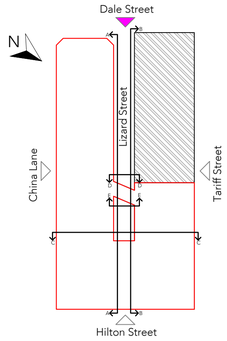
Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

Dale Street Elevation

Scale Bar @ 1:100

1m 2m 4m 8m 12m 20m



Key Plan - NTS

GENERAL SCOPE OF WORKS -

Alterations and repairs: the following are to be undertaken.

EXTERIOR ELEVATIONS

General:

In any project involving fabric repairs, the tendered drawings may have been prepared in advance of the contract period and are reflective of the condition at the time of survey.

The contractor and/or sub-contractor is to allow in the programme a period of two weeks to reappraise the drawings and confirm the scope of works for each identified area, once safe access has been provided.

All areas for repair are to be marked-up from the drawings onsite by the contractor and agreed with the Architect prior to commencing any works.

The following general works should be undertaken across all facades presented.

1) Allow for all masonry walls to be brushed down of all loose debris and spalled masonry.

2) Carefully remove all soft and woody vegetation growth, consolidate masonry and repoint with a lime mortar.

3) Remove all loose and redundant cabling and all associated fixtures and fittings and repoint with a lime mortar.

4) Allow for careful raking out and repointing of facing masonry / stone features as identified with a lime mortar.

5) Allow for cleaning of masonry / stone features to remove algae, vegetation, graffiti, efflorescence and soiling generally across elevations.

6) Allow for careful removal of all redundant embedded ferrous fixings and repoint with a lime mortar.

7) Allow for careful redressing of all stonework features (cornice, corbelling, mullions, cills, lintels, keystones etc).

8) Allow for all stonework to undergo a light DOFF clean to remove heavy soiling.

9) Allow for heavily eroded and delaminating stonework to undergo stone repairs as required, which may include replacement, redressing or indenting of new to match existing.

10)Allow for raking out and repointing of all stone copings and weathering's.

11)Allow for replacement / indenting of new masonry where required and identified.

12)Allow for careful removal and replacement of all existing defective metal framed windows as identified on marked-up elevations to match original configuration. The elevations identify the varying formats and arrangements of the existing windows. Allow for making good of all disturbed finishes and surfaces both externally and internally. *Note: Details to be provided by Clement Windows for inclusion within the Planning/LBC application.*

13)Allow for the preparation and redecoration of all existing timber sash windows and doors as identified, including renewal of burnt sand mastic surround and putty where required.

14)Allow for all existing metal grillage and security bars etc to be wire brushed, surface prepared and redecorated.

15)Allow for all existing cast iron / ferrous framing elements, sills, pilasters, mullions, transoms etc to be wire brushed, surface prepared and redecorated.

Note:

The scope and methodology including specification references can be found within the separate Architectural Restoration Specification document: 8965RS - Restoration Specification and are referred to under sections, RS1-RS10 respectively.

Area	Description
	Typically a 3 bay metal framed window with mullions and transom. 2/1 light window with a single pivot window within outer bays.
	Typically a 2 bay metal framed window with mullions and transom. 2/1 light window with a single pivot window within each bay.
	Typically a 3 bay window arrangement spilt by stone mullions. 2/1 light windows with a single pivoted window within outer bays.
	Typically a 3 bay metal framed window arrangement split by stone mullions with an elliptical arched opening.
	Typically a 2/1 metal framed window arrangement with a single pivoted window.
	Typically a slim rectangular metal framed window 1/1 with no opening lights.
	Rectangular 1/2/1 metal framed window.
	Window overboarded.
	Typically a 3 bay metal framed window 1/1 light.
	Typically a 2 bay metal framed window.
	Typically a timber casement window split into varying bays.
	Typically a 3 bay metal framed window with mullions and transom. 1/1 light window with central pivoted window.
	Vegetation growth.
	Allow for stonework repairs and/or repointing works to be undertaken.
	Allow for masonry repairs and/or repointing works to be undertaken.
	2nr. metal framed windows have previously been removed for investigation and trial restoration works. Openings are currently temporarily blocked with plywood.
	Previous metal framed window has been replaced with a timber alternative.
	Existing timber doors are to be redecorated.
	Existing timber sash windows are to be redecorated.

Restoration Specification Definitions

- RS1 Protection of Historic Fabric / Features
- RS2 Access Scaffolding
- RS3 Hydraulic Lime Mortar
- RS4 Masonry Repairs
- RS5 Pointing of Ashlar
- RS6 Brick Repair
- RS7 Pointing of Brickwork
- RS8 Masonry Cleaning: General Requirements
- RS9 Masonry Cleaning: Removal of Organic Growth
- RS10 Paint and Clear Finishing

Repairs To Stonework Legend

Refer to restoration specification for further details; (X no. indicated on elevations)

A Full Block Replacement
B Partial Block Replacement
C Full Face Replacement
D Partial Face Replacement
E Carved Work Replacement
F Carved Item Replacement
G Indent Repair
H Crack Injection / Resin repair
I Redressing

Note : A1 = 1 Full block replacement

Note:

Replacement/Indent Repairs - existing stone to be carefully cut back to sound material and new stone to match existing profile, colour, texture etc to be fixed using stainless steel dowels. Joints to be repointed in a suitable lime mortar.

Rev	Date/Intls	Details
A	24/03/20 KE	Review for Planning

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Project Title	Boohoo Windows
Client	Boohoo
Location	Manchester
Drawing Title	Dale Street Elevation - Fabric Repairs and Window Replacement Works

Date	24/03/2020	**Scale**	1:100
Checked	AS	**Orig Paper Size**	A1
		Status	**Planning**

Drawing ref	Job No	Drawing No	Revision
	8965	(05) 001	B