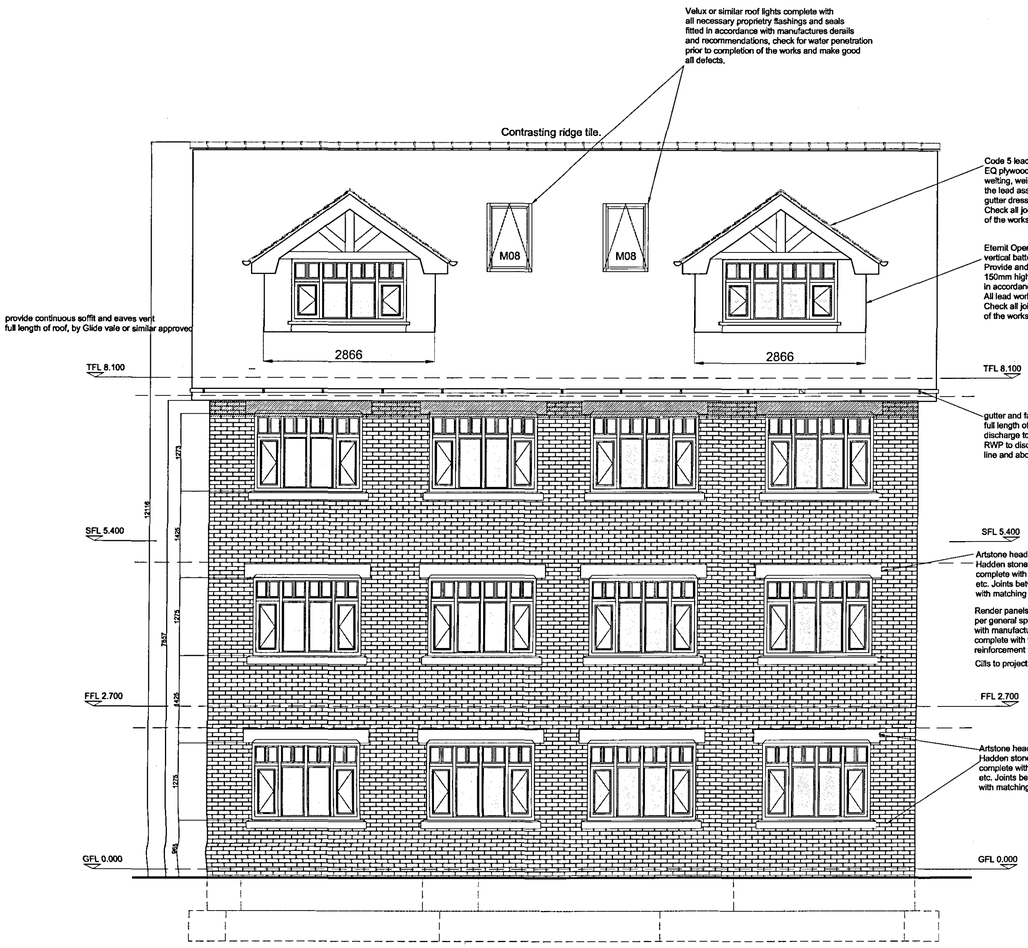
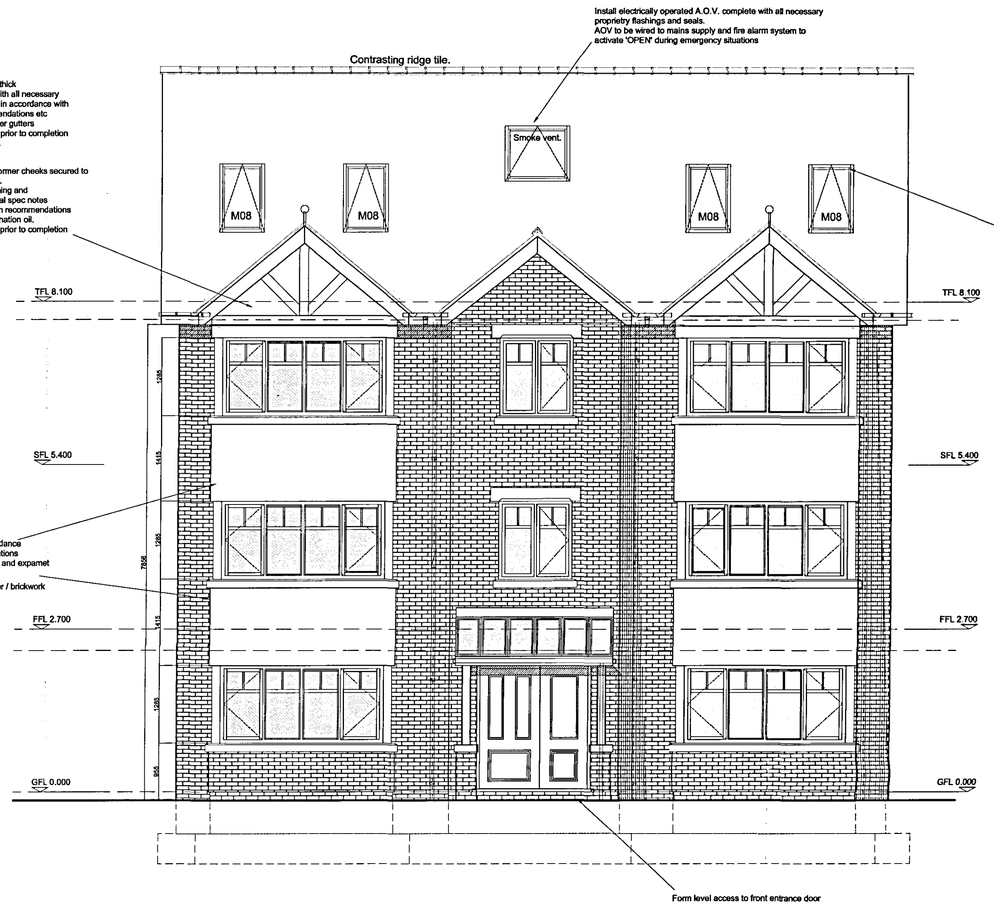
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Notes:

THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LIAISE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE OFFICE, STATUTORY UNDERTAKERS AND ANY OTHER RELEVANT BODIES TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE.
ANY MODIFICATIONS, AS A RESULT TO BE AGREED.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS.
ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY.
ALL WORK TO COMPLY WITH REQUIREMENTS OF COVENANTS OR AGREEMENTS RELATED TO THE PROPERTY
NONE OF THE WORKS SHOULD ENCROACH ONTO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER.
THE CONTRACTOR IS TO EXCAVE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT OF THE WORKS.
THE CLIENT IS TO TAKE RESPONSIBILITY FOR THE APPOINTMENT OF A PARTY WALL SURVEYOR TO SERVE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES.



Rear Elevation



Front Elevation

CLADDING PANELS

Auto claved cement panels supplied by Marley Eternit Ltd
Panels installed and fixed in accordance with manufactures details and recommendations, panels to be fixed to vertical timber battens at max 600mm ctrs, secured with operal colour screw supplyed by Marley.
Fixing holes to be 20mm panel vertial edges, 50mm from horizontal edges and at max 600mm ctrs, vertical and horizontal joints 10mm
Vertical panel joints to have EFPS 36 Neoprene strips positioned on the horizontal and vertical timberts to act as packers.
Horizontal joint profiles eternit Universal corner profiles to be included
Perforated closers to be installed as required to prevent birds or vermin
All other trims and seals to be fabricated from aluminum powder coated to BS 6496 and to conform in size and shape to details required defined by site measurement.
System to be installed by experienced Marley eternit trained cladding contractors.

WINDOWS
All windows to be double glazed, frames set back 65mm from wall plates, DPM pinned to perimeter of frames and sealed with Poly Sulphide mastic sealant, flush pointed. Escape window to each habitable room to be incorporated, minimum 450mmx750mm opening, glazed area of window minimum 1/10th of floor area opening light 1/20th of floor area. Glazing below 1500mm (doors/windows) to be toughened/laminated glass. New windows in existing openings to match existing style as near as possible. Windows in new openings to comply with Part L of the current Building Regulations All windows/doors to be installed in accordance with FENSA Registered installer, Allow for building in of frames. Windows to have trickle ventilation, 4000mm squared vents by Glidevale or similar approved (night vents) in head section. Double glazing to have 20mm air gap and low E coating or double glazing 20mm air gap (argon filled) and soft low E coating.
Planitherme Low E heat reflective glass to all doors, windows / roof lights etc fixed with security tape and beads to BS 6713
Trim vents to provide 8,000mm squared to habitable rooms, 6,000mm squared over all structure.
MDF boards sill, U value of proposed windows to be better than 1.8W/m2 to compensate for solid or half glazed doors, one window in each floor habitable room and bedrooms to have a clear unobstructed opening. The bottom of the openable area to be no more than 1100mm above floor level, sashes lower than 1350mm from floor level to be fitted with restrictor stays restricting openings to 100mm. All opening sashes in ground floor windows to have lockable handles, first floor windows are not to be fitted with lockable handles, all top hung vents minimum 450mm deep. All first floor windows are to have easy clean hinges. All windows over paths and first floor windows are to have child proof restrictor stays fitted.
Glazing in critical areas to comply with Part N1 of the current building regulations. Glazing within 1500mm of floor to be Toughened / laminated glass(tempered) to Class C BS 6206, / EN 1250, Glazing to be permanently marked and visible on glass, double glazed units to both panes apply.
Obscure glazing to be 'Pilkington's Cotswold' or similar approved
Double glazed units through out are 6.4/20/4mm K glass.
Provide 50x25mm sw curtain battens with 150mm overlaps to reveals.
New replacement windows to achieve min U value of 1.2 w/ms deg C
Band C certificate of compliance to be provided to building control on completion of the works.
New and replacement doors with less than 50% glazing and solid doors to be fully draught proofed and double glazing to achieve min 1.8w/m2 - certificate of compliance to be issued to building control on completion of the works.
Windows and doors to be safety glass to a) glass below 800mm above floor level b) to doors and side panels within 300mm of door edge.

RENDER WALL FINISH
Apply render finish to external wall face, min. undercoat thickness not to exceed 15mm, with 2/3 coatwork each succeeding coat to be thinner and weaker than the preceding coat, scratch coat to form key.
Final coat to be applied up to 10mm thick. Allow for protection from frost / rain with plastic sheeting for a minimum of 24 hrs.
Tyrolean finish - a) Honey comb texture firm mixture, b) Smooth rubbed honeycomb texture.
Renders to be applied in accordance with manufacturers recommendations and specifications.

EXTERNAL WALL RENDER
External leaf of block work is to be suitable medium density masonry to take a designation III mix (1:1:6) - this should be confirmed by the manufacturer. Apply weber. rend aid key coat if required to prepare masonry substrate then weber prat M one coat render system spray applied to a thickness of 15-25mm depending on site exposure in accordance with BS5262. Render is through coloured to client and Planning Officers approval. Apply further coat of weber.prat M to achieve feature effects such as roughcast or ashlar finish. All render to be applied in strict accordance with the manufacturer's instructions and recommendations: Weber, Dickens House, Enterprise Way, Flitwick, Bedford. MK45 5BY. Tel: 01525 718877. Include for providing a stainless steel bell stop to the bottom of the render to finish 150mm (dpc level) above finished external ground level. Paint exposed block surface with 3 layers liquid applied bituminous finish in colour; black.

ARTSTONE FEATURES
Artstone cills where indicated, to suppliers details

PLANNING AND BUILDING CONTROL
30 SEP 2011

Revision	Date	Description	Drawn
E	28.09.10	Updated to planning requirements	JK
D	20.09.10	Updated to planning requirements	JK
C	17.08.10	Render and Artstone re added Soldier courses omitted window fenestration revised	JK
B	10.08.10	Updated to client requirements Omit render and artstone features add eternit panels, soldier courses	JK
A	12.05.11	Additional information	JK

gibson ARCHITECTS

Client:
C & J WARD

Project:
PROPOSED DEVELOPMENT AT DERBY ROAD FALLOWFIELD, MANCHESTER

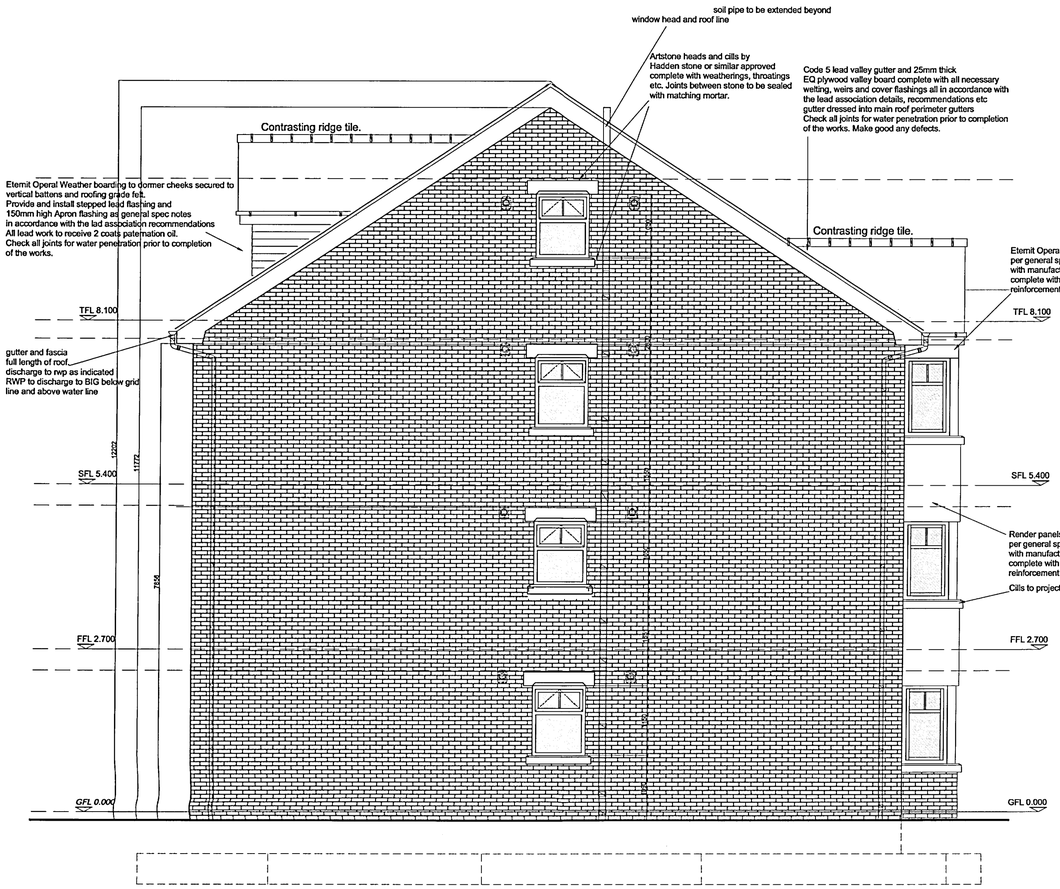
Drawing Title:
PROPOSED FRONT, REAR ELEVATIONS

Job no:	Drawing no:	Drawn:	Checked:	Date:	Scale:
G.0204	20/013 E	JK	DG	April 2011	1:50 @ A1

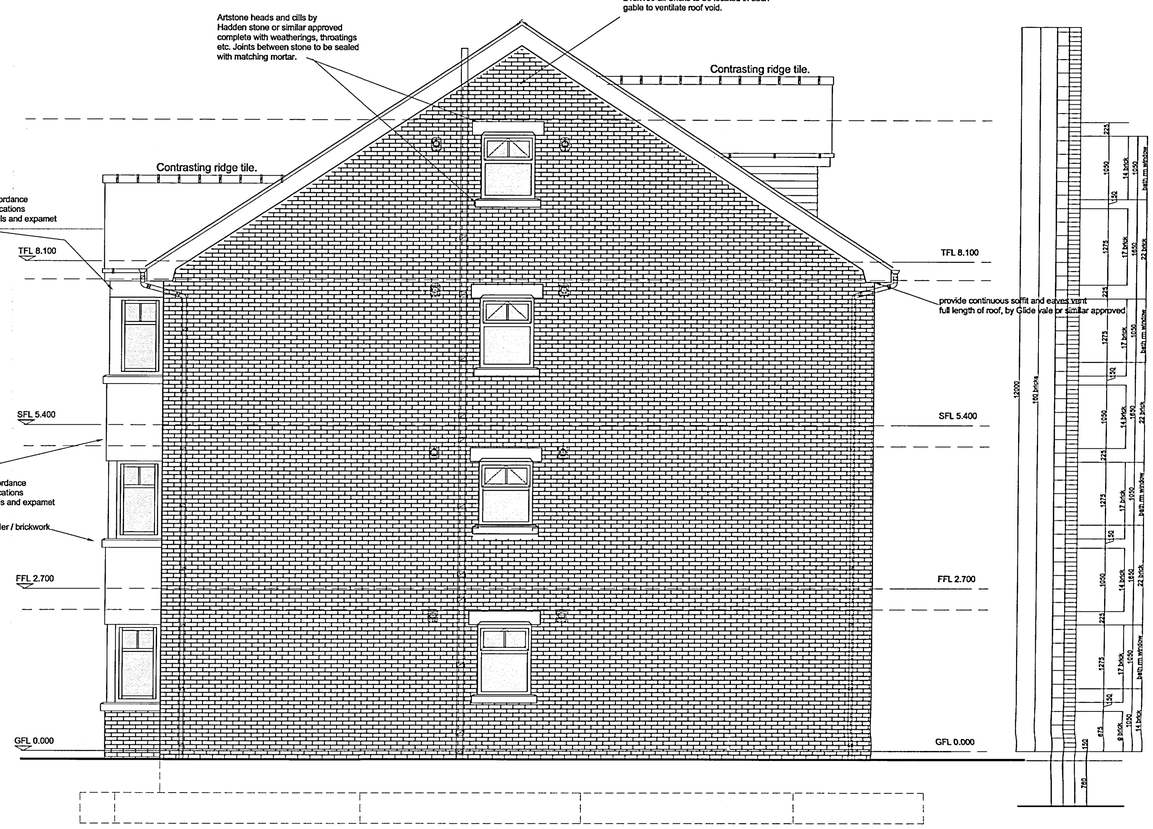
Gibson Architects Limited 150e Burton Road West Didsbury Manchester M20 2NT
+44 (0)161 445 0416 www.gibsonarchitects.co.uk info@gibsonarchitects.co.uk

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Notes:



Gable Elevation



Gable Elevation

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30 SEP 2011

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Client:
C & J WARD

Project:
PROPOSED DEVELOPMENT AT DERBY ROAD FALLOWFIELD, MANCHESTER

Drawing Title:
PROPOSED GABLE ELEVATIONS

Job no:	Drawing no:	Drawn:	Checked:	Date:	Scale:
G.0204	20/014 D	JK	DG	April 2011	1:50 @ A1

Gibson Architects Limited 150e Burton Road West Didsbury Manchester M20 2NT
+44 (0)161 445 0416 www.gibsonarchitects.co.uk info@gibsonarchitects.co.uk