

# 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.

<u>WINDOWS</u>

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/m<sup>2</sup>K.

- Pitched roof insulated at ceiling to have a minimum U value of 0.16 W/m<sup>2</sup>K.

- Pitched roof insulated at rafter level to have a minimum U value of 0.18 W/m<sup>2</sup>K.

- Flat roof with integral insulation to have a minimum U value of 0.18 W/m<sup>2</sup>K. - Floor to have a minimum U value of 0.22 W/m<sup>2</sup>K.

- Windows to have minimum U value of 1.8 W/m<sup>2</sup>K.

- Doors to have minimum U value of 2.2 W/m<sup>2</sup>K.

## contact details:

**3 BRISTOL STUDIO:** PENNYWELL PROJECT 30-64 PENNYWELL ROAD BRISTOL, BS1 0TL. t; 0117 911 5458

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All timber finishes and substrates to be protected with proprietary fire protection treatment providing min. **EN** CLASS B s2 d0 protection.

- -

carefully expose both faces of existing masonry spine wall: clean, repair and 😐 📥 💻 re-point brickwork as required by architect

re-point stonework as required by architect.

existing windows to be carefully removed, stripped and overhauled. Frames 😐 🕳 to be re-pained see window schedule for specificaiton. All non-original glazing to be removed and replaced with antique glass to match original.

trim out floor to structural engineer's details and form void over draught lobb

details, with steel panel plate to close over gap between columns. Install full width, heavy duty curtain rail between beams. carefully expose inner face of existing external walls: clean, repair and

form new toughened, laminated, frameless glass draught lobby to specialist's details. Both sets of doors to be automated on 'push button to open' install new glass doors, to provide min. 60 min fire protection, all to

> install 450(w)x600(I)x50(t)mm, diamond sawn, square edged, buff coloured york stone paving slabs as floor finish with 5mm bed joints -

install laminated, toughened glass balustrade around two open sides of void at first floor to specialist's Detail \_ see detail 004

re-point stonework as required by architect.

existing main entrance door to be removed and replaced with new high quality, solid oak entrance door design t.b.c.

walls to lift enclosure to be skimmed then painted in 2+1 coats good form services cupboard below new stair: to formed of min. 60minute

form new studwork walls to counseling rooms to provide min. 60 minute fire resistance. walls to be painted with 2+1 coats good quality

existing windows to be carefully removed, stripped and overhauled. Frames to be re-painted see window schedule for specificaiton. All non-original glazing to be removed and replaced with antique glass to match original. resistance. walls to be painted with 2+1 coats good quality emulsion form services cupboard below new stair: to formed of min. 60minute 👝 🛶 🕳 🕳 fire resistant construction \_ see Detail 006

[project info.]

project title: PROPOSED EXTENSION AT: MIDSOMER NORTON TOWN HALL, BA3 2HQ. INTERNAL ELEVATIONS

- 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.



Entrance// reception\_proposed elevation a - scale 1:50





#### Entrance// reception\_proposed elevation c - scale 1:50





Entrance// reception\_proposed elevation d - scale 1:50

drawing issue:

DISCUSSION ONLY/ PLANNING/ BUILDING REGS/ TENDER/ CONSTRUCTION







