



BOUNDARY
LINE

GARDEN

PATIO

No;2

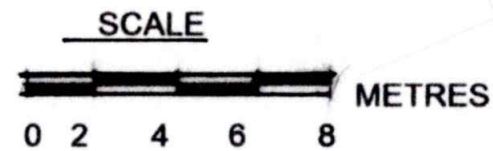
BOUNDARY

DRIVE

DARK WOOD CLOSE

SITE PLAN.

Scale. 1; 200 @ A3



CONSTRUCTION NOTES ;

FLOOR; Existing insulated concrete floor (new property)U VALUE 0.22W/m2K

EXTERNAL GABLE WALL; Existing 300mm fully insulated cavity wall U VALUE 0.28W/m2K Internal blockwork to receive 12mm plasterboard /skim finish

NEW BRICKWORK; U VALUE 0.28W/m2K remove reposition existing Aco drain Remove existing garage door & frame .form new concrete strip footing across opening (to BCO approval)to receive 300mm cavity wall comprising 100mm block 100mm fully insulated cavity 100mm facing brickwork .either brick bonded or straight joint with S.S. crocodile ties .brick up opening to match bay window height @ approx. 6 courses to underside of re con 2 course cill (internal window board height approx. 600mm) refit ACO drain width of opening connecting into existing rwp gully.

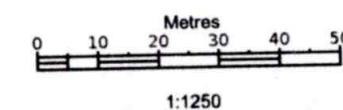
WINDOW; New white Upvc window height to match extg bay window Upvc make up fascia with timber bulkhead . sealed double glazed units with 20mm Argon gas filled air gap and soft low e coating UVALUE 1.6W/m2K 2No unobstructed opening sash windows min.33m2 and min 450mm wide see elevations)**FIRE DOOR;** Provide and fit 30minutes doo r& frame with overhead door closer.

CENTRAL HEATING; Extend central heating from exiting boiler in garage. Install carbon monoxide detector located U/S ceiling. New radiator to be fitted with TRV.**GENERAL NOTES ;** Any gas works to be completed by a certified Gas Safe Engineer. Electrical installation to be designed installed , tested and certified on completion to BS/7671 by a competent person. All glazing in critical areas to comply with BS 6206



Produced 06 Apr 2021 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



N 2, Dark Wood Cl, Manchester
M8 5EH

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Order Licence Reference: OI1464471
Centre coordinates: 385128 401966

LOCATION PLAN

Scale ; 1;1250 @ A3

Version 1.0 Unversioned directory PDF

Drwg. No. RG / ZA /02

roger green