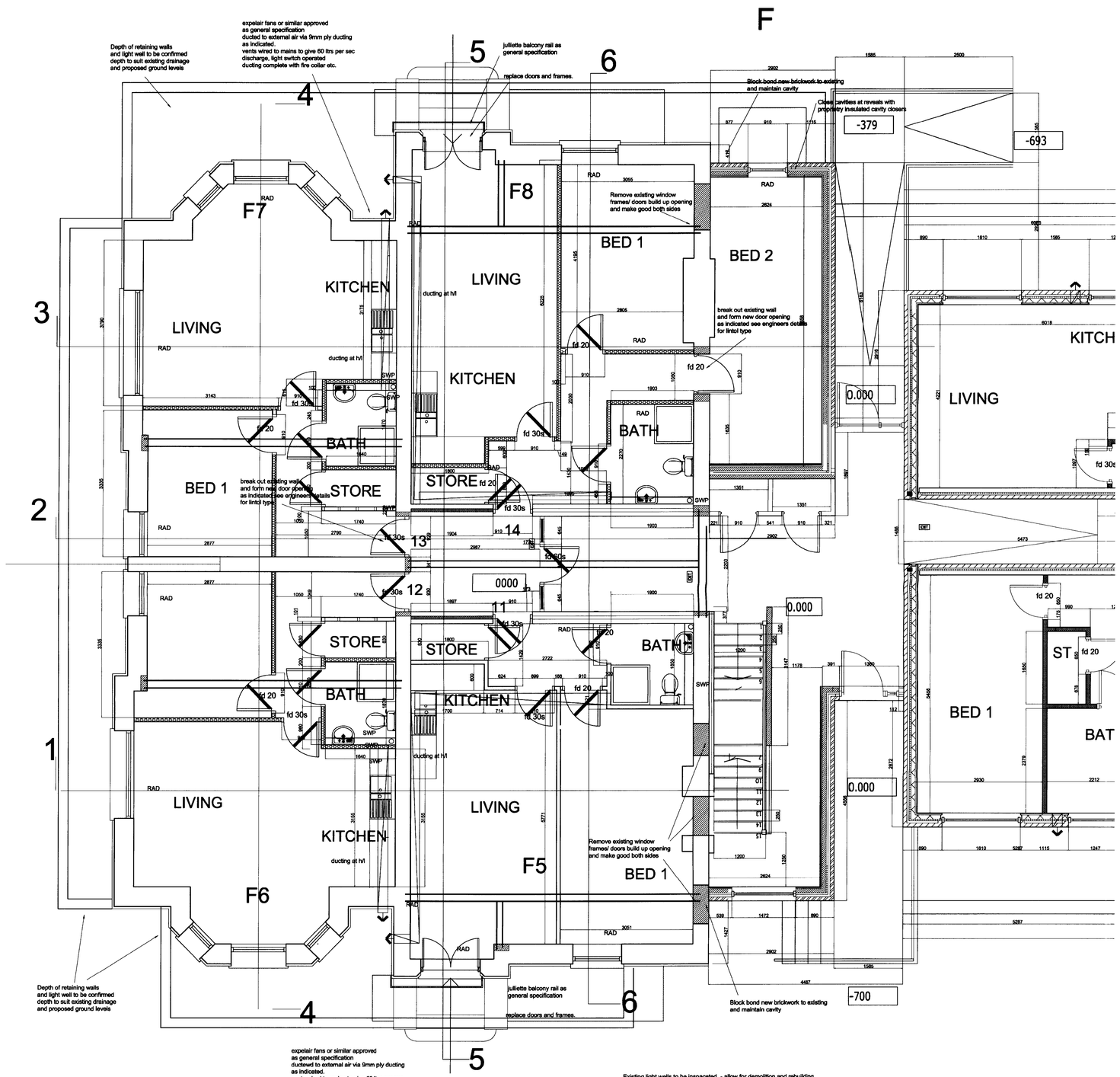


PROPOSED GROUND FLOOR

Do not scale. All dimensions to be checked on site prior to fabrication of components or execution of works. This drawing, the design and information contained within are Copyright of Gibson Architects Limited and must not be used or reproduced without express permission. Gibson Architects Limited shall not be liable if used or reproduced without authorisation.

Notes:

Link details see phase 1 drawings for details.
Remove All windows doors,
Remove all existing floors ceilings etc
demolish all internal walls as indicated and dired by structural engineer
reove roof covering including felt and tiles etc
Check existing roof timbers for structural stability and replace azs necessary
Refelt and slate as general specification using breather felt fully dressed and lapped in accordance with manufacturers recommendations
Check existing lintols over doors and windows and replace as necessary to structural engineers specification, I replacement lintols to have min 160mm bearing each end onto concrete padstones
encase steel work in 2 layers of 12mm fire line board.

Existing foundations to be checked an underpinned as necessary as per engineers specifications
All new timbers to be vac vac treated prior to installation
All new steel members to structural engineers design to be fully encased in 2 layers of 12mm fire line board, lap tape and fill joints.
New floors as per general spec and previous notes
25mm flooring grade chip board om 25mm sound board on tanalised battens.
65mm s/c screed on 100mm compressed insulation Kingspan K7 or similar approved on PC beam and pot floor to strucural engineers design.
Underdraw ceiling in 12mm plaster board and skim on battens. note ceiligs and walls to be sorbed to form air tight joints
Escape windows to be located in iach habitable room

All services passing through walls floors and ceilings to be sealled and fire stopped with intumescent seals and fire line board as required, provide intumescentr collar boss around projecting swp trough floors
Any ducting passing through walls to be complete with fire dampers,
swp's to be fitted with rodding access points at all junctions, encase pipework in 9mm plywood complete with removable access panel
extract ducts passing through walls to be complete with dampers
ducting formed using 9mm ply and connected to proprietry vent system - Expelair or similar approved.

Existing light wells to be inspaceted - allow for demolition and rebuilding
215mm facing brick with 3 layers of synthaprufe or similar water resistant material complete with building protection board and outer leaf of enginnering brick
dpm to be dressed between existing and new wall to form water seal
new walls to be built off sutable foundations to structural engineers design.

Ambiant disabled stair as section
drawing complete with contrasting nosings and handrails
Note handrails to be warm to the touch and min 900mm above nosing line
1100mm at landings, stairs to part K of the currant building regs.

Ramp to DDA requirements min 1:12 gradient
slip resistant finish to ramp chevroned
Hand rail both sides min 1100mm high with 550mm high mid rail
100mm kicker to edge of ramp
hand rails to be non climbable, contrasting colour and warm to the touch
edge of ramp to have contrasting colour for the visually impaired.
Hand rails both sides of ramp

Revision	Date	Description	Drawn
D	07.05.10	Internal wall layouts updated	JK
C	20.12.09	Dims Updated	JK
B	27.11.09	Updated to Construction issue	JK

scale 1:100 1:50 0 1 2 3 4 5 6 7 8 9 10m 0 1 2 3 4 5m

gibson ARCHITECTS

Client:
C & J Ward

Project:
The White House,6-8 Conyngham Road,Victoria Park Manchester

Drawing Title:
Proposed Ground Floor Plan- Existing Building

Job no:	Drawing no:	Drawn:	Checked:	Date:	Scale:
G.0154	012D	jk	DG	Aug 08	1:50@A1

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