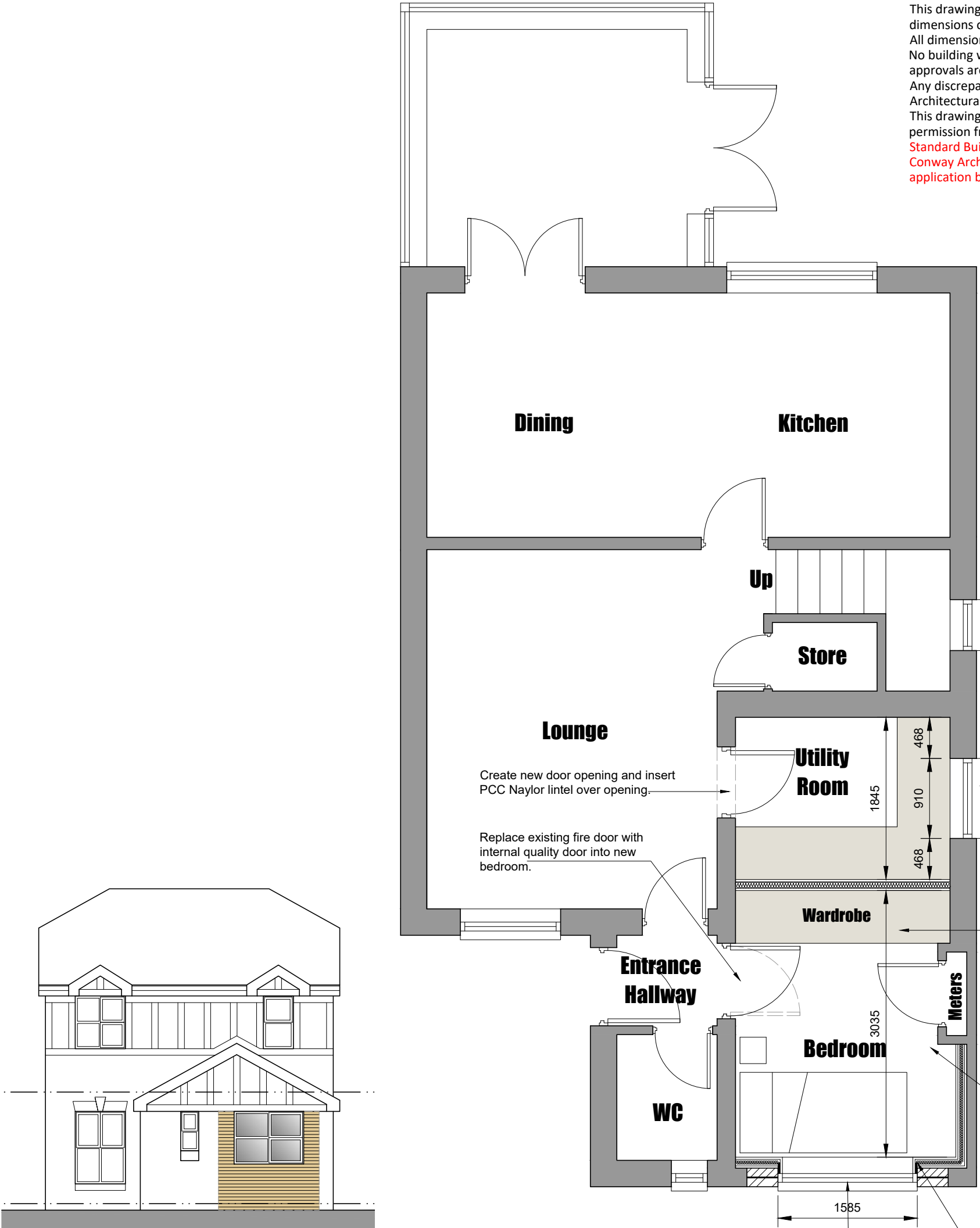
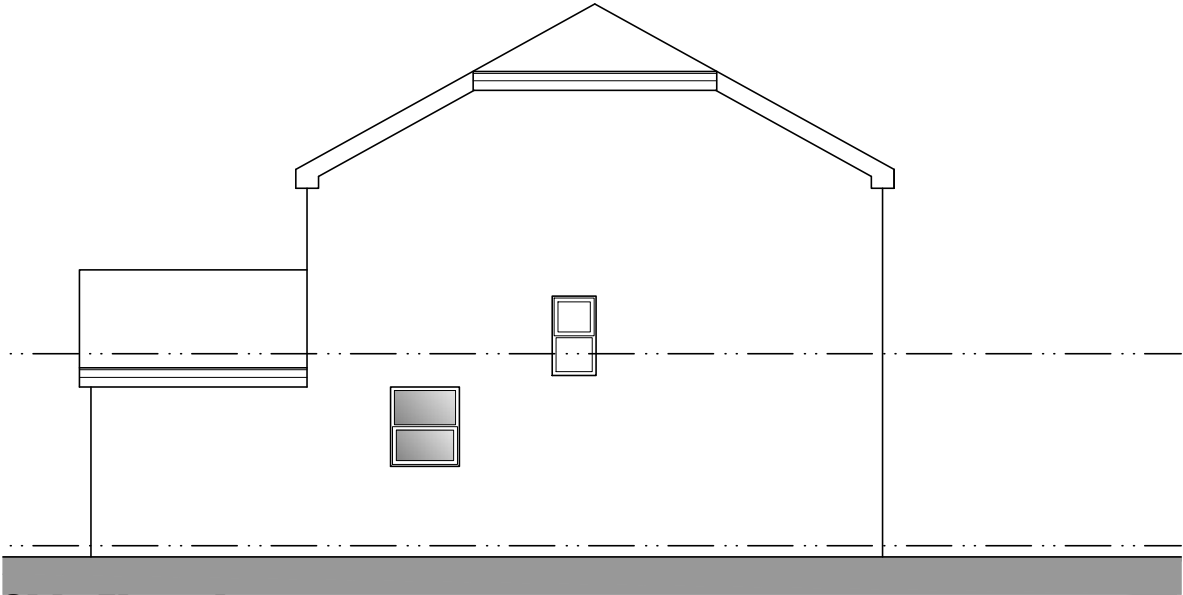


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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.



Front Elevation
Scale 1:100

Floor Plan
Scale 1:50



Side Elevation
Scale 1:100

Create new window opening with escape opener. Insert relevant Catnic lintel over opening, to suit existing cavity wall build up.

- New floor to be the following:**
- Visqueen sheet laid on existing concrete floor.
 - 125x50mm C16 timber floor joists sat on garage floor, use packers to level.
 - 100mm Mannok Therm Floor / MF insulation between joists.
 - 18mm tongue and groove chipboard floor.
 - To achieve U-Value of 0.18W/m²K

Existing ceiling above single storey element to have 300mm Rockwool mineral wool insulation installed (100mm between ceiling joists and 200mm above and at right angles to ceiling joists.
To achieve U-Value of 0.15W/m²K

- Line inside face of outer walls:**
- Breather membrane fixed to existing wall.
 - Leave min. 50mm gap between wall and studs.
 - Build 100x50mm timber stud frame.
 - Fit 70mm Kingspan Kooltherm K112 between studs.
 - Face studs with 50x50 cross battens with 40mm Kingspan Kooltherm K112 between cross battens.
 - Face studs with vapour barrier.
 - Line with 12.5mm plasterboard and skim coat.
 - To achieve U-Value of 0.18W/m²K.

Build up existing garage door in 102mm brickwork outer leaf with blockwork inner leaf to suit thickness of existing adjacent front wall. Built off new foundation of foundation is not located below garage door.

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JOB TITLE :	Garage Conversion
ADDRESS :	19 Oakway, Middleton
DRAWING TITLE :	Proposed Floor Plan And Elevations
SCALE :	1:50 @ A3
DRAWN : xxx	DATE : 09.09.25