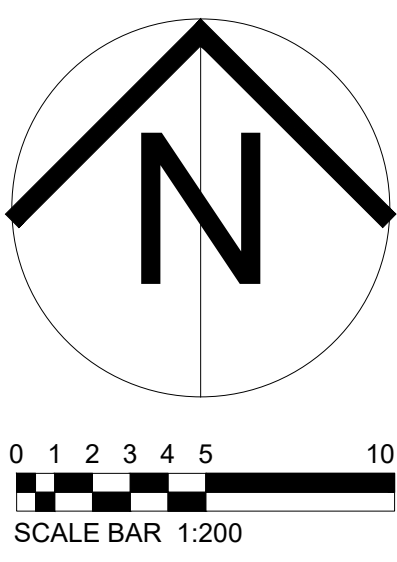




- LEGEND**
- FOOTPATH AND PATIOS TO BE MARSHALLS TEXTURED UTILITY 450 x 450mm BRP CONCRETE FLAHS BUT JOINED ON 20mm THICK SAND BED ON 100mm THICK LAYER OF WELL CONSOLIDATED HARDCORE
 - PARKING BAYS / DRIVEWAYS IN TRAFFICABLE BLACK BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY STANDARDS, REFER TO CIVIL ENGINEERS DRAWINGS.
 - EASEMENT
 - HATCH DENOTES LANDSCAPING, PLEASE REFER TO SPECIALIST CONTRACTORS DRAWINGS
 - 1800mm HIGH BRICK WALL, SEE NSD 8001 TYPE 1
 - 1800mm HIGH CLOSE BOARD FENCE, SEE NSD 9102 TYPE A (TIMBERS TO COMPLY WITH BS5588 WHERE NOTED)
 - 1800mm HIGH CLOSE BOARD FENCE/CONCRETE POSTS AND GRAVEL BOARDING SEE NSD 9102 TYPE D
 - 2100mm HIGH CLOSE BOARD FENCE, SEE NSD 9102 TYPE A (TIMBERS TO COMPLY WITH BS5588 WHERE NOTED)
 - 1100 - 1500mm HIGH HOOPED TOP METAL RAILING, SEE NSD 9002 & NOTE ON LAYOUT
 - RETAINING STRUCTURE TO ENGINEERS DETAIL
 - 1800mm HIGH CLOSE BOARDED GATE, SLAM TO LOCK WITH ACCESS KEY, GATES MARKED WITH AN * TO BE SLAM TO LOCK WITH COMMAL ACCESS KEY
 - FRONT ENTRANCE DOOR, ALL DOORS TO HAVE FLUSH THRESHOLD, UNLESS NOTED OTHERWISE PROVIDE 1200 x 1200mm LEVEL PLATFORM AT ENTRANCE TO DWELLING
 - PATIO / FRENCH DOORS
 - GARAGE PERSONNEL DOORS
 - GARAGE DOORS
 - DOORS
 - DOES PLOTS WITH GABLE WINDOWS OMITTED
 - DOES PLOTS WITH WINDOWS REQUIRING ACOUSTIC GLAZING
 - DOES PLOTS WITH FEATURE ROOF TILE BANDING
 - POSITION OF LEVEL ACCESS
 - PROPOSED RAMP TO LEVEL ACCESS
 - PROPOSED PUBLIC STREET LIGHT LOCATION
 - PROPOSED PRIVATE LIGHT LOCATION
 - PROPOSED GRADIENT OF REAR GARDENS
 - 240: 16 AMP ELECTRIC CAR CHARGER
- BUILDING REGULATIONS**
- NO GLAZING EXCEEDING 1M TO BE INCLUDED TO ELEVATIONS WITHIN 1M OF THE BOUNDARY
 - NO TWO FACING BOILER FLUES ARE TO DISCHARGE WITHIN 1.2M OF EACH OTHER
- NOTES**
- PATHS GENERALLY TO BE 900mm WIDE
 - PATIOS GENERALLY TO BE 2700 x 1800mm UNLESS INDICATED OTHERWISE
 - PAVING SLABS TO BE OFFSET 10mm WHERE FOOTPATH OR PATIO IS ADJACENT TO DWELLING
 - MOVING STRIP TO BE PROVIDED WHERE TURNED AREAS ADJUT HOUSE, TO CONSIST OF 150mm WIDE GOLDEN (BUP) STONE CHIPPINGS
 - GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW S.L. UNLESS OTHERWISE NOTED
- MATERIAL REFERENCE**
- 6.0 = BRICK
 - 6.1 = BRICK / RENDER
 - 6.2 = BRICK / TILE HANGING



SITE DATA	
TENURE	PFS / Green Places
SECURED BY DESIGN	No
BUILDING REGULATIONS	2010 As Amended
ENGINEERING	Refer to All engineering drawings provided by Elus Projects Ref: ELL-2023-01-143 for trees and retaining structures
ACOUSTIC REQUIREMENTS	Boundary treatments and upgraded glazing requirements in accordance with report ref: P152-2023-01-09
OTHER	All House Types in accordance with NSDS All houses to be provided with a fitted with a WALLPOD EV - 7.0kW (20A) Type 2 Infrared Cable Charging Unit



FORMER Belle Vue Dog Track,
Kirkmanshulme Lane
Gorton, Manchester

EXTERNAL FINISHES
SHEET 1

Scale: 1:200	drawn by: DRB
Date: Sept'18	checked:
drawing no: SK441-EXT-01	sheet no: Sheet 1 of 3
author: F	revision: F