

address

HEPBURN BATHHOUSE PAVILION
1 MINERAL SPRINGS RD
HEPBURN SPRINGS, VIC

project

RTIF APPLICATION
ACTIVATING HEPBURN MINERAL SPRINGS CAFE

index

PAVILION FLOORING PROPOSAL
HV ISSUE - APPENDIX A

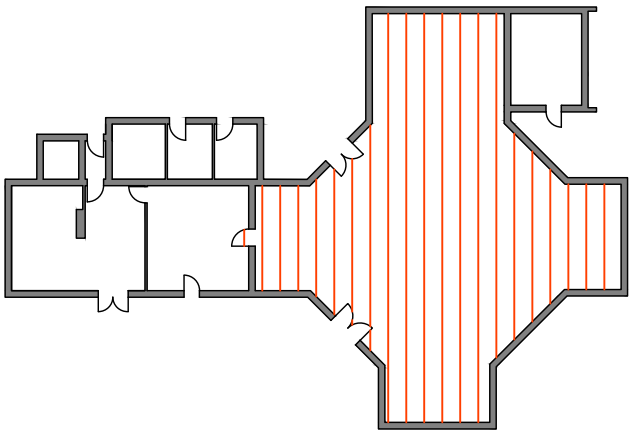
ARCHITECTURAL DRAWINGS
Andronas Conservation Architecture

A0 TITLE SHEET

| | | | |
|------|---|------------|-------------------------|
| A.00 | - | N/A | TITLE SHEET |
| A.01 | - | 1:100 @ A3 | EXG FLOOR PLAN |
| A.02 | - | 1:100 @ A3 | PROPOSED SUB-FLOOR PLAN |
| A.03 | - | 1:100 @ A3 | PROPOSED FLOOR PLAN |
| A.04 | - | 1:100 @ A3 | SECTIONS AA & BB |



HEPBURN MINERAL SPRINGS PAVILION SATELLITE IMAGE



PROPOSED WORKS
LOCATIONS

ANDRONAS
CONSERVATION
ARCHITECTURE

THE COACH HOUSE
BIONIC EAR LANE
VIC 3002 Australia
tel / 03 9416 2437
fax / 03 9416 2349
www.andronas.com.au

REVISIONS:
No DATE REVISION

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PROJECT:
**RTIF APPLICATION
ACTIVATING HEPBURN MINERAL
SPRINGS CAFE**

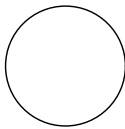
FOR:
**HEPBURN SHIRE
COUNCIL**
PO BOX 21
DAYLESFORD, VIC 3460

HV ISSUE

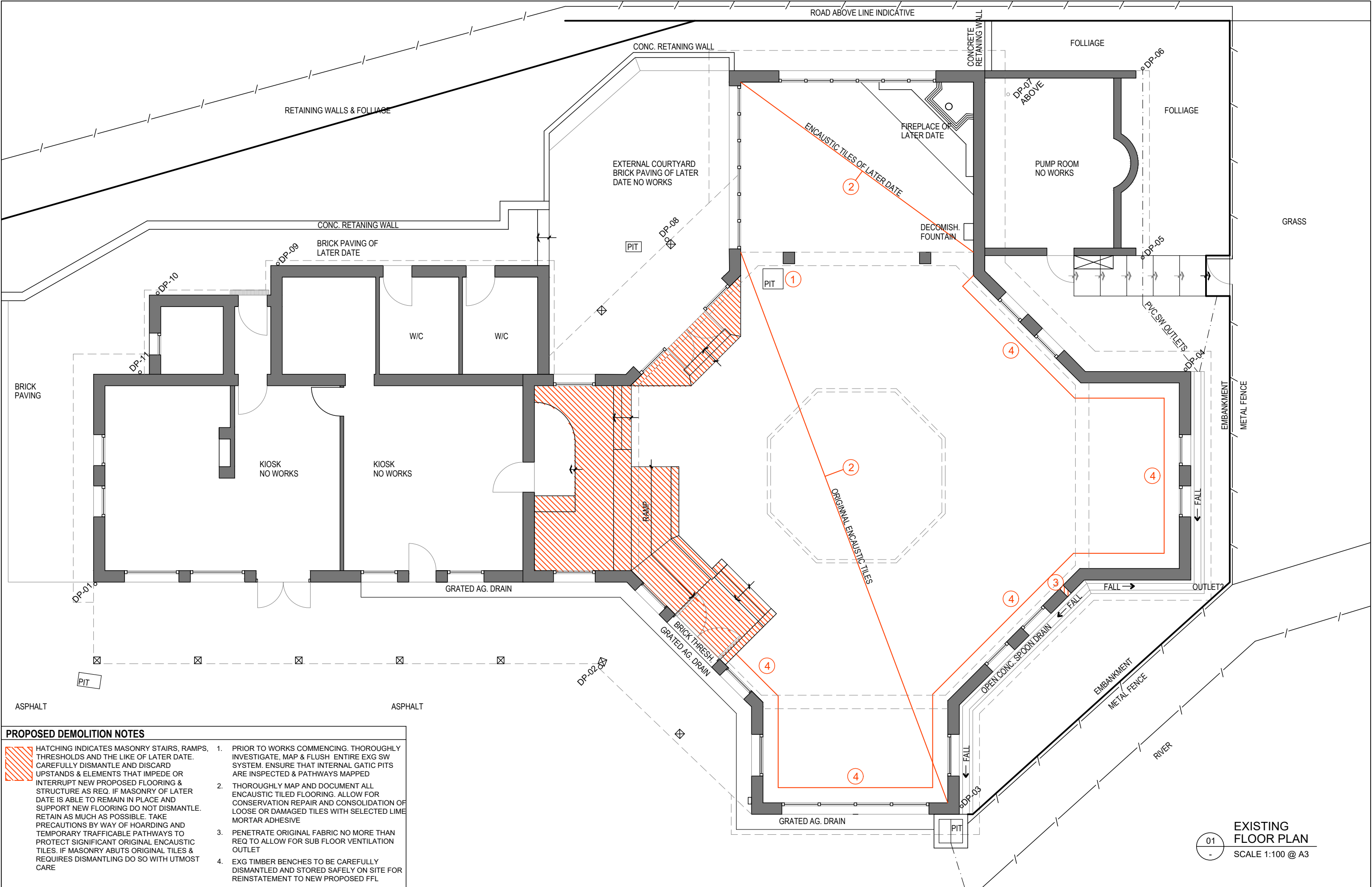
SCALE: 1:100 @ A3
JOB NO.: 363

JOB DATE: PLOT DATE: 19/07/2024
DRAWN BY: EM/MJ
CHECKED BY: AA

DRAWING TITLE:
TITLE SHEET



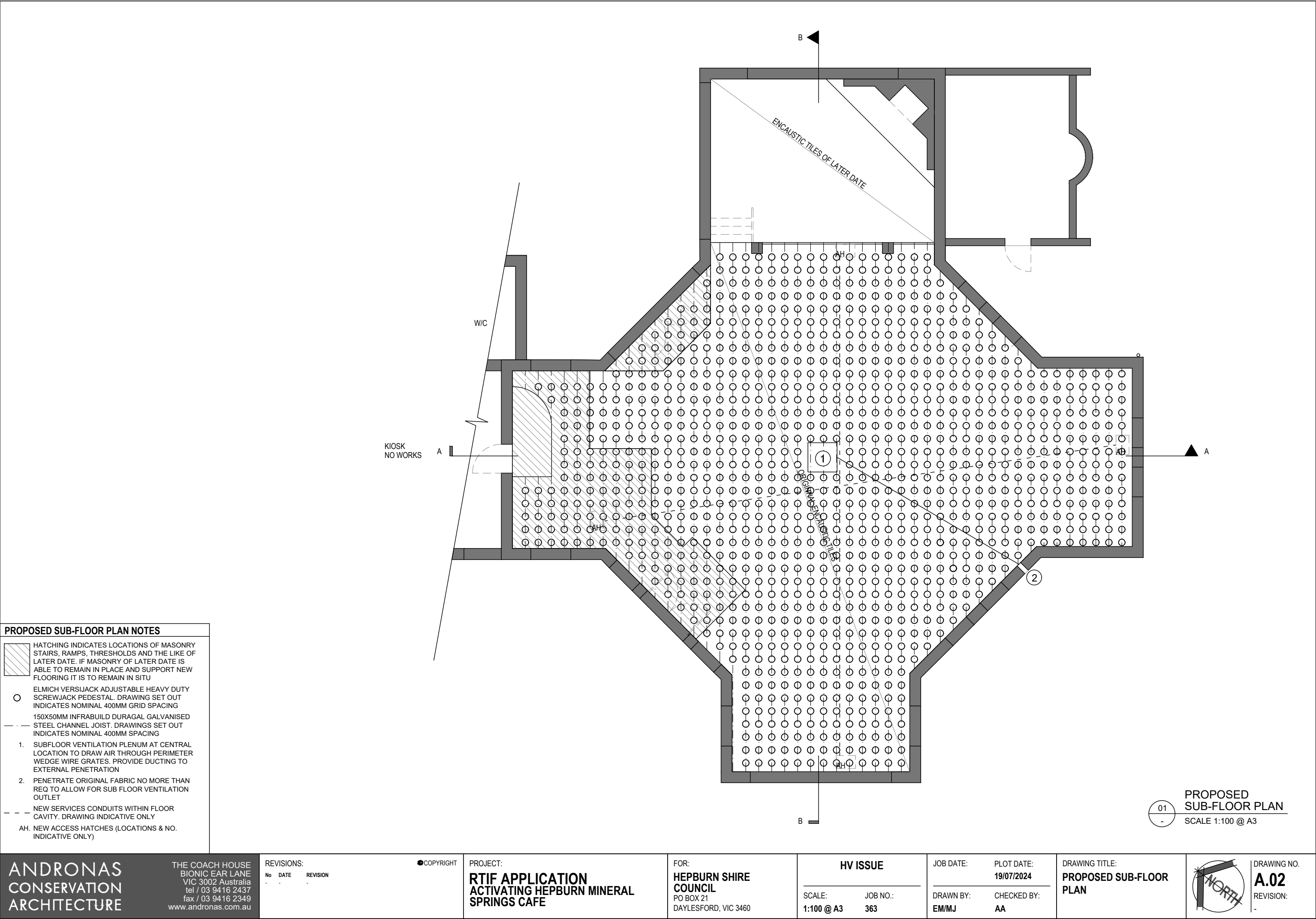
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A.00
REVISION:
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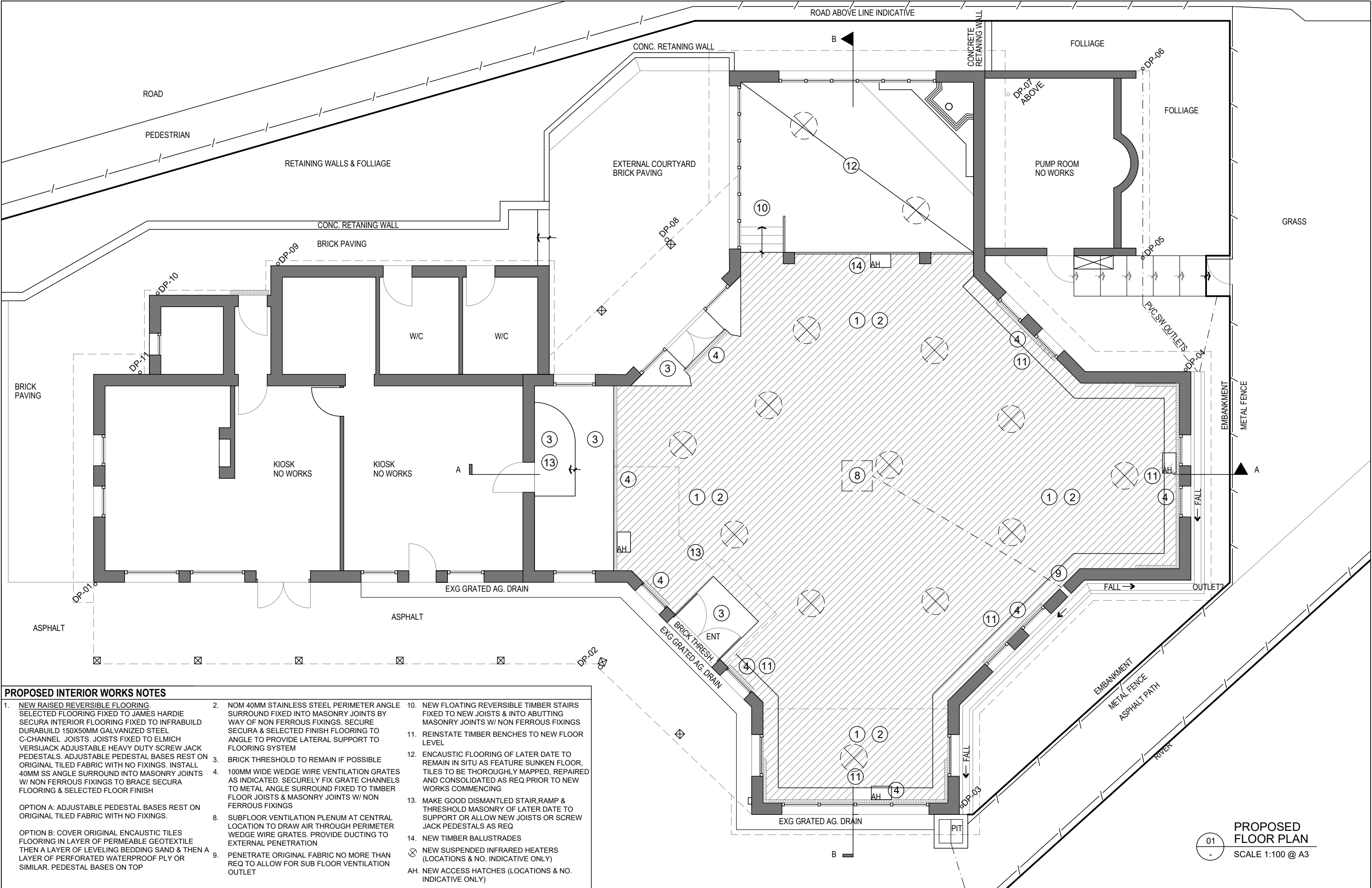


PROPOSED DEMOLITION NOTES

HATCHING INDICATES MASONRY STAIRS, RAMPS, THRESHOLDS AND THE LIKE OF LATER DATE. CAREFULLY DISMANTLE AND DISCARD UPSTANDS & ELEMENTS THAT IMPEDE OR INTERRUPT NEW PROPOSED FLOORING & STRUCTURE AS REQ. IF MASONRY OF LATER DATE IS ABLE TO REMAIN IN PLACE AND SUPPORT NEW FLOORING DO NOT DISMANTLE. RETAIN AS MUCH AS POSSIBLE. TAKE PRECAUTIONS BY WAY OF HOARDING AND TEMPORARY TRAFFICABLE PATHWAYS TO PROTECT SIGNIFICANT ORIGINAL ENCAUSTIC TILES. IF MASONRY ABUTS ORIGINAL TILES & REQUIRES DISMANTLING DO SO WITH UTMOST CARE

1. PRIOR TO WORKS COMMENCING. THOROUGHLY INVESTIGATE, MAP & FLUSH ENTIRE EXG SW SYSTEM. ENSURE THAT INTERNAL GATIC PITS ARE INSPECTED & PATHWAYS MAPPED
2. THOROUGHLY MAP AND DOCUMENT ALL ENCAUSTIC TILED FLOORING. ALLOW FOR CONSERVATION REPAIR AND CONSOLIDATION OF LOOSE OR DAMAGED TILES WITH SELECTED LIME MORTAR ADHESIVE
3. PENETRATE ORIGINAL FABRIC NO MORE THAN REQ TO ALLOW FOR SUB FLOOR VENTILATION OUTLET
4. EXG TIMBER BENCHES TO BE CAREFULLY DISMANTLED AND STORED SAFELY ON SITE FOR REINSTATEMENT TO NEW PROPOSED FFL





PROPOSED INTERIOR WORKS NOTES

1. NEW RAISED REVERSIBLE FLOORING. SELECTED FLOORING FIXED TO JAMES HARDIE SECURA INTERIOR FLOORING FIXED TO INFRABUILD DURABUILD 150X50MM GALVANIZED STEEL C-CHANNEL JOISTS. JOISTS FIXED TO ELMICH VERSIJACK ADJUSTABLE HEAVY DUTY SCREW JACK PEDESTALS. ADJUSTABLE PEDESTAL BASES REST ON ORIGINAL TILED FABRIC WITH NO FIXINGS. INSTALL 40MM SS ANGLE SURROUND INTO MASONRY JOINTS W/ NON FERROUS FIXINGS TO BRACE SECURA FLOORING & SELECTED FLOOR FINISH
2. NOM 40MM STAINLESS STEEL PERIMETER ANGLE SURROUND FIXED INTO MASONRY JOINTS BY WAY OF NON FERROUS FIXINGS. SECURE SECURA & SELECTED FINISH FLOORING TO ANGLE TO PROVIDE LATERAL SUPPORT TO FLOORING SYSTEM
3. BRICK THRESHOLD TO REMAIN IF POSSIBLE
4. 100MM WIDE WEDGE WIRE VENTILATION GRATES AS INDICATED. SECURELY FIX GRATE CHANNELS TO METAL ANGLE SURROUND FIXED TO TIMBER FLOOR JOISTS & MASONRY JOINTS W/ NON FERROUS FIXINGS
8. SUBFLOOR VENTILATION PLENUM AT CENTRAL LOCATION TO DRAW AIR THROUGH PERIMETER WEDGE WIRE GRATES. PROVIDE DUCTING TO EXTERNAL PENETRATION
9. PENETRATE ORIGINAL FABRIC NO MORE THAN REQ TO ALLOW FOR SUB FLOOR VENTILATION OUTLET
10. NEW FLOATING REVERSIBLE TIMBER STAIRS FIXED TO NEW JOISTS & INTO ABUTTING MASONRY JOINTS W/ NON FERROUS FIXINGS
11. REINSTATE TIMBER BENCHES TO NEW FLOOR LEVEL
12. ENCAUSTIC FLOORING OF LATER DATE TO REMAIN IN SITU AS FEATURE SUNKEN FLOOR. TILES TO BE THOROUGHLY MAPPED, REPAIRED AND CONSOLIDATED AS REQ PRIOR TO NEW WORKS COMMENCING
13. MAKE GOOD DISMANTLED STAIR, RAMP & THRESHOLD MASONRY OF LATER DATE TO SUPPORT OR ALLOW NEW JOISTS OR SCREW JACK PEDESTALS AS REQ
14. NEW TIMBER BALUSTRADES
- NEW SUSPENDED INFRARED HEATERS (LOCATIONS & NO. INDICATIVE ONLY)
- AH. NEW ACCESS HATCHES (LOCATIONS & NO. INDICATIVE ONLY)

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**PROPOSED FLOOR
PLAN**

DRAWING NO.
A.03
REVISION:
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