

GENERAL NOTES

All drawings are to be read in accordance with the written specification and detail drawings. Refer also to structural and M&E installations prepared by the other design consultants. All new work to comply with current Building Regulations and with the current relevant British Standards and Codes of Practice.

Render

Thoroughly inspect all area of render and remove all loose friable and defective render. Provide sand: cement render where indicated and in accordance with M20.

Stonework

Replace defective stonework, cutting in sound stonework. Rake out all joints and remove all cementitious pointing and repoint in lime mortar to the requirements of F20.

Chimney

Repoint brick chimneys and rebed existing chimney pots. Provide bird guard (sample to be approved) to the top of pots. Code 4 lead step flashings to be linked to dpc in stacks.

Floor slab

Where ground floor slabs are broken out for new drainage or strengthening, renew to the structural engineers specification ensuring new dpm is fully sealed to existing dpm and dpc at the perimeter.

Ceilings

Remove all ceilings.

Stairs

Refurbish existing staircase, renewing any defective timber to treads and risers and securing all loose boards. Renew existing timber balustrade.

Windows and Doors

Provide new windows and doors to match existing profiles. All new windows in accordance with L10/16. Refurbish all existing windows as L10/17. Paint finish to all windows and doors using Dulux Weathershield paint system as M60.

Roof Pitched

Replace all loose, cracked and slipped slates to pitched roofs with salvaged natural slate to match existing.

Provide new code 4 lead valleys in accordance with the recommendations of the lead Development Association.

Roof Flat

Strip off existing felt covering and replace with single ply membrane with decorative strips as J42.

Drainage Foul

Provide new foul drainage system to civil engineers design and specification. Provide 5 no. 110mm diameter soil stacks terminated at 100mm above finished floor level in positions indicated. Where drairage passes through existing external walls provide concrete lintol over and ensure dpm is fully sealed around pipe penetrations.

Storm

Provide new underground storm drainage system to civil engineers design and specification. All rainwater pipe positions and drops to remain as existing.

Rainwater Goods

Replace existing rainwater goods with new. Gutters and downpipes to be PVC replica cast iron

Decorations

All new and existing render to be decorated as M60 using the Dulux Weathershield masonry paint system.

All new and existing joinery; doors, window, eaves, facias, canopies to be decorated as M60 using the Dulux Weathershield paint system.

NOTES

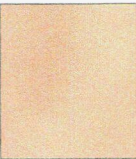
1. CONDITION OF SOFFIT BOARD TO BE CHECKED TO ALL AREAS OF ROOF
2. ALL EXTERNAL JOINERY -REMOVE LOOSE & FLAKING PAINT RUB DOWN MAKE GOOD PREPARE AND REPAINT

NOTE

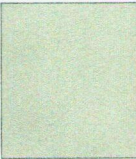
External walls to be made good after demolition of existing buildings and rendered and painted to match existing.

Provide 3No. pairs of glazed doors and one replacement window to match original

WINDOWS



NEW/ REPLACEMENT WINDOWS AS L10/16



EXISTING WINDOWS REFURBISHED AS L10/17

Drawing Record

Rev.	Date	By	Comments	Checked
P02	20.08.13	JLR	ANNOTATION ADDED	BT
P03	30.06.13	JLR	WINDOW NOTATION ADDED	BT
A	13.09.13	MS	CONSTRUCTION ISSUE	BT

CONSTRUCTION ISSUE

DO NOT SCALE OFF THIS DRAWING

This scheme is subject to town planning and all other necessary consents.

Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the architect before work commences. Figured dimensions only are to be taken from this drawing.

This drawing is to be read in conjunction with all relevant consultants and / or specialists drawings. Documents and any discrepancies or variations are to be reported to the architect before the affected work commences.

Magnetic media does not constitute contract documentation and updates of this data will occur. These files are current as of the date of issue. Your use of the content of these files is at your own risk. Reference should always be made to the hard copy which is superior to the digital format. Any document produced by yourselves which contains part or all of this data remains your responsibility and attributed to yourselves. Whilst Leslie-Jones make every effort to ensure that it is scanned for viruses, we cannot guarantee that it does not contain any.

leslie jones
architecture

121 Great Portland Street
London W1W 9QL
Facsimile: 020 7255 1150
E-mail: 020 7255 6700
adam@leslie-jones.co.uk

Client

STANHOPE

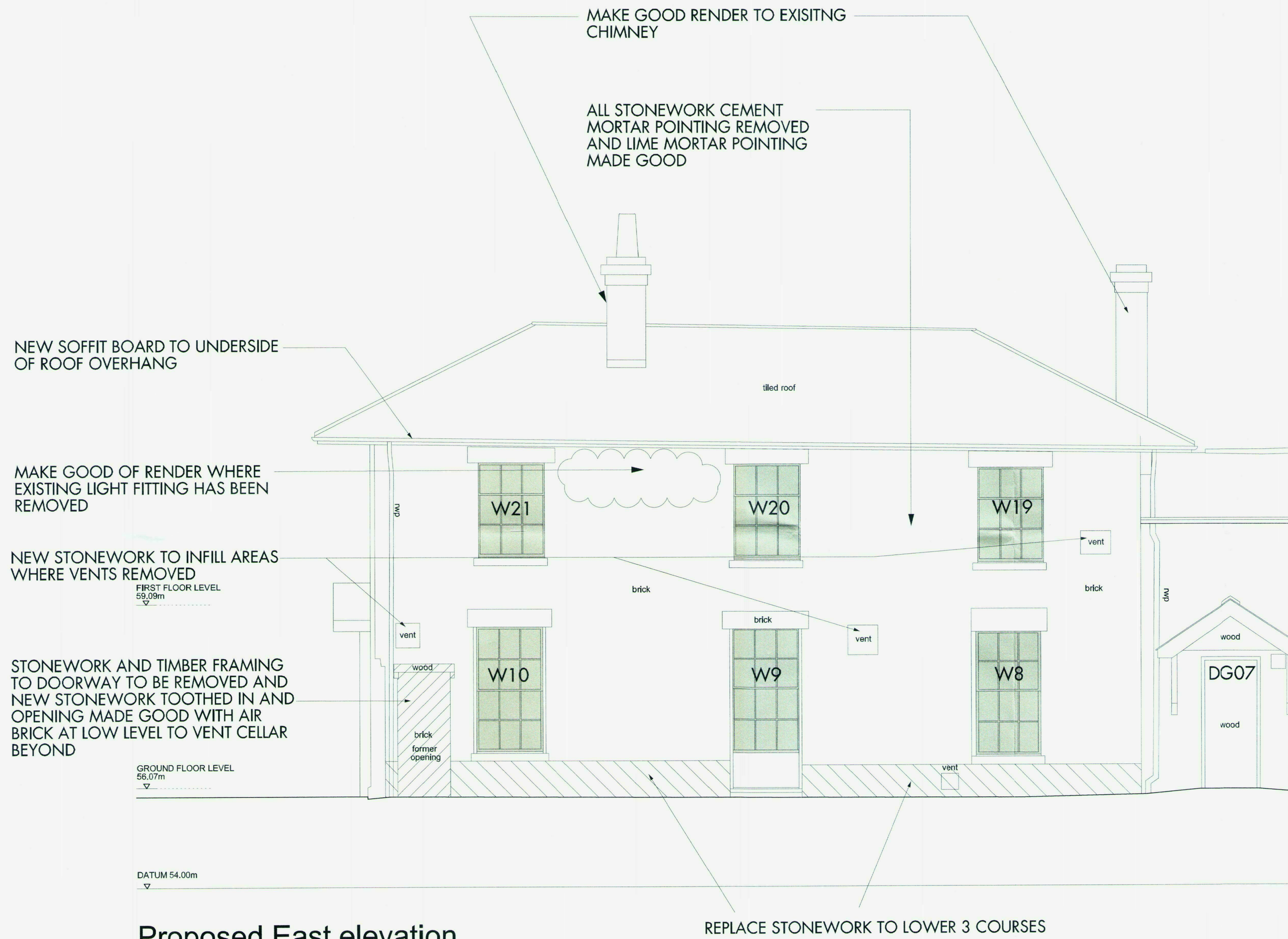
Job Title

LIVESTOCK MARKET
HEREFORD

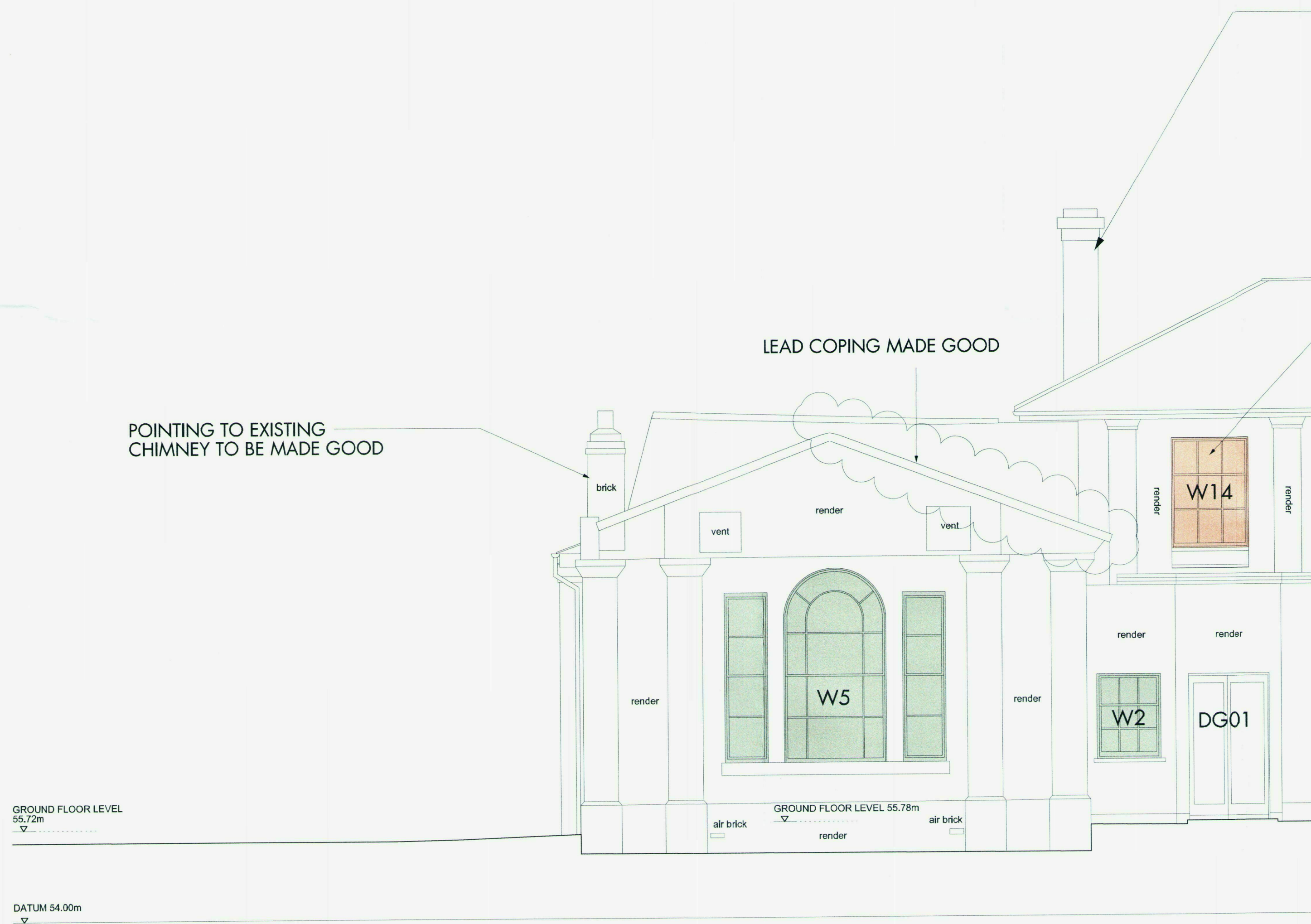
Drawing Title

OLD MARKET INN
PROPOSED ELEVATIONS
EAST AND WEST

Scale @ A0	Date	Drawn	Checked / Date
1:50	30/07/2013	MS	PL
Job No.	Drawing No.	Revision	
3 3 2 7	A L (0 5) 5 0 4 1	A	



Proposed East elevation



Proposed West elevation