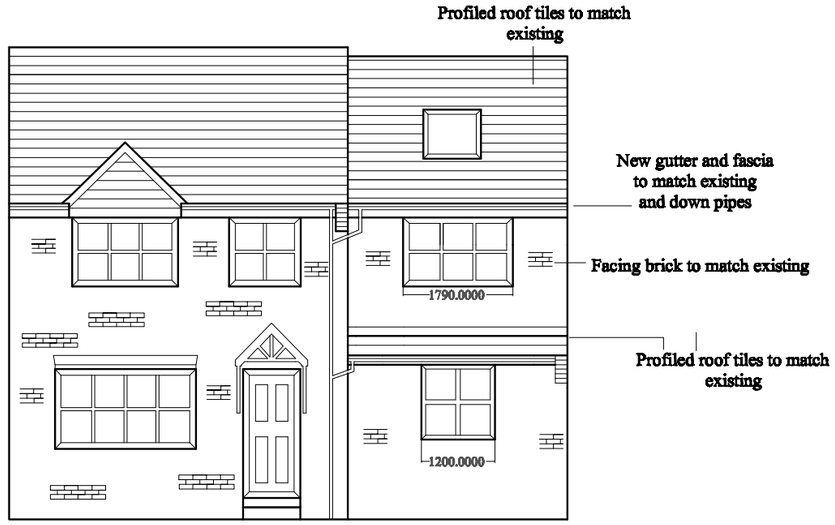
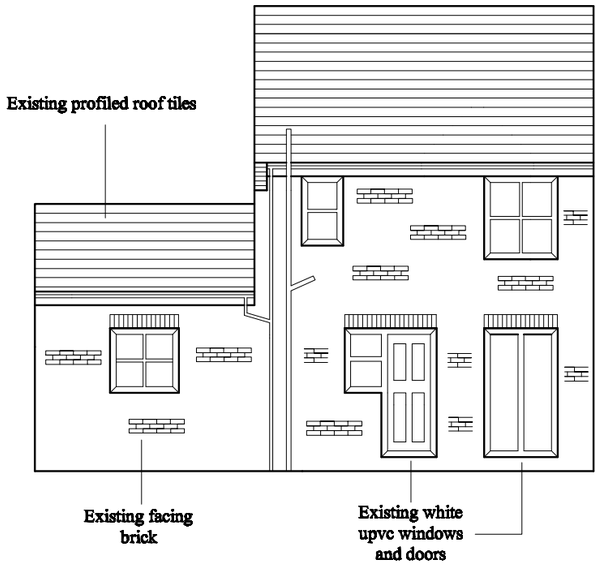
EXISTING FRONT ELEVATION
SCALE 1:100



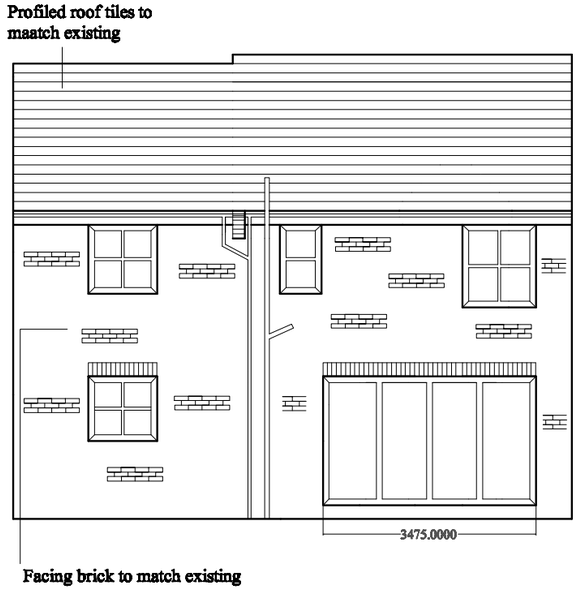
PROPOSED FRONT ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



BUILDING REGULATION NOTES

FOUNDATIONS

Existing foundations to garage and existing flat roof extension to be exposed via trial holes so that the LA building control surveyor can ascertain suitability for increased loading due to first floor extension.

EXTERNAL WALLS

Retain existing garage wall and built up new internal skin in 7N blockwork if foundation is suitable. Tie new to existing with stainless steel ties at 750 mm centres horizontally and 450mm vertically. Povide a 100mm cavity and fit either 55mm kingspan TW55 insulation or 100mm Dritherm or similar quilt insulation. Tie existing walls to new by either toothing out or providing Staifix starter tie system. Provide insulated dpc such as thermabate or similar at all abutments and window and door openingAt all window and door openings provide ties withing 300mm and at each block course.Wall between garage/store and utility to bebuilt up in 100x50 stud and insulated with 100mm Rockwool or similar. Provide 37.5mm insulated board over and then an additional 12.5mm board over both faces for fire protection.

GROUND FLOOR

Utilty floor to line through with existing to comprise 150x47 C24 Joists at 400mm centres with floor finish to clients preference. Insulate between joists using 200mm of Rockfloor insulation laid on netting/chicken wire. Maintain a min of 150mm between bottom of joists and top of oversite. Oversite concrete to comprise layer of 150mm lean mix concrete with 1200 gauge dpm under. New dpcto be min 150mm above ground level and below new floor joists.Ventilate under floor using 225x75mm air bricks at 1.0m centres with liners and cavity tray over. Provide a honeycombed sleeper wall at mid span of joist with dpc under.

FIRST FLOOR

To be 175X50mm C24 joists at 400 centres with 1 row of strutting at mid span. Joists eitherbuilt into internal blockwork or fixed to 175x50mm timber bearer rawl bolted into wall at 1.5m centres and joists fixed to restraint joist hangers. Fill between joists with 100mm of 10kg/m3 sound quilt. Floor finish to clients specification and to line through with existing. Provide 30x5mild steel restraint straps fixed to blockwork inner skin and carried over 3 no joists with noggins between

BUILDING REGULATIONS/PLANNING

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