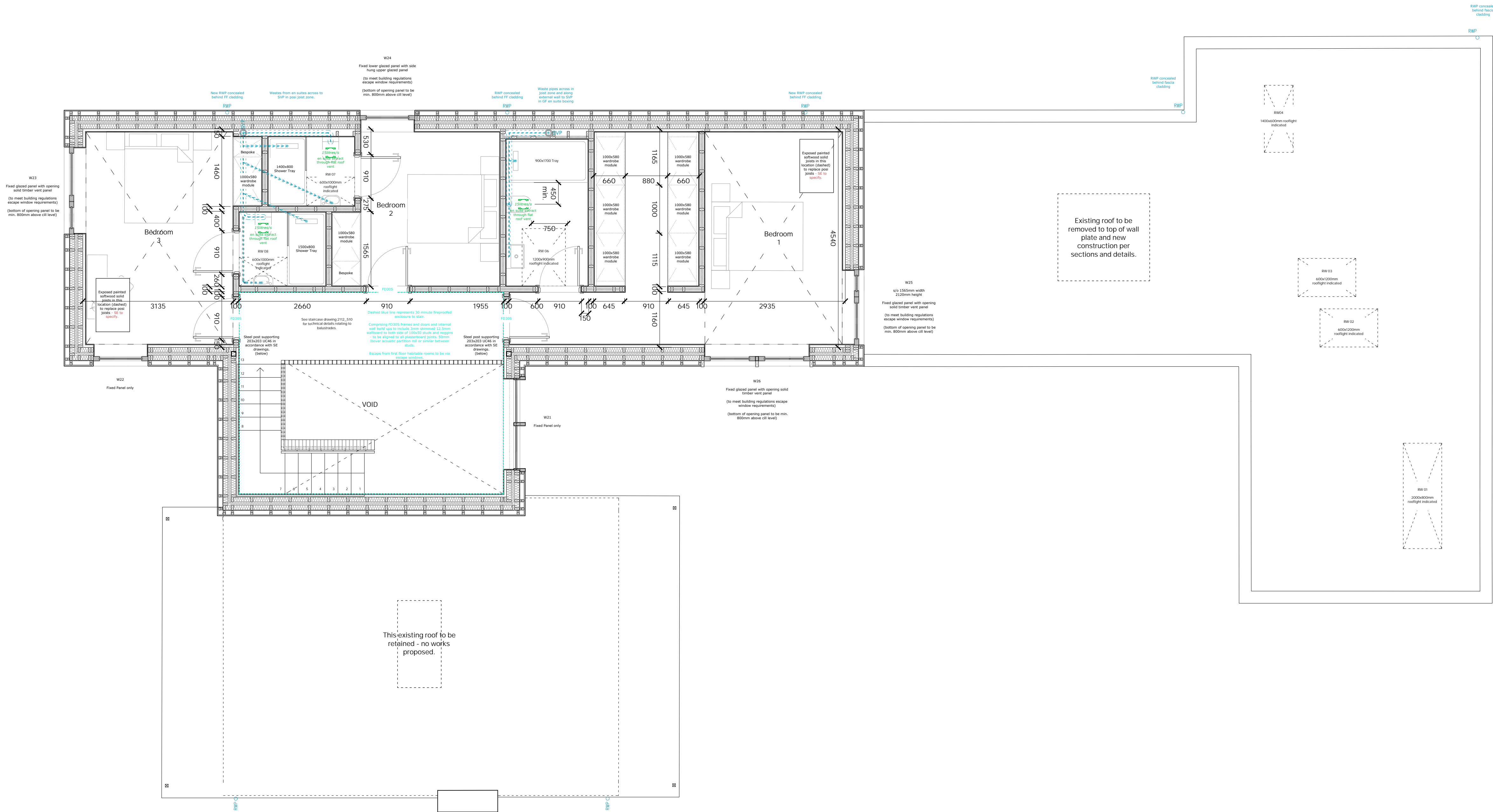


DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION.

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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.

NEW INTERNAL STUD WALLS

Stud walls to be constructed from timber studs with 12.5mm plasterboard to both faces to comply with BS8000: Part 8, and BS1230: Part 1 with skim finish. Stud sizes are 100x50mm.
Moisture resistant plasterboard to all areas of high moisture content, ie bathroom.
Tile backer board to be WED1 or similar as approved, installed as manufacturers recommendations.
All plasterboard to have minimum mass of 10kg/sqm used for all partitions and ceilings.
Note double and triple stud columns to be incorporated in wall build up where indicated on structural engineers drawings.

PROPOSED GROUND FLOOR FINISH

Client to confirm.

CEILING STRUCTURE

Ensure void to all light fittings or install fire shroud to each fitting.
Use fire rated fittings to all recessed light fittings within the new ceiling to areas defined by building control.

Part B - Fire Safety SMOKE ALARM

Automatic fire detection and alarm system in accordance with BS 5839 to at least L3 standard or be provided with a suitable number of mains operated, self contained smoke alarms to BS 5446 Part 1, fixed to ceiling at approximate locations shown on the M+E drawings, with in 7m of doors to Kitchens, Living rooms, 3m of doors to Bedrooms.
Alarms should be fitted min 300mm away from light fittings. Where more than 1 alarm is fitted they are to be inter linked in accordance with the manufacturers instructions. Alarms to be permanently connected to separately fused circuit
All smoke alarms shall be mains operated and conform to BS5446 with power derived from the dwellings main electricity supply via an independent separately fused circuit from the distribution board and may operate at a lower voltage via a mains transformer.
Mains units with secondary power supply are acceptable.

FIRE PROTECTION

Structural elements of the building to be provided with a minimum 30 minutes fire resistance generally in the form of fire-line board or intumescent paint if noted.
Roof construction including roof-lights to achieve a minimum of AA, AB or AC fire designation.
ESCAPE PROVISION
New bedroom windows suitable for escape purposes with minimum 0.33m opening are to be supplied with suitable restrictors as below 800-1100mm from floor level. Refer to turquoise notes on drawing 2112_112 & window schedule.

Part C - Site Preparation and Resistance to Moisture

All DPCs and DPMs to be installed in accordance with common practice and in accordance with manufacturers recommendations and to the full satisfaction of building control.
Horizontal and vertical to be HYLOAD pitch polymer type, 1200g (0.3mm) thick.
DPCs to be minimum of 150mm above finished external ground level.
DPCs to project minimum of 5mm beyond the face of the construction.
All joints between the lengths of the dpc to be lapped and bonded a min of 100mm.
New DPMs to be lapped up existing walls to tie in with existing DPCs
All DPCs and DPMs to be fully continuous.
The DPM is to be lapped with DPC to provide an adequate seal against the ingress of radon/methane gas or any other ground contaminants.
Guidance can be found in BRE211: Radon, Guidance on protective measures for new buildings.

CAVITY TRAYS AND FLASHINGS

Provide stepped cavity trays with weep slots at 450mm horizontal centers.
Cavity trays to rise 140mm across cavity. Cavity trays to be preformed polypropylene.

WET AREAS

All high risk areas (under sinks /washing machines etc) must be protected by subfloor waterproof membrane.

In kitchen locations below items that vibrate (washing machines/dishwashers and fridges) rubber gaskets or other approved form of anti-vibration system must be fitted.

Part F - Ventilation PURGE VENTILATION

Windows to have openable area of min 1/20th of the room floor area and fitted with trickle vents to provide 8000mm2 to habitable rooms and 4000mm2 to Kitchens, Bathrooms, Cloak rooms and Utility rooms.

MECHANICAL VENTILATION

Provide mechanical extractor fan units to all bathrooms, wc's, ensuites and utility rooms being ducted either through walls or through roof space and wrap ducting in thermal insulation within roof space.
Extractors to be connected to light switches, fused externally and to have extract rates as indicated in green on drawings 2112_111 & 2112_112 in accordance with approved document F.

Part H - Plumbing and Drainage

All plumbing works are to be carried out strictly in accordance with the following British Standards:
BS6700:2006 Design, installation testing and maintenance of services supplying water for domestic use within buildings and their curtilage. BS6465-1:2006 sanitary-ware installations. Code of Practice for the design of sanitary facilities and scale of provision of sanitary ware and associated appliances. BS6465-3:1996 Sanitary Installations. Code of Practice for space requirements for sanitary ware appliances. BS6465-3:2006 Sanitary ware installations. Code of Practice for the selections, installation and maintenance of sanitary and associated appliances. BSEN12056-2:2000 Gravity drainage systems inside buildings. Sanitary pipework, layout and calculation. All hot and cold water heating pipework must be in copper with all joints soldered. Compression joints are not permitted. Soil and waste pipework must, where exposed externally be black, with glued joints soldered. Compression joints are not permitted. If undertaking an alteration to the main cold feed/hot feed where the old original isolation valves are still in operation, the means of isolation is to be replaced with a lesser valve. Good practice is to install isolating valves to all new hot and cold feeds to each new fitting. All isolation valves are to be easily accessible, not tiled- in and access panels must be provided and be able to turn off and on. All to be clearly marked on site on an appropriate location information must be handed to the architect/client.

REV	DATE	DESCRIPTION



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PROJECT: 2112 Hollins Tydehams, Newbury	DRAWING TITLE: GA Plan First Floor	SCALE: 1:50 @ A1 DATE DRAWN: October 2023	DRAWN BY: O6 CHECKED BY: O3
STATUS: Building Regulations	DRAWING NUMBER: 2112_112	REVISION: -	

