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 APPOPRIATELY QUALIFIED PLANNING SUPERVISOR IS REQUIRED O BE EMPLOYED.
CONTRACTOR TO COMPLY FULLY WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2000 AND THE WORKPLACE (HEALTH AND SAFETY) REGULATIONS, AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AND PLANING 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.

Insulation: (sloping ceiling.)

Fit 50mm 'Celotex XR 3000' between the ex 75x50 rafters maintaining a min50mm clear vent space above the insulation. Underdraw the new rafters with 'Web dynamics Thinsulex insulation' as manufacturers instuctions and finish with 50x35 cross battens. Line battens with 12.5mm foil backed plasterboard and skim. Achieve U value 0.18w/m^{2} ^{0}k.

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. If the owner is to remain in residence throughout the project, the contractor may need to take specific precautions to safeguard the owners health and safety, including that of any visitors to site.

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.

Insulation: (sloping ceiling.)

Fit 50mm 'Celotex XR 3000' between the ex 75x50 rafters maintaining a min50mm clear vent space above the insulation. Underdraw the new rafters with 'Web dynamics Thinsulex insulation' as manufacturers instuctions and finish with 50x35 cross battens. Line battens with 12.5mm foil backed plasterboard and skim. Achieve U value 0.18w/m^{2} ^{0}k.

THE ENTIRE SIDE ELEVATION EXISTING FACE BRICKWORK IS TO BE REPAIRED IN ACCORDANCE WITH BS 8221-1:2000 Code of practice for cleaning and surface repair of buildings: Cleaning of natural stones, brick, terracotta and concrete.

ALL DETERIORATED STONE LINTELS AND CILLS ARE TO BE REPAIRED IN ACCORDANCE WITH BS 8221-1:2000. METHOD TO BE AGREED WITH THE OWNER.

Connect all appliances into new SVP in accordance with BS 5572:1978.
Fit external air admittance valve to the stub stack.

All existing double glazed windows are to be checked by the client and the builder to confirm suitability. Any replacements to be agreed on site between client and builder.

Roof tiles are to match the existing in type, size, colour, and texture.
Roof tiles to be 'Sandtoft 20/20'
All roof tiles to be fitted in accordance with the manufacturers specific details.
Roof pitch approx 37 degrees.

Fascia and soffit detail are to match that of the existing dwelling.

New 115mm dia gutter to 63mm dia downpipe to terminate into new gulley connected to the drainage system.

New brickwork to match the existing in shape, size, colour and texture. Mortar to match the existing as closely as possible.

Type of dwelling doors to be confirmed with the owner. Owners preference to be 40mm thick hardwood doors.

Builder to confirm the dpc level on site.

HEATING:
SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW BUILDING WORK/EXTENSION/CONVERSION. 'GAS SAFE' REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'GAS SAFE' REGULATIONS THE NEW/EXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIEMENTS. PLUMBER TO LIASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO APPROVED INSPECTOR UPON COMPLETION OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTSATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'GAS-SAFE' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOUMENT J.
INSTALLING PLUMBER TO NOTIFY THE APPROVED INSPECTOR, NOT LATER THAN 30 DAYS AFTER COMPLETION, THAT THE BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APROVED BY THE SECRETARY OF STATE.
ALL QUALIFIED BOILERS TO HAVE AN 'SEDBUK' VALUE/BAND OF OF '90%, BAND A'.
ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.)
ALL WORK TO BE CARRIED OUT BY A 'GAS SAFE' CERTIFIED ENGINEER/PLUMBER.

LIGHTING EFFICACY:
AT LEAST 3/4ter OF ALL NEW LIGHT FITTINGS WHICH TO BE INSTALLED WILL BE CAPABLE OF TAKING LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. EG FLOURESCANT AND COMPACT FLOURESCANT LIGHTING FITTINGS MEET THIS REQUIREMENT.
ALL EXTERNAL LIGHTING TO HAVE LAMPS WHICH DO NOT EXCEED A CAPACITY OF 150 WATTS AND SWITCH OFF WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

CONTRACTOR TO ENSURE THE FOLLOWING:

Contractor to visit site prior to submitting tender/final quotation. Include in price all works necessary to clear site prior to commencing works described on detailed drawings.
Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding. Site to be kept tidy all times, no refuse burned on site & normal hours of working observed.

All work to comply entirely with Building Regulations latest edition.

All electrical works to be installed & checked by I.E.E.. registered fully qualified engineer.

All gas supplies & installation by 'GAS SAFE' certified engineer.

STRUCTURE/UNDERPINNING/STEELWORK:

A structural engineer is to appraise the existing building structure to ensure that is capable of supporting the new loadings without any adverse affect to the existing structure.
The temporary support of the existing building whilst work is under progress is to be carried out in a careful and safe manner as agreed by the builders structural engineer. All underpinning works and structural alterations are to be inspected at the relevant stages as agreed by the structural engineer.
The builder/owner is to employ a CDM specialist to oversee the health and safety of the overall project.
The owner is to satisfy all party wall issues with the neighbour prior to allowing the builder to commence any work on site.
Blueprint CAD Ltd's responsibilities are to obtain Planning Permission, and obtain Building Regulations Approval for the proposed building work. No site inspections are to be made by Blueprint CAD Ltd to inspect any building work as it progress's on site. The responsibility of build quality is the builders and to be checked for quality by the owner of the owners representative at all appropriate stages..

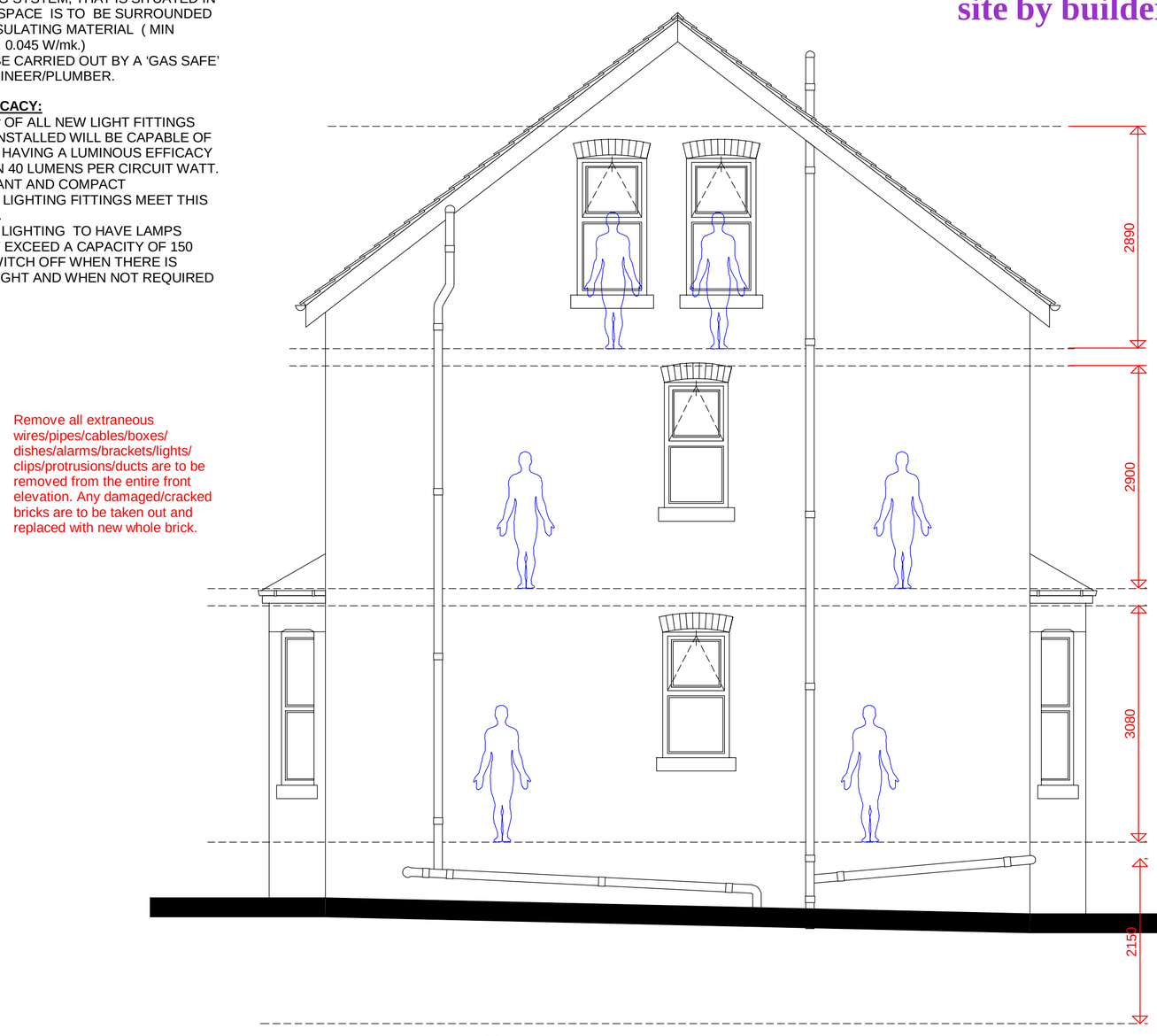
CONVERSION OF THE EXISTING 8NO SINGLE BED SELF CONTAINED FLATS TO CREATE 2NO SELF CONTAINED FLATS + SINGLE FAMILY DWELLING HOUSE + SINGLE STOREY EXTENSION AT REAR + INTERNAL ALTERATIONS + THE DELMOLITION OF EXISTING REAR BAY + REAR DECKING AREA.

BUILDING ELEVATIONS EXISTING/PROPOSED VIEWS

CLIENT :
MR & MRS HEIMANN
34/36 MOXLEY ROAD
CRUMPSALL
MANCHESTER
M8 4HJ
TEL : 07912 220 826
: 07912 220 879

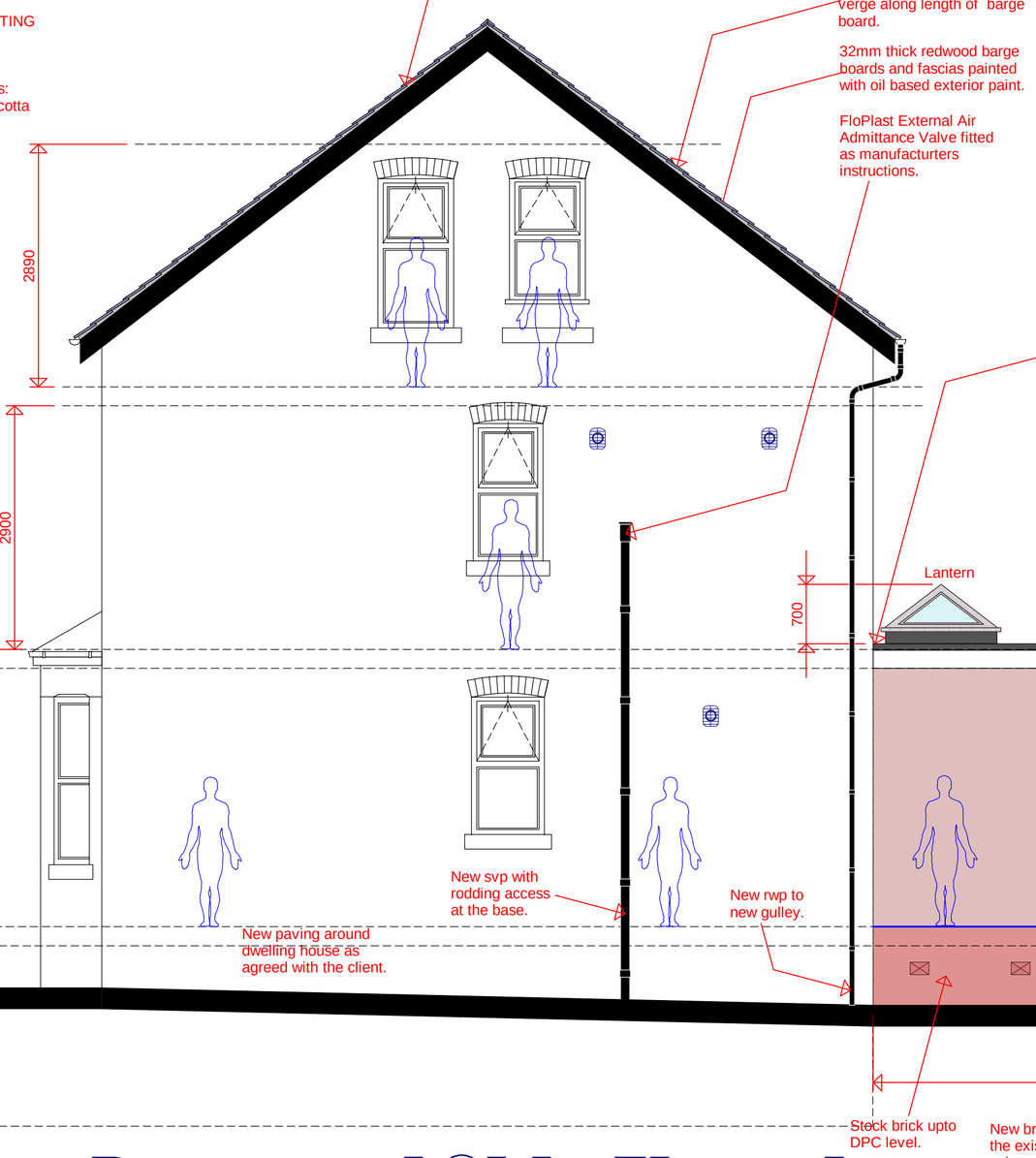
DRAWN:	DATE: 01/01/14	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/006	

All dims are to be checked on site by builder.



Remove all extraneous wires/pipes/cables/boxes/ dishes/alarms/brackets/lights/ clips/protrusions/ducts are to be removed from the entire front elevation. Any damaged/cracked bricks are to be taken out and replaced with new whole brick.

Existing Side Elevation



Re-Roof the entire Roof:
Roof tiles are to match the existing in type, size, colour, and texture.
Roof tiles to be 'Sandtoft 20/20'
All roof tiles to be fitted in accordance with the manufacturers specific details.
Roof pitch approx 37 degrees.

MIN ROOF PITCH APPROX 37 DEGREES.

Extract fans on the proposed side elevation.

3:1 sand/cement pointed verge along length of barge board.

32mm thick redwood barge boards and fascias painted with oil based exterior paint.

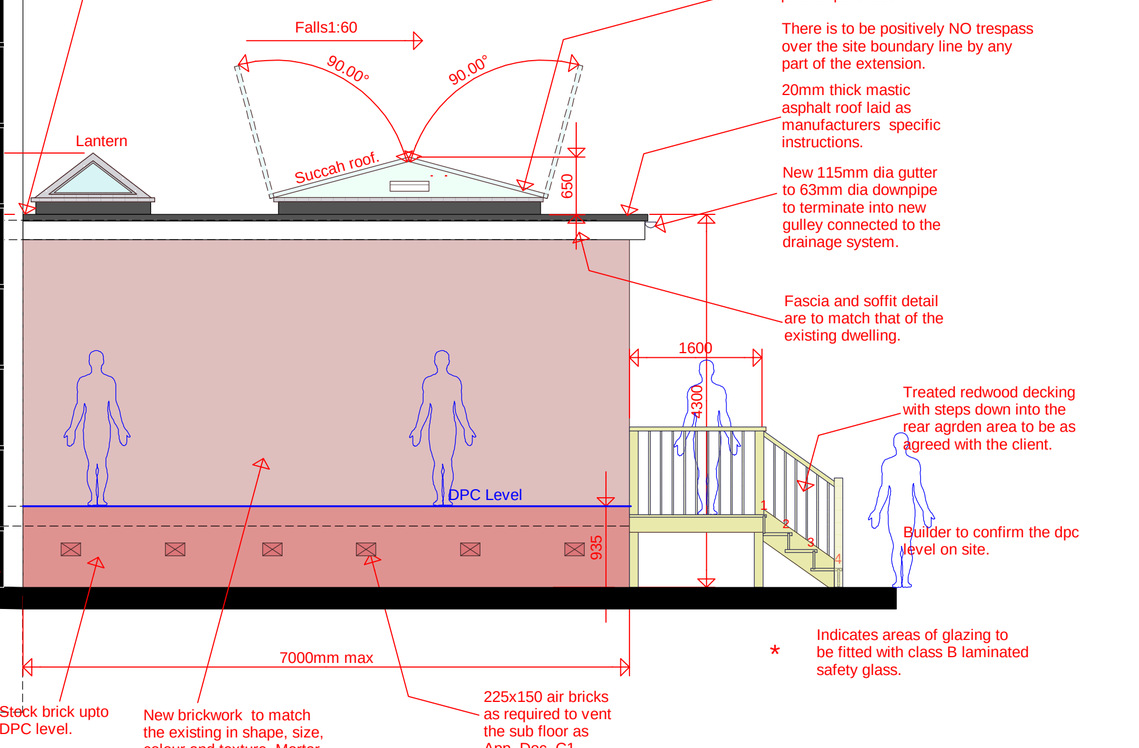
FloPlast External Air Admittance Valve fitted as manufacturters instructions.

New svp with rodding access at the base.

New rwp to new gulley.

New paving around dwelling house as agreed with the client.

150mmm high code 4 lead lined upstand to the succah roof.



New double glazed succah roof as agreed with the client prior to purchase.

There is to be positively NO trespass over the site boundary line by any part of the extension.

20mm thick mastic asphalt roof laid as manufacturers specific instructions.

New 115mm dia gutter to 63mm dia downpipe to terminate into new gulley connected to the drainage system.

Fascia and soffit detail are to match that of the existing dwelling.

Treated redwood decking with steps down into the rear agrden area to be as agreed with the client.

Builder to confirm the dpc level on site.

Indicates areas of glazing to be fitted with class B laminated safety glass.

Stock brick upto DPC level.

New brickwork to match the existing in shape, size, colour and texture. Mortar to match the existing as closely as possible.

225x150 air bricks as required to vent the sub floor as App. Doc. C1

Proposed Side Elevation

Scale Bar in Metres.

0 1 2 3 4 5 6 7 8 9 10

EAVES:
ALL TMBER 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 CONTIUOUS 25mm WIDE SOFFIT STRIP VENT ALONG THE LENGTH OF THE SOFFIT,
OR, ATERNATIVELY USE Upvc SOFFITS, FASCIAS AND BARGE BOARDS AS AGREED WITH THE CONTRACTOR/BUILDER.

Insulation: (sloping ceiling.)

Fit 50mm 'Celotex XR 3000' between the ex 75x50 rafters maintaining a min50mm clear vent space above the insulation. Underdraw the new rafters with 'Web dynamics Thinsulex insulation' as manufacturers instuctions and finish with 50x35 cross battens. Line battens with 12.5mm foil backed plasterboard and skim. Achieve U value 0.18w/m^{2} ^{0}k.

ELECTRICAL WIRING: When using competent person

ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIRE,MENTS OF BS7671, THE IEE 18th EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE,
AND,
THE COMPETENT PERSON IS TO SEND TO THE APPROVED INSPECTOR A 'SELF-CERTIFICATION CETIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELCTRICAL WORKS. THE CLIENT IS TO BE PROVIDED WITH A COPY OF THE 'SELF-CERTIFICATION CERTIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION TEST CETIFICATE.

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.

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.

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

LINTELS
- For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels.
150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm^{2} and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

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 noggins 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 galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.