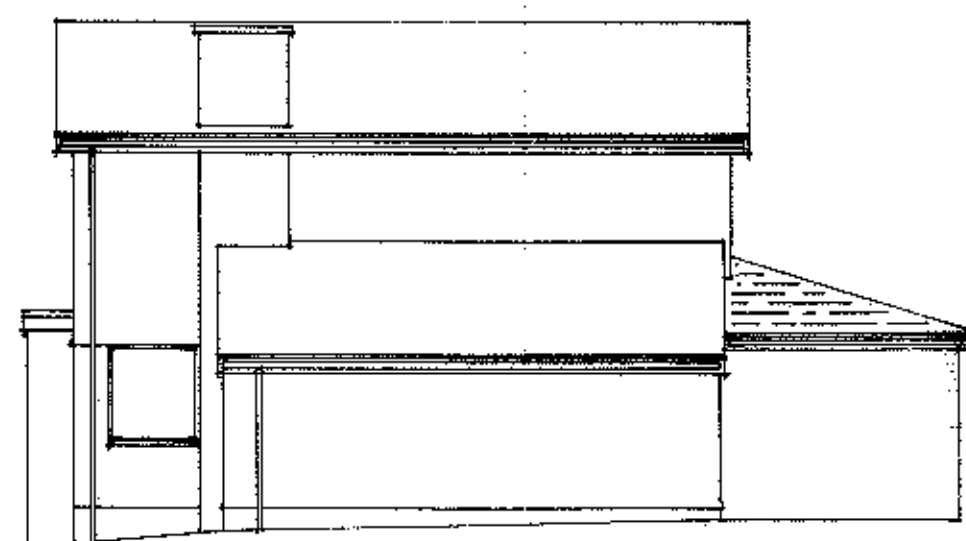


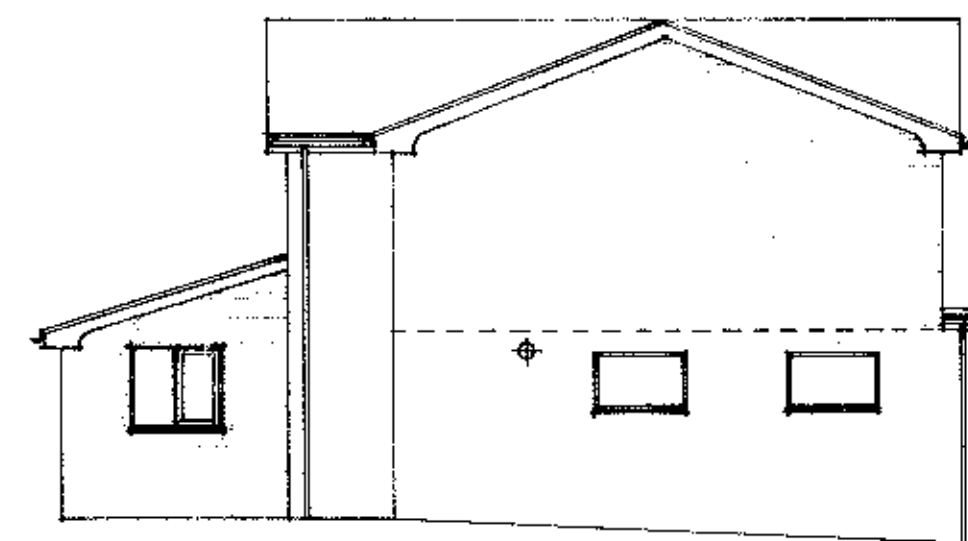
PROPOSED ELEVATIONS.



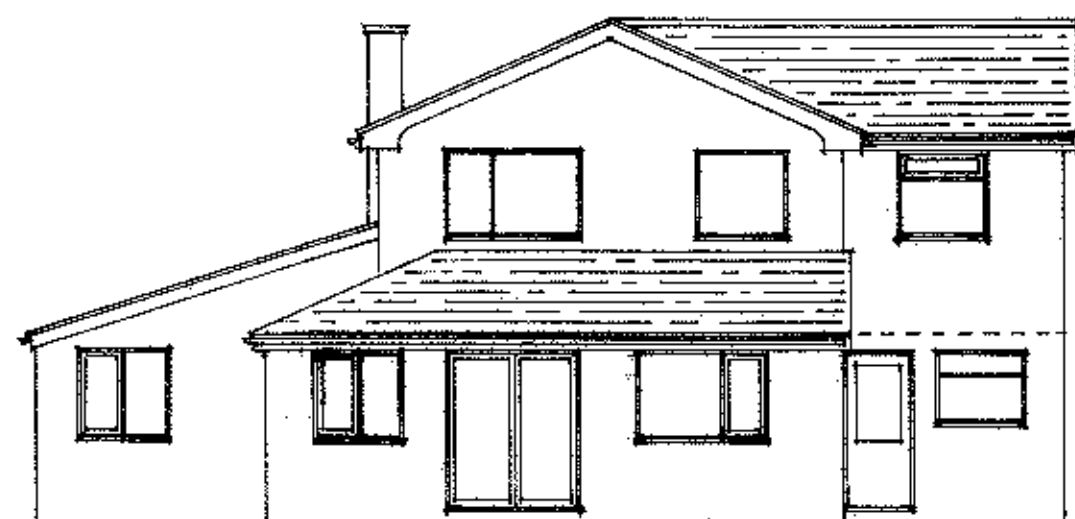
FRONT.



SIDE.

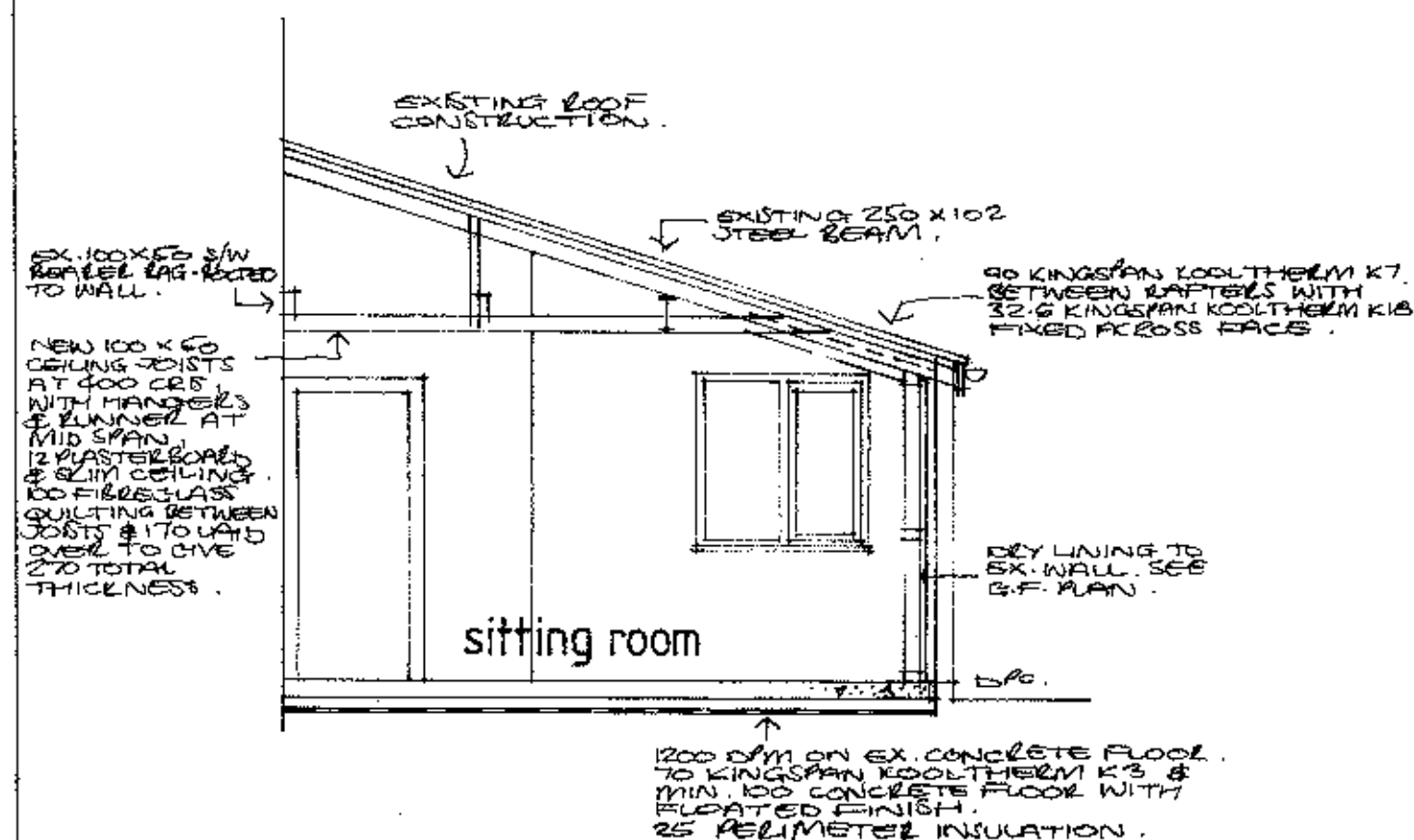


SIDE. to no 3.

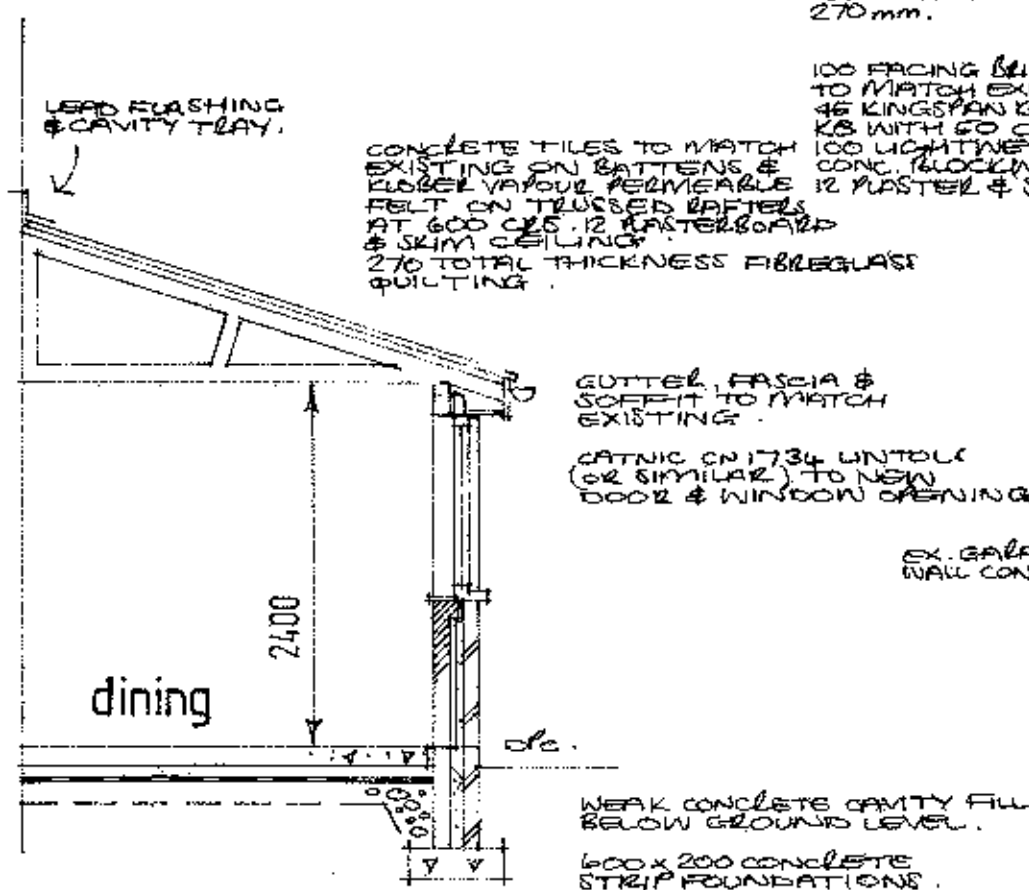


REAR.

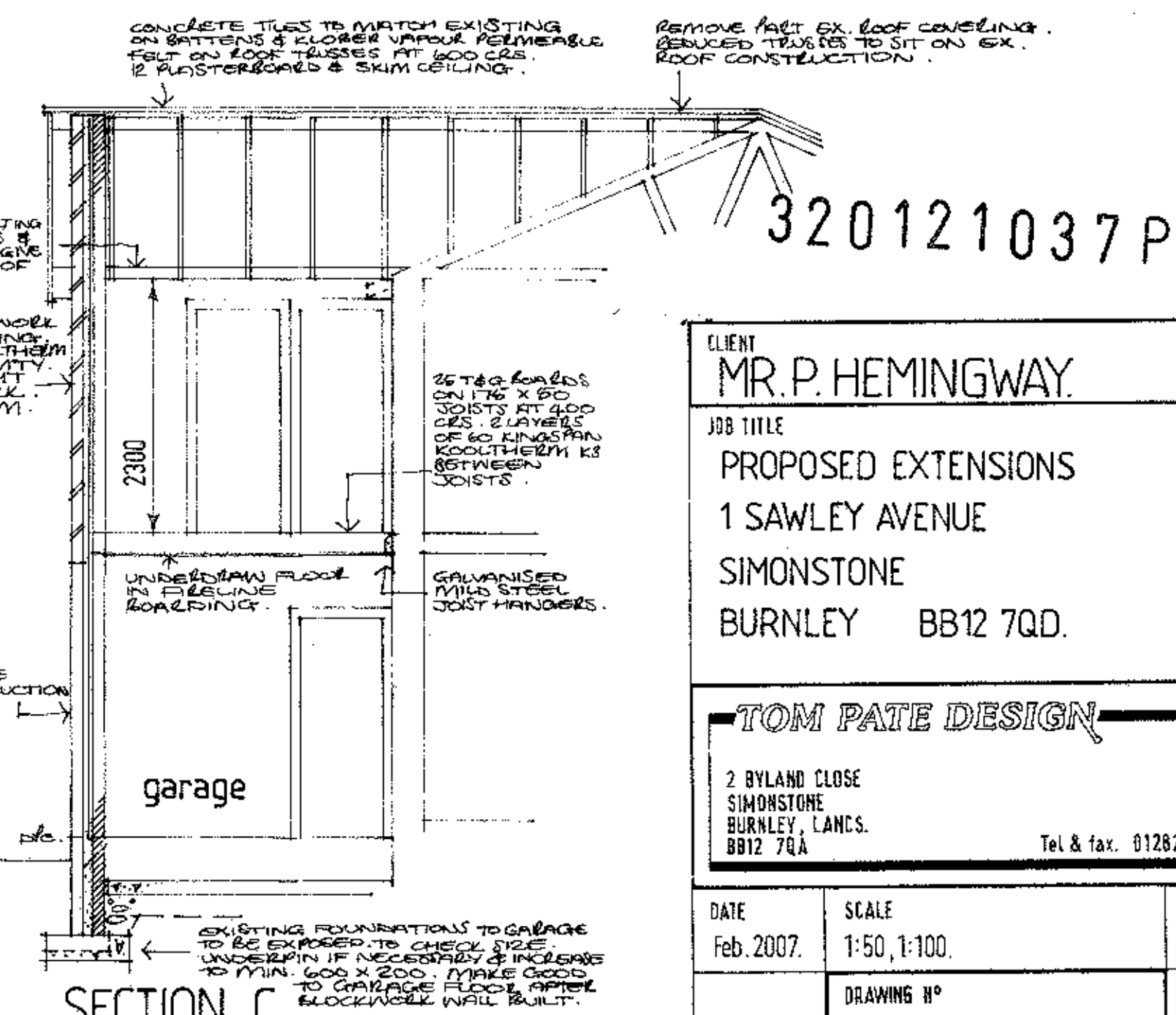
FIRST FLOOR EXTENSION OVER GARAGE
SUBJECT OF A FUTURE PLANNING APPLICATION.



SECTION A.

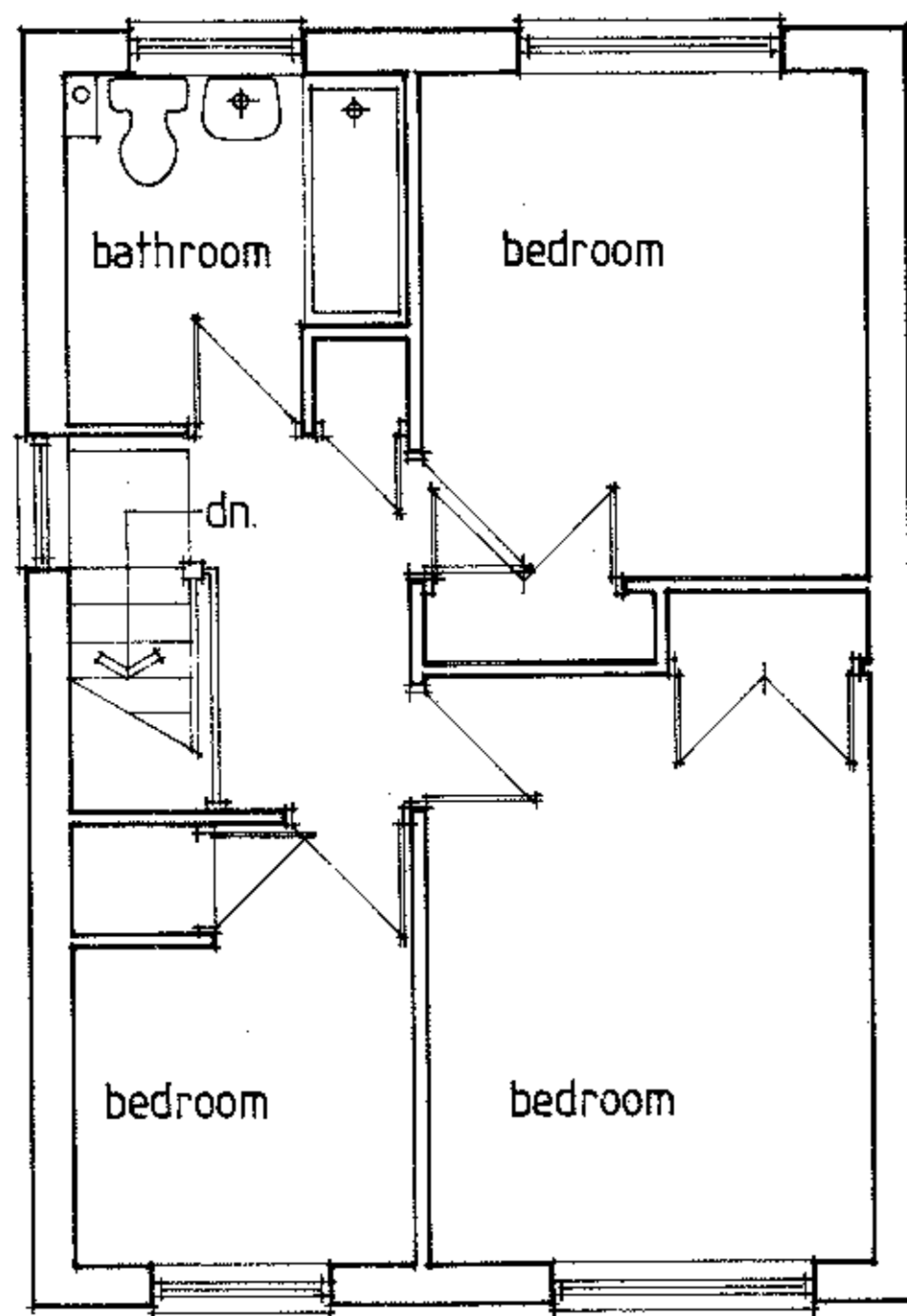


SECTION B.

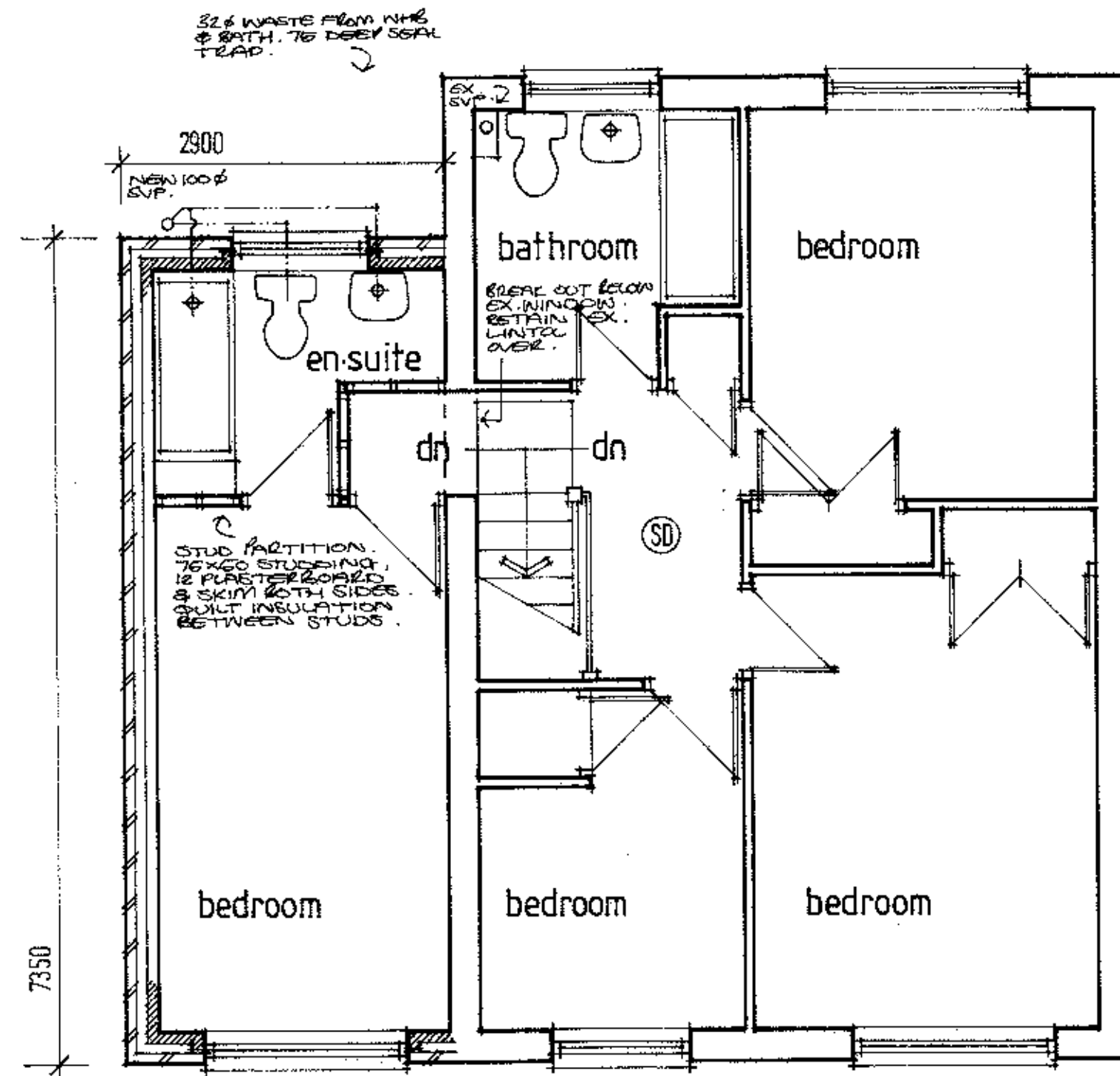


SECTION C.

CLIENT MR. P. HEMINGWAY.		
JOB TITLE PROPOSED EXTENSIONS 1 SAWLEY AVENUE SIMONSTONE BURNLEY BB12 7QD.		
TOM PATE DESIGN 2 BYLAND CLOSE SIMONSTONE BURNLEY, LANCS. BB12 7QA Tel & fax. 01282 772969		
DATE Feb. 2007.	SCALE 1:50, 1:100.	DRAWN T. PATE.
	DRAWING N° 2007. 11.	REV. A.

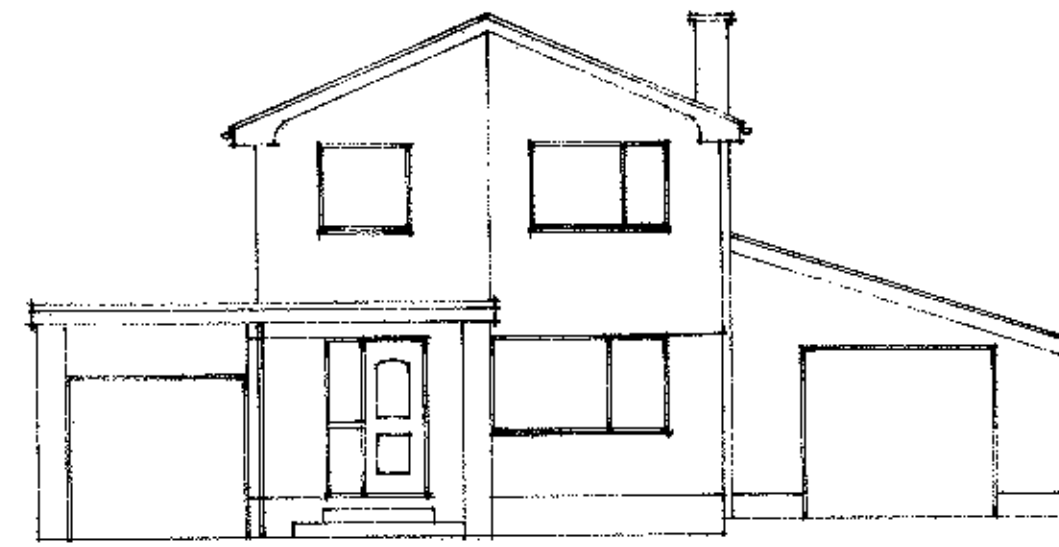


EXISTING FIRST FLOOR PLAN.

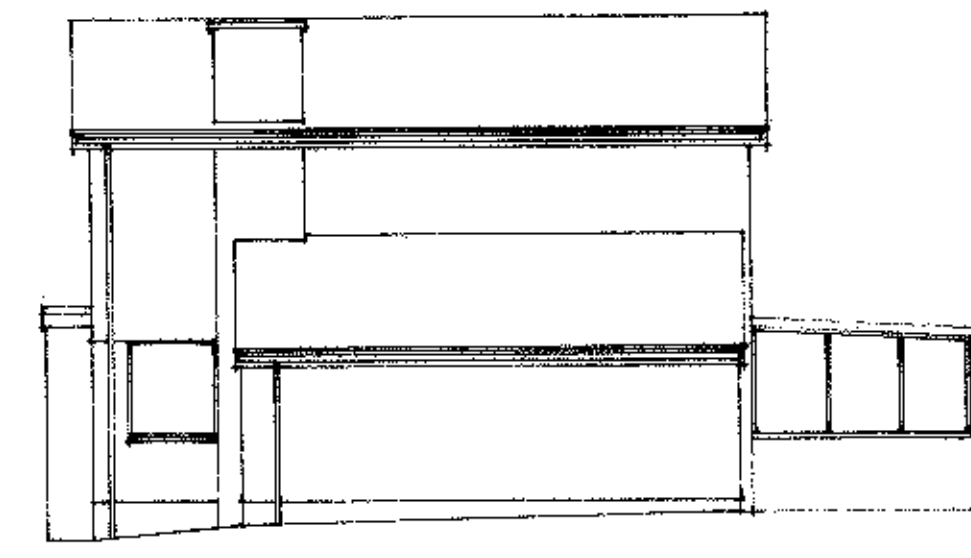


PROPOSED FIRST FLOOR PLAN.
SUBJECT OF A FUTURE PLANNING APPLICATION.

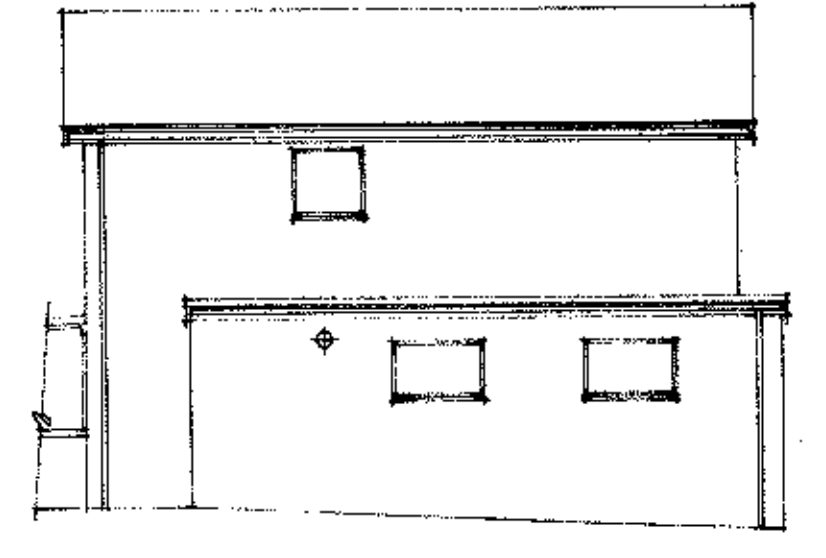
EXISTING ELEVATIONS.



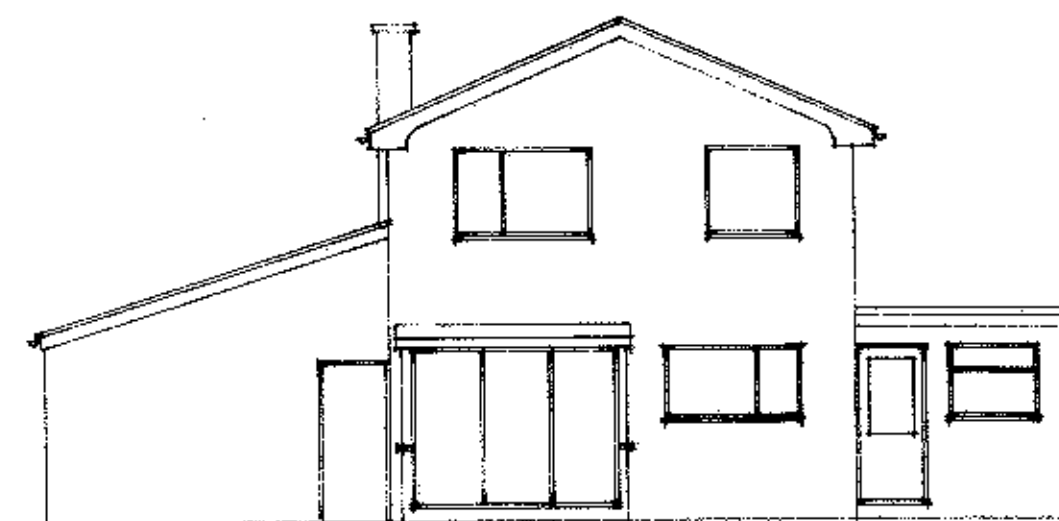
FRONT



SIDE



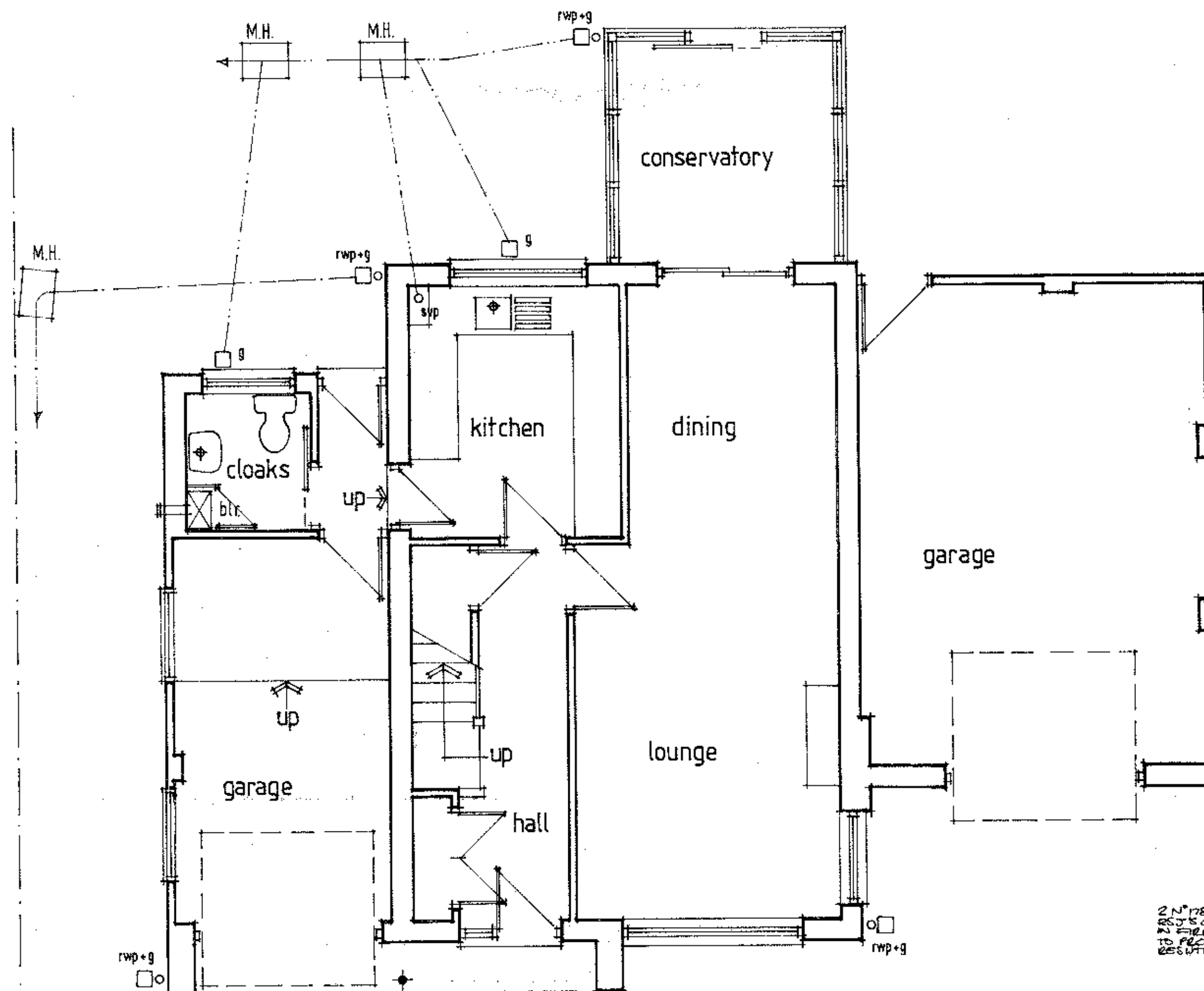
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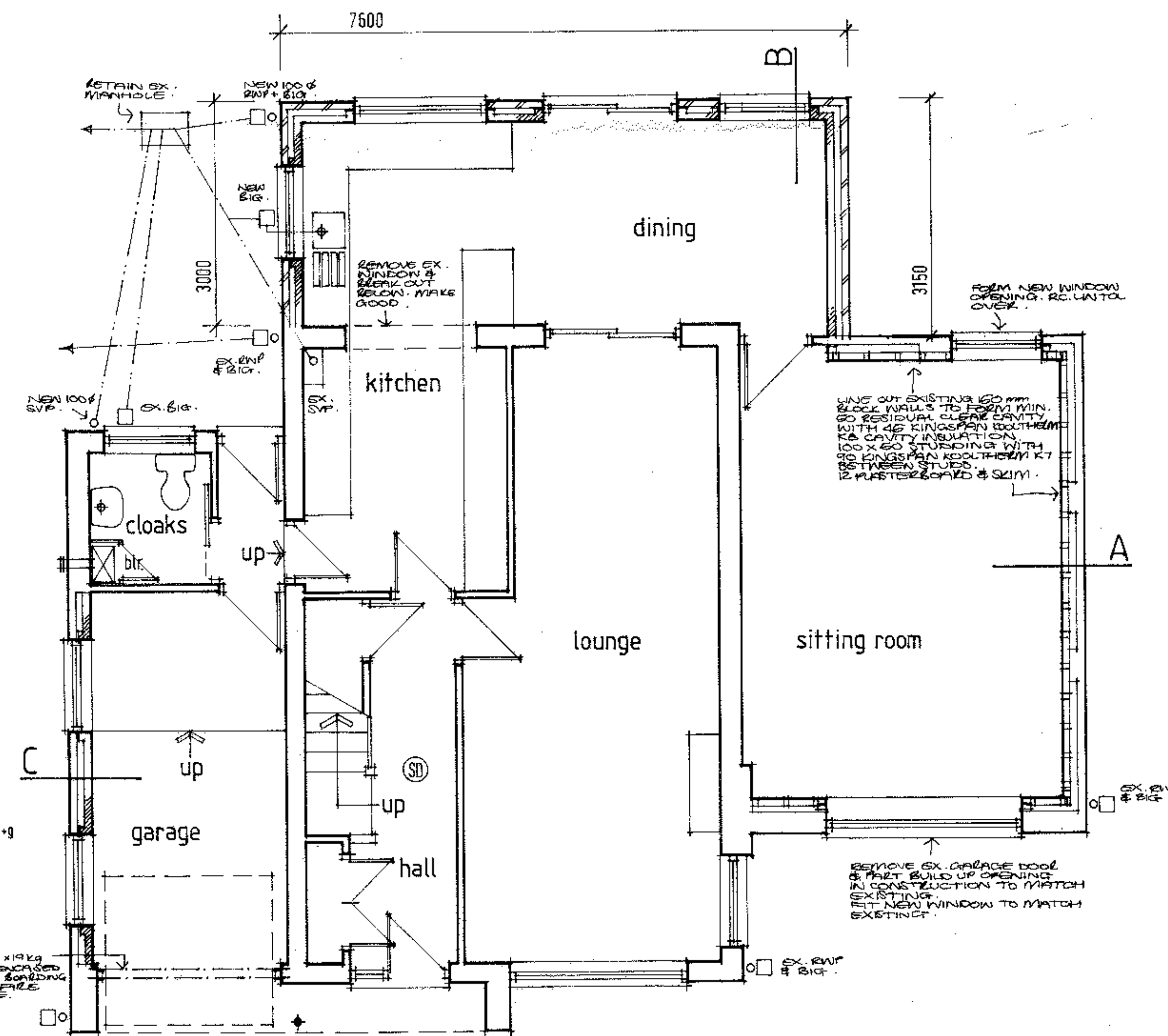
REAR

GENERAL NOTES

- ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH BUILDING REGULATIONS AND TO BE TO THE SATISFACTION OF THE SURVEYOR TO THE LOCAL AUTHORITY.
- THE PAINTER MUST FURNISH THE LOCAL AUTHORITY WITH NOTICES OF COMMENCEMENT OF WORK AND STAGES OF COMPLETION.
- ALL SIZES AND DIMENSIONS ARE TO BE CHECKED ON SITE AND ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED.
- PRINCIPAL CONTRACTOR AND BUILDING OWNER ARE TO PROVIDE A METHOD STATEMENT WITH REGARD TO SAFETY OF OCCUPANTS AND EMPLOYEES DURING THE BUILDING OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
- DRAINAGE TO BE TO THE SATISFACTION OF THE SURVEYOR TO THE LOCAL AUTHORITY.
- ANY TREES UNDER BUILDING ARE TO BE ENSURED IN MINIMUM CONCRETE AND NEW WALLS LINTOLLED OVER.
- FOUNDATIONS ARE TO COMPLY TO BUILDING REGULATIONS PART A.
- DEPTH OF FOUNDATIONS TO BE MINIMUM 700mm AND TO BE BELOW THE INVERT LEVEL OF ANY ADJACENT DRAINS.
- ALL CAVITIES ARE TO BE CONTINUOUS AND ARE TO BE CLOSED AT ROOF LEVEL.
- CAVITY WALLS TO HAVE STAINLESS STEEL SELF INSULATION RETAINING WALL TIES SPACED AT 750mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY. 300mm CENTRES VERTICALLY ABOVE ROOF OPENINGS.
- WALL TIES ARE TO BE TIED DOWN USING 300mm x 300mm GALVANISED MILD STEEL STRIPS @ MAXIMUM 200mm CENTRES.
- BATTERS ARE TO BE TIED TO WALL IN ATICS USING GALVANISED MILD STEEL FASTENERS.
- ROOF TO BE VENTILATED BY MEANS OF VENTILATORS. PERMEABLE MEMBRANE UNDER ROOF SLATES AND BATTENS.
- HORIZONTAL AND VERTICAL DRAINS ARE TO BE PROVIDED TO ALL NEW TRENCHES.
- DRAIN TO BE MINIMUM 200mm ABOVE GROUND LEVEL.
- 200mm INSULATION QUOTING IS TO BE PROVIDED TO NEW ROOF AREAS.
- DOUBLE GLAZING IS TO HAVE A MINIMUM LEAKAGE GAP WITH A SOFT LOW E GLAZING IN UPVC FRAMING.
- NEW WINDOWS ARE TO HAVE TRICKLE VENTILATORS TO PROVIDE MINIMUM ROOM BACKGROUND VENTILATION.
- ELECTRICAL INSTALLATION IS TO BE CARRIED OUT AND CERTIFIED BY NICEIC QUALIFIED CONTRACTORS IN ACCORDANCE WITH APPROVED DOCUMENT PART P (ELECTRICAL SAFETY) E.S. 18th.
- ADDITIONAL SMOKE ALARMS ARE TO BE INSTALLED AS REQUIRED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- WOOD TRUSSES AND BRACING ARE TO BE DESIGNED AND MANUFACTURED BY SPECIALIST MANUFACTURER TO B.S.5262 PART 3:1995.
- LAMINATED SAFETY GLASS IS TO BE FITTED IN ALL CRITICAL AREAS IN ACCORDANCE WITH APPROVED DOCUMENT AL BUILDING REGULATIONS 2000.



EXISTING GROUND FLOOR PLAN.



PROPOSED GROUND FLOOR PLAN.

320121037P

CLIENT
MR. P. HEMINGWAY.

JOB TITLE
PROPOSED EXTENSIONS
1 SAWLEY AVENUE
SIMONSTONE
BURNLEY BB12 7QD.

TOM PATE DESIGN

2 BYLAND CLOSE
SIMONSTONE
BURNLEY, LANC.
BB12 7QA Tel & fax: 01282 772969

DATE Feb. 2007.	SCALE 1:50, 1:100.	DRAWN T. PATE.
	DRAWING N° 2007. 10.	REV. A