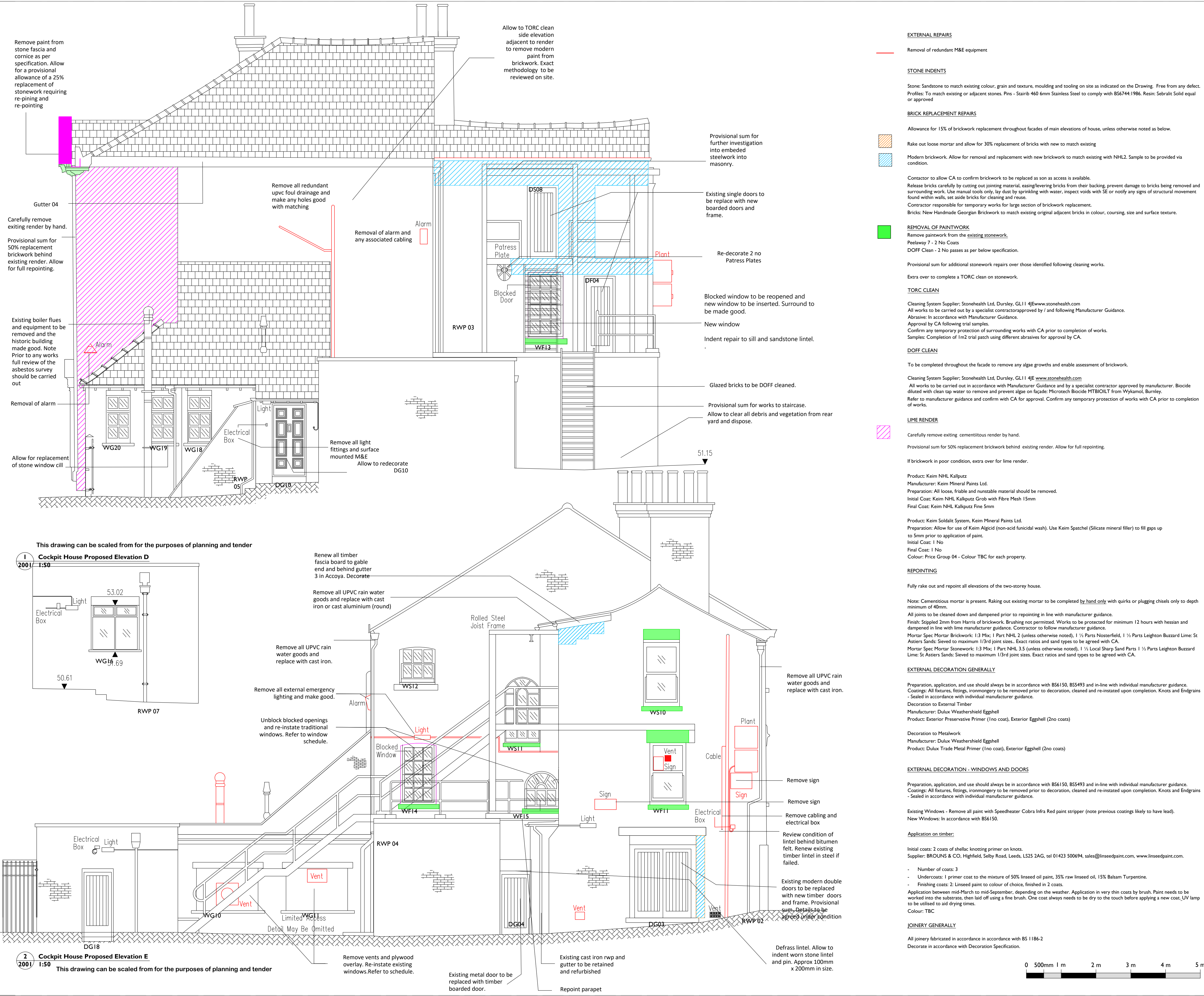




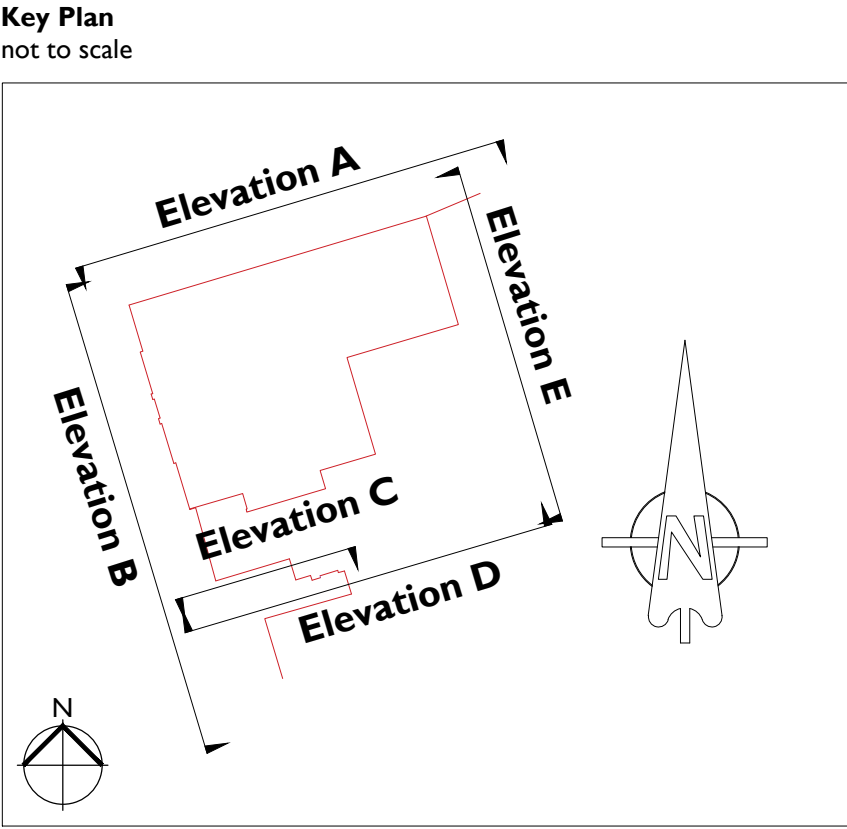
Notes: 07/02/2023 10:25:37

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.



EXTERNAL REPAIRS

Removal of redundant M&E equipment

STONE INDENTS

Stone: Sandstone to match existing colour, grain and texture, moulding and tooling on site as indicated on the Drawing. Free from any defect. Profiles: To match existing or adjacent stones. Pins - Stairfix 460 6mm Stainless Steel to comply with BS6744:1986. Resin: Sebralit Solid equal or approved

BRICK REPLACEMENT REPAIRS

Allowance for 15% of brickwork replacement throughout facades of main elevations of house, unless otherwise noted as below.

Rake out loose mortar and allow for 30% replacement of bricks with new to match existing

Modern brickwork: Allow for removal and replacement with new brickwork to match existing with NHL2. Sample to be provided via condition.

Contractor to allow CA to confirm brickwork to be replaced as soon as access is available.
Release bricks carefully by cutting out jointing material, easing/levering bricks from their backing, prevent damage to bricks being removed and surrounding work. Use manual tools only, lay dust by sprinkling with water, inspect voids with SE or notify any signs of structural movement found within walls, set aside bricks for cleaning and reuse.
Contractor responsible for temporary works for large section of brickwork replacement.
Bricks: New Handmade Georgian Brickwork to match existing original adjacent bricks in colour, coursing, size and surface texture.

REMOVAL OF PAINTWORK

Remove paintwork from the existing stonework.
Peelaway 7 - 2 No Coats
DOFF Clean - 2 No passes as per below specification.

Provisional sum for additional stonework repairs over those identified following cleaning works.

Extra over to complete a TORC clean on stonework.

TORC CLEAN

Cleaning System Supplier: Stonehealth Ltd, Dursley, GL11 4JE www.stonehealth.com
All works to be carried out by a specialist contractor approved by / and following Manufacturer Guidance.
Abrasive: In accordance with Manufacturer Guidance.
Approval by CA following trial samples.
Confirm any temporary protection of surrounding works with CA prior to completion of works.
Samples: Completion of 1m2 trial patch using different abrasives for approval by CA.

DOFF CLEAN

To be completed throughout the facade to remove any algae growths and enable assessment of brickwork.

Cleaning System Supplier: Stonehealth Ltd, Dursley, GL11 4JE www.stonehealth.com

All works to be carried out in accordance with Manufacturer Guidance and by a specialist contractor approved by manufacturer. Biocide diluted with clean tap water to remove and prevent algae on facade: Microtech Biocide MTBIOILT from Wykamol, Burnley.
Refer to manufacturer guidance and confirm with CA for approval. Confirm any temporary protection of works with CA prior to completion of works.

LIME RENDER

Carefully remove existing cementitious render by hand.

Provisional sum for 50% replacement brickwork behind existing render. Allow for full repointing.

If brickwork in poor condition, extra over for lime render.

Product: Keim NHL Kalkputz

Manufacturer: Keim Mineral Paints Ltd.

Preparation: All loose, friable and unstable material should be removed.

Initial Coat: Keim NHL Kalkputz Grob with Fibre Mesh 15mm

Final Coat: Keim NHL Kalkputz Fine 5mm

Product: Keim Soldalit System, Keim Mineral Paints Ltd.

Preparation: Allow for use of Keim Algicid (non-acid fungicidal wash). Use Keim Spatchel (Silicate mineral filler) to fill gaps up to 5mm prior to application of paint.

Initial Coat: 1 No

Final Coat: 1 No

Colour: Price Group 04 - Colour TBC for each property.

REPOINTING

Fully rake out and repoint all elevations of the two-storey house.

Note: Cementitious mortar is present. Raking out existing mortar to be completed by hand only with quirks or plugging chisels only to depth minimum of 40mm.
All joints to be cleaned down and dampened prior to repointing in line with manufacturer guidance.
Finish: Stippled 2mm from Harris of brickwork. Brushing not permitted. Works to be protected for minimum 12 hours with hessian and dampened in line with lime manufacturer guidance. Contractor to follow manufacturer guidance.
Mortar Spec Mortar Brickwork: 1:3 Mix; 1 Part NHL 2 (unless otherwise noted), 1 1/2 Parts Nosterfield, 1 1/2 Parts Leighton Buzzard Lime: St Astiers Sands: Sieved to maximum 1/3rd joint sizes. Exact ratios and sand types to be agreed with CA.
Mortar Spec Mortar Stonework: 1:3 Mix; 1 Part NHL 3.5 (unless otherwise noted), 1 1/2 Local Sharp Sand Parts 1 1/2 Parts Leighton Buzzard Lime: St Astiers Sands: Sieved to maximum 1/3rd joint sizes. Exact ratios and sand types to be agreed with CA.

EXTERNAL DECORATION GENERALLY

Preparation, application, and use should always be in accordance with BS6150, BS5493 and in-line with individual manufacturer guidance.
Coatings: All fixtures, fittings, ironmongery to be removed prior to decoration, cleaned and re-instated upon completion. Knots and Endgrains - Sealed in accordance with individual manufacturer guidance.
Decoration to External Timber
Manufacturer: Dulux Weathershield Eggshell
Product: Exterior Preservative Primer (1 no coat), Exterior Eggshell (2 no coats)

Decoration to Metalwork

Manufacturer: Dulux Weathershield Eggshell

Product: Dulux Trade Metal Primer (1 no coat), Exterior Eggshell (2 no coats)

EXTERNAL DECORATION - WINDOWS AND DOORS

Preparation, application, and use should always be in accordance with BS6150, BS5493 and in-line with individual manufacturer guidance.
Coatings: All fixtures, fittings, ironmongery to be removed prior to decoration, cleaned and re-instated upon completion. Knots and Endgrains - Sealed in accordance with individual manufacturer guidance.

Existing Windows - Remove all paint with Speedheater Cobra Infra Red paint stripper (note previous coatings likely to have lead).
New Windows: In accordance with BS6150.

Application on timber:

Initial coats: 2 coats of shellac knotting primer on knots.
Supplier: BROUNTS & CO, Highfield, Selby Road, Leeds, LS25 2AG, tel 01423 500694, sales@linseedpaint.com, www.linseedpaint.com.

- Number of coats: 3
- Undercoats: 1 primer coat to the mixture of 50% linseed oil paint, 35% raw linseed oil, 15% Balsam Turpentine.
- Finishing coats: 2: Linseed paint to colour of choice, finished in 2 coats.

Application between mid-March to mid-September, depending on the weather. Application in very thin coats by brush. Paint needs to be worked into the substrate, then laid off using a fine brush. One coat always needs to be dry to the touch before applying a new coat, UV lamp to be utilised to aid drying times.

Colour: TBC

JOINERY GENERALLY

All joinery fabricated in accordance in accordance with BS 1186-2
Decorate in accordance with Decoration Specification.

