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:

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 DEPT, 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 AGREEMENTSRELATED 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 ENSURE 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 MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES.

GENERAL NOTES
1) Rear walls to be brothed and bonded, cavity closed at eaves with non-combustable material.
2) Foundations do not encroach on to adjoining property.
3) Existing foundations to be inspected and if required underpinned to the satisfaction of the LA.
4) Timber stud fire resistant walls between rooms.
5) All new glazing to be double glazed.
6) Glazing in bathrooms to be opaque.
7) All dimensions are in millimetres.
8) All dimensions are to be checked on site prior to work commencing ordering or erecting materials.
9) Allwork to be carried out in accordance with the building regulations 2003, and all relevant British standards and codes of practice.
10)Samples of external materials to be submitted to the LA planning officer prior to ordering.
11)Window areas equivalent to 1/10th of room area served for light (natural), and 1/20th for ventilation (open lights).
12)All new stockwork to be given 1 hour fire resistance using 12.5mm thick vermiculite gypsum plaster and skim.
13)A separate system of drainage is to be utilised.

Chimney stacks to be rebuilt to sane size as existing complete with pots, code 5 stepped lead flashings, soakers and liners.
Pots to be bedded in Haunching
brick work to match existing as near as possible

re-roof existing building as gen. spec and to structural engineers design.

Existing render finish to walls etc to be checked hack off all all defective areas and make good to match existing Contractor to establish extent of defects and notify client / architect accordingly

Replace all windows to external elevation to existing building as general spec notes all frames set back 65mm from wall face and sealed with polysulphide mastic sealant fflush pointed

code 5 lead or similar valley gutter and valley board complete with all welting, fillets and weirs in accordance with lead association details and recommendations

lead flashing to coping dressed to form of roof.

Code 5 lead stepped flashig to Velux windows

velux rool light as gen. spec complete with all necessary proprietry flashings and seals

Oriel window see section notes.

code 5 lead or similar valley gutter and valley board complete with all welting, fillets and weirs in accordance with lead association details and recommendations

Code 5 lead stepped flashig to Velux windows

EXISTING FIRST FLOOR LEVEL

EXISTING GROUND FLOOR LEVEL

EXISTING BASEMENT FLOOR LEVEL

Glazed interlink block

Provide internal guard rail to first floor window min 900mm above floor level

-2750mm basement

ELEVATION FROM MARTIN HOUSE

see general section details for internal valley gutter detail

velux rool light as gen. spec complete with all necessary proprietry flashings and seals

Code 5 lead stepped flashig to Velux windows

steps and balustrade

guard rail to light well

extent of retaining wall

ramp and balustrade

-2300mm basement

EAST (REAR) ELEVATION

Code 5 lead stepped flashig to Velux windows

tiled roof as general spec notes

code 5 lead or similar valley gutter and valley board complete with all welting, fillets and weirs in accordance with lead association details and recommendations

velux rool light as gen. spec complete with all necessary proprietry flashings and seals

lead flashing to coping dressed to form of roof.

Code 5 lead stepped flashig to Velux windows

code 5 lead or similar valley gutter and valley board complete with all welting, fillets and weirs in accordance with lead association details and recommendations

Chimney stacks to be rebuilt to sane size as existing complete with pots, code 5 stepped lead flashings, soakers and liners.
Pots to be bedded in Haunching
brick work to match existing as near as possible

Existing render finish to walls etc to be checked hack off all all defective areas and make good to match existing Contractor to establish extent of defects and notify client / architect accordingly

Replace all windows to external elevation to existing building as general spec notes all frames set back 65mm from wall face and sealed with polysulphide mastic sealant fflush pointed

3 650mm

EXISTING FIRST FLOOR LEVEL

EXISTING GROUND FLOOR LEVEL

rendered wall to match existing

guard rail to light well

basement

Provide internal guard rail to first floor window min 900mm above floor level

Glazed interlink block

ramp and balustrade

SOUTH ELEVATION

Chimney stacks to be rebuilt to sane size as existing complete with pots, code 5 stepped lead flashings, soakers and liners.
Pots to be bedded in Haunching
brick work to match existing as near as possible

code 5 lead or similar valley gutter and valley board complete with all welting, fillets and weirs in accordance with lead association details and recommendations

Existing render finish to walls etc to be checked hack off all all defective areas and make good to match existing Contractor to establish extent of defects and notify client / architect accordingly

Replace all windows to external elevation to existing building as general spec notes all frames set back 65mm from wall face and sealed with polysulphide mastic sealant fflush pointed

guard rail to light well

WESTELEVATION FROM CONYNGHAMROAD

link

plant room

plant room

EAST (SECTIONAL) ELEVATION

All work to comply in every respect to the LOCAL AUTHORITY building regulations latest edition.
All electrical work to be installed and checked by RE registered engineer.
All gas supplies and installation by Corgi registered engineer.
Foundations to comply with the LA requirements
Steelwork to comply with BS 449,BS 5950
Steelwork to BS 1221
Horizontal and vertical DPM to be bituminous felt(unless otherwise stated)in accordance with BS 743 type 5a, 1970
Windows to CP 151., Door frameslo CP 151
Door and window frames by JLOWER or similar approved (standard section)
Plastering to BS 5492/1970
S.W drainage to BS 6367: 1983
Internal drains above ground lined to BS 5572
Thermal insulation to roof to be as BS 5808 and comply with the current building legislation. for thermal protection to structures.
Drainage below GL to BS 6297, Generally to comply to the satisfaction of the LA inspector. in accordance with BSCP 301,303.
Wall and floor tiles to BS 5385
Sanitary fittings to BS 6465 pt 1,Shower fittings to BS 6340.
Structural timber to BS 5268, Timber workmanship to BS 1186.
Glass to BS 952, and BS 6262:1982
Staircase shall comply in all respects to pt H of the current Building Regulations
Concrete- Wall foundations as shown, in plain concrete 1:2:4 mix or unless otherwise stated by the structural engineer.
Block work to be in accordance with BS 1257
Soft woods to BSCP 1880,(All non-structural timber to be WC-WC treated)
Decoration Apply 2 cts of emulsion paint to wall and ceiling surfaces to BSCP 231
Internal ioe frames primed and painted 2 cts gloss.
All services shall be connected in compliance with the statutory authority requirements.
All dimensions to be checked on site prior to ordering or erecting materials.
All work to comply with the LA inspectors requirements.

BUILDING NOTES
Lintels: Proprietary lintels are to be placed over all openings, doors, windows
Lintels are to be load bred. And have a minimum end bearing of 150mm and cored. internally to give 1/2 hr fire protection. Bitumin coated galvanised steel lintels, insulded with polystyrene are to be used in the external walls.

Ground floor slab to be minimum 150mm thick, floated concrete on wiegeem 1200 gauge. DPM this to be dressed up vertical sides of concrete/
50mm sand blinding on 100 mm closed cell insulation, on 150-600mm crushed hardcore (well consolidated) Min depth of hardcore below thickened out slab below non-load bearing walls to be 150-600mm exce as described earlier.

Foundations to external and party walls to be 600x200mm thick concrete strip footings
Inclement only below disc, mesh mix concrete up to GL.
Depth of foundations, to formation level are to be a minimum of 1000mm in clay soils, of 825mm in sand (or as required by the structural engineer or local authority) concrete to be grade C15P.
French filled footings may be required in certain circumstances, widths to be 450mm for all load bearing walls, depth to engineers or approved inspectors requirements.

House drainage: 100mm nominal, salt glazed ware, supersleeve or similar or equal approved.
Top rates maximum gradient of 1:40 with inspection chambers at 12m intervals.
Pipework below buildings to be encased in 100mm thick granular fill or other flexible filling in accordance with the manufacturers recommendations.
Drains passing through walls to have 50mm clearance all round with concrete lintol over.

Soil and waste to be single stack drainage system to BS 5572: 1978, connecting via a suitable adaptor, to the under ground drainage system. Location and sizes of internal pipework are indicated on drawings.
Depth to invert to be 450mm where direct ground floor connection to SVP vent pipes- reduce to 75mm dia. when ran externally, and terminate 1000mm above any adjacent ventilated opening.
All vent pipes to terminate in a wire balloon cage.

All rainwater goods: to be round section "Marley " or similar, fixed in accordance with the manufacturers instructions, positioned as the drawings and connected to a separate under ground storm water drainage system.

All cavities are to be closed at eaves and verge with a low density block to seal the cavity.
" Hylotol pitch polymer 150mm,wide or other approved DPC, a minimum of 150mm above adjacent finished ground level. DPC to have a minimum 150mm lap at joints, and with dpm in order to ensure a water tight seal.

Walls: External walls to be 300mm over all, cavity construction, to give a total "U" value of 0.25W/m2 k, comprising 102mm facing brick outer skin, 100mm cavity, filled with rockwool insulation batts in accordance with BBA certificate No 89/2315 or similar approved Kooltherme K5 / Celotex 90
100mm blockwork inner leaf of mass. P value 1.15m3/k strength 2.8N/mm 2
Internal block partitions lined with 9.5mm plaster board on dabs. Applied and supported in full accordance with British gypsum instructions and recommendations.

NOTE
NEW BUILD
SEE DRAWINGS 001 -003 PLANS, 004-007 SECIONS, 008 ROOF PLAN
DEMOLITION PLAN 010
EXISTING BUILDING
PLANS 011- 013, SECTIONS 014-016
SET OUT PLAN 020

Revision	Date	Description	Drawn
E	19.04.10	Omit dormers, Add velux windows (new build)	k
D	23.03.10	Windows to exist build updated	jk
C	29.01.10	Updated to site conditions	jk
B	25.01.10	Window fenestration updated to new build	jk
A	07.12.09	Window Nos Added	jk

gibson ARCHITECTS

Client:
C & J Ward

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

Drawing Title:
Proposed Elevations - Option B

Job no:	Drawing no:	Drawn:	Checked:	Date:	Scale:
G.0154	022E	jk	DG	Aug 08	1:100@A1

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scale 1:100 1:50
01 02 03 04 05 06 07 08 09 10m
01 02 03 04 05m