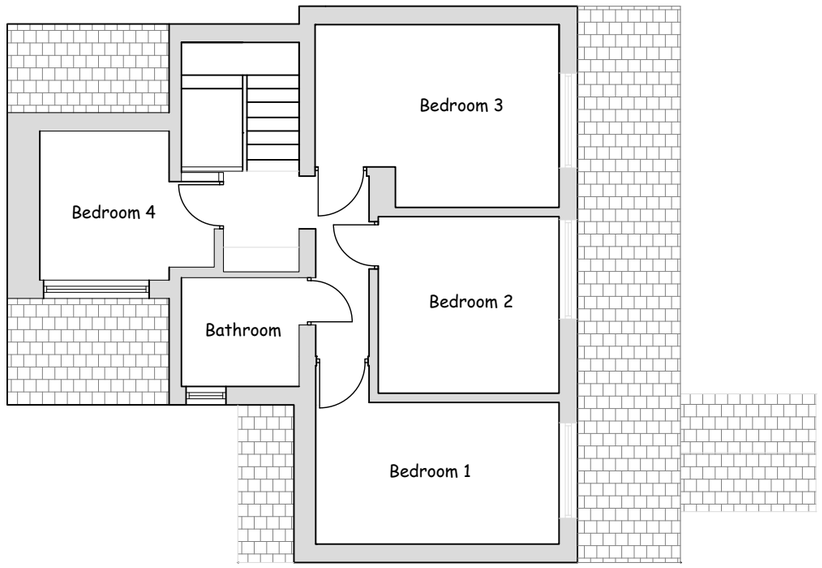
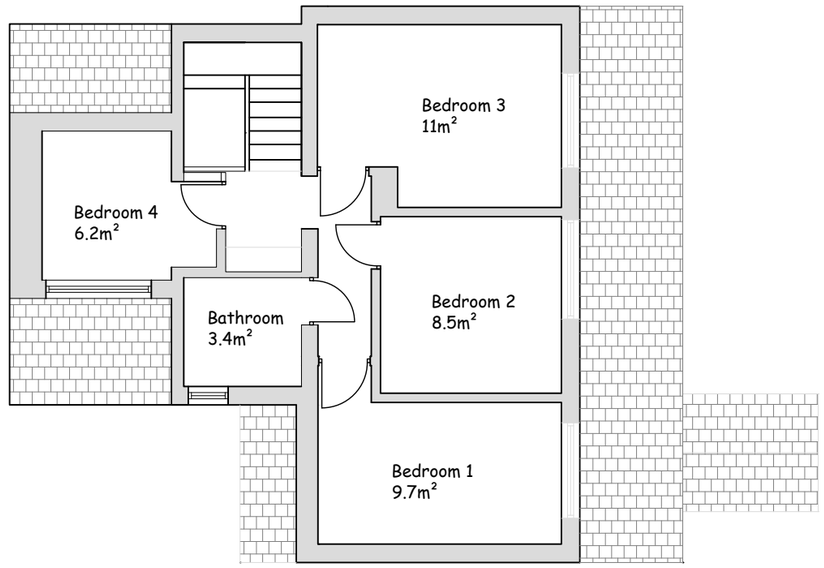
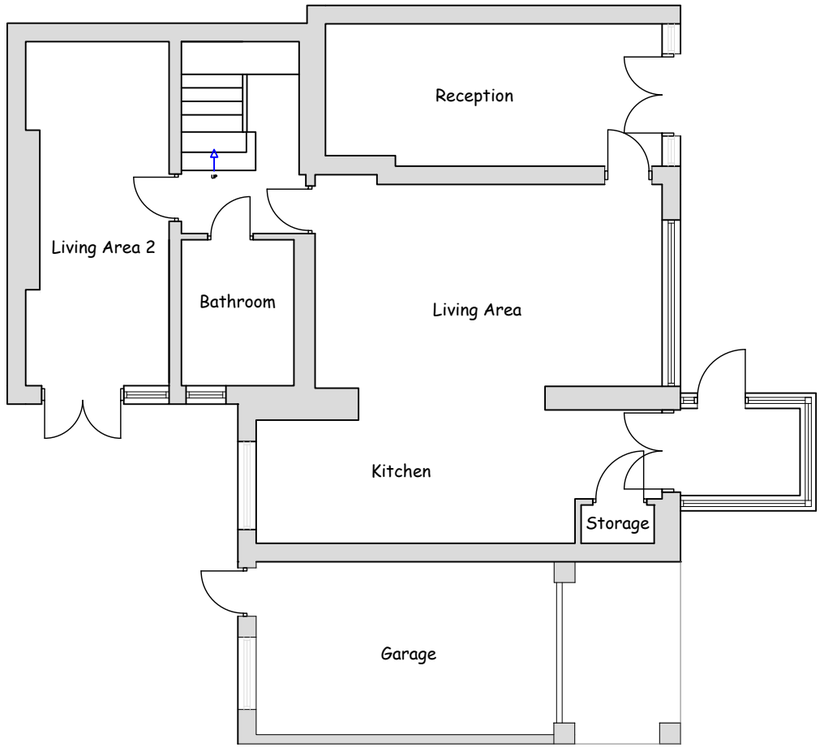


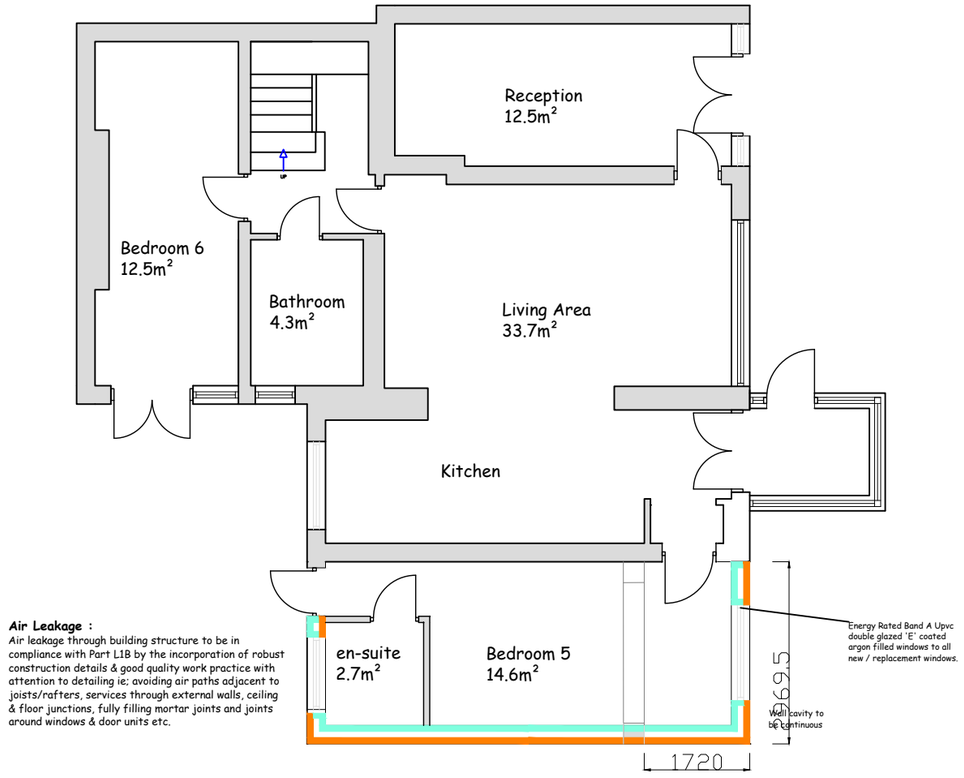
EXISTING FIRST FLOOR PLAN scale 1:100



PROPOSED FIRST FLOOR PLAN scale 1:100



EXISTING GROUND FLOOR PLAN scale 1:100



Air Leakage :
Air leakage through building structure to be in compliance with Part L1B by the incorporation of robust construction details & good quality work practice with attention to detailing ie; avoiding air paths adjacent to joists/rafters, services through external walls, ceiling & floor junctions, fully filling mortar joints and joints around windows & door units etc.

PROPOSED GROUND FLOOR PLAN scale 1:100

EXTENSION EXTERNAL WALLS
Facing brickwork to match existing to match existing, 50 mm clear cavity, 60 mm Kingspan or similar rigid urethane insulation board fixed back to inner skin of 100 mm concrete block, plastered. Brick or dense block to be used below dpc level and cavity to be filled with weak concrete to within 150mm of ground level. IG insulated steel lintols or similar to be used over door and window openings with dpcs over. Insulated dpcs to reveals. New walls to be bonded to existing and cavities to be continuous. Double D stainless steel cavity ties at 450 mm vertical cts, 750 mm horizontal cts, and within 300 mm of openings. To have a U value of 0.28 W/m2 K

GARAGE FRONT WALL
Facing brickwork to match existing to match existing, 50 mm clear cavity, 60 mm Kingspan or similar rigid urethane insulation board fixed back to inner skin of 100 mm concrete block, plastered. Brick or dense block to be used below dpc level and cavity to be filled with weak concrete to within 150mm of ground level. IG insulated steel lintols or similar to be used overwindow openings with dpcs over. Insulated dpcs to reveals. To have a U value of 0.28 W/m2 K

FOUNDATIONS
To be to the satisfaction of the Building Control Officer.
Excavate to determine depth and type of existing foundations.
600 mm wide x minimum 200 mm thick concrete strip foundations with a layer of A193 steel mesh reinforcement. Foundations to have a minimum cover of 450 mm to finished ground levels, or to suit site conditions.
Excavate as necessary if required and provide new strip foundation to front garage opening.

GROUND FLOOR CONSTRUCTION
100 mm concrete floor slab on 150 mm flooring grade polystyrene insulation on 1200 gauge visqueen dpm on 150 mm hardcore with sand blinding. 30 mm insulation around edge of floor to external walls. Dpm in floor to be bonded to dpc in inner skin of external walls. To achieve a U value of 0.22 W/m2 K .

EXISTING GARAGE FLOOR
90 mm concrete slab on 70 mm Kingspan insulation on 1200 gauge visqueen dpm on sand blinding on existing garage floor slab. 25 mm insulation to edge of floor slab to external walls. Dpm in floor to be bonded to dpc in internal skin of new front wall.

Project Title: Single Storey Extension to Front & Garage conversion. HMO Application - C4	
Address: 1 Rostron Avenue M12 4LQ	
Drawing: Proposed Floor plans	
Drawing No: 270719-03	
Drawn: Victor O.	**Date:** 19/06/22
Scale:	**Paper Size.**