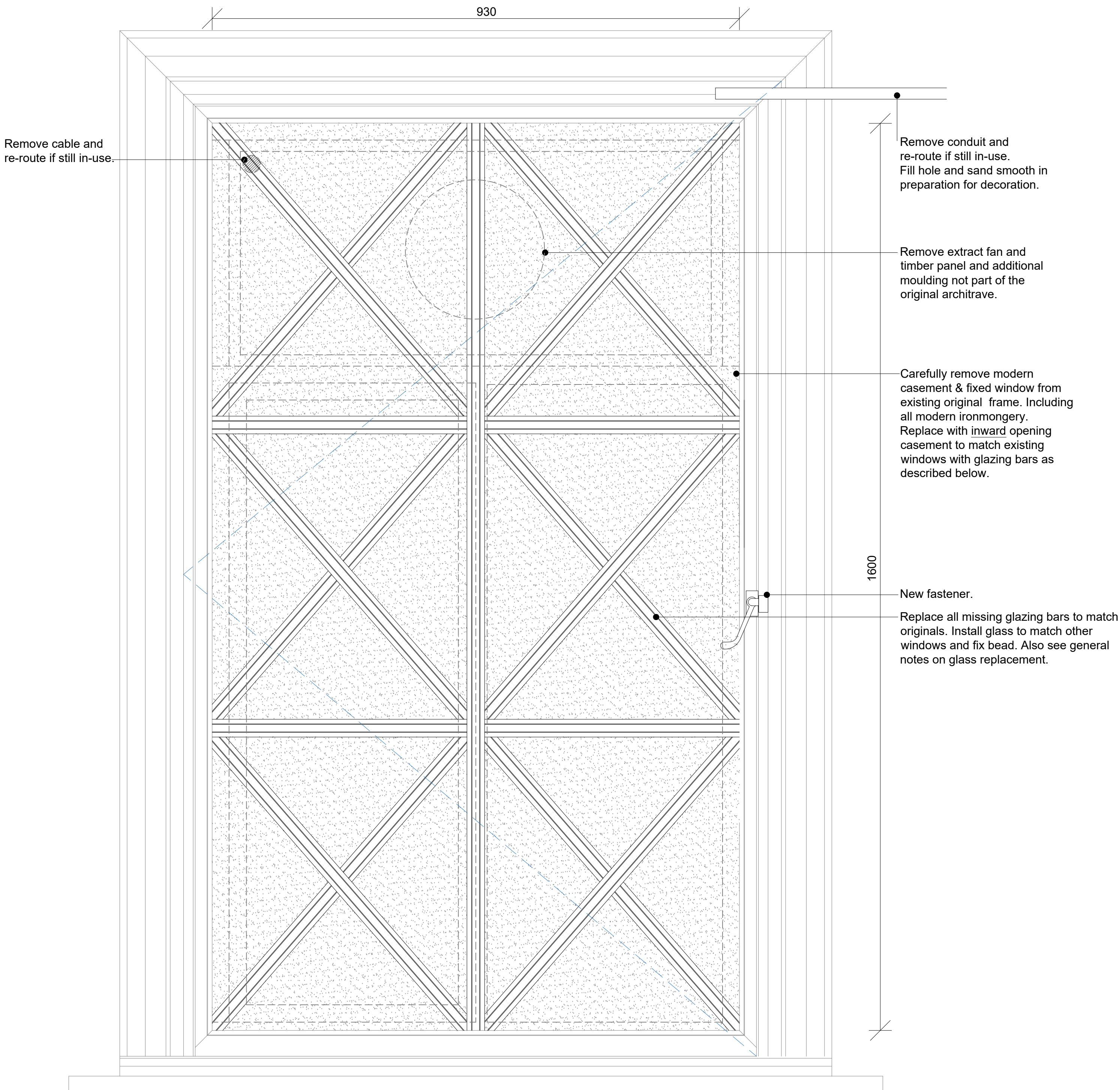
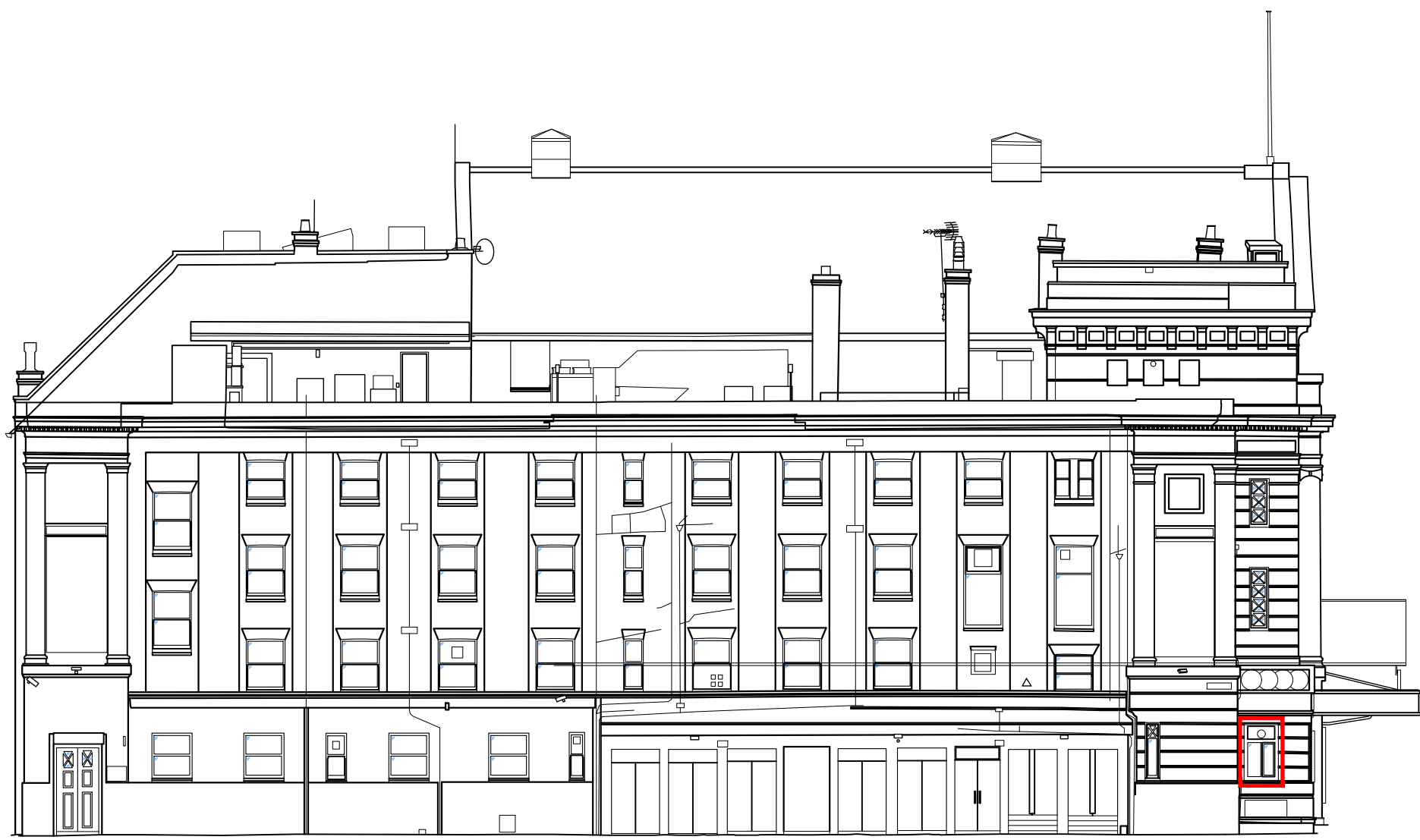




Window W3-F - Office
1:5

N.B. ALL DIMENSIONS SHOULD BE CHECKED ON SITE AND/OR IN WORKSHOP PRIOR TO ANY REPAIR OR REPLACEMENT AS NOTED IN THE REPAIRS SCHEDULE.
N.B LIMITED ACCESS - FULL SURVEY AND CONDITION ASSESSMENT REQUIRED.



BYROM STREET ELEVATION
NTS

N.B Read in conjunction with drawing 19-143 - CS3 for window Condition Survey and Repair Schedule 19-143 - Sch 1.



GENERAL NOTES

1. Do not scale from this print or use as a template.
2. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the Architect. Where any variations occur between small scale and detailed drawings, detail drawings should be worked from.
3. Copyright of this drawing is reserved by Osbornes and is issued on condition that it is not copied or disclosed to any third party either wholly or in part without the consent of Osbornes in writing.

INTERNAL ELEVATION

Window W3-F Office

Once all repairs have been carried out.

Decoration

Clean down and remove any loose paint. Prepare surface to receive new painted finish, preferably using specialized scrapers or heat guns where appropriate. Avoid using an alkaline based paint stripper as the surface needs to be ph.neutral.
Repaint with linseed oil based paint to give long lasting preservation of the timber and breathability. Apply in 2-3no thin coats with 24hr drying time between coats as manufacturers recommendations.

Glass

Carefully clean glass and check for damage. If any glass needs to be removed during the course of the repair it must be labeled and re-used in its original location and orientation. Ensure rebates are clean, dusted given a thin coat of paint before linseed-oil bedding putty is applied. Once bead is re-fixed use more putty to seal between glass and frame joint.

Ironmongery

Check all ironmongery is in sound working order. Ease any moving parts with lubricant if required. Ensure all hinges are sound, if not replace with like for like hinges using stainless steel fastenings. If replacement ironmongery is required source to closely match original black iron window fasteners and stays as indicated below.

For reference these are available from 'The Victorian Emporium' - N.B ensure size is suitable to coordinate with existing ironmongery that is being retained.



EXTERNAL ELEVATION

Window W3-F Office

Once casement has been removed and the existing frame has been left in-situ, check frame and cill for and damage or rot. Record areas and report to CA.

Where external cills are to be replaced - replicate the profile of the existing cill in a durable hardwood such as oak incorporating a drip detail to the underside. Any new cill parts should be butt jointed below the casement frame. Finish using linseed oil based paint as described above in the colour to match the existing colour.

W3-F

OSBORNESCHARTEREDARCHITECTS

The Balconies • Hanley Swan • Malvern • Worcestershire • WR8 0DN
T: 01684 311303 E: architecture@osbornesarchitects.com F: 01684311255 W: osbornesarchitects.com

CLIENT AMBASSADOR THEATRE GROUP

PROJECT MANCHESTER OPERA HOUSE

TITLE WINDOW REPAIR - W3-F

SCALE 1:5; NTS @ A1

DATE MAR 2020

DRAWN AML

DRAWING NUMBER 19-143- WR3