

architecture & design

notes:

CONSTRUCTION NOTES GENERAL NOTES

The contractor shall be responsible for all setting out and for checking all dimensions from site. The contractor shall include for all works contained on the drawings whether expressed or implied. He shall be responsible for carrying out all works to the satisfaction of the Approved Inspectors.

i. All work is to comply with current Building Regulations.

ii. All work is to be carried out to the full satisfaction of the Approved Inspector. iii. All materials and workmanship specifications shall comply with the current British

Standards and relevant codes of practice.

iv. Depending upon cost restrictions and/or clients' preferences the construction and materials indicated are subject to change. v. Do not scale this drawing. Verify all dimensions on site. Report discrepancies. If in doubt

ask vi. All M&E (mechanical & electrical) layouts and specification by others. All such information included on this drawing is done so for reference purposes only and Ph3 Design &

Architecture ltd. accepts no liability whatsoever for any such information or specification. vii. All structural design and specification by others. All such information included on this

drawing is done so for reference purposes only and Ph3 Design & Architecture ltd. accepts no liability whatsoever for any such information or specification. viii. The philosophy of repair should follow Conservation Principles, Policies and Guidance set

out by Historic England.

<u>GENERALLY;</u> i. Remove all existing debris and cart away.

OPENINGS IN WALLS

i. All lintels to have minimum 150mm end bearing.

WINDOWS

i. Refer to window and glazing schedule for window type etc. ii. All glass and glazing 'critical areas' to be toughened or laminated safety glass.

ELECTRICAL INSTALLATIONS

i. ALL ELECTRICAL INSTALATIONS TO BE FULLY COMPLIANT WITH BUILDING REGULATIONS PART P; to be carried out by NICEIC, ECA or NAPIT registered electrician to comply with BS7671

DRAINAGE BELOW GROUND

i. All below ground drainage to Structural engineer's details.

FIRE PROTECTION:

i. All structural elements to have min. 60minute fire protection. ii. All penetrations through fire compartmentation fabric to be fully fire stopped to provide same level of fire protection as surrounding fabric.

STUDWORK WALLS:

i. all new internal studwork walls to provide min. 60min fire resistance see Detail 006 SERVICES.

i. All work and installations to comply with the regulations and recommendations of the respective authority to the satisfaction of the relevant inspector. ii. All services to be terminated and capped to be done so to relevant specialist's details.

ROT TREATMENT

i. All timbers to roof, floors etc. shall be inspected for evidence of wet rot, dry rot, beetle attack etc. by approved specialist. All affected timbers to be removed from site and replaced with new timbers previously described.

EXTERNAL REPAIRS

i. Overhal/ renew rwps, guttering in cast iron to match existing, as required. ii.Pointing: Providing that lime mortar is still present to a considerable depth it can and should be left alone. Extent of pointing should be minimised by patch pointing as opposed to repointing whole elevations. Mortar should be removed with a bent spike plugging chisel or modified saw blade. Mechanical cutting discs or cold chisels should not be used. Joints should be cut square, at least 25mm deep or twice joint width, minimum. Use lime mortar mix 1:2:9, cem,lime,sand. Finish with stiff brush or hessian rag, slightly recessed Sample Panels of 1m square should be prepared for inspection by architect and local authority, prior to undertaking work. DEMOLITION'S AND EXCAVATION

i. Remove all rot infested and undersized timbers.

ii. Form openings as indicated on drawings

iii. Remove all non original partitions as indicated on drawing.

<u>U VALUES</u>

new thermal fabric to achieve:

- Walls to have a minimum U value of 0.28 W/m²K.

- Pitched roof insulated at ceiling to have a minimum U value of 0.16 W/m²K.

- Pitched roof insulated at rafter level to have a minimum U value of 0.18 W/m²K. - Flat roof with integral insulation to have a minimum U value of 0.18 W/m²K.

- Floor to have a minimum U value of 0.22 W/m²K.

- Windows to have minimum U value of 1.8 W/m²K.

- Doors to have minimum U value of 2.2 W/m²K.

contact details:

PH3 BRISTOL STUDIO: PENNYWELL PROJECT **30-64 PENNYWELL ROAD** BRISTOL, BS1 0TL. t; 0117 911 5458 e; mail@ph3design.co.uk

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existing windows to front & sides to be retained & fully refubished, reclaimed antique glass to be installed to all panes

install double glazed secondary glazing to all retained windows to detail. removable desiccant tray between between primary & secondary glazing to control moisture build-up. all mullions & transoms to match position of existing. secondary glazing to be openable/ removable for maintenance & cleaning access

install 152x152x30 UC's on pad foundations to structural engineer's details. carefully remove all existing plaster & timber cladding to walls, expose & clean up original stonework, — — — — — — rake out & re-point bed joints with lime mortar as required.

remove existing ceiling over, expose all joists, inspect for rot & damage and repair// treat as necessary. Any areas of rot or damage to be highlighted to architect & structural engineer for assessment

hatch indicates opening in floor & ceiling over to be reinstated to match surrounding - structure to

carefully remove all existing plaster, expose & clean up masonry spine wall, rake out & re-point bed joints with lime mortar as required - to both sides.

remove door and brick up existing opening with bricks from ground floor openings. -

existing stone corbel to be retained & fully protected during all works. intumescent coating to provide minimum 60minute fire protection. market hall below

original beam over to be retained and fully protected during all works. To be painted with remove all rooms and existing mezzanine in this area to restore original double height volume to -

install new beams within floor zone over to support floor joist; to engineer's details install acoustic insulation between existing joists, then install new ceiling over, to provide minimum 60minute fire protection.

existing timber floor to Assembly Room (over) to be fully protected to underside during all works with particular care taken during installation of new structure.

remove existing windows to rear elevation, make good openings with white Lias stone to match surrounding wall

all gutters, downpipes etc. to be inspected & repaired or replaced like for like, as required. All cementitious mortar to be removed from external walls, bed joints to be raked out & re-pointed with lime mortar as required.

project info.

project title: PROPOSED EXTENSION AT: MIDSOMER NORTON TOWN HALL, BA3 2HQ. FIRST FLOOR PLANS

NOTE:

- All timber finishes and substrates to be protected with proprietary fire protection treatment providing min. **EN** CLASS B s2 d0 protection. - All structural steelwork to be painted with intumescent
- coating to provide minimum 60 minute fire protection. Capping off of all services to M&E Consultant's details.

structural engineer's details





PROPOSED FIRST FLOOR PLAN - scale 1:50

FROM ARCHED DOORWAY BELOW

- existing stair to be retained and fully protected during all works. - form new, frameless, toughened glass draught lobby to main entrance below. - min. 1500x1500mm clear in front of lift for wheelchair use - form void over entrance and foyer below, trim out floor structure to structural engineer's details. — install toughened, laminated frameless glass balustrade around two sides of void, to finish at ffl+1100mm, to manufacturer's details. — install new balustrade around stair opening, to finish ffl+1100mm. - existing original column to be retained & fully protected during all works - to be stripped then painted with intumescent coating to provide minimum 60 minute fire protection. - existing stone corbel to be retained & fully protected during all works. — secondary glazing to be obscured to w.c. - original beam over to be retained and fully protected during all works. To be painted with intumescent coating to provide minimum 60minute fire protection. - existing windows to front & sides to be retained & fully refubished, reclaimed antique glass to be installed to all panes. install double glazed secondary glazing to all retained windows to detail. removable desiccant tray between between primary & secondary glazing to control moisture build-up. all mullions & transoms to match position of existing. secondary glazing to be obscured & openable/ removable for maintenance & cleaning access. - carefully remove all existing plaster & timber cladding to walls, expose & clean up original stonework, rake out & re-point bed joints with lime mortar as required. – form new unisex wc and baby change to detail. all services to M&E consultant's details. — remove existing windows to rear elevation, make good openings with white Lias stone to match surrounding wall window to counseling room 003 to be retained until phase 2. no secondary glazing to be installed to this window only.



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