

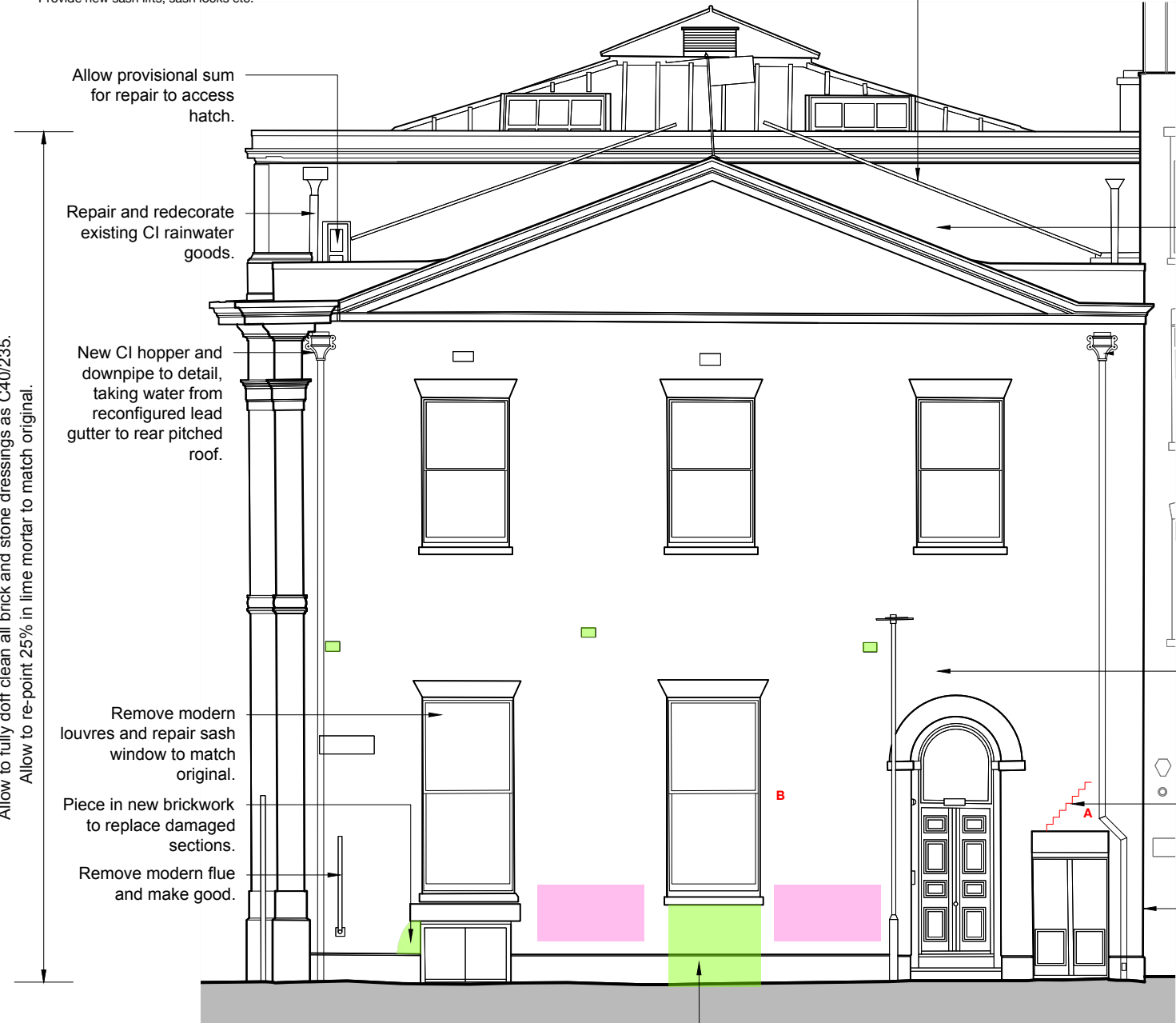
Repair works (Elevations) General Notes

In addition to the works noted opposite include allowances against the following work items, to be expended at the direction of the CA following erection of the scaffold and initial removal/clearance works:

- Allow for decoration of **any** woodwork & metalwork not stated directly on the drawings. All timber as M60/120 Metalwork as M60/117.
- Allow for further 5% repointing of fine ashlar joints.

Windows

- Allow for 15 no. splice repairs (300 x 150mm tapered) to cills.
- Allow to carefully remove all existing glass and replace with new vacuum glass by Landvac (Landvac Enhance), puttied into existing frames. Rebates slightly adjusted to accommodate 8.7mm glass depth and slight increase in sight line to ensure no visual impact. Puttied in traditionally using Hodgson's Heritage Putty or as stipulated by manufacturer (non-linseed oil putty).
- To sashes, allow to carefully remove sashes, parting beads and staff beads. Allow to introduce perimeter brush seals, fully overhaul and rebalance (suiting new, heavier glass).
- To pivot lights, allow to remove and introduce perimeter brush seals to all windows.
- Prepare and fully decorate in Linseed Oil paint, 4 coats.
- Provide new sash lifts, sash locks etc.



North West Elevation - Repairs. 1:100 @A3.

Repair works (Elevations) Key

- Carefully remove and re-bed existing displaced stonework
- Carefully remove graffiti as specification C40
- Stone indent repair as C41/111 or brick indent as C41
- De-frass stonework as C41/117
- New lead weathering
- Deep fill crack and pin as C41/146
- Carefully remove metal fixing/small pipe/electrical fitting and make good. Allow to safely disconnect where required and remove labling or pipework fully.



South East Elevation - Repairs. 1:100 @A3.

PROJECT	THE PORTICO LIBRARY, MOSLEY STREET, MANCHESTER
JOB NUMBER	PTCL.04
DRAWING TITLE	NORTH WEST & SOUTH EAST ELEVATIONS- AS EXISTING SHOWING REPAIRS

DRAWING STATUS	PLANNING	First Issue	JUNE 2025
DRAWING NO.	002		
REVISION	A WINDOWS MODIFIED FOR DISCUSSION		
SIZE & SCALE	1:100 @ A3		

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Do not scale from this drawing unless agreed

