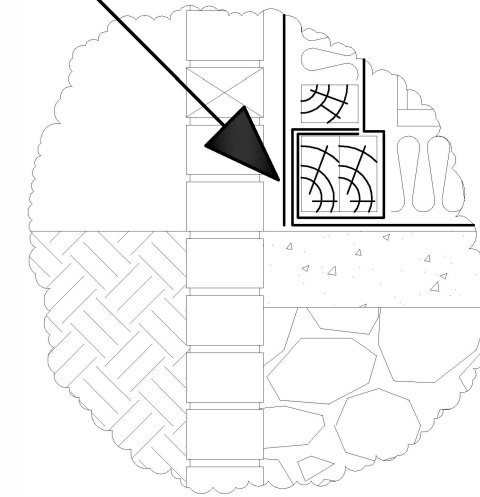
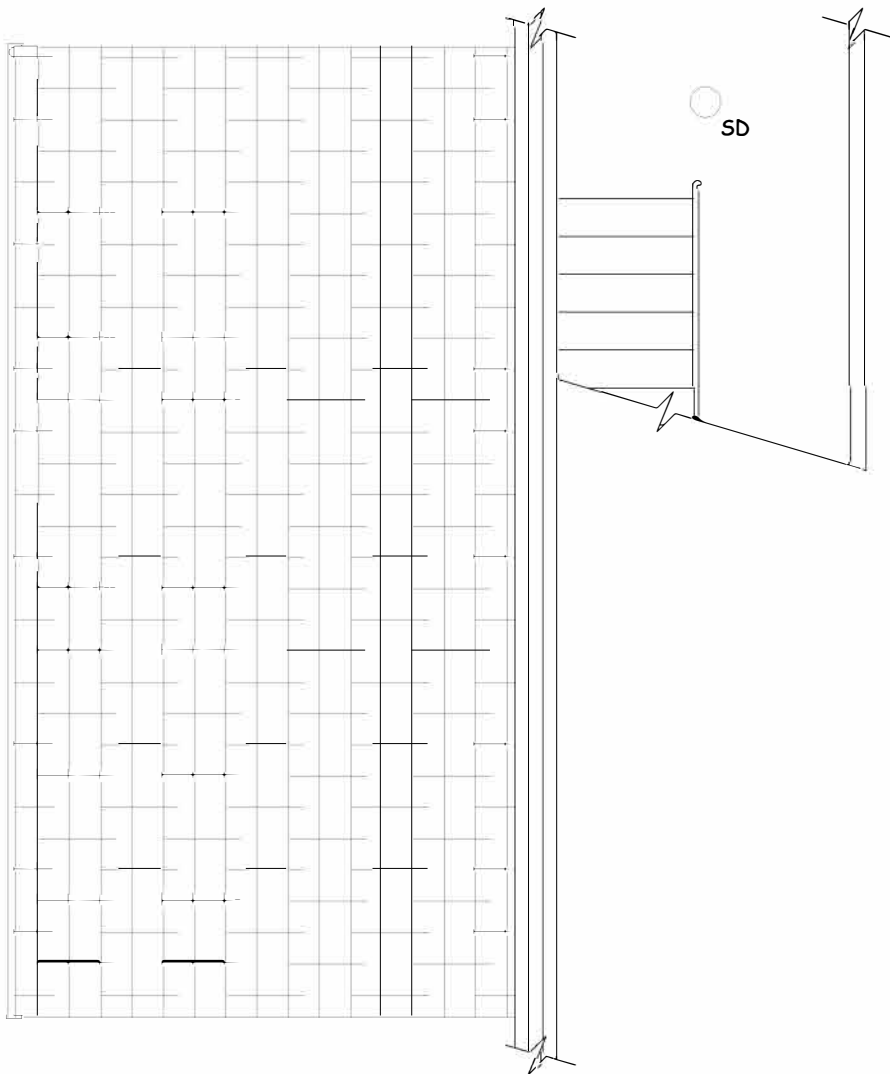
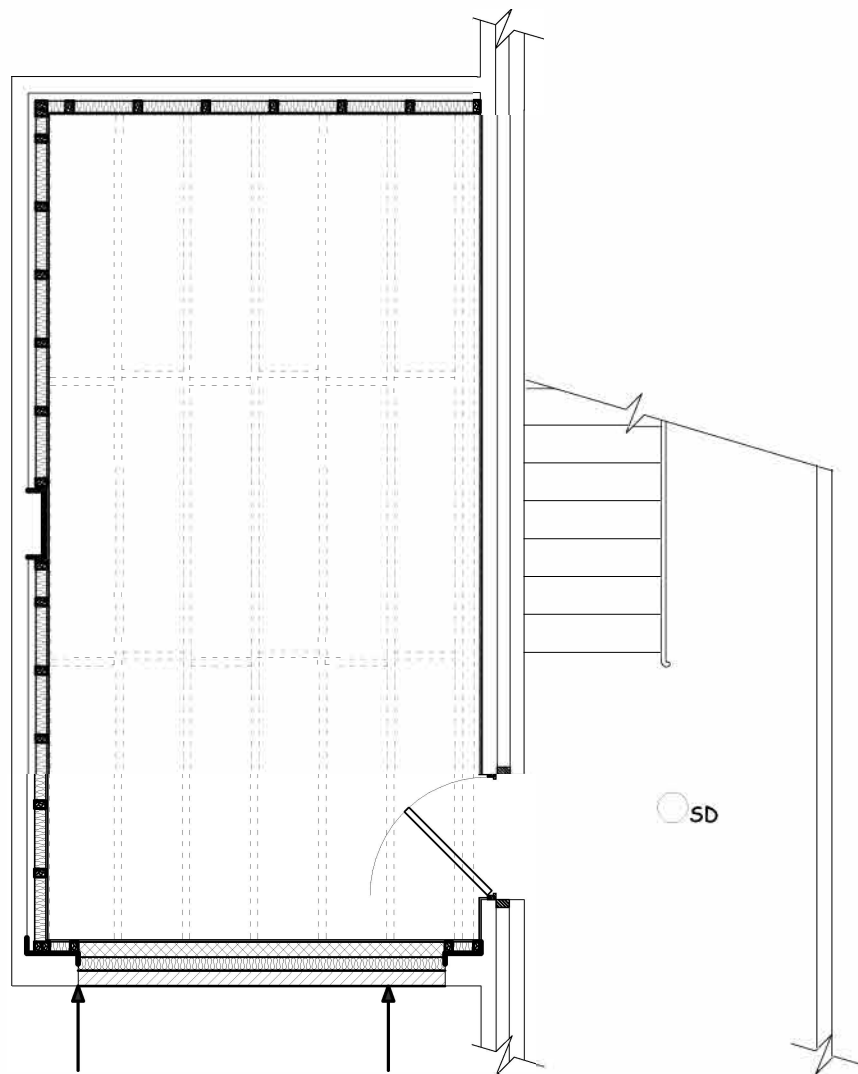


Visqueen DPM lapped and taped up and around floor joists held in place by studding sole plate



## Detail: New floor meets new stud wall sole plate

project: <b>garage conversion detail</b>	
drawn by: <b>JB</b>	date: <b>Jan 09</b>
scale: <b>1:20 1:10</b>	dwg no: <b>1 of 3</b>

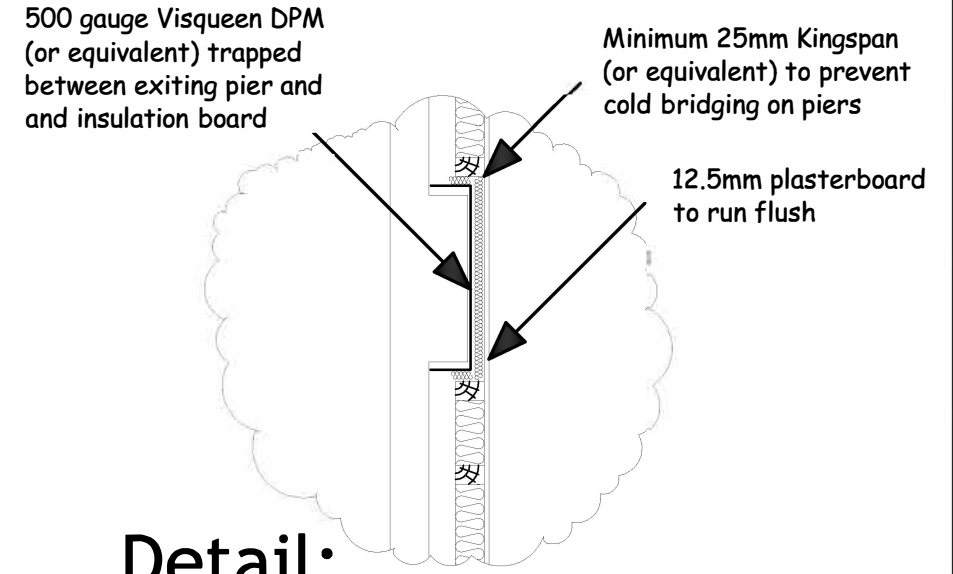


Walls properly bonded (crocodile or similar wall ties)

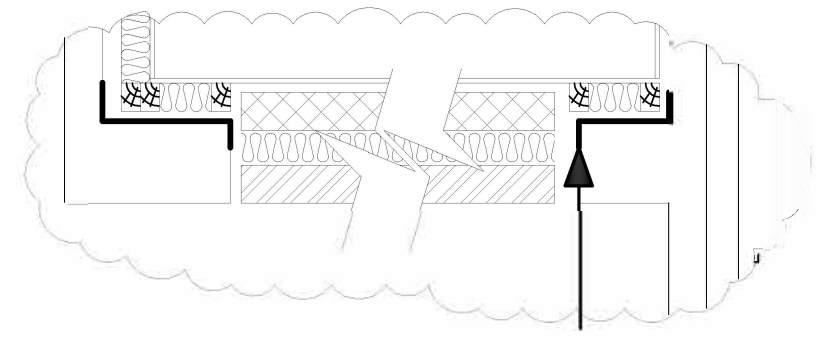
Cavity construction:  
 102.5mm facing brickwork  
 85mm fully filled cavity with Dritherm (or equivalent)  
 100mm Thermalite (or equivalent) internal blockwork  
 Stainless steel wall ties at 900mm horizontal and 450mm vertical centres, maximum 300mm at reveals

**Detail:  
Ground Floor Plan**

**Detail:  
First Floor Plan**



**Detail:  
Existing garage pier**



**Detail:  
New cavity construction in  
existing garage door opening**

Synthaprufe (or equivalent) tanking system with 1200 gauge Visqueen DPM (or equivalent) laid over the top extending minimum half way into new cavity wall and returned to stud cavity

*NB*  
 Slab thickness to be confirmed on site and deemed satisfactory to build off by LABC Officer

*NB*  
 The installation of insulation and ventilation to existing flat roofs is difficult, compliance with the regulations may best be achieved by constructing a warm roof. It is accepted that this could cause flashing problems but is probably the only realistic way of achieving compliance. On the plus side, properly constructed warm roofs are far more durable than cold roofs.

*NB*  
 If no direct external access is available off new extension and where not already present, works will require mains wired smoke detection in all circulation areas, interlinked with battery back-up, manufactured installed and commissioned in accordance with Approved Document B and BS 5446: pt 1: 2000

project: garage conversion detail		
drawn by: JB	date: Feb 09	
scale: 1:50 1:20	dwg no: 2 of 3	



# Detail: Proposed Ground Floor Plan

**NB:**  
 These drawings are generic details and are produced for the purpose of advice. Other regulation requirements may apply to each individual job. They must not be considered 'Building Regulations Approved Plans' in any case.

If the room created by the conversion is a habitable room (lounge, bedroom etc.) and the *only* external escape route is through another room a suitable escape window must be provided

The window must have an unobstructed openable area that is at *least* 0.33m<sup>2</sup> with a *minimum* clear opening dimension of 450mm. A combination of the minimum dimension (450 x 450mm) will not achieve 0.33m<sup>2</sup>

The bottom of the openable area must not be more than 1100mm from the finished floor level

project: garage conversion detail	
drawn by: JB	date: Feb 09
scale: 1:50	dwg no: 3 of 3