

NOTE - Existing ceiling over office to be removed and reformed. Void to be insulated with 300mm mineral wool insulation. We have assumed that the existing roof has breathable felt - if not fit vent tiles

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Approx line of boundary

LOUNGE
Not Surveyed

KITCHEN
Not Surveyed

UTILITY

OFFICE

escap window

Original garage floor to be finished with dpm linking with external wall dpc. Frame out the floor and finish with floor boards. All to line with existing. Void space to be fully filled with 100mm Kingspan insulation

Boxing to underside of stair
First floor external wall runs over

Check existing cavity walls for insulation. If required, wall to be injected with new insulation beads or finished internally with 62mm Kingspan K118 insulation backed plaster board. Client should allow a contingency sum for this

Build up new section of cavity wall to match and line with existing off new strip foundation. Cavity to be 100mm wide fully insulated. White upvc window with escape sash. Window to client spec

Approx line of boundary

2m

6000mm

Area of hard standing increased in width to min 6m to allow off street parking for two cars. Surface used to be permeable or a threshold drain provided at drive entrance discharging to a new soakaway.

Soft landscaping

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Client
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Project
Proposed Garage Conversion
Drawing
Proposed Ground Floor Plan

Scale
1:50 @A3
Date
6.2.22
Dwg. No.
1722 / 02
Rev.
/

0mm 500mm 1000mm 2000mm
SCALE - 1:50
0ft 2ft 4ft 6ft 8ft