

BUILDING REGULATION - GENERAL CONSTRUCTION NOTES
ALL WORKS TO COMPLY IN ALL RESPECTS WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS (2000 EDITION), STATUTORY UNDERTAKERS AND RESPONSIBLE AUTHORITIES HAVING JURISDICTION OVER THE WORKS. DO NOT DEVIATE FROM APPROVED DRAWINGS AND SPECIFICATIONS WITHOUT THE DESIGNERS CONSENT.
REFER TO THE LATEST PUBLISHED REVISIONS AND AMENDMENTS OF LEGISLATION AND STANDARDS REFERRED TO WHICH ARE CURRENT.
ALL MATERIALS, FITTINGS AND ITEMS OF EQUIPMENT MUST:
(A) BE OF SUITABLE NATURE AND QUALITY IN RELATION TO THE PURPOSE INVOLVED AND COMPLY WITH THE ITEMS OF EITHER A BRITISH STANDARDS SPECIFICATION, AN AGREEMENT BOARD CERTIFICATE OR OTHER APPROVED QUALITY ASSURANCE CERTIFICATION.
(B) BE APPROPRIATELY PROTECTED BEFORE & AFTER INCORPORATED IN THE BUILDING.
(C) BE USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND DETAILS.

SETTING OUT SHOULD BE VERIFIED AND DIMENSIONS CHECKED PRIOR TO COMMENCEMENT. ANY INCONSISTENCY SHOULD BE REFERRED TO THE DESIGNER.

ALL WORKS MUST BE UNDERTAKEN WITH DUE CARE AND ATTENTION IN ORDER TO AVOID DAMAGE TO THE ADJOINING PROPERTIES. SHOULD ANY DAMAGE OCCUR, THIS MUST BE RECTIFIED TO THE SATISFACTION OF THE ADJOINING OWNER AT THE CONTRACTOR'S EXPENSE.

PLASTERWORK AND FINISHES:
MATERIALS SHALL GENERALLY BE OF BRITISH MANUFACTURE AND COMPLY WITH BS 1230.
ALL PLASTER TO NEW INTERNAL BLOCKWORK TO HAVE 11MM CARLITE BROWNING PLUS 3MM CARLITE FINISH AND ALL USAGE TO RECOMMENDATIONS OF BS 5492.

PLASTERBOARD SHALL BE BRITISH GYPSUM GYPROC WALL BOARD TO BS 1239 FIXED BY MEANS OF 12 SWG GALVANISED CLOUT NAILS, 32MM LONG FOR 9.5MM THICK BOARDS AND 38MM LONG FOR 12.5MM THICK BOARDS. HEAD DIAMETER 7MM. END JOINTS SHALL BE STAGGERED IN ALTERNATE COURSES. NO JOINTING BETWEEN BOARDS TO EXCEED 3MM. ALL JOINTS AND ANGLES TO BE SCRIMMED WITH 90MM WIDE SCRM TO CP 211 1966. GALVANISED METAL ANGLE BEADS TO BS 6452 PT.1 ARE TO BE PROVIDED TO ALL PLASTER ARRISES. PROVIDE NEW 12.5MM GYPROC WALL BOARD WITH TAPED JOINTS AND NECESSARY COATS OF THISTLEBOARD SKIM FINISH TO ALL CEILINGS, EXCEPT TO FIRST FLOOR AREAS WHICH ARE TO HAVE GYPROC DUPLEX FOIL-BACKED BOARD.
ALL PLASTERWORK CARRIED OUT IN STRICT ACCORDANCE WITH BRITISH GYPSUM RECOMMENDATIONS.
ALLOW FOR REPLACING EXISTO PLASTER WITH NEW WORK TO 50% OF EACH FLOOR EXCLUDING SECOND FLOOR LEVEL AND MAKE GOOD ALL PLASTERWORK AROUND NEW BRICKWORK, OPENINGS, PIPES ENTERING WALLS, BRICKED UP DOORWAYS, WINDOWS, ETC. CARE IS TO BE TAKEN TO AVOID PLASTERWORK BRIDGING THE DPC WHERE THERE ARE SOLID FLOORS, IN ANY CASE SHOULD NOT BE TAKEN DOWN NEARER THAN 50MM ABOVE THE FLOOR LEVEL BEHIND SKIRTINGS.

ELECTRICAL AND GAS INSTALLATION:
ALL NEW WIRING TO COMPLY WITH BS7671 OF THE IEE REGULATIONS INCLUDING ALL AMENDMENTS TO DATE AND CERTIFICATE PROVIDED ON COMPLETION.
MECHANICAL VENTILATION TO BE WALL OR CEILING MOUNTED WITH PLASTIC FLAT DUCTING COMPLETE WITH PLASTIC EXTERIOR GRILLE AND SUPPLIED WITH HUMIDISTAT.
NEW SMOKE DETECTORS ARE TO BE MAINS FED WITH BATTERY BACK UP AND BE CEILING MOUNTED IN POSITIONS INDICATED ON DRAWING. CONSUMER UNIT SHOULD BE INSTALLED IF FOUND NECESSARY AND BE WALL MOUNTED IN EXISTING METER CUPBOARD.

VENTILATION
LADIES AND GENTS TOILETS TO HAVE MECHANICAL VENTILATION TO STANDARDS AS STATED ON MECHANICAL & ELECTRICAL CONSULTANT'S DRAWINGS & AS INDICATED BELOW.

1. TOILETS - 3 AIR CHANGES PER HOUR WITH 15 MIN. OVERRUN DUCTED TO OUTSIDE AIR.

ALL DUCTS CONTAINING SERVICES PASSING THROUGH COMPARTMENT WALLS/ FLOORS TO BE CONSTRUCTED USING EITHER -

2. NO. LAYERS 12.5MM THK. PLASTERBOARD & SKIM FINISH ON 38X38MM SW FRAMING TO GIVE 1/2HOUR FIRE PROTECTION &/OR 9MM 'SUPALUX' FIXED AT CORNERS TO 'MONOLUX' 40 BATTENS WITH 9MM 'SUPALUX' FILLETS COVERING JOINTS INTERNALLY TO GIVE 1/2HOUR FIRE PROTECTION.

DUCTS TO BE PACKED WITH MINERAL WOOL & WRAPPED TIGHTLY AROUND PIPES AS THEY PASS THROUGH WALL/FLOOR AS A FIRE STOP.

ALL AIR HANDLING & SERVICE DUCTS TO BE FITTED WITH FIRE DAMPERS & FIRE STOPPED AS REQUIRED USING COMPRESSED MINERAL TO 1 HOUR FIRE PROTECTION TO SUIT FIRE RESISTANCE OF WALL &/OR FLOOR.

ALL AIR SUPPLY & AIR EXTRACT GRILLES IN FIRE RESISTING CEILINGS TO BE FITTED WITH FIRE DAMPERS TO 1 HOUR FIRE RESISTANCE.

CARPENTRY AND JOINERY:
TIMBER SHOULD BE STORED UNDER COVER, CLEAR OF THE GROUND AND PROTECTED FROM DAMPNESS.
TIMBER FOR STRUCTURAL WORKS SHALL, EXCEPT FOR REFERENCES TO SIZE, COMPLY WITH BS 1886 AND CP 112 TABLE 2 & 4. ALL TIMBER DIMENSIONS SHALL BE TO BS 4471.
ALL CARPENTRY TIMBERS ARE TO BE TREATED TO BS 5268 PT.5 BY PROTIM PREVAC TREATMENT OF TANALITH PROCESS. ALL FINISHED TIMBER TO BE DOUBLE VACUUM PRESERVATIVE TREATED.

SIZE OF NEW SKIRTINGS AND MOULDINGS TO MATCH EXISTING UNLESS OTHERWISE INSTRUCTED BY DESIGNER OR CLIENT. FIXING TO BE BY OVAL PUNCHED NAIL GENERALLY BUT TO BE NAILED TO THE FIXING BATTEN WITH THE POLYTHENE DPM CARRIED BEHIND THE BATTEN TO NEW SOLID FLOOR AREAS.
WALLS SHOULD BE STRAPPED TO FLOORS ABOVE GROUND LEVEL, AT INTERVALS NOT EXCEEDING 2M AND AS SHOWN IN DIAGRAM 18, PART A1/2 OF THE APPROVED DOCUMENT (2000 EDITION), BY 30X5MM GALVANISED MILD STEEL STRAPS AT MAXIMUM 1800MM CENTRES. REQUIREMENTS FOR LATERAL RESTRAINT OF WALLS AT FLOOR AND ROOF LEVELS ARE GIVEN IN TABLE 11 AND PARAGRAPHS 1C36 AND 1C37 OF PART A1/2 OF THE APPROVED DOCUMENT.

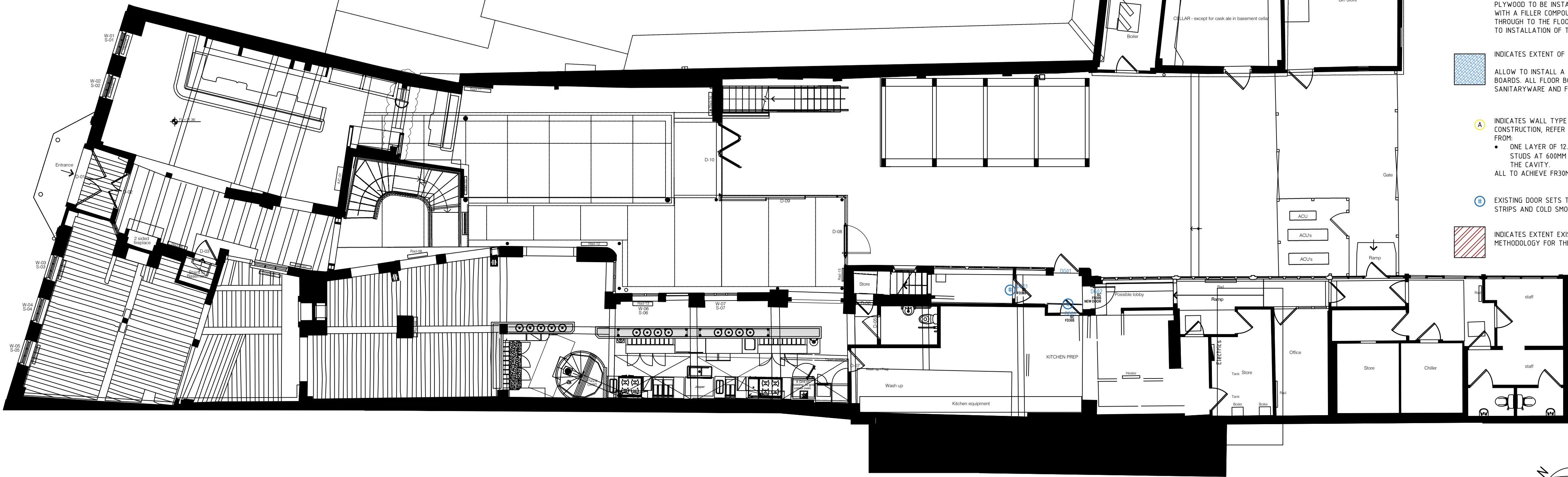
DRAINAGE AND PLUMBING:
REFER TO STRUCTURAL ENGINEERS DRAWINGS & SPEC.
ALL WASTES TO BE IN PVC AND TO HAVE ANTI-VAC TRAPS OR SIMILAR, WHERE MAXIMUM LENGTH OF WASTE IS EXCEEDED ANTI-SYPHON TRAPS OR SIMILAR ARE TO BE USED.
ALL PLUMBING TO COMPLY WITH BS 6700, SUPPLYING WATER FOR DOMESTIC USE IN BUILDINGS.
CONTRACTOR IS TO RETAIN AND PROTECT EXISTING DRAINAGE UPON INSPECTION.

110MM DIA MAINS FOUL WATER DRAINS THAT CARRY DISCHARGE FROM MULTIPLE SOIL STACKS AND BUILDINGS MAY BE LAID AT A FALL OF NOT LESS THAN 180. HOWEVER, BRANCH DRAINS FROM INDIVIDUAL GULLIES, SANITRY FITTINGS OR SOIL STACKS SHOULD BE LAID AT A STEEPER 140.
110MM DIA MAIN SURFACE WATER DRAINS THAT CARRY THE DISCHARGE FROM MULTIPLE RAINWATER PIPES MAY BE LAID AT A FALL OF NOT LESS THAN 1:100, WHILE BRANCH DRAINS FROM INDIVIDUAL RAINWATER PIPES SHOULD BE LAID AT A STEEPER GRADIENT OF 1:50.

A DRAIN TRENCH SHOULD NOT IMPAIR THE STABILITY OF A BUILDING. WHEN DRAINS ARE LAID PARALLEL TO THE FOUNDATIONS, CARE SHOULD BE TAKEN THAT THE FOUNDATIONS ARE NOT UNDERMINED. WHEN TRENCH EXCAVATED AND PIPEWORK LAID, TO BE INSPECTED BY NOMINATED BUILDING CONTROL OFFICER FOR APPROVAL. ONCE APPROVED, TRENCH TO BE BACKFILLED.
+NB ALLOW FOR AS REQUIRED TRENCH WALL PROPPING ETC...
TRENCH TO BE THE WIDTH OF THE PIPEWORK LAID + 150MM TO EACH SIDE.

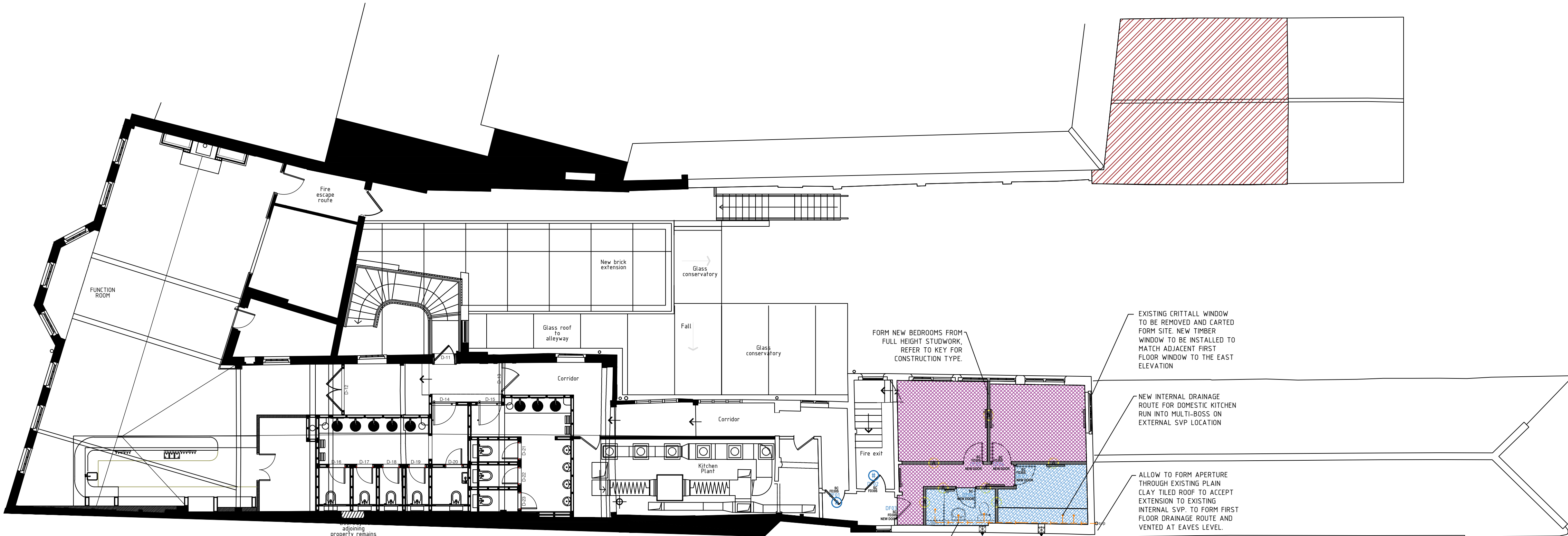
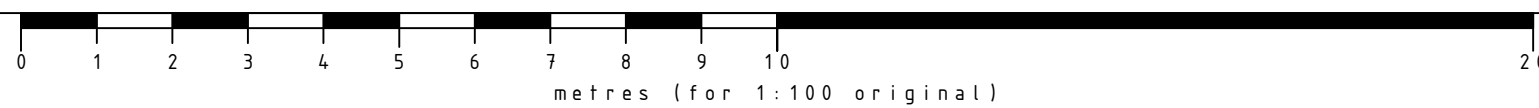
THE MATERIAL DUG FROM THE TRENCH MAYBE SUITABLE TO SURROUND THE PIPEWORK BUT IT WILL NEED TO BE EXAMINED TO ENSURE THE MATERIAL MEETS THE REQUIRED STANDARD. MATERIAL WITH SHARP EDGES SUCH AS BROKEN BRICKS TO BE REJECTED. THE MAX PARTIAL SIZE TO NOT EXCEED 20MM BUT OCCASIONAL PARTICLES UP TO 40MM MAY BE ACCEPTABLE AS LONG AS THEY ARE ONLY SMALL FRACTION OF THE TOTAL QUANTITY.

ALL NEW SANITARY DISPOSAL PIPEWORK TO BE WHITE WHERE VISIBLE INTERNALLY (BLACK WHERE EXPOSED EXTERNALLY). SHALL COMPLY WITH BS 4514 FOR PVCU SOIL AND VENTILATION GOODS AND BS 3943 FOR PLASTIC WASTE TRAPS. SOIL AND VENT PIPES SHALL BE PROVIDED WITH ACCESS COVERS IMMEDIATELY ABOVE GROUND FLOOR LEVEL, NOT BE OFF-SET BELOW THE HIGHEST CONNECTION AND TERMINATE WITH PLASTIC CAGE, NOT LESS THAN 900MM ABOVE THE NEAREST ADJACENT WINDOW OPENING. WASTE PIPES SHALL BE CONNECTED SEPARATELY TO SOIL AND VENT STACKS AND UNDERGROUND DRAINAGE GULLIES, LAID TO ADEQUATE FALLS, NOT BE CONNECTED TO SOIL AND VENT STACKS WITH 150MM OF THE INVERT LEVEL AT BASE OF STACK AND ALL PIPES TO RUN INTERNALLY.



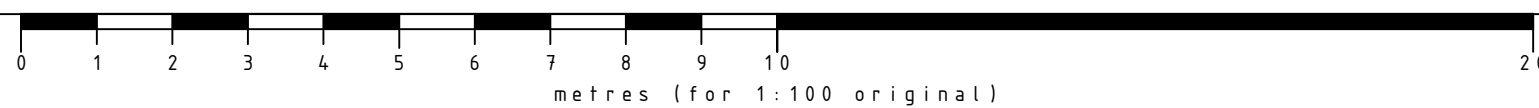
PROPOSED GROUND FLOOR PLAN

scale 1:100



PROPOSED FIRST FLOOR PLAN

scale 1:100



Rev.	Note	Date
/	ORIGINAL ISSUE	13.01.2025
A	PLANNING ISSUE. EXISTING ROOF WORKS NOTED, NORTH SIGNS ADDED, MECHANICAL FAN LOCATIONS ADDED, DRAINAGE ROUTE AND SVP NOTED.	13.01.2025

INDICATES EXTENT OF NEW HUSHMAT 12 TO BE LAID OVER EXISTING FLOOR BOARDS. THE PLYWOOD SHEET TO BE SCREW FIXED TIGHT TO THE TOP OF THE ACOUSTIC FLOORING.

OVER BOARD THE HUSHMAT 12 IN THE OPPOSITE DIRECTION, 9MM PLYWOOD. THE PLYWOOD SHEET TO BE SCREW FIXED TIGHT TO THE TOP OF THE ACOUSTIC FLOORING.

THE SCREW FIXINGS TO BE AT A MAXIMUM OF 300MM CENTRES BUT SHOULD BE AT CONTRACTOR'S CHOICE TO SUIT THE FLOOR FINISH.

PLYWOOD TO BE INSTALLED WITH ALL JOINT LINES ON THE PLYWOOD TO BE SEALED WITH A FILLER COMPOUND AND ALL SCREW HEADS FILLED TO PREVENT TRANSFERENCE THROUGH TO THE FLOOR FINISH. THIS FILLING TO BE SANDED SMOOTH IF NEEDED PRIOR TO INSTALLATION OF THE VINYL.

INDICATES EXTENT OF ADDITIONAL SUBSTRATE / PLINTH TO BE INSTALLED

ALLOW TO INSTALL A NOM 100MM QUILT INSULATION BETWEEN EXISTING FLOOR BOARDS. ALL FLOOR BOARDS TO BE SECURED AND SCREWED BACK PRIOR TO SANITARYWARE AND FLOOR FINISHES INSTALLATION.

INDICATES WALL TYPE B - TYPICAL BATHROOM / STAFF BEDROOM WALL CONSTRUCTION, REFER TO DWG 573-06 FOR TYPICAL ABUTMENT DETAILS. TO FORMED FROM:
• ONE LAYER OF 12.5MM GYPROC SOUNDBLOC TO EACH SIDE OF GYFRAME 'C' STUDS AT 600MM CTRS. 50MM ISOVER ACOUSTIC PARTITION ROLL (APR1200) IN THE CAVITY.
ALL TO ACHIEVE F30M3MS

EXISTING DOOR SETS TO BE UPGRADED TO F030S GRADE, TO INCLUDE INTRU. STRIPS AND COLD SMOKE SEALS

INDICATES EXTENT EXISTING TILED ROOF TO BE RE-TILED - REFER TO SEPARATE METHODOLOGY FOR THE STRIPPING AND RECOVERING WORKS TO THIS ROOF.

PLANNING ☒
PRELIMINARY ☐
TENDER ☐
CONSTRUCTION ☐
AS BUILT ☐

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Client
MCMULLENS

Project
THE ROSE INN
30 MARKET PLACE
WOKINGHAM, RG40 1AP

Drawing
PROPOSED BUILDERS WORKS PLAN

Drawing No.
633-04

Rev
A

Scale	Size	Drawn	Date
1:100	A1	DK	12.01.25

ALL DIMENSIONS, SETTING OUT AND LEVELS MUST BE CHECKED ON SITE AND NOT SCALED OFF THIS DRAWING BEFORE ORDERING AND STARTING WORK ON SITE
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