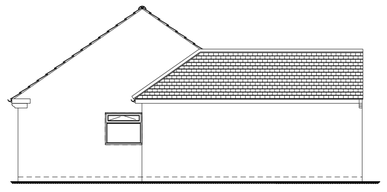
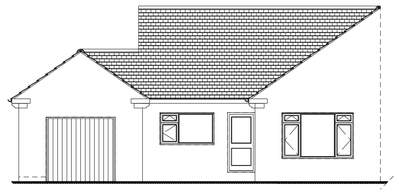


REAR ELEVATION

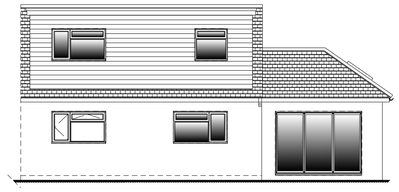


SIDE ELEVATION

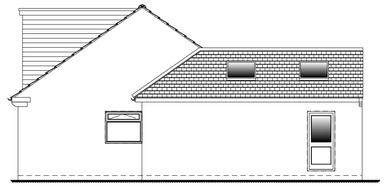


FRONT ELEVATION

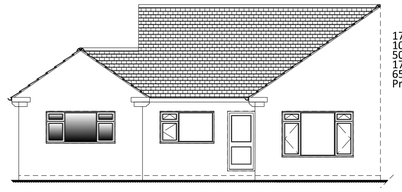
AS EXISTING



REAR ELEVATION



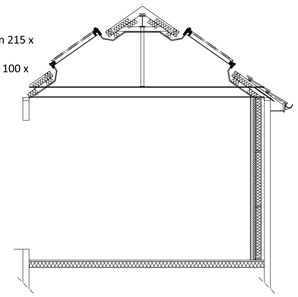
SIDE ELEVATION



FRONT ELEVATION

AS PROPOSED

178 x 102 x 19 kg UB ridge beam, one end on 215 x 100 x 65 mm deep padstone.
50 x 50 x 3 HF SHS supports to ridge beam.
178 x 102 x 19 kg UB bottom chord on 215 x 100 x 65 mm deep padstones.
Provide 30 min fire protection to steel work.



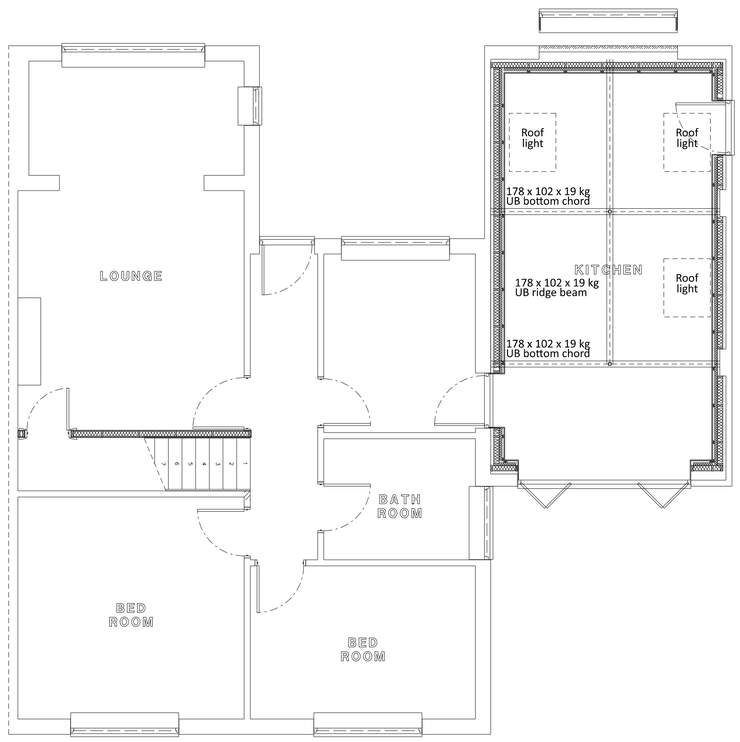
Celotex GA4000 rigid PIR insulation board, 75 mm thick (0.022 W/m.K thermal conductivity 4.50 m²K/W R-Value) compression fitted between rafters, 75 mm thick(0.022 W/m.K thermal conductivity 2.70 m²K/W R-Value) fixed to underside of rafters, joints taped & sealed with foil insulation tape.
12.5 mm thick plasterboard ceilings c/w skim finish.

Option 1
Floor finish on 22 mm thick moisture resistant t & g flooring grade chipboard on 100 mm thick Celotex GA4000 rigid board PIR insulation (0.022 W/m.K thermal conductivity) on 1200g polythene dpm on floor levelling compound as necessary to level up existing concrete floor.

Option 2
75 mm thick sand/cement screed on polythene DPM seperating layer on 100 mm thick Celotex GA4000 rigid PIR insulation board (0.022 W/m.K thermal conductivity 4.50 m²K/W R-Value), c/w 25 mm thick perimeter upstand.

Remove garage door & frame.
Part fill opening with masonry built off existing foundations/sub-floor including cut, tooth & bond new work to existing walls.
Part cut out masonry & form new external window opening including inserting new lintols wedged & pined up over.
Quoin up jambs & make good masonry.
Supply & fit new window.

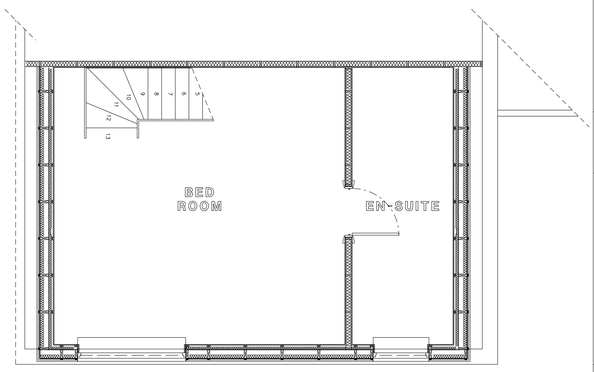




Remove french door & frame.
Part fill opening with cavity wall construction including cut, tooth & bond new work to existing walls.
Make good plaster finishes & skirtings both sides.
Supply & fit new window.

Cut out masonry & form new external door opening.
Insert new lintol including wedge & pin up over.
Quoin up jambs & make good masonry externally.
Supply & fit new door.

External walls comprising: -
existing 100 mm masonry external leaf
50 mm cavity
89 x 38 mm CLS studwork @ 400 mm crs with Celotex GA4000 PIR rigid board cavity insulation, 80 mm (3,60 m².K/W R-Value) between studs, 50 mm (2.25 m².K/W R-Value) fixed to face of studs.
Ensure joints between boards are tightly aligned, taped & jointed with correct material to create vapour control layer.
25 x 50 mm sw treated battens service void c/w 12.5 mm plasterboard & skim finish.



1:50 — m 1 2 3 4 5

1:100 — m 1 2 3 4 5 6 7 8 9 10

Gas works to be undertaken by a Gas Safe registered installer.

Plumbing works are to comply with B.S. 5572 & the Water Fitting Regulations.

New light fittings to be energy efficient type in accordance with Part L of Building Regulations.

Space heating system controls, where applicable, are to comply with L1 Approved Documents.

Heating & lighting to be in accordance with the Domestic Building Services Compliance Guide.

Carbon monoxide detectors to be installed in all rooms with a combustion appliance.

All insulation to be linked to provide more robust building standards to improve insulation in new work.

All installation, commissioning & testing documentation is to be available prior to the request of a final inspection by L.A.

Provide fire detection & alarm system, minimum Grade D2 Category LD3, in accordance with BS 5839-6.
Smoke alarms to BS EN 14604, heat alarms to BS 5446-2, positions as shown on plans, self-contained mains powered c/w battery back up to BS 5446 part 1.
Rate of rise heat detector to be located in kitchen.
Ensure detectors are interlinked & sounder to be audible through-out dwelling.
Detectors fixed centrally on ceilings in accessible positions for maintenance.

All electrical works are to comply with current N.I.C.E.I.C. & I.E.E. Regulations & meet the requirements of Part P, position of switches & sockets to comply with Part M.
Installation to be designed, installed, inspected & tested by a person competent to do so.

NOTES:
ANY WORK UNDERTAKEN PRIOR TO WRITTEN PLANING APPROVAL OR BUILDING REGULATION CONSENT IS DONE SO AT THE CLIENTS RISK.
ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES UNLESS OTHERWISE SHOWN. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES IN DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF FBC, IN WRITING, FOR CLARIFICATION.
IF THIS DRAWING IS READ IN CONJUNCTION WITH OTHER DRAWINGS/SPECIFICATIONS THEY ARE TO BE CROSS CHECKED AND ANY DISCREPANCIES REPORTED PRIOR TO WORK COMMENCING.
ALL WORKS TO COMPLY WITH RELEVANT B.S., COP., & BUILDING REGULATIONS.
ANY SUBSTITUTION OF MATERIALS SPECIFIED ARE TO BE OF SIMILAR QUALITY AND STANDARD AS STATED.
THE USE OF ALL COMPONENTS & MATERIALS IS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
FBC OWNS THE COPYRIGHT OF THIS DESIGN/ DRAWING WHICH MUST NOT BE REPRODUCED IN WHOLE OR ANY PART WITHOUT THE WRITTEN PERMISSION OF FBC.
PARTY WALL ACT
UNDER THE REQUIREMENTS OF THE PARTY WALL ACT, THE OWNER HAS A DUTY TO SERVE NOTICE ON ANY ADJOINING OWNER IF THE PROPOSEDBUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL. A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO COMMENCING WORKS ON SITE.

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015
FALCON BUILDING CONSULTANTS DOES NOT ACT AS PLANNING SUPERVISOR. THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE ABOVE REGULATIONS.
IF THESE REGULATIONS ARE APPLICABLE TO THIS PROJECT THE DUTIES OF THE CLIENT AND THE PRINCIPAL CONTRACTOR MUST BE SATISFIED.
THIS DESIGN HAS BEEN UNDERTAKEN WITH REASONABLE SKILL, CARE AND DILIGENCE TO ELIMINATE FORSEEABLE RISKS TO THE HEALTH AND SAFETY OF EXPERIENCED PERSONS INVOLVED IN THE CONSTRUCTION CLEANING OR MAINTAINING OF THE PROJECT.
THERE ARE NO SPECIAL OR EXTRAORDINARY RISKS ASSOCIATED WITH THIS DESIGN, SUBJECT TO THE CONDITIONS THAT THE PRINCIPAL CONTRACTOR IS SUITABLY EXPERIENCED IN PROJECTS OF THIS TYPE AND SIZE AND WITH THE TYPE OF CONSTRUCTION WORK WHICH WILL BE INVOLVED.

Windows & doors double glazed to provide a u-value of no higher than 1.4 w/m² k.
Provide toughened or laminated safety glass in areas below 800 mm above floor level in windows & 1500 mm in doors & side panels.

Bedroom windows to have an un-obstructed openable area exceeding 0.33 sq² & minimum dimensions of 450 x 750 mm.
Bottom of opening to be between 800 & 1100 mm above finished floor level.

Fire escape roof windows to be top hung, have an un-obstructed openable area exceeding 0.33 sq² & minimum dimensions of 450 x 750 mm.
Bottom of opening to be between 800 & 1100 mm above finished floor level.
Window to be able to remain open without being held.

Habitable rooms to have opening vents of minimum 1/20 of total floor area.
Background ventilation provided by trickle vents in head of windows & doors of: -
10,000 mm², 4,000 mm² to wet rooms
Open plan kitchen/diners minimum 3 trickle vents.

Bathroom to have mechanical ventilation of 15 l/sec linked to light switch & to run for 15 minutes after use of room stops.

Kitchen & utility room to have mechanical ventilation of either 60 l/sec or 30 l/sec if via a cooker hood.

Sanitary pipework to be upvc with airtight couplings connected to 100 mm Ø upvc s&vp, encased with soft wood framing with fiberglass insulation & 12.5 mm plasterboard & skim finish.
32 mm Ø from basins
38 mm Ø from sinks, baths & showers
100 mm Ø from w.c.'s
Should length of waste pipe exceed 1.5 m then diameter of pipe is to be increased to 50 mm.
All fittings to have double seal traps & cleaning access to be provided at all waste pipe angles, bends
& base of s&vp's.
New pipework to connect to existing foul drainage system.

100 mm Ø foul water drainage laid to falls in accordance with manufacturers recommendations.
Provide 100 x 75mm pre-stressed concrete lintels over where drains pass through walls.
Drains under building to be bedded & surrounded in granular material or concrete if within 300 mm of floor slab.

100 mm Ø storm water drainage laid to falls in accordance with manufacturers recommendations to discharge into existing stormwater system or rubble filled soakaways 1.2 x 1.2 x 1.5 m deep minimum 5.0 m from building.

NO	DATE	REVISIONS
A	Aug 23	Loft conversion added

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Mob 07774 945251

CLIENT
MR. H. DREW

JOB TITLE
PROPOSED GARAGE & LOFT CONVERSION,
ENDSLEIGH,
COMPTON ROAD,
HILMARTON.

DRAWING TITLE
PLANS, ELEVATIONS & SECTIONS

SCALE 1:50, 1:100 | A1

DATE JUNE 2023 | DRAWN BY KV

DRG NO 23/122/2 | Rev A