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Thick red lines indicate support steelwork above, to support first floor cavity wall. Structural engineer to design steelwork, padstones and bearings accordingly. Structural engineer to also design support steelwork over existing door opening where new steelwork sits on top.

Bond new masonry cavity wall to existing masonry cavity wall, tooth in brickwork and continue cavity if possible.

Broken lines indicate existing cavity wall between kitchen and existing garage to be carefully removed from site. Builder to prop area to support existing roof above.

Wall between garage and utility area to be a 100mm blockwork wall built off own foundations, lined internally with breather membrane, then 100x50mm timber stud frame with 100mm Mannok PIR between studs then lined internally with 52.5mm Mannok insulated plasterboard. To give a U-Value of 0.18W/m²K. Door to be a 30 min fire door with intumescent strips and self closing device.

Minimum 150mm step down between utility and garage store.

Existing garage, floor slab and associated foundations to be carefully taken down and removed from site.

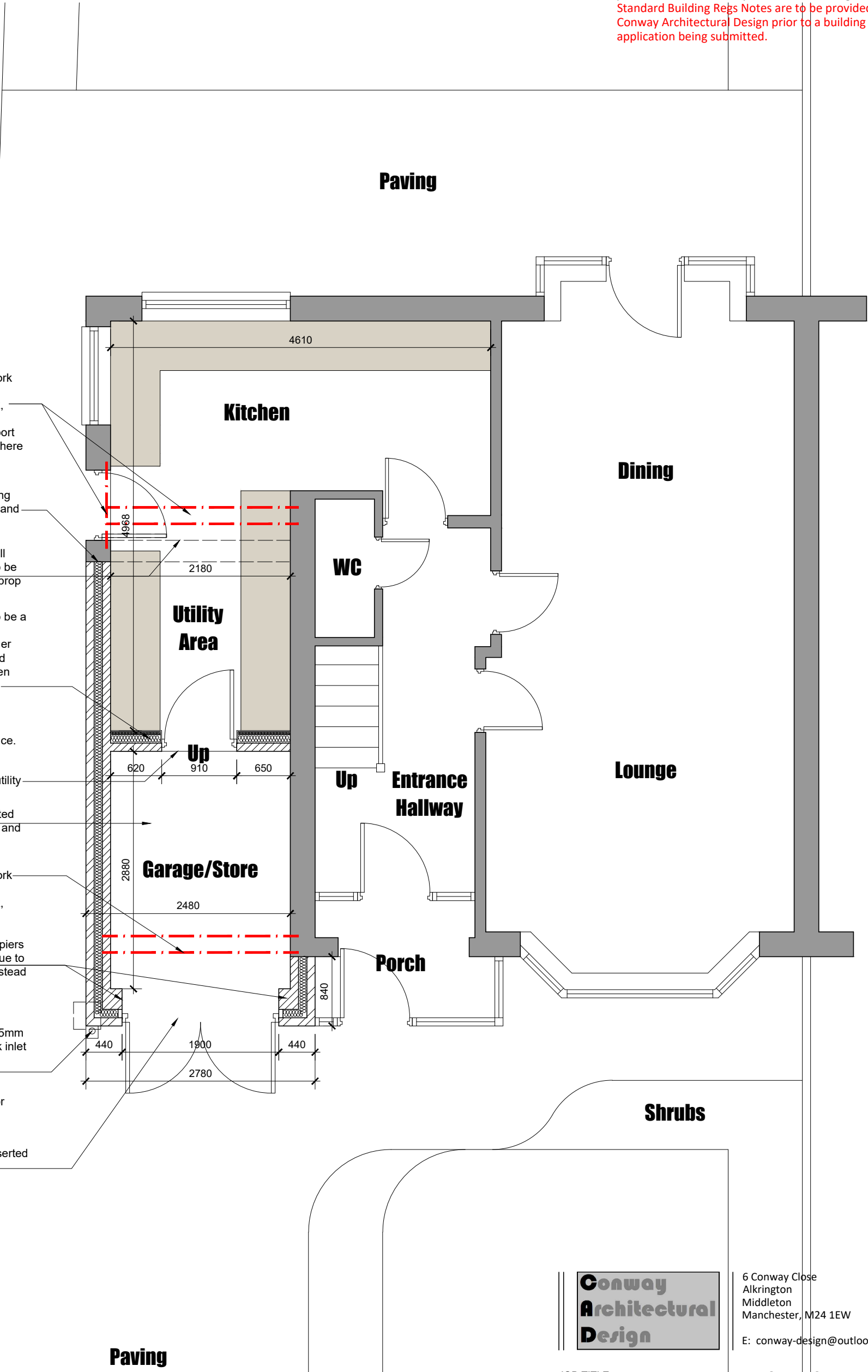
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Structural engineer to design masonry piers to each side of garage door opening, due to brick return being only 440mm wide, instead of the usual minimum 665mm.

New Upvc gutter to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drainage run.

Builder to ascertain position of existing drains and agree with building inspector connection details on site.

New Catnic CG insulated steel lintel inserted over new garage door opening.



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JOB TITLE : 2 Storey Side Extension
ADDRESS : 13 Penrith Avenue, Whitefield
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 18.03.26

JOB NO./ DWG NO. 1085-07A