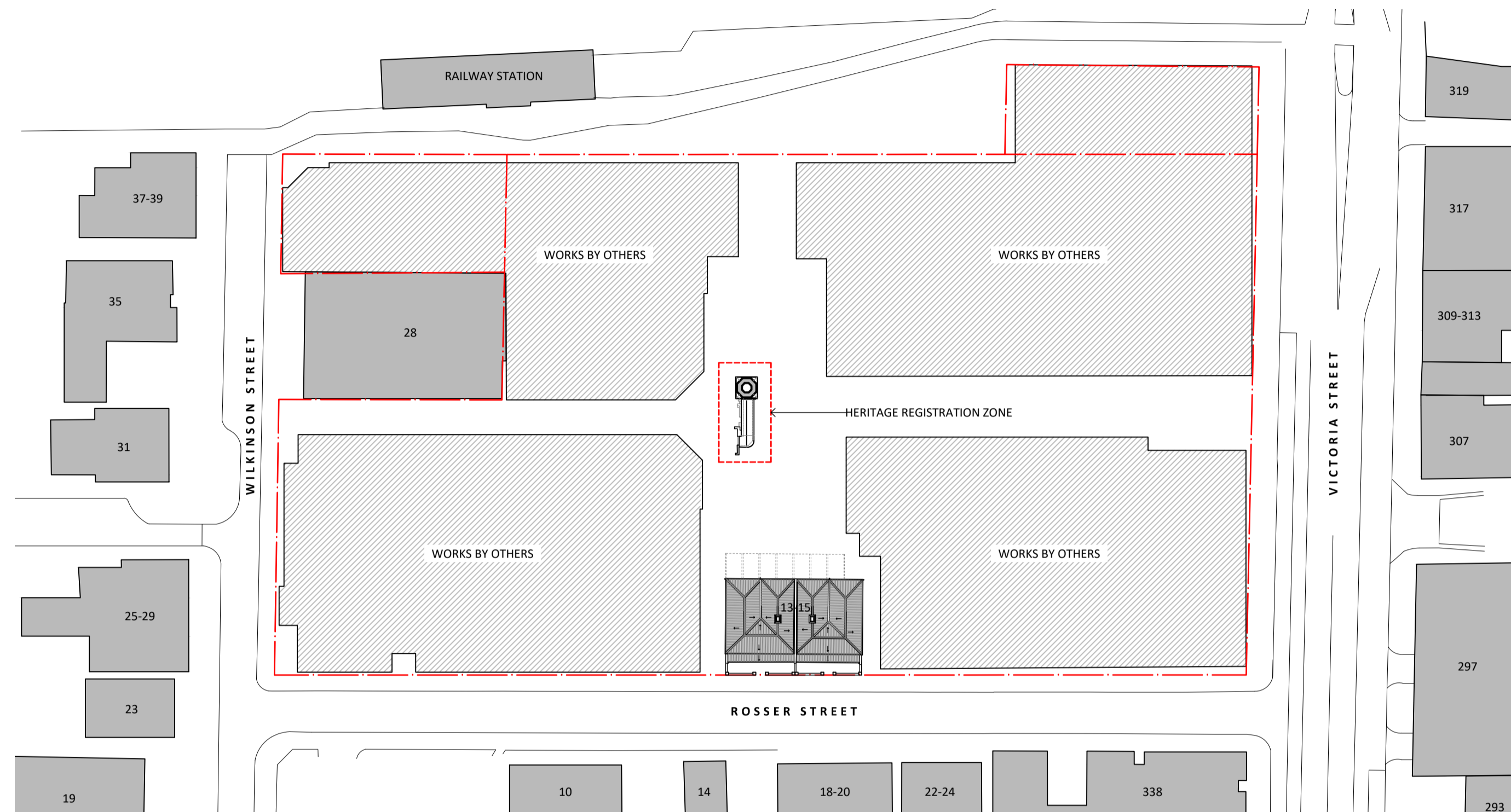


342-348 VICTORIA STREET BRUNSWICK

FORMER LICORICE FACTORY CHIMNEY AND FIRE TUNNEL



01 PROPOSED SITE PLAN
1:500

ITEMISED SCHEDULE OF WORKS:

NUM	REPAIR	WORKS DESCRIPTION	DIMENSION
01	B2	REBUILD BRICKWORK (05/HA01) PRIOR TO ANY DEMOLITION WORKS	1.00 M2
02	B2	REBUILD BRICKWORK (04/HA02)	0.90 M2
03	B2	REBUILD BRICKWORK (04/HA02)	0.30 M2
04	B2	REBUILD BRICKWORK (04/HA02)	0.40 M2
05	B2	REBUILD BRICKWORK (04/HA02)	0.80 M2
06	B2	REBUILD BRICKWORK (04/HA02)	0.05 M2
07	B2	REBUILD BRICKWORK (04/HA02)	0.05 M2
08	B2	REBUILD BRICKWORK (04/HA02)	0.05 M2
09	B1	RE-POINT BRICKWORK (04/HA02)	7.00 M2
10	B1	RE-POINT BRICKWORK (04/HA02)	0.60 M2
11	B1	RE-POINT BRICKWORK (04/HA02)	4.00 M2
12	B1	RE-POINT BRICKWORK (04/HA02)	4.00 M2
13	R1	RENDER REPAIR (04/HA02)	3.20 M2
14	B1	RE-POINT BRICKWORK (05/HA02)	2.00 M2
15	B1	RE-POINT BRICKWORK (06/HA02)	10.00 M2
16	B2	REBUILD BRICKWORK (06/HA02)	0.20 M2
17	B2	REBUILD BRICKWORK (06/HA02)	0.30 M2
18	B2	REBUILD BRICKWORK (06/HA02)	0.20 M2
19	B2	REBUILD BRICKWORK (06/HA02)	0.05 M2
20	B2	REBUILD BRICKWORK (06/HA02)	0.05 M2
21	B1	RE-POINT BRICKWORK (06/HA02)	3.00 M2
22	B1	RE-POINT BRICKWORK (06/HA02)	TBC M2
23	R1	RENDER REPAIR (06/HA02)	3.20 M2
24	B2	REBUILD BRICKWORK (07/HA02)	1.00 M2
25	B2	REBUILD BRICKWORK (07/HA02)	0.05 M2
26	B2	REBUILD BRICKWORK (07/HA02)	0.05 M2
27	B1	RE-POINT BRICKWORK (07/HA02)	5.00 M2
28	R1	RENDER REPAIR (07/HA02)	3.20 M2

METHOD OF REPAIRS:

G1 - FAÇADE CLEANING
WASH DOWN ALL FAÇADE SURFACES TO REMOVE ORGANIC GROWTH, LICHEN, MOSS, VEGETATION, GUANO AND DEBRIS USING A NYLON STIFF BRISTLE BRUSH, LOW PRESSURE WARM WATER AND DISINFECTANT. APPLY DISINFECTANT CLEANER (QUATERNARY AMMONIUM COMPOUND) IN DILUTED SOLUTION, TO MANUFACTURER'S RECOMMENDATIONS, AND WASH DOWN WITH LOW PRESSURE (MAX 300 PSI) WARM (MAX 60°C) WATER SCRUBBING WITH A NYLON BRUSH TO REMOVE DEBRIS. CAPTURE ALL WASTE AND WATER RUNOFF FOR DISPOSAL IN ACCORDANCE WITH THE RELEVANT AUTHORITIES' GUIDELINES. WHERE TREES OR PLANT GROWTH ARE FOUND, APPLY WEED KILLER, THAT DOES NOT CONTAIN GLYPHOSATE, TO KILL GROWTH. ONCE PLANT HAS DIED REMOVE PLANT ALONG WITH ROOT STOCK. IF ROOT STOCK IS FOUND TO BE DEEPLY EMBEDDED WITHIN THE SUBSTRATE SEEK DIRECTION ON ADDITIONAL WORKS REQUIRED FROM CONSERVATION ARCHITECT.

B1 - RE-POINT BRICKWORK
CAREFULLY RAKE OUT EXISTING DEGRADED MORTAR TO A MINIMUM DEPTH OF 20MM BY HAND OR USING AN ARBORTECH SAW. DO NOT CUT, WIDEN, OR ALTER THE THICKNESS OF JOINTS. DO NOT USE GRINDERS. CLEAN JOINT WITH COMPRESSED AIR OR WATER. REPOINT THE EXISTING JOINTS WITH LIME BASED MORTAR TO MATCH EXISTING MORTAR COLOUR AND TEXTURE, ALLOW FOR ADDITION OF NATURAL PIGMENT WITHIN THE MIX. ALLOW TO PREPARE SAMPLES OF COLOUR MATCHED MORTAR TO THE SATISFACTION OF THE CONSERVATION ARCHITECT. PRE-WET JOINTS THE DAY BEFORE RE-POINTING AND PRIOR TO RE-POINTING, ENSURING THE SURFACE IS DAMP. ALL JOINTS ARE TO MATCH EXISTING (FLUSH) AND TO TAMPED TO EXPOSE THE AGGREGATE AND GIVE A WEATHERED FINISH TO MATCH THE EXISTING ADJACENT.

B2 - REBUILD / REPLACE BRICKWORK
CUT OUT EXISTING DECAYED OR DAMAGED BRICK BY HAND AND CLEAN OUT AREA WITH COMPRESSED AIR OR WATER. INSTALL SALVAGED BRICK TO MATCH EXISTING ADJACENT, BEDDED IN WITH MORTAR AS SPECIFIED TO MATCH EXISTING BOND. WHERE POSSIBLE USE SALVAGED BRICKS FROM DEMOLITION WORKS, WHERE ADDITIONAL BRICKS ARE REQUIRED SOURCE NEW SALVAGED PRESSED RED BRICK TO MATCH EXISTING. RE-POINT IN ACCORDANCE WITH REPAIR CODE B1.

R1 - CUT OUT AND RE-RENDER TO HORIZONTAL CAPPINGS / PARGING
UNDERTAKE RENDER MIX SAMPLES IN-SITU TO MATCH ADJACENT MATERIAL COLOUR AND FINISH TO THE SATISFACTION OF THE CONSERVATION ARCHITECT. RENDER COLOUR IS ASSUMED TO BE ACHIEVED FROM SANDS AND ADDITIONAL NATURAL PIGMENT IF REQUIRED. CUT OUT DRUMMY, CRACKED OR DEFECTIVE RENDER BACK TO SOUND SUBSTRATE AND CLEAN WITH COMPRESSED AIR OR WATER. BUILD UP NEW RENDER IN TRADITIONAL 3 COAT CEMENT RENDER TO MATCH ORIGINAL DEPTH AND FINISH. ENSURE COATS KEY INTO COAT BELOW. REINSTATE FALLS TO MATCH ORIGINAL DETAIL AND TO ENSURE REMOVAL OF RAINWATER. ENSURE EACH RENDER COAT IS GIVEN SUFFICIENT TIME TO CURE BEFORE APPLICATION OF THE NEXT COAT.

DRAWING REGISTER

HA00	COVER PAGE AND GENERAL NOTES
HA01	EXISTING AND DEMOLITION WORKS
HA02	PROPOSED WORKS
HA03	PROPOSED DETAILS

GENERAL NOTES:

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- CONTRACTOR IS TO PROVIDE FOR ALL TRANSPORTATION AND STORAGE OF MATERIALS.
- ALL ITEMS TO BE REMOVED AND REINSTATED ARE TO BE ACCURATELY RECORDED THROUGH EXISTING CONDITION SKETCHES, PHOTOGRAPHS AND DIAGRAMS. EACH COMPONENT IS TO BE LABELED TO ENSURE IT CAN BE RESTORED TO ORIGINAL LOCATION.
- ALL ITEMS NOMINATED FOR REMOVAL AND REINSTATEMENT ARE TO BE STORED IN A SECURE LOCATION ON SITE. PROVIDE WEATHER TIGHT SECURE STORAGE FOR ALL ITEMS NOMINATED TO BE REMOVED AND RE-INCORPORATED INTO THE WORKS.

DEMOLITION / DISMANTLING WORKS NOTES:

- CONTRACTOR IS TO PROVIDE ANY TEMPORARY ENGINEERING WORKS / PROPPING PROPOSAL FOR REVIEW PRIOR TO COMMENCING ANY WORKS.
- PRIOR TO COMMENCING DEMOLITION AND DISMANTLING WORKS COMPLETE RE-BUILDING OF BRICKWORK TO FIRE TUNNEL AS NOMINATED WITH SALVAGED BRICKS TO MATCH EXISTING ADJACENT.
- CONTRACTOR TO PROVIDE SAMPLE OF SALVAGED BRICK FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORKS.
- BRICK ROOF IS UNDERSTOOD TO CONSIST OF TWO LAYERS OF BRICKWORK SUPPORTED BY STEEL 'T' SECTIONS BETWEEN FIRE TUNNEL WALLS.
- BRICK ROOF IS TO BE DISMANTLED BY HAND WITH ALL BRICK CLEANED AND PALLETISED FOR REINSTATEMENT.
- ALLOW FOR REVIEW OF ORIGINAL STEEL 'T' SECTION BY ENGINEER AND HERITAGE ARCHITECT PRIOR TO DISPOSAL.
- CONCRETE BLOCK WALL TO BE PROGRESSIVELY DISMANTLED BY HAND FROM THE TOP DOWN, USE OF HAND TOOLS SUCH AS ARBORTECH SAW OR ANGLE GRINDERS TO ASSIST WITH REMOVAL IS ACCEPTABLE. DO NOT SAW CUT BLOCK WORK.
- ALLOW TO REVIEW CONDITION OF BRICKWORK TO NORTH WALL OF FIRE TUNNEL AS IT IS EXPOSED.
- IF BRICKWORK TO NORTH WALL OF FIRE TUNNEL IS RESTING / TOUCHING CONCRETE BLOCK WALL CEASE DEMOLITION WORKS AND ALLOW FOR REVIEW BY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH WORKS.
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- ALLOW TO CLEAN OUT DEBRIS AND SOIL / FILL TO THE FLOOR OF THE FIRE TUNNEL AND BASE OF CHIMNEY BY HAND TO EXPOSE ORIGINAL FLOOR.
- APPLY WEED KILLER THAT DOES NOT CONTAIN GLYPHOSATE TO ALL PLANT GROWTH TO BRICKWORK, ONCE PLANT GROWTH HAS DIED CAREFULLY REMOVE ALONG WITH ROOT STOCK.

INVESTIGATION NOTES:

- GEOTECHNICAL INVESTIGATION TO BE COMPLETED FOLLOWING REMOVAL OF CONCRETE BLOCK WALL.
- STRUCTURAL FOUNDATION REMEDIATION WORKS TO BE CONFIRMED FOLLOWING GEOTECHNICAL INVESTIGATION.

BRICK WORKS:

- CONTRACTOR TO WASH DOWN ALL SURFACES TO REMOVE ORGANIC GROWTH, VEGETATION AND DEBRIS USING A NYLON STIFF BRISTLE BRUSH, LOW PRESSURE WARM WATER AND DISINFECTANT.
- ALL REPLACEMENT BRICKS TO BE SALVAGED SECOND HAND BRICKS TO MATCH EXISTING, SAMPLE TO BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORKS.
- REPOINT BRICKWORK WITH LIME BASED MORTAR AND IN ACCORDANCE WITH HERITAGE VICTORIA TECHNICAL CODES HTC 1:2020 LIME MORTARS FOR THE REPAIR OF MASONRY AND HTC 2:2020 REPOINTING WITH LIME MORTARS.
- BRICK JOINTS TO BE CAREFULLY RAKED OUT BY HAND, DO NOT CUT, WIDEN, GRIND OR ALTER JOINTS.

PAINTING WORKS:

- GENERALLY PREPARE AND PAINT ALL METAL SURFACES, EXCLUDING ROOF AND RAINWATER GOODS.
- ROOF AND RAINWATER GOODS TO REMAIN UNPAINTED IN NATURAL MATERIAL FINISH.
- PREPARATION TO INCLUDE REMOVAL OF LOOSE, RUSTED AND FLAKING MATERIAL WITH A NON FERROUS STIFF BRISTLE BRUSH AND SPOT PRIMING WITH ZINC RICH PRIMER.
- PROVIDE SAMPLE OF PAINTING PREPARATION AND PAINT SYSTEM FOR REVIEW AND APPROVAL.

PAINT SYSTEM TO ALL EXISTING METAL SURFACES:

- 1ST COAT OF DULEX DUREBILD STE - PC237 TWO PACK EPOXY
- 2ND & 3RD COATS OF DULUX WEATHERMAX HBR TWO PACK GLOSS
- COLOUR: DULUX DOMINO

SPECIFICATION:

MORTAR MATERIALS

MORTAR CLASS: TO AS 3700
CEMENT: TO AS 3972.
AGGREGATES: TO 2758.1.
WATER: TO AS 1379.
CEMENT TYPE: EUREKA GP CEMENT.
WHITE CEMENT: WITH ≤ 1% IRON SALTS CONTENT.
SAND: FINE AGGREGATE WITH A LOW CLAY CONTENT AND FREE FROM EFFLORESCING SALTS, SELECTED FOR COLOUR AND GRADING. TO BE WASHED PRIOR TO USE.
WATER: CLEAN AND FREE FROM ANY DELETERIOUS MATTER.

MORTAR (LIME + POZZOLAN) MIX PROPORTIONS

1 PART QUICKLIME OR LIME PUTTY + 5% POZZOLAN (FLY ASH) : 3 PARTS SAND

GROUT

NO PROPRIETARY GROUTS WILL BE ACCEPTED.

PREMIXED MORTAR

NO PROPRIETARY PREMIXED MORTAR WILL BE ACCEPTED.

WARRANTIES

PROVIDE A WRITTEN FORM OF WARRANTY FOR WORKMANSHIP OF ALL NEW BRICKWORK WORKS FOR 10 YEARS FROM THE DATE OF PRACTICAL COMPLETION.

COMPLETION

REQUIREMENT: LEAVE THE BRICK WORK CLEAN ON COMPLETION.

SCHEDULE

BRICKS: RE-USE ORIGINAL BRICK / COMPLETE WITH SECOND HAND BRICK TO MATCH ADJACENT.
BRICK MORTAR: COLOUR TO MATCH ADJACENT MORTAR COLOUR.
UNIT MORTAR JOINTS: BOND TO MATCH ADJACENT MORTAR JOINT.

NOT FOR CONSTRUCTION

NO.	DATE	REVISION
DD1	02/05/2024	HERITAGE VICTORIA SUBMISSION

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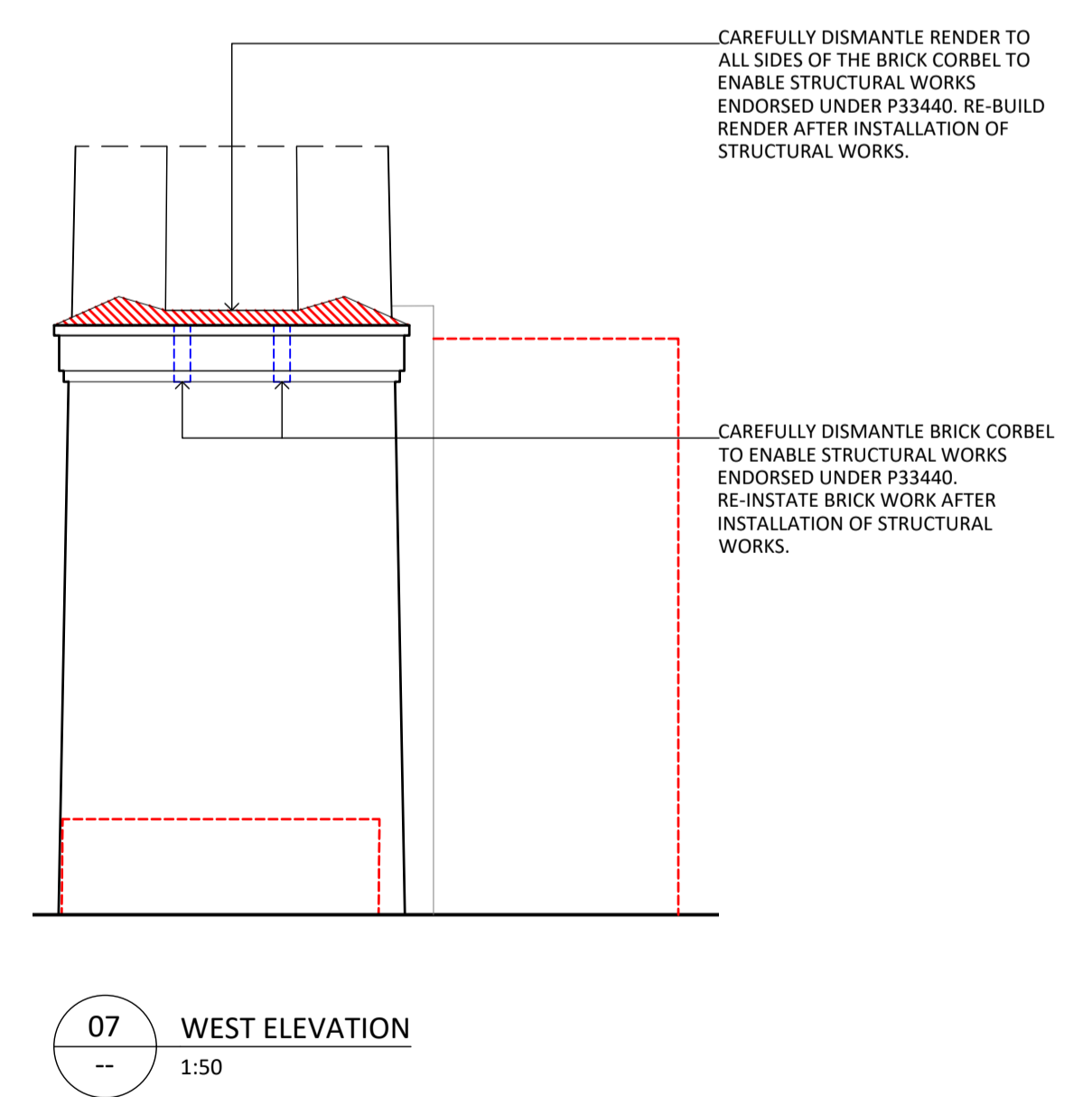
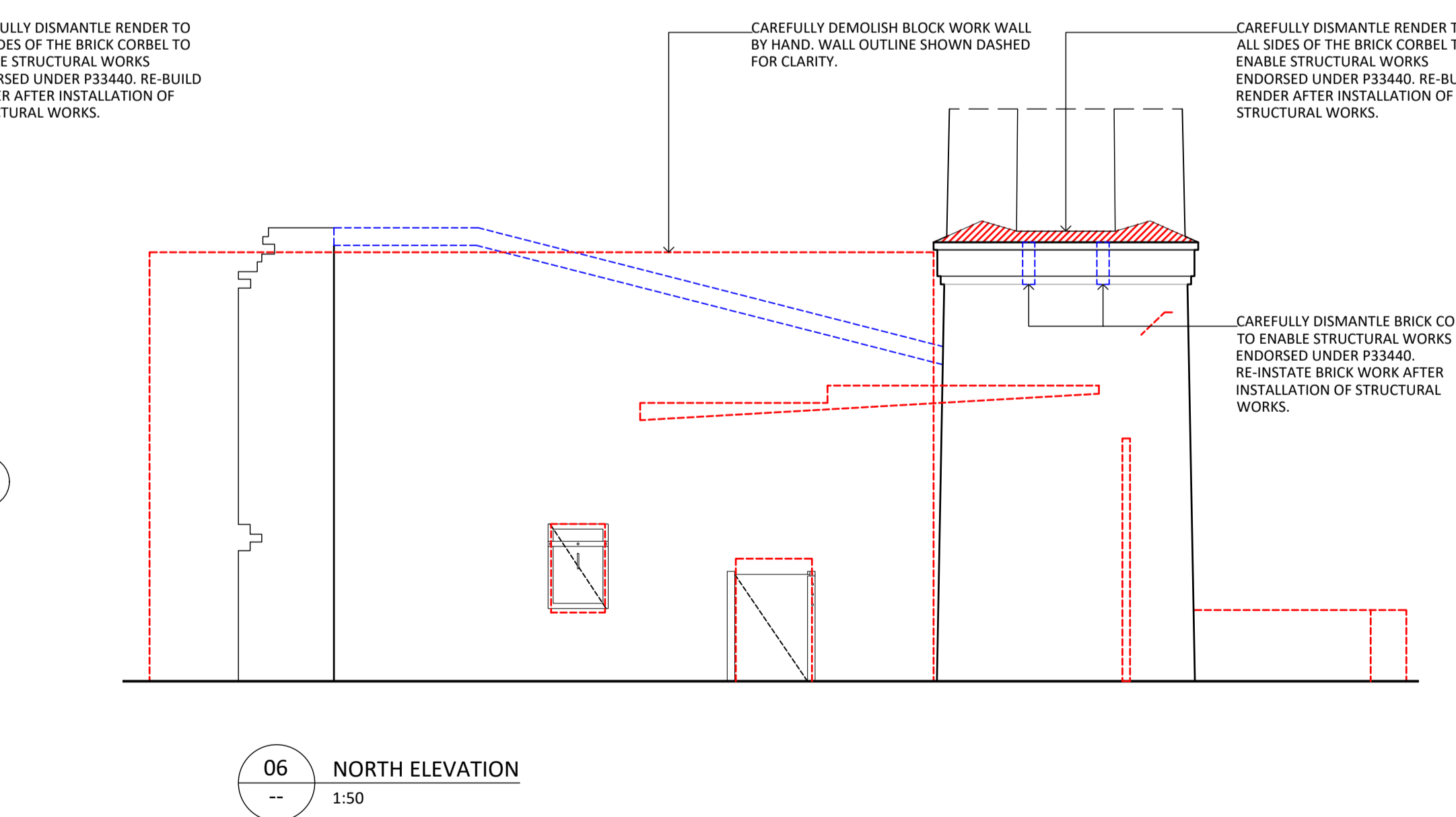
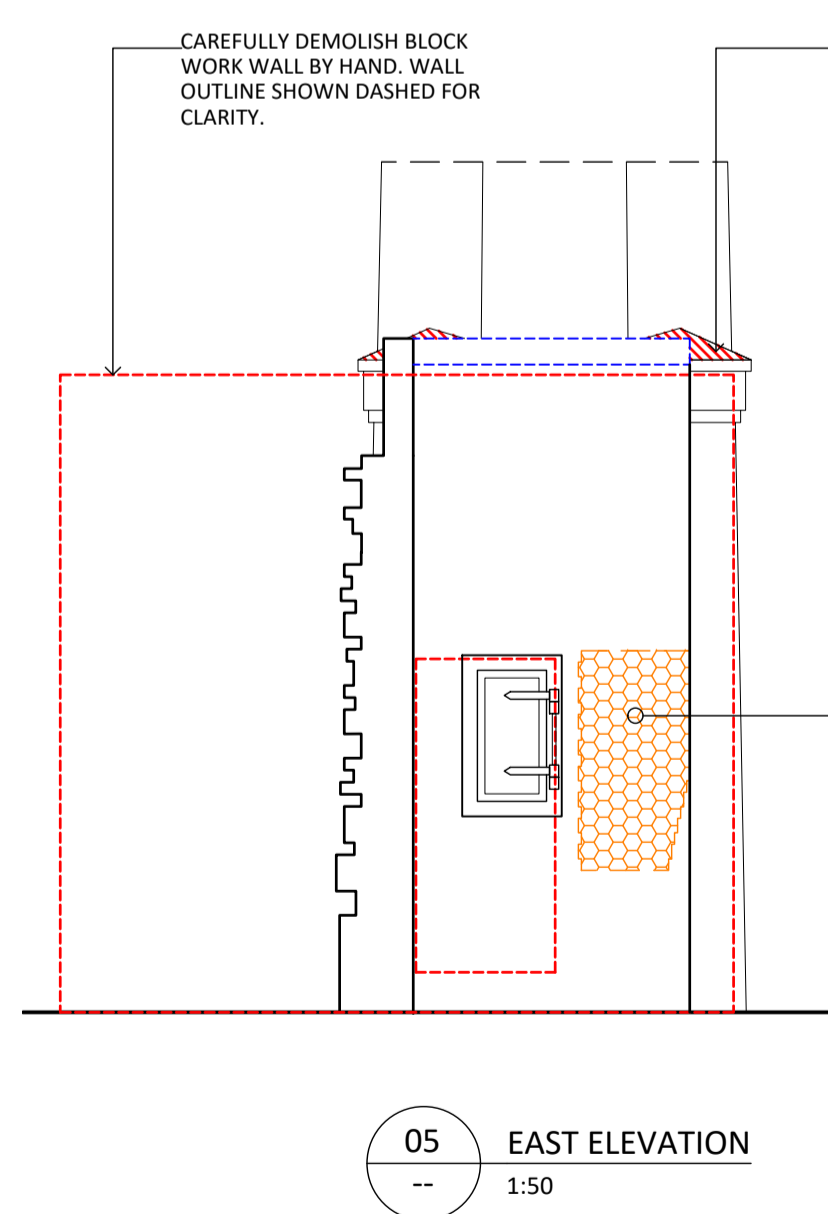
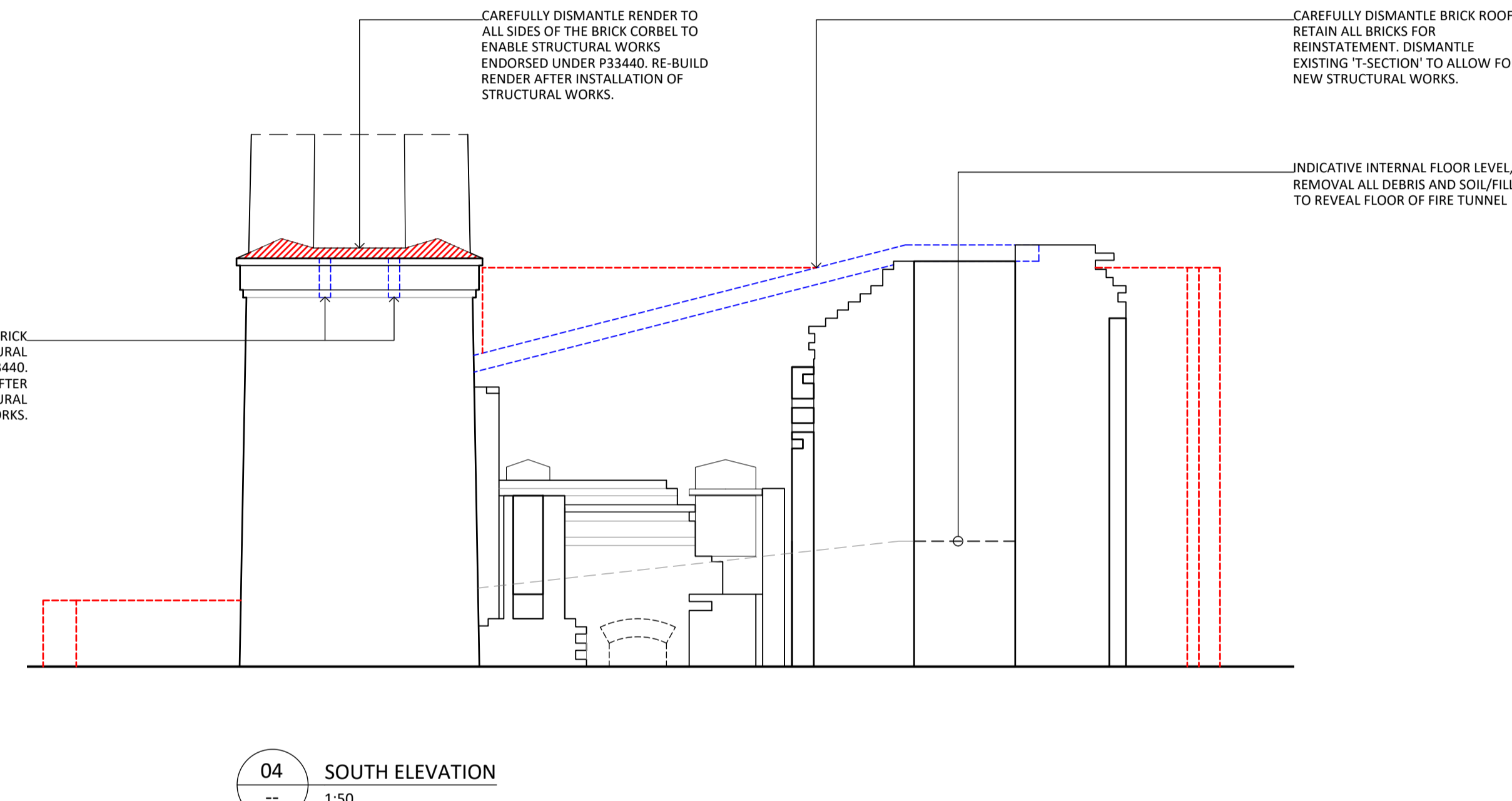
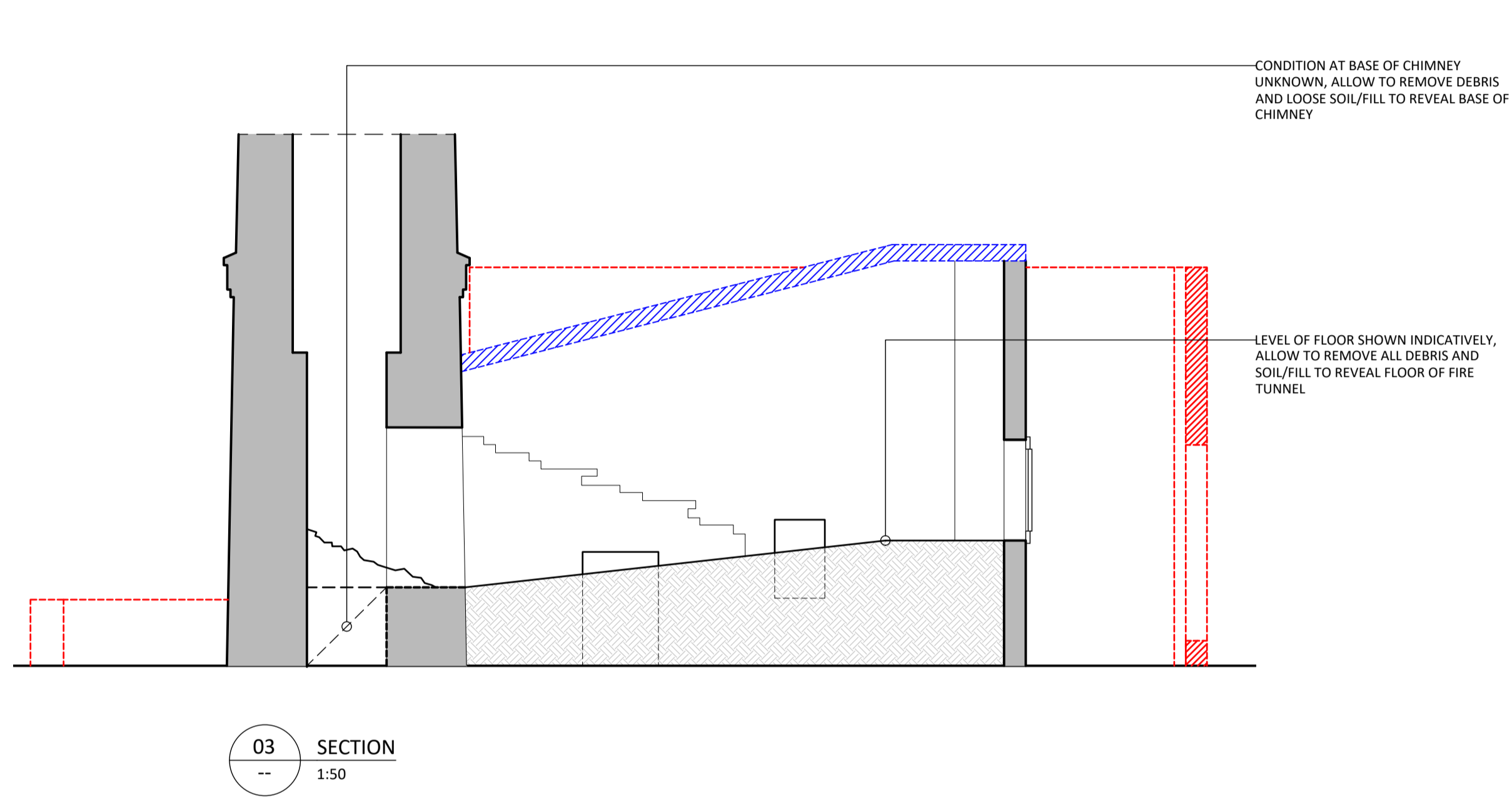
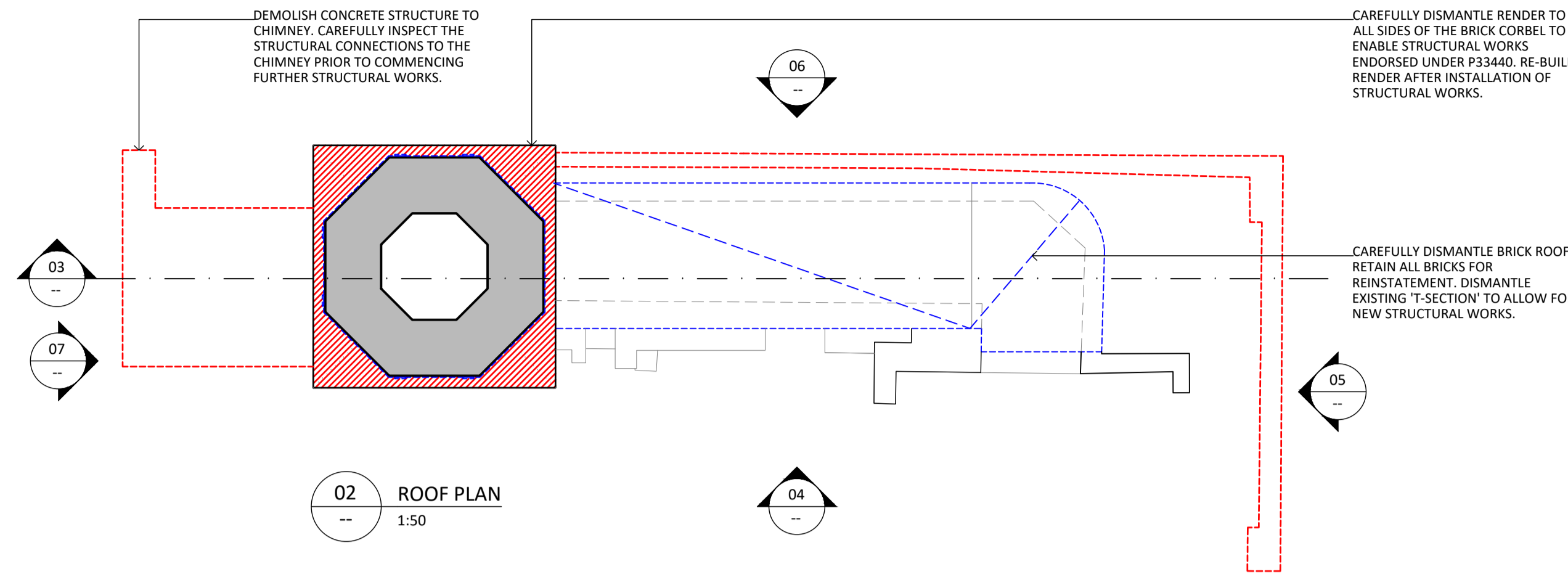
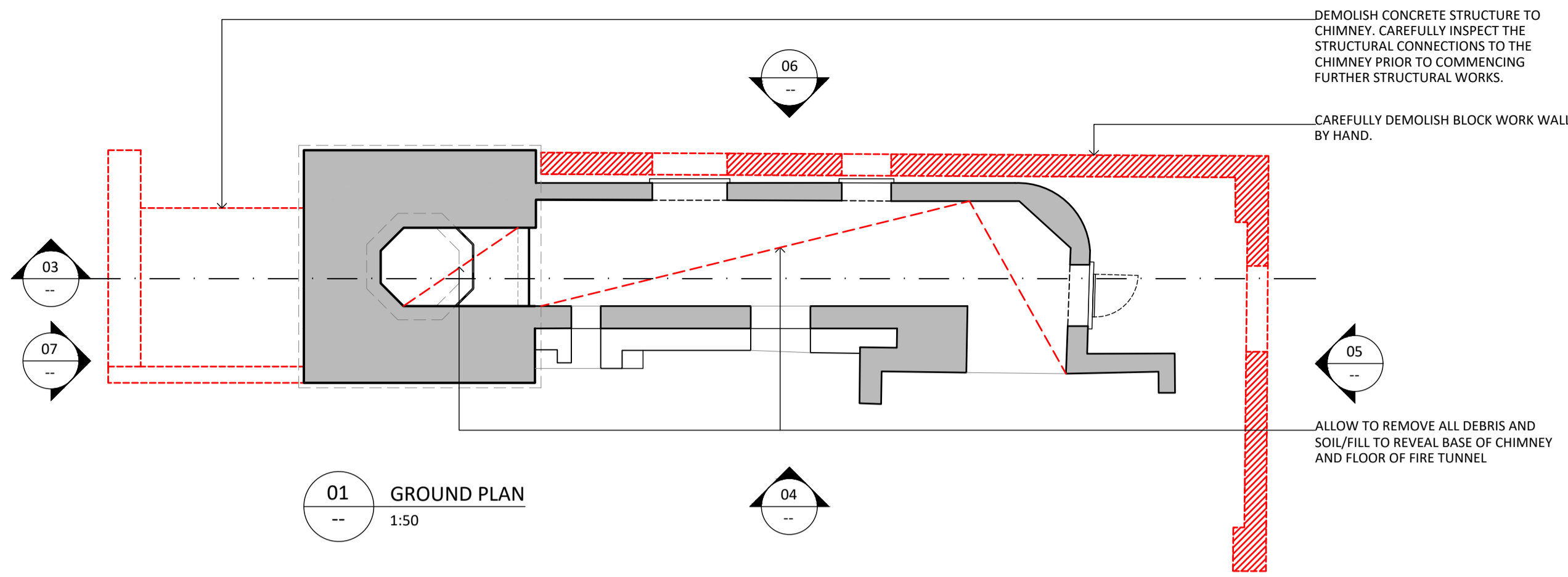
PROJECT
342-348 VICTORIA STREET BRUNSWICK
FORMER LICORICE FACTORY
CHIMNEY AND FIRE TUNNEL

DRAWN NR CHECKED SH PROJECT NO. 10418 DATE DECEMBER 2023

DRAWING TITLE
COVER PAGE AND GENERAL NOTES

ISSUE HERITAGE VICTORIA SCALE 1:500@A1 DRAWING NO. HA00 REVISION DD1





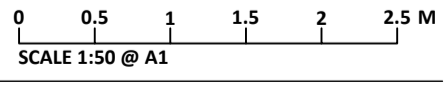
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- LEGEND:**
- DEMOLISH
 - DISMANTLE
 - RE-BUILD BRICKWORK

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DD1	02/05/2024	HERITAGE VICTORIA SUBMISSION

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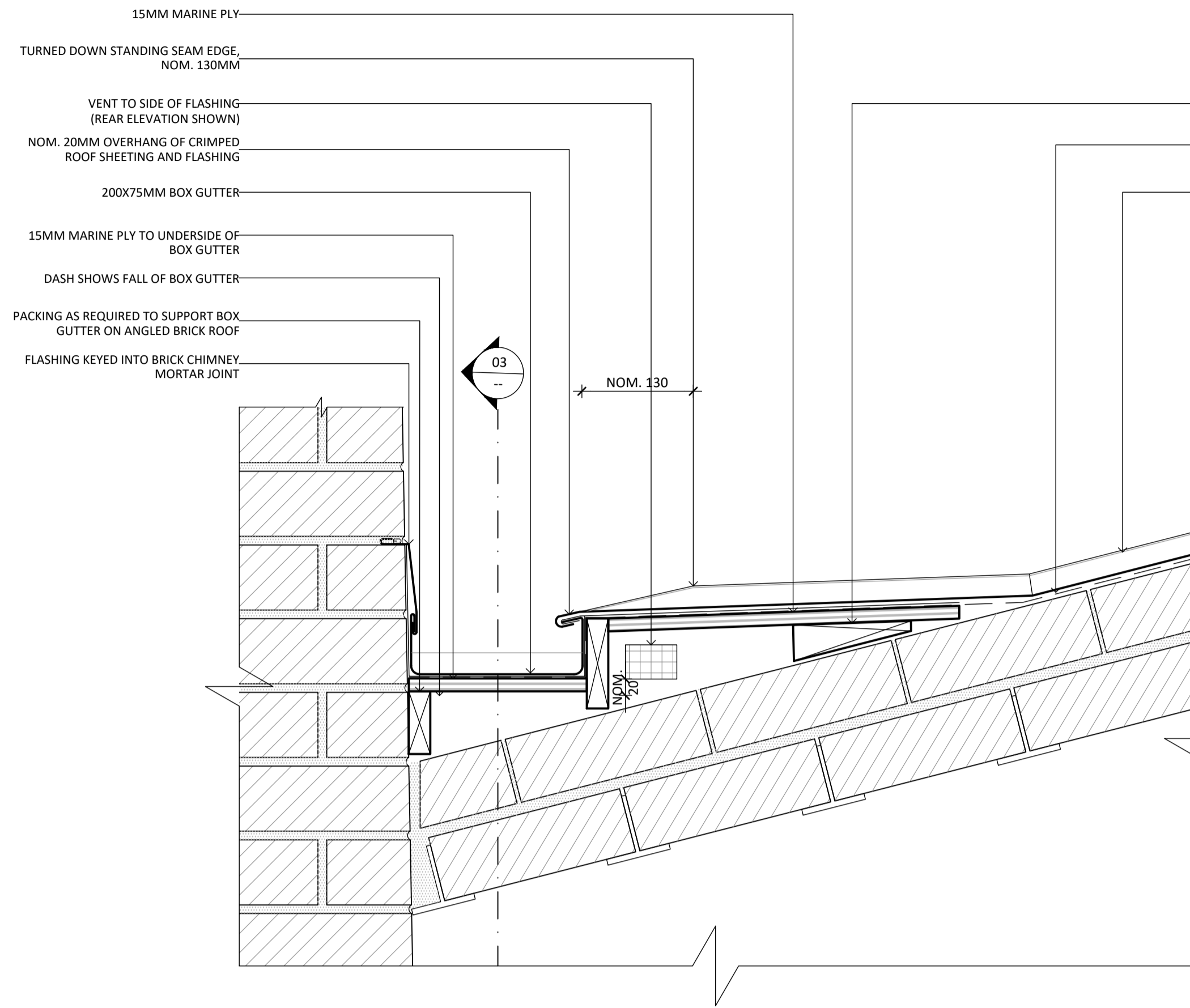
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PROJECT
342-348 VICTORIA STREET BRUNSWICK
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CHIMNEY AND FIRE TUNNEL

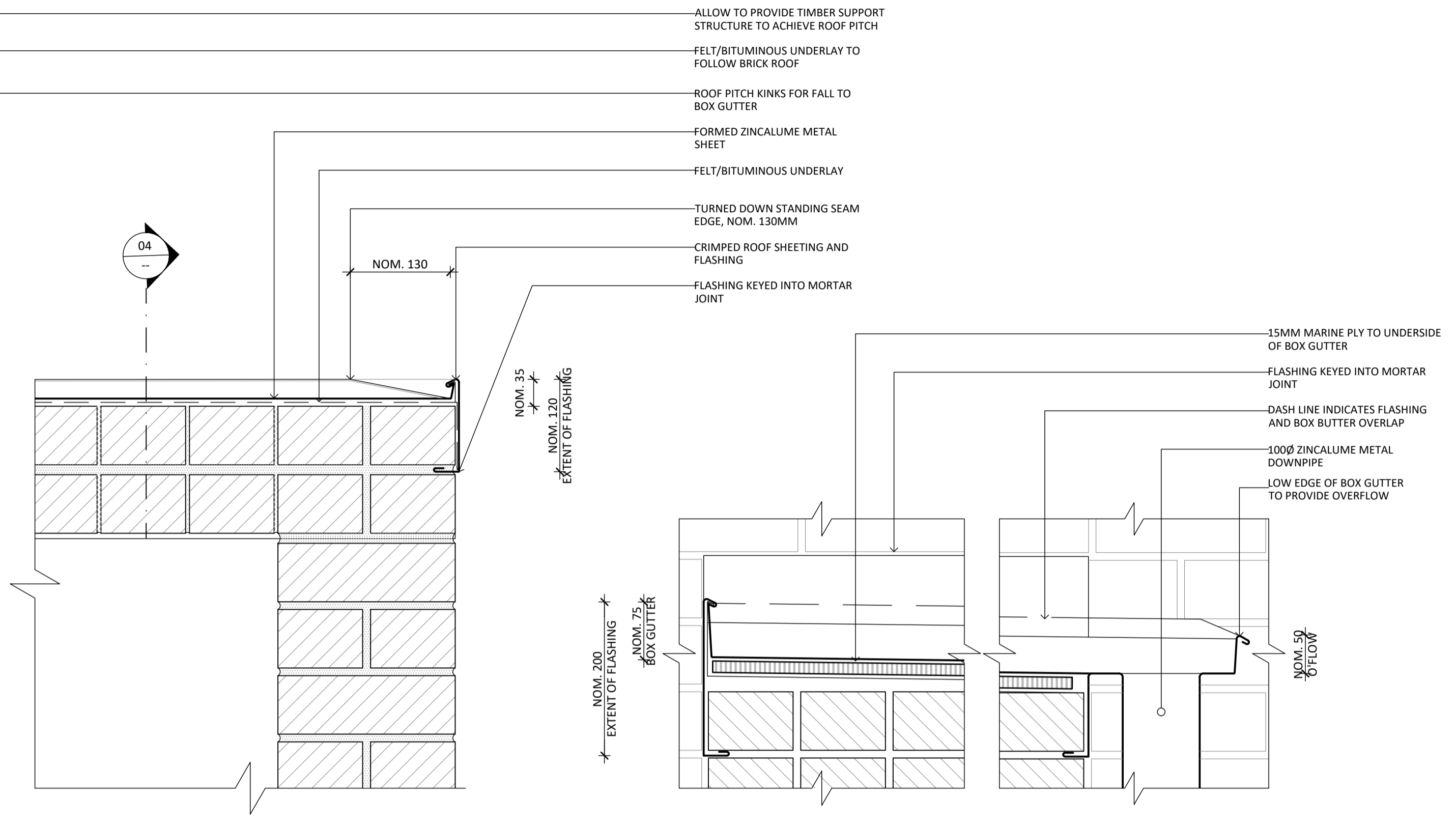
DRAWN NR CHECKED SH PROJECT NO. 10418 DATE DECEMBER 2023

DRAWING TITLE
EXISTING CONDITIONS AND
DEMOLITION / DISMANTLING WORKS

ISSUE HERITAGE VICTORIA SCALE 1:50@A1 DRAWING NO. HA01 REVISION DD1

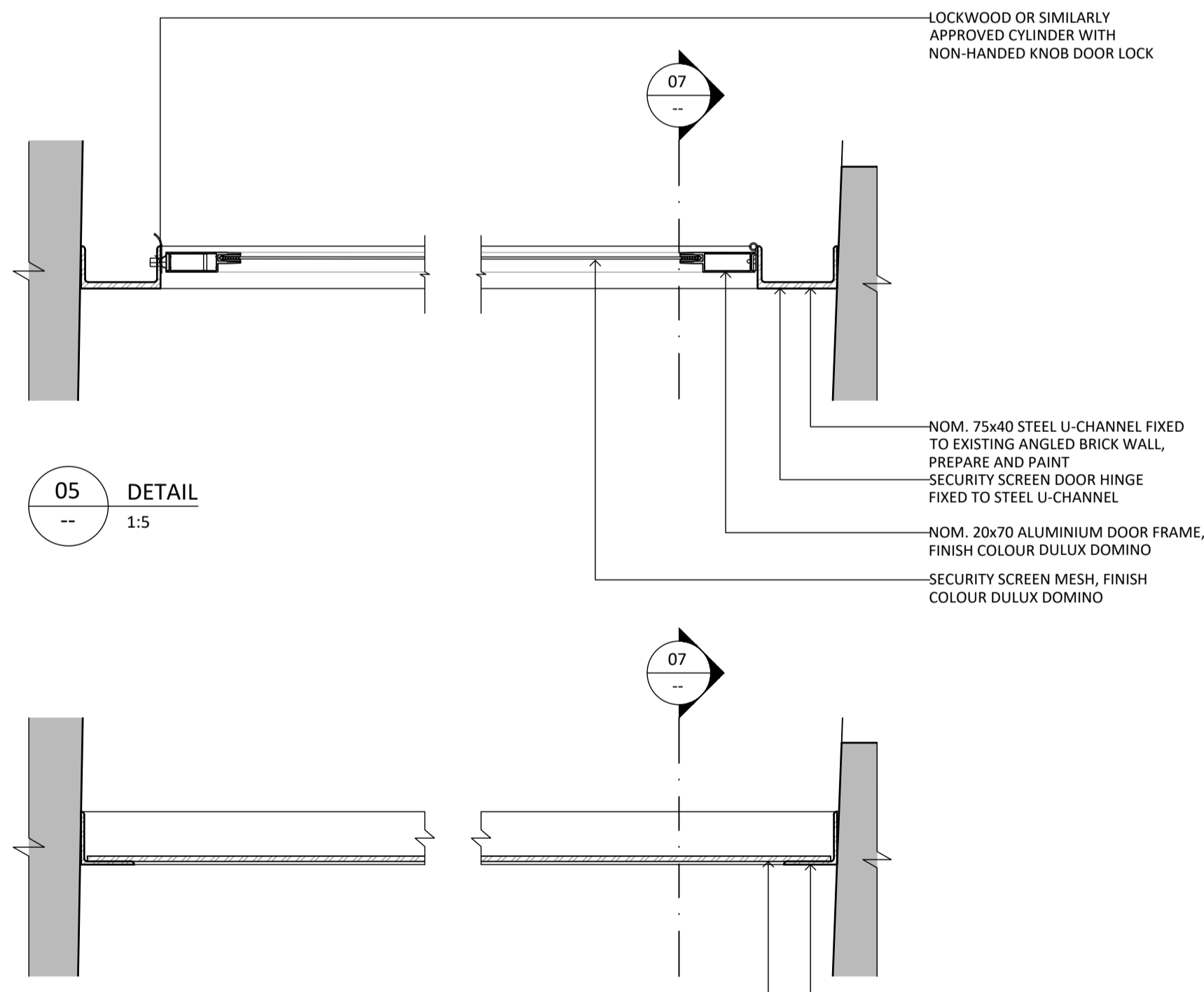


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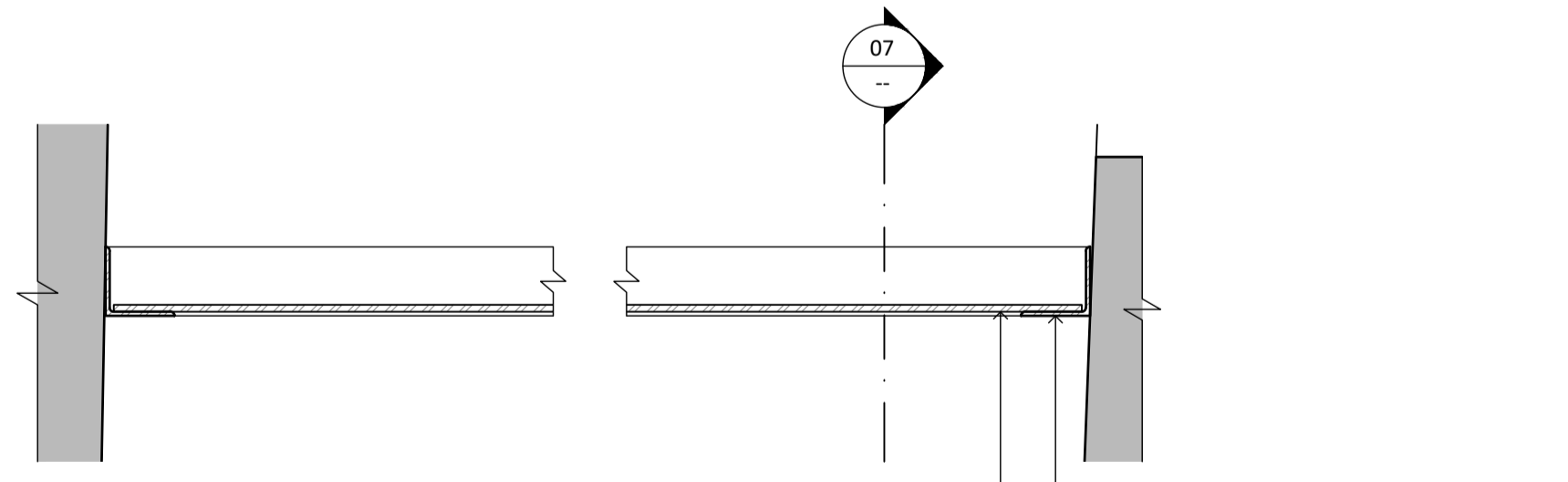


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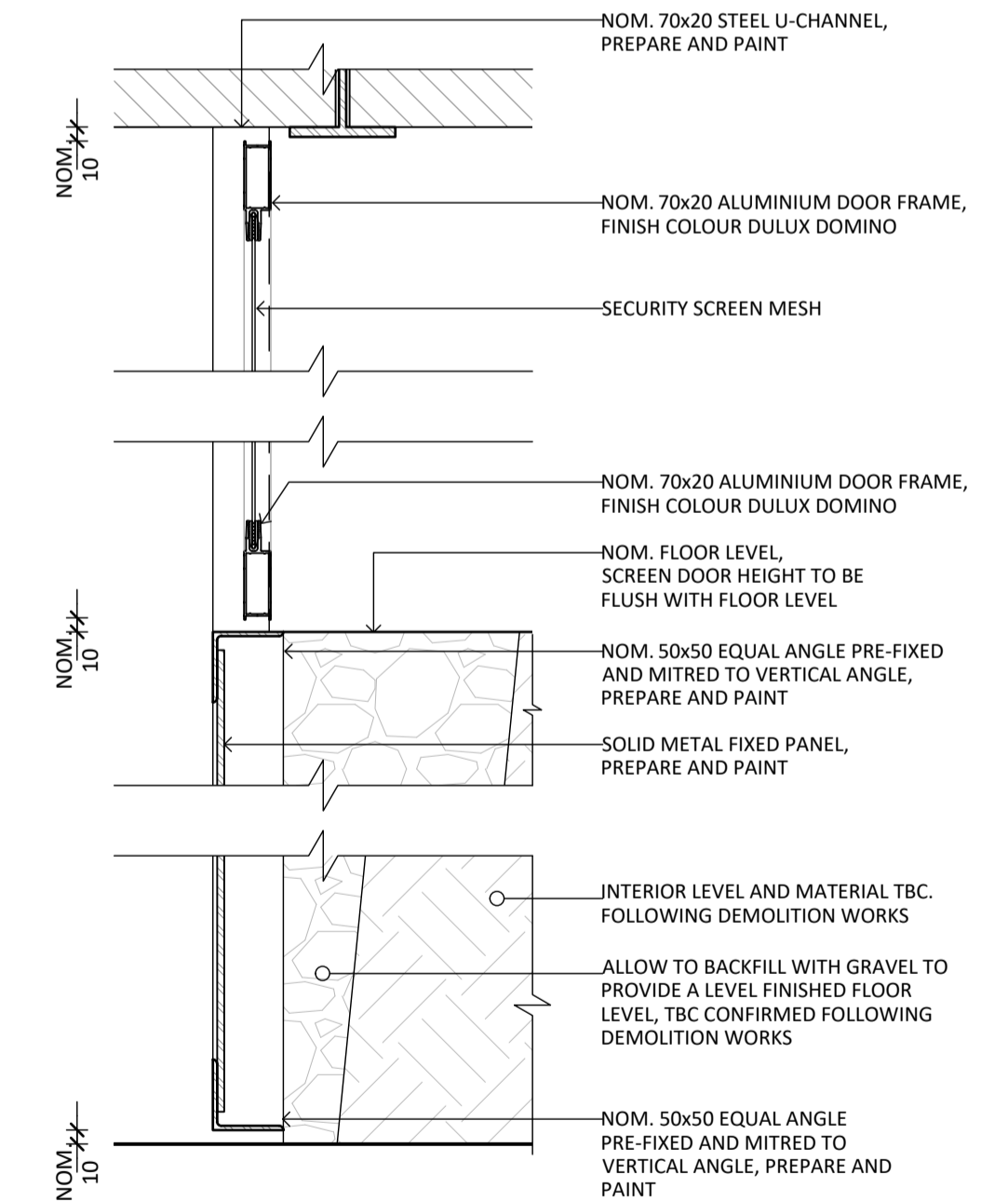
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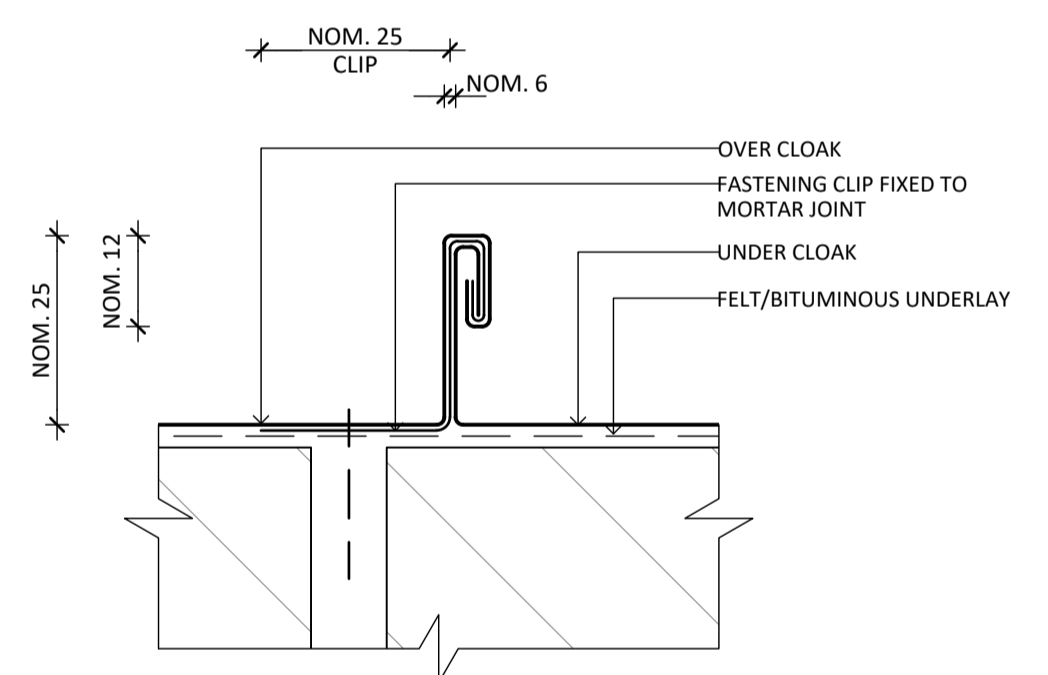
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06 DETAIL
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07 DETAIL
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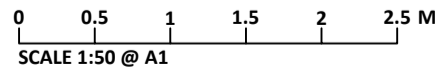
04 DETAIL
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 9. IF BRICKWORK TO NORTH WALL OF FIRE TUNNEL IS RESTING / TOUCHING CONCRETE BLOCK WALL CEASE DEMOLITION WORKS AND ALLOW FOR REVIEW BY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH WORKS.
 10. IF BRICKWORK TO NORTH WALL OF FIRE TUNNEL IS FOUND TO BE DISLODGED OR MISSING IN SECTIONS CEASE DEMOLITION WORKS AND SEEK DIRECTION FROM STRUCTURAL ENGINEER AND HERITAGE ARCHITECT ON REQUIRED WORKS TO BRICKWORK.
 11. ALLOW TO CLEAN OUT DEBRIS AND SOIL / FILL TO THE FLOOR OF THE FIRE TUNNEL AND BASE OF CHIMNEY BY HAND TO EXPOSE ORIGINAL FLOOR.
 12. APPLY WEED KILLER THAT DOES NOT CONTAIN GLYPHOSATE TO ALL PLANT GROWTH TO BRICKWORK, ONCE PLANT GROWTH HAS DIED CAREFULLY REMOVE ALONG WITH ROOT STOCK.

- PAINTING WORKS:**
1. GENERALLY PREPARE AND PAINT ALL METAL SURFACES, EXCLUDING ROOF AND RAINWATER GOODS.
 2. PREPARATION TO INCLUDE REMOVAL OF LOOSE, RUSTED AND FLAKING MATERIAL WITH A NON FERROUS STIFF BRISTLE BRUSH AND SPOT PRIMING WITH ZINC RICH PRIMER.
 3. PROVIDE SAMPLE OF PAINTING PREPARATION AND PAINT SYSTEM FOR REVIEW AND APPROVAL.

NOT FOR CONSTRUCTION



NO.	DATE	REVISION
DD1	02/05/2024	HERITAGE VICTORIA SUBMISSION

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. SCALE INDICATED FOR REFERENCE ONLY. DO NOT SCALE OFF DRAWINGS. DO NOT SCALE DRAWINGS. OMISSIONS OR DISCREPANCIES ARE TO BE NOTIFIED TO THE ARCHITECT.

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PROJECT
342-348 VICTORIA STREET BRUNSWICK
FORMER LICORICE FACTORY
CHIMNEY AND FIRE TUNNEL

DRAWN NR CHECKED SH PROJECT NO. 10418 DATE DECEMBER 2023

DRAWING TITLE
PROPOSED WORKS

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1:1, 1:5@A1 HA03

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