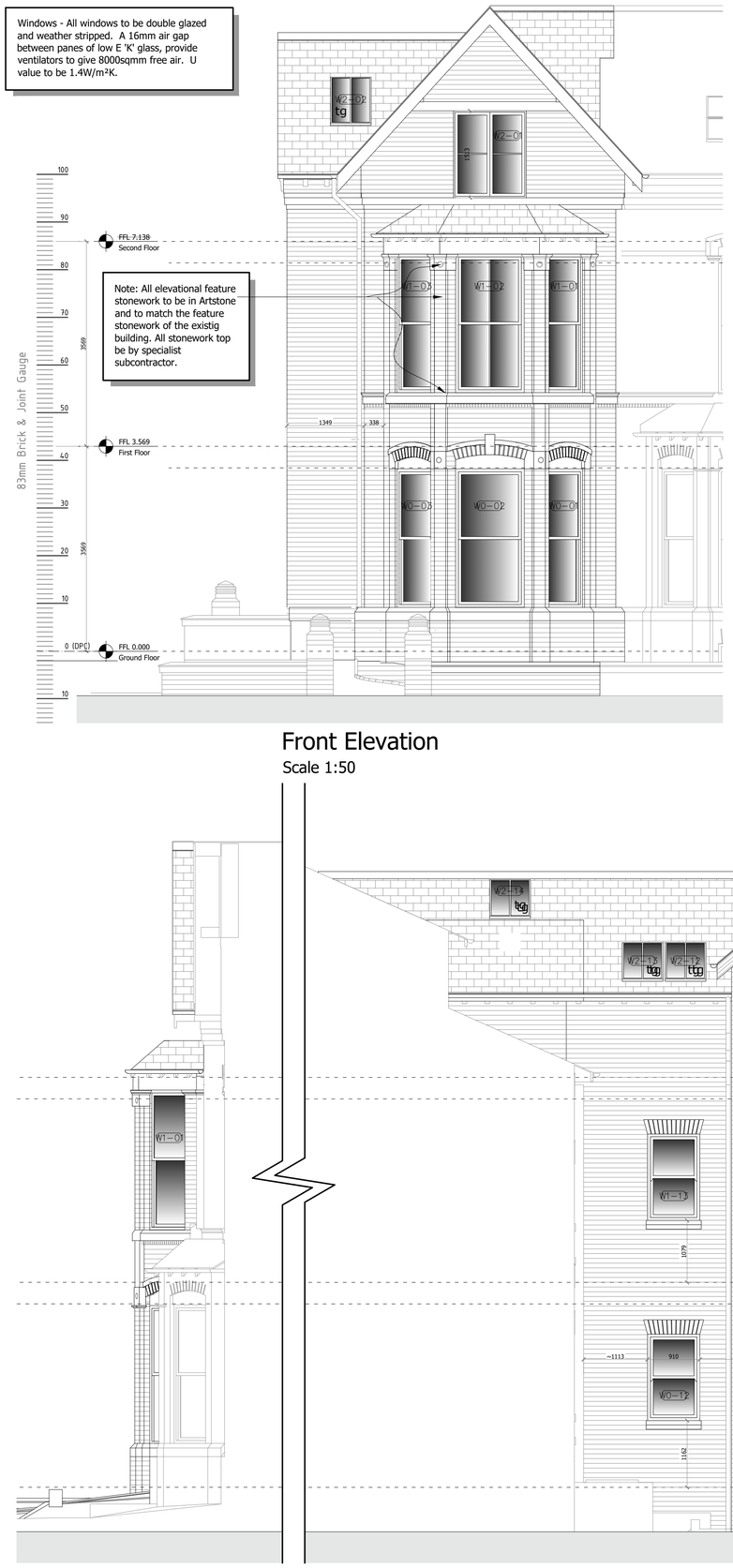
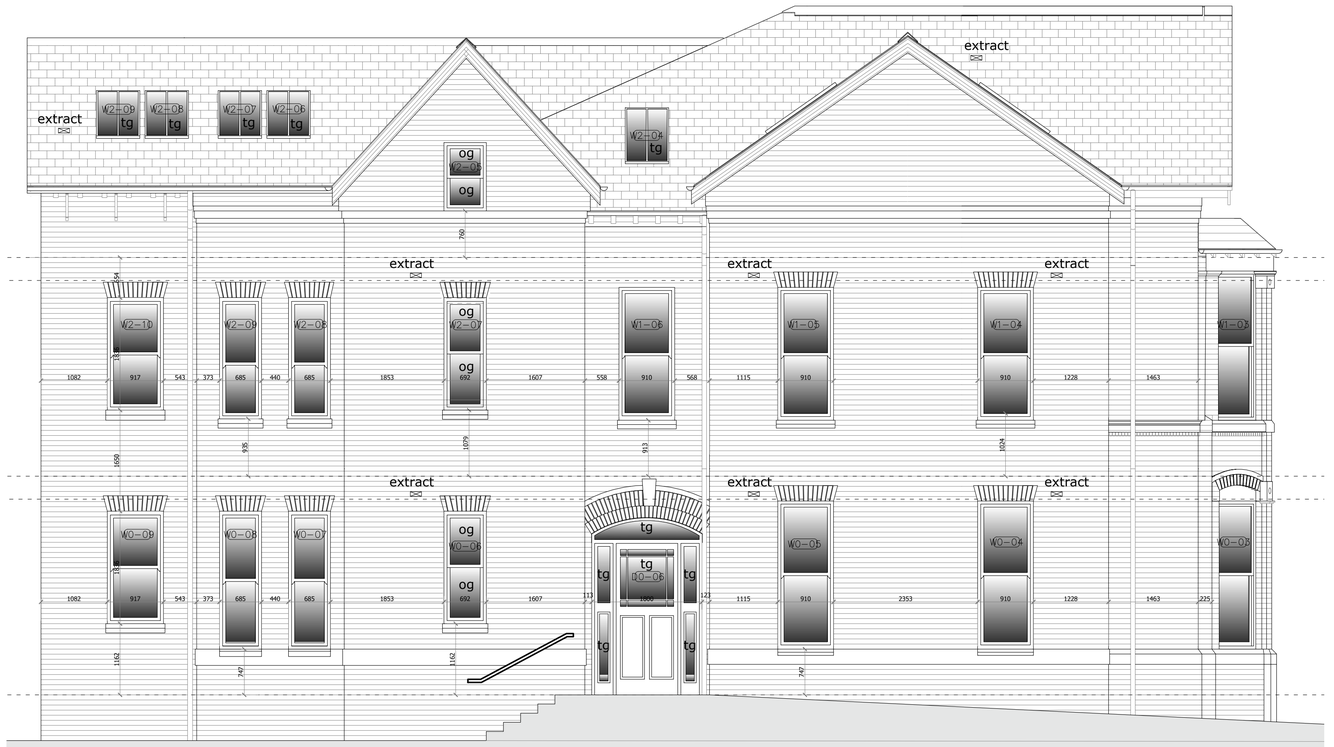
Windows - All windows to be double glazed and weather stripped. A 16mm air gap between panes of low E 'K' glass, provide ventilators to give 8000sqmm free air. U value to be 1.4W/m²K.

Note: All elevational feature stonework to be in Artstone and to match the feature stonework of the existig building. All stonework top be by specialist subcontractor.



Front Elevation
Scale 1:50

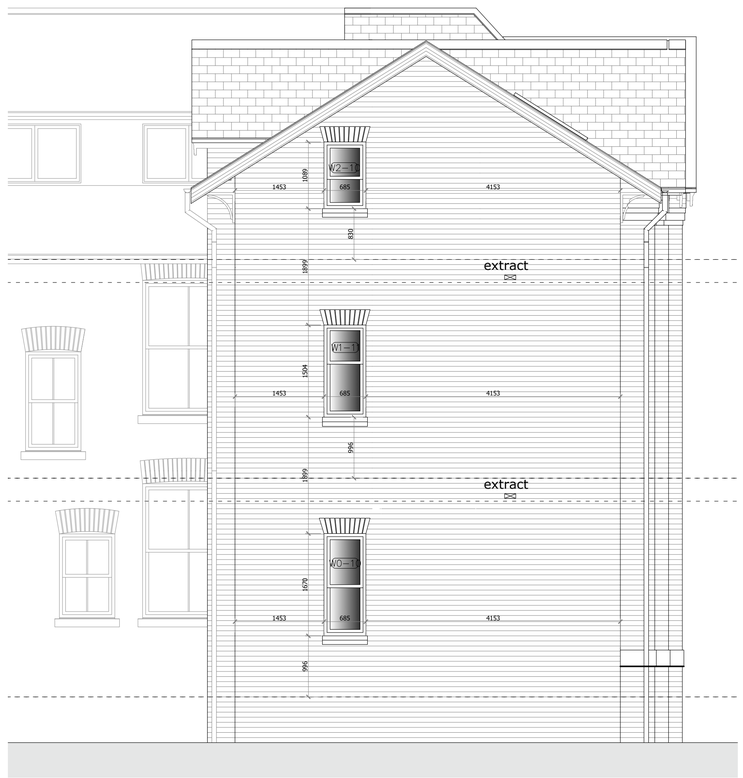


Side Elevation (main)
Scale 1:50

Safety Glazing - All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and part k (part n in Wales) of the current Building Regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

All lintels & cills to be in reconstituted stone to match the existing (adjoined) building and to a colour and design to the approval of the planning officer.

Side Elevation (sectional)
Scale 1:50



Rear Elevation
Scale 1:50

All dimensions to be checked on site. Figured dimensions to be read in preference to scaled from drawings.

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All works based on these drawings must conform with current building regulations and LA approvals

All discrepancies to be notified to the Architect

Project Status:

BUILDING REGULATIONS

THIS DRAWING IS ISSUED FOR THE ABOVE PURPOSE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF CB3 DESIGN LTD

ALL STRUCTURAL SIZES OF TIMBER/STEEL etc. ARE SHOWN INDICATIVELY ONLY. REFERENCE SHOULD BE MADE TO STRUCTURAL ENGINEERS DESIGN AND CALCULATIONS FOR ALL STRUCTURAL SIZES.

Health & Safety:
Please note CDM 2015 applies to all construction work including domestic projects. If further clarification is required please refer to "CDM 2015: what domestic clients need to do" a useful guidance document prepared by the Association for Project Safety.

Key:

Drawing revised and notes added in relation to drainage, ventilation, escape windows and fire doors, electric hot water cylinders noted

Date	Rev	Description	Init.
24.09.19	G	false chimney to side elevation removed	KJL
11.09.19	F	Elevations updated to line up with floor plans, extract vents noted, bay window fascias changed to stone, toughened and obscured glass noted, project status changed	GD
18.07.19	E	discrepancy re w2-3 clarified. window would not be visible at this elevation	KJL
02.07.19	D	false chimney to rear elevation removed	KJL
12.06.19	C	General revisons and updates, additional notes added.	SAB
21.05.19	B	General revisons and updates, additional notes added.	SAB
14.05.19	A	Additional information added	SAB

Revisions

Job Title:

Proposed Development at
39a Daisy Bank Rd
Manchester

Drawing Title:

PRELIMINARY ELEVATIONS

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Julian Craddock

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RIBA Chartered Practice

RIAS

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Scale:	Date:	Drawn by:	Checked:
1:50 @A1	2019.05.01	SAB	KL

Job No:	Drawing No:
18.CRA.002	203_G

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