



NE REMEDIAL ELEVATION
1 : 100

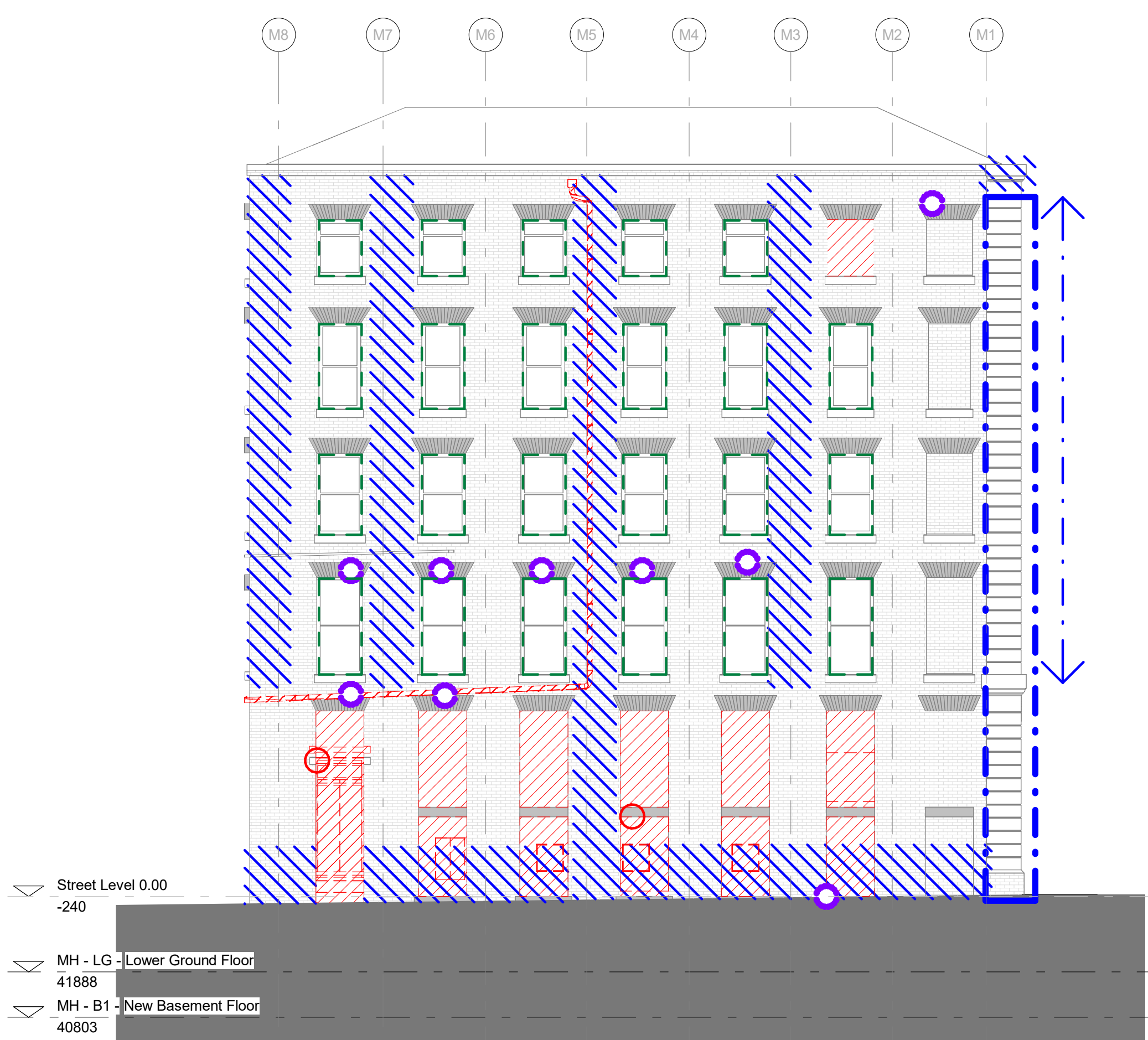
Allow to repoint 40m²
Allow for replacing 10 no. spalled bricks

N REMEDIAL ELEVATION
1 : 100

Allow to repoint 15m²
Allow for replacing 10 no. spalled bricks

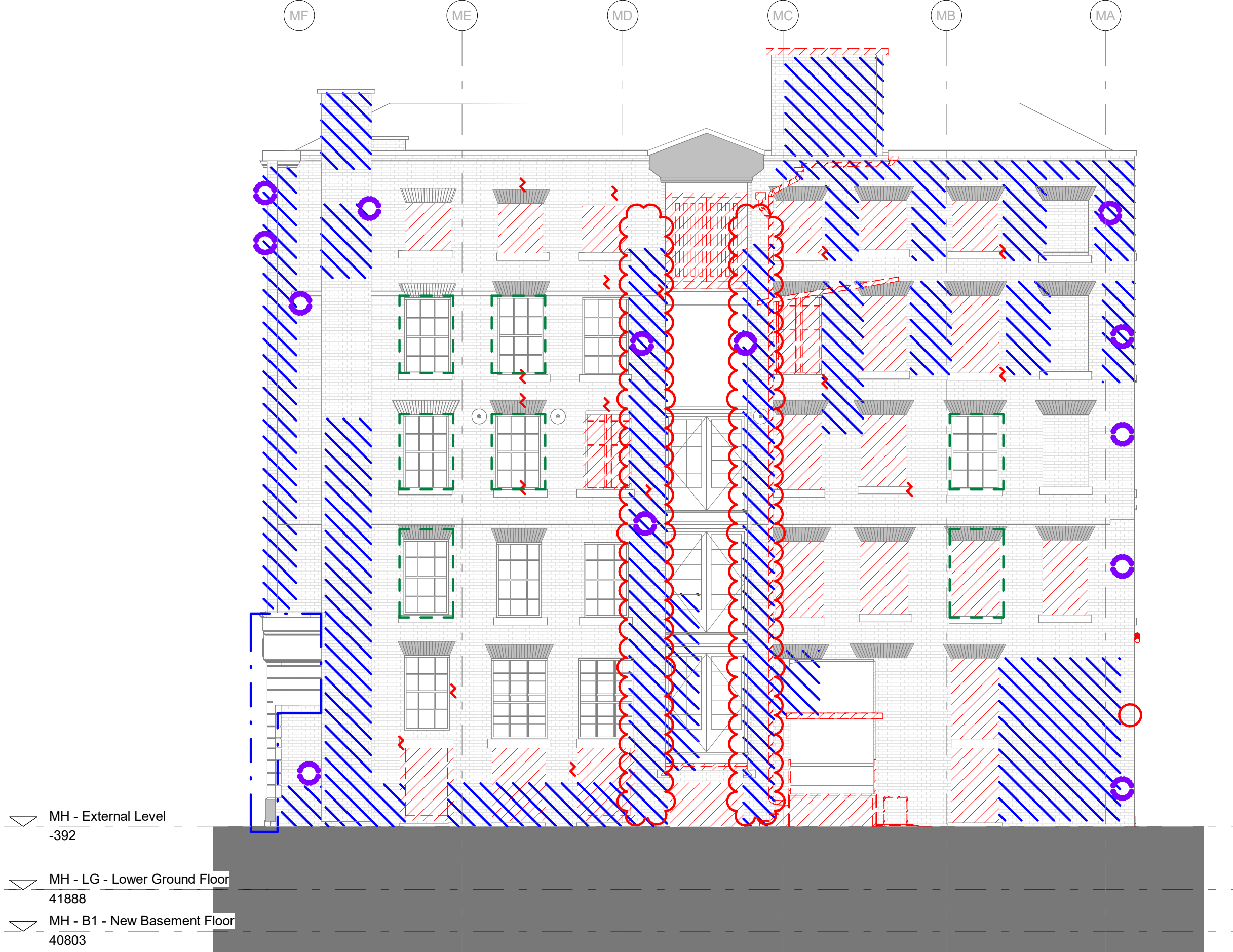
NW REMEDIAL ELEVATION
1 : 100

Allow to repoint 40m²
Allow for replacing 50 no. spalled bricks



SE REMEDIAL ELEVATION
1 : 100

Allow to repoint 40m²
Allow for replacing 15 no. spalled bricks



SW REMEDIAL ELEVATION
1 : 100

Allow to repoint 100m²
Allow for replacing 100 no. spalled bricks

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EXTERNAL MASONRY REPAIR LEGEND

- Approximate location of cracked stucco / stone arch over window. Refer to specification for crack / stucco repair details.
- Approximate location of spalled / cracked / delaminated / distorted stone cill.
- Sandstone cornice, refer to specification for stone/joint repairs.
- Area denotes approximate location of notably spalled / stained / eroded / delaminated brickwork / stonework / joints in need of repair / cleaning as per the specification.
- Area denoted existing stone / stucco to be cleaned, repaired and redecorated at ground floor level as per the specification.
- Existing quoins stone / stucco (to be confirmed) to be cleaned and/or redecorated subject to trial sample cleaning / further investigations on site when scaffolding is erected.
- Approximate area of excess vegetation to be removed inconjunction with cleaning works.
- Approximate area of structural movement / distortion between building structure / floors / external alleyway masonry walls. Refer to specification and structural engineers details.
- Area denotes existing building elements to be demolished.
- Approximate location of spalled / cracked / delaminated / missing brickwork.

EXTERNAL REPAIR NOTES:

- This drawing is to be read in conjunction with specification of works, for building envelope repair works at 11 Mindel House for detail description of all works.
- This drawing and specification listed above are to be read in conjunction with structural engineers detail drawings.
- Exact scope of works to be confirmed on site by the contractor to the approval of the CA and structural engineer.
- Specialist cleaning works to be undertaken to external masonry in conjunction with all external masonry repair works. Refer to specification.
- Location of spalled brick / individual brick repair / replacement works to be confirmed on site with the CA.
- All redundant metal fixings are to be removed as per specification generally. Locations to be confirmed on site.
- History of past repointing / any grout repair works to existing brickwork / masonry is unknown. Existing pointing is mismatching to the main elevations. Repointing to be undertaken only where existing pointing is eroded and/or defective. Unless defective, the existing pointing is to be left as existing on the basis it expresses the age and character of the existing building. Exact quants. TBA on site.
- Full extent of stone parapet / gutter / lead repairs to be determined on site subject to scaffold access.
- Contractor to allow for testing and removal of all redundant / cables / services from all elevations where exposed or concealed.
- Re-roofing works / roof level repairs and rainwater drainage to be detailed on separate drawings reference TBC.
- Refer to separate drawings for proposed elevations / windows / alterations / doors / metalwork treatment.
- Refer to separate reports and drawings from Hutton & Rostrom for all (internal) plaster related repairs.

P01 Planning Issue
Rev Revision Details
MM 21.06.24
Draw Date Chk'd

Project No. **24006**
Suitability **S2 SUITABLE FOR INFORMATION**
Status **PLANNING**

Client:
Beech Holdings

Project:
**PICCADILLY WAREHOUSE
Mindel House**

Sheet Name:
**Proposed Remedial Works
Elevation_Planning**

Drawing No. **24006-HFR-MH-ZZ-DR-A-9080** Rev. **P01**
Drawn By **MG** Scale **As indicated @ A1**
Created **28.05.24**

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