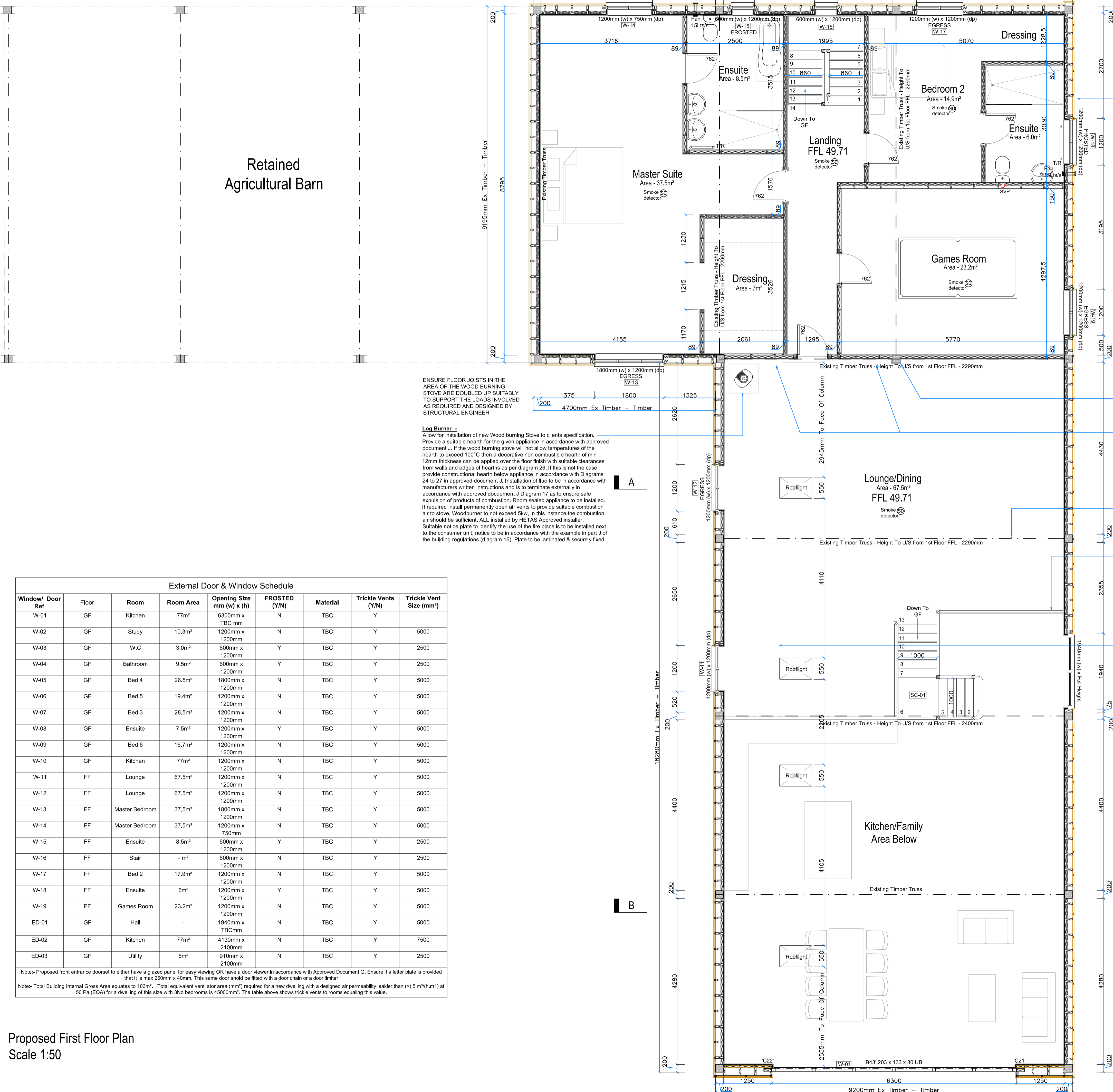
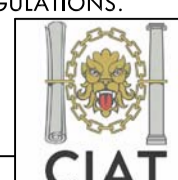


IT IS THE CLIENTS AND/OR PRINCIPAL CONTRACTORS RESPONSIBILITY TO ENSURE ASBESTOS IS NOT PRESENT PRIOR TO COMMENCEMENT. SIDEY DESIGN WILL ASSUME THE ROLE OF 'PRINCIPAL DESIGNER' THROUGH PRE-CONSTRUCTION PHASE UNDER CDM REGULATIONS. UNLESS CONTRACTED TO DO SO, SIDEY DESIGN WILL NOT ACT AS THE 'PRINCIPAL CONTRACTOR'. ALL DIMENSIONS TO BE CHECKED ON SITE. ONLY FIGURED DIMENSIONS TO BE USED. ANY DISCREPANCIES TO BE RAISED WITH SIDEY DESIGN ASSOCIATES BEFORE WORK COMMENCES. DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS INFORMATION AND CALCULATIONS. SIDEY DESIGN ASSOCIATES ARE A PROUD MEMBER OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS



3No Former timber posts to be removed. TBC with structural engineer.

First Floor Construction:
Proposed first floor construction to consist of 22mm floor boarding on 50x25mm timber battens or similar to provide suitable void for underfloor heating pipes to run. Voids between timber battens to be filled with sand/cement screed. Joists to be 50x200mm C24 timber joists @ 400mm c/c as designed structural engineer supported by new internal steel frame. Provide same section noggins at joist end and mid span. Install min 50mm Rigid Celotex GA3000 within floor zone with silver foil face facing upwards and running flush with top of joists. Insulation fixed and supported in place with timber battens fixed to side of joists tight to underside of Celotex. This will offer full support to sand/cement mix above.

Allow for installation of 30mm x 5mm galvanised restraint straps sited at MAX 2m centres. Straps are to carry over min 3No joists. Straps fixed to external wall structure OR over perimeter steel ring beam by S.E. and to the top of new joists.

Internal NON loadbearing stud walls to be constructed in 89x38mm wide LIGHTWEIGHT CLS timber studs spaced at max 600mm vertical centres. Line each side with plasterboard + skim finish. Ensure stud voids are filled with quilt insulation with min density of 10kg/m². Where new first floor partitions occur, ensure suitable noggins are installed between joists where partitions run parallel over. If specialist joists all noggins to be in accordance with joist specialist standard details.

Proposed SVP's & SS's to be boxed in with 2No. layers of 12.5mm plasterboard (all joints staggered) & 3mm skim, on 25x25mm studs around 25mm thick insulation, SVP to be ducted externally with vertical vent pipe or to suitable tile/ridge vent terminating a min. 900mm above any opening within 3m.

Proposed Waste Drainage:
Proposed wastes to run within floor voids to meet the soil stacks as noted. All waste drainage to comply with Part H1 and BS 5572 including access points at changes in direction. Showers, wash hand basins & baths to be fitted with 40mmØ wastes with falls between 18-40mm per m run for a max length of 3m. (50mm wastes allow a max. 4m run). WCs to be fitted with 110mmØ wastes falling no less than 18mm per m run towards stack pipes.

Requirements of AD G1 - Sanitation, hot water safety & water efficiency.

There shall be a supply of wholesome or softened wholesome water to any place where drinking water is drawn off (i) any wash basin or adjacent to a room containing a sanitary convenience (ii) any wash basin, fixed bath or shower in a Bathroom (iii) any sink provided where food is prepared.

Reasonable provision must be made to prevent inefficient water usage of fixed fittings in newly formed dwellings, sanitaryware to be installed in accordance the submitted water efficiency calculation. The usage must not exceed 125 litres per person per day.

All baths to be fitted with an in line blending valve to limit the max. temperature of the bath to 48°C and close the final outlet to prevent the colonisation of waterborne pathogens.

NOTE:
Windows marked as EGRESS are to provide suitable secondary means of escape via opening lights within the window. See notation under 'Proposed New Windows (GENERAL)' for clarity regarding requirements.

Allow for either leaving on show, the existing timber column, to be shot blasted and finished to clients spec OR allow for encasing with plasterboard + skim, TBC with client

New partition to be construction up to underside of existing timber truss. All voids within truss webbing are to also be infilled with new wall structure and boarded over to ensure full separation is maintained between Lounge and Games Room/ Dressing Room.

Existing timber trusses which are being retained are to be shot/sand blasted to bring them back to an acceptable visual appearance. To be left untreated once shot blasted, or to be painted or stained to client specification.

Ensure a continuous handrail is installed along with a return handrail on any landings. Top of rail to be set at between 900 and 1000mm from PFL to prevent falling down stair. Ensure any infill balusters are set at max 99mm c/c ensuring that min 100mm sphere cannot pass through any gaps, all in accordance with approved document K.

Allow for installation of a new rooflight by Velux or similar. To be approx 550mm (w) x 980mm (l). TBC with client. Ensure rooflight is installed in accordance with manufacturers written instructions and also fitting instructions by Catnic when installing rooflights within its SSR2 metal roof material - Refer to Catnic Roof Light Detail Dwg Ref SSR-15-0015

Rev D: Glazed gable position revised. S.C 10-10-19
Rev C: Wall specification updated. S.C 09-10-19
Rev B: Floor joist specification updated. S.C 24-09-19
Rev A: Wood Burner added. Internal layouts amended. S.C 18-09-19

Client
Mr J. Bolton
Title
Proposed Conversion Of Barn To Dwelling At "Black Barn", Thurleigh Road, Bletsoe, Beds
Drawing
Proposed First Floor Plan

Drawing Status
PRELIMINARY
Date
Jul '19
Drawn
SC
Checked
Scale
As Noted
Drawing No.
19-089-14
Rev.
D

External Door & Window Schedule								
Window/ Door Ref	Floor	Room	Room Area	Opening Size mm (w) x (h)	FROSTED (Y/N)	Material	Trickle Vents (Y/N)	Trickle Vent Size (mm ²)
W-01	GF	Kitchen	77m ²	630mm x TBC mm	N	TBC	Y	5000
W-02	GF	Study	10.3m ²	1200mm x 1200mm	N	TBC	Y	5000
W-03	GF	W.C	3.0m ²	600mm x 1200mm	Y	TBC	Y	2500
W-04	GF	Bathroom	9.5m ²	600mm x 1200mm	Y	TBC	Y	2500
W-05	GF	Bed 4	26.5m ²	1800mm x 1200mm	N	TBC	Y	5000
W-06	GF	Bed 5	19.4m ²	1200mm x 1200mm	N	TBC	Y	5000
W-07	GF	Bed 3	28.5m ²	1200mm x 1200mm	N	TBC	Y	5000
W-08	GF	Ensuite	7.5m ²	1200mm x 1200mm	Y	TBC	Y	5000
W-09	GF	Bed 6	16.7m ²	1200mm x 1200mm	N	TBC	Y	5000
W-10	GF	Kitchen	77m ²	1200mm x 1200mm	N	TBC	Y	5000
W-11	FF	Lounge	67.5m ²	1200mm x 1200mm	N	TBC	Y	5000
W-12	FF	Lounge	67.5m ²	1200mm x 1200mm	N	TBC	Y	5000
W-13	FF	Master Bedroom	37.5m ²	1800mm x 1200mm	N	TBC	Y	5000
W-14	FF	Master Bedroom	37.5m ²	1200mm x 1200mm	N	TBC	Y	5000
W-15	FF	Ensuite	8.5m ²	600mm x 1200mm	Y	TBC	Y	2500
W-16	FF	Stair	-m ²	600mm x 1200mm	N	TBC	Y	2500
W-17	FF	Bed 2	17.9m ²	1200mm x 1200mm	N	TBC	Y	5000
W-18	FF	Ensuite	6m ²	1200mm x 1200mm	Y	TBC	Y	5000
W-19	FF	Games Room	23.2m ²	1200mm x 1200mm	N	TBC	Y	5000
ED-01	GF	Hall	-	1940mm x TBCmm	N	TBC	Y	5000
ED-02	GF	Kitchen	77m ²	4130mm x 2100mm	N	TBC	Y	7500
ED-03	GF	Utility	6m ²	910mm x 2100mm	N	TBC	Y	2500

Note:- Proposed front entrance doorset to either have a glazed panel for easy viewing OR have a door viewer in accordance with Approved Document Q. Ensure if a letter plate is provided that it is max 280mm x 40mm. This same door should be fitted with a door chain or a door limiter.
Note:- Total Building Internal Gross Area equates to 1033m². Total equivalent ventilator area (mm²) required for a new dwelling with a designed air permeability leakier than (>) 5 m³(h.m²) at 50 Pa (EQA) for a dwelling of this size with 3No bedrooms is 45000mm². The table above shows trickle vents to rooms equalling this value.

Proposed First Floor Plan
Scale 1:50