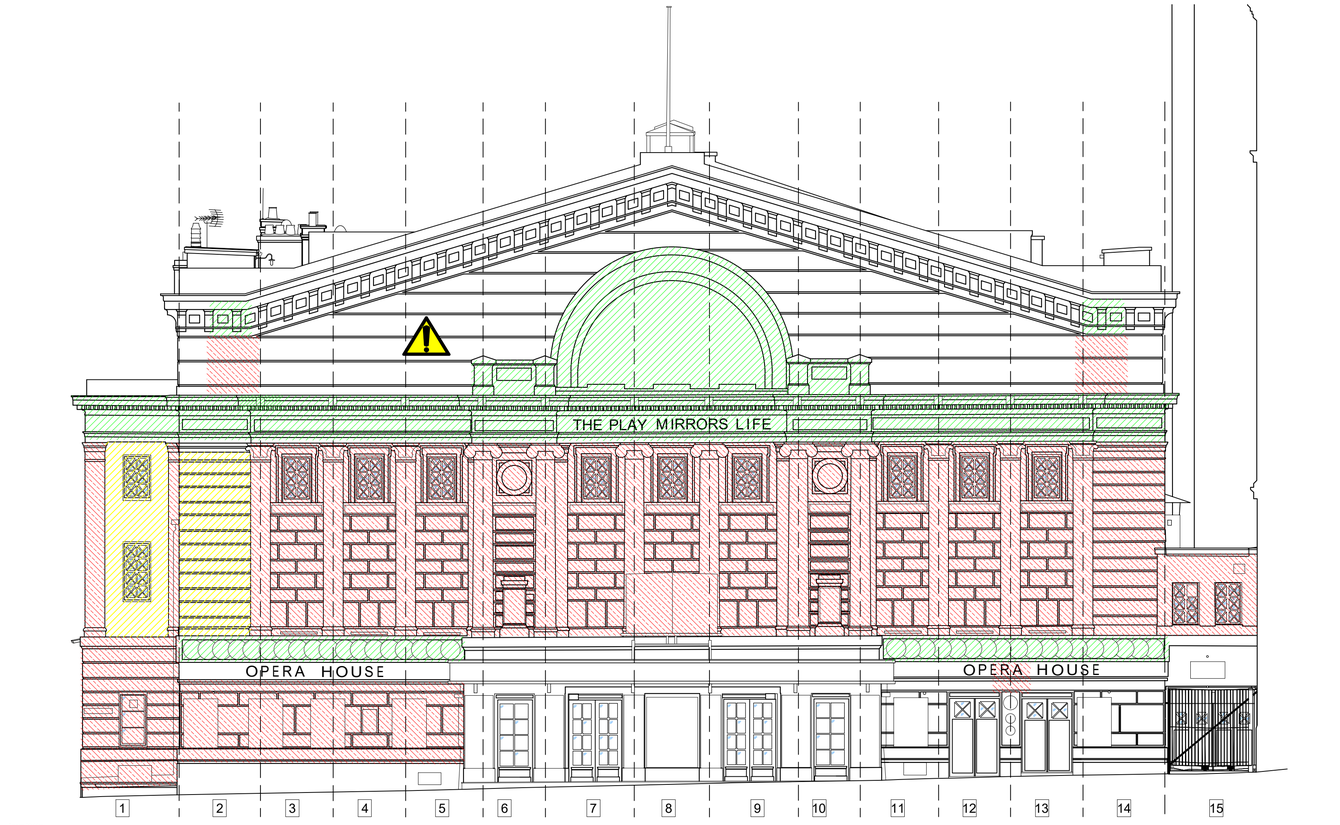
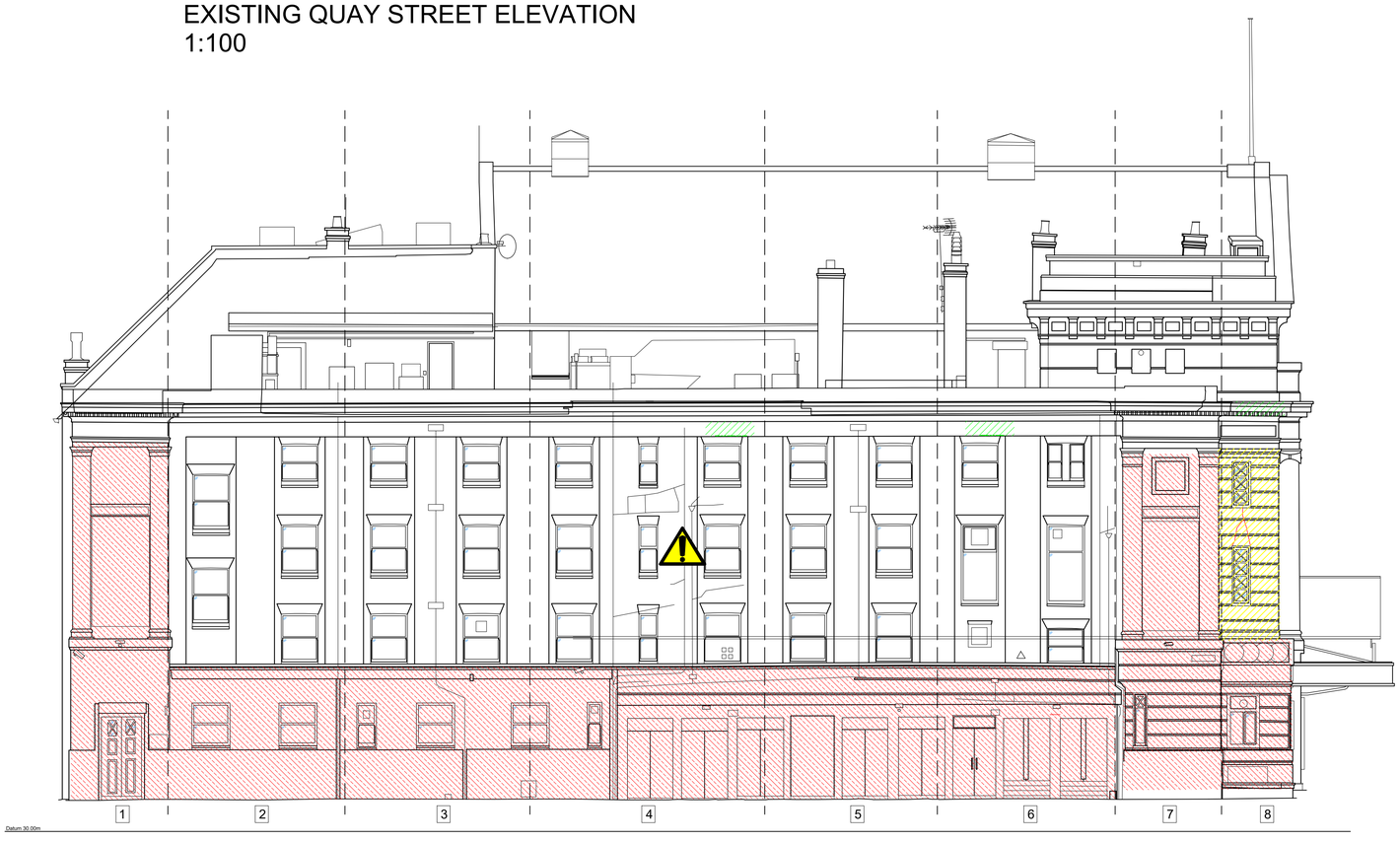


EXISTING QUAY STREET ELEVATION
1:100



EXISTING BYROM STREET ELEVATION
1:100

GENERAL NOTES

1. Do not scale from this print or use as a template.
2. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the Architect. Where any variations occur between small scale and detailed drawings, detail drawings should be worked from.
3. Copyright of this drawing is reserved by Osbornes and is issued on condition that it is not copied or disclosed to any third party either wholly or in part without the consent of Osbornes in writing.

Existing render - Render to be carefully removed and area re-rendered using Sto or Keim render or similar.
Note: Existing background to be checked and if required mesh reinforcement to be incorporated as manufacturers recommendations .
Finished render to receive paint finish as specified.
Note: Paint finish to be fully compatible with render finish.

Existing render - Render to be repaired and repainted.
Finished render to receive paint finish as specified.
Note: Paint finish to be fully compatible with render finish.
All repairs to BS EN 13914-1:2016.

Stone - All paintwork to be removed as specified. It is likely that the stone has been substantially repaired over the years. All previous repairs are to be carefully cleaned off and the stonework is to be repaired and profiles returned using specialist mortars, ie, Keim Restauro or similar approved.
Completed stonework/ repairs to receive paint finish as specified.
Note: paint finish to be fully compatible with repair materials and stone.

* **All paintwork to render and stonework on Quay Street and Byrom Street elevations not identified with hatches to be stripped as Keim specification. All stripped areas to be decorated using Keim mineral paint as specification.**

Contractors should be aware that due to the possibility of multiple layers of paint build up in specified areas, there may be lead present in the decoration being removed. Refer to paint analysis supplied by specialist for further details.

REV A 05/07/22- Drawing updated to include full redecoration of render and stonework areas - IE

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CLIENT AMBASSADOR THEATRE GROUP
PROJECT MANCHESTER OPERA HOUSE
TITLE ELEVATIONS - RENDER REPAIRS
SCALE 1:50 @ A1
DATE MAY 2022
DRAWN IE
DRAWING NUMBER 22-114-RE1A