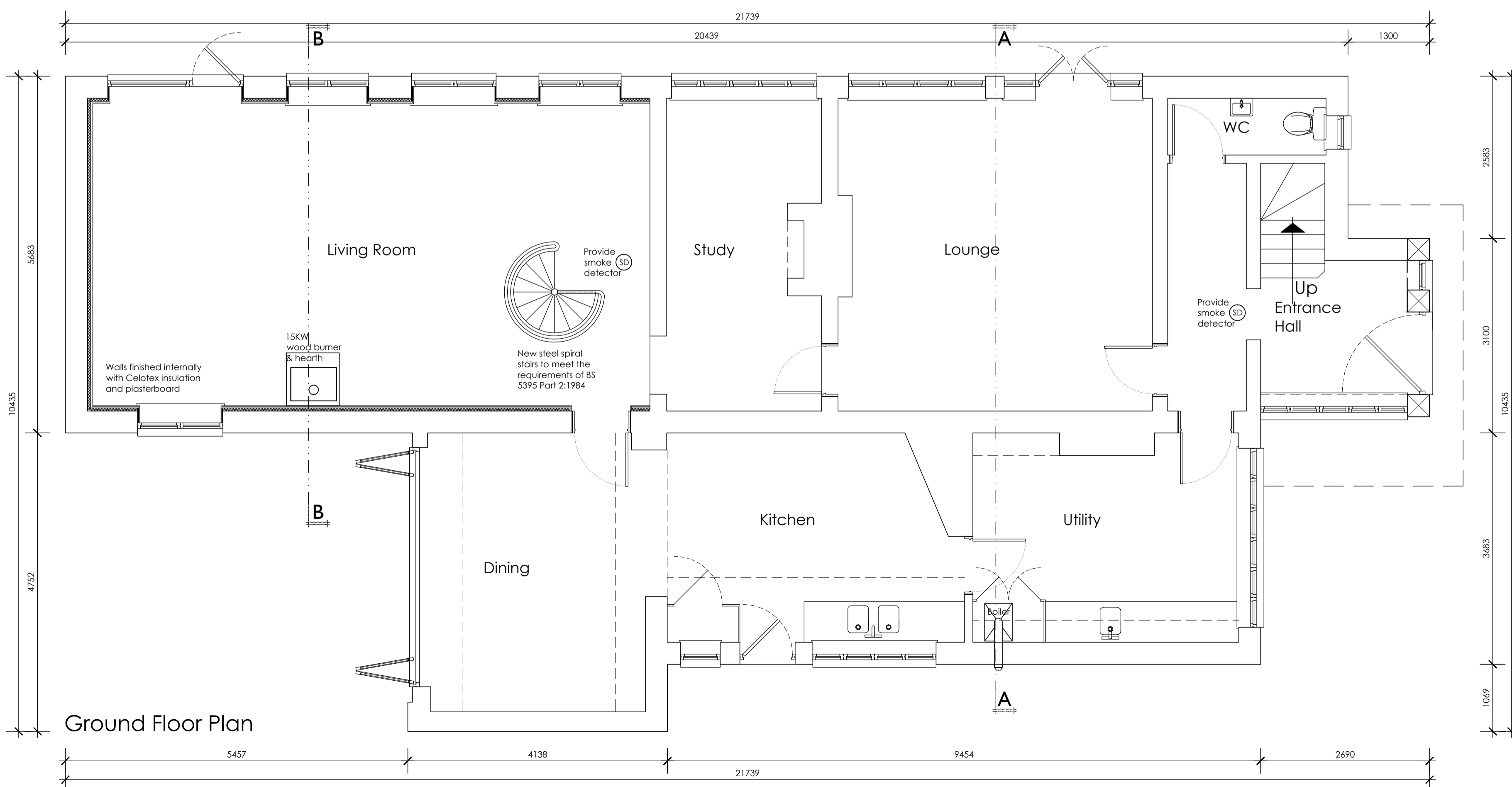


First Floor Plan



Ground Floor Plan

NOTE: THIS SPECIFICATION IS FOR BUILDING REGULATIONS APPROVAL ONLY. IT IS NOT A FULL SPECIFICATION OF MATERIALS OR FINISHES TO BE EMPLOYED IN THIS PROJECT. GENERALLY ALL WORKS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS APPROVED DOCUMENTS, RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS.

FOUNDATIONS - GENERAL NOTE  
(Should building inspector require, allow to expose existing foundations for inspection, prior to commencement of works on site.

DPC  
DPC to be Polyethylene or Bitumen to BS4398:1983 set min 150mm above ground level externally - Adjust ground levels to suit.

GROUND FLOOR  
Existing damaged Parquet floor to be lifted & replaced. Clean existing substructure & treat with brush applied DPM & lay new parquet flooring.

EXTERNAL WALLS - TO PROVIDE MAXIMUM U-VALUE 0.30 W/m<sup>2</sup>K  
328mm solid face brickwork leaf. Tooth and bond all new/repair brickwork to existing and maintain bond pattern. All mortar 1:1:6 (Portland cement:sand). Finish internally with 50mm Celotex GA4000 mechanically fixed to brickwork. All joints tapped to form VCL. 25x47mm battens to inner surface and finish with 12.5mm plasterboard and plaster skim coat.

STEELWORK - TO STRUCTURAL ENGINEER SPECIFICATION (PROVISIONAL)

- All rolled section structural steelwork to be of mild steel grade S355. All other steelwork to be of mild steel grades S275. Connectors to be ISO zinc coated hexagonal bolts and nuts to BS4190. Welding shall be 6mm fillet; metal arc to the appropriate British Standards.
- All steelwork shall be prepared using unit or shot blasting. Surface finish to be 2nd Quality.
- All steelwork above ground is to be protected by zinc rich pre-painting primer followed by one undercoat and once glass coat both of micaceous iron oxide paint. Alternative preparations, priming and finishing may be used on the written approval of the Structural Engineer.
- All steelwork below ground shall be left unpainted and encased in 100mm dense concrete.
- All structural steelwork and components to be manufactured in accordance with the requirements of the execution class exc2 to BS EN 1090-2.
- All exposed or externally situated steelwork to be hot-dip galvanised to be BS EN ISO 1461. Alternative corrosion protective measures may be used on the written approval of the Structural Engineer.
- All steel beams to be encased/boxed with plasterboard to achieve a minimum 30 minute fire resistance.

LINTELS  
All lintels to be Structural Engineers design, with min end bearing of 150mm.

STRUCTURAL TIMBERS  
a) Grade C16/C24 as indicated. b) Calculated imposed load as shown for respective building elements. c) Cross sectional dimensions to be finished sizes within tolerances of BS4471. d) Timbers tanalised or finished with similar approved treatment.

STUD PARTITIONS  
a) 50x100mm S/W studs @ 400mm centres. b) All timber to have integral sound insulation min 25mm thick with min density of 10 kg/m<sup>3</sup> of unfaced mineral wool batts or quilt suspended in the cavity between studs & noggins. c) All studs lined with single layer of 12.5mm plasterboard of min mass per unit area of 10kg/m<sup>2</sup> to both sides. d) All joints to be taped and filled ready for skim coat and final decoration.

INTERNAL MASONRY WALLS - PLASTERED  
Make good existing with concrete blockwork/brickwork. All mortar to be mixed 1:1:6. Finished with 2 coat lightweight plaster finish.

STEEL SPIRAL STAIRS  
To specialist design & to meet the requirements of BS 5395 Part 2:1984 & to Building Regulations approval. Handrail min. 900mm above pitch line and 900mm above landing. Balustrade members not to permit the passage of a 100mm dia. sphere and to be constructed to prevent children being able to readily climb. Guarding to be designed to resist the forces laid down in BS6399:1996. Headroom above pitch line min 2000mm.

FIRST FLOOR  
a) 25mm T&G floor boards on 50x220mm C24 floor joists at 400mm centres running side to side. Ends of floor joists are to be supported on approved joist hangers.

GABLE END WALL  
50x150mm S/W studs @ 400mm centres. Timbers to be lined both sides with 18mm WBP and finished with vertical plain tile hanging on battens & breather membrane. Provide 150mm 'Celotex' SR4000 insulation boards between studs and finish internally with 12.5mm plasterboard & skim coat finish, including 1000g vapour control layer.

NOTE: Ensure all Celotex boards are fitted in strict accordance with the manufacturers instructions.

DORMER WALLS  
50x100mm S/W studs @ 400mm centres. Timbers to be lined both sides with 18mm WBP and finished with vertical plain tile hanging on battens & breather membrane. Provide 100mm 'Celotex' GA4000 insulation boards between studs and finish internally with 12.5mm plasterboard & skim coat finish, including 1000g vapour control layer. Double/triple up joists/rattens as required below dormer walls and cheeks.

NOTE: Ensure all Celotex boards are fitted in strict accordance with the manufacturers instructions.

DORMER ROOF STRUCTURE  
50x100mm C16 rafters at 400mm centres. Tied with 50x100mm C16 ceiling joists at 400mm centres. 50 x 100mm timber wall plates: Timber wall plates secured by 30 x 5mm galvanised steel wall plate anchor straps.

NOTE: All products are specified on an 'or similar approved equivalent' basis and should be installed in strict accordance with the manufacturers details and recommendations.

NOTE: Structural & steel works to be carried out in accordance with Structural Engineers calculations & details.

NOTE: Builder to locate all existing drainage runs and survey all levels and check that the proposed new drainage runs are workable. All new drainage is to be agreed on site with the Local Authority Building Inspector.

NOTE: All insulation boards to be Polycyanurate (PIR) by Celotex, Kingspan or similar approved. OR unless specified, to be 'Vacuum Insulated Panels' (VIP) if there are space restrictions. All insulation to be installed in strict accordance with manufacturers guidelines and recommendations.

PITCHED ROOF STRUCTURE - CUT TIMBERS TO STRUCTURAL ENGINEERS DESIGN

a) Structural timber grade C16/C24. b) 63x150mm C24 rafters & 50x150mm C24 ceiling ties at 400mm centres - Pitch = 44°. c) 100x75mm timber wall plates bedded to head of walls and secured by 30x5mm galvanised steel wall plate anchor straps at max. 2.0m centres. Straps to span 1000mm of inner leaf. d) Lateral support to gable walls provided by 30x1000mm restraint straps fixed at max. 2.0m centres across ceiling ties and up gable ends. Straps fixed across min. 3No. ties or rafters and supported by solid noggins.

VAULTED CEILING INSULATION - U-VALUE 0.15w/m<sup>2</sup>K  
a) 50mm ventilated cavity. b) 100mm Celotex GA4000 insulation fitted between rafters. c) 60mm Celotex GA4000 mechanically fixed with joints taped below rafters. d) Finish with 12.5mm Plasterboard and skim coat to underside.

LOFT INSULATION  
300mm mineral fibre insulation laid between ceiling joists - with 200mm mineral insulation cross laid over ceiling joist members & 100mm mineral insulation top layer cross laid over. Provide 10mm continuous eaves ventilation and vent tiles at high level.

ROOF COVERING - PLAIN CLAY TILES  
a) Tiles on 50x38mm pre-treated softwood battens. b) Tiles nailed at eaves, verges, top courses and each tile in every fifth course. c) All works to comply with BS 5534 - 2014. Lap of tiles dependant on exposure and pitch of roof and to be in accordance with manufacturers specification. d) Proctor Roofshield reinforced roofing felt underlay (or similar approved) to BS747 laid over the rafters and lapped 100mm horizontally, 150mm vertically and carried into the gutters.

RAINWATER GOODS  
110mm PVCu guttering fixed to manufacturers specification with min. 1200 fall to outlets. 44mm PVCu down pipes. All to run to existing rainwater disposal system & soakaways subject to on site confirmation with Building Inspector.

GLAZING  
Ensure that all glazing within 800mm of floor level: within 1500mm of floor level at doors and within 300mm horizontally of doors to be either laminated or toughened in accordance with BS6206:1994. All safety glazing shall be marked.

GUARDING AT WINDOWS  
a) Opening windows within 800mm of the surface of a floor or staircase to have guarding 800mm high. b) Guarding members not to permit the passage of a 100mm dia. sphere and to be constructed to prevent children being able to readily climb. c) Guarding to be designed to resist the forces laid down in BS6399:1996.

SECURITY  
All doors and windows are to be designed to meet the requirements of British Standards Publication PAS24 : 2012. Provide P.I.R. operated lighting externally at door access points and to areas that would unobserved entry into the building.

WINDOWS & DOORS  
Replacement fire damaged and refurbished windows/doors to be white painted timber frames with fenestration and glazing to match existing and to the approval of the Local Authority Conservation Officer.

MECHANICAL VENTILATION  
a) En-Suite to have mechanical ventilation capable of extracting at a rate of not less than 3l/sec. b) Mechanical ventilator to extract direct to external air and to have a 15min overrun. The ventilator to be controlled manually by isolator switch or via light switch. c) Provide 10mm gap under the door for air inlet purposes.

NOTE: It is recommended that the fan is controlled automatically via a humidistat.

SMOKE & HEAT DETECTORS  
Provide interlinked smoke & heat detectors permanently wired to a separately fused circuit at the distribution board. Smoke & heat detectors to have battery backup.

ELECTRICAL WORKS  
All new electrical work is to be designed, installed, inspected & tested in accordance with BS7671 (I.E.E. Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

LIGHTING  
All new lighting to have energy efficient light fittings, which will only take lamps having a luminous efficiency greater than 40 lumens per circuit watt.

HEATING & HOT WATER  
All works are to be carried out by a 'Gas Safe' Registered Engineer. Replace all damaged radiators together with feed & return pipework & reconnect to existing system. Replace all damaged hot/cold water pipework to sanitary fittings. Hot water pipes in unheated areas to be insulated to a thickness equal to the outside diameter of the pipe up to a max. of 40mm.

ABOVE GROUND DRAINAGE  
a) All pipework in PVCu with patent joint/seals. b) All fittings in polypropylene. c) All syp's to terminate in tile vents or taken through the roof slopes and fitted with appropriate lead flashing and seal. d) SYP's generally to be positioned 900mm above window openings within 3000mm horizontally and fitted with durable cage. e) Waste pipe sizes: SYP - 110mm Ø. WC branch pipes - 110mm Ø. Bath & basin with run up to 4m - 40mm Ø. All sanitaryware to have min. 75mm deep seal traps. f) All sanitary pipework and building drainage to comply generally with BS 5572:1994 and current Building Reg. Doc. g) Where stack pipe passes through habitable room wrap pipe with 50mm mineral wool sound insulation.

BELOW GROUND DRAINAGE - FLEXIBLE PIPES  
Drains to be connected to existing system. If required by Building Inspector, existing drains to be tested and CCTV surveyed to prove its condition for adequacy and approval.

D	22/04/24	Width/depth dimensions added to ground floor plan
C	08/04/24	Adjustment/removal of door & glazing note corrected.
B	03/04/24	Gable end wall reduced, wood burner added.
A	05/03/24	Room details added to areas not accessed.
Project		
Burrows Cross Lodge		
Jessess Hollow, Shere		
Guildford, GU5 9QF		
Drawing Title		
Proposed Floor Plans & Construction Notes		
Scale	Date	Drawing Ref.
1:50 @ A1	Feb 2024	B24-1499-P-100
		Rev
		D

