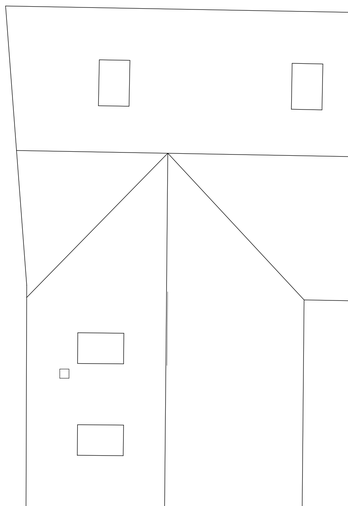
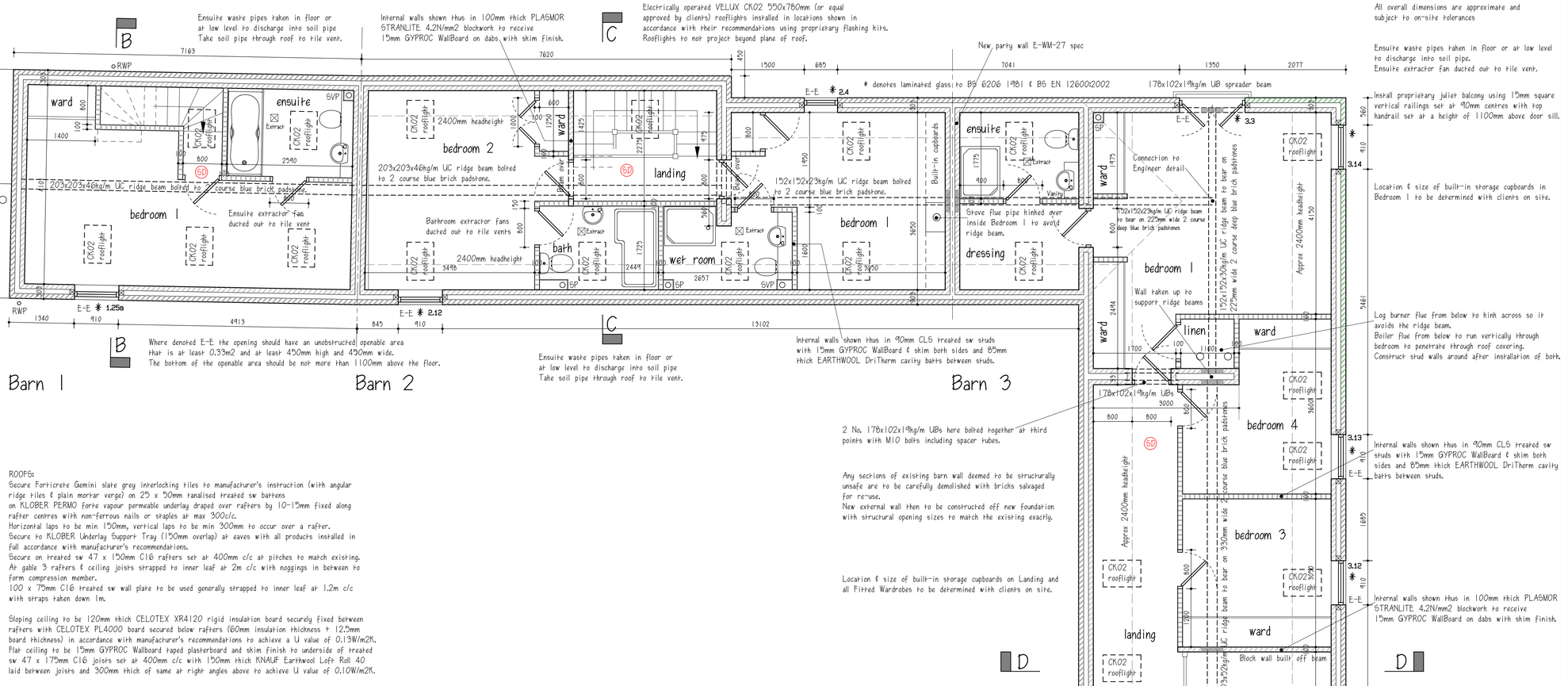


# first floor plans

Contractor to include for Air Leakage Test and Sound Testing upon completion.




NOTE-
All overall dimensions are approximate and subject to on-site tolerances

Ensuite waste pipes taken in floor or at low level to discharge into soil pipe.
Ensuite extractor fan ducted out to tile vent.

Install proprietary juliet balcony using 15mm square vertical raillings set at 90mm centres with top handrail set at a height of 1100mm above door sill.

Location & size of built-in storage cupboards in Bedroom 1 to be determined with clients on site.

ROOFG:
Secure Forticrete Gemini slate grey interlocking tiles to manufacturer's instruction (with angular ridge tiles & plain mortar verge) on 25 x 50mm tanalised treated sw battens on KLOBER PERMO forte vapour permeable underlay draped over rafters by 10-15mm fixed along rafter centres with non-ferrous nails or staples at max 300c/c.
Horizontal laps to be min 150mm, vertical laps to be min 300mm to occur over a rafter.
Secure to KLOBER Underlay Support Tray (150mm overlap) at eaves with all products installed in full accordance with manufacturer's recommendations.
Secure on treated sw 47 x 150mm C16 rafters set at 400mm c/c at pitches to match existing.
At gable 3 rafters & ceiling joists strapped to inner leaf at 2m c/c with noggings in between to form compression member.
100 x 75mm C16 treated sw wall plate to be used generally strapped to inner leaf at 1.2m c/c with straps taken down 1m.

Sloping ceiling to be 120mm thick CELOTEX XR4120 rigid insulation board securely fixed between rafters with CELOTEX PL4000 board secured below rafters (60mm insulation thickness + 12.5mm board thickness) in accordance with manufacturer's recommendations to achieve a U value of 0.13W/m2K.
Flat ceiling to be 15mm GYPROC Wallboard taped plasterboard and skim finish to underside of treated sw 47 x 175mm C16 joists set at 400mm c/c with 150mm thick KNAUF Earthwool Loft Roll 40 laid between joists and 300mm thick of same at right angles above to achieve U value of 0.10W/m2K.

Eaves ventilation equal to at least a 25mm continuous strip, Ridge ventilation equal to at least a 5mm continuous strip.
Above ground storm water in black metal half round DEEPFLOW gutters 115mm diameter on rise & fall brackets laid at falls into 65mm diameter downpipes.

HEARTH:
Constructional hearth size to be at least 150mm wider than fireplace recess and to project at least 300mm from any jambs.
It should be made of solid non-combustible material such as concrete at least 125mm thick (including the thickness of any non-combustible floor and/or decorative surface).
Combustible material should not be placed beneath unless there is an airspace of at least 50mm, or the combustible material is at least 250mm below the top of the hearth.
An appliance should be located on a superimposed hearth so it is surrounded by a surface free of combustible material with the edges marked to provide a warning and to discourage carpet from being laid too close to the appliance.
A way of achieving this would be to provide a change in level.

SPACE & DOMESTIC HOT WATER HEATING:
Pellet fired hot water & heating system design and installed by specialist manufacturer.
Details to be provided to Building Inspector before installation.
Heating system controls to switch boiler off when no heat is required whether control is by room stat or by thermostatic radiator valves.
Provide time & temperature zone controls, delayed start thermostat, and weather/load compensator.

VENTILATION:
Window opening lights to habitable rooms must be a size at least 5% of the floor area of the room and part of which must be at least 1.75m above FL.
Background ventilation in the form of trickle ventilators is to be based on a whole house calculation requiring a total of at least 55,000mm2 as the proposed pressure test value is 6.25m3/(hr/m2).
Kitchen to have mechanical extraction of 60 ls per second (30 ls per second if incorporated in cooker hood) and capable of intermittent operation.
Utility to have mechanical extraction of 30 ls per second and capable of intermittent operation.
Bathrooms to have mechanical extract of min 15 ls per second.
Cloaks to have mechanical extract of min. 6 ls per second linked to light switch providing 15 minute overrun where required.
A test on the mechanical extract fans should be done on completion unless another type of system is used.

ELECTRICAL:
Electrical layout to be agreed with client at later date.
In accordance with Approved Document M all switches and sockets are to be located between 450 and 1200mm above floor level.
Provide 75% of fixed lighting that will only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt with positions to be agreed on site with the Building Inspector.
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion, the Council must be satisfied that an appropriate BS 7671:2008 electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

AUTOMATIC SMOKE DETECTION:
Provide automatic smoke detectors where shown mains operated and wired to each other but on separately fused circuits and with battery back up. Smoke alarms to conform to BS EN 14604:2005 and to be fixed in accordance with recommendations in BS 5839-1:2002+A2:2008.

ABOVE GROUND FOUL DRAINAGE:
In 38/50mm dia. upvc pipework generally with deep seal bottle traps taken either to back inlet gullies or into internally located 100mm diameter svp/wc connections.
At head of drain SVP to be taken vertically through Shower Room, into roof-space and terminate at proprietary tile vent.
Boxings around vertical SVP drops constructed around a framework of 50 x 38mm treated timbers, packed with mineral wool insulation quilt, and finished in two layers of 12.5mm plasterboard with skim finish.

MISCELLANEOUS ITEMS:
Provide leadwork at abutments with Code 5 lead stepped/apron flashings to extend min. 150mm above roof abutment and out 150mm over tiles.
Chase flashings min. 25mm into bed joints and seal with mastic to match stone colour.
Proprietary insulated & draught stripped loft access traps with sliding bolt or catch.
Surface of all new walls and ceilings to have Class 1 resistance to spread of flame.

| | | |
|---|---|---|
| CLIENT | MR. R. WHITE & MRS. H. METCALFE | |
| ADDRESS | HILL TOP - MINK FARM<br>HAYES LANE - SWANWICK | |
| PROJECT | PROPOSED BARN CONVERSIONS | |
| DRAWING | PRODUCTION DRAWING - ff plan | |
| SCALE | 1:50 | |
| DATE | JUNE 2016 | |
| DWG No. | PA/15-010 AL (2-) 03 E | |


PILKINGTON ARCHITECTURE
29A STRETTEA LANE
HIGHAM
ALFRETON
DERBYSHIRE
DE55 6EJ
Tel : 01773 843333
jon@pilkington-architecture.co.uk



This drawing is copyright
Contractors must check all dimensions on site, working only from grid & figure dimensions.
Discrepancies must be reported to the designer before work is done.


| | REVISIONS | DATE |
|---|---|---|
| A | Smoke detector locations denoted | 22/06/2016 |
| B | New-build external walls denoted, General spec changes, Structural Engineer's info added, Barn 1 staircase design corrected | 31/01/2017 |
| C | Part of Barn 3 shown at correct orientation, Barn 1 extra notes & section lines added, Barn 2 layout altered, structural info added | 27/06/2017 |
| D | Ensuite layout & ff doors altered in Barn 1, Window references added generally, Revised floor plan added for Barn 3 | 15/11/2017 |
| E | Barn 3 Bathroom layout altered, Fitted wardrobes added back on, Linen cupboard denoted | 05/12/2017 |