



Revision:	Description:	Date:
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RJD ASSOCIATES (NORTH WEST) LIMITED
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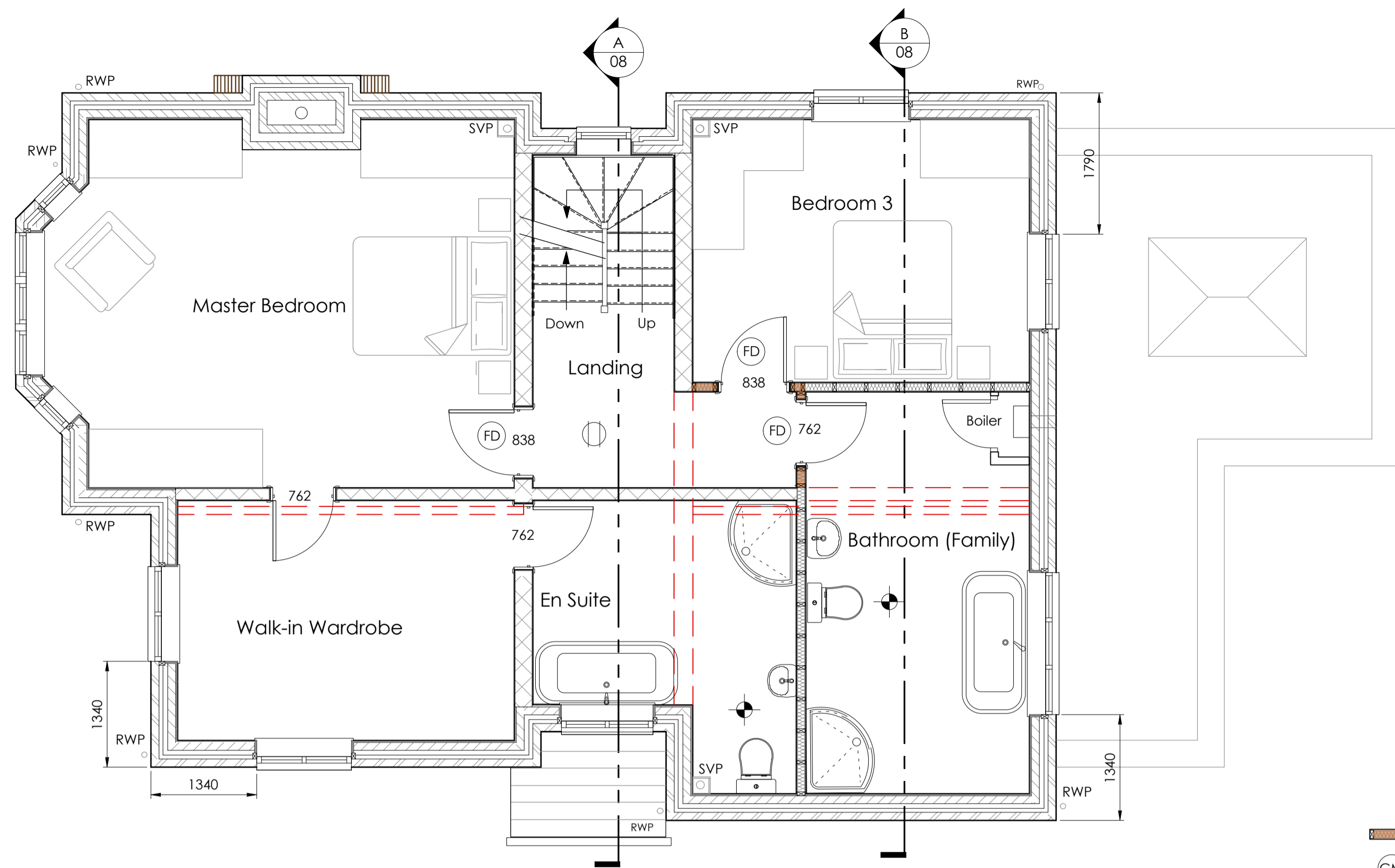
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Project:
 CONSTRUCTION OF DETACHED DWELLING AND GARAGE ON LAND WITHIN THE CURTILAGE OF NORTHLANDS, RIBBLESDALE AVENUE, CLITHEROE, BB7 2HZ

Scale(s): Client:
 1:500 @ A1 Mr & Mrs Spain

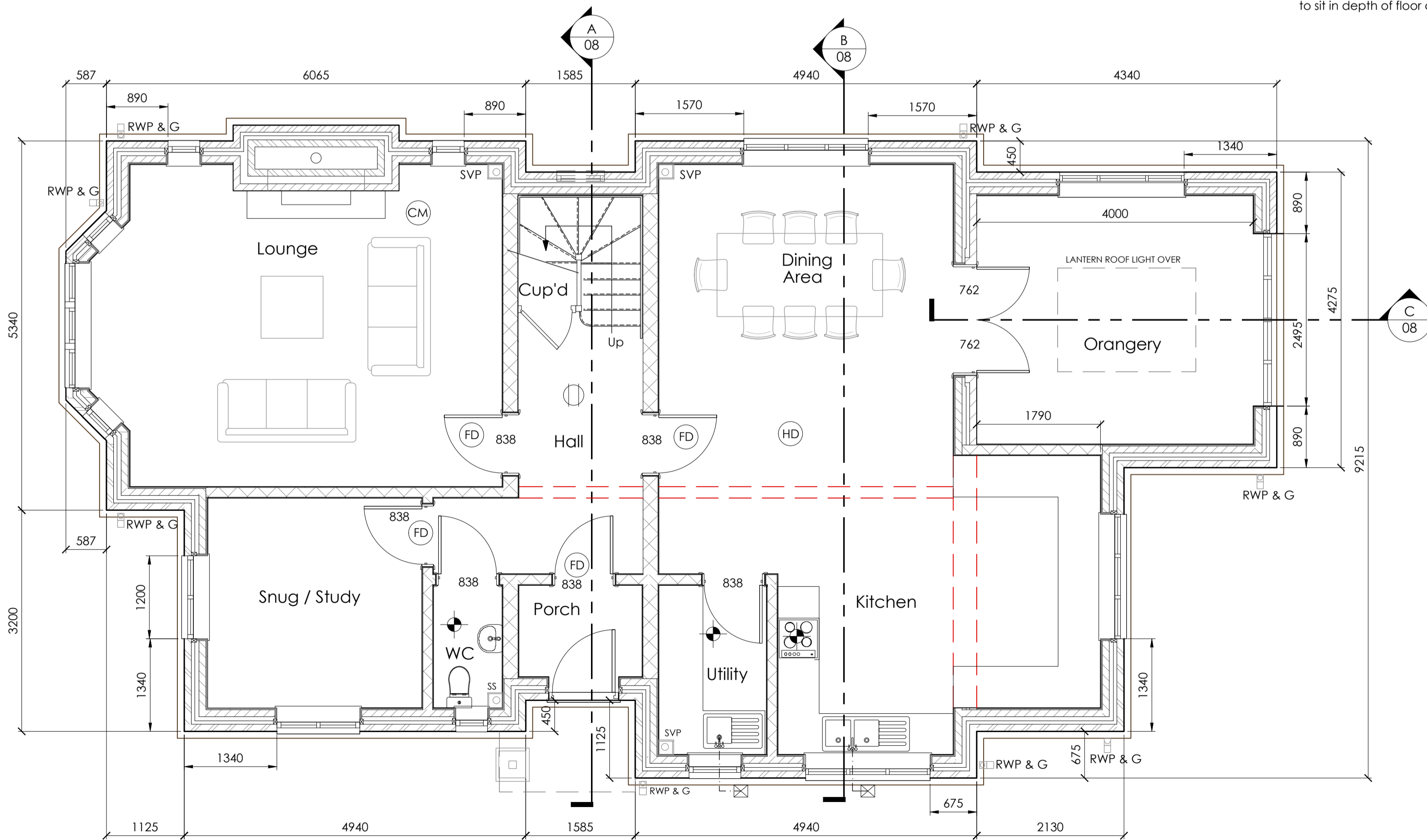
Date: Drawing No.: Sheet: Rev:
 10/02/17 2017/01/01 1:1

Title:
OS SITE LOCATION PLAN

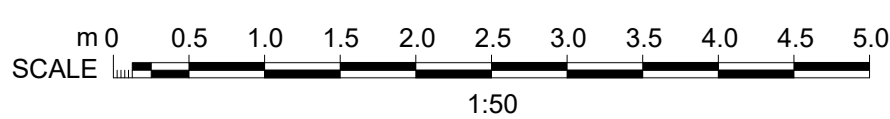


FIRST FLOOR PLAN

- 1/2 hour partition
- Carbon Monoxide alarm
- Heat detector
- Smoke alarm
- Extractor fan
- Denotes line of steel beams to support walls over, to Structural Engineers design. Beams to sit in depth of floor constructions.



GROUND FLOOR PLAN



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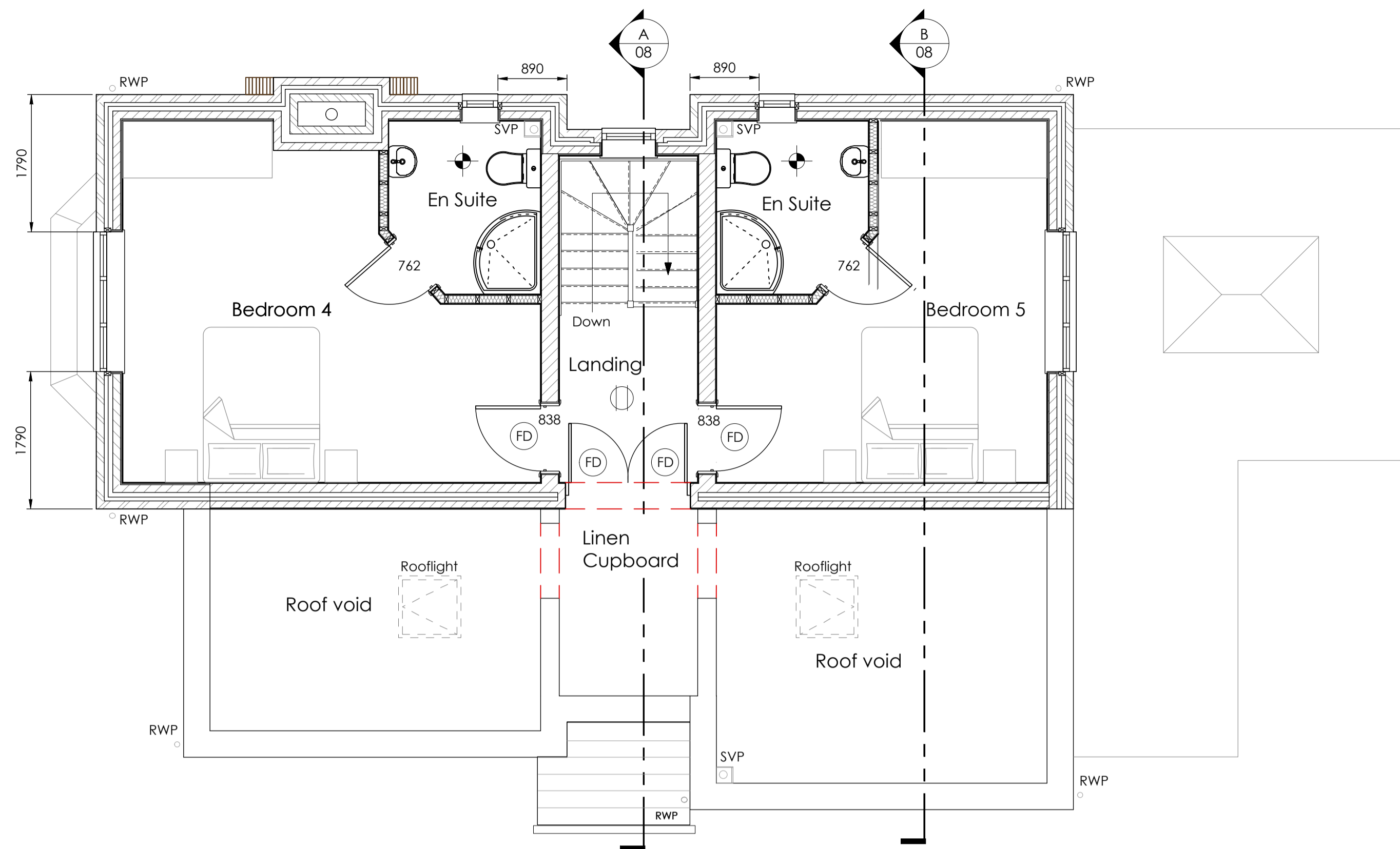
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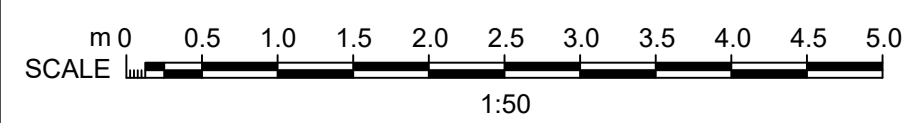
Scale(s): Client:
 1:50 @ A1 Mr & Mrs Spain

Date: Drawing No.: Sheet: Rev:
 10/02/17 2017/01/03 1:1

Title:
PROPOSED GROUND & FIRST FLOOR LAYOUT PLANS



SECOND FLOOR PLAN



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Scale(s): Client:
 1:50 @ A1 Mr & Mrs Spain

Date: Drawing No.: Sheet: Rev:
 10/02/17 2017/01/04 1:1

Title:
PROPOSED SECOND FLOOR LAYOUT PLAN



FRONT ELEVATION - NORTH WEST



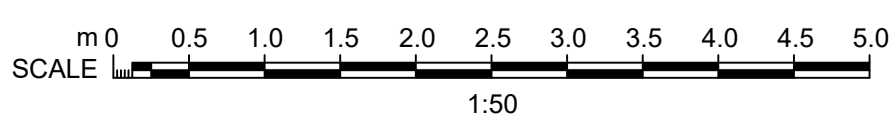
SIDE ELEVATION - SOUTH WEST



REAR ELEVATION - SOUTH EAST



SIDE ELEVATION - NORTH EAST



General notes:

All external materials must be to total satisfaction of Local Authority Planning Department.

Client must be fully satisfied that the land to be built on is within full ownership or control and that no legal covenants, agreements or restrictions, caveats or way leaves etc. exist which could adversely or otherwise affect the proposed development & associated works (including rights of service and drainage connections & modifications etc.). The Client's solicitors would most likely be able to research these issues. Land Registry & Title Deeds must be double checked by the Client or their solicitor prior to commencement of works on-site.

RJD Associates (North West) Limited are responsible for preparing drawings for inclusion in applications for planning permission & building regulations approval only, and as such no responsibility to other matters such as obtaining legal consents or other permissions etc. will be accepted.

The Client must take the appropriate steps to deal with statutory requirements imposed on them by CDM 2015. Please consult with RJD Associates (North West) Limited for further guidance on compliance with the Regulations.

External materials:

Walls: External walls are to be faced in red facing brick with plinth detail where shown on the elevations. Include cast stone band course, cast stone heads and sills to window openings, and cast stone heads to door openings. Form chimney stack in position shown, include lead flashings, soakers etc. to abutment of chimney stack and roof construction. Allow for sailing course and chimney pot. Bay window walls to be formed in cast stone sets as indicated on elevation drawings.

Main roof: Roof slopes to be covered with natural blue or grey slates with matching ridge tiles. Include UPVC fascia & barge boards, to be in the same colour as the new external windows.

Entrance canopy: Entrance canopy roof to be in natural blue or grey slate to match the main roof.

Bay window roof: Roof to be formed using lead sheet cladding on waterproof 1200G membrane on 18mm marine plywood on 100x50mm timber rafters @ 400mm centres. Include fascia boards, soffit and guttering abcd.

Rainwater goods: Guttering to be in continuous Ogee profile aluminium. New rainwater pipes to be in round section aluminium. All rainwater goods to be in black.

Windows: Windows to be double-glazed units in coloured coated grey aluminium. The 2nd first floor windows on the southwest facing side elevation and the first and second floor windows on the northeast facing side elevation must be fitted with obscure glazing to a minimum of Level 3 on the Pilkington scale, and shall be non-opening unless the parts of the window which can be opened are more than 1.7m above finished floor level of the room the window is installed.

Doors: New double-glazed external door units to be in timber/UPVC/aluminium.

Roof windows: Roof windows lights to be top-hung or centre-pivot Velux roof windows (or similar) that are suitable for installation in roof with a pitch of 45°. External frame size to be 780x780mm.

Lantern light: Lantern glass roof light to flat roof over orangery to be Sterlingbuild Sunsquare 30° roof light (or similar), 2000x1500mm in size.

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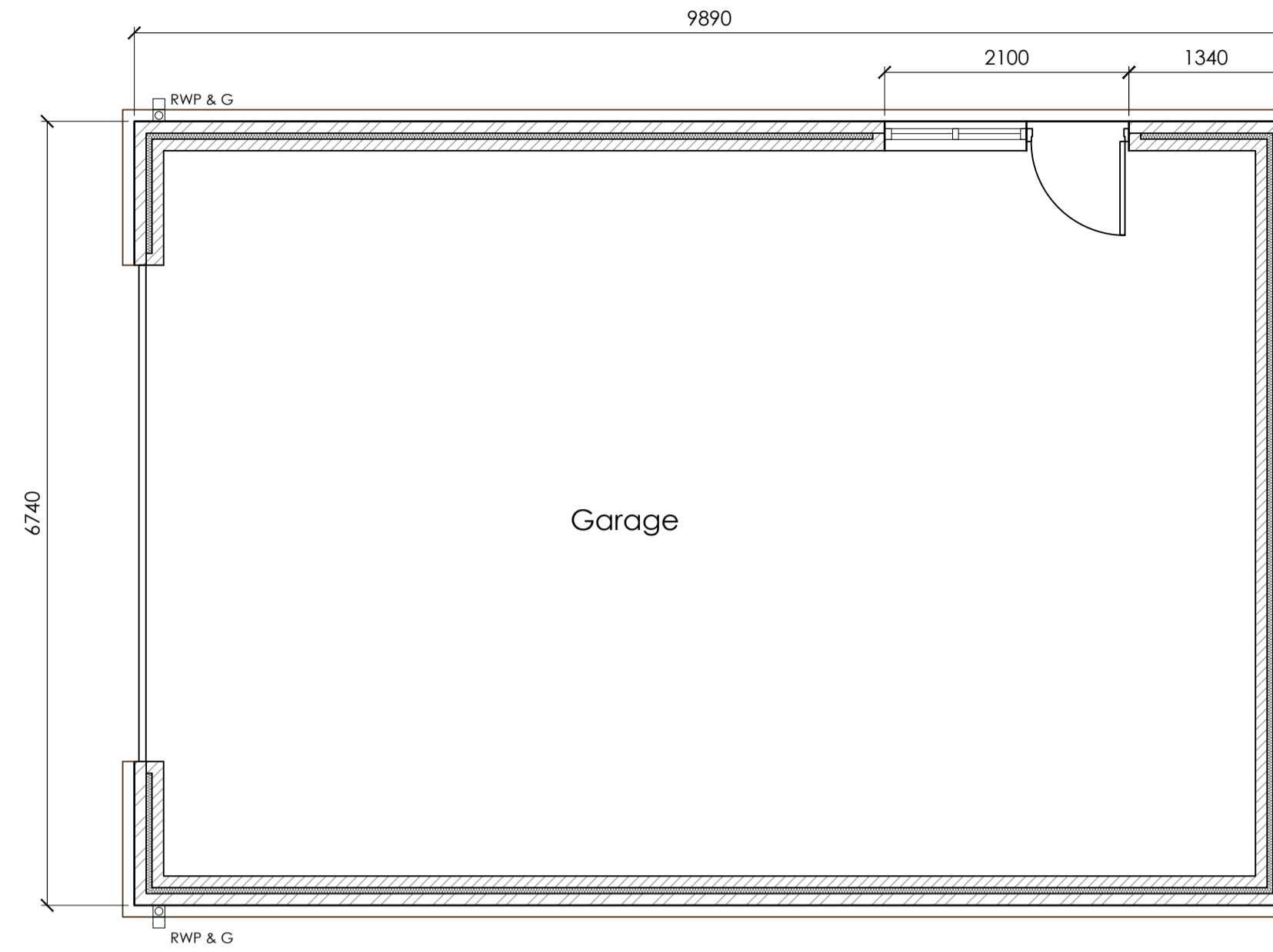
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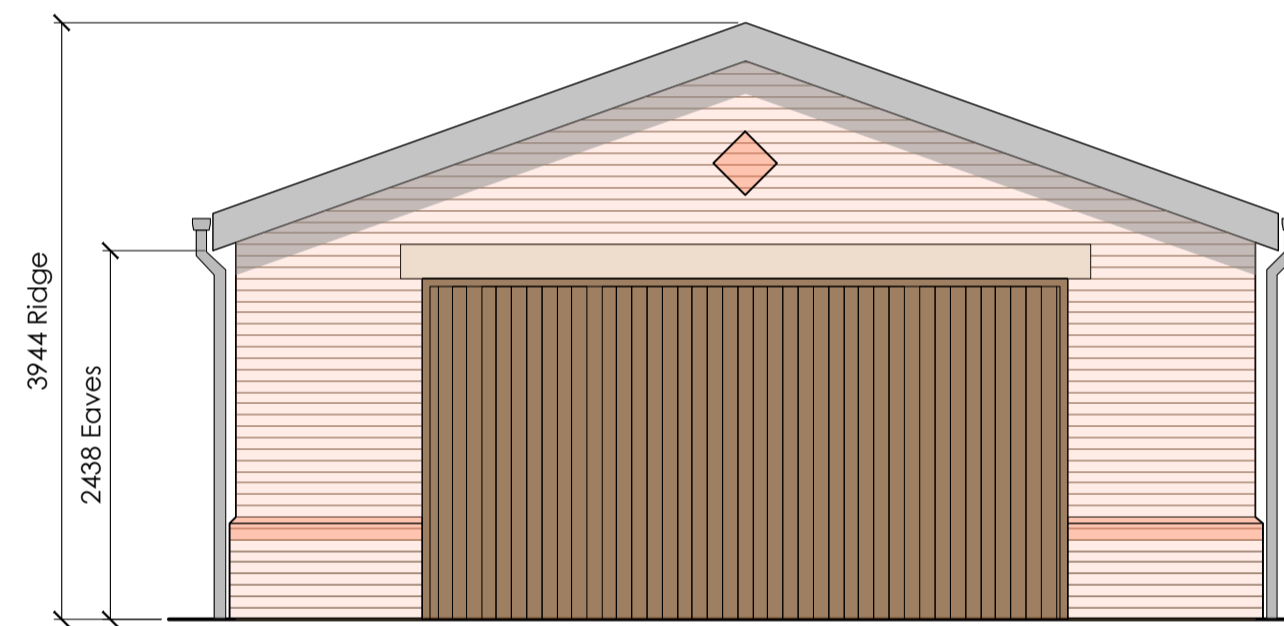
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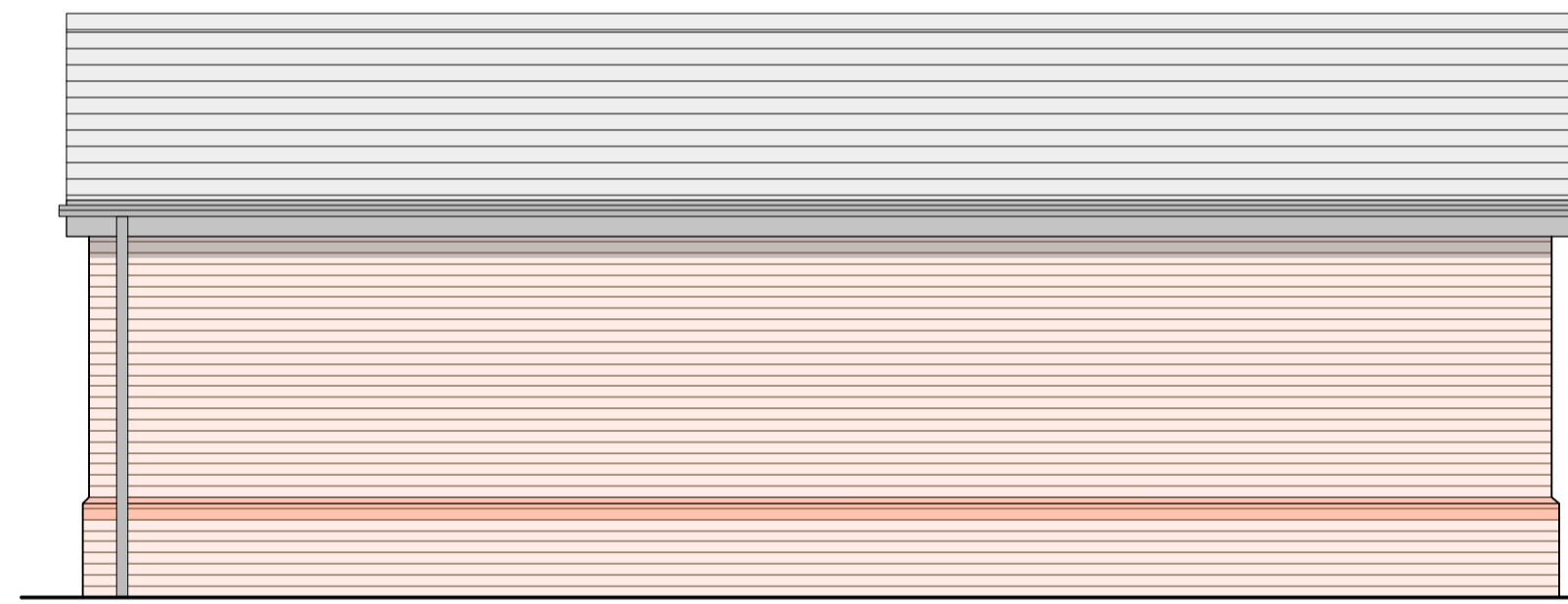
Title:
PROPOSED EXTERNAL ELEVATIONS



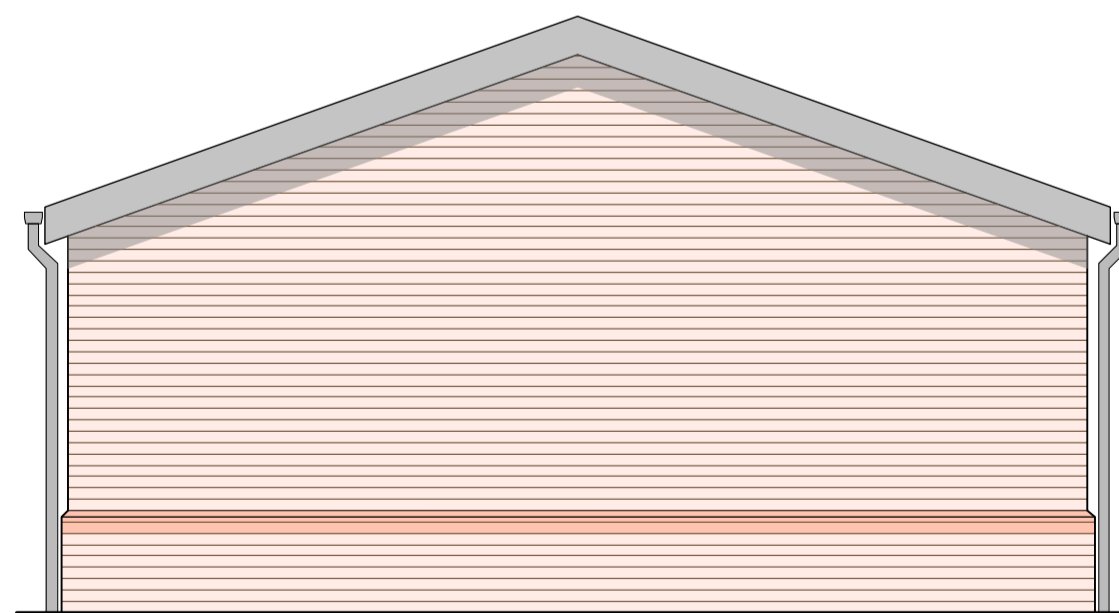
FLOOR PLAN



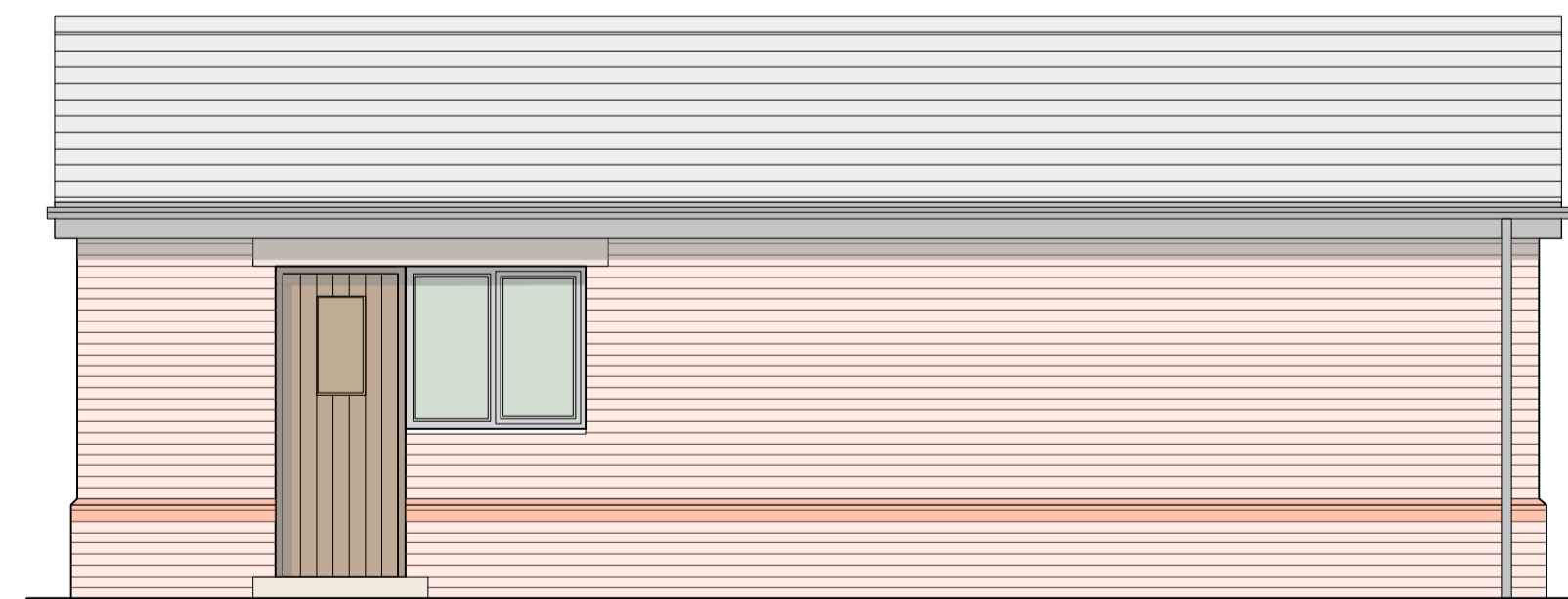
FRONT ELEVATION - NORTH WEST



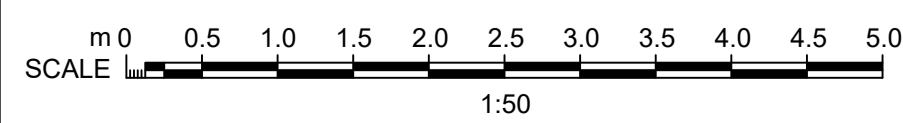
SIDE ELEVATION - SOUTH WEST



REAR ELEVATION - SOUTH EAST



SIDE ELEVATION - NORTH EAST



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Scale(s): 1:50 @ A1
 Client: Mr & Mrs Spain

Date: 14/02/17
 Drawing No.: 2017/01/06
 Sheet: 1:1
 Rev:

Title:
PROPOSED DETACHED GARAGE