OUT EXISTING DEGRADED MORTAR TO A MINIMUM DEPTH OF 20MM USING AN ARBORTECH SAW, DO NOT USE GRINDERS OR OTHER CUTTING TOOLS THAT MAY DAMAGE THE EXISTING STONERWORK.
REPOINT THE EXISTING JOINTS WITH LIME PUTTY MORTAR. ALL JOINTS ARE TO BE RECESSED 2MM BACK FROM THE FACE OF THE BLUESTONE AND TO BE BRUSHED BACK TO EXPOSE THE AGGREGATE AND GIVE A WEATHERED FINISH TO MATCH THE EXISTING ADJACENT.
TO MINIMISE CLEANING OF THE STONE, DO NOT SMEAR EXCESS MORTAR OVER THE FACE OF THE STONE. ENSURE WORKS ARE UNDERTAKEN WITH CARE NOT TO CAUSE DAMAGE OR ADDITIONAL CLEANING OF STONE.

STONE CRACK REPAIR
CLEAN OUT CRACKS WITH A COMPRESSED AIR JET AND FILL WITH THE APPROPRIATE MATERIAL LISTED BELOW AS APPROVED BY THE HERITAGE ARCHITECT.
WHERE STONE IS DETACHED, INSTALL GRADE 316 STAINLESS STEEL DOWELS FOR REINFORCING WITH MIXTURE OF STONE DUST OR MINERAL PIGMENT WITH EPOXY RESIN – *MEGAPOXY H* (LIQUID BASED). PIGMENTED EPOXY RESIN TO FINISH AT LEAST 5 MM BELOW OUTER SURFACE.
WHERE CRACKING HAS OCCURRED ON VERTICAL SURFACES OR THE UNDERSIDE OF HORIZONTAL SURFACES, DRILL AND INJECT FROM ABOVE. PROVIDING DAMMING TO THE FACE OF THE CRACK TO PREVENT THE RESIN LEACHING THROUGH ONTO THE FACE OF THE STONERWORK. DO NOT DRILL HOLES INTO CRACK. THE DAMMING IS TO BE MIXTURE OF STONE DUST OR MINERAL PIGMENT WITH EPOXY RESIN – *MEGAPOXY G9* (GEL BASED) TO FORM A PASTE TO MATCH THE COLOUR AND TEXTURE OF THE EXISTING STONERWORK. INSTANT MASKING TO CRACK PRIOR TO DAMMING AND EPOXY INJECTION TO PROTECT THE BLOCK FROM ANY RESIN SPILLAGE OR SEEPAGE; BLOCKS SHOWING SUCH EVIDENCE SHALL BE REPLACED AT THE CONTRACTOR'S OWN EXPENSE AND TIME. PIGMENTED EPOXY RESIN TO FINISH AT LEAST 5 MM BELOW OUTER SURFACE.
FILL THE REST OF THE CRACK WITH AN APPROVED PIGMENTED MORTAR MIX TO MATCH ADJACENT COLOUR, FINISH AND TEXTURE OF ADJACENT MATERIAL.

INDENT REPAIR
CARVE AND INSTALL NEW INDENTS IN SPECIFIED STONE. CARVE OR CUT INDENTS FROM NEW STONE AND INSTALL GRADE 316 STAINLESS STEEL DOWELS WITH EPOXY TO FIX NEW STONE INDENTS INTO POSITION. INDENTS TO BE CUT FLUSH AND TIGHT WITHOUT JOINTS. DO NOT FEATHER NEW WORK INTO EXISTING. UNDERTAKE ALL SWEETENING REQUIRED TO INSTALL INDENTS. ALL INDENT SIZES ARE TO BE CONFIRMED ON SITE FOLLOWING ACCESS VIA THE SCAFFOLD OR THE LIKE.

RENDER REPAIRS:

RENDER REPAIR TO PLAIN/FLAT SURFACES
CUT OUT DRUMMY, CRACKED OR DEFECTIVE RENDER BACK TO SOUND SUBSTRATE. CLEAN WITH COMPRESSED AIR OR WATER.
BUILD UP NEW RENDER IN TRADITIONAL 3 COAT CEMENT RENDER TO MATCH ORIGINAL DEPTH AND FINISH. ENSURE EACH RENDER COAT IS GIVEN SUFFICIENT TIME TO CURE BEFORE APPLICATION OF THE NEXT COAT. ENSURE COATS KEY INTO COAT BELOW.

RENDER REPAIR TO IN-SITU MOULDING
CUT OUT DRUMMY CRACKED OR DEFECTIVE MOULDED RENDER BACK TO SOUND SUBSTRATE. CLEAN WITH COMPRESSED AIR OR WATER.
REMOVE ALL SURFACE CORROSION FROM EMBEDDED STEEL CLIPS OR ARMATURES WHERE PRESENT, USING A NON-FERROUS STIFF BRISTLE BRUSH, PRIME METAL WITH ZINC-RICH METAL PRIMER. SUPPLY AND EPOXY FIX NEW GRADE 316 STAINLESS STEEL MESH TO SUBSTRATE.
APPLY NEW RENDER TO MATCH ORIGINAL AND RE-RUN MOULDING IN-SITU, BUILDING UP EACH COAT TO MATCH ORIGINAL PROFILE. BUILD UP IN THREE OR MORE COATS. ENSURE EACH RENDER COAT IS GIVEN SUFFICIENT TIME TO CURE BEFORE APPLICATION OF THE NEXT COAT. ENSURE COATS KEY INTO COAT BELOW.

RENDER CRACK REPAIR
CUT OUT CRACKED RENDER BACK TO SOUND SUBSTRATE TO A MINIMUM WIDTH OF 30MM. CLEAN WITH COMPRESSED AIR OR WATER.
FILL CRACK WITH NEW RENDER AND RE-RUN MOULDINGS IN SITU TO MATCH ORIGINAL PROFILE AND FINISH.

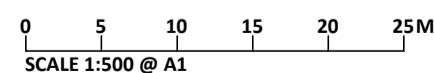
RENDER COPING / PARGING
CUT OUT DRUMMY, CRACKED OR DEFECTIVE RENDER BACK TO SOUND SUBSTRATE OF CAPPINGS TO PARAPETS, CORNICES AND MOULDING LEDGES. CLEAN WITH COMPRESSED AIR OR WATER.
BUILD UP NEW RENDER IN TRADITIONAL 3 COAT CEMENT RENDER TO MATCH ORIGINAL DEPTH AND FINISH REINSTATING FALLS TO REMOVE RAINWATER. ENSURE COATS KEY INTO COAT BELOW. ENSURE EACH RENDER COAT IS GIVEN SUFFICIENT TIME TO CURE BEFORE APPLICATION OF THE NEXT COAT.

DRESSED CEMENT PIN REPAIR
DRILL HOLE ON A RECIPROCATING SETTING, INTO CAST ELEMENTS AND/OR INTO SUBSTRATE, MINIMUM OF 50 MM INTO THE SOUND SUBSTRATE. CLEAN OUT WITH COMPRESSED AIR. DO NOT DRILL INTO CRACK.
SUPPLY AND INSTALL GRADE 316 STAINLESS STEEL THREADED PIN TO BE FIXED WITH EPOXY INTO HOLE. RECESS PIN APPROXIMATELY 6 MM BELOW THE FINISHED RENDER SURFACE. PLUG WITH MORTAR MIX TO GIVE CONTINUOUS APPEARANCE TO MATCH THE EXISTING PROFILE. .



1 AERIAL PHOTO
SCALE 1 : 500

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NO.	DATE	REVISION
P1	04/02/2021	PRELIMINARY - FOR INFORMATION
P2	29/11/2021	PRELIMINARY - FOR INFORMATION
P3	02/05/2022	PRELIMINARY - FOR INFORMATION
P4	01/05/2024	HERITAGE VICTORIA PERMIT APPLICATION

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DESIGN ARCHITECT
SNØHETTA
178 Sturt Street Adelaide, SA 5000

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
4 Collins Square, Level 19/27 Collins St, Melbourne VIC 3000

CLIENT
COSTAFOX
Suite 102, 54 Davis Avenue, South Yarra VIC 3141

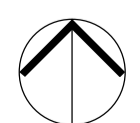
LOVELL CHEN
LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002 AUSTRALIA
TEL +61 (0)3 8667 0800
enquiry@lovelchen.com.au
www.lovelchen.com.au

PROJECT
ROBUR TEA BUILDING
28 CLARENDON STREET
SOUTHBANK, VIC 3006

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DRAWING TITLE
COVER PAGE AND CONSERVATION METHODS OF REPAIR

ISSUE	SCALE	DRAWING NO.	REVISION
AUTHORITY	1:500@A1	HA.00	P4

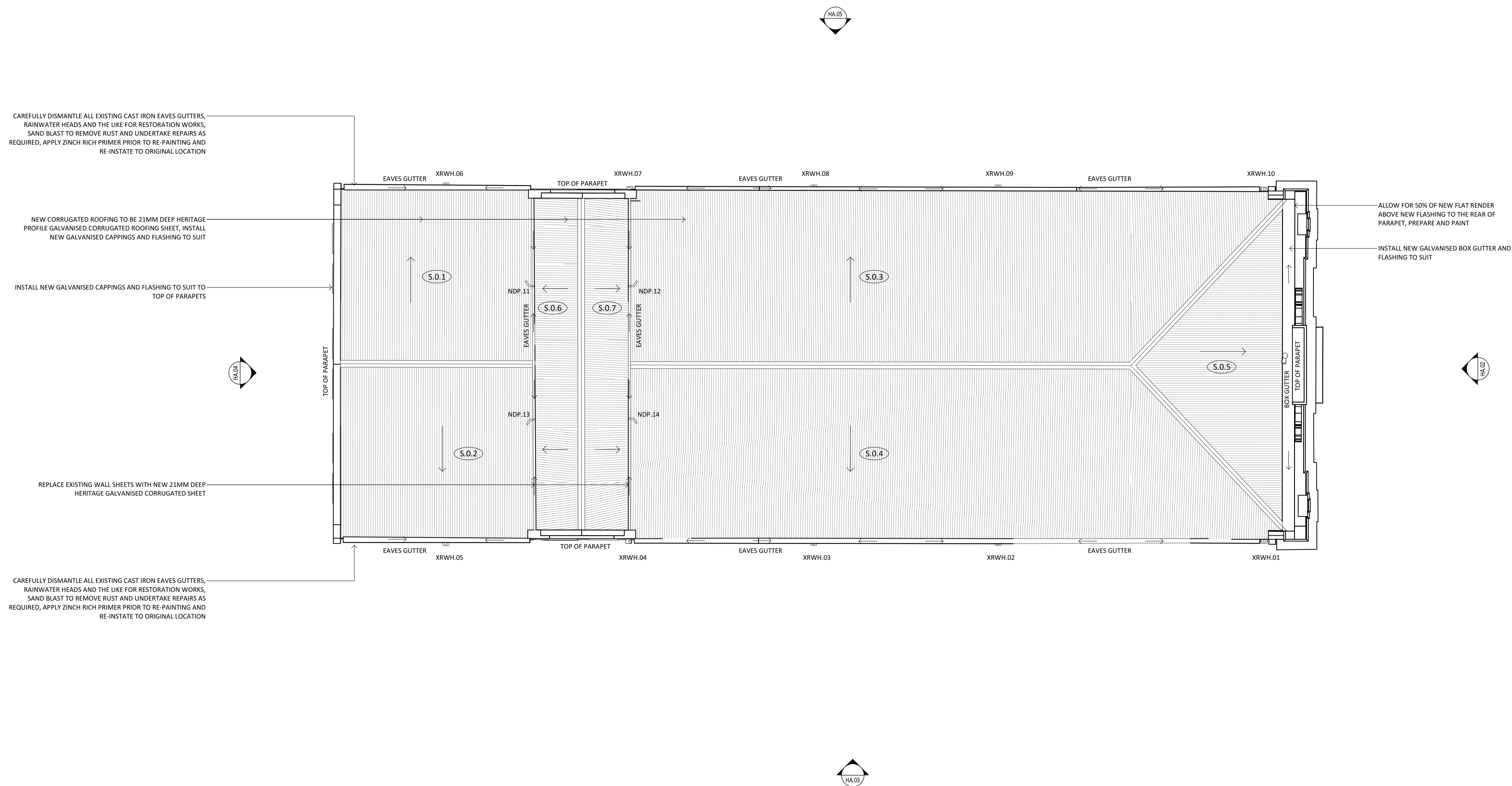


GENERAL NOTES:

1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DESIGN ARCHITECTS AND ALL CONSULTANTS DOCUMENTATION
2. ALL WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS

ROOF NOTES:

1. DEMOLISH EXISTING ROOF ACCESS LADDERS AND WALKWAYS, ROOF SHEETS, DOWNPIPES, BOX GUTTERS AND FLASHING
2. DEMOLISH EXISTING TIMBER ROOF STRUCTURE WHERE LIFT OVERRUN IS PROPOSED
3. REMOVE ALL REDUNDANT SERVICES, VENT PIPES AND THE LIKE PRIOR TO REMOVAL OF CAST IRON GUTTERS AND RAIN WATER HEADS RECORD LOCATION OF ELEMENT TO ALLOW FOR REINSTATEMENT TO ORIGINAL LOCATION
4. FULL EXTENT OF GALVANISED STEEL ROOF SHEETING TO ROOF AND LEVEL 6 WALLS TO BE REPLACED WITH NEW 21MM DEEP HERITAGE PROFILE GALVANISED CORRUGATED ROOFING SHEET AND INCLUDING ALL FLASHINGS, CAPPINGS AND THE LIKE
5. INSTALL NEW GALVANISED STEEL DOWNPIPES TO EXISTING LOCATIONS INCLUDING NEW BRACKETS
6. PREPARE AND PAINT GALVANISED DOWNPIPES AND BRACKETS TO NORTH AND SOUTH ELEVATION ONLY
7. ALLOW FOR THE INSTALLATION OF NEW ROOF ACCESS SYSTEM FOR MAINTENANCE OF ROOF AND GUTTERS



NOT FOR CONSTRUCTION

0 1 2 3 4 5M
SCALE 1:100 @ A1

NO.	DATE	REVISION
P1	18/12/2020	PRELIMINARY - FOR INFORMATION
P2	28/01/2021	PRELIMINARY - FOR INFORMATION
P3	04/02/2021	PRELIMINARY - FOR INFORMATION
P4	29/11/2021	PRELIMINARY - FOR INFORMATION
P5	02/05/2022	PRELIMINARY - FOR INFORMATION
P6	01/05/2024	HERITAGE VICTORIA PERMIT APPLICATION

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DESIGN ARCHITECT
SNØHETTA
178 Sturt Street Adelaide, SA 5000

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
4 Collins Square, Level 19/727 Collins St, Melbourne VIC 3000

CLIENT
COSTAFOX
Suite 102, 54 Davis Avenue, South Yarra VIC 3141

LOVELL CHEN
LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002 AUSTRALIA
TEL +61 (0)3 8667 0800
enquiry@lovelchen.com.au
www.lovelchen.com.au

PROJECT
ROBUR TEA BUILDING
28 CLARENDON STREET
SOUTHBANK, VIC 3006

DRAWN	CHECKED	PROJECT NO.	DATE
LT	SH	8691	DEC 2020

DRAWING TITLE
ROOF PLAN

ISSUE	SCALE	DRAWING NO.	REVISION
AUTHORITY	1:100@A1	HA.01	P6

GENERAL NOTES:

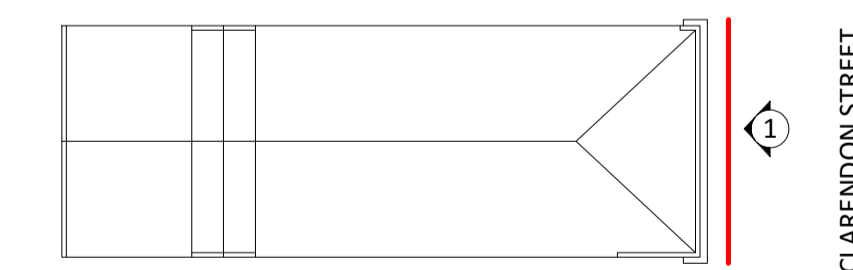
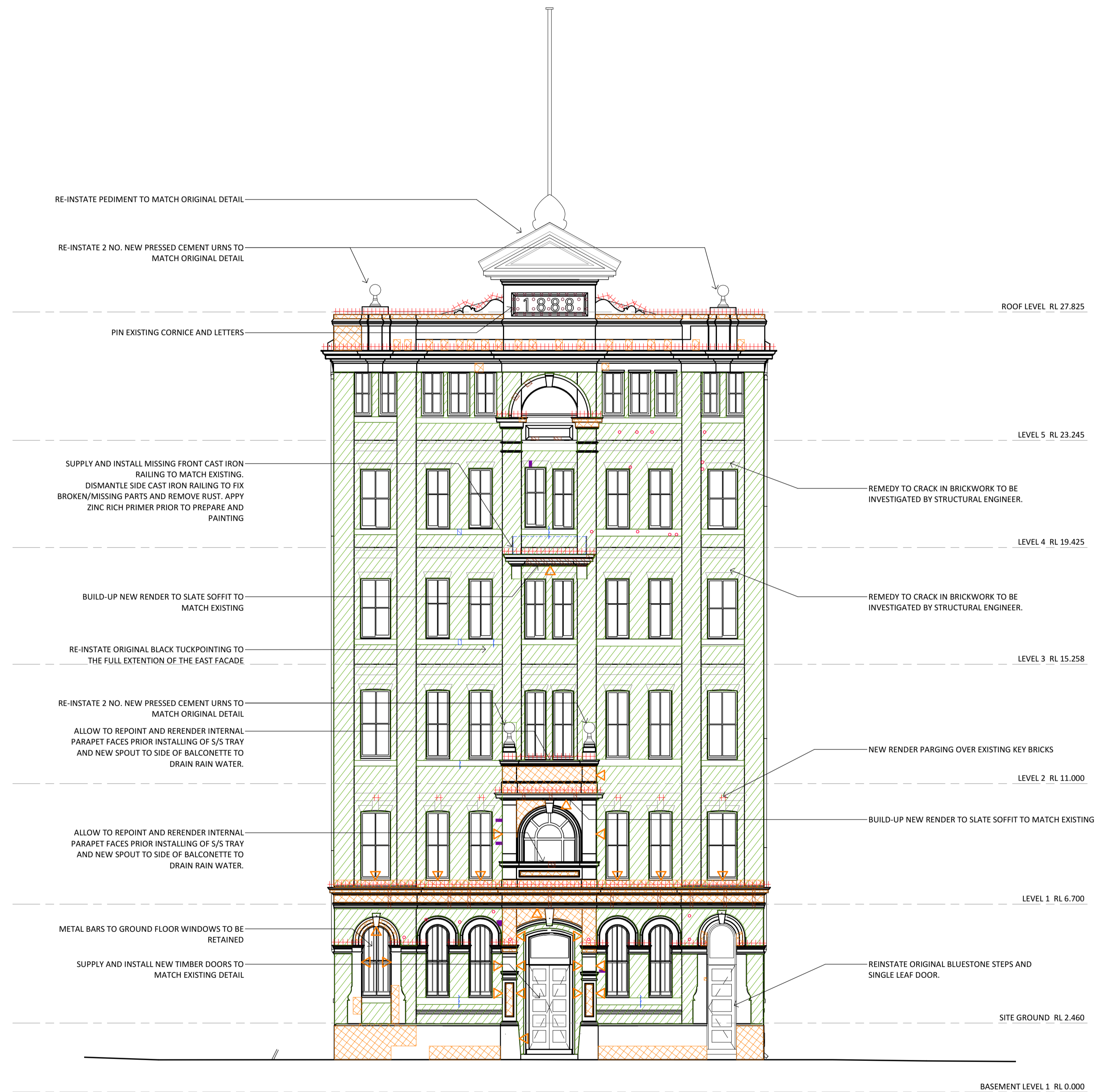
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WORK NOTES:

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2. NEW OPENINGS TO MASONRY WALLS ARE TO BE DISMANTLED BY HAND, DO NOT SAW CUT OPENINGS
3. WHERE NEW OPENINGS ARE NOMINATED BRICKWORK AND BLUESTONE SILLS TO BE CAREFULLY DISMANTLED AND SET ASIDE FOR REBUILDING WORKS
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10. ALLOW TO PREPARE AND PAINT ALL METAL SECURITY BARS TO GROUND FLOOR WINDOWS
11. ALL NEW WINDOWS AND DOORS TO DESIGN ARCHITECT'S DOCUMENTATION

LEGEND

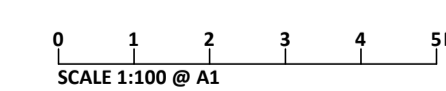
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 - RE-RUN SECTION OF MOULDED RENDER
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 - + COPING/PARCHING
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 - PIN PRESSED CEMENT ITEM
 - DEMOLISH
 - △ DENOTES REPAIR TO RETURN FACE, REFER TO ABOVE REPAIR COLOUR CODINGS FOR RESPECTIVE REPAIR TYPE / ITEM
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NORMANBY RD
CLARENDON STREET
KEY PLAN EAST
SCALE 1 : 500

1 PROPOSED EAST ELEVATION
SCALE 1 : 100

NOT FOR CONSTRUCTION



NO.	DATE	REVISION
P1	18/12/2020	PRELIMINARY - FOR INFORMATION
P2	28/01/2021	PRELIMINARY - FOR INFORMATION
P3	04/02/2021	PRELIMINARY - FOR INFORMATION
P4	29/11/2021	PRELIMINARY - FOR INFORMATION
P5	02/05/2022	PRELIMINARY - FOR INFORMATION
P6	01/05/2024	HERITAGE VICTORIA PERMIT APPLICATION

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DESIGN ARCHITECT
SNØHETTA
178 Sturt Street Adelaide, SA 5000

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
4 Collins Square, Level 19/727 Collins St, Melbourne VIC 3000

CLIENT
COSTAFOX
Suite 102, 54 Davis Avenue, South Yarra VIC 3141

LOVELL CHEN
LEVEL 5, 176 WELLINGTON PARADE, EAST MELBOURNE 3002 AUSTRALIA
TEL +61 (0)3 8667 0800
enquiry@lovelchen.com.au
www.lovelchen.com.au

PROJECT
ROBUR TEA BUILDING
28 CLARENDON STREET
SOUTHBANK, VIC 3006

DRAWN	CHECKED	PROJECT NO.	DATE
LT	SH	8691	DEC 2020

DRAWING TITLE
EXTERNAL CONSERVATION WORKS - EAST ELEVATION

ISSUE	SCALE	DRAWING NO.	REVISION
AUTHORITY	1:100@A1	HA.02	P6

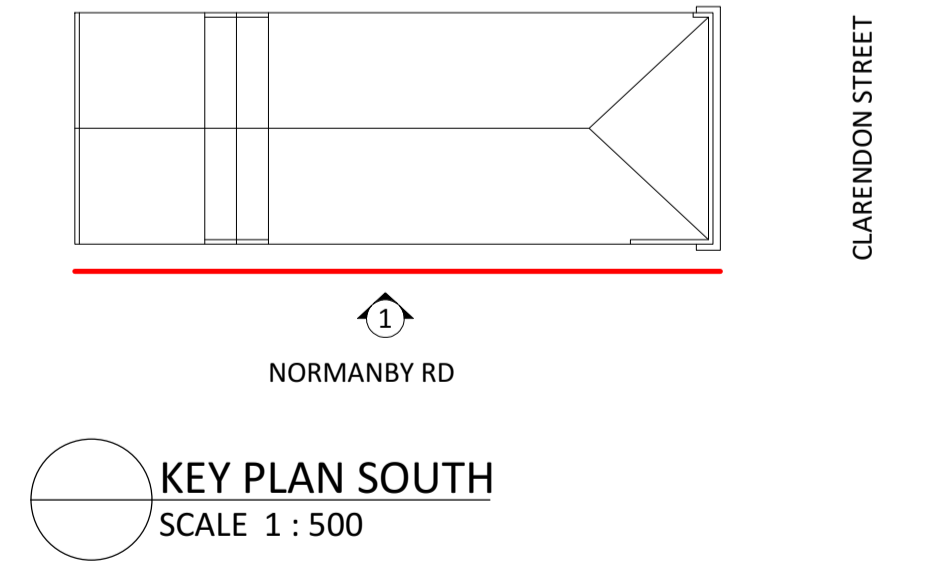
- GENERAL NOTES:**
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- WORK NOTES:**
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1 PROPOSED SOUTH ELEVATION
SCALE 1 : 100



NO.	DATE	REVISION
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DESIGN ARCHITECT
SNØHETTA
178 Sturt Street Adelaide, SA 5000

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
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Suite 102, 54 Davis Avenue, South Yarra VIC 3141

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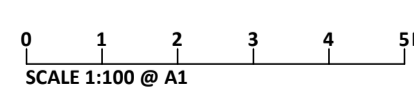
PROJECT
ROBUR TEA BUILDING
28 CLARENDON STREET
SOUTH BANK, VIC 3006

DRAWN LT CHECKED SH PROJECT NO. 8691 DATE DEC 2020

DRAWING TITLE
EXTERNAL CONSERVATION WORKS - SOUTH ELEVATION

ISSUE AUTHORITY SCALE 1:100@A1 DRAWING NO. HA.03 REVISION P6

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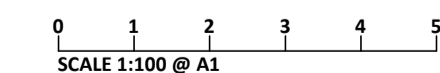
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KEY PLAN WEST
SCALE 1 : 500

1 PROPOSED WEST ELEVATION
SCALE 1 : 100

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STRUCTURAL ENGINEER
ROBERT BIRD GROUP
4 Collins Square, Level 19/727 Collins St, Melbourne VIC 3000

CLIENT
COSTAFOX
Suite 102, 54 Davis Avenue, South Yarra VIC 3141

LOVELL CHEN
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enquiries@lovelchen.com.au
www.lovelchen.com.au

PROJECT
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28 CLARENDON STREET
SOUTHBANK, VIC 3006

DRAWN	CHECKED	PROJECT NO.	DATE
LT	SH	8691	DEC 2020

DRAWING TITLE
EXTERNAL CONSERVATION WORKS - WEST ELEVATION

ISSUE	SCALE	DRAWING NO.	REVISION
AUTHORITY	1:100@A1	HA_04	P6

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1 PROPOSED NORTH ELEVATION
HA.01 SCALE 1 : 100

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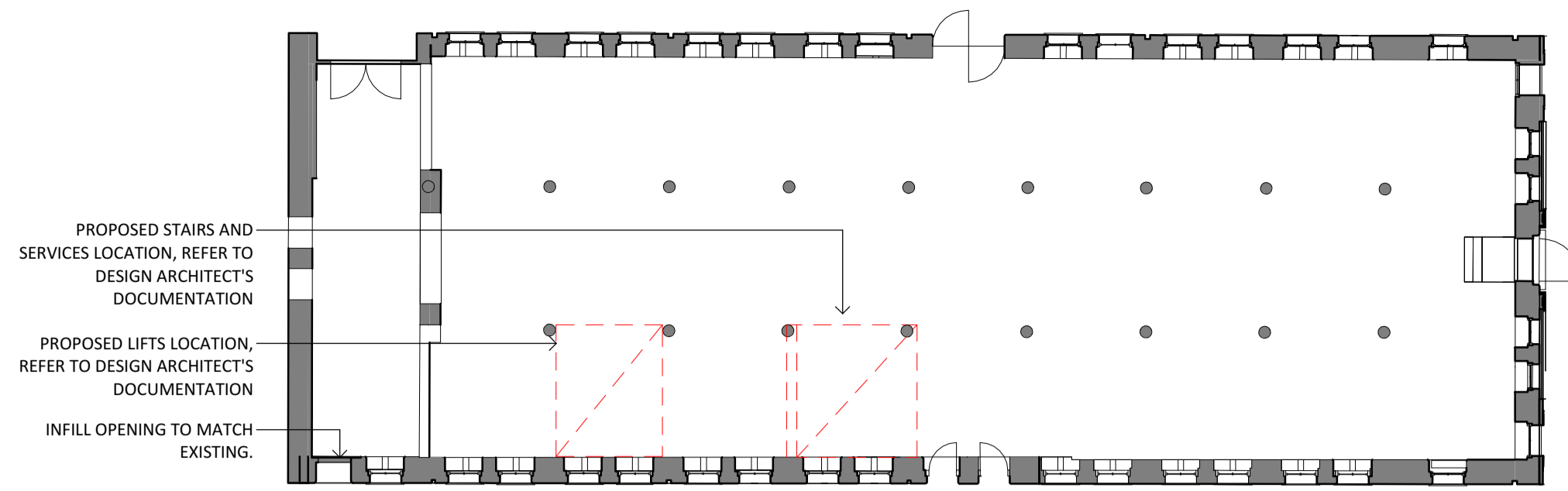
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DRAWING TITLE
EXTERNAL CONSERVATION WORKS - NORTH ELEVATION

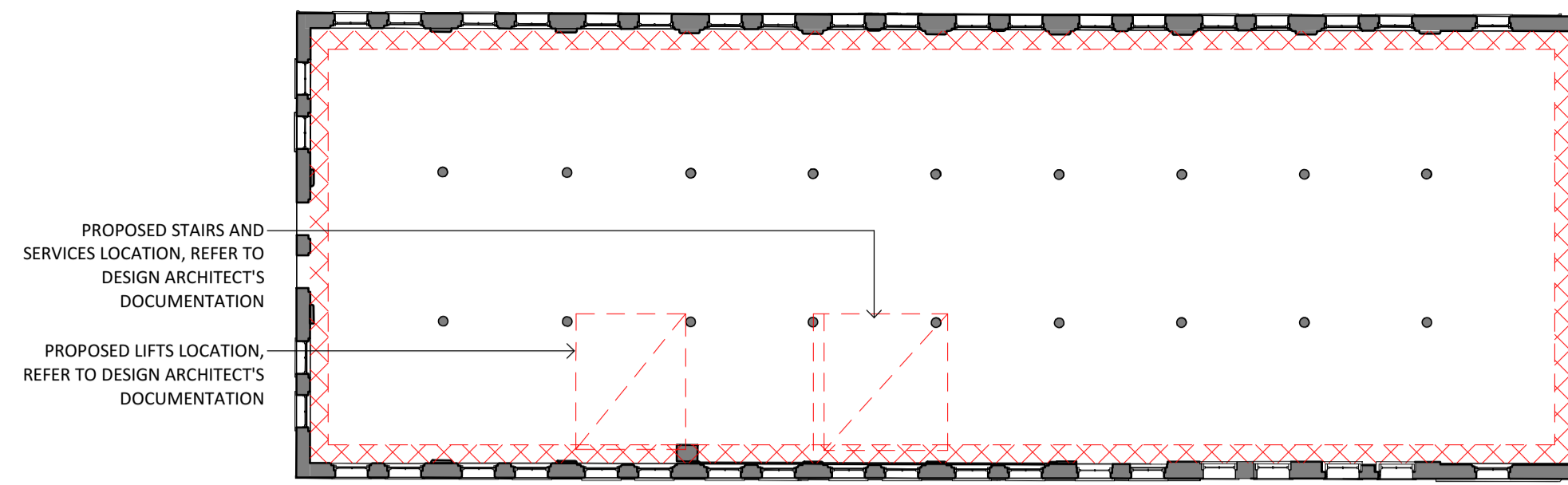
ISSUE AUTHORITY SCALE 1:100@A1 DRAWING NO. HA.05 REVISION P6

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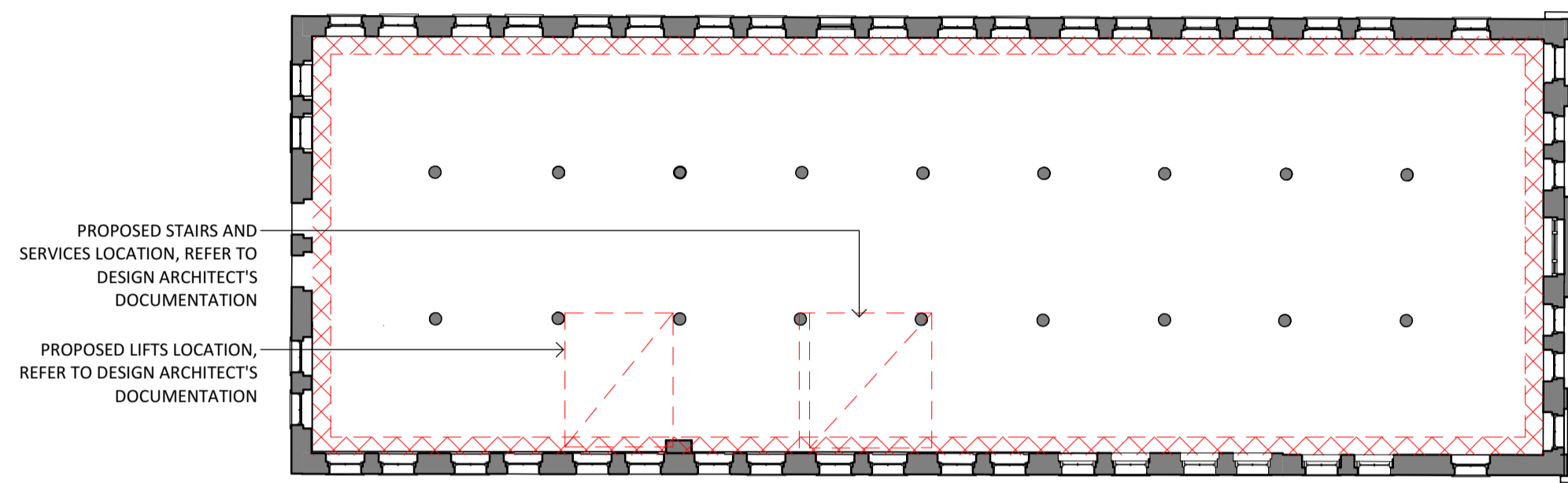
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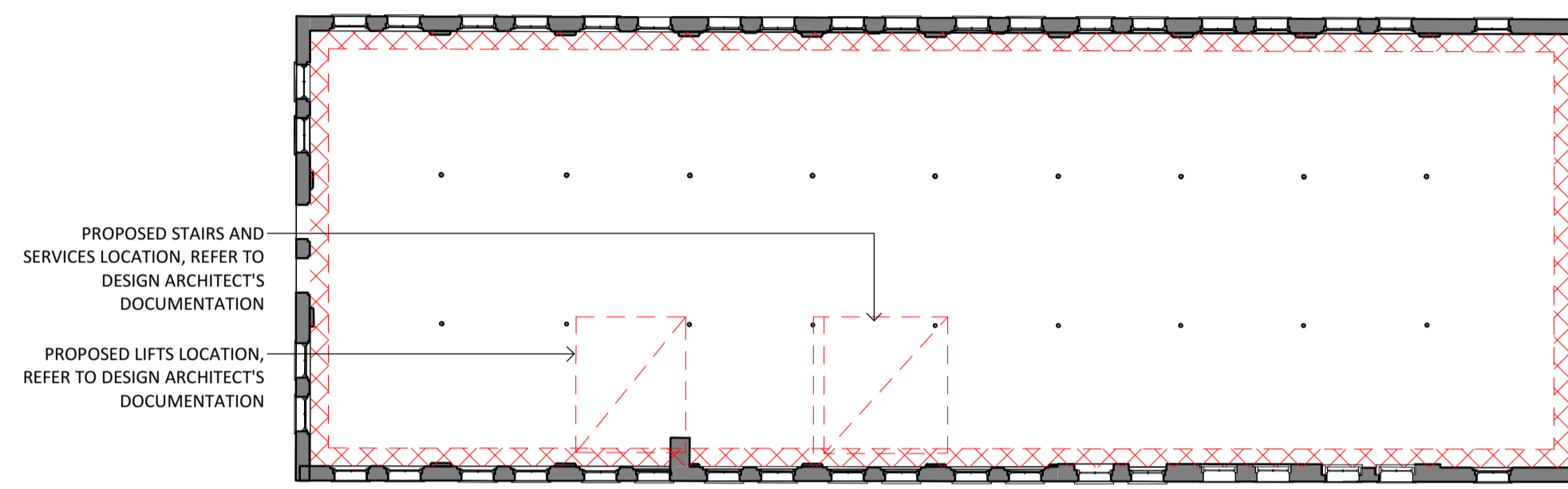
1 GROUND LEVEL - PLAN
SCALE 1 : 200



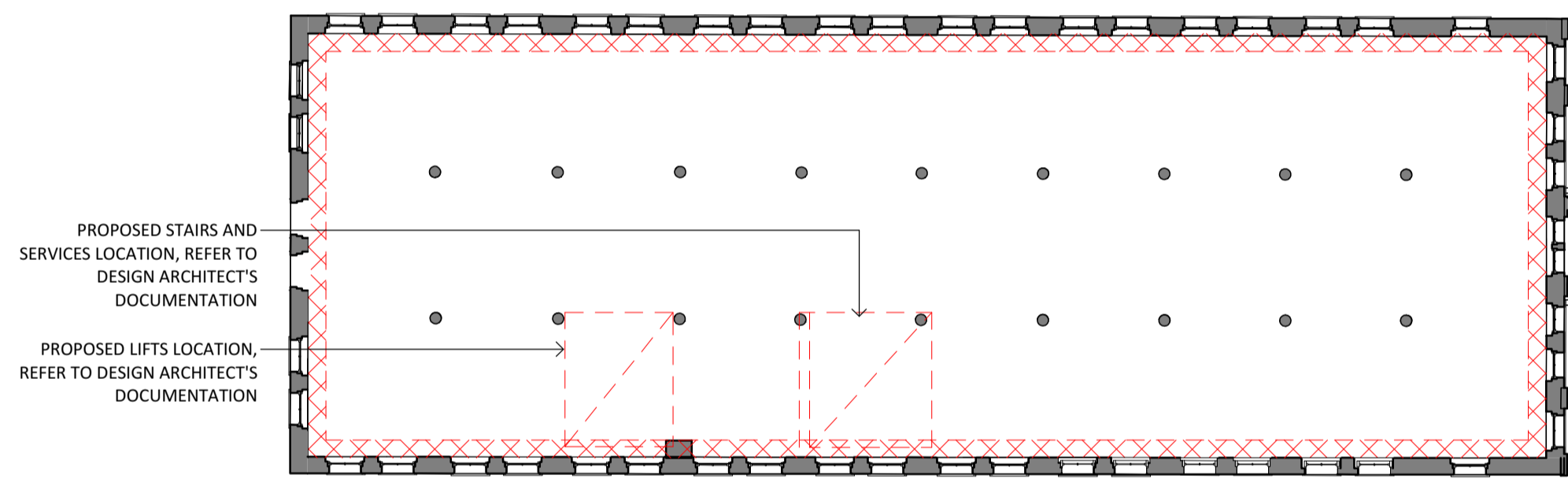
5 LEVEL 4 - PLAN
SCALE 1 : 200



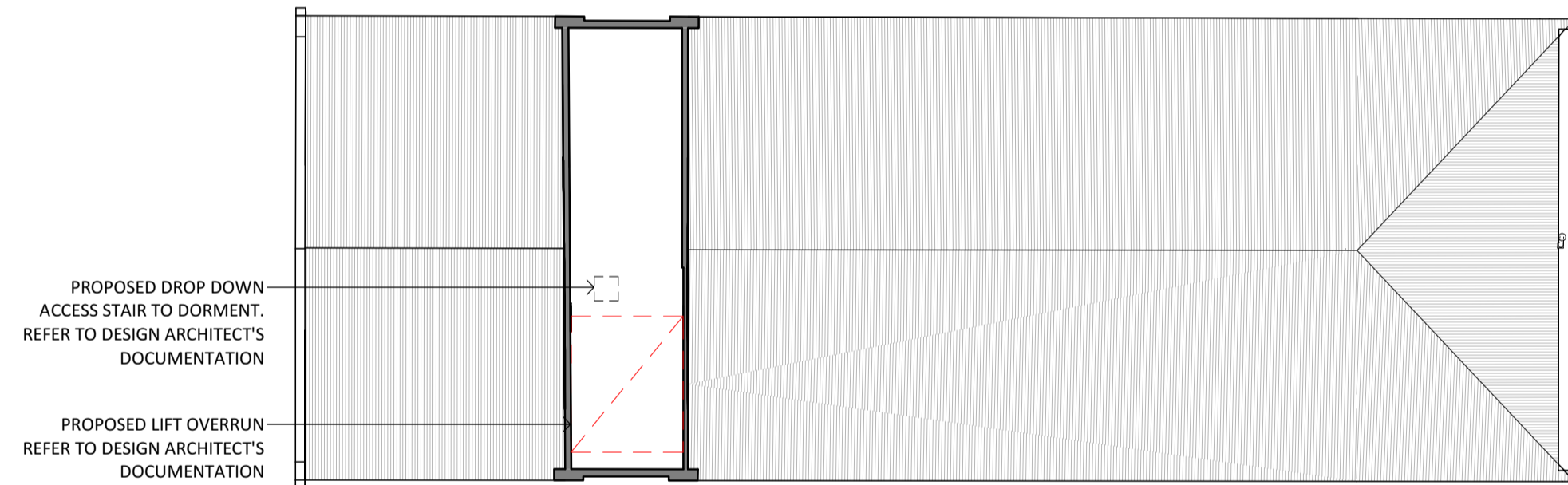
2 LEVEL 1 - PLAN
SCALE 1 : 200



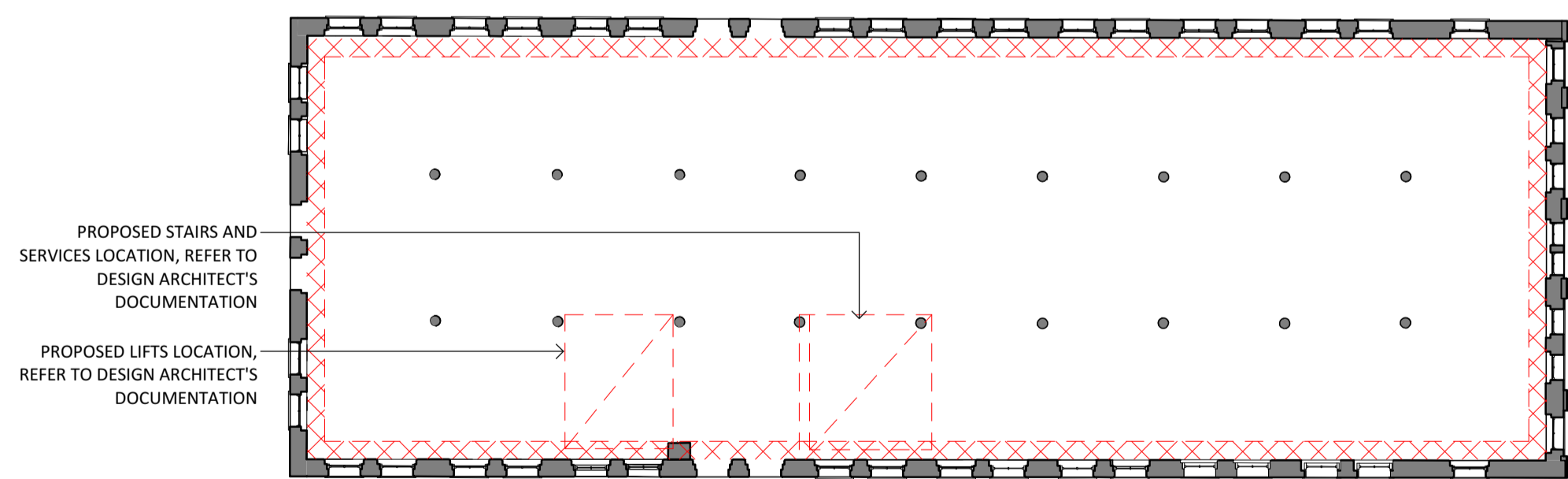
6 LEVEL 5 - PLAN
SCALE 1 : 200



3 LEVEL 2 - PLAN
SCALE 1 : 200



7 LEVEL 6 - PLAN
SCALE 1 : 200



4 LEVEL 3 - PLAN
SCALE 1 : 200

INTERIOR CONSERVATION WORKS:

GENERAL WORKS:

- PROTECT EXISTING FABRIC TO BE RETAINED FROM DAMAGE DURING DEMOLITION WORKS INCLUDING BUT NOT LIMITED TO WINDOWS, WALLS, CEILINGS, MASONRY AND FRAMING OR STRUCTURAL ELEMENTS
- ALL EXISTING BRICKWORK NOMINATED FOR DEMOLITION IS TO BE CAREFULLY DISMANTLED, CLEANED AND PALLETISED FOR REUSE
- SALVAGE ALL EXISTING TIMBER JOINERY INCLUDING CEILING LINING BOARDS FOR REPAIRS AND REUSE
- ANY DAMAGED CAUSED DUE TO DEMOLITION WORKS TO BE MADE GOOD MATCHING ORIGINAL DETAILS AND MATERIALS
- PRIOR TO THE REMOVAL OF INFILLS TO OPENINGS ENSURE THERE IS A LINTEL IN PLACE, REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR DETAILS
- UNDERTAKE SEISMIC STRENGTHENING WORKS IN ACCORDANCE WITH STRUCTURAL ENGINEERS DOCUMENTATION
- ALL STRENGTHENING TO FLOORS TO BE UNDERTAKEN FROM ABOVE, DO NOT DEMOLISH OR DAMAGE EXISTING LINING BOARD CEILING, ALLOW TO REMOVE SHEET FLOORING TO ENABLE WORKS

GROUND LEVEL WORKS:

- REINSTATE MISSING SECTIONS OF TIMBER LINING BOARD CEILING AND UNDERTAKE REPAIRS TO ORIGINAL TIMBER LINING BOARD CEILING USING SALVAGED BOARDS FROM DEMOLITION WORKS OR NEW BOARDS TO MATCH ORIGINAL THICKNESS AND PROFILE, INCLUDING NEW TIMBER MOULDINGS TO MATCH EXISTING PROFILES
- ALLOW TO UNDERTAKE REPOINTING WORKS TO 40% OF THE EXISTING BRICKWORK IN ACCORDANCE WITH THE METHOD OF REPAIR
- ALLOW TO UNDERTAKEN REPAIRS TO BRICKWORK WHERE INTERNAL PARTITION WALLS ABUT BRICKWORK, INCLUDING REMOVAL OF ANY EMBEDDED FIXINGS, REPLACEMENT OF DAMAGED BRICKS AND REPOINTING
- REMOVE ALL EMBEDDED METAL FIXINGS FROM BRICKWORK
- UNDERTAKEN CHEMICAL PAINT REMOVAL TO BRICKWORK IN THE SOUTH EAST CORNER
- FOLLOWING COMPLETION OF RAINWATER GOODS WORKS, WHERE EFFLORESCENCE EXISTS TO BRICKWORK ON THE SOUTH ELEVATION UNDERTAKE ANALYSIS OF SURFACE SALT TO DETERMINE TREATMENT METHOD AND UNDERTAKE TREATMENT TO DRAW OUT SALTS

LEVEL 1 WORKS:

- REINSTATE MISSING SECTIONS OF TIMBER LINING BOARD CEILING AND UNDERTAKE REPAIRS TO ORIGINAL TIMBER LINING BOARD CEILING USING SALVAGED BOARDS FROM DEMOLITION WORKS OR NEW BOARDS TO MATCH ORIGINAL THICKNESS AND PROFILE, INCLUDING NEW TIMBER MOULDINGS TO MATCH EXISTING PROFILES
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- REMOVE ALL EMBEDDED METAL FIXINGS FROM BRICKWORK
- CUT OUT BROKEN AND DAMAGED BRICKS AND INSTALL SALVAGED BRICKS MATCHING EXISTING BOND
- REINSTATE FLOOR TO WEST END VOID FOLLOWING REMOVAL OF FIRE STAIR MATCHING ADJACENT FLOOR THICKNESS AND INCLUDING TIMBER LINING BOARD CEILING TO BOTTOM FACE, REFER TO STRUCTURAL ENGINEER FOR ALL STRUCTURAL MEMBER SIZING
- FOLLOWING COMPLETION OF RAINWATER GOODS WORKS, WHERE EFFLORESCENCE EXISTS TO BRICKWORK UNDERTAKE ANALYSIS OF SURFACE SALT TO DETERMINE TREATMENT METHOD AND UNDERTAKE TREATMENT TO DRAW OUT SALTS

LEVEL 2 WORKS:

- REINSTATE MISSING SECTIONS OF TIMBER LINING BOARD CEILING AND UNDERTAKE REPAIRS TO ORIGINAL TIMBER LINING BOARD CEILING USING SALVAGED BOARDS FROM DEMOLITION WORKS OR NEW BOARDS TO MATCH ORIGINAL THICKNESS AND PROFILE, INCLUDING NEW TIMBER MOULDINGS TO MATCH EXISTING PROFILES
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- REINSTATE MISSING SECTIONS OF TIMBER LINING BOARD CEILING AND UNDERTAKE REPAIRS TO ORIGINAL TIMBER LINING BOARD CEILING USING SALVAGED BOARDS FROM DEMOLITION WORKS OR NEW BOARDS TO MATCH ORIGINAL THICKNESS AND PROFILE, INCLUDING NEW TIMBER MOULDINGS TO MATCH EXISTING PROFILES
- ALLOW TO UNDERTAKE REPOINTING WORKS TO 40% OF THE EXISTING BRICKWORK IN ACCORDANCE WITH THE METHOD OF REPAIR
- ALLOW TO UNDERTAKEN REPAIRS TO BRICKWORK WHERE INTERNAL PARTITION WALLS ABUT BRICKWORK, INCLUDING REMOVAL OF ANY EMBEDDED FIXINGS, REPLACEMENT OF DAMAGED BRICKS AND REPOINTING
- REMOVE ALL EMBEDDED METAL FIXINGS FROM BRICKWORK
- CUT OUT BROKEN AND DAMAGED BRICKS AND INSTALL SALVAGED BRICKS MATCHING EXISTING BOND
- REINSTATE FLOOR TO WEST END VOID FOLLOWING REMOVAL OF FIRE STAIR MATCHING ADJACENT FLOOR THICKNESS AND INCLUDING TIMBER LINING BOARD CEILING TO BOTTOM FACE, REFER TO STRUCTURAL ENGINEER FOR ALL STRUCTURAL MEMBER SIZING
- FOLLOWING COMPLETION OF RAINWATER GOODS WORKS, WHERE EFFLORESCENCE EXISTS TO BRICKWORK UNDERTAKE ANALYSIS OF SURFACE SALT TO DETERMINE TREATMENT METHOD AND UNDERTAKE TREATMENT TO DRAW OUT SALTS
- ALLOW TO REMOVE CEMENTITIOUS GROUT RESIDUE TO BRICKWORK ON THE WEST AND NORTH ELEVATIONS

LEVEL 5 WORKS:

- ALLOW TO UNDERTAKE REPOINTING WORKS TO 40% OF THE EXISTING BRICKWORK IN ACCORDANCE WITH THE METHOD OF REPAIR
- ALLOW TO UNDERTAKEN REPAIRS TO BRICKWORK WHERE INTERNAL PARTITION WALLS ABUT BRICKWORK, INCLUDING REMOVAL OF ANY EMBEDDED FIXINGS, REPLACEMENT OF DAMAGED BRICKS AND REPOINTING
- REMOVE ALL EMBEDDED METAL FIXINGS FROM BRICKWORK
- CUT OUT BROKEN AND DAMAGED BRICKS AND INSTALL SALVAGED BRICKS MATCHING EXISTING BOND
- REINSTATE FLOOR TO WEST END VOID FOLLOWING REMOVAL OF FIRE STAIR MATCHING ADJACENT FLOOR THICKNESS AND INCLUDING TIMBER LINING BOARD CEILING TO BOTTOM FACE, REFER TO STRUCTURAL ENGINEER FOR ALL STRUCTURAL MEMBER SIZING
- FOLLOWING COMPLETION OF RAINWATER GOODS WORKS, WHERE EFFLORESCENCE EXISTS TO BRICKWORK UNDERTAKE ANALYSIS OF SURFACE SALT TO DETERMINE TREATMENT METHOD AND UNDERTAKE TREATMENT TO DRAW OUT SALTS
- ALLOW TO REMOVE CEMENTITIOUS GROUT RESIDUE TO BRICKWORK ON THE WEST AND NORTH ELEVATIONS

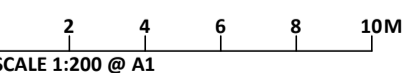
LEVEL 6 WORKS:

- ALLOW TO UNDERTAKE REPOINTING WORKS TO 20% OF THE EXISTING SOUTH ELEVATION BRICKWORK IN ACCORDANCE WITH THE METHOD OF REPAIR
- CUT OUT BROKEN AND DAMAGED BRICKS TO THE SOUTH ELEVATION AND INSTALL SALVAGED BRICKS MATCHING EXISTING BOND
- ALLOW TO UNDERTAKEN REPOINTING WORKS TO 10% OF THE EXISTING NORTH ELEVATION BRICKWORK IN ACCORDANCE WITH THE METHOD OF REPAIR
- ALLOW TO UNDERTAKEN REPAIRS TO BRICKWORK WHERE INTERNAL PARTITION WALLS ABUT BRICKWORK, INCLUDING REMOVAL OF ANY EMBEDDED FIXINGS, REPLACEMENT OF DAMAGED BRICKS AND REPOINTING
- REMOVE ALL EMBEDDED METAL FIXINGS FROM BRICKWORK
- REINSTATE MISSING SECTIONS OF TIMBER LINING BOARD CEILING AND UNDERTAKE REPAIRS TO ORIGINAL TIMBER LINING BOARD CEILING USING SALVAGED BOARDS FROM DEMOLITION WORKS OR NEW BOARDS TO MATCH ORIGINAL THICKNESS AND PROFILE, INCLUDING NEW TIMBER MOULDINGS TO MATCH EXISTING PROFILES

LEGEND

- DEMOLISH
- DEMOLISH FLOOR TO ENABLE SEISMIC STRENGTHENING

NOT FOR CONSTRUCTION



NO.	DATE	REVISION
P1	04/02/2021	PRELIMINARY - FOR INFORMATION
P2	29/11/2021	PRELIMINARY - FOR INFORMATION
P3	02/05/2022	PRELIMINARY - FOR INFORMATION
P4	01/05/2024	HERITAGE VICTORIA PERMIT APPLICATION

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DESIGN ARCHITECT
SNØHETTA
178 Sturt Street Adelaide, SA 5000

STRUCTURAL ENGINEER
ROBERT BIRD GROUP
4 Collins Square, Level 19/27 Collins St, Melbourne VIC 3000

CLIENT
COSTAFOX
Suite 102, 54 Davis Avenue, South Yarra VIC 3141

LOVELL CHEN
LEVEL 5, 176 WELLINGTON PARADE, EAST MELBOURNE 3002 AUSTRALIA
TEL +61 (0)3 9667 0800
enquiry@lovelchen.com.au
www.lovelchen.com.au

PROJECT
ROBUR TEA BUILDING
28 CLARENDON STREET
SOUTHBANK, VIC 3006

DRAWN	CHECKED	PROJECT NO.	DATE
LT / SH	SH	8691	DEC 2020

DRAWING TITLE
INTERNAL CONSERVATION WORKS

ISSUE	SCALE	DRAWING NO.	REVISION
AUTHORITY	As indicated	HA.06	P4