

NOTES:

WINDOWS

ALL WINDOWS TO BE NEW TREATED TIMBER SASH WINDOWS, SEALED SHUT, WITH FRAME, MULLION AND TRANSOM PROFILES TO MATCH EXACTLY EXISTING WINDOWS - REFER TO SEPARATE DETAILS.

ELEVATION REBUILD WORKS

A SUITABLE STUCCO MIX WOULD BE:
 UNDERCOAT/S 1 : 1 : 6 CEMENT : WHITE LIME : SAND
 OR 1 : 1 : 6 FOR SEVERE EXPOSURE AND MOULDINGS

TOP COATS 1 : 2 : 9 CEMENT : WHITE LIME : SAND

THE SEQUENCE FOR THE PROPOSED APPLICATION OF THE STUCCO RENDER IS SET OUT BELOW:

A SAMPLE PANEL MAY BE BUILT FOR APPROVAL BY THE LPA PRIOR TO COMMENCEMENT OF THIS ELEMENT OF THE WORKS. REFERENCE SHOULD BE MADE TO THE FINISH QUALITY ACHIEVED IN THE APPROVED CONTROL SAMPLE

SECTIONS OF EACH PROFILE DETAIL ON THE EXISTING FACADE TO BE REMOVED, LABELLED (WITH LOCATING REFERENCE PLANS) AND STORED TO ALLOW REPLICATION, WHERE THIS IS NOT POSSIBLE DUE TO CONDITION OF DETAIL, AND IN THE CASE OF LARGER DETAILS SUCH AS THE CORNICE, PROFILES ARE TO BE TAKEN TO ALLOW ACCURATE REPLICATION OF THE DETAILS.

THE NEW BLOCKWORK BASE MATERIAL IS TO BE THOROUGHLY WIRE BRUSH TO REMOVE LOOSE MATTER, JOINTS RAKED AND SCORED TO PROVIDE SOUND MECHANICAL KEY.

FIX STAINLESS STEEL EXPANDED METAL LATH OF SUITABLE GAUGE, FIXED WITH STAINLESS STEEL SCREWS, WASHERS AND SPACERS, DRILLED AND PLUGGED AT APPROPRIATE CENTRE. ALSO INCORPORATE STAINLESS STEEL STOP ANGLE BEADS WHERE APPROPRIATE.

PRE-CAST STUCCO RENDER SECTIONS ARE TO BE MECHANICALLY FIXED TO THE BACKGROUND AND ALL FIXINGS COUNTERSUNK TO ALLOW FOR PELLETING AND ALL MOULDS TO BE JOINTED AND FINISHED ON SITE AT THE TIME OF CARRYING OUT THE RENDER COATINGS.

THOROUGHLY WET THE EXPOSED BACKING AND APPLY A BRUSH COAT OF STYRENE BUTADIENE EMULSION FOR THOROUGH ADHESION AND WHEN TACKY, APPLY INITIAL COAT NOT TO EXCEED 8MM THICKNESS. THICK COMB TO PROVIDE KEY FOR SUBSEQUENT COATS AND LEAVE TO SET.

THOROUGHLY WET SET DUBBING COAT AND APPLY FURTHER RENDER COATS TO BRING FORWARD FACE TO THAT OF THE ADJOINING SURFACE/ORIGINAL LINE OF DETAIL, FINISHING WITH A WOOD FLOAT AND WHERE REQUIRED LIGHTLY SCRIBE JOINT LINES.

MIX FOR DUBBING COAT TO CONTAIN COARSE UN-SIEVED SAND AND A HIGHER PROPORTION OF CEMENT THAN SUBSEQUENT COATS. FINISHING COAT TO CONTAIN SAND SIEVED TO ACHIEVE BEST REASONABLE MATCH TO SURROUNDING WORK.

COAT WORK IS RECOMMENDED FOR ALL STUCCO RENDER AREAS. THE FIRST AND STRONGEST COAT SHOULD BE 9MM - 16MM THICK COMBED SO TO PROVIDE A KEY FOR THE SUCCEEDING COATS, EACH OF WHICH SHOULD BE THINNER AND OF THE SAME STRENGTH OR WEAKER THAN THE PRECEDING. FINISHING COATS SHOULD BE 6MM - 10MM THICK. UNDERCOATS SHOULD BE LEFT AT LEAST TWO DAYS IN SUMMER AND AT LEAST SEVEN DAYS IN WINTER PROTECTED BY VENTILATED COVERS TO ENSURE THAT THE INITIAL SHRINKAGE IS OVER BEFORE THE NEXT COAT IS APPLIED. THESE ARE MINIMUM TIMES AND LONGER INTERVALS ARE DESIRABLE. TESTS FROM ADHESIONS AND STRENGTH MUST BE MADE BEFORE A SECOND COAT IS APPLIED AND THE SURFACE LIGHTLY SPRAYED TO REDUCE AND CONTROL SUCTION IMMEDIATELY BEFORE APPLICATION.

THE TOP COAT SHOULD BE FINISHED WITH A WOOD FLOAT AND/OR BE GIVEN A LIGHT SCRAPPED FINISH WITH A HACKSAW BLADE AND NOT OVERWORKED. LINING OUT MUST MATCH EXACTLY THE PREVIOUS PATTERN, MARKED OUT WITH A RULE AND MARKING TOOL USING LEVELS AND PLUMB RULES.

NO EXPOSED BEADS, BELLCASTS, DRIPS OR OTHER MODERN FORMATIONS TO BE USED WITHIN THE RENDER.

PAINT FINISH TO BE KEIM MINERAL PAINT, OR APPROVED ALTERNATIVE, MIXED TO MATCH ORIGINAL RENDER COLOUR.

JOINTS TO RENDER AND GAPS BETWEEN WINDOWS / JOINERY GENERALLY AND RENDER TO BE SEALED USING A SUITABLE BURNT SAND MASTIC.

AM	REV A- SITE PLAN UPDATED	08.09.20	RDH
SP	DRAWN	24.05.17	VER
DRAWN	REVISION	DATE	



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PLANNING ISSUE

PROJECT
 TUNDO CASTLE
 LLANDUDNO

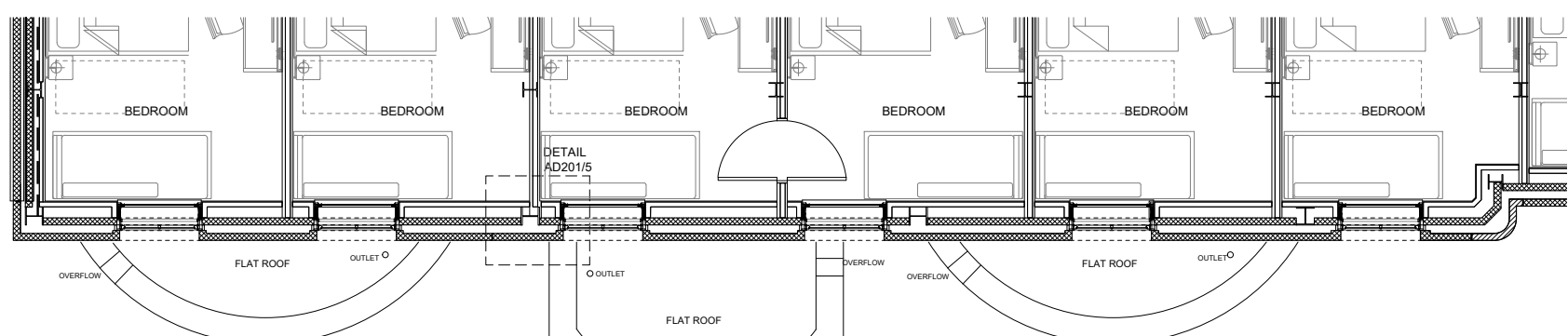
TITLE
 PROPOSED TYPICAL REBUILD
 KEY ELEVATION, PLANS & SECTIONS
 AND FINISH SPECIFICATION

SCALE
 1:100 / 1:200 @ A3 SIZE

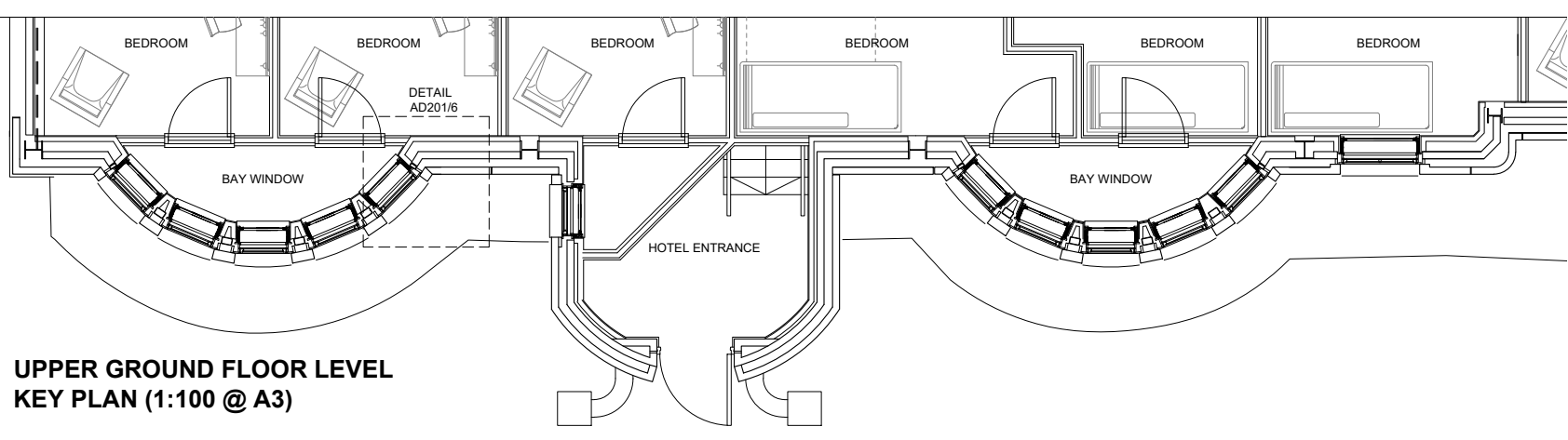
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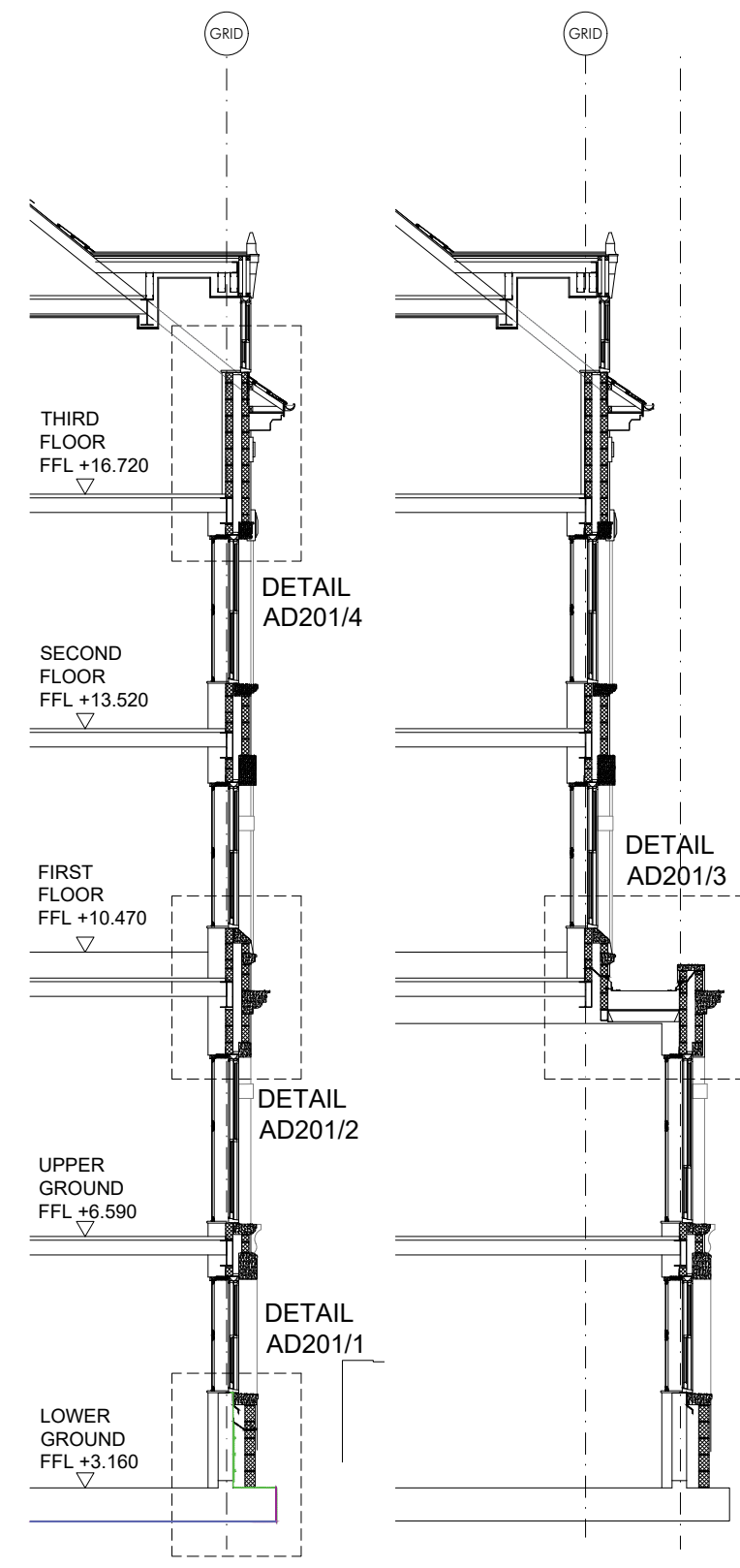
**ELEVATION
 KEY PLAN (1:200 @ A3)**



**FIRST / SECOND FLOOR LEVEL
 KEY PLAN (1:100 @ A3)**



**UPPER GROUND FLOOR LEVEL
 KEY PLAN (1:100 @ A3)**



**SECTION A-A
 (1:100 @ A3)**

**SECTION B-B
 (1:100 @ A3)**