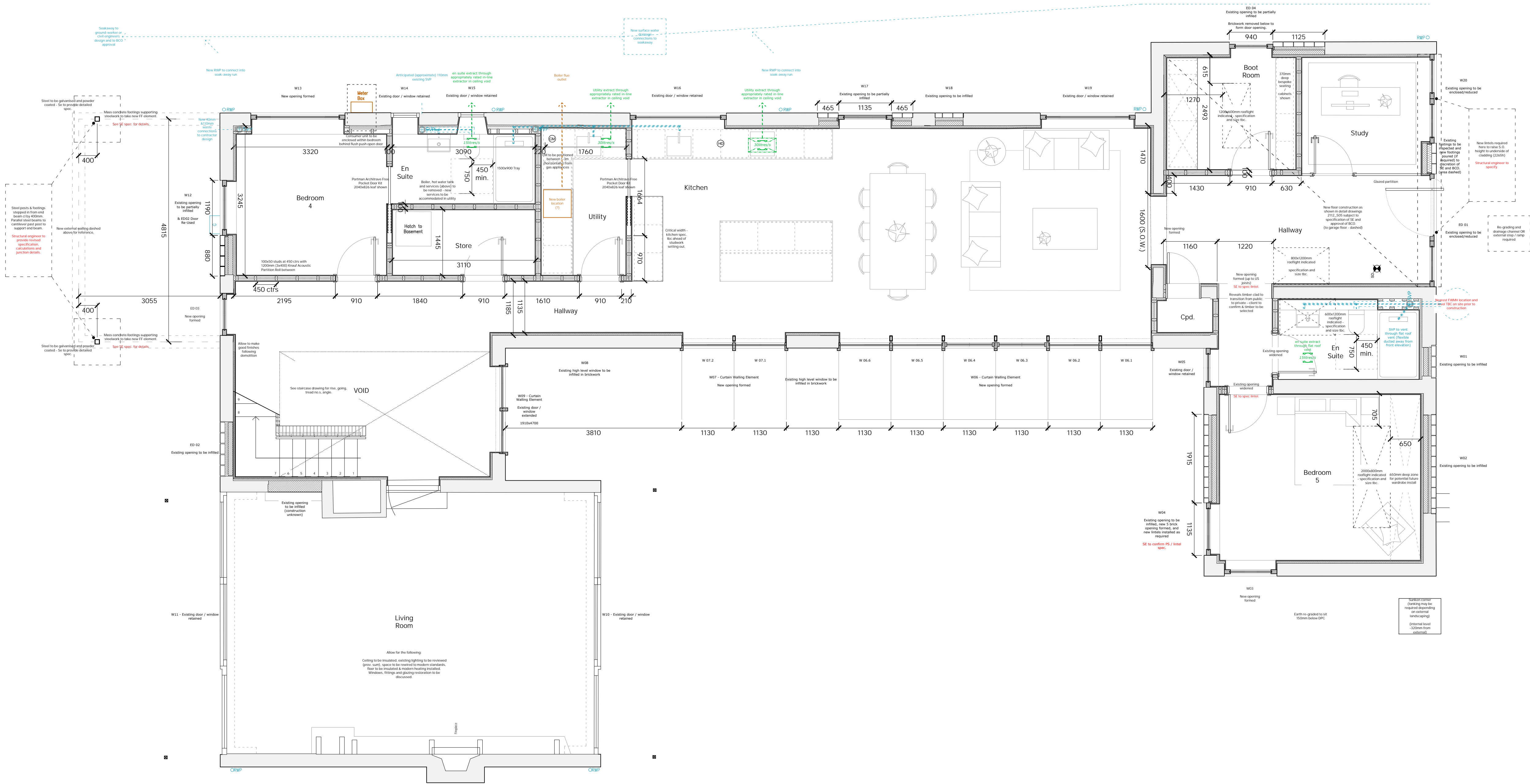


DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.

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Notes split between drawings no.s 2112_111, 2112_112 & 2112_113.
Notes to be read in conjunction with drawings, including technical details.

General Notes

STATUTORY REGULATIONS

All works are to comply with and conform to all current statutes, Statutory Instruments, European Union Directives, and all other current and relevant regulations and recommendations including, amongst others;
The Building Regulations of England and Wales.
The Health and Safety at Work etc Act 1974.
Health and Safety executive guidance notes and Approved Codes of Practice.
Current British Standards, Codes of Practices and European Union Regulations.
All work shall be carried out in a workmanlike manner to the complete satisfaction of the LA Building Inspector.
The Contractor will be responsible to issue all notices for the works in due time.

MANUFACTURERS INSTRUCTIONS

All work shall conform and comply with the manufacturers instructions, requirements, recommendations, advice and guidance.
All new materials to be matched against the existing prior to ordering where necessary.

DIMENSIONS

Do not scale from the drawing. Refer to written dimensions where indicated.
All dimensions to be checked on site prior to ordering any materials and commencement of work.
The contractor is to ensure that all adequate precautions are taken to prop and support all structures whilst new work is carried out.

MECHANICAL WORK

In addition to the requirements of the above, all mechanical services work shall conform to and comply with the current version of the following:
CIBSE specification clauses.
All relevant British Standards , Codes of Practice and guidance notes.
Current good practice.

TIMBER TREATMENT

All structural and carcassing timber shall be treated for rot and attack by vacuum impregnation.
All timber to be obtained from managed renewable sources.
CFCs
No products shall contain CFCs and where possible HCFCs.
Exterior cladding and joinery finishes to be approved by client prior to installation.

Part A - Structure

FOUNDATIONS

Adequate provision shall be made to eliminate any risk to the building or to the health and safety of its occupants arising from the nature of the ground or any contaminants that it may contain including but not limited to the ingress of methane & radon gases.
Foundations to adhere to structural engineers design and comply with all relevant formal & draft British Standards & Codes Of Practice & the approval of the Statutory Building Control Authority. All works shall be carried out with due regard to any adjoining properties & users.
Refer to engineers notes regarding new and existing foundations.

BEAMS AND LINTELS

All new beams, lintels and supporting structure to be to the structural engineers design, specification and calculations, to be confirmed following opening up.
All beams and lintels to be fitted in strict accordance with the manufacturers recommendations/structural engineers details.
Boxing out of beams and lintels to ensure 30 minutes fire protection specification is dependent on section size of steel or timber; refer to British Gypsum White Book, to building control approval.

EXTERNAL WALLS

Refer to drawings 2112_201, 2112_202, 2112_203 & 2112_204 for external finishes.

PIR insulation to be installed to external walls as noted in details 2112_501, 2112_502, 2112_503, 2112_504 to exceed a maximum u-value of 0.18W/m2K in accordance Part L1B of the building regulations.
Where new brickwork is installed, wall starter kits are to be used, with cavity wall ties to be Ancon HRT4 wall tie at 450mm vertical and 900mm horizontal centres to comply with BS1243:1978.
Build in cavity drain vent two per window and three per door/window opening.
Thistle Multi-Finish or board finish to all plasterboard walls.
Build-in cavity closer behind internal lining at each window opening for rigidity. Build in DPCs to all reveals.

GROUND FLOOR STRUCTURE

All concrete materials and workmanship in the works shall be in accordance with BS8110.
Concrete for pad-stones, lintels shall be 1:1/2:3 nominal mix, with 12mm maximum aggregate size.
New floor construction to garage to match sub-floor level of existing property to allow for continuous FFL.
Construction and insulation specification provided on drawing 2112_505 (subject to SE & BCO confirmation).

FIRST FLOOR STRUCTURE

Floor construction and insulation specification shown in drawings 2112_501, 2112_502, 2112_503.
First Floor finish to be to client specification.

FLAT ROOF

Roof construction and insulation specification shown in drawings 2112_503, 2112_504.

REV	DATE	DESCRIPTION



TaylorHare
Architects

The Cowshed
Overland Lane
Ash, CT12 2LE

PROJECT: 2112 Hollins Tydehams, Newbury	DRAWING TITLE: GA Plan Ground Floor	SCALE: 1:50 @ A1 DATE DRAWN: October 2023	DRAWN BY: O6 CHECKED BY: O3
STATUS: Building Regulations			
DRAWING NUMBER: 2112_111		REVISION: -	