

GENERAL NOTES:

Any discrepancies between these Building Regulation notes and all current drawings should be brought to the attention of the project architect as a matter of urgency prior to the commencement of Building works on site. These notes should be read in conjunction with the Architectural, Consulting Structural Engineer's and Service Engineer's current drawings, details and specifications etc.

The Fire Strategy Report prepared by EFL Consulting dated 22nd July 2019.

All work to comply with current Building Regulations, British Standards Codes of Practice, L.A.B.C. and Acoustic Report specifications.

WORKS TO EXISTING ELEVATIONS

1. Include item for General cleaning of brickwork, external cills and stone feature work.
2. Include item for localised re-pointing of brickwork.
3. Include for refurbishing and repainting original railings. New railings to be provided where original sections have been removed
4. Include item for minor repairs to parapet and masonry generally.
5. Remove existing redundant signage / banners, lighting, cabling, air conditioning units and support brackets, old flagpoles etc. and de-clutter facade generally. Make good as required any holes left after removal of a/c pipework, fittings etc.
6. Remove any existing window boardings, retain existing windows and refurbish, see notes elsewhere on window refurbishment.
7. Check any external pipework is sound and leak free, refurbish and redecorate and refix. Any pipework beyond repair to be replaced with materials to match the existing.
8. Existing Lightning conductor tapes to be retained where possible, include for a specialist contractor to test the existing tapes to confirm installation meets with current standards. Specialist to provide report with suggested schedule of required works as necessary.
9. Existing Structural plates previously fixed to elevations to be treated to remove grease and rub the surface with a light sanding, apply rust-inhibitive primer, 2 coats of undercoat and 2 coats of gloss, colour to be Dark Grey refer to Finishes Schedule.
10. Retain existing road signs to each elevation, remove or protect as necessary during the course of the elevation works, refurbish as necessary and refix upon completion.

WINDOW SASH REFURBISHMENT - (TO ALL ELEVATIONS SEE DRAWINGS)

1. Strip back the existing paint from the windows, sanding down and replacing any rotten timbers, taking the windows back to sound and healthy wood.
2. Remove pulleys and cords. Re-weigh sashes and install correct weights within sash box to make windows operate smoothly again.
3. Release any sashes which are stuck.
4. Install any missing hardware or refix any existing loose items.
5. Install perimeter draught proofing sealing system in and around the moving sashes?
6. Strip back the existing paint from the windows, sanding down and replacing any rotten timbers, taking the windows back to sound and healthy wood.
7. Any window panes fitted with extract fans to have them removed and replacement glass is to be installed.
8. Replace any missing, cracked or broken glass and bed new glass, types to match the existing ie, clear or obscure, in linseed oil putty or proprietary butyl compound with final front edge putty line formed. New glass to be laminated / toughened.

WINDOW REPLACEMENT

Worst case scenario, if any windows are rotten/decayed beyond reasonable repair these units are to be replaced on a like for like basis with new units constructed to the same sizes as those requiring replacement with similar timber section sizes as the existing as a minimum requirement, new timber species to be obtained from a sustainable source and to be Sapele or Accoya.

WINDOW REDECORATION ON SITE

1. After any timber works requiring replacement timber sections to be included is completed, ensure new timber receives 2 coats of Primer. New timber to be obtained from a sustainable source and be either Sapele or Accoya.
2. After removal of paint back to sound and healthy wood and sanding down ensure existing timber receives 2 coats of primer, 2 coats of Undercoat and 2 coats of Gloss paint, refer to Finishes Schedule for colours.

NEW WINDOW INSTALLATION WITHIN BRICKWORK REVEALS

New windows where required are to be installed into existing openings, gap between frame edge and surrounding construction, minimum 3mm and maximum 6mm, install windows without twist or diagonal racking. Ensure damp proof course is correctly positioned in the prepared openings in relation to the window frames, do not displace during fixing operations. Any new windows to be installed are to match exactly those that are removed.

Fixing new frames, spacing, position fasteners not more than 250mm from ends of each jamb, adjacent to each opening light hanging point and at maximum 400mm centres.

Sealant around windows to be silicone mastic, refer to Finishes Schedule for sealant colour, sealant to suit site conditions and be installed in accordance with the manufacturer's recommendations finish triangular fillets to a flat or slightly convex profile.

Window reveals to be made good as necessary.

All units to be compliant generally with Building Regulations Approved Document Q. All glazed panels and windows should be capable of resisting at least the horizontal force given in BS EN 1991 and compliant with and certified to PAS 24:2012 OR pas 24: 2016.

Where new windows are to be installed all dimensions/openings to be checked on site by sub-contractor prior to fabrication/ordering of windows. Contractor to allow sufficient tolerance for window fitting. New ironmongery to match that of the existing or be the existing removed and re-fitted.

SAFETY GLAZING GENERALLY

All glazing below 800mm to windows or 1500mm in the case of a door or adjacent side screen within 300mm to comply with BS 6206 and Approved Document K4 for glazing in critical locations and safe breakage.

ANCHOR SYSTEM FOR TOP FLOOR WINDOW CLEANING

To comprise Keyanka or similar anchor socket installed to every truss upright location at 4th Floor level adjacent to windows, 17 no. approximately complete with white plastic cover. When required the cover is removed and the special 'key-type' eyebolt, typically attached to a worker's lanyard is inserted into the socket hole. Simple key action activates a spring locking movement. System to be specialist sub-contractor designed.

ROOFING WORKS
EXISTING SLATE ROOF - RE-ROOFING AND REPAIRS

Existing slate roofs to be inspected and all slates and ridge tiles to be stripped off and useable slates/ridge tiles to be set aside and stored on site for reuse, any defective slates/ridge tiles to be discarded, Contractor to include for 50% new slates, subject to site investigation, defective/missing slates to be replaced with slates of matching size, colour and patina.

Existing rafter depth assumed to be in the order of 150mm, Contractor to confirm once strip out works have commenced.

Remove the existing lath & plaster or plasterboard finishes from the underside of the existing rafters. Check existing timbers for any rot or infestation , refer to Timber Specialist as necessary for any treatment or replacement works needed.

Lay slates to gauge as existing on 50x25mm treated softwood battens on breather membrane.

Re fix and bed and repoint any defective ridge tiles as required.

Any Timber verge/arge and fascia boards to be inspected and remedial works agreed.

NB : Current method of roof ventilation to be investigated and adequacy confirmed.

Existing cold roof void to have existing fibre glass quilt insulation removed.

Extent of any mechanical fixing of tiles and ridges to be agreed after site inspection.

Refer to Proposed Roof Mansard Details - Sheets 1 and 2 drawings numbered 18-094-6500 & 6501 for the existing and proposed details, and the Proposed Roofing Works drawing numbered 18-094-2036 for approx. extent of new lead works to the various roofing situations, all leadwork to be inaccordance withthe Lead Sheet Associations standard details.

For historic or listed buildings the recommended code of lead to be used for the various type of applications to be as follows.

Parapet, box and tapered valley gutters	- code 6 minimum
Chimney flashings, back gutters, front apron and side flashings	- code 5 minimum
Hip and ridge flashings	- code 6 minimum
Pitched valley gutters	- code 6 minimum
weatherings to cornices, parapet walls and projections	- code 6 minimum
apron and cover flashings	- code 5 minimum
soakers	- code 3 minimum

Where the gutters discharge to the existing downpipe positions provide lead outlet pipes sealed into existing pipes inaccordance with the Lead Sheet Association recommended details.

ROOF VENTILATION

Provide ventilation above insulation within rafter depth using propreitary products set into slated roof surface Gildevale or similar approved.

LEADWORK - VALLEYS, ABUTMENT, GUTTERS AND CHIMNEY FLASHINGS etc.

All existing lead flashings including valley, abutments, longitudinal gutter and chimney flashings to be replaced as required, minimum lead codes to be as stated above and new lead treated with patination oil.

RAINWATER GOODS

Following site investigation of all the visible external rainwater goods, a schedule is to be prepared by the Contractor detailing the remedial works required to each component, should any components be beyond repair they are to be replaced on a like for like basis.

All the remedial/replacement works upon completion are to give a fully functional system of rainwater discharge, any new components are to be in cast iron to match exactly profiles and sizes of existing.

All new fittings to be fixed strictly in accordance with the manufacturers instructions.

NEW MANSARD ROOF WINDOWS AND ROOFLIGHTS

Repair existing or install replacement timber Mansard Rooflights sizes vary see Window Schedule drawing numbered 18-094-5003, where new construct windows out of Accoya timber, section sizes to be at least that of the existing as a minimum, comprising a mixture of 3 fixed modules and 2 opening modules, 2 fixed modules and 1 opening module, and 3, 4 and 5 module fixed rooflights. To be complete with all lead module flashings around openings with double glazed units comprising inner pane of laminated glass and outer pane of Low-E glass.

1. Upon removal of existing units all sizes are to be checked on site by the Contractor prior to manufacture.
2. All glazing below 800mm to windows to comply with BS 6206 and Approved Building Regulation Documents for glazing in critical locations and safe breakage and to be Toughened or Laminated Glass. The height of the openable windows are dictated by the existing position and configurations of the window due to the existing structure.
3. All windows to be glazed to BS 6262.
4. Windows to be inaccordance with BS 644, BS 7950, BS 8213 and BS 6375 Pts 1, 2 and 3.
5. New Mansard opening windows to be fitted with friction stays and limiters restricting openings to 100mm with unlock facilities for window cleaning. Eye hooks to be fitted to adjacent roof truss legs to allow clipping of harness for cleaning of external glass.
6. To achieve minimum window energy rating of class B as determined by the British Fenestration Rating Council or a minimum U value of 1.5 W/m2oK.
7. Where new windows are to be supplied and fixed windows to be factory primed of Accoya timber replacement windows to match the existing sizes and configurations, opening lights to be as indicated on the window elevation types.
8. Windows to be decorated comprising factory applied primer minimum 1 coat and 1 coat applied on site - 2 coats total, 2 coats of Undercoat and 2 coats of finishing top coats, colours tbc. see Window Schedule 18-094-5003 for further particulars.

AOV's

Certain windows are to provide an automatic opening to allow ventilation of escape routes to prevent smoke logging and to be activated by smoke detectors. AOV locations indicated on roof / fire plans and subject to Fire Consultation Report.

Install Automatic Opening Vents within new glazed rooflights where indicated to existing roof structure, including any flashing units to suit roof slates to achieve U value 1.5W/m²K. Complete with laminated outer pane and internal low E double glazed unit, 1 smoke sensor, 1 break glass point and 1 wall control unit connected to Fire Alarm system.

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■ DRAWING NOT TO BE SCALED.

■ REPORT ERRORS & OMISSIONS TO ARCHITECT.

■ CHECK ALL DIMENSIONS ON SITE

■ DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH AND SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS

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09.06.21

ADS

Specification Notes updated for Phase 1 works and drawing title amended

DL

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CLIENT Lapwine Ltd				
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BOWKER SADLER ARCHITECTURE

A: Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY

T: 0161 406 7333

E: office@bowker-sadler.co.uk

W: www.bowker-sadler.co.uk

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