0 1 2 3 4 5m

SCALE 1:50

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Structural engineer to design steelwork for new bi-fold doors and glazing in apex.

Allow for glazed balustrade across face of bi-fold doors. To be min. 1100mm above floor level to top of balustrade.

New Upvc gutter to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into new drainage run(to be agreed on site between builder and building inspector). Existing drainage run to be confirmed and exposed during excavations for extension.

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Insert new Catnic lintel over opening. Lintel spec to suit existing/new cavity wall.

Allow for new steps down to lower level of garden.

Existing soil pipe to be relocated and re-connected to existing drainage run. Flash around pipe where it penetrates the new pitched roof. Box in internally to full depth of apex of gable wall.

Broken lines indicate existing window and adjacent wall to be removed to form opening into extension.
Partially build up nib of window to form inner leaf of cavity wall.
Structural engineer to design steel support beam over new opening.

Builder to expose existing steel beam and structural engineer to confirm if existing beam can be adapted to be bolted / welded to new steelwork. If not, then structural engineer to design new support beam and connection detail.

Build up existing window opening in brickwork outer leaf to match existing, blockwork inner leaf with plastered finish and full fill mineral wool insulation in cavity.

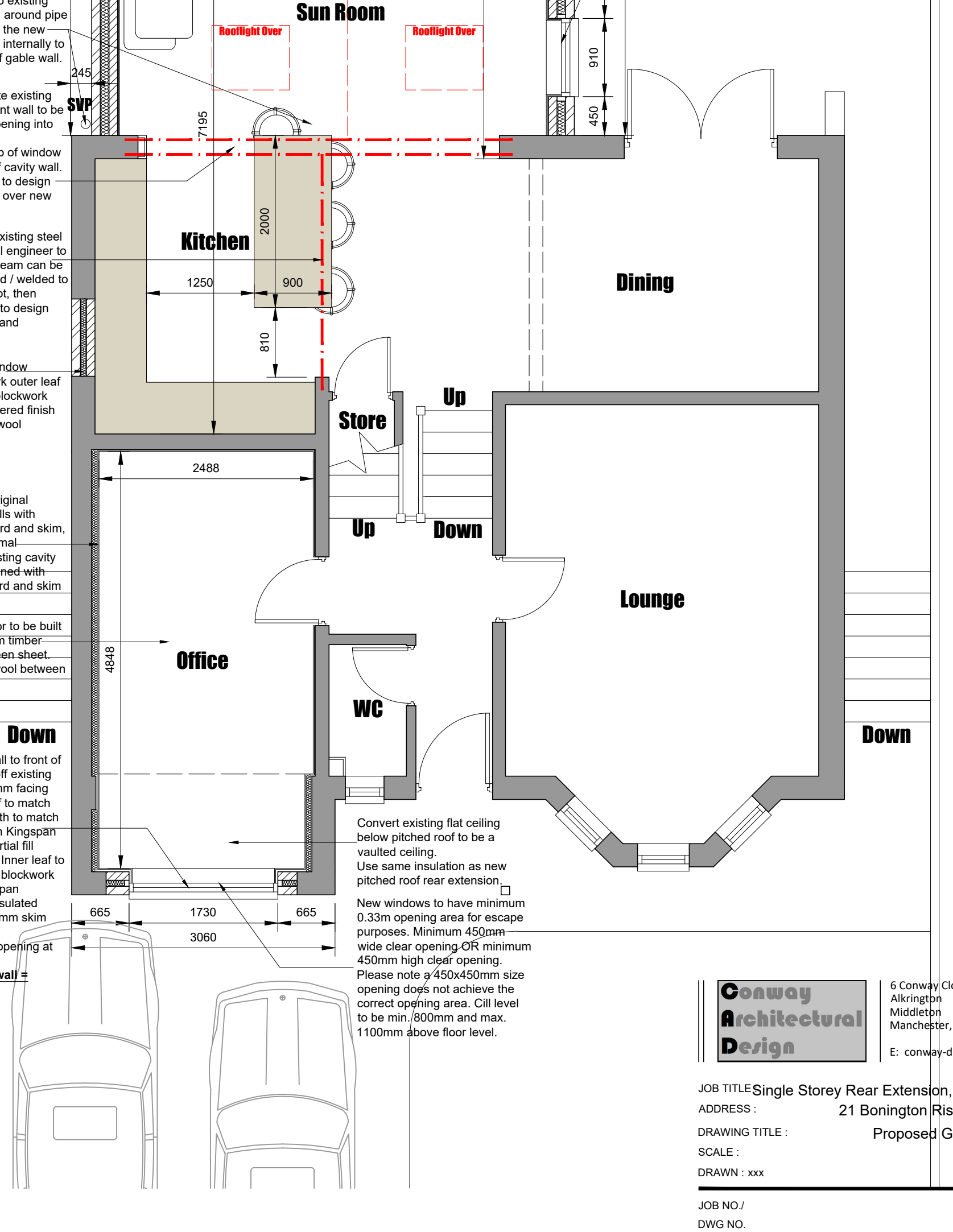
Line internally all original external garage walls with 32.5mm plasterboard and skim, to improve the thermal performance of existing cavity wall. Ceiling to be lined with 12.5mm plasterboard and skim finish.

Existing garage floor to be built up using 150x50mm timber joists sat on Visqueen sheet. Use 150mm Rockwool between joists.

Build new cavity wall to front of converted garage off existing foundation, in 102mm facing brickwork outer leaf to match existing. Cavity width to match existing, with 50mm Kingspan Kooltherm K108 partial fill insulation in cavity. Inner leaf to be medium density blockwork with 32.5mm Kingspan Kooltherm K118 insulated plasterboard with 3mm skim coat.
Insert new DPC in opening at level of existing.
U value of cavity wall = 0.18W/m2K.

Convert existing flat ceiling below pitched roof to be a vaulted ceiling.
Use same insulation as new pitched roof rear extension.

New windows to have minimum 0.33m opening area for escape purposes. Minimum 450mm wide clear opening OR minimum 450mm high clear opening. Please note a 450x450mm size opening does not achieve the correct opening area. Cill level to be min. 800mm and max. 1100mm above floor level.



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JOB TITLE	Single Storey Rear Extension, Convert Garage
ADDRESS :	21 Bonington Rise, Marple Bridge
DRAWING TITLE :	Proposed Ground Floor Plan
SCALE :	1:50 @ A3
DRAWN : xxx	DATE : 15.12.23
JOB NO./ DWG NO.	805-06B