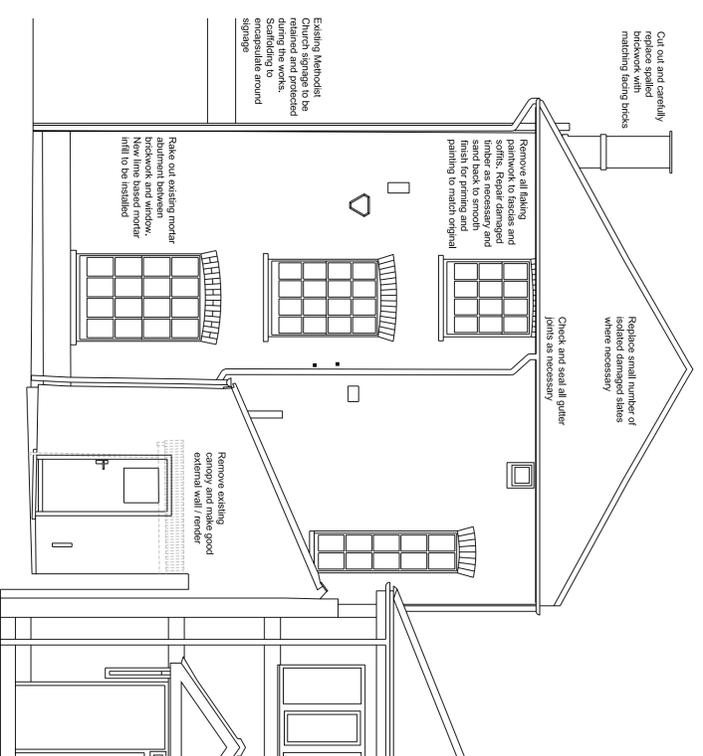
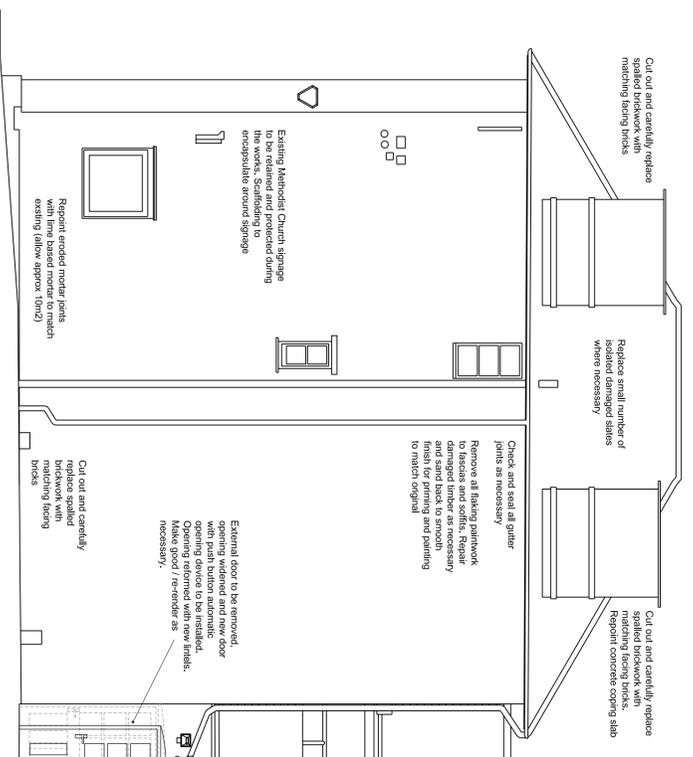


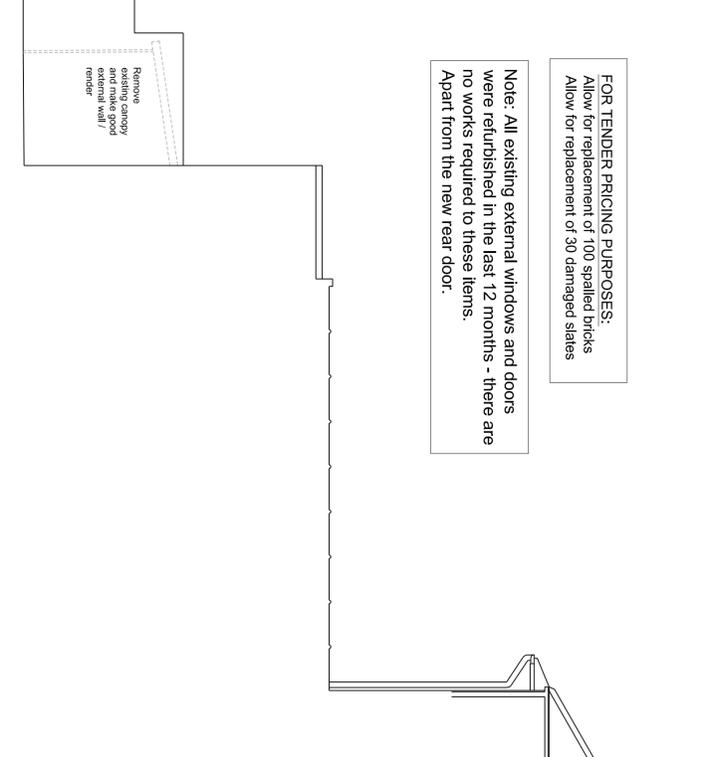
South elevation (1) 1:50 scale



North elevation (3) 1:50 scale



East elevation (2) 1:50 scale



West elevation (4) 1:50 scale

FOR TENDER PRICING PURPOSES:-
 Allow for replacement of 100 spalled bricks
 Allow for replacement of 30 damaged slates

Note: All existing external windows and doors were refurbished in the last 12 months - there are no works required to these items. Apart from the new rear door.

BRICKWORK REPAIRS:

One metre long Heibler repair mortar is used where the cracks are not above an opening of the damage is clearly visible. This type of repair can be used where the cracks spaced vertically by 300 mm the installation to be carried out as per the General Notes shown below.

General Notes

Cut slabs into horizontal mortar joints to a minimum depth of 30 mm and a maximum depth of 50 mm. Vacuum out the slabs and wash with water to remove all dust and debris. Insert a bed of fibrous glass cement grout to the back of the prepared slab. Insert a layer of Heibler repair mortar to the depth of the crack. The mortar should be applied in a continuous manner. The mortar should be applied to a depth of 30 mm. Insert a bed of Heibler repair mortar to completely cover the bar and run into the slot.

EXTERNAL RENDER:

Location: Single storey rear building only.

All loose, flaking and unstable material must be identified and then thoroughly removed. The remaining substrate should be feathered in. Ensure that any paint materials left remaining and the underlying substrate is sound and adhering well. Any glass or shiny surfaces should be thoroughly flaked down using sand or emery paper to create a good key.

All mould and fungal growth must be thoroughly removed using stiff brushes to remove all growths. All surfaces should then be treated with Keim Algald, brush applied undiluted and allowed to remain undisturbed for some 3 hours before thoroughly washing off.

Repairs

All cracks and where there is a need to equalize the render surface should be filled with Keim Rendur. The surface should be finished with Keim Rendur applied to a pre-wetted surface and dressed back to the required level.

For repairs to cornice moulding we would recommend the Keim Restaura repair mortar. This is a pre-wetted mortar and is applied to a pre-wetted surface. All loose and friable material should be cut back to a sound level and repaired with Keim Restaura Repair mortar.

Having cut back the material to a sound base, Keim Restaura Grout mixed with clean cold water to a moist earth consistency should be applied to the level of approximately 5mm below the finished surface. This is only required if the depth is in excess of 15-25mm.

Keim Restaura Top, again mixed with clean cold water to a moist earth consistency, can then be applied proud of the surface using a trowel, allowed to harden and then dressed back in a manner to suit the surrounding surface. If necessary stainless steel mesh can be applied to the surface to suit the surrounding surface. In places with the mortar is dry.

For re-rendering an area apply a Keim Universal Render system, applied to pre-wetted substrate. The Keim Universal Render system is a pre-wetted mortar. The Keim Universal Render system is applied in a minimum period of 12 hours a finishing layer of 4mm thickness should be applied. Do not scratch the base coat and finish using a Hydro Sprays Float. Where necessary apply a Keim Universal Render system to a minimum of 10mm maximum thickness to pre-wetted surfaces. All thickness to be confirmed on site.

Mix the ratio of 1kg Keim Universal Render to 0.24 litres water (approximately 6 litres per 25kg bag) using a mechanical stirrer or plaster mixing machine/screener, eg. Putzmeister or similar.

Newly rendered and repaired areas must be allowed to dry out for a minimum period of 15 days prior to the application of Keim Mineral Paints.

All surfaces must be thoroughly washed down with clean cold water to remove all dirt and debris. The surface should be allowed to dry out for a minimum period of 72 hours from all surface contaminants, decoration using Keim mineral paints may proceed.

Existing scribed blockwork lines in render on front elevation to be maintained.

Decoration

Two coat Keim Solidat system, applied unthinned over all surfaces by brush, roller or airless spray with a minimum period of 12 hours between coats.

Typical consumption rates would be as follows:

All surfaces 0.2 lb per square metre
 Keim Alpicol

Rendered surfaces 10 kg per square metre for 5mm thick repair
 Keim Spachtel

All surfaces 0.45 kg per square metre for 2 coats
 Keim Solidat

Please note that these consumption rates are offered for guidance purposes only and should not be used as a basis for estimating quantities. The actual consumption rates should be pleased to provide samples in order for contractors to verify consumption rates and/or colour choice.

All of the above to be confirmed with a Keim representative prior to installation.

Location: Front of Building

All loose, flaking and unstable material must be identified and then thoroughly removed. The remaining substrate should be feathered in. Ensure that any paint materials left remaining and the underlying substrate is sound and adhering well. Any glass or shiny surfaces should be thoroughly flaked down using sand or emery paper to create a good key.

All mould and fungal growth must be thoroughly removed using stiff brushes to remove all growths. All surfaces should then be treated with Keim Algald, brush applied undiluted and allowed to remain undisturbed for some 3 hours before thoroughly washing off.

Repairs

All cracks and where there is a need to equalize the render surface should be filled with Keim Rendur. The surface should be finished with Keim Rendur applied to a pre-wetted surface and dressed back to the required level.

For repairs to cornice moulding we would recommend the Keim Restaura repair mortar. This is a pre-wetted mortar and is applied to a pre-wetted surface. All loose and friable material should be cut back to a sound level and repaired with Keim Restaura Repair mortar.

Having cut back the material to a sound base, Keim Restaura Grout mixed with clean cold water to a moist earth consistency should be applied to the level of approximately 5mm below the finished surface. This is only required if the depth is in excess of 15-25mm.

Keim Restaura Top, again mixed with clean cold water to a moist earth consistency, can then be applied proud of the surface using a trowel, allowed to harden and then dressed back in a manner to suit the surrounding surface. If necessary stainless steel mesh can be applied to the surface to suit the surrounding surface. In places with the mortar is dry.

For re-rendering an area apply a Keim Universal Render system, applied to pre-wetted substrate. The Keim Universal Render system is a pre-wetted mortar. The Keim Universal Render system is applied in a minimum period of 12 hours a finishing layer of 4mm thickness should be applied. Do not scratch the base coat and finish using a Hydro Sprays Float. Where necessary apply a Keim Universal Render system to a minimum of 10mm maximum thickness to pre-wetted surfaces. All thickness to be confirmed on site.

Mix the ratio of 1kg Keim Universal Render to 0.24 litres water (approximately 6 litres per 25kg bag) using a mechanical stirrer or plaster mixing machine/screener, eg. Putzmeister or similar.

Newly rendered and repaired areas must be allowed to dry out for a minimum period of 15 days prior to the application of Keim Mineral Paints.

All surfaces must be thoroughly washed down with clean cold water to remove all dirt and debris. The surface should be allowed to dry out for a minimum period of 72 hours from all surface contaminants, decoration using Keim mineral paints may proceed.

Existing scribed blockwork lines in render on front elevation to be maintained.

Decoration

Two coat Keim Solidat system, applied unthinned over all surfaces by brush, roller or airless spray with a minimum period of 12 hours between coats.

Typical consumption rates would be as follows:

All surfaces 0.2 lb per square metre
 Keim Alpicol

Rendered surfaces 10 kg per square metre for 5mm thick repair
 Keim Spachtel

All surfaces 0.45 kg per square metre for 2 coats
 Keim Solidat

Please note that these consumption rates are offered for guidance purposes only and should not be used as a basis for estimating quantities. The actual consumption rates should be pleased to provide samples in order for contractors to verify consumption rates and/or colour choice.

All of the above to be confirmed with a Keim representative prior to installation.

Location: Front of Building

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Having cut back the material to a sound base, Keim Restaura Grout mixed with clean cold water to a moist earth consistency should be applied to the level of approximately 5mm below the finished surface. This is only required if the depth is in excess of 15-25mm.

Keim Restaura Top, again mixed with clean cold water to a moist earth consistency, can then be applied proud of the surface using a trowel, allowed to harden and then dressed back in a manner to suit the surrounding surface. If necessary stainless steel mesh can be applied to the surface to suit the surrounding surface. In places with the mortar is dry.

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All surfaces must be thoroughly washed down with clean cold water to remove all dirt and debris. The surface should be allowed to dry out for a minimum period of 72 hours from all surface contaminants, decoration using Keim mineral paints may proceed.

Existing scribed blockwork lines in render on front elevation to be maintained.

Decoration

Two coat Keim Solidat system, applied unthinned over all surfaces by brush, roller or airless spray with a minimum period of 12 hours between coats.

Typical consumption rates would be as follows:

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 Keim Alpicol

Rendered surfaces 10 kg per square metre for 5mm thick repair
 Keim Spachtel

All surfaces 0.45 kg per square metre for 2 coats
 Keim Solidat

Please note that these consumption rates are offered for guidance purposes only and should not be used as a basis for estimating quantities. The actual consumption rates should be pleased to provide samples in order for contractors to verify consumption rates and/or colour choice.

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Keim Restaura Top, again mixed with clean cold water to a moist earth consistency, can then be applied proud of the surface using a trowel, allowed to harden and then dressed back in a manner to suit the surrounding surface. If necessary stainless steel mesh can be applied to the surface to suit the surrounding surface. In places with the mortar is dry.

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Decoration

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All of the above to be confirmed with a Keim representative prior to installation.

Location: Front of Building

Issued for: **TENDER**

project: **Refurbishment Project**
 number: **6712**

north: **Newport Pagnell Town Council**
 drawing number: **13**

revision: **Scheme as Proposed**
 drawing number: **A**

sursham tompkins est 1961
 architectural services & project management

■ cottage farm ■ sywell ■ northampton ■ NN6 0BJ
 t: 01604 64 65 66 ■ f: 01604 64 63 62 ■ e: info@surshamtompkins.co.uk
 w: www.surshamtompkins.co.uk

scale: **1:50**
 paper size: **A1 MC**
 drawn by: **May 17**
 checked: **date:**
 date: