Facade repairs and cleaning

Telecoms cables
Trace and remove all redundant telecoms wiring and or cables.

External Signage
Take down and remove the existing projecting signage to the south king street elevation.

Street Lamps.
Allow to test, renew the bulbs and undertake a deep clean of the existing street lamps to the four yards elevation.

Man Safe System
Allow to test the existing man safe / rope access system and renew or replace any defective eye bolts.

Lightning protection
Test the lightning protection

Brickwork
Allow to make good any redundant fixing holes using a tinted lime mortar and defrass the brickwork to all 3 elevations. Include for repointing where required.

Stonework
Check the condition of the existing stonework and allow to repair any hairline cracks and renew any spalled sections of stonework. All new masonry to closely match existing. Clean out cracks to remove debris, dust and dirt. Dampen recesses, as necessary, to control suction. Fill with a new lime mortar. When applying mortar, press well into cracks so that they are fully filled. Ensure mortar does not encroach upon exposed faces of stonework. Finish mortar flush with masonry face. Include for repointing where required.

Stucco render
Hack-off any loose, cracked, blown or defective areas of render back to a sound surface. Remove dirt, debris and dust and clean down. Repair masonry with a sand cement and lime render mix to match the existing as close as possible in terms of finish, colour and general appearance. Basecoat to incorporate a fibreglass mesh adhesive to provide flexibility and accommodate movement. Render to be finished with a top coat. Overall depth to match existing. Prepare and leave ready to receive new decoration.

External Joinery
Prior to redecoration of external joinery, clean down dirty or stained wood with a neutral pH soap, clean and warm water. Rub down, degrease and provide a key. Ensure timber is clean, dry and free from contamination and treat with an organic solvent wood preservative before redecorating.

Apply one mist coat, two undercoats and one finishing coat of good quality paint for exterior wood (Dulux or similar approved). Surface preparation and paint work to be applied strictly in accordance with manufacturer's instructions.

External Metalwork
Prior to redecoration of external metalwork, rub down surfaces to remove loose and delaminating paint and clean down dirty or stained surfaces with a neutral pH soap, clean and warm water and remove any grease. Ensure metal surfaces are clean, dry and free from contamination. Prime bare surfaces with a rust inhibitor to enhance corrosion resistance.

Apply two coats of good quality paint for exterior metalwork (Dulux or similar approved). Surface preparation and paint work to be applied strictly in accordance with manufacturer's instructions.

Moisture content must be checked before decorating to prevent failure and delamination of paint.

Paint colour to match existing.

Works to the following areas;

Powder coated Aluminium
Thoroughly prepare, rub down and clean all previously powder coated surfaces including the lift shaft wall panels and any window frames.

Carry out a specialist Akzo Nobel Steeseal respray redecoration. All works to be in strict accordance with the manufacturer's specification. Works to be completed by an Akzo Nobel approved Contractor.

Paint colour to match existing.

External masonry / plaster / render
Prior to redecoration of previously painted external masonry, clean down dirty surfaces with a neutral pH soap, clean and warm water. Ensure surfaces are clean, dry and free from contamination.

Apply one mist coat, two undercoats and one finishing coat of good quality paint for exterior masonry surfaces (Dulux or similar approved). Surface preparation and paint work to be applied strictly in accordance with manufacturer's instructions.

Moisture content must be checked before decorating to prevent failure and delamination of paint.

Paint colour to match existing.

Supply and install new pigeon prevention spikes to all horizontal ledges, cills, cornices etc.

Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000		2000		4000
1:200	mm		1000		2000	4000
1:500	M	5		15		25
1:1250	M	10		30	50	75

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

This drawing contains the following model files: -

11702-AEW-ZZ-XX-M3-A-0001
0465-ACIES-ZZ-XX-M3-S-5000_P14
4052-KIN-XX-XX-M3-ME-5900_WIP

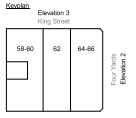
CDM 2015

Client notified of duties: **04/11/2020**

Principal Designer: **Nationwide CDM**

Unless noted below, all known hazards have been highlighted on the drawing:

Keyplan



Survey Note:

This drawing is based upon 3D survey information by Output Precision, initially received by AEW on 22/02/2021, and incorporating subsequent updates received on 15/05/2021, 17/05/2021, 27/02/2023, 06/03/2023.

The elements presented here as 'existing' reflect the state of the building as existing at the time of the 3D surveys. Proposed information reflects the current design at RIBA Stage 5.

The previously submitted and approved planning application drawings (05xx series) were based on a 2018 2D survey by RPS, following which some internal strip-out works had been undertaken (not as part of this project).

All louvre vents to be replaced with non-combustible vents; colour and finish to match existing.

See Proposed Elevation drawings for locations of new wall vents in facade

Rev	Date	Description	Drawn by	Checked By
P02	25/04/24	Location of edge protection updated, door detail to refuse,cycle and fire escape door updated and external emergency lighting omitted	DS	DS
P01	17/11/23	Initial Issue: Planning information updated to Revit Survey model base. Sheet size & scale updated. Drawing updated for Planning Submission	MH	DS

Status: S2 — Purpose of Issue: For Planning

drawing stage: **Stage 5**

client: **Glasgow City Council as Trustees of Strathclyde Pension Fund**

project: **Manchester, King Street**

drawing title: **Proposed Elevation 2**

date: 07/11/2023 drawn: MH

scale @ A1: As indicated checked: DS

Rev **P02**

Dwg No **11702-AEW-XX-ZZ-DR-A-0641**

aew architects
0161 214 4370
www.aewarchitects.com

4ew

Planning - Proposed GA Elevation 2

Scale @ 1 : 50