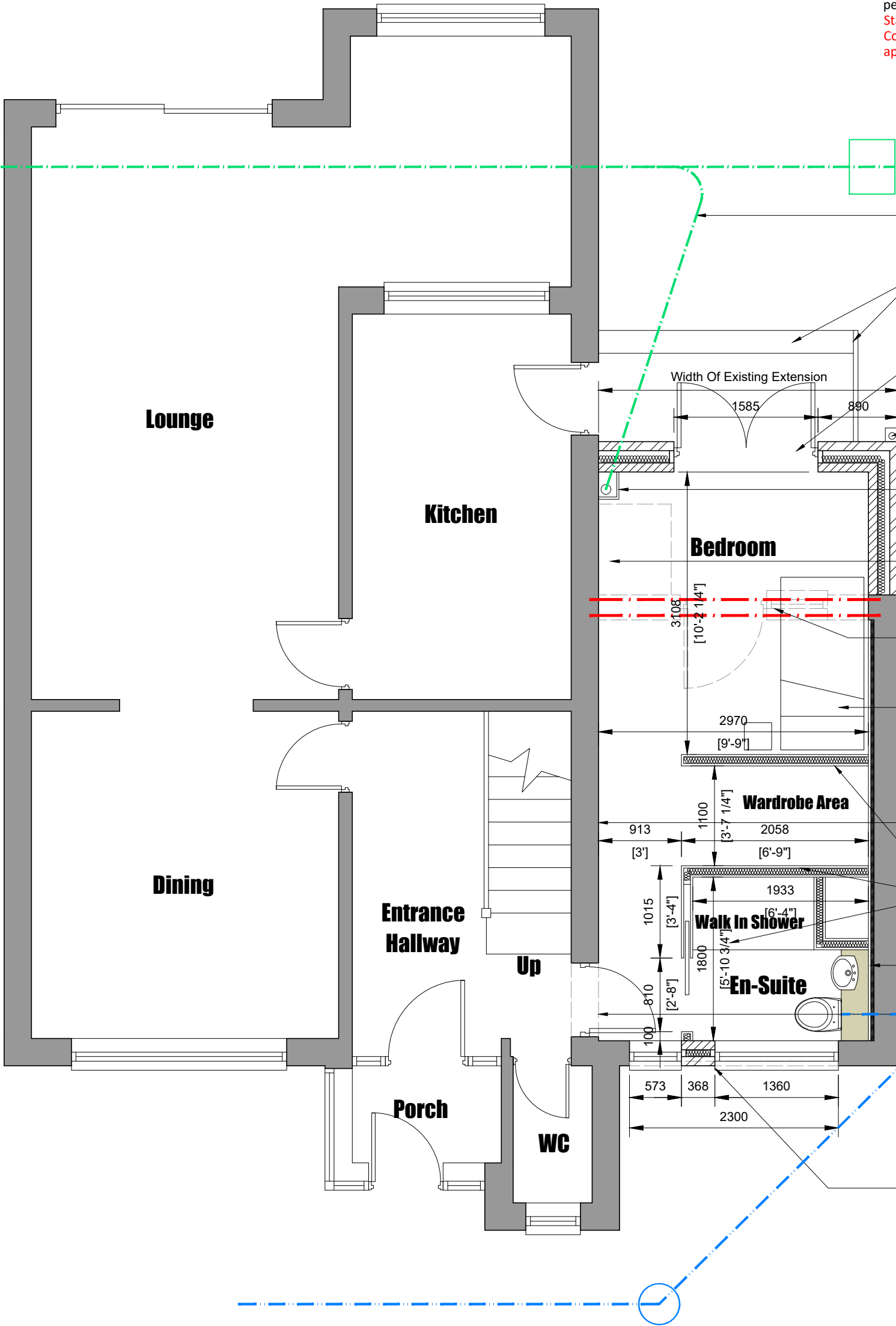


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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.



- Assumed line of existing drains.
- New landing and steps to comply with current building regs. Balustrade to side to be min. 1100mm above landing and steps.
- New Catnic CG 130/100 steel insulated lintel inserted over new door opening.
- New Upvc gutters to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drains. Drainage run to be confirmed and exposed during excavations for extension.
- Existing soil pipe to be boxed in with timber frame and 12.5mm plasterboard and skim. Allow for hatch at base with access to rodable cover at base of soil pipe.
- Existing boiler to be moved to corner of room and to have new flue to outside air through wall.
- Broken lines indicate existing rear wall to be removed. Structural engineer to design support steelwork and relevant padstones for existing cavity wall above at first floor level.
- New timber floor joists to span gable to gable sat on Catnic joist hangers. To be 175x50mm C16 joists at 400mm centres, with noggins equally spaced at third of span. Insert 150mm Kingspan PIR insulation between joists to achieve 0.18W/m²K U-Value.
- Line existing internal gable wall with 12.5mm plasterboard.
- Build new stud walls in 75x50mm timber stud and 1 layer of 12mm ply and 1 layer of 12.5mm plasterboard and skim to both sides. Shower room side to have aquaboard outer layer. Pocket door to be Eclipse or equal approved.
- Line existing garage walls with 52.5mm Kingspan insulated plasterboard.
- Broken lines indicate new opening formed in existing cavity wall. Insert 2no. S4 precast Naylor concrete lintels over opening (1 to each leaf of masonry).
- Drains of new shower room to connect into new soil pipe on side of house and connect into existing drainage run which runs to front of house from the rear. Drainage connection to be agreed on site between builder and building inspector.
- Partially build up existing garage door opening and raise head level. Build up in brickwork outer leaf to match existing and 100mm blockwork inner leaf, insert full fill mineral wool insulation into cavity. Build new wall off existing foundations. New Catnic CG steel insulated lintel inserted over new window openings, to span over both windows. Catnic reference to suit cavity wall thickness.

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JOB TITLE : Garage Conversion, Single Storey Extension
ADDRESS : 350 Manchester Old Road, Middleton
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx
DATE : 11.04.23

JOB NO./
DWG NO.

725-06A