

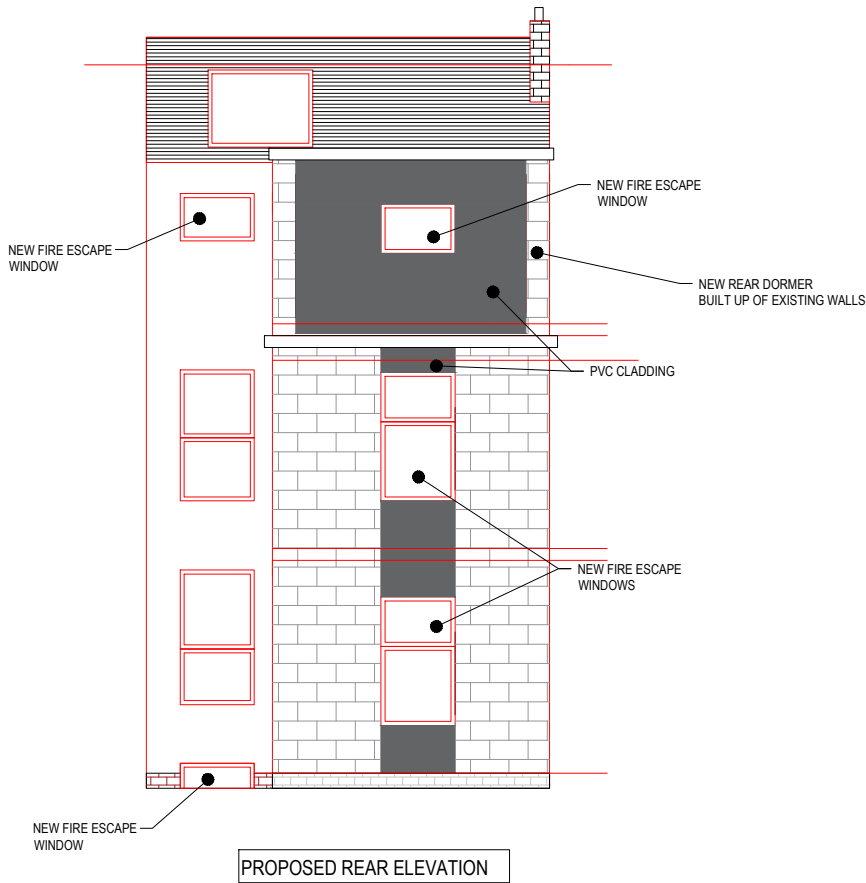
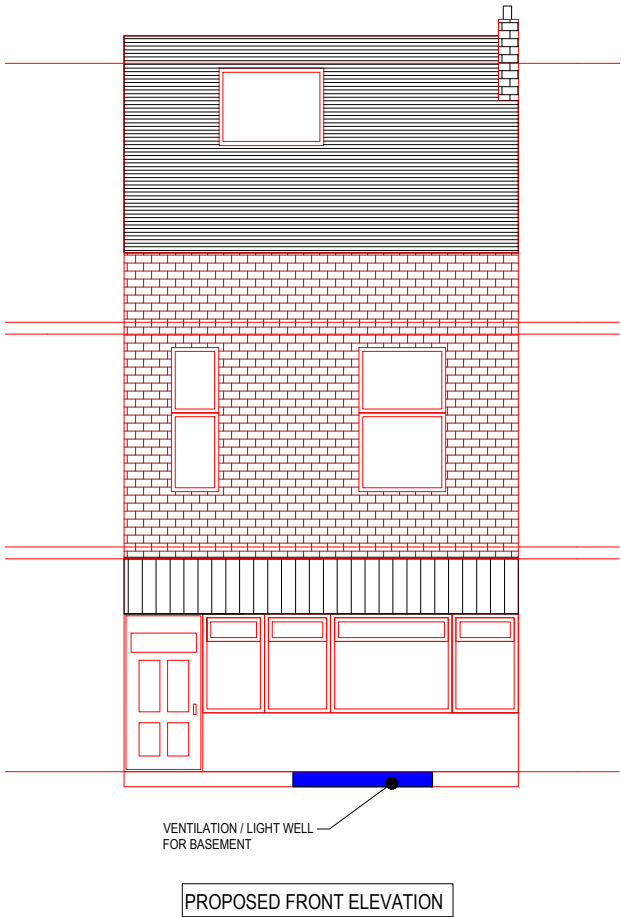
PROPOSED ELEVATIONS

PLANNING DRAWINGS ONLY
NOT TO BE USED ON SITE

LOAD BEARING BLOCKWORK:
MINIMUM CRUSHING STRENGTH OF 7 N/mm2.

MORTAR SHALL BE:
GRADE III GENERALLY
GRADE I BELOW DPC

ALL TIMBER TO BE GRADE C16 SOFTWOOD
UNLESS STATED.



WALL CONSTRUCTION
NEW CAVITY WALLS TO HAVE A STRUCTURAL THICKNESS OF 300MM.
CAVITY WALL TO BE CONSTRUCTED AS FOLLOWS:
EXTERNAL LEAF CONSTRUCTED FROM 100MM 7N/MM CONCRETE BLOCKWORK. 100MM CAVITY TO INCLUDE 60MM XTRATHERM XT BOARD WALL INSULATION TONGUED AND GROOVED JOINTING SYSTEM MINIMISING COLD BRIDGING. PREFORMED 90 DEGREE XTRATHERM CORNER BOARDS TO BE USED MINIMISING COLD SPOTS. INSULATION BOARD TO BE CONTINUED 250MM BELOW F.F.L. WALL TIES TO BE STAINLESS STEEL BUTTERFLY TYPE WITH INSULATION RETAINER SUITABLE FOR 100MM CAVITY SPACED AT 450MM VERTICALLY AND 750MM HORIZONTALLY. SPACING OF WALL TIES TO BE INCREASED TO EVERY BLOCK COURSE WITHIN 300MM OF JAMBS OF OPENING AND CORNERS IN EXTERNAL WALLS. CAVITY TO BE CLOSED AT TOP WITH 12.5MM SUPALUX. INTERNAL LEAF OF WALL CONSTRUCTED FROM 100MM 7N/MM CONCRETE BLOCKWORK.

WINDOWS
PROVIDE DOUBLE GLAZED upvc WINDOWS THROUGHOUT TO DESIGNS AS PER ELEVATIONS. OPENING LIGHT TO HAVE STAINLESS STEEL SWIVOT HINGES AND FRICTION STAYS TO OPEN 90 DEGREES FOR FIRE ESCAPE. WINDOWS TO BE GLAZED WITH 4MM FLOAT GLASS TO EITHER SIDE OF 18MM CAVITY UNLESS NOTED AS SAFETY GLASS 'SG'. PROVIDE OBSCURE GLASS TO TOILET WINDOWS. ALL WINDOWS TO BE FITTED WITH IN-FRAME TRICKLE VENTS OF NOT LESS THAN 8000MM SQ PER HABITABLE ROOM AND 4000MM SQ PER NON HABITABLE. ANY PAIR OF GLASS IN A WINDOW WHICH IS WITHIN 800MM ABOVE FINISHED FIRST FLOOR LEVEL OR FINISHED GROUND LEVEL SHALL BE TOUGHENED SAFETY GLASS. ANY PLANE OF GLASS IN A DOOR WHICH IS WITHIN 1500MM OF FINISHED FLOOR LEVEL OR 300MM HORIZONTALLY SHALL BE TOUGHENED SAFETY GLASS TO BS 6202. DOUBLE GLAZED UNITS SHALL BE PLACED WITH THE SAFETY GLASS FACING THE RISK AREA. WHERE THE RISK IS FROM EITHER SIDE BOTH SKINS SHALL BE TOUGHENED SAFETY GLASS. ALL SAFETY GLASS SHALL BE CLEARLY MARKED. AT GROUND LEVEL BOTH PANES OF GLASS MUST COMPLY.
ALL NEW FIRST FLOOR BEDROOMS REQUIRE EMERGENCY ESCAPE WINDOWS. OPENING LIGHTS FITTED WITH ESCAPE HINGES / CATCHES GIVING A CLEAR MINIMUM 0.33M2 OPEN FREE AREA, WITH NO DIMENSIONS LESS THAN 450MM X 750MM. SILL HEIGHTS TO FIRST FLOORS OR WHERE DROPS OF MORE THAN 600MM EXIST, TO BE 800MM MINIMUM AND NOT MORE THAN 1100MM ABOVE FLOOR LEVEL.

ALL MEASUREMENTS TO BE RE CHECKED
ON SITE BEFORE CONSTRUCTION
COMMENCES

ALL FINISHES ARE TO MATCH THAT OF
EXISTING DWELLING

ALL DRAINAGE TO BE CONNECTED TO
EXISTING
FOUL/STORM SEWER RESPECTIVELY

PROJECT: 50 BARLOW ROAD, LEVENSHULME, MANCHESTER, M19 3DA	SCALE: 1:50	DRAWN: VH	DESIGNER: VH
	TITLE: PROPOSED FRONT & REAR ELEVATIONS		
	CLIENT: ISHFAQ HUSSAIN		
	DRAWING NUMBER: 19201		REV: B