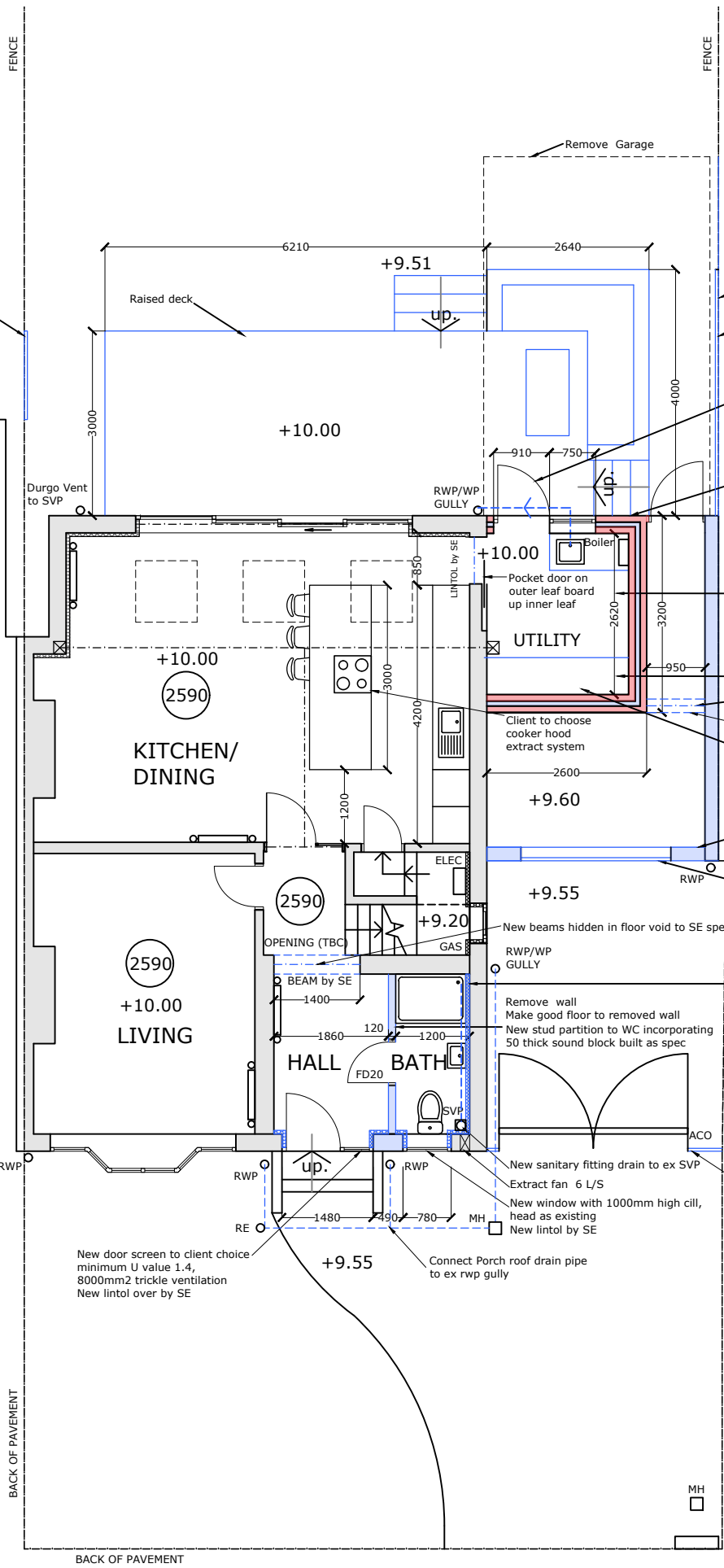
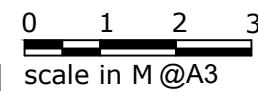


2800mm GF to FF

Fence h-2,20m



GROUND FLOOR



scale in M @A3

Fence h-2,20m

New fence at garage wall height

Door screen to client choice minimum U value 1.4, 8000mm2 trickle ventilation. Window with 1000mm high cill, head as existing Lintel over by SE

Matching brick cavity wall construction including cavity insulation and DPC on new concrete stip foundation

Under Floor Insulation - Fit floor insulation target U value 0,18. Unvented floor void under suspended utility room floor apply water proof tanking to oversity concrete and walls carried up to floor level Fit Kingspan 150mm thick insulation between joists, depth of insulation to suit 0,18 U value floor joists depth to SE spec.

New roof insulation to Utility room only 2m head height to lintol with brickwork over to support ex boundary gable wall Connect raised gable to Utility room concrete lintol and brick work for stability

Subfloor under utility room to be 150mm below the underside of the floor joists and vented through air bricks at 1,8m Centers Matching brick solid 225 thick wall construction with DPC

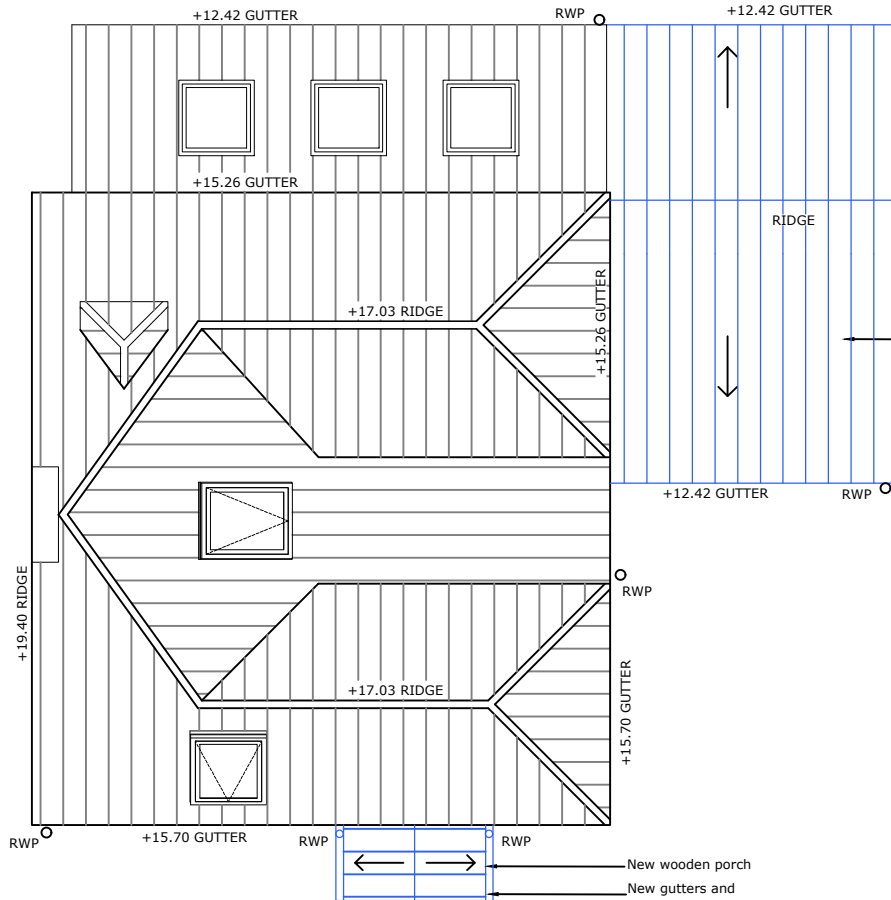
Reuse existing garage door New lintol to SE spec

IWI to existing (solid wall) IWI (internal wall insulation): -existing brick -remove existing plaster -20mm Diansen Diathonite Thermactive lime and cork based insulating levelling plaster. -Gutex Thermoroom Adhesive mortar for bonding Thermoroom insulation boards. -60mm Gutex Thermoroom carbon-negative natural wood fibre internal insulation board. -10mm Lime Green Solo one-coat smooth breathable finishing plaster. -Reinforcing Mesh embedded within Lime Green Solo. -Auro Premium Wall Paint natural breathable coloured emulsion.

On the external face of all the house: - Apply Diansen bkk eco colourless cream to the external brickwork.

Wooden gates 1.7m high

Underground drainage to be agreed on site with Align BC Structural engineer to determine foundation support to existing boundary wall to N°17 Ruabon Road



ROOF PLAN



WOODEN GATES

Planning drawings are not for construction, please refer to the Building Regulation Stage Plans and Setting out drawings.

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Stage:	Building Regulations	Client:	Janet Fahie
Title:	Proposed Phase 2 Ground floor. Roof plan	Project:	15 Ruabon Road, Didsbury, Manchester, M20 5LB
0 1 2 3	Scale@A3 1: 100	Date:	20/12/23
		Drawn:	AP
		Job no:	M510
		No.	20
		Rev:	D