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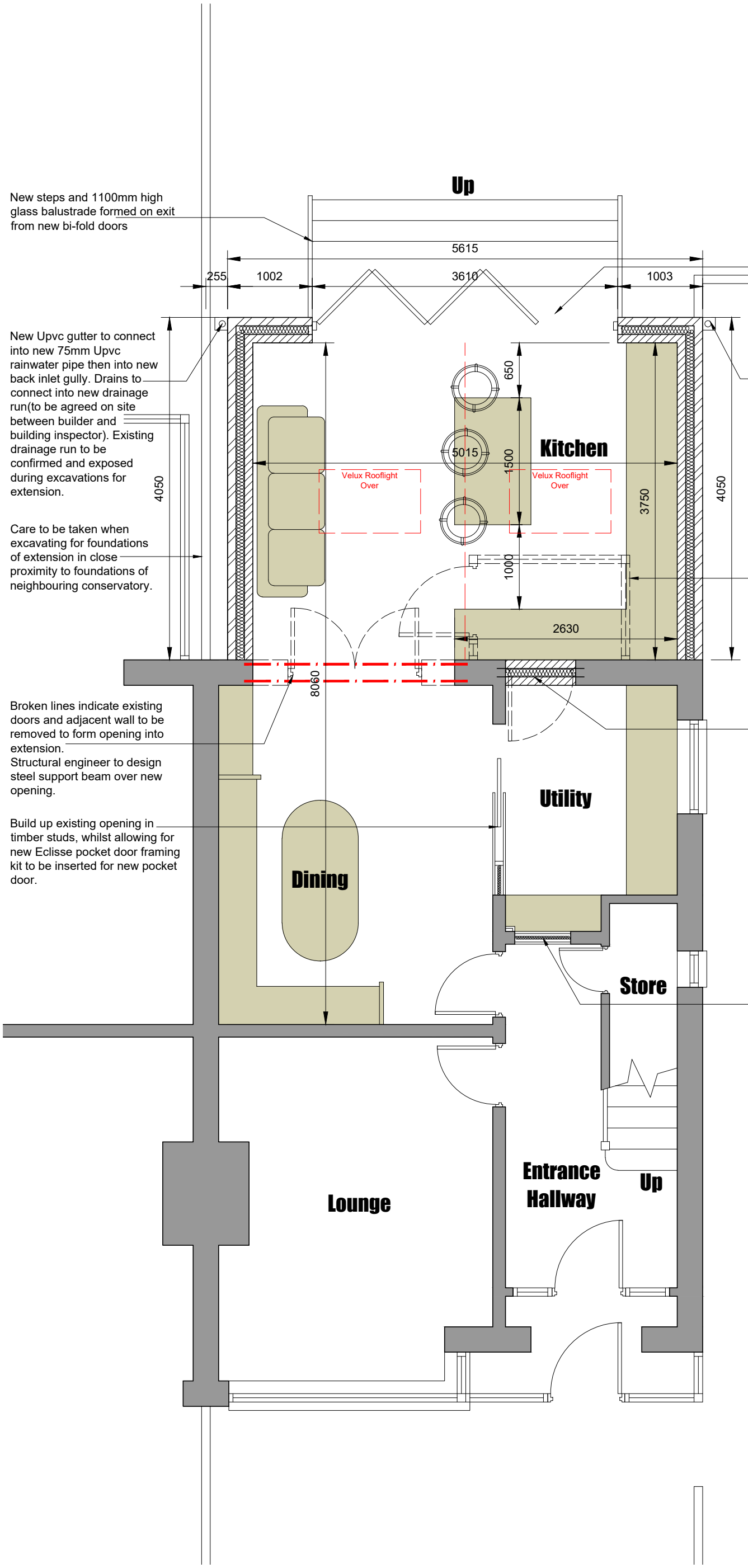

New steps and 1100mm high glass balustrade formed on exit from new bi-fold doors

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

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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Care to be taken when excavating for foundations of extension in close proximity to foundations of neighbouring conservatory.

New drains to kitchen to connect into new back inlet gully used for new rainwater pipe.

Broken lines indicate existing rear porch to be removed.

Broken lines indicate existing doors and adjacent wall to be removed to form opening into extension.
Structural engineer to design steel support beam over new opening.

Build up existing door opening in 2 leaves of 100mm blockwork with plastered finish to both sides.

Build up existing opening in timber studs, whilst allowing for new Eclisse pocket door framing kit to be inserted for new pocket door.

Build up existing door opening in timber studwork with 12.5mm plasterboard and skim coat to both sides, insert mineral wool insulation between studs..

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JOB TITLE :	Single Storey Rear Extension
ADDRESS :	23 Parkleigh Drive, New Moston
DRAWING TITLE :	Proposed Ground Floor Plan
SCALE :	1:50 @ A3
DRAWN : xxx	DATE : 24.01.24
JOB NO./ DWG NO.	811-06A