

ELEVATION REFERENCE: **QU24**

ESSENTIAL WORKS TO ALL ELEVATIONS

- All finials and gable apex stones to be checked for stability. Allow for re-bedding of all apex stones/ finials, securing with stainless steel dowel fixings

- All full depth indents (E) to lintols, transoms and mullions to include mechanical stitching with stainless steel threaded dowels as SE's specification

- All cracks in masonry and open joints to be pointed up. Allow for nominal amount of mechanical stitching to be utilised on masonry under serious movement

- Lay lead DPC under all box gutters that are sat on stone cornices or corbels - Code 5 with welted joints

- Re-bed all horizontal coping stones onto lead DPC, code 5 with welted joints

- All representations of stone replacements that span mortar joints are to be cut, carved and bedded individually to reflect the original jointing pattern

- Inculde de-scaling (H) all tops of cills at the line with the glazing / window frame

- Include cleaning and pointing (J) of all projecting masonry including copings, string courses, hood moulds & buttress shoulders

- Remove any ferrous fixings or embedded iron where found and replace with stainless steel fixings into masonry

- All putlog holes in masonry to be pointed up in mortar to match the colour of the stonework

- All old fixings and dowels/plugs to be removed and holes pointed up in mortar to match the colour of the stonework

KEY TO RAINWATER AND SOIL PIPES:

TYPE 1 RWP:
Approx 125x100mm (5x4") rectangular section aluminium downpipes to be removed from building and carted away. Make good masonry as necessary and remove all redundant fixings. All pipes to be renewed in 5x4" rectangular section cast iron pipes with socket and spigot joints, fixed back to the masonry with ornamental earbands, (profile 330 by J and J Longbottom or similar to match existing), unless stated otherwise. Allow for all fittings as specifically noted on the drawings to ensure efficient transfer of rainwater to the ground.

TYPE 2 RWP:
Approx 100x100mm (4x4") rectangular section aluminium downpipes to be removed from building and carted away. Make good masonry as necessary and remove all redundant fixings. All pipes to be renewed in 4x4" rectangular section cast iron pipes with socket and spigot joints, fixed back to the masonry with ornamental earbands, (profile 330 by J and J Longbottom or similar to match existing), unless stated otherwise. Allow for all fittings as specifically noted on the drawings to ensure efficient transfer of rainwater to the ground.

TYPE 3 RWP:
Approx 87mm (3.5") diameter cast iron downpipes to be removed from the building for refurbishment by blast cleaning, dipping and redecoration. Make good masonry as necessary and remove all redundant fixings. Allow for 40% renewal of components in sections to match existing, and fix back to the masonry with ornamental earbands, profile to match existing, unless stated otherwise. Allow for all fittings as specifically noted on the drawings to ensure efficient transfer of rainwater to the ground.

TYPE 4 RWP:
Approx 75mm (3") diameter cast iron downpipes to be removed from the building for refurbishment as described Type 3 RWP. Allow for 40% renewal of components in sections to match existing, and fix back to timber / masonry with standard ears unless stated otherwise.

TYPE 1 SVP:
Approx 100mm (4") diameter cast iron soil and vent pipes to be refurbished in situ where practical by careful preparartion and repainting. Make good masonry around as necessary and remove all redundant fixings. Where necessary sections of pipe to be renewed in 4" diameter section cast iron with socket and spigot joints, fixed back to the masonry with ornamental earbands, (profiles dependent on location, but to match existing), unless stated otherwise. Allow for all fittings as specifically noted on the drawings to ensure efficient transfer of foul waste to the ground.

TYPE 2 SVP:
Approx 150mm (6") diameter cast iron soil and vent pipes to be refurbished in situ where practical, as described above.

TYPE 3 SVP:
Approx 75mm (3") diameter cast iron vent / anti siphon pipes to be refurbished in situ where practical, as described above.

DRAWING SURVEY CARRIED OUT OTHERS. DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY

READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS / SPECIALISTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES

ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES

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NOTE

ALL SURVEY WORK HAS BEEN CARRIED OUT FROM THE GROUND - IT IS THEREFORE ESSENTIAL THAT A REVIEW OF ALL SPECIFIED MASONRY REPAIRS IS CARRIED OUT BY THE ARCHITECT ONCE SCAFFOLD ACCESS IS AVAILABLE

ALL WORKS TO MASONRY TO INCLUDE CONTINUING THE ITEM OF WORK *BEHIND* RAINWATER PIPES

SAMPLES TO BE PROVIDED OF ALL STONE AND MORTAR MIXES TO USED FOR ARCHITECTS APPROVAL PRIOR TO COMMENCING ITEM OF WORK

ALL ELEVATIONS 100% CLEAN AND 100% REPOINT

A Full plain ashlar block replacement.
Cut out ashlar block and insert new stone to match existing. Bedding and backing to be on 1:3 lime/sand mortar. Keep mortar back 25mm from face for later repointing. C41/ 340A

B Partial, full depth plain ashlar replacement
Cut back ashlar block to an agreed line, full depth. Hand dress the remaining section to a sharp arris. Insert new stone to match, bedding all as above, cramped and/or doweled in position. C41/ 340C

C Full face indent to plain ashlar
Full face replacement only on block min 200mm deep. Cut back existing block 100mm from face and indent repair as specification. C41/ 350A

D Partial face indent to plain ashlar
Partial face replacement only on block min 200mm deep. Cut back existing block 100mm from face and indent repair as specification. C41/ 350B

E Carved work indent replacement
Partial block replacement including full projection of weathering or decorative carved stone. Refer to specification for preparation and installation details. C41/ 350C
u/s - underside of moulding/string only
t/s - topside of moulding/string only

F Carved work replacement
Full carved block replacement of projecting weathering or decorative carved stone. Refer to specification for preparation and installation details. C41/ 350B

G Re-dressing
Where the surface damage is superficial, or loose friable stone needs removing back to a sound base. Stone is to be dressed back to a sound free draining surface with carborundum blocks or tooling as appropriate. C41/ 458

H De-scaling
Where the surface is powedry and friable, remove loose stone with a stiff brush and carborundum block. C41/ 455

J Cleaning & Pointing
Carefully clean stonework surface with the Stonehealth Doff System, to be carried out by approved contractor. Include repointing to all cleaned areas, including parapet wall, string courses and sills. C41

M Mortar repair
Remove existing poor repair and prepare hole as repointing below. Point hole in motrar mix to match colour of stone - to be sampled and approved. C41

P Pointing
Carefully rake out joints and repoint in a 1:3 lime/sand mortar mix, raking out to be carried out by hand. No power tools are to be used without prior approval. C41/ 810 & 820

INDENT DEPTHS (E)
Plain walling stone - *minimum 125mm (exact depth tbc on site when depth of individual unit known)*
Copings (when full depth) - *full girth of coping/wall*
Strings / cornices (when full height) - *full depth of projection plus min 125mm into walling stone*
Lintols (when full depth) - *back to glass line*
Cills (when full depth) - *back to glass line*
Transoms (when full depth) - *back to glass line*
Mullions (when full width) - *back to glass line*

Contract: MAIN QUADRANGLE ENVELOPE REPAIRS
Client: UNIVERSITY OF MANCHESTER
Building / Structure: INTERNAL QUADRANGLE CHRISTIE BUILDING
STONE REPAIRS & RAINWATER GOODS
Drawing No.: GA/39
Scale: 1:50 @ A1
Contract No.: 4106A
Drawn: RGR
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LLOYD EVANS PRICHARD
No.5 The Parsonage, Manchester M3 2HS
Tel# 0161-834 6251, Fax: 0161-832 1785