CONSTRUCTION NOTES

The following notes are to be read in conjunction with the mechanical & electrical specification provided by EDP, the structural specification from Sands Consultants, and the NBS from Croft Surveyors.

The property is a is grade 2 Listed Building, and this will, in some instances, limit the opportunities to upgrade the facilities and fabric in order to comply with current regulations.

All original skirtings, architraves, mouldings and cornices to be retained.New internal walls are not to cut through moulded or enriched joinery and plaster cornices but shall be shaped around them.

1 FIRE STRATEGY
For the purposes of Part B, the building is currently in use as a commercial space, purpose group 4.
Horizontal escape in accordance with Part B table 2, ie max travel distance from fire escape or protected stair to any point in a room is less than 18000mm.
1HRFR to stairwell walls from new partitions and upgraded walls and floors as indicated. 30FR doors as indicated.
All new and existing SVPs to have 1HRFR collars at separating floor positions.
All new steelwork to enlarged openings to include 1HRFR.
Compartment and staircase walls to be taken to underside of roof construction and fire stopped.
An emergency lighting system to be installed and interlinked smoke alarms/heat detectors as M&E spec.

2 FOUNDATIONS/RETAINING WALLS
Mass concrete strip footings and reinforced retaining walls all in accordance with Structural Engineer's design details.

3 INFILL TO EXISTING OPENINGS IN EXTERNAL WALLS
Inner leaf of 100mm Thermalite Shield, with 100mm cavity as drawings, tied to existing blockwork and new outer leaf of 100mm facing brick (brick type to LA approval) . Wall ties stainless steel to BS1243 spaced 750mm horizontally, 450mm vertically, 225mm vertically at reveals and staggered. Close cavity at reveals with Dacatie or equivalent insulated closer.
60mm Celotex tuff-R CW3000Z insulation boards fixed to outer face of inner skin at 450 ctrs with proprietary BBA approved wall-tie retaining clips.
NB Butterfly type ties NOT TO BE used. Insulation to be fixed in full compliance with manufacturers instructions.

4 LINTELS
New internal lintels and steelwork to amended internal openings to S Eng specification.

5 EXTERNAL WALL TO NEW STAIRWELL
External leaf from Forticrete 'Caststone' in Glamis Red, note quoin squint specials to splay.
Inner leaf of 100mm Thermalite Shield, with 100mm cavity as drawings, either tied to existing brick to new outer leaf. 100mm cavity. Wall ties stainless steel to BS1243 spaced 750mm horizontally, 450mm vertically, 225mm vertically at reveals and staggered. Close cavity at reveals with Dacatie or equivalent insulated closer. Close cavity at head with 6mm mineral board bedded in mortar. 60mm Celotex tuff-R CW3000Z insulation boards fixed to outer face of inner skin at 450 ctrs with proprietary BBA approved wall-tie retaining clips. NB Butterfly type ties NOT TO BE used. Insulation to be fixed in full compliance with manufacturers instructions, see additional notes to section A/A on dwg 0654/206. Note 135 Quoin squints to stair tower splay as shown below.

6 DAMP PROOF COURSES
Hyload 2 DPC and cavity tray DPC. Build into cavity wall and into internal solid wall at base of floor slab level. Build DPC into external skin of cavity wall at 150mm above external paving level. All as detail drawings. Radon barrier to be lapped 300mm with DPC at all joints and at perimeter walls and sealed with adhesive butyl tape.

7 WINDOWS & DOORS
All windows and doors to be re-used if possible, and/or upgraded to achieve maximum U-value of 1.8W/m2K (subject to restrictions applicable to a Listed Building) see specification. All details to be approved by Conservation officer.
Concealed trickle ventilators are to comply with the Ventilation Strategy below.
All new glazing in doors, side panels, and any glazing below 800mm above floor level is to be toughened safety glass; and walkway/balcony glazing to be laminated, all complying with BS6206.

8 ROOF
Existing roof to be relaid in accordance with specification. Existing insulation levels in roof voids to be checked and upgraded if necessary to achieve 0.16W/m2K. Ventilation levels to roof voids to be checked and upgraded to current standards if required by installation of slate ventilators to LA approval.

9 INTERNAL WALLS & PARTITIONS
New seperating wall from timber studwork construction as details.
Studwork elsewhere from nominal 100mm overall thickness partitions as indicated on drawings and to specification. Where indicated on plan, infill between studs with 50mm mineral wool minimum density 10kg/m3.

10 EXTERNAL STEPS
New external steps to ambulant disabled standard ie 150mm max risers with 300 going, see also Access Statement.

11 NEW STAIR FLIGHTS
New ambulant disabled stairs to NW end of building to consist of 3 flights, max riser 170mm (max 11 risers per flight), 250 goings,1200mm width.

12 DRAINAGE
See M&E spec. Above ground soil & waste pipework to comply with BS EN 12056:2000. 75mm deep seal traps to wastes, 32mm dia. to WHB, 40mm dia. to shower. 110mm dia. discharge stack with Air Admittance valve (BBA approved type) where idicated. Below ground drainage to comply with BS 8301. Drainware and chambers to be Osma pvcU system laid in accordance with manufacturer's instructions. 110mm dia pipes at min 1:50 gradient. Where pipes pass through loadbearing walls insert restressed conc. lintols over.
Note double seal covers with recess for surface finish to all internal ICs, and recessed cvers to all external IC where located in paver positions

New or replacement external rainwater drainage as existing as R10.

13 HEATING & HOT WATER INSTALLATION.
See M&E specification

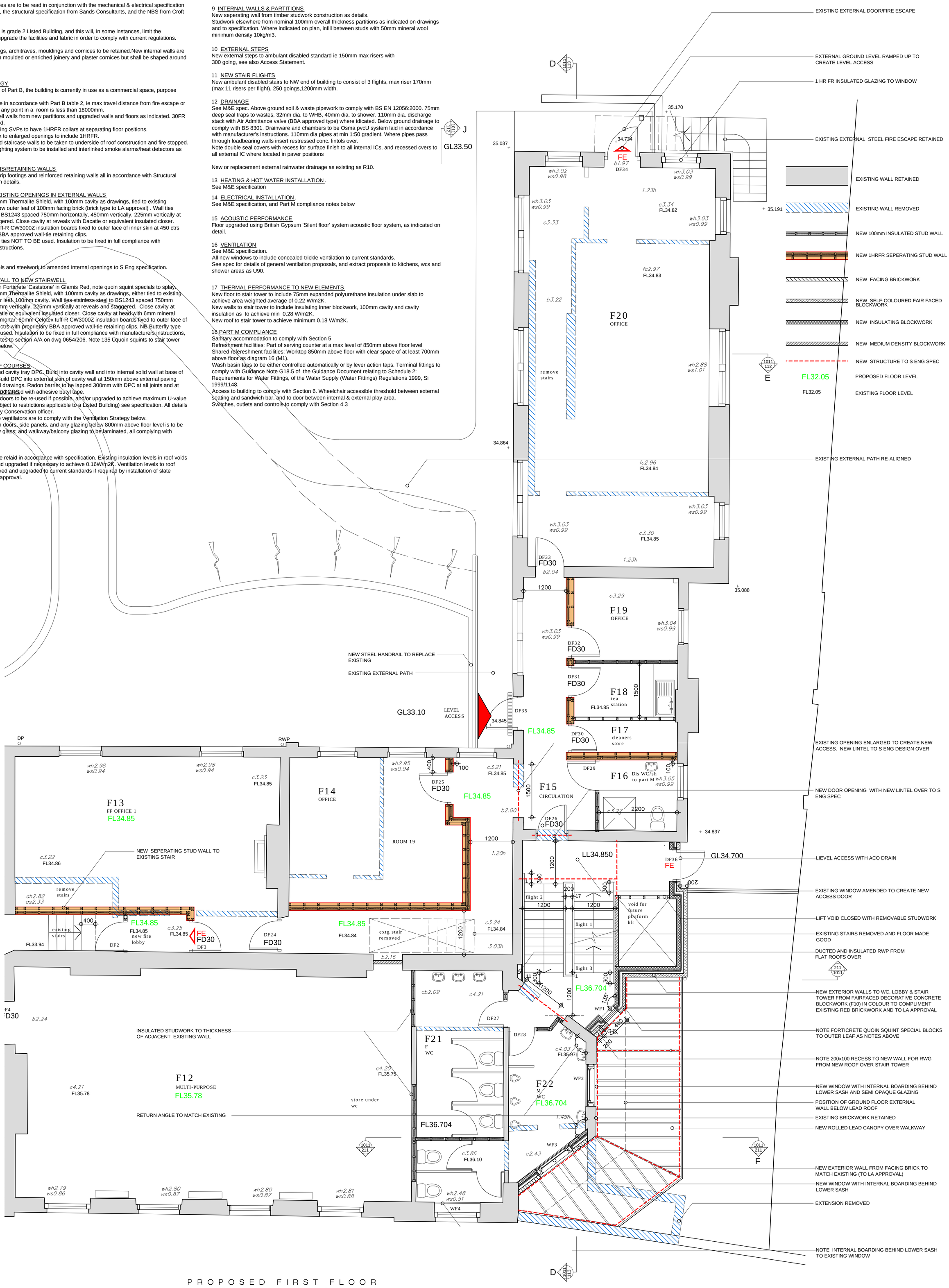
14 ELECTRICAL INSTALLATION.
See M&E specification, and Part M compliance notes below

15 ACOUSTIC PERFORMANCE
Floor upgraded using British Gypsum 'Silent floor' system acoustic floor system, as indicated on detail.

16 VENTILATION
See M&E specification.
All new windows to include concealed trickle ventilation to current standards.
See spec for details of general ventilation proposals, and extract proposals to kitchens, wcs and shower areas as U90.

17 THERMAL PERFORMANCE TO NEW ELEMENTS
New floor to stair tower to include 75mm expanded polyurethane insulation under slab to achieve area weighted average of 0.22 W/m2K.
New walls to stair tower to include insulating inner blockwork, 100mm cavity and cavity insulation as to achieve min 0.28 W/m2K.
New roof to stair tower to achieve minimum 0.18 W/m2K.

18 PART M COMPLIANCE
Sanitary accommodation to comply with Section 5
Refreshment facilities: Part of serving counter at a max level of 850mm above floor level
Shared refereshment facilities: Worktop 850mm above floor with clear space of at least 700mm above floor as diagram 16 (M1).
Wash basin taps to be either controlled automatically or by lever action taps. Terminal fittings to comply with Guidance Note G18.5 of the Guidance Document relating to Schedule 2: Requirements for Water Fittings, of the Water Supply (Water Fittings) Regulations 1999, Si 1999/1148.
Access to building to comply with Section 6. Wheelchair accessible threshold between external seating and sandwich bar, and to door between internal & external play area.
Switches, outlets and controls to comply with Section 4.3



PROPOSED FIRST FLOOR
2 of 2 see also 1011/204

PLEASE REFER TO DRAWINGS 1011/10 & /11 AND TO 'DRAINOLOGY' SURVEY FOR DETAILED EXISTING DRAIN DESCRIPTION AND CONDITION

TENDER

Date	No.	Rev.
19.11.10	A	TENDER ISSUE

Job: EXETER COMMUNITY CENTRE
St DAVIDS HILL

Client:

Scale: 1:50 @A1
Drawn: AGS
Date: September 10
Checked:

Drawing: PROPOSED FIRST FLOOR
2 OF 2

Drg No.: 1011/205
Rev.: A

CROFT SURVEYORS

CHARTERED ARCHITECTS
HEIGHWAY FIELD ASSOCIATES
Bradninch Court, Castle Street, Exeter, Devon. EX4 3PL .
Tel : 01392 490800 Fax : 01392 499639
E-Mail : architects@heighwayfield.co.uk Web Site : heighwayfield.co.uk

No dimensions to be scaled from this drawing All sizes and dimensions to be verified on site All dimensions on this drawing are in millimetres unless otherwise stated
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