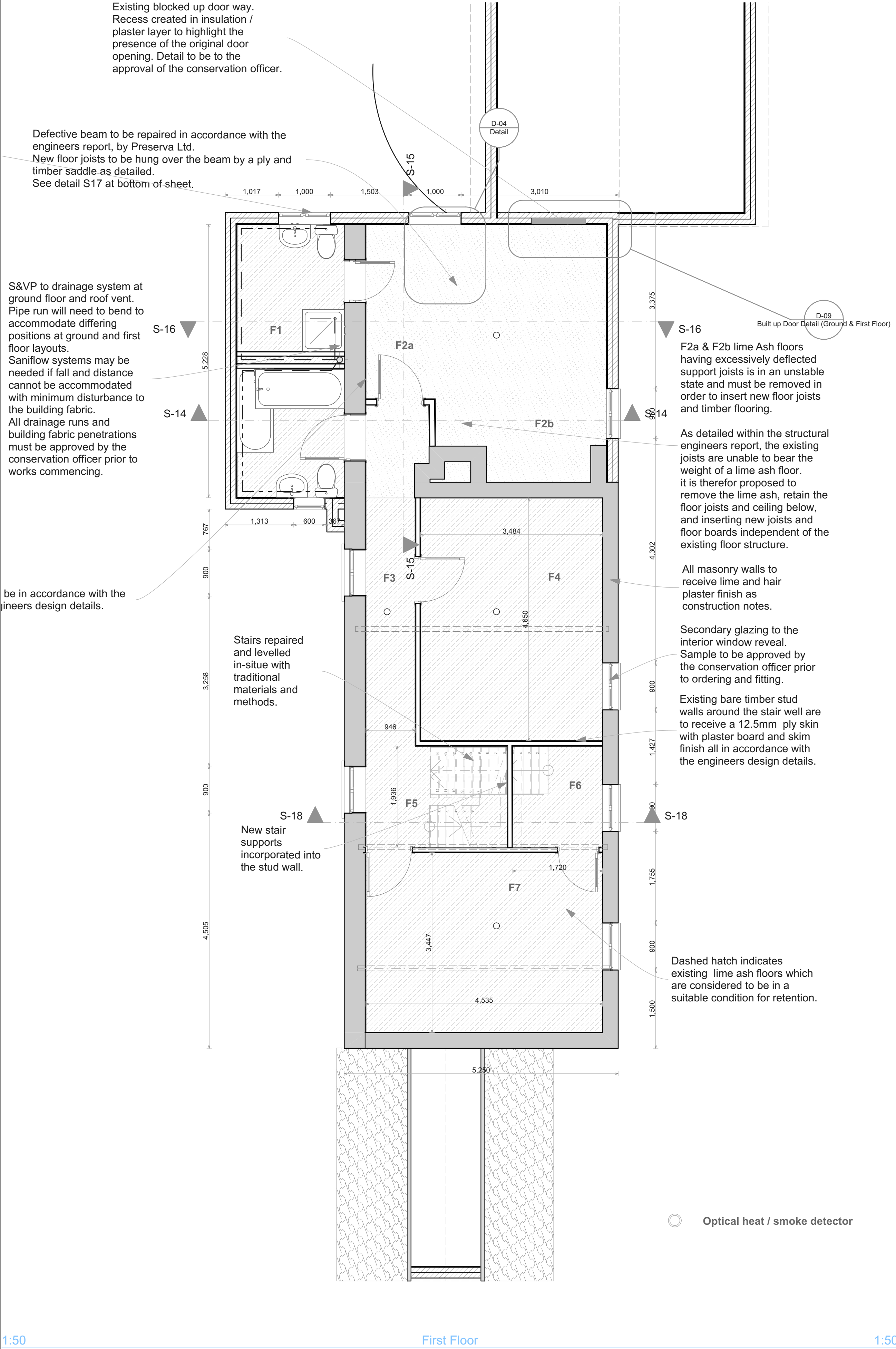




GENERAL CONSTRUCTION NOTES

INTERNAL WALLS

Existing masonry walls to be re-pointed where left exposed, (details to be confirmed at a later date with the conservation officer), all other masonry walls to be cleaned of all detritus material in preparation for a lime mortar plaster finish.
Timber stud walls and ceilings are to be boarded with 12.5mm plaster boards and skim finished with standard gypsum finish plaster.

STRUCTURAL STEELWORK

All steelwork / structural timber indicated on plan and section is to be sized and detailed by engineer, see separate specification / calculations.
All steelwork boxed to give half hour fire resistance where shown.
All structural beams to have a minimum end bearing of 150mm, on minimum of three courses of blue brick a minimum of 900mm long, or C35 concrete pad stone of 225mm thick by 900mm long.

TRADITIONAL CUT ROOF

Details of the roof repairs are contained within the structural engineers report and calculations.
All work must be in accordance with the engineers details and the planning approval.
All insulation to the loft and roof slope must be breathable as approved by English Heritage, the recommend type is sheep wool or Hemp based insulations, with a minimum air gap between insulation and any roof felt of 50mm.

STRAPPING

All strapping and supports are to be as designed by the engineer, see separate report and annotations to the drawings.

STAIRS

The existing stairs are to be retained and repaired as necessary with traditional materials and methods: see drawing notes.

DOORS AND WINDOWS

All original external doors and windows are to be retained and serviced, sections of timber windows and doors that are beyond repair shall be replaced with like for like materials using traditional joinery methods.
All glass is to be retained and only replaced like for like where broken panes require replacement.
New windows where recent additions are to be replaced are to be as the approved designs only, which will follow separately from these scheme design drawings.

PLUMBING

Hot water pipes in the roof space to be adequately insulated.
100 mm dia U.P.V.C.soil and vent pipe to comply with B.R.E Digest 80 (second series).
All pipe work outside the building fabric insulation layers to be wrapped in a insulation material having a thermal conductivity not exceeding 0.035w/m²k. Thickness to be equal to the outside diameter of the pipe.
All work carried out by suitably qualified tradesman.

SANITARY/KITCHEN FITTINGS

To be armatage shanks or similar approved.
WC's with low level cisterns. Vitreous china WHB's with pedestal and minimum 1700 long acrylic bath, all to client specification.

KITCHEN FITTINGS

Sinks and drainers generally as indicated on plan.

CENTRAL HEATING

New boiler and heating system as heating contractor design, new radiators to be single panel rolled top with thermostatic radiator valves.
All other heating controls are to be to contractor design.
All work carried out by suitably qualified tradesman.
All pipe runs planned for minimum interruption to the existing building fabric.

ELECTRICAL

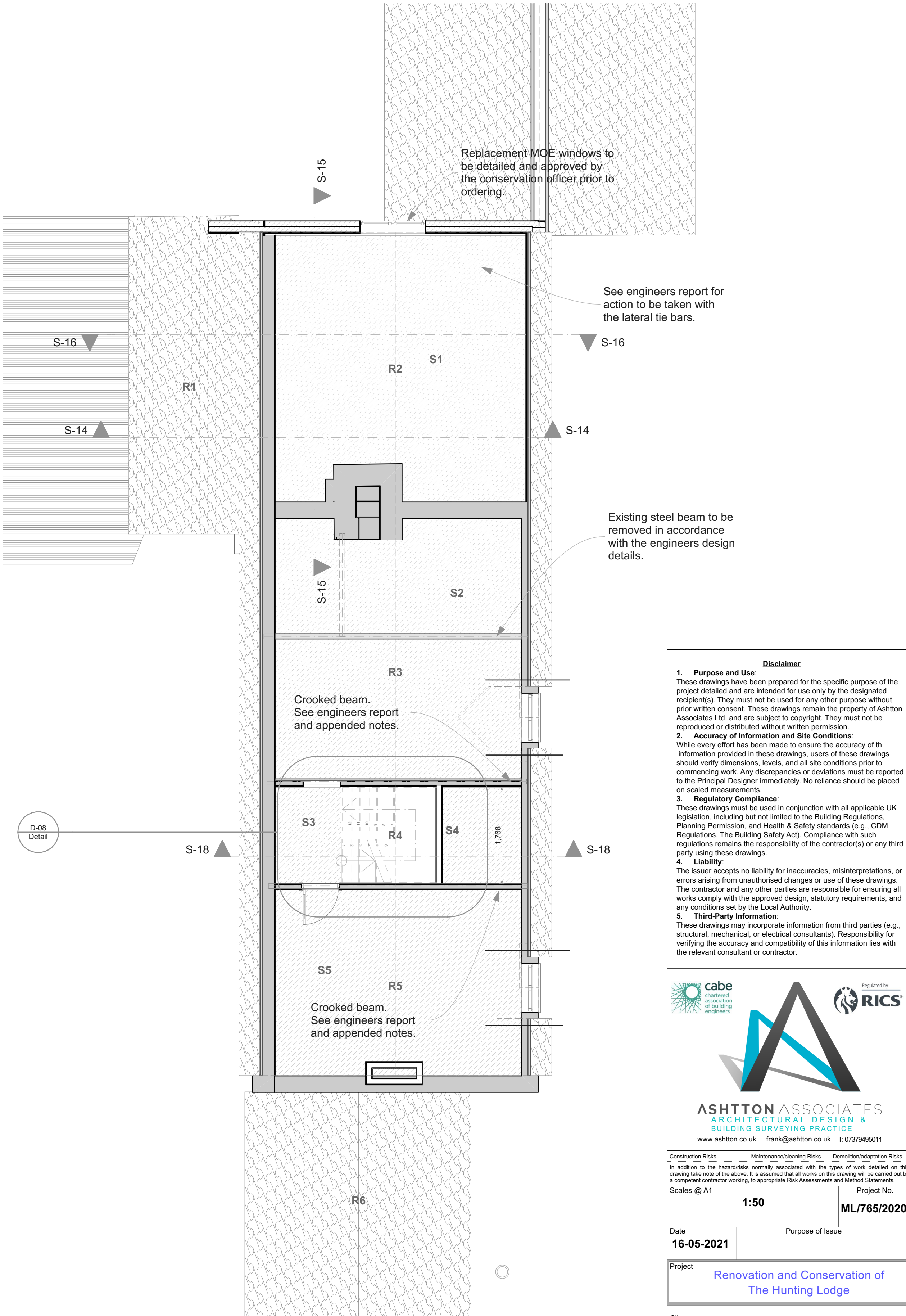
The design, installation, inspection and testing of the electrical installation to be fully in accordance with Part P of the building regulation approved documents and carried out by a suitably qualified contractor.

LIGHTING

To be in accordance with L1 of the Building Regulations approved documents paragraphs 1.54 – 1.56 and Table 4.
All external lighting to be provided with energy efficient lamps which automatically extinguish in daylight in accordance with L1 of the Building Regulations Approved Documents paragraphs 1.57.

SMOKE DETECTION

Provide smoke alarm/detectors with dedicated electrical circuit in accordance with BS. 5839 : Part 1 in locations as shown on floor plans, self contained, interlinked smoke detectors wired to be separately fused and protected circuit with battery back up.



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Construction Risks Maintenance/cleaning Risks Demolition/adaptation Risks
In addition to the hazards/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working to appropriate Risk Assessments and Method Statements.

Scales @ A1
1:50
Project No.
ML/765/2020

Date
16-05-2021
Purpose of Issue

Project
Renovation and Conservation of
The Hunting Lodge

Client

Project address

Layout Title
Proposed First & Second Floor
Plans

Drawing Number	number	rev
	A.03	A.2

1:50

First Floor

1:50

3.

Second Floor

1:50