

New wall framing to existing garage.

- Visqueen sheet fixed to inner face of brickwork.
- 50mm gap.
- 100x50 timber studwork.
- 100mm Mannok Therm MW boards between studs.
- 50mm Mannok Therm MW boards fitted between 50x50mm counter battens.
- Vapour barrier.
- 12.5mm plasterboard and 3mm skim coat.
- To achieve U-Value of 0.18W/m²K.

Head of existing opening to be raised to 2.1m, to suit raised floor level of converted garage. Insert new single skin Catnic lintel.

New floor to guest bedroom

- Visqueen sheet laid on existing concrete floor.
- 150x50mm C24 timber floor joists at 400mm centres, fixed to joist hangers.
- 100mm Mannok Thermfloor PIR insulation between joists on 25x25mm timber batten supports.
- 18mm tongue and groove chipboard floor.
- New DPC is to be fitted at new floor level.
- To achieve U-Value of 0.17W/m²K.

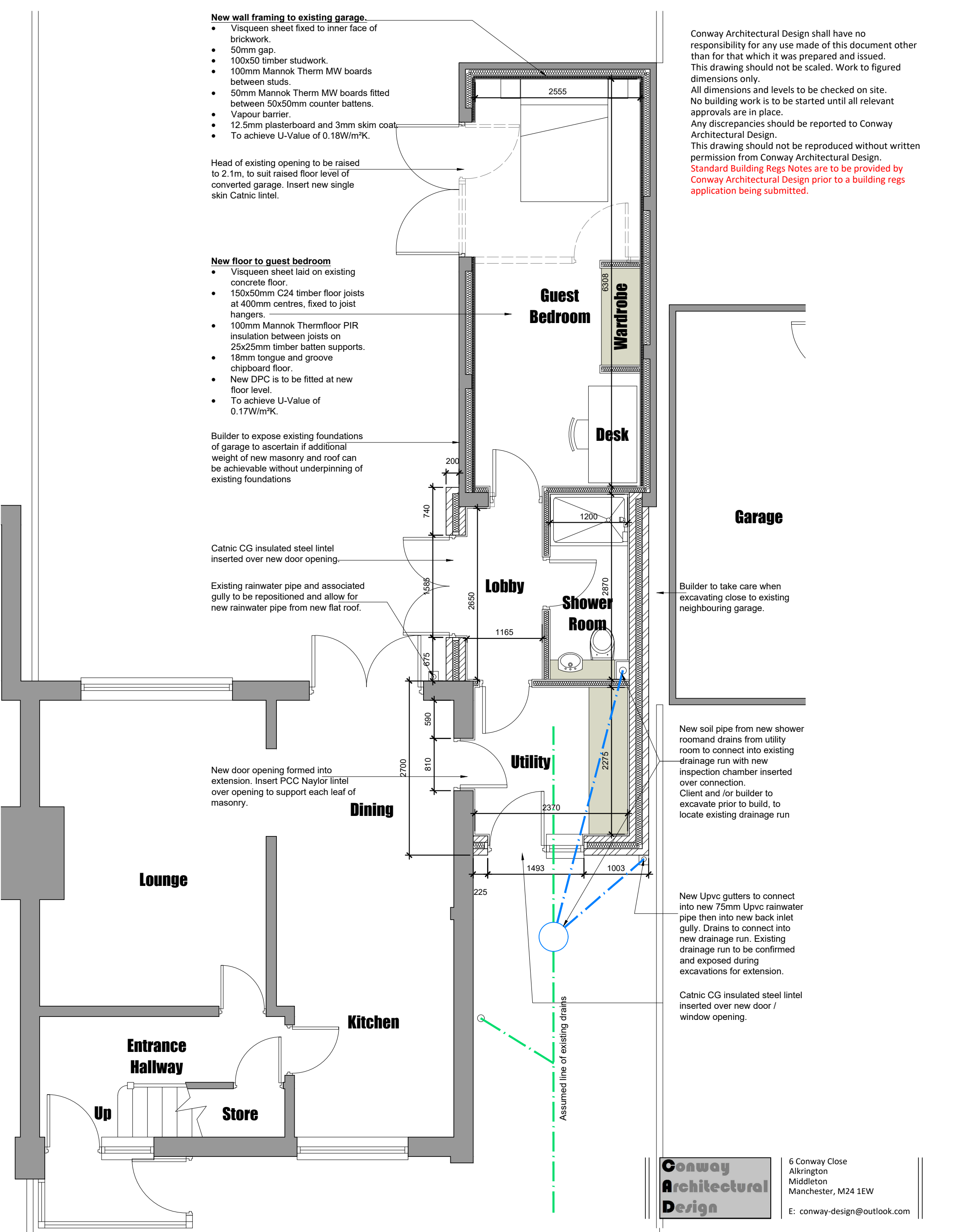
Builder to expose existing foundations of garage to ascertain if additional weight of new masonry and roof can be achievable without underpinning of existing foundations

Catnic CG insulated steel lintel inserted over new door opening.

Existing rainwater pipe and associated gully to be repositioned and allow for new rainwater pipe from new flat roof.

New door opening formed into extension. Insert PCC Naylor lintel over opening to support each leaf of masonry.

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JOB TITLE :	Side/Rear Extension, Garage Conversion
ADDRESS :	119 Warwick Road, Alkrington
DRAWING TITLE :	Proposed Ground Floor Plan
SCALE :	1:50 @ A3
DRAWN : xxx	DATE : 05.11.25