

Revisions / Notes:

REMOVAL -
Dashed red line indicates allowing for careful removal of dashed items and making good to disturbed surfaces.
Removal of signage, dormant alarms, satellites, lighting etc.

RE-POINTING/ CLEANING BRICK -
All joints will be pre wetted prior to re-pointing. Mortar will be packed firmly into the back of the joint using a pointing key of appropriate width for the joints. The joint will be packed and built up until full. A trowel is not to be used for filling joints. Because a hydraulic mortar is being used, the joint is to be finished flush as work proceeds (pointing profile to be confirmed on site by Architect/ officer). A small pointing trowel will be used to trim away any surplus mortar and expose the arrises of the brickwork. The joint faces can then be 'hammered' using a stiff brush to compact the face and slightly expose the aggregate. A sample of re-pointing is to be presented to Architect/ officer, pointing joint profile to be confirmed on site. Hatch indicates extent of careful surface cleaning of brick/ sandstone sills via Thermotech/ Doff method. Refer to Schedule of Works for further information.

STONE PAINT STRIPPING -
Allow for careful stripping of existing paint work to be removed from existing alone work indicated. Method of removal to be agreed by Architect/ LA officer. Condition of existing cills/ lintels to be reported back to Architect. Allow for making good to existing sandstone surfaces where necessary.

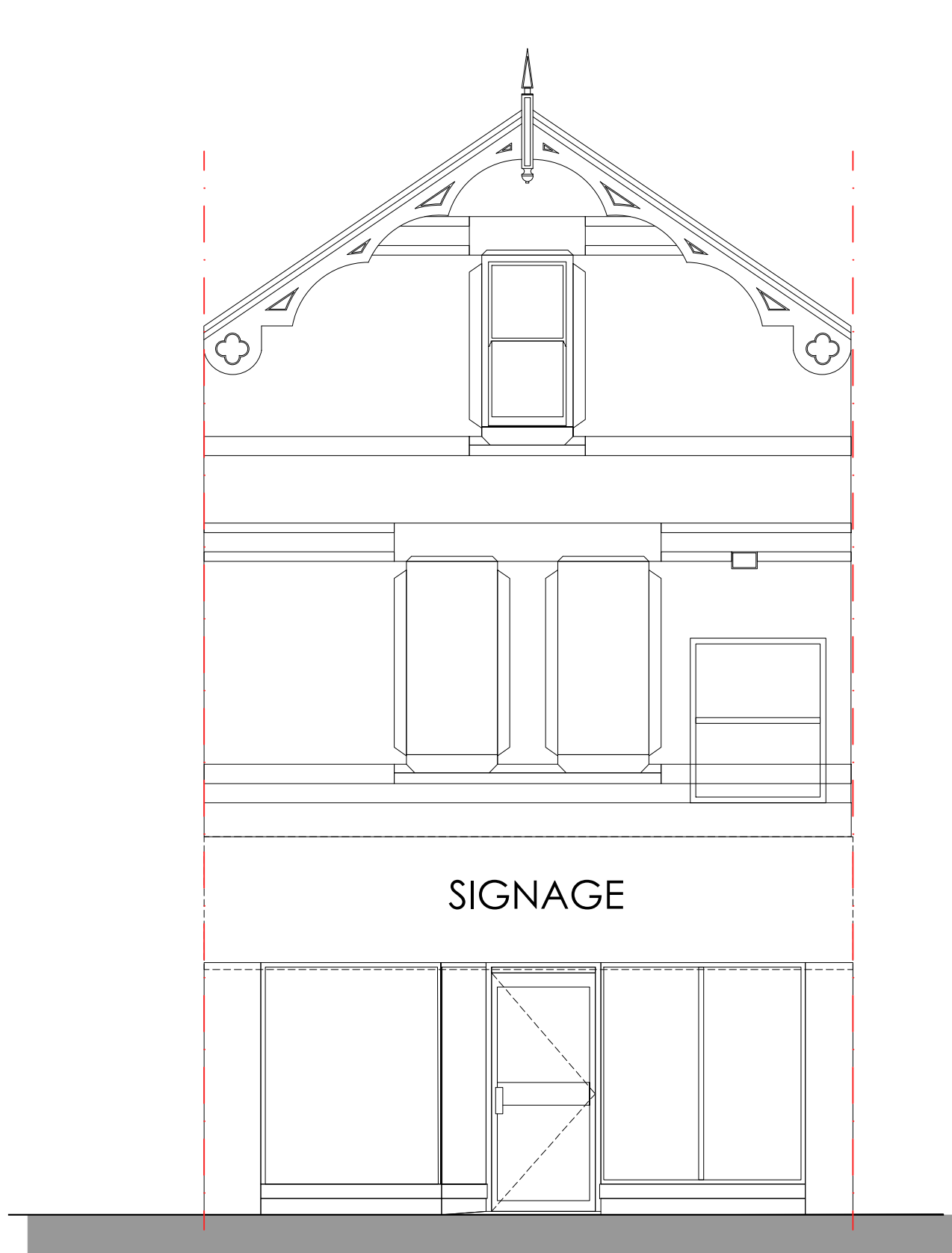
BIRD PROTECTION -
Green dashed line indicates the extent of bird protection. Bird protection to be wire system, allow for minimum 3no. rows. Refer to Schedule of Works for further information.

OBSOURE GLAZING -
Hatch indicates extent of Fanlight glazing to be OBSOURE LEAD LIGHTING. Final design to be agreed by Architect/ LA Officer/ Client. Refer to schedule of works for further information.

ENTRANCE RAMP -
Hatch indicates extent of entrance ramp access. Allow for existing access ramp to be removed where needed, allow for new access ramp to be formed where necessary. Allow for access ramp to be faced with non-slip external use tiles - traditional Victorian pattern style, tile specification to be confirmed by Architect/Officer.

ENTRANCE RECESSED MATWELL-
Hatch indicates extent of recessed external entrance mat at 800mm(W) X 500mm(D). Allow for alterations to existing ramp in order to form a recess for mat. Mat specification to be confirmed by Architect/Officer.

Existing windows to be fully refurbished. Allow for careful removal of existing windows to be carefully repaired to match existing to the approval of the Local Authority Conservation Officer. Allow for all lintels to be checked on site by structural engineer. Minimum works to include paint stripping internally/ externally, new cords and weights, new iron-mongery, re puttying glazing, size and profile to match existing window and redecoration. Allow for all windows to be repainted both internally and externally. Allow for all external timber surfaces to be painted, specification to be Linseed Oil paint, colour tbc. All to approval of LAPO.



Existing Shop Front Elevation
Scale 1:50

Inspection of existing barge board, board to be refurbished. If existing barge board is salvagable then place in new timber. Replacement timber to be hardwood/ douglas fir and fix by Architect/ Officer. If inspection deems for barge board to not be salvagable then allow for 100% like to like replacement to match existing Barge board to be painted, specification to be Linseed oil, colour tbc. Allow for necessary code 5 lead works to be carried out.

Existing granite facing to be removed, allow for brick work behind to be made good, allow for 100% re-pointing to existing work behind. Mortar spec/ colour pointing to be confirmed and agreed by Architect/ LA Officer.

Proposed Signage by specialist, (fix by client). Signage to be hand painted by specialist. Signage font and style to match signage applied to windows below. Refer to schedule for further information regarding cornice. All to be confirmed and agreed by Architect/ LA Officer.

Traditional Victorian Awning - 2300mm (W) X 2700mm (H) sewing to be supplied by: Shades Awning. Specification to be confirmed. Colour to be confirmed.

Hardwood timber plaster, to be painted. Plaster cornice design to be confirmed and agreed by Architect/ LA Officer/ Client.

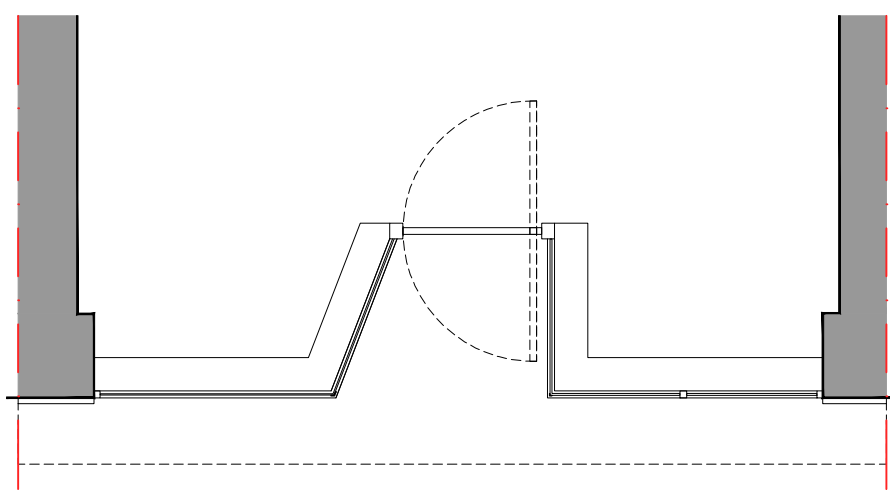
Proposed new painted hardwood timber shop front with new glazing, new signage and new entrance door. Timber to be painted, spec tbc, colour tbc. All to be confirmed and agreed by Architect/ LA Officer.

Proposed facing brick still rise. Facing brick to match existing yellow faced brick to upper facade. Mortar colour pointing to match existing and to be agreed by Architect/ LA Officer.

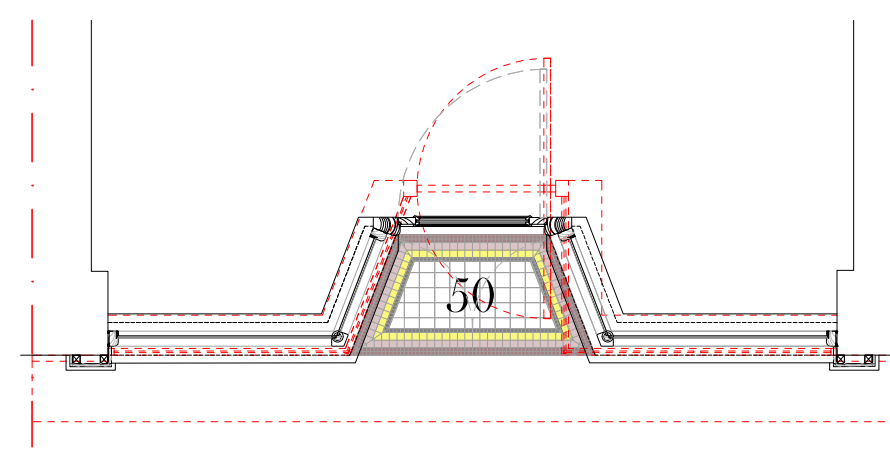


Proposed Shop Front Elevation
Scale 1:50

Fanlight glazing to be OBSOURE LEAD LIGHTING. Final design to be agreed by Architect/ LA Officer/ Client.



Existing Shop Front Section A-A
Scale 1:50



Proposed Shop Front Section A-A
Scale 1:50

Scale Bar (metres)
0 1 2

Job Title:	50 Eccleston Street
Purpose:	Tender
Client:	Yates Property
Date:	March 2021
Drawing Title:	Existing/ Proposed Shop Section/ Elevation
Drawn By:	VWJJ
Scale:	1:50
Job Number:	21.013
Drwg No:	100
Rev:	C