

GENERAL CONSTRUCTION NOTES.
All work to be carried out in strict accordance with the Building Regulations and the requirements of the Approved Inspector.
The contractor shall check all dimensions on site before commencement of work.
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GENERAL ITEMS:
All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.
All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.
The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.
The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition.
On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.

REGULATION 7:
All work shall conform to the standards for materials & workmanship identified in regulation 7: I.e. using proper materials appropriate for the circumstances in which they are used, the building operations to be carried out in a workmanlike manner, proper materials include materials which bear an E.C. Mark, conform to a harmonised standard or European technical approval, conform to a BS or B.B.A. Certificate.

STANDARDS.
Steelwork to comply with BS449 BS5950.
Windows to C.P.153, doorframes to C.P.151.
Plastering to BS5492:1977.
R.w. & surface water drainage to BS6367:1983.
Inf. Drainage above ground level to BS5572.
Thermal insulation to roof to BS5803.
Roof slates to BS473 550 1971.
Sanitary fittings to BS5445 pt. 1.
Structural timber to BS5268.
Timber & workmanship to BS1186 pt. 1 & 2.
Glass to BS952 & BS6282:1082.
Brickwork to be in accordance with BS1257.
Softwoods to BSOP1 860. All timber (non-structural) to be vac-vac treated.
Decoration, apply 2 coats emulsion paint to walls & ceiling to BSQP231.
Internal S.W. Prime & painted 2 coats gloss.
All services shall be connected in compliance with the statutory authority requirements

CONTRACTOR TO ENSURE THE FOLLOWING:
CDM regulations.
The contractor and client are expected to understand their obligations under the CDM regulations and be fully aware of their application. Blueprint cad Ltd offer no CDM service and accept no responsibility for owner/builder failure to fulfil their obligations.
Builder/owner to confirm with 'HSE' whether project is deemed as 'notifiable'. If so an appropriately qualified planning supervisor is required or be employed.
Contractor to comply fully with the construction (design and management regulations) 2015 and the workplace (health and safety) regulations, and advise the health and safety executive and planning supervisor at all applicable stages
Before any appropriate work commences. The CDM regulations apply to most common building, civil engineering and engineering construction work. You must notify HSE of the site if the construction work is expected to either:
Last longer than 30 days; or
Involve more than 500 person days of construction work.
The design has required the structural alteration of the existing building fabric as designed by the structural engineer to provide support to roof, floor and masonry construction. Beams will require the use of specialist lifting equipment to ensure the safe handling and positioning of the sections. The contractor will be required to assess the implications on stability prior to commencement on site, and provide the necessary props and shoring to ensure that vertical and lateral support is maintained within the property throughout the project, as discussed and agreed with the structural engineer at all times.
The contractor should be aware that this project involves the use of heavy and potentially hazardous materials. In common with all building projects, his operatives should be made aware of the specific dangers of working in this environment, and be provided with the necessary safety equipment and work wear to ensure their health and safety is not compromised.
The contractor should assess the complexity of the scheme and provide a working method statement to ensure that health and safety is not compromised at any stage.
The client's, and contractor's attention are drawn to their responsibilities under the requirements of the 'construction design and management regulations' for health and safety throughout this project.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
Support of beam
Insertion of DPC through wall
Raising a wall or cutting off projections
Demolition and rebuilding
Underpinning
Insertion of lead flashings
Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases (e.g. landfill gases, radon, vapours etc) on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and castings in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 125mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nulifire S or similar intumescent paint to provide 1/2 hour fire resistance.

REFER TO THE STRUCTURAL ENGINEERS DRAWINGS AND DETAILED SPECIFICATIONS FOR:
1) All steel work beams, supports, connections, and bearings and foundations.
2) Design and specifications for the Timber frame construction for the new dormer.
3) Design and specifications for the Timber joist sizes.
4) New load bearing walls, stud walls providing stability and retaining walls.

ROOF AND DORMER CONSTRUCTION NOTES:
STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid nogging between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanised metal straps or other approved to BSEN 845-1 at maximum 2m centres.

DORMER LOAD BEARING PERIMETER WALLS AND DORMER 'CHECKS'
Construct 150x50 stud frame @ 400mm c/c's built on top of floor beams.
Internally Nail 12mm plywood to the stud wall at 150mm c/c's with 70x4mm nails, Line internally with 'Tri-iso super' 10' as manufacturers details and finish with 50x35 cross battens, 12.5mm plasterboard and skim on 500 gauge vapour check.
Externally line frame with 'K Render' system in accordance with the manufacturers application instructions. K Render on 12mm 'Renderboard' on 'Tyvek' breathable membrane on 12mm thick marine plywood. Fit 75mm thick 'Celotex double r' within the stud frame as shown on section.

PITCHED ROOF INSULATION AT CEILING LEVEL
Insulation (sloping ceiling 30mm thick 'Celotex double R' or similar approved fixed between the existing 80x50 rafters and maintaining 50mm ventilation space above insulation, underdraw the new rafters with 'Tri-iso super' 10' as manufacturers details and finish with 50x35 cross battens, 500 gauge visage, 12.5mm plasterboard and skim. Achieve U value 0.18w/m2 0k.
Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanised straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2.

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

EAVES:
All timber to be pre-treated with preservative prior to fixing, eaves detail to match the existing. Construct fascia board from 32m quality redwood, and soffit to be constructed from 18mm redwood boarding supported off 50x50 sc3 treated battens. Provide continuous 25mm wide soffit strip vent along the length of the soffit, or, alternatively use upvc soffits, fascias and barge boards as agreed with the contractor/builder.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

VALLEY GUTTER:
Fit 18x250 timber valley boards between rafters. Lay 4mm ply lining to extend minimum 255mm each side of valley. Valleys are to be formed with max 1500mm long code 4 lead lining sheets, lapped min 250mm, supported by ply lining. The adjacent lining to be neatly cut and bedded onto plain fire strips, leaving a clear channel approx. 125mm wide. Dress lead lining neatly into gutter.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm ALUMINIUM half round gutters taken and connected into 68mm dia ALUMINIUM downpipes.

WINDOW, VENTILATION AND EXTRACTION CONSTRUCTION NOTES.
BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm², and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, with some part of the opening a min 1750mm long code 4 lead lining sheets, lapped min 250mm, supported by ply lining. The adjacent lining to be neatly cut and bedded onto plain fire strips, leaving a clear channel approx. 125mm wide. Dress lead lining neatly into gutter.

GLAZING:
All safety glazing to conform with b.s. 6206 : 1981. Where glazing has been specified on plans, flat safety glass will be fitted in the following areas -
(1) in walls, between finished floor level and 800mm vertical height.
(2) in doors, between finished floor level and 1500mm vertical height.
(3) within 300mm either side of a door, Between finished floor level and 1500mm vertical height.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

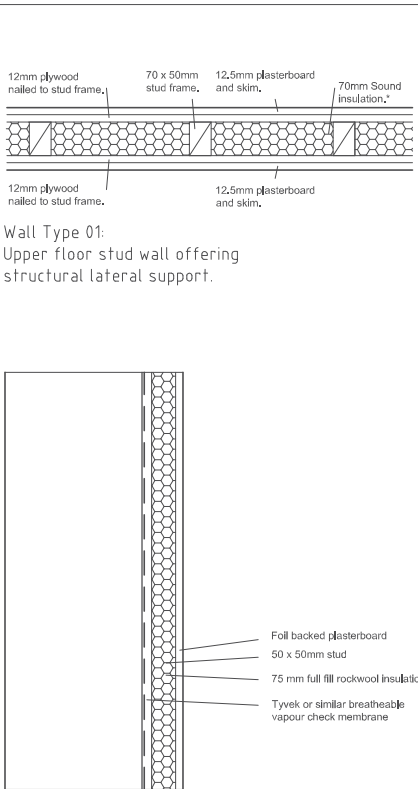
EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

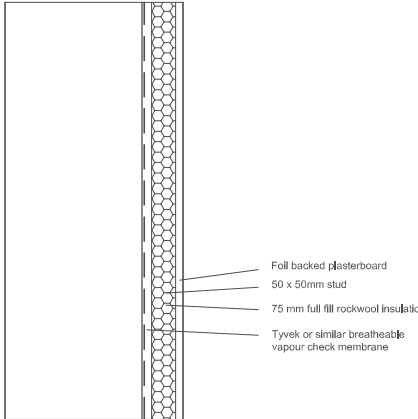
NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-Value of 1.6 W/m²K.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.40W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

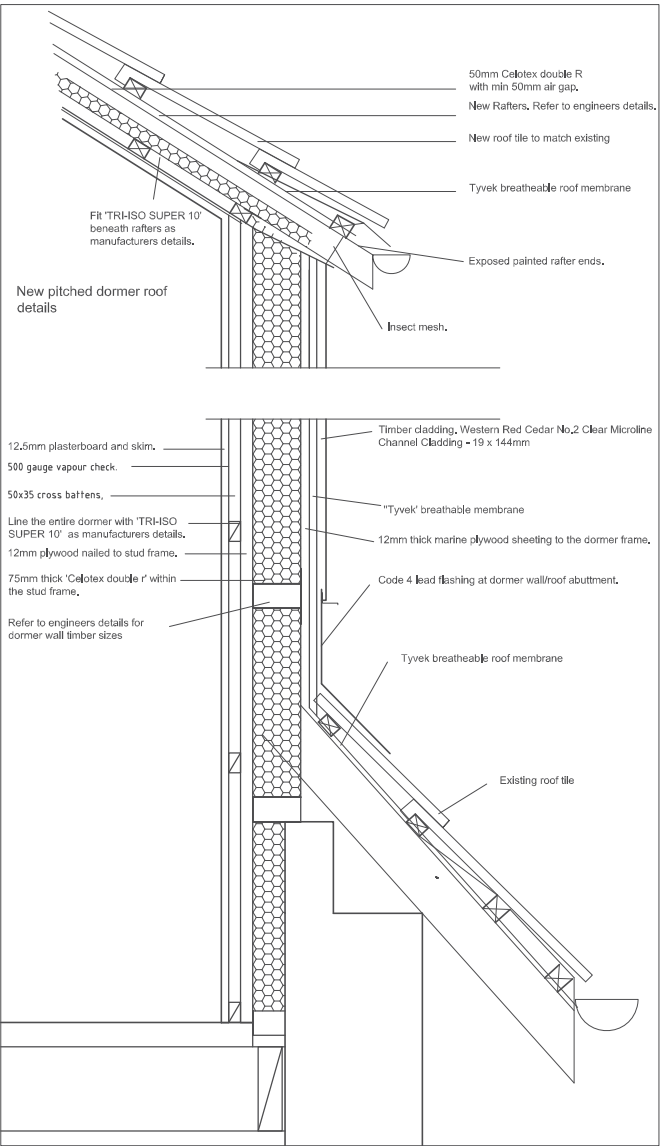
ROOF LIGHTS
Min U-value of 1.6 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be B and C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.



Wall Type 01:
Upper floor stud wall offering structural lateral support.



Wall Type 02:
Insulated above ground exterior wall.



PROJECT		
Internal remodelling and en-suite dormer. 1 Meadow bank, Chorlton.		
SCALE	CLIENT	
NTS	Mario and Jac Bortolozzo.	
DRAWING NUMBER	DRAWING TITLE	
067 - AD1	General details and dormer details.	
CONTRACT NO. / STAGE CODE	REV.	
067 BR	-	
ISSUED	-	08/07/15

WALL CONSTRUCTION NOTES.
INTERNAL STUD PARTITIONS
70mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 70mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed leg. 100mm Rockwool or Isovol mineral fibre sound insulation in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops. Stud walls acting as lateral supports to the existing exterior walls should be lined with 12mm ply to both sides. Ply fixed to studs and stud wall fixed to the gable as recommended by the structural engineer.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.