

**ROOF CONSTRUCTION MAIN ROOF**

TRADITIONAL ROOF CONSTRUCTION BUILT ON SITE. CONCRETE INTERLOCKING TILES TO MATCH EXISTING HOUSE ON 25X38MM TREATED SW BATTENS ON KINGSPAN NILVENT MEMBRANE ON 175MM X50MM SW RAFTERS AT 400MM C/C. SUPPORTED AS PER SECTION. SUPPORTED AT EAVES BY 100MM X 75MM WALLPLATES TO BE STRAPPED DOWN 100MM TO BLOCKWORK WITH 30X55MM GALVANISED STRAPS. ALLOW FOR LATERAL RESTRAINT TIES AT CEILING AND RAFTER LEVEL AT 200MM CENTRES WITH NOGGINs AND BLOCKS SECURED TO 3 NO. RAFTERS TO WALLS. CEILING BINDER PROVIDED ACROSS CEILING FIXED TO TRUSS RAFTERS ABOVE CEILING. 100 X 25MM TIMBER DIAGONAL BRACING TO BE USED. ALL ROOF VENTILATION TO COMPLY WITH BUILDING REGULATIONS DOCUMENT F2

**VENTILATION**

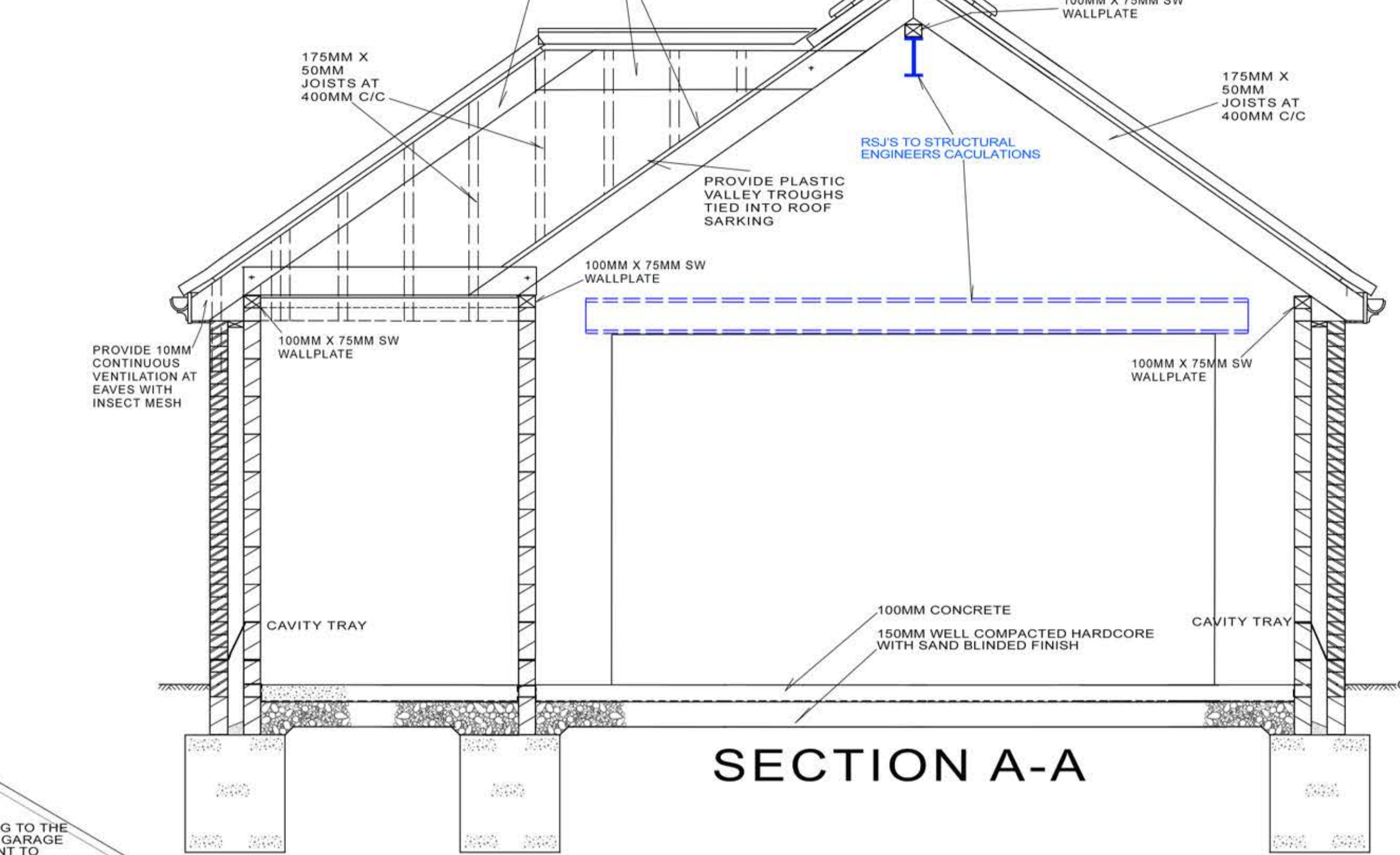
WINDOW VENTILATION OPENINGS MIN. 1/20TH FLOOR AREA OF HABITABLE ROOMS. ALL WINDOWS TO HAVE TRICKLE VENTS. PROVIDE MECHANICAL VENTILATION TO NEW EN-SUITE 15L/S.

**LINTELS**

EXTERNAL LINTELS TO BE CATNIC OR SIMILAR APPROVED. CAVITY TRAYS OVER LINTELS WITH WEEP HOLES AT 450MM LATERAL CENTRES. INTERNAL LINTELS TO BE MIN. 100 X 140MM PRECAST CONCRETE.

WHERE NEW ROOF MEETS EXISTING ROOF USE 175MM X 50MM CUT JACK RAFTERS SUPPORTED OFF RIDGEBOARD, VALLEYBOARD AND HIP BOARDS TO BE SUFFICIENT SIZE TO TAKE CUT RAFTERS. USE PLASTIC VALLEY TROUGHS TO SEAL VALLEYS

PROVIDE SUFFICIENT VENTILATION AT RIDGE

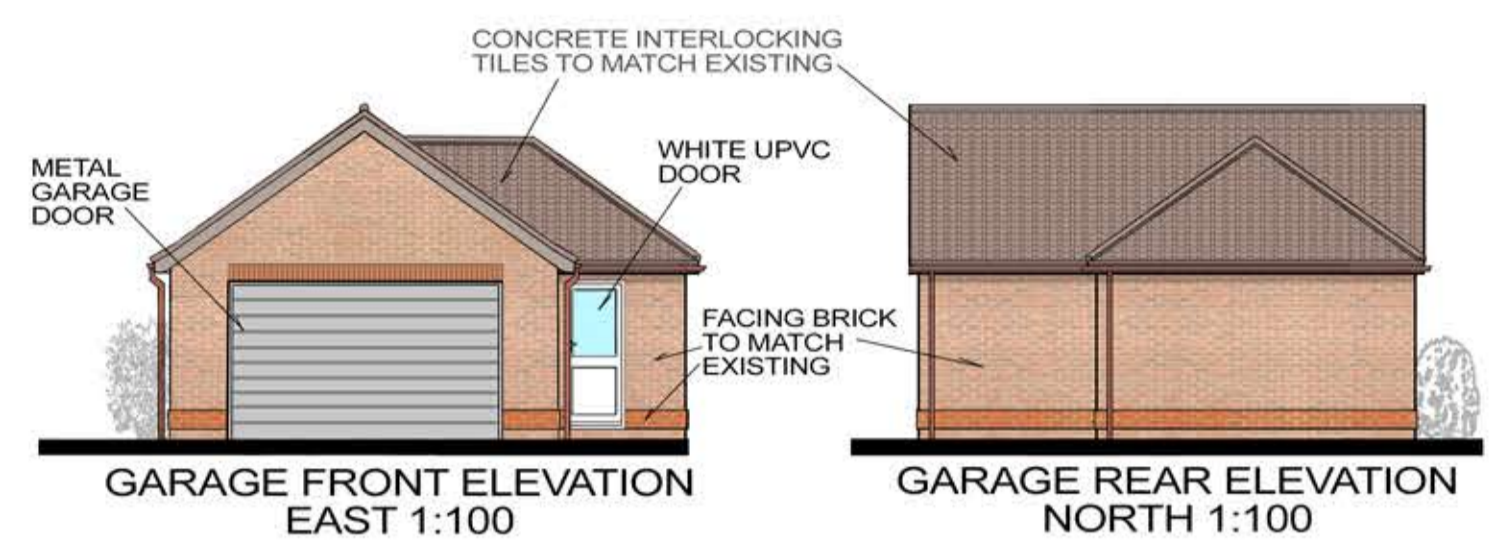


**SECTION A-A**



PROPOSED FRONT ELEVATION (STREET SCENE) SOUTH 1:100

PROPOSED SIDE ELEVATION WEST 1:100

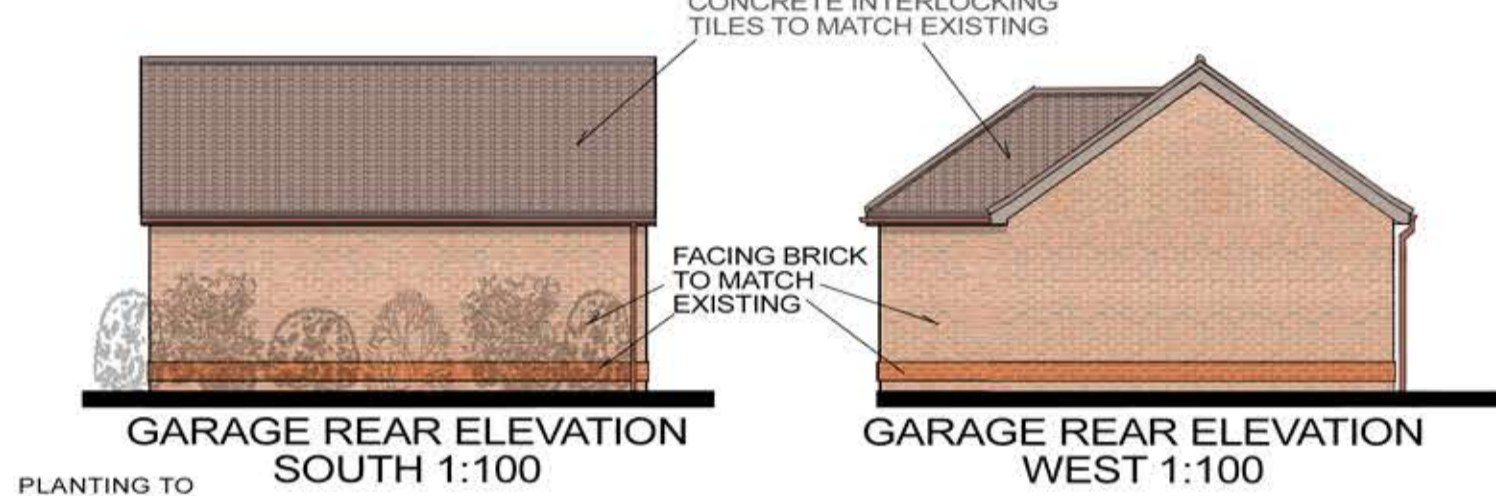


GARAGE FRONT ELEVATION EAST 1:100

GARAGE REAR ELEVATION NORTH 1:100

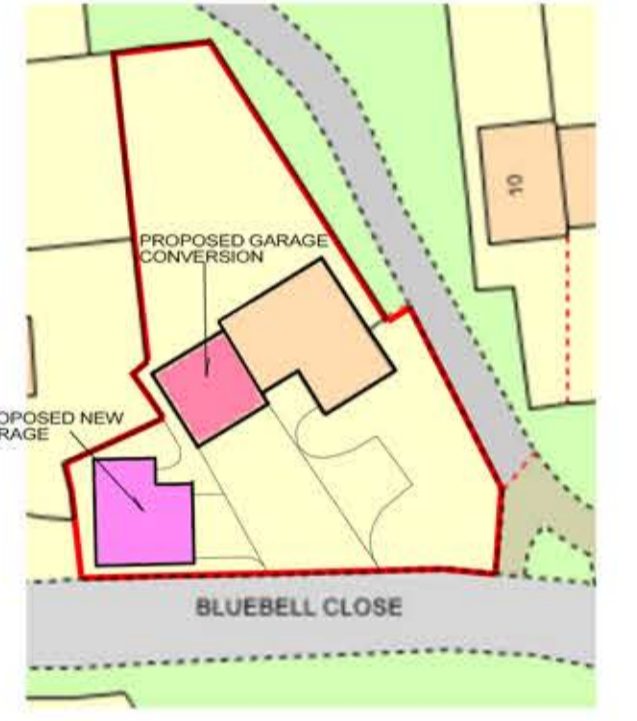


PROPOSED REAR ELEVATION NORTH 1:100



GARAGE REAR ELEVATION SOUTH 1:100

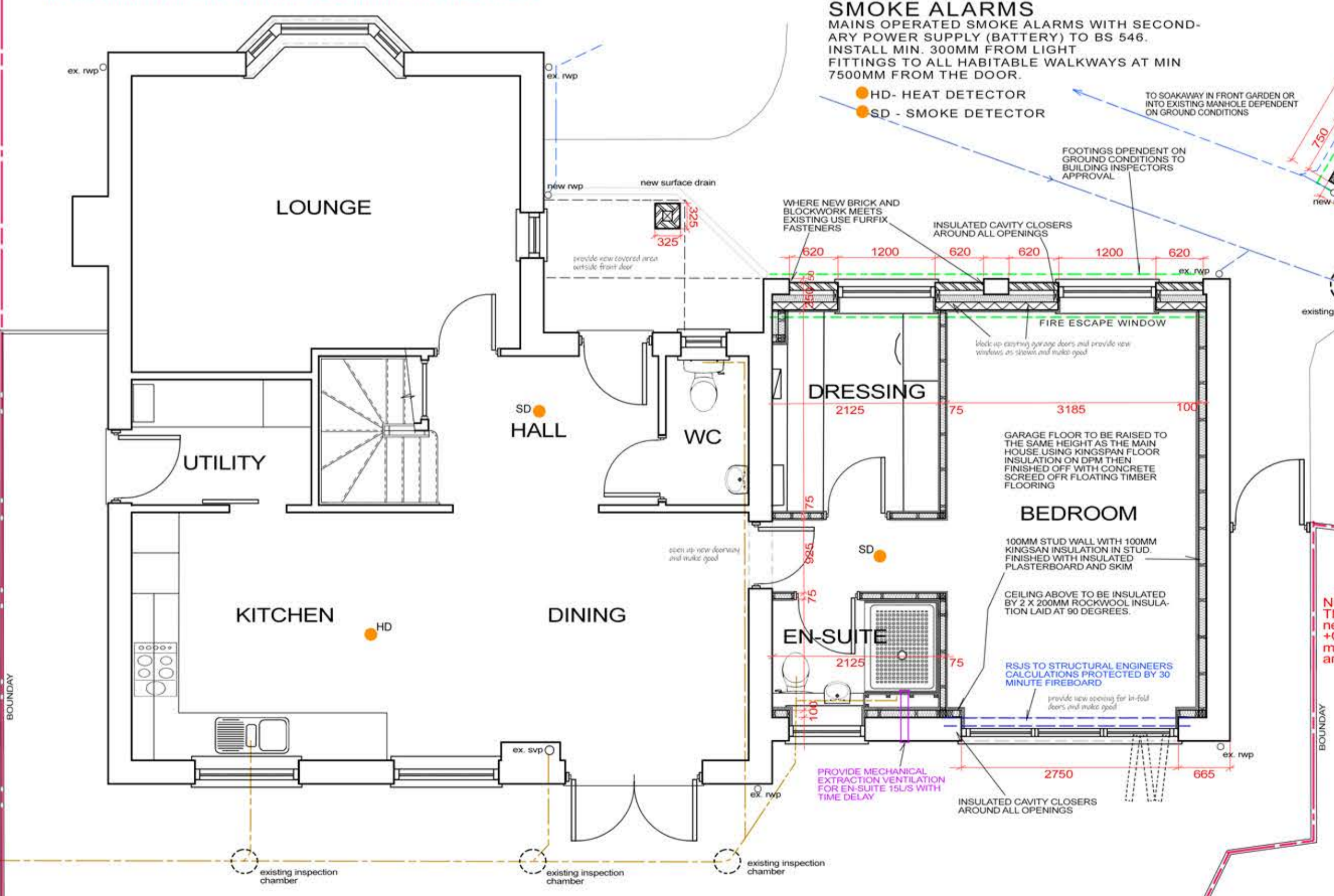
GARAGE REAR ELEVATION WEST 1:100



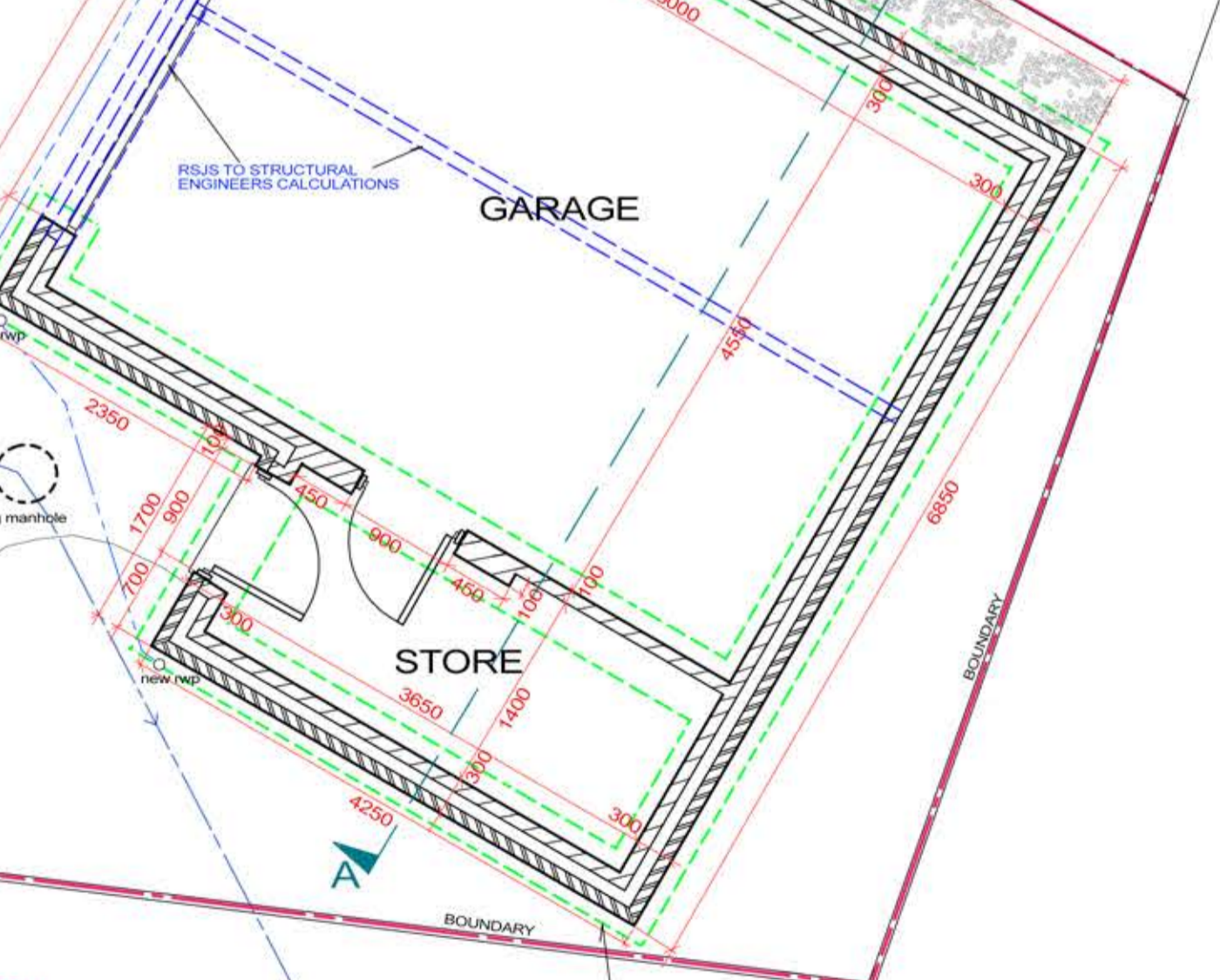
PROPOSED BLOCK PLAN 1:500

**NOTE**  
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.  
THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH CURRENT BUILDING LEGISLATION - BRITISH STANDARDS SPECIFICATIONS, BUILDING REGULATIONS ETC. WHETHER OR NOT SPECIALLY STATED ON THIS DRAWING. THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION. THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. THE CONTRACTOR WILL INVESTIGATE THE BUILDING AREA AND A SUITABLE METHOD OF FOUNDATION FOR THE WHOLE BUILD SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY SUSPECT GROUND CONDITIONS SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.  
MEASUREMENTS FOR ANY PRODUCTS THAT ARE PRE-FABRICATED OFF SITE ARE TO BE MEASURED OFF SITE AND NOT SCALED OFF THESE DRAWINGS

**SMOKE ALARMS**  
MAINS OPERATED SMOKE ALARMS WITH SECONDARY POWER SUPPLY (BATTERY) TO BS 546. INSTALL MIN. 300MM FROM LIGHT FITTINGS TO ALL HABITABLE WALKWAYS AT MIN 7500MM FROM THE DOOR.  
● HD - HEAT DETECTOR  
● SD - SMOKE DETECTOR



PROPOSED GROUND FLOOR PLAN 1:50



**NOTE**  
The garage conversion FFL needs to be above the 100yr +CC otherwise sleeping arrangements at or below the 100yr +CC are not permitted.

**EXTERNAL WALLS- FRONT EXISTING OF GARAGE**  
FACING BRICK TO MATCH EXISTING HOUSE. 150MM CAVITY WITH 100MM KINGSPAN INSULATION IN CAVITY. 100MM THERMALITE (OR SIMILAR) INSULATING BLOCKWORK. DRY LINED WITH 12.5MM PLASTERBOARD & SKIM COAT. INSULATION IN CAVITIES TAKEN DOWN TO FINISH IN LINE WITH THE UNDERSIDE OF THE FLOOR INSULATION. WALL TIES AT 750MM CENTRES HORIZONTALLY AND 450MM CENTRES VERTICALLY AROUND UNBONDED JAMBS WALL TIES TO BE 450MM HORIZONTALLY AND 225MM VERTICALLY. 150MM VERTICAL DPC AROUND DOOR AND WINDOW OPENINGS AND INSULATED CAVITY CLOSERS AROUND OPENINGS TO ELIMINATE COLD BRIDGING. WALLS TO BE SEALED AT EAVES LEVEL WITH INSULATED CAVITY CLOSERS.

**INNER STUD PARTITION WALLS**  
50 X 75MM STUD PARTITIONS WITH INSULATION BETWEEN AS SOUND DEADENING. 12.5MM PLASTERBOARD AND SKIM COAT TO EACH FACE.

**ELECTRICS**

ALL SWITCHES AND SOCKETS TO BE LOCATED SO THEY ARE EASILY REACHABLE. BETWEEN 450MM AND 1200MM FROM FLOOR LEVEL. ALL WIRING AND ELECTRICAL WORKS WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF BS 7671. IEE LATEST EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART P (COMPETENT PERSON MEANS MEMBER OF THE O.D.P.M. COMPETENT PERSONS SCHEME). THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A 'SELF CERTIFICATION CERTIFICATE' WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION. THE CLIENT MUST RECEIVE BOTH A COPY OF THE 'SELF CERTIFICATION CERTIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION CERTIFICATE. ENSURE 75 PERCENT OF ALL NEW LIGHT FITTINGS ARE EFFICIENT FITTINGS

**PLUMBING**

HEATING TO NEW ROOMS FROM HOT WATER RADIATOR LINKED INTO EXISTING BOILER. ALL NEW RADIATORS TO BE FITTED WITH TRVs. ALL WORK TO BE INSTALLED AND COMMISSIONED BY A QUALIFIED TRADESMAN IN ACCORDANCE WITH THE DOMESTIC HEATING GUIDE 2010

**WINDOWS**

WHITE UPVC DOUBLE GLAZED WINDOWS AND DOORS AND WHITE ALUMINIUM BI-FOLD DOORS WITH DOUBLE GLAZED UNITS MIN 24MM COMPRISING 4MM PILKINGTON K GLASS. ALL GLASS WINDOWS UP TO A HEIGHT OF 800MM ABOVE FLOOR LEVEL AND OR WITHIN 300MM FROM A DOOR AND ALL DOORS UP TO A HEIGHT OF 1500MM ABOVE FLOOR LEVEL TO BE TOUGHENED OR LAMINATED TO BS 6206. WINDOWS TO HAVE MAX. U VALUE OF 1.4 W/M2K. WINDOWS TO PROVIDE DAYLIGHT EQUIVALENT TO 1/10TH FLOOR AREA AND OPENABLE VENTILATION 1/20TH FLOOR AREA. ALL HABITABLE ROOMS TO HAVE FIRE ESCAPE WINDOWS WITH MIN 450MM WIDE AND 450MM HIGH OPENING AND MIN AREA OF 0.75 M2

**EXTERNAL WALLS - PROPOSED GARAGE**

FACING BRICK TO MATCH EXISTING HOUSE. 100MM CAVITY. 100MM CONCRETE BLOCK INNER WALL. WALL TIES AT 750MM CENTRES HORIZONTALLY AND 450MM CENTRES VERTICALLY AROUND UNBONDED JAMBS WALL TIES TO BE 450MM HORIZONTALLY AND 225MM VERTICALLY. 150MM VERTICAL DPC AROUND DOOR AND WINDOW OPENINGS AND INSULATED CAVITY CLOSERS AROUND OPENINGS TO ELIMINATE COLD BRIDGING. WALLS TO BE SEALED AT EAVES LEVEL WITH INSULATED CAVITY CLOSERS.

**GROUND FLOOR - PROPOSED GARAGE**

100MM CONCRETE BASE LAYER ON 1200 GAUGE POLY D.P.M. SHEETING ON 150MM WELL COMPACTED AND CONSOLIDATED hardcore FILL (ALLOW FOR COMPACTED SAND ON hardcore TO AVOID TEARS IN D.P.M.)

**DRAINAGE**

ALLOW FOR LONG RADIUS BENDS. 40MM WASTE FROM BATHS & BASINS. 50MM FROM SINKS & SHOWERS ALL WITH 75MM SEALS. 100MM WASTE FROM W.C. WITH 50MM SEAL. WHERE ANY DRAINS PASS UNDER FLOOR SLABS ENCASE IN MIN. 150MM PEA GRAVEL AND LINTELS INSTALLED WHERE THEY PASS THROUGH WALLS WITH COMPRESSIBLE MATERIAL AROUND HOLE. ANTI-SYMPHONIC TRAPS TO BE USED FOR ALL BATHROOM APPLIANCES. DRAINPIPES 100MM SUPERSLEVE LAID AT MIN. 1 IN 80 FALL TO CONNECT UP TO EXITING DRAINAGE RUN. NEW MANHOLE POSITION AS PER PLANS. STORMDRAINS: 63MM DOWNPIPES TO GULLIES WITH COPPER WIRE BALLOONS AT GUTTER JUNCTIONS. GUTTERS 100MM TRUE HALF ROUND LAID TO FALL FROM GULLIES. 100MM SUPERSLEVE DRAINS TO DRAIN AWAY INTO EXISTING DRAINAGE RUN.

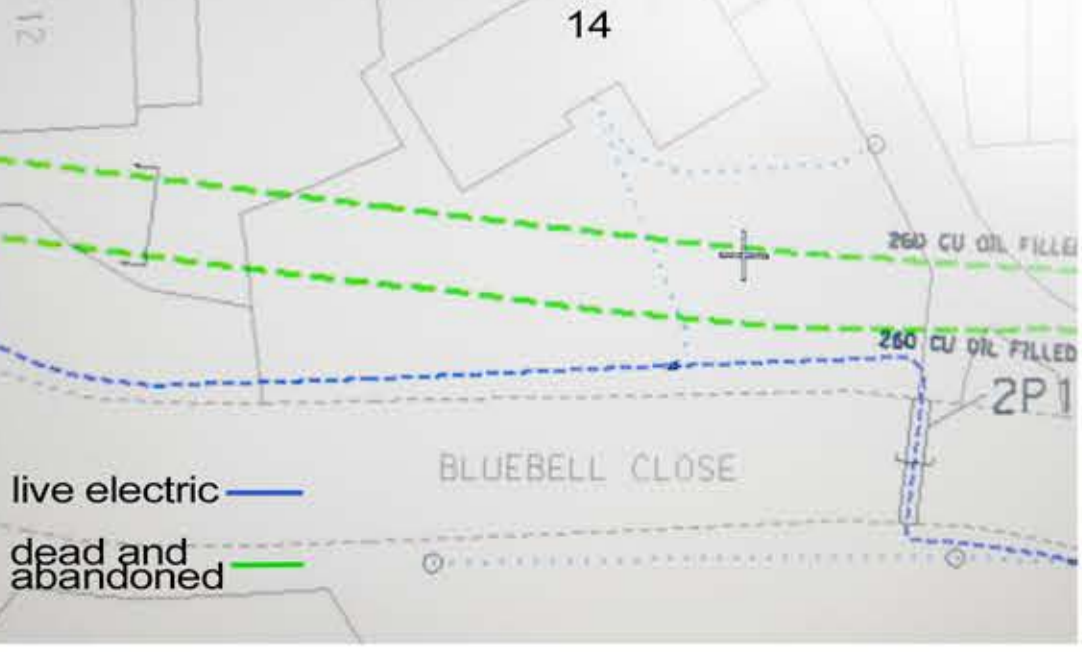
**SUBSTRUCTURE WALLS**

INNER SKIN TO BE 100MM 7N/m2 CONCRETE BLOCK BELOW D.P.C LEVEL. USE SAME TO EXTERNAL SKIN BELOW GROUND LEVEL AND FACING BRICK ABOVE GROUND LEVEL UP TO D.P.C. BUILD IN FULL WIDTH D.P.C AT MINIMUM 150MM ABOVE GROUND LEVEL. LINK TO D.P.M. BUILD IN CAVITY TRAY IMMEDIATELY OVER D.P.C. TO FULL PERIMETER OF BUILDING. BUILD LINTELS WHERE SEWERS DRAINS PASS THROUGH EXTERNAL WALLS. ENSURE MINIMUM 150MM CLEARANCE AROUND DRAINS WILL FLEXIBLE MATERIAL FILLING TO VOID SPACE. WEAK MIX CONCRETE CAVITY FILL TO BASE OF WALL TO 225MM

**FOOTINGS**

CONCRETE STRIP FOUNDATIONS TO MIN. 1000MM BELOW GROUND LEVEL TO LOCAL AUTHORITY APPROVAL. FOOTINGS TO BE CLEAR OF ROOTS AND DEBRIS PRIOR TO POURING CONCRETE. MASS FILL TO 3 COURSES BELOW LOWEST D.P.C. LEVEL

**SITE TO BE CHECKED FOR POSITION NOF ANY LIVE CABLES BEFORE COMMENCING BUILD**



Client	PIOTR PIGAN
Job Title	EXISTING GARAGE CONVERSION AND PROPOSED NEW DETACHED GARAGE AND STORE TO NO. 14 BLUEBELL CLOSE, ABBEYMEAD, GLOUCESTER.
Dwg Title	PROPOSED PLANS AND ELEVATIONS SITE LOCATION AND BLOCK PLAN SECTION AND DETAILS
Scale	1:50 1:100 1:1250 1:500 1:25
Date	
Dwg No.	PP002 rev A