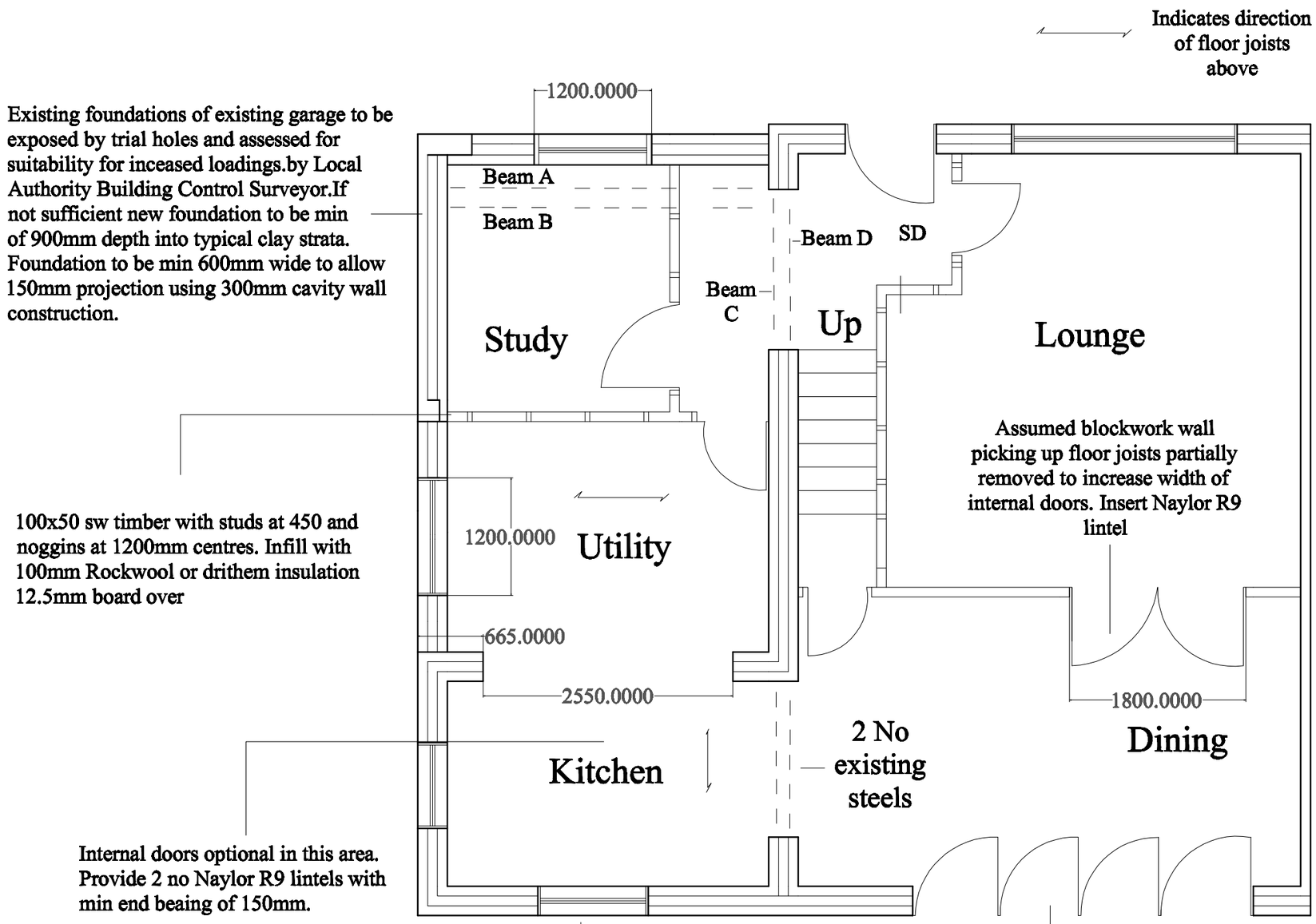
PROPOSED GROUND FLOOR - SCALE 1:50

Existing foundations of existing garage to be exposed by trial holes and assessed for suitability for inceased loadings.by Local Authority Building Control Surveyor.If not sufficient new foundation to be min of 900mm depth into typical clay strata. Foundation to be min 600mm wide to allow 150mm projection using 300mm cavity wall construction.



BUILDING REGULATIONS

LEAN TO ROOF

To comprise 150x50mm C24 rafters at 400mm centres spikes to 100x50 wall platefixed down with 30x5 ms straps at 1.8m centres. fix rafter via joist hangers fixed to150x50 bearer at abutment with new wall. Provide Code 4 lead flashing with min upstand of 150mm chased into mortar joint and dressed over tile all to manufacturers recommendations. Plasterboard and skim finish.

CEILING OVER GARAGE

To be 12.5mm fireline board and skim with 200mm quilt insulation between.

SMOKE DETECTION

Provide mains connected interlinked detectors with battery back up provided in circulation areas marked as SD

STEELWORK

Steelwork A - 178X102X19 UB

Steelwork B - 178X102X19 UB

Steelwork C - 254X102X25 UB

Steelwork D - 178X102X19 UB

Ridge Steel - 203x102x23 UB

HEATING SYSTEM

Existing gas boiler retained and assessed by gas safe engineer for suitability for additional radiators etc.

VELUX ROOFLIGHT

Provide velux roof light to new bedroom to provide additional light. Window and flashings to be installed in accordance with manufacturers instructions and rafters to be doubled up and double trimmed in this area.

BUILDING REGULATIONS/PLANNING

41 TOMLINSON ROAD
ELSECAR
BARNSLEY
SOUTH YORKSHIRE
S74 8DH

PROPOSAL - PART GARAGE CONVERSION/FIRST FLOOR EXTENSION AND INTERNAL ALTERATIONS