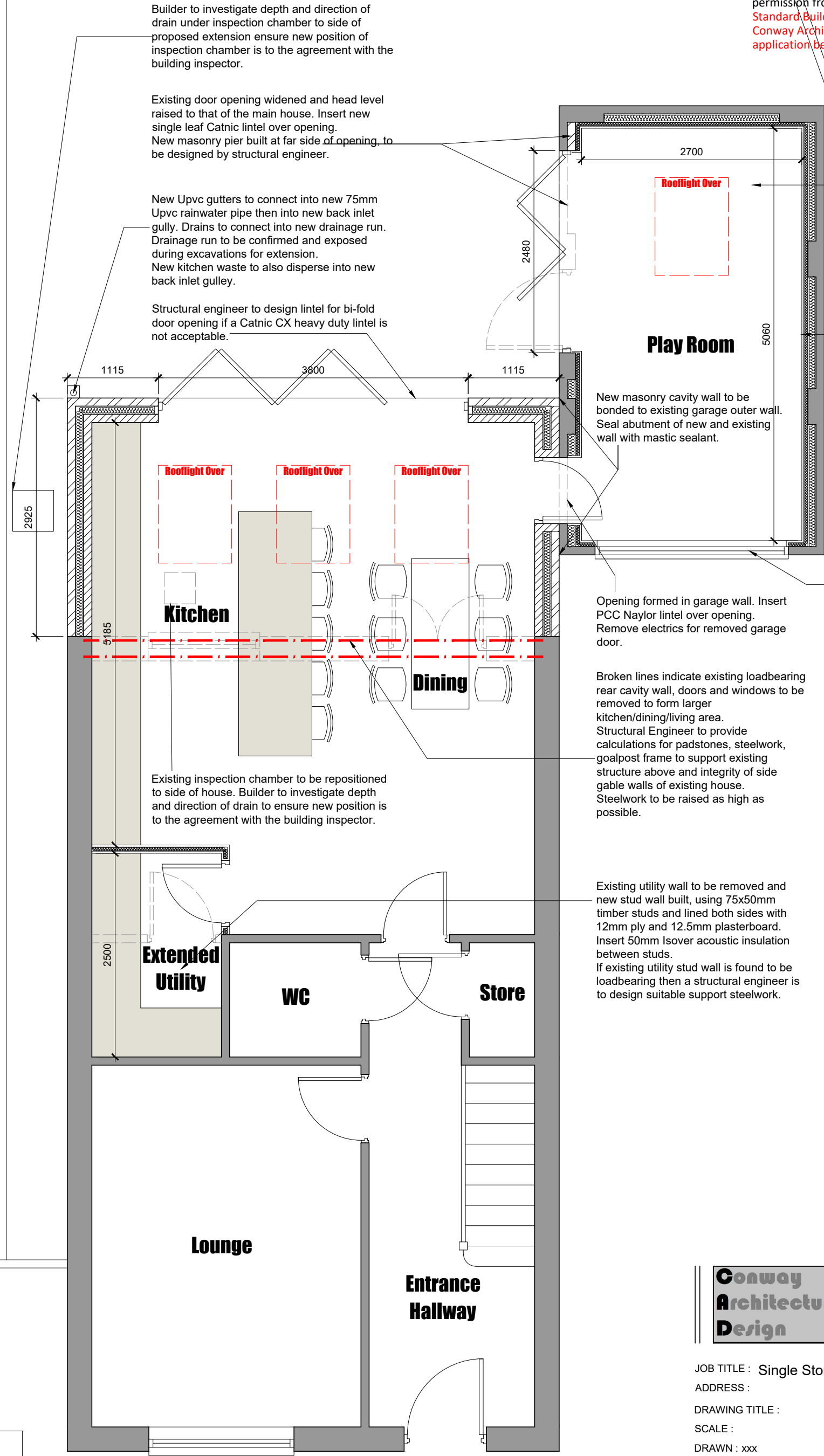


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Builder to investigate depth and direction of drain under inspection chamber to side of proposed extension ensure new position of inspection chamber is to the agreement with the building inspector.

Existing door opening widened and head level raised to that of the main house. Insert new single leaf Catnic lintel over opening. New masonry pier built at far side of opening, to be designed by structural engineer.

New Upvc gutters to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into new drainage run. Drainage run to be confirmed and exposed during excavations for extension. New kitchen waste to also disperse into new back inlet gully.

Structural engineer to design lintel for bi-fold door opening if a Catnic CX heavy duty lintel is not acceptable.

New masonry cavity wall to be bonded to existing garage outer wall. Seal abutment of new and existing wall with mastic sealant.

Opening formed in garage wall. Insert PCC Naylor lintel over opening. Remove electrics for removed garage door.

Broken lines indicate existing loadbearing rear cavity wall, doors and windows to be removed to form larger kitchen/dining/living area. Structural Engineer to provide calculations for padstones, steelwork, goalpost frame to support existing structure above and integrity of side gable walls of existing house. Steelwork to be raised as high as possible.

Existing utility wall to be removed and new stud wall built, using 75x50mm timber studs and lined both sides with 12mm ply and 12.5mm plasterboard. Insert 50mm Isover acoustic insulation between studs. If existing utility stud wall is found to be loadbearing then a structural engineer is to design suitable support steelwork.

New floor to play room

- Visqueen sheet laid on existing concrete floor.
- 150x50mm C24 timber floor joists at 400mm centres, on packers to level the floor.
- 150mm Mannok Thermfloor PIR insulation between joists.
- 18mm tongue and groove chipboard floor.
- New DPC is to be fitted at new floor level.
- To achieve U-Value of 0.15W/m²K.

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.

Partially build up existing garage door in brickwork to match existing off existing foundation, line internally as specified above.

6 Boulter Close

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JOB TITLE : Single Storey Extension, Garage Conversion
ADDRESS : 4 Boulter Close, Middleton
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx
DATE : 03.03.26

JOB NO./
DWG NO.

1077-06