

**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.

GENERALLY:

- 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. Overhaul/ renew rmps, 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.

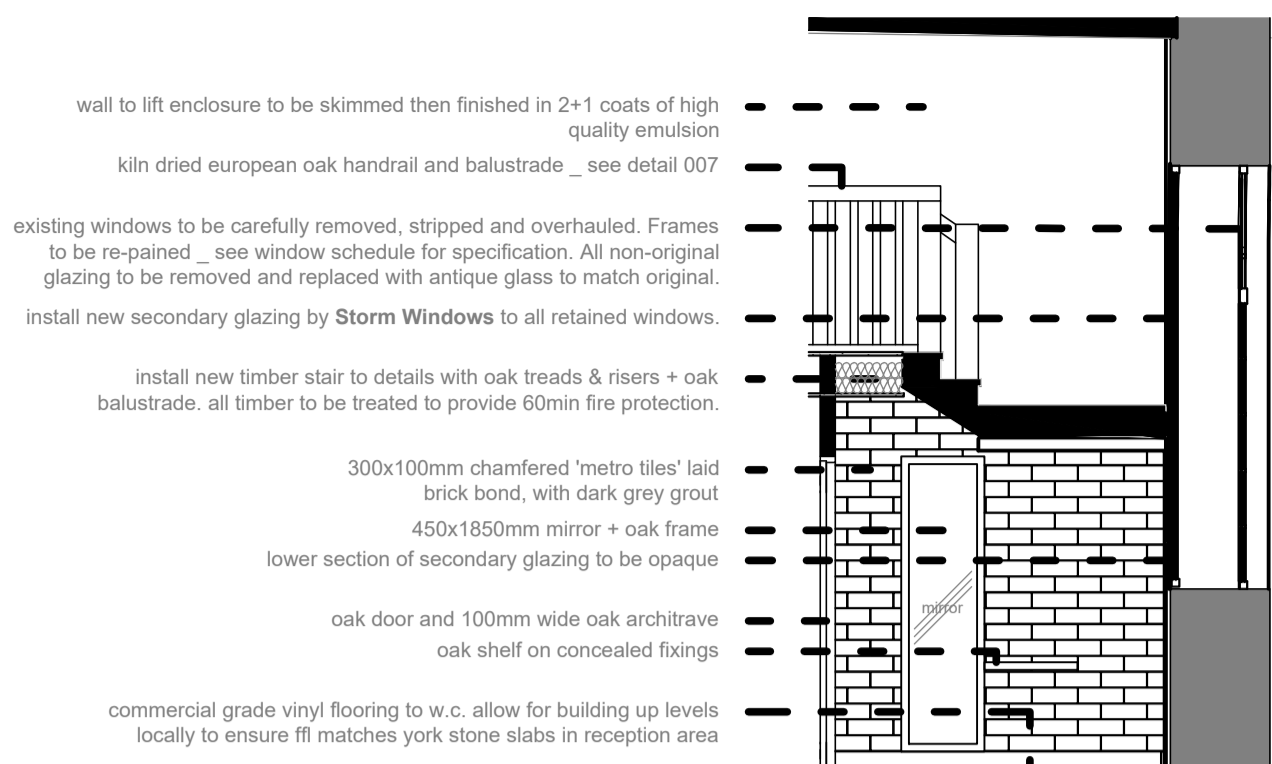
Joints should be cut square, at least 25mm deep or twice joint width, minimum. Use lime mortar mix 1:2:9. cem.lime.sand. Finish with stiff brush or hessian rag, slightly recessed. Sample Panels of 1m square should be prepared for inspection by architect and local authority, prior to undertaking work.

DEMOLITION'S AND EXCAVATION

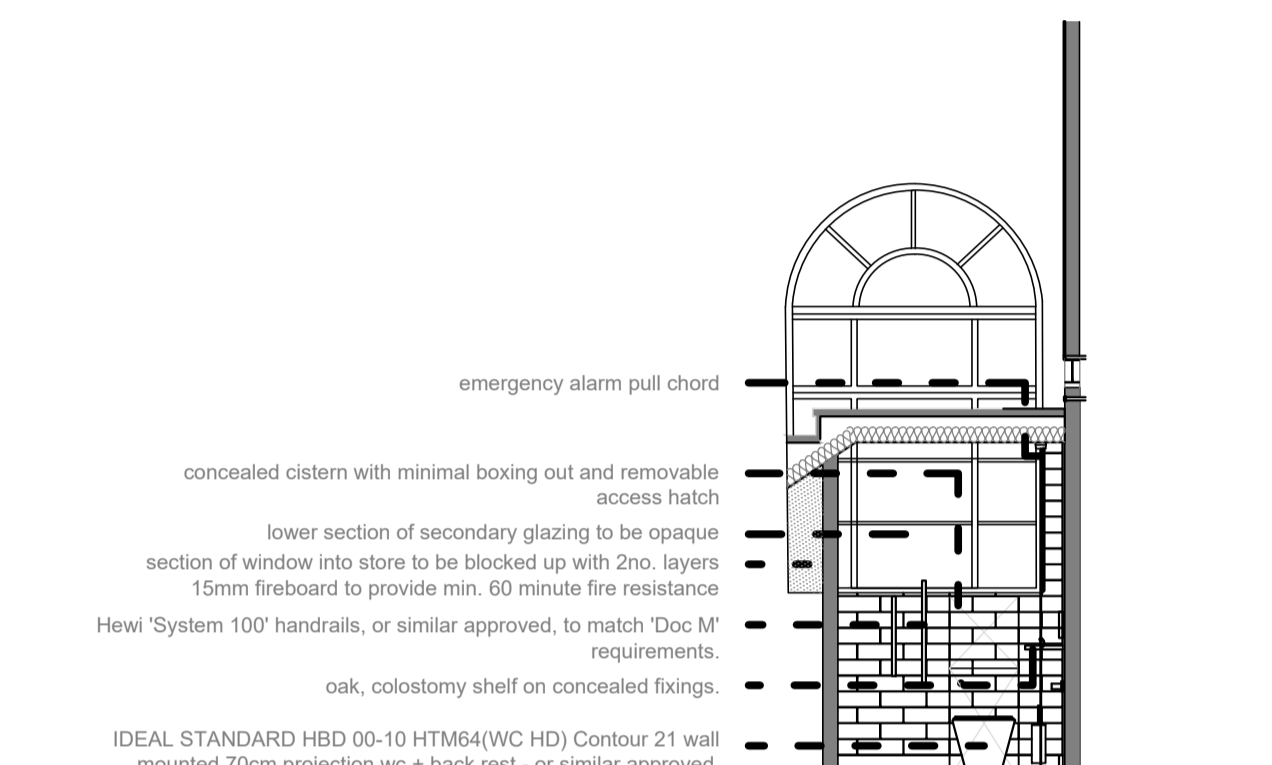
- i. Remove all rot infested and undersized timbers.
- ii. Form openings as indicated on drawings
- iii. Remove all non original partitions as indicated on drawing.

U VALUES

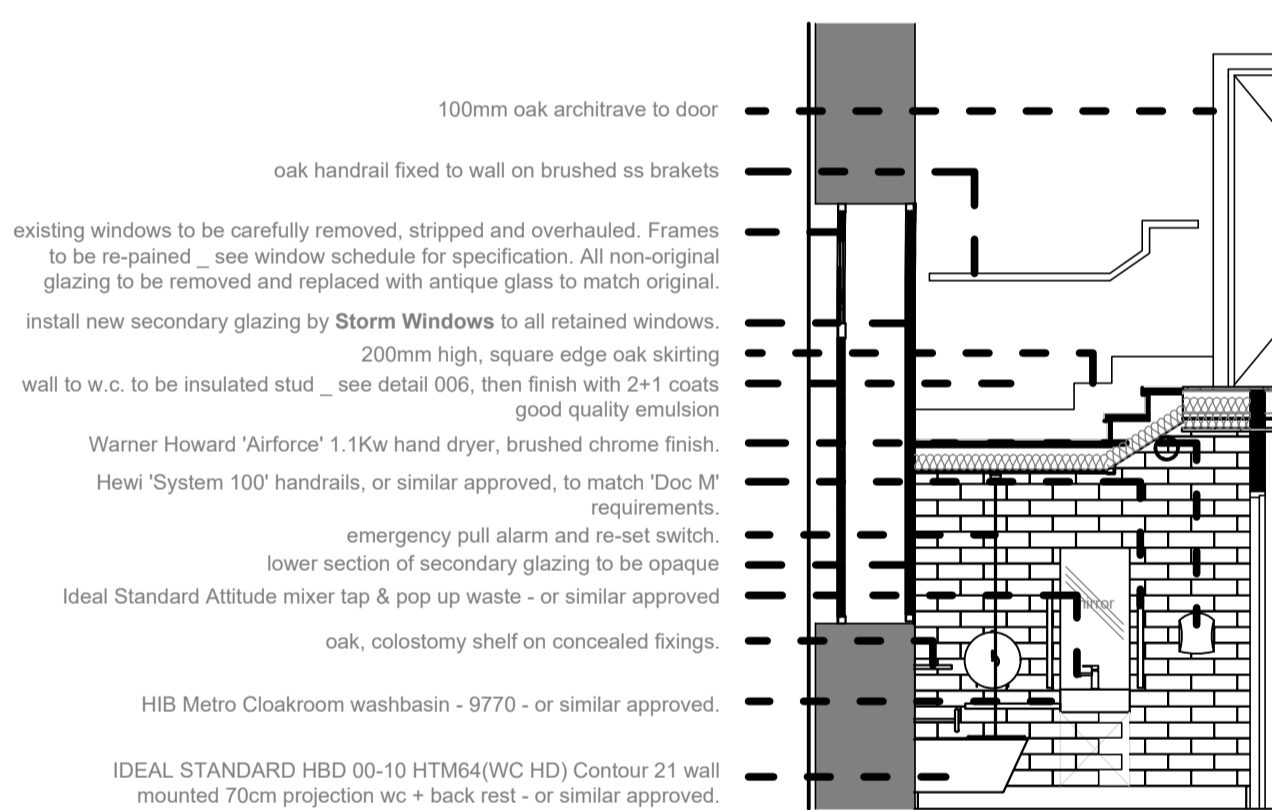
- new thermal fabric to achieve:
- Walls to have a minimum U value of 0.28 W/m²K.
 - Pitched roof insulated at ceiling to have a minimum U value of 0.16 W/m²K.
 - Pitched roof insulated at rafter level to have a minimum U value of 0.18 W/m²K.
 - Flat roof with integral insulation to have a minimum U 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.



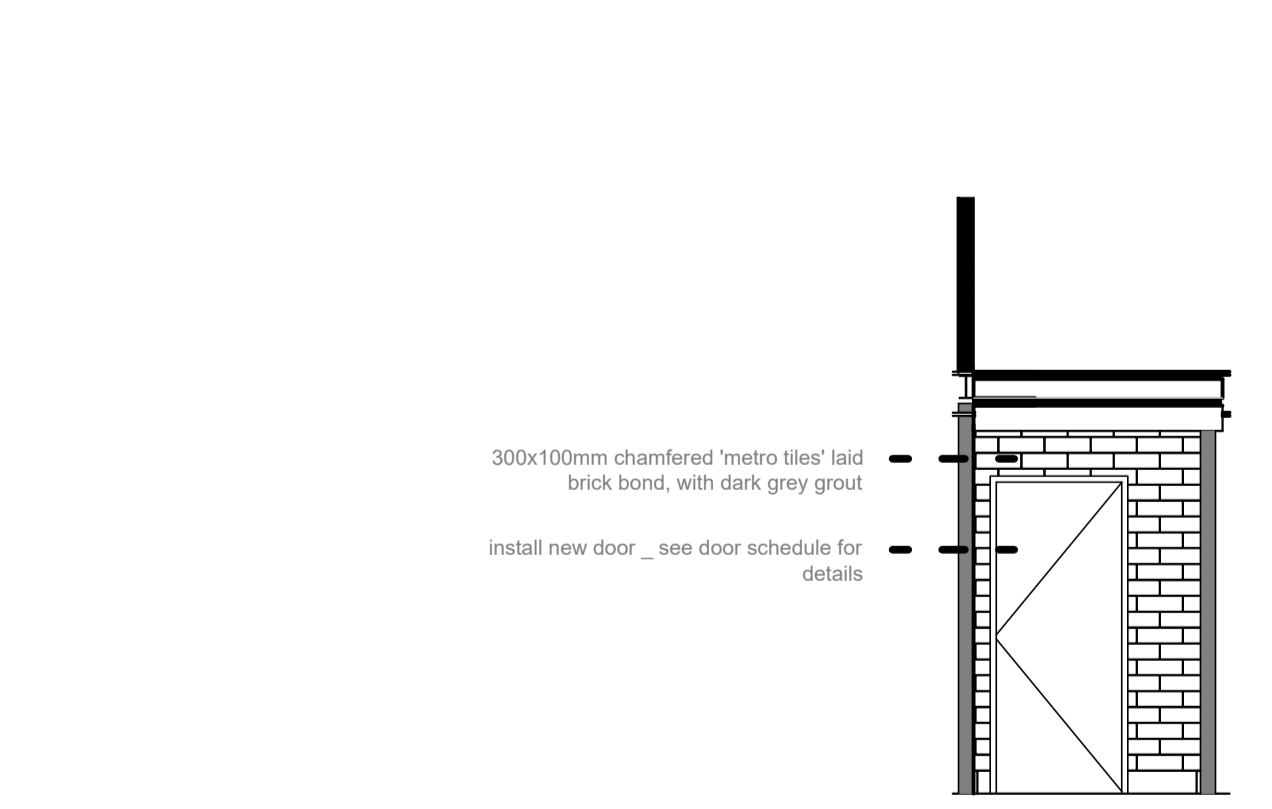
**wheelchair accessible w.c._
proposed elevation a - scale 1:50**



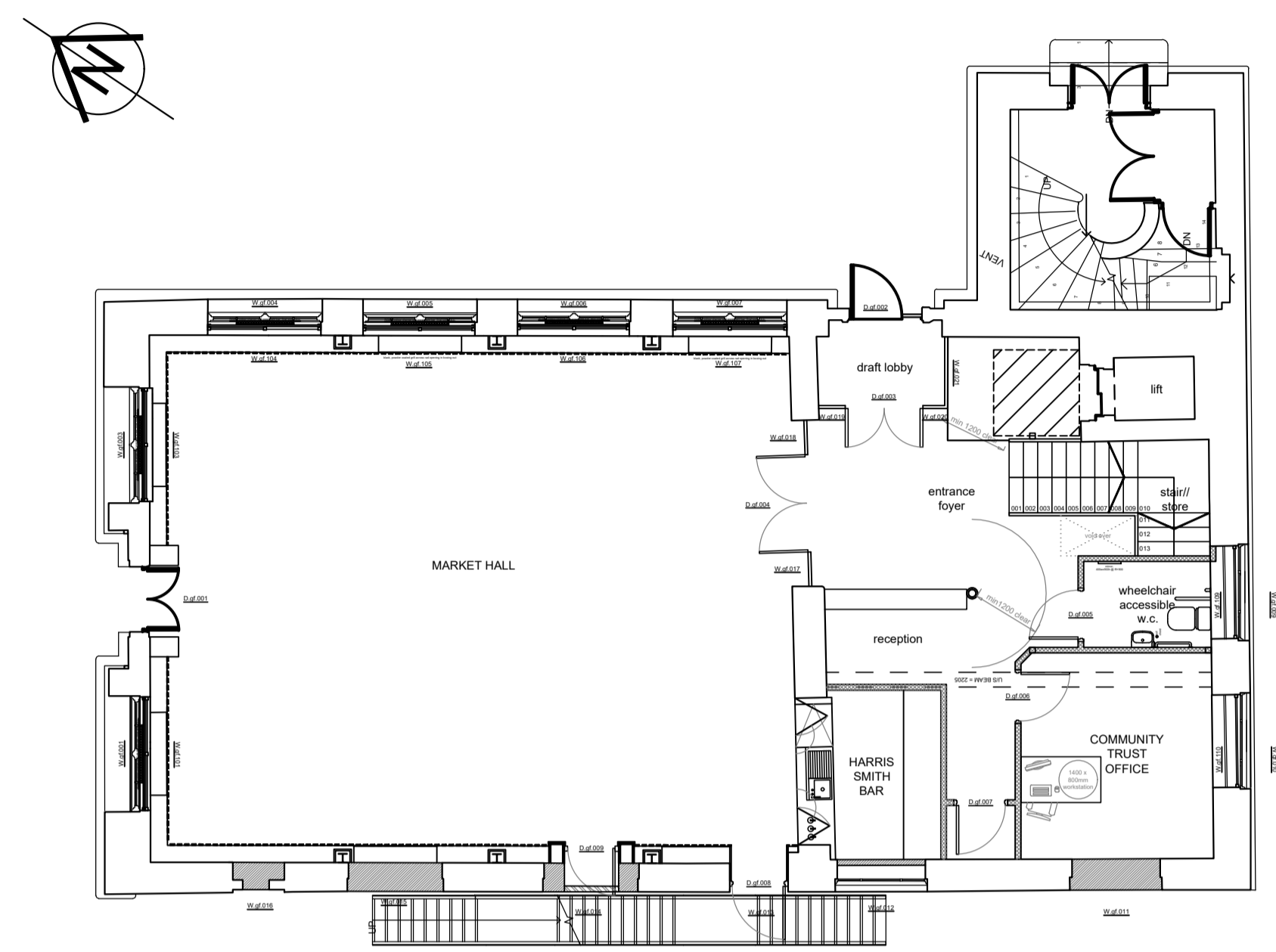
**wheelchair accessible w.c._
proposed elevation b - scale 1:50**



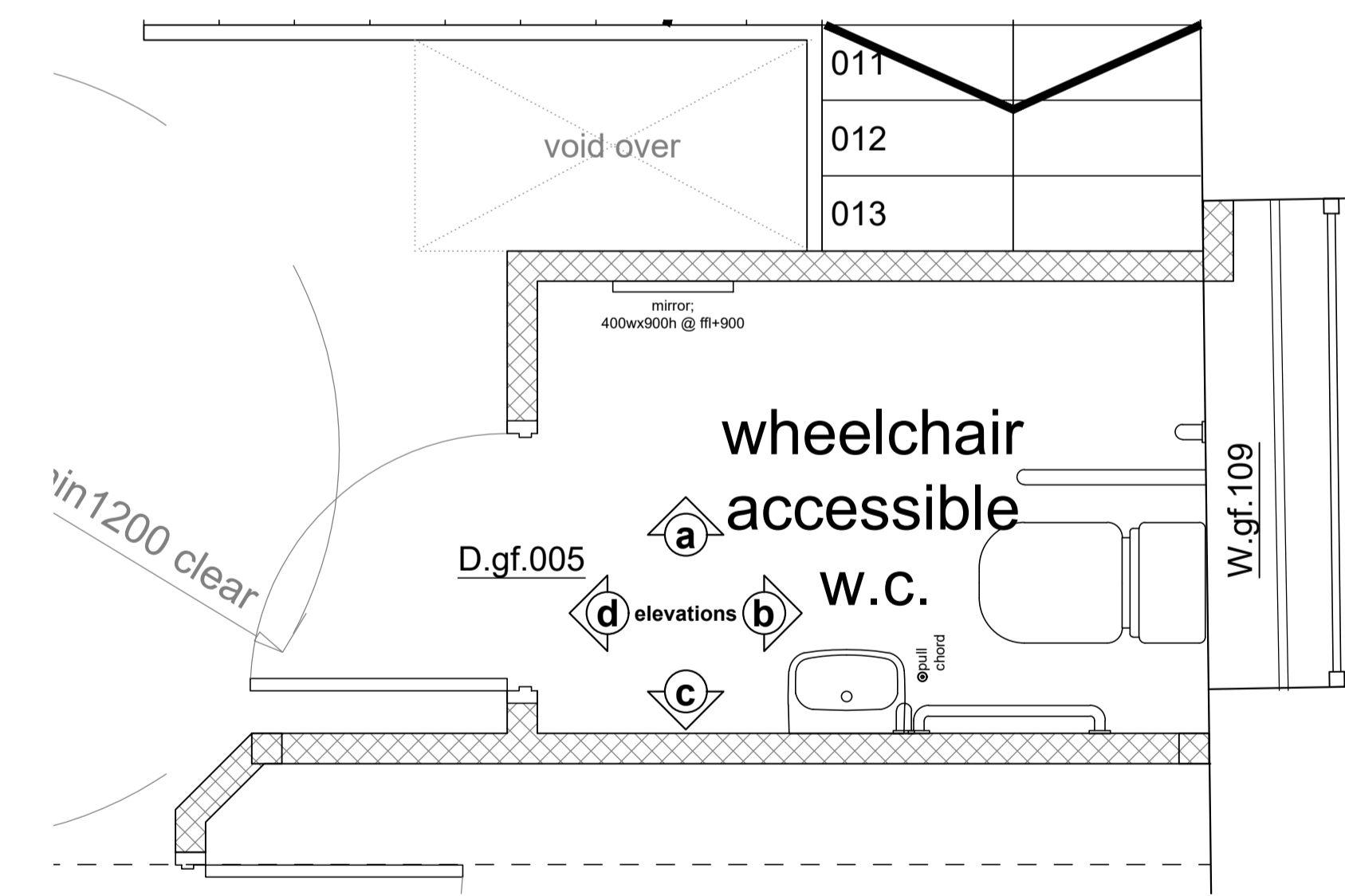
**wheelchair accessible w.c._
proposed elevation c - scale 1:50**



**wheelchair accessible w.c._
proposed elevation d - scale 1:50**



PROPOSED GROUND FLOOR PLAN - scale 1:100



PROPOSED WHEELCHAIR ACCESSIBLE WC_ PLAN - scale 1:20

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.

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 30.0
 40.0
 50.0
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