

New Catnic CGE eaves lintel inserted over new door and window openings.

Drains to new kitchen to connect into new back inlet gully, also used for new rainwater pipe. Builder to ascertain position of existing drains and agree with building inspector connection details on site.

Drains to new en-suite to connect into existing drains from the upstairs bathroom. Prior to works commencing, the contractor is to locate the existing soil pipe connect the new en-suite into this. Allow for new rodable/removable cover at base of soil pipe.

Existing door opening built up in brickwork to match existing. New window opening to be positioned centrally on 2 storey rear outrigger. Use Catnic single leaf lintel over brickwork. Structural engineer to design framing out of window for timber frame.

New floor in garage conversion:

- 65mm sand/cement screed.
- On polythene separating layer, on 90mm Kingspan Kooltherm K103 insulation.
- On 1200G Visqueen DPM, on existing garage floor slab.
- **To achieve U-Value of 0.16W/m²K**
- Depending on difference of floor level between house and existing garage, screed and insulation thickness may need to be reduced or increased accordingly. So new floor lines through with existing.

Line brick walls with the following:

- Breather membrane fixed to existing wall.
- Build timber stud frame(designed by structural engineer) minimum 50mm away from existing wall.
- Fit 70mm Kingspan Kooltherm K112 between studs.
- Face studs with 52.5mm Kingspan Kooltherm K118 insulated plasterboard.
- **U-Value of timber frame 0.18W/m²K.**

Build new single skin wall to front of converted garage off existing foundation, in 102mm facing brickwork outer leaf to match existing. Line internally with the same timber frame and insulating construction as the existing side walls. Insert new DPC in opening at level of existing.

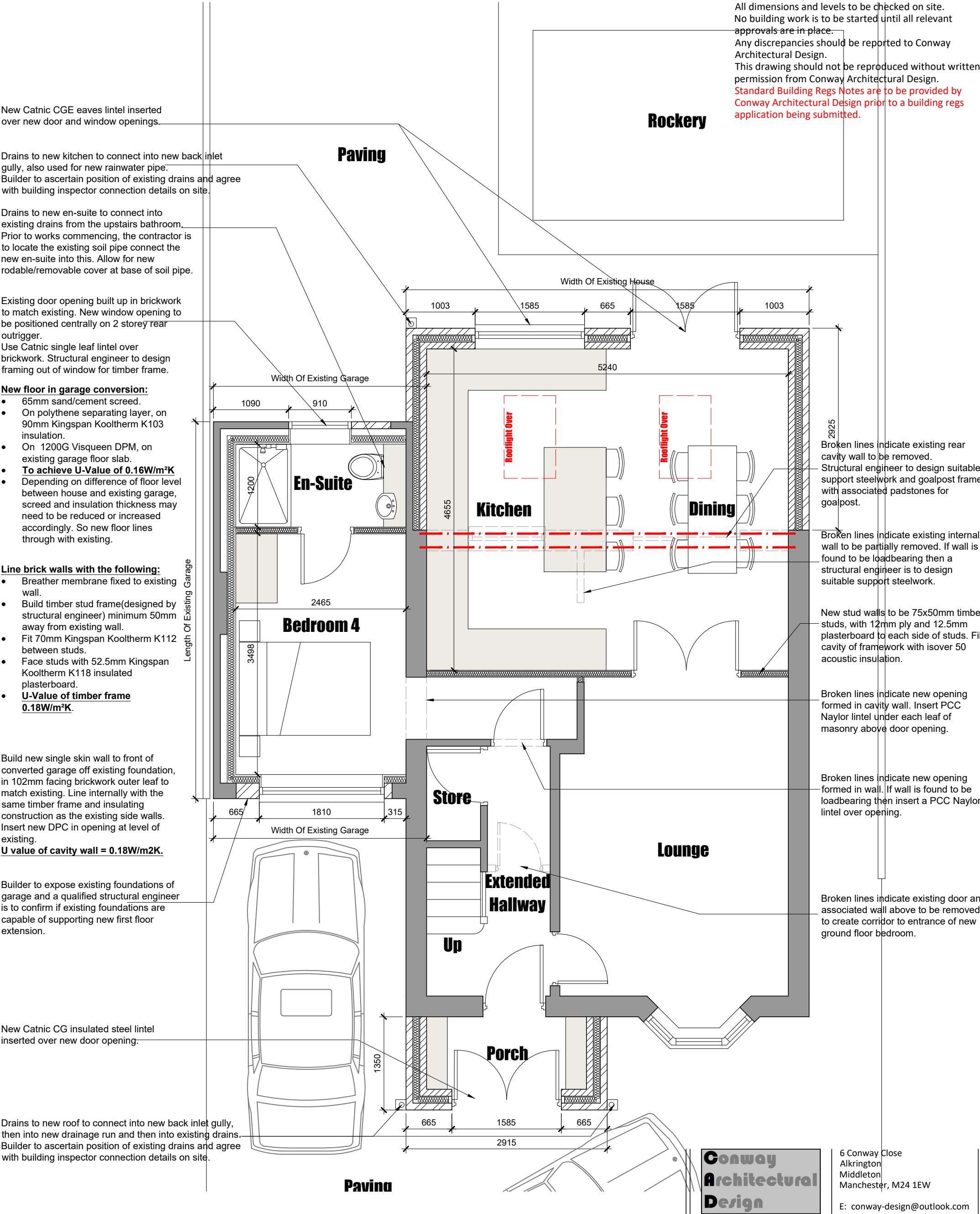
U value of cavity wall = 0.18W/m2K.

Builder to expose existing foundations of garage and a qualified structural engineer is to confirm if existing foundations are capable of supporting new first floor extension.

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

Drains to new roof to connect into new back inlet gully, then into new drainage run and then into existing drains. Builder to ascertain position of existing drains and agree with building inspector connection details on site.

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JOB TITLE : 2 Storey Side, Single Storey Rear Extension
ADDRESS : 43 Sycamore Drive, Radcliffe
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx
DATE : 04.06.26

JOB NO./
DWG NO.

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