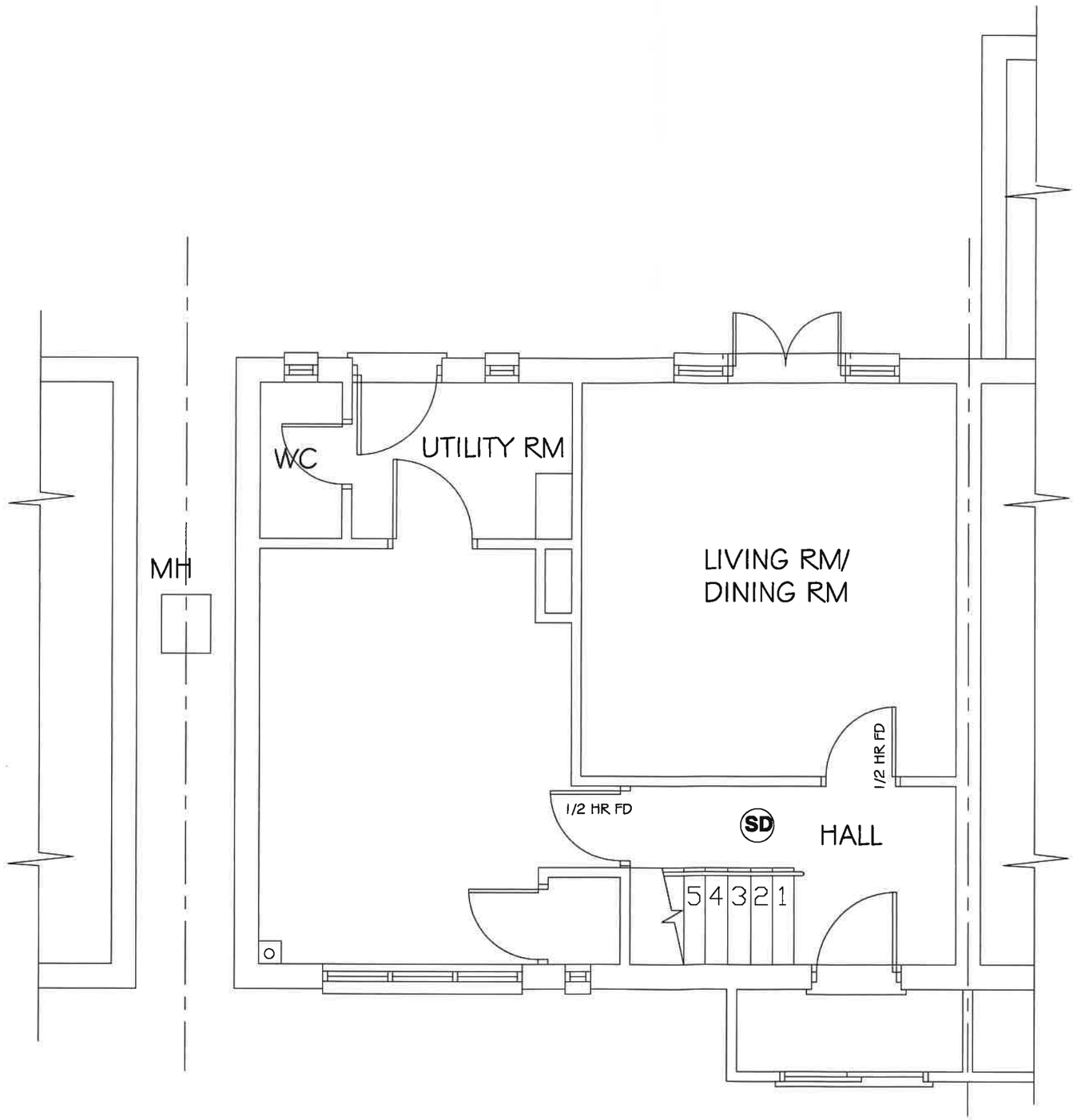
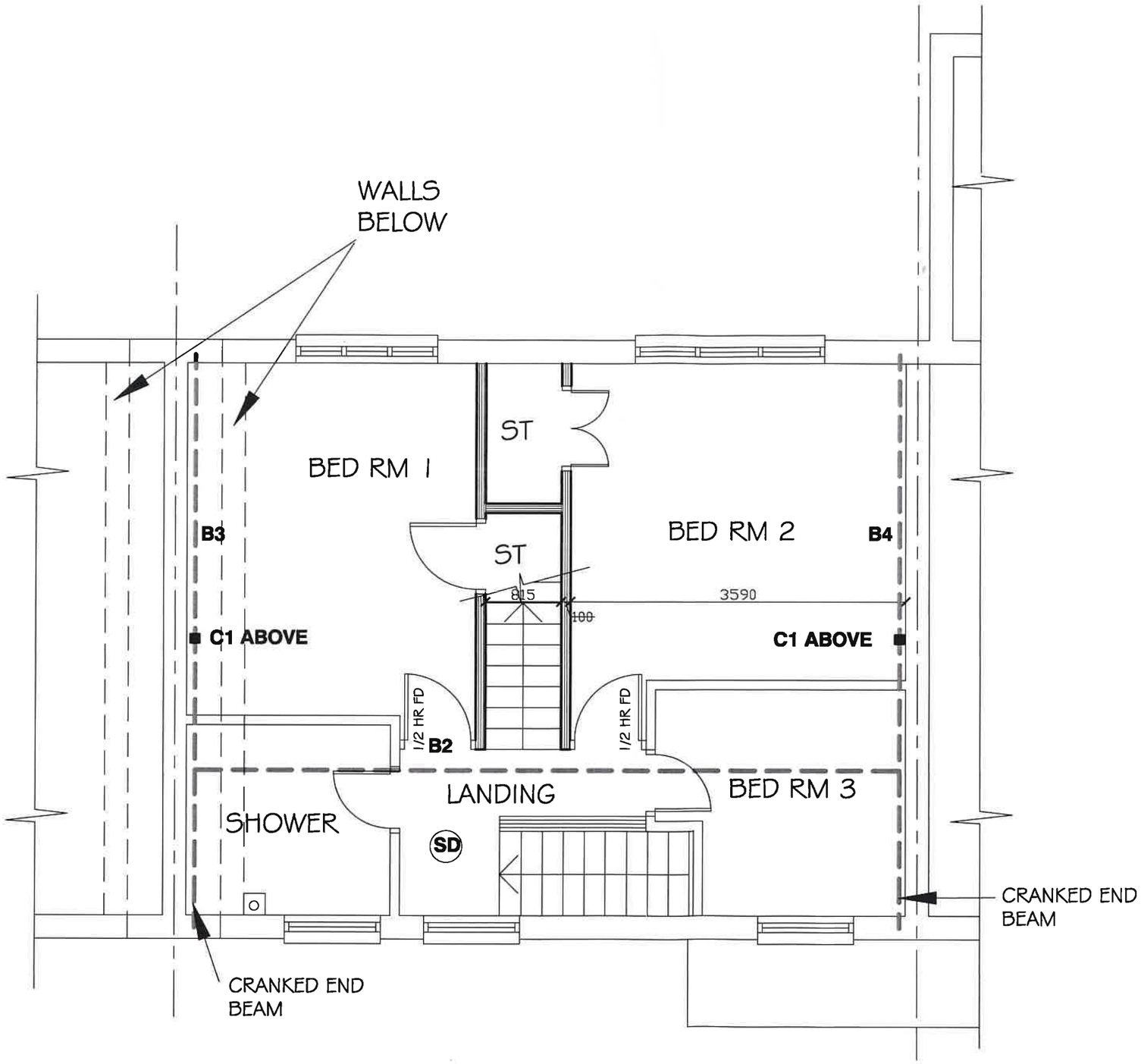


PROPOSED GROUND FLOOR PLAN

SCALE= 1:100

K A ARCHITECTURAL DRAWING SERVICES
141 LANGLEY ROAD, SLOUGH SL3 7DZ
TEL/FAX 01753 541 824, MOBILE 07939213221

Job: **35 Judge Heath Lane Hays Loft Conversion**			Date / Revisions
Client: **BEAM**			
Drawing: **Proposed Ground Floor Plan**			
Date: **June 2022**	Scale: **As Shown (A3)**	Dwg. No: **1930/2**	



THIS DRAWING TO BE
READ IN CONJNUCTION
WITH ENGINEERS
CALCULATIONS

PROPOSED FIRST FLOOR PLAN

SCALE=1:100

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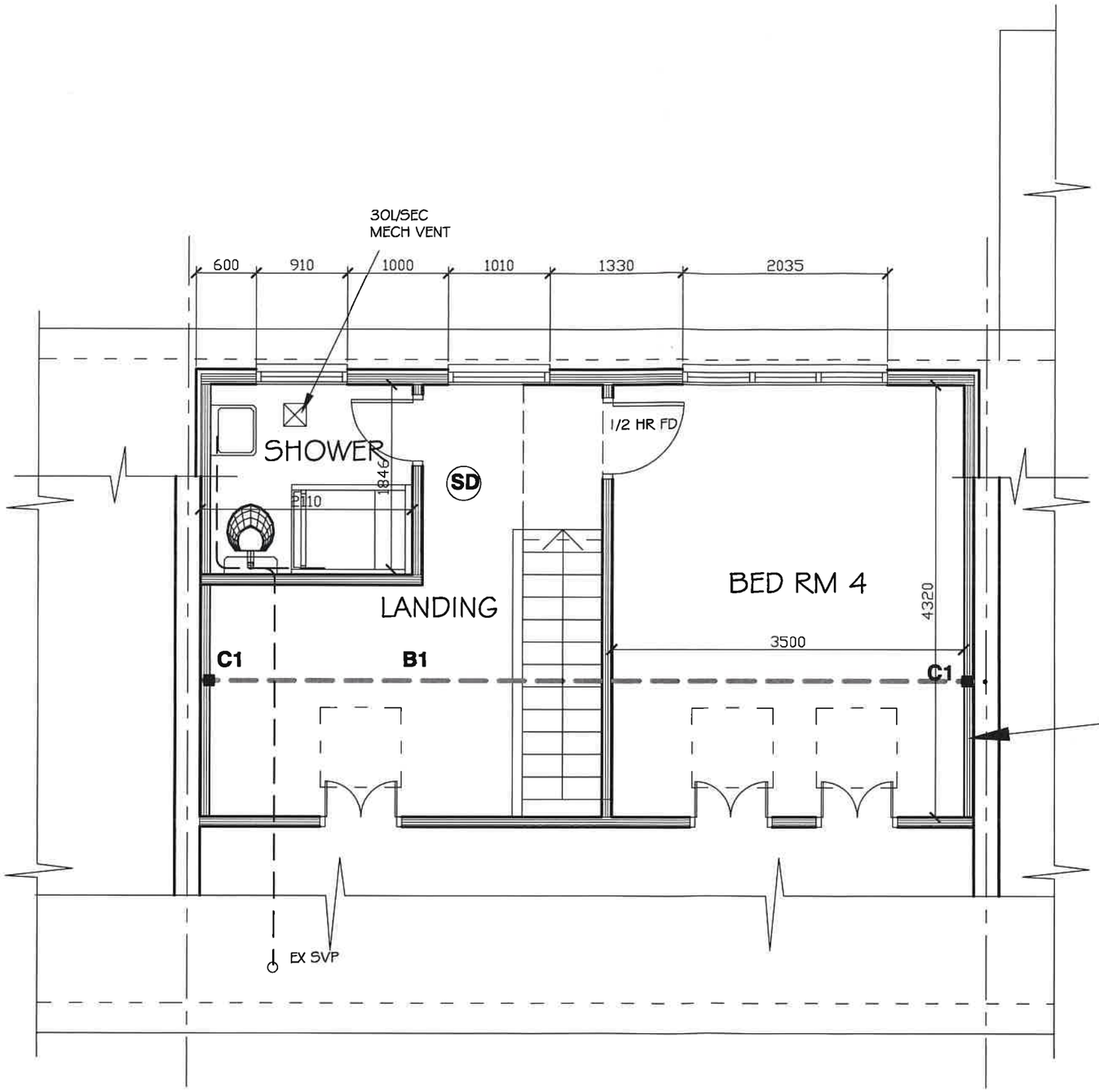
Job	35 Judge Heath Lane Hays Loft Conversion	Date / Revisions A 11/7/22 PLAN REVISED
Client	BEAM	
Drawing	Proposed First Floor Plan	
Date	June 2022	Scale: As Shown (A3)
Dwg. No.	1930/3A	



HOT WATER PIPES MUST BE INSULATED TO CONSREVE HEAT IN UNHEATE3D SPACES WITH MATERIAL HAVING A THERMAL CONDUCTIVITY AT 40°C NOT EXCEDING 0.035W/m2K, HAVING A THICKNESS EQUAL TO THE DIAMETER OF THE PIPE UP TO A MAX OF 40mm (AD L1, SECTION 1.52

ENSURE THAT VAPOUR CONTROL LAYER IS RETURND INTO REVEALS AND SEALANT TO FRONT AND BACK OF FRAMES

50x75mm STUDS @600mm CTRS WITH 50mm CELOTEX RR BETWEEN WITH 12.5mm PLASTERBOARD

THIS DRAWING TO BE READ IN CONJNUCTION WITH ENGINEERS CALCULATIONS

PROPOSED LOFT PLAN

SCALE=1:100

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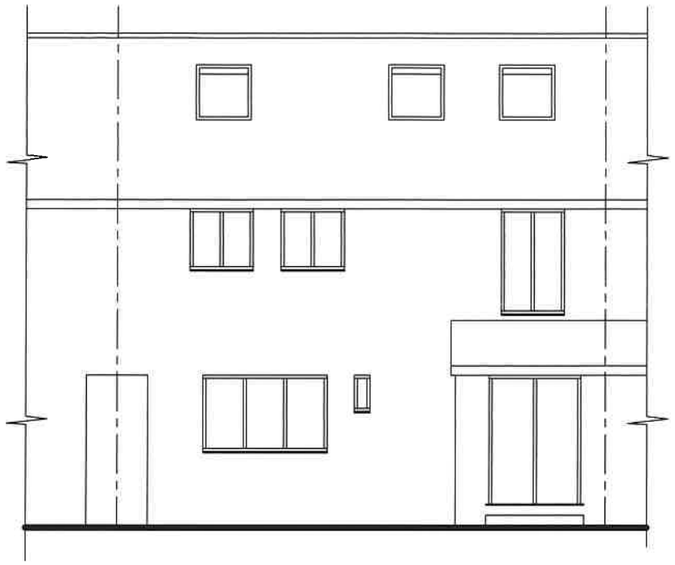
Job: **35 Judge Heath Lane Hays Loft Conversion**			Date / Revisions: A 11/7/22 DRG RE VISED
Client: **BEAM**			
Drawing: **Proposed First Floor Plan**			
Date: **June 2022**	Scale: **As Shown (A3)**	Dwg. No. **1930/4**	



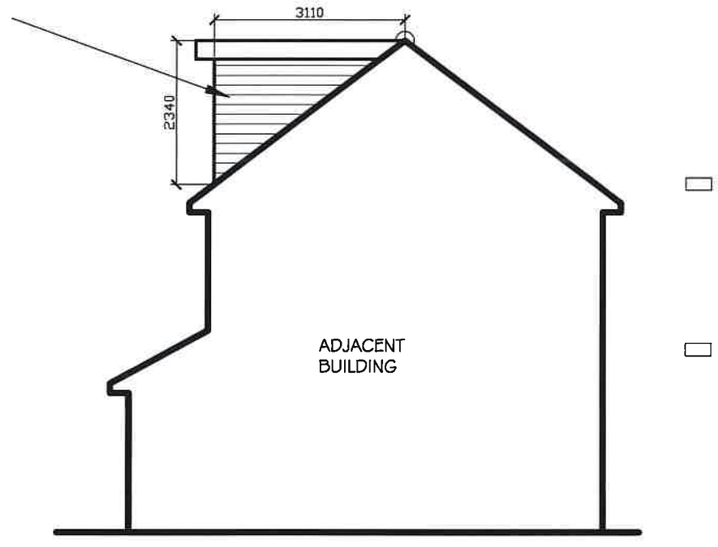
PROPOSED FRONT ELEVATION

SCALE= 1 : 100

PROPOSED REAR ELEVATION

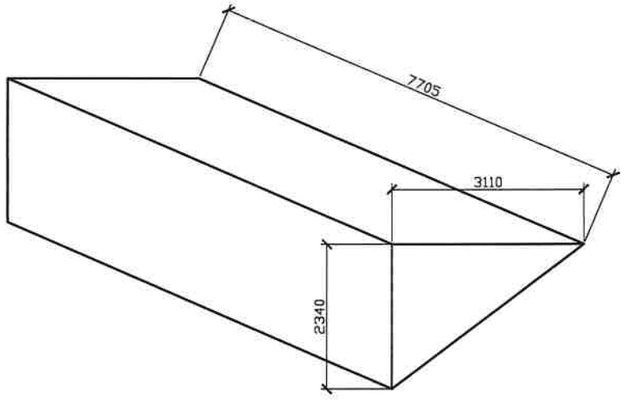
SCALE= 1 : 100

This dormer cheeks constructed of tile hanging on battens on one hour fire board (Master board or Supalux) on felt of breather/moisture type on 12 mm thick W.B.P. plywood on 100 x 50 mm s.W. studding with 12.5 mm plasterboard internal finish on polythene vapor barrier.



PROPOSED SIDE ELEVATION

SCALE= 1 : 100



DORMER VOLUME CALCULATIONS

(3.110x2.34x7.705)1/2=28.4m3

SCALE BAR

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Job	35 Judge Heath Lane Hays Loft Conversion	Date	Revisions
Client	BEAM		
Drawing	Proposed Elevations		
Date	June 2022	Scale: As Shown (A3)	Dwg. No. 1930/5

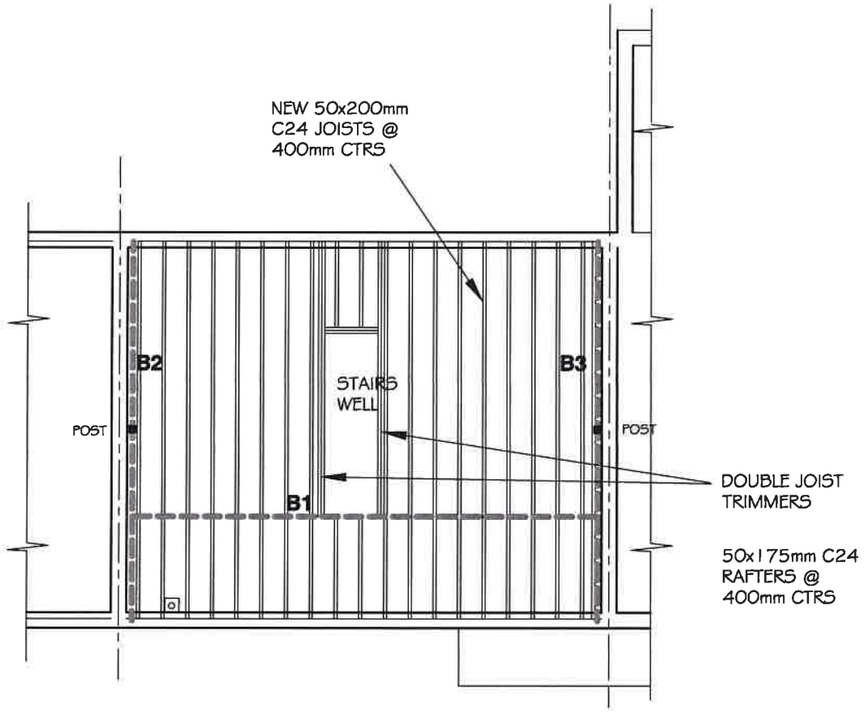
PARTITION

75 x 50 mm s.w. timbers with 12.5 mm plasterboard to each side of studwork frame. Skim coat plaster finish. 100 mm insulation quilt in studwork between rooms and around bathrooms and en-suites.

VENTILA TION
Opening lights of windows and rooflights to have a minimum area of 1/20th floor area of rooms they serve - natural ventilation. All habitable rooms to have background ventilation of 8000 mm2 by trickle vents.Velux windows to manufactures specifictions. Bathroom to have mechanical ventilation of 30 l/sec.

STAIRCASE
Minimum 800 mm wide between handrail and wall with max 200 mm risers and 225 mm goings, with 2000 mm minimum headroom and 850 mm clear at top and bottom to stair flight.
Provide handrails minimum 900 mm high above pitch line and with vertical balusters maximum 100 mm apart. Provide handrails to landings 900 mm high. The min dimension at the narrow end of a tread should not be less than 50mm. Max pitch not more than 42°.

LOFT FLOOR
21 mm tongue and grooved (floor grade) chipboard on new joists. Herringbone strutting in between joists at mid-span. No structural timber within 50 mm of chimney. Double joists beneath partitions where partitions run parallel to joists. 12.5 mm plasterboard and Artex finish to underside of joists.
If floorboards used to first floor landing then 6mm hardboard over boarding required to entire landing.



PROPOSED FIRST FLOOR PLAN
SCALE=1:100

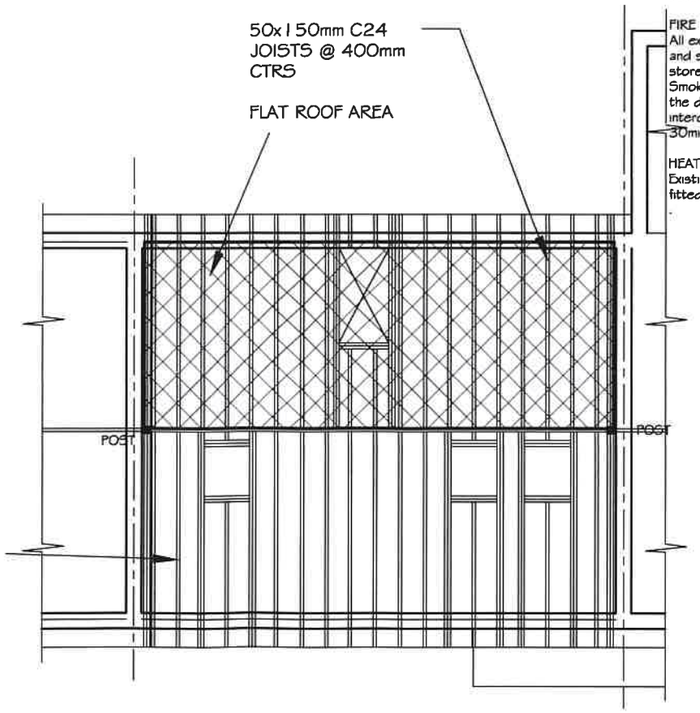
DRAINAGE
FOUL DRAINS
Foul drains to be 100 mm diameter Osma or similar plastic underground drain. Pipe laid to falls as indicated on minimum 150 mm thick bed of pea gravel and back-filled with selected back fil.
Drains under buildings to be encased in minimum 150 mm thick pea gravel. Provide concrete lintels in foundation walls over where drains pass through.
Provide foul manholes where indicated of 225 mm Class B engineering brick on 150 mm concrete base to CP. 301 with galvanised M.S. cover and frame.
Provide half round channel with haunching up either side or Osma universal inspection chambers.
All drains within 1 m of foundations to be encased in 150 mm thick concrete up to underside of foundations.

Rainwater goods/ Surface water
100mm Marley deep flow or similar UPVC gutter to match existing with 68mm down pipes connected to rainwater shoes. Down pipes to have minimum off 3No: location clips all connected to a new soakaway.

Plumbing
Internal goods

40mm diameter waste to sink and baths
32mm diameter to basins
100mm diameter to W.C pans.

All with self resealing traps.



PROPOSED FIRST FLOOR PLAN
SCALE=1:100

DOORS AND WINDOWS
All windows to be double glazed.
All glazing below 1.0 m to be laminated.
Bathroom and cloaks windows to have obscure glass.
Provide safety glass to all glazing below 1500 mm above finished floor level to doors and windows within 300 mm to either side of doors.
Glass to comply with B.S. 6206:1981 Clause 5.3.
New bedroom to be provided with a window suitable for egress in the event of a fire. Windows should have a min opening area of o.33m2 and a min clear dimension of 450mm (vertical and horizantal) with sill located between 800mm and 1000mm above floor.
Dormer window to be located 1700mm max. measured on the roof surface from the eaves to the vertical plane of the dormer.
Velux windows to manufactures specifications.
Windows and roof lights should achieve a U-value of 1.6W/m2k.

DORMER ROOFS
Flat roof with 12.5mm granite chipping bedded in hot bitumen on 3 No layers of bituminous felt on 126mm Celotex insulation, on firing pieces to fall 1 in 40.
Dormer cheeks constructed of s. w. shiplap boarding on battens on felt of breather/moisture type on 12 mm thick W.B.P. plywood on 100 x 50 mm s.W. studding with 12.5 mm plasterboard internal finish on polythene vapor barrier.
Dormer cheeks built off 2 No. rafters bolted together.
Dormer cheeks insulated with 100 mm thick Celotex RR insulation between studs and 50mm at internal surface.

FIRE PROTECTION
All exposed structural steelworks protected by 12.5 mm plasterboard and skim plaster. Provide smoke detection alarms at least one to each storey.
Smoke alarms to be permanently wired to a separately fused circuit at the distribution board. Self contained smoke alarms * all to be interconnected, all to B.S. 5446: Part 1. The landing should achieve 30min fire resistance.

HEATING
Existing system to be extended and thermostatic radiator valves to be fittede to new radiators.

General:
Make good all disturbed surfaces including landscaping.
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 SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.
Plumbing and heating circuits for new fittings by Gas save engineer, extended from existing, and linked with new balance flue.
All windows to provide a twentieth of the floor area as ventilation, be double glazed, of trickle vents 8000mm² for habitable and 4000mm² for bath , kitchen etc. and anything less than 1.5m from the floor in doors and sidelights, 800mm in windows, be safety glazed, all rooms to have one window with clear opening of 850mm high and 500mm wide, all windows, doors loft hatches etc. to be draft excluded. pipes in floor and roof lagged. All fittings and fixtures to clients reqirements. It is recommended that all roof timbers be Tanalised.
All exposed structural steelwork protected by 12.5mm plasterboard and skim plaster.
All switches and sockets to be installed between the zones of 450 and 1200mm. Three out four light fittings to be energy efficient. Regulaion L1B.

THIS DRAWING TO BE READ IN CONJNUCTION WITH ENGINEERS CALCULATIONS

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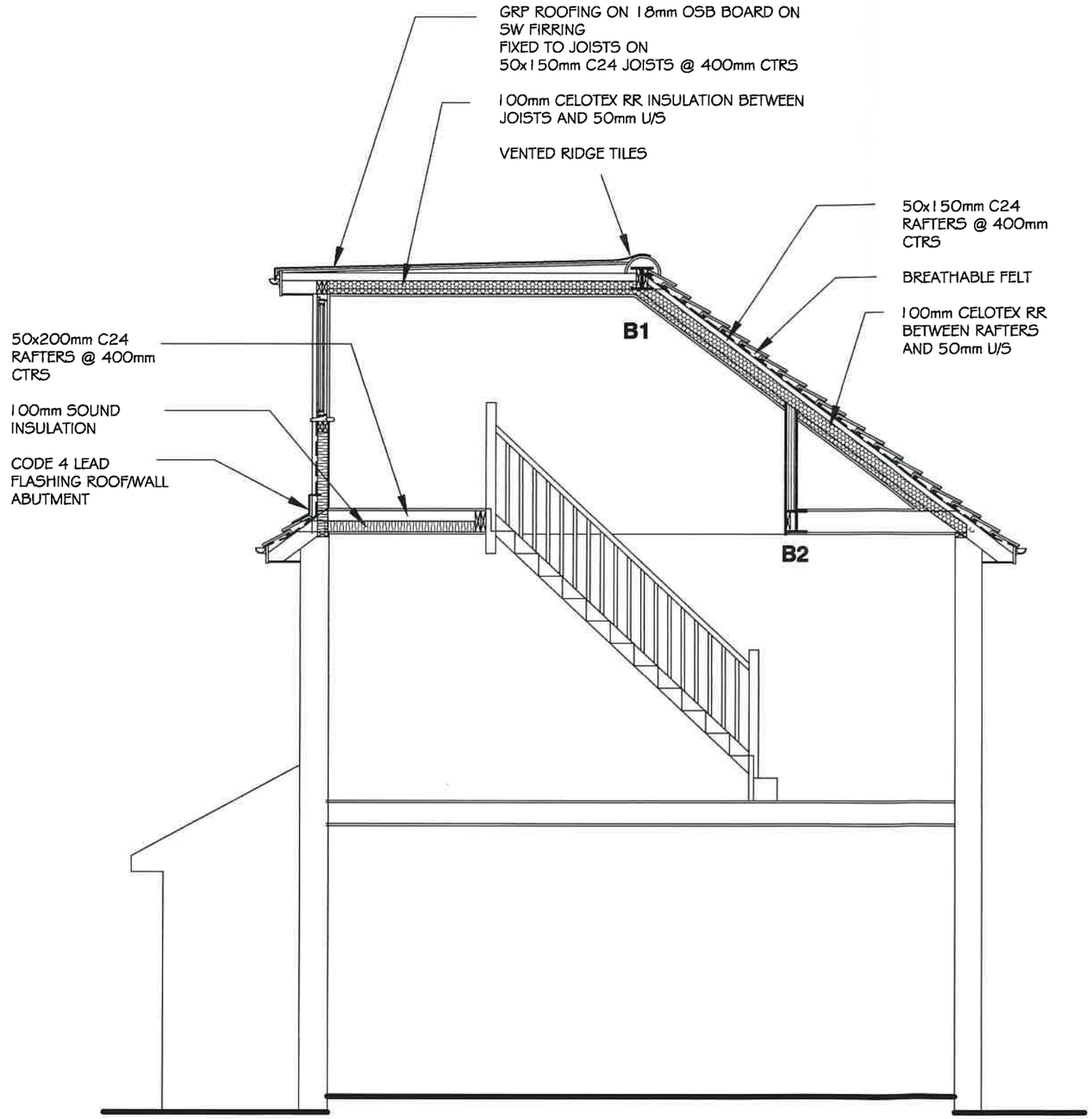
Job	Date / Revisions
35 Judge Heath Lane Hays Loft Conversion	11/7/22 DRG REVISED
Client: **BEAM**	
Drawing: **Joists and Roof Layouts**	
Date: **June 2022** / Scale: **As Shown (A3)** / Dwg. No. **1930/6**	



SECTION A-A

SCALE= 1:50

THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEERS CALCULATIONS

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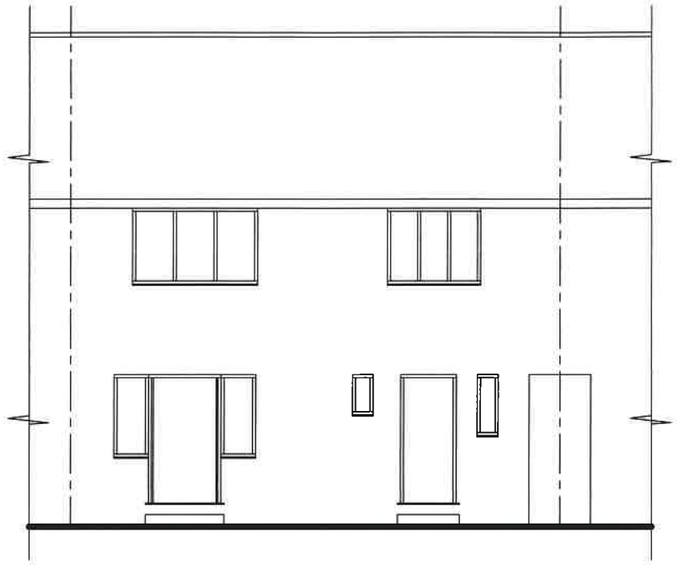
Job			Date	Revisions
35 Judge Heath Lane Hays Loft Conversion			A 11/7/22	DRG REVISED
Client: BEAM				
Drawing: Section A-A				
Date: June 2022	Scale: As Shown (A3)	Dwg. No. 1930/7A		

EXISTING FRONT ELEVATION

SCALE= 1:100



EXISTING REAR ELEVATION

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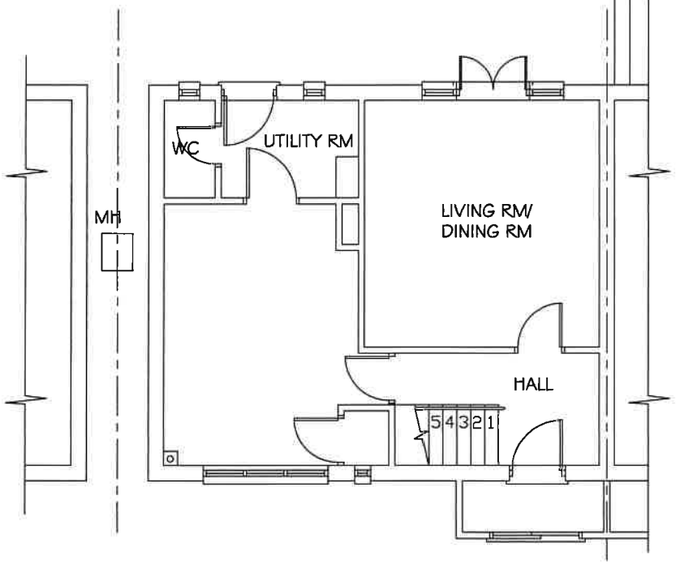
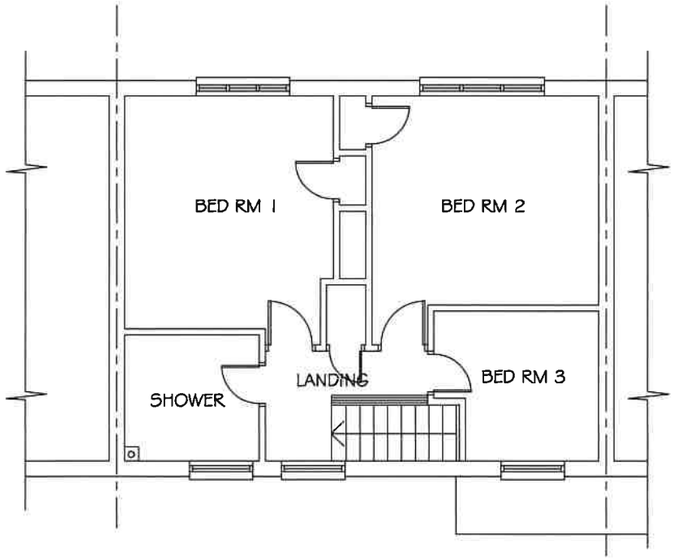


EXISTING GROUND FLOOR PLAN

SCALE= 1:100



EXISTING FIRST FLOOR PLAN

SCALE= 1:100

0 5m

SCALE BAR

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Job: **35 Judge Heath Lane Hays Loft Conversion**			Date: Revisions:
Client: **BEAM**			
Drawing: **Existing Plans and Elevations**			
Date: **April 2022**	Scale: **As Shown (A3)**	Dwg. No. **1930/8**	