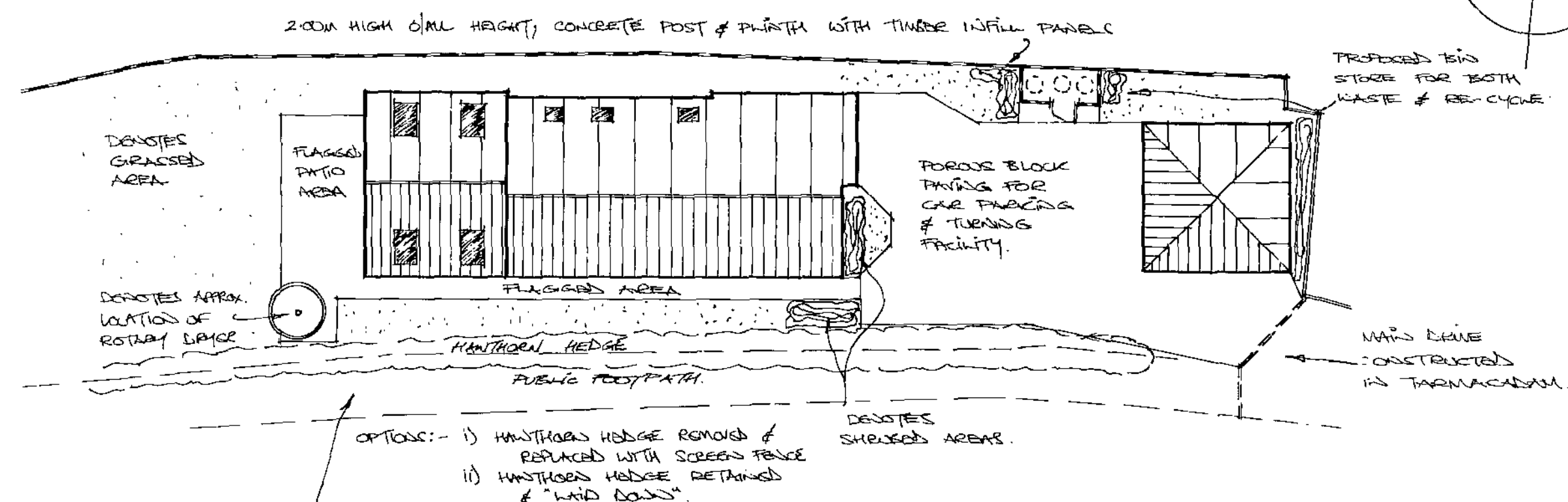
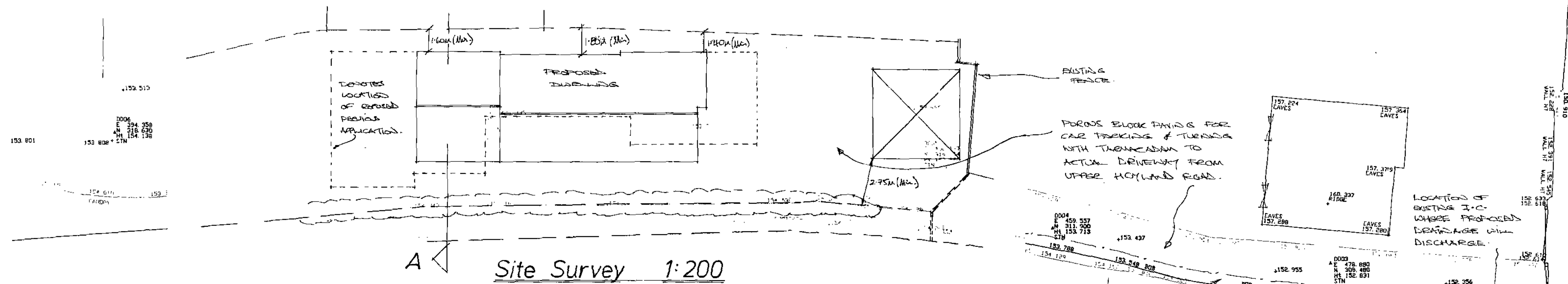
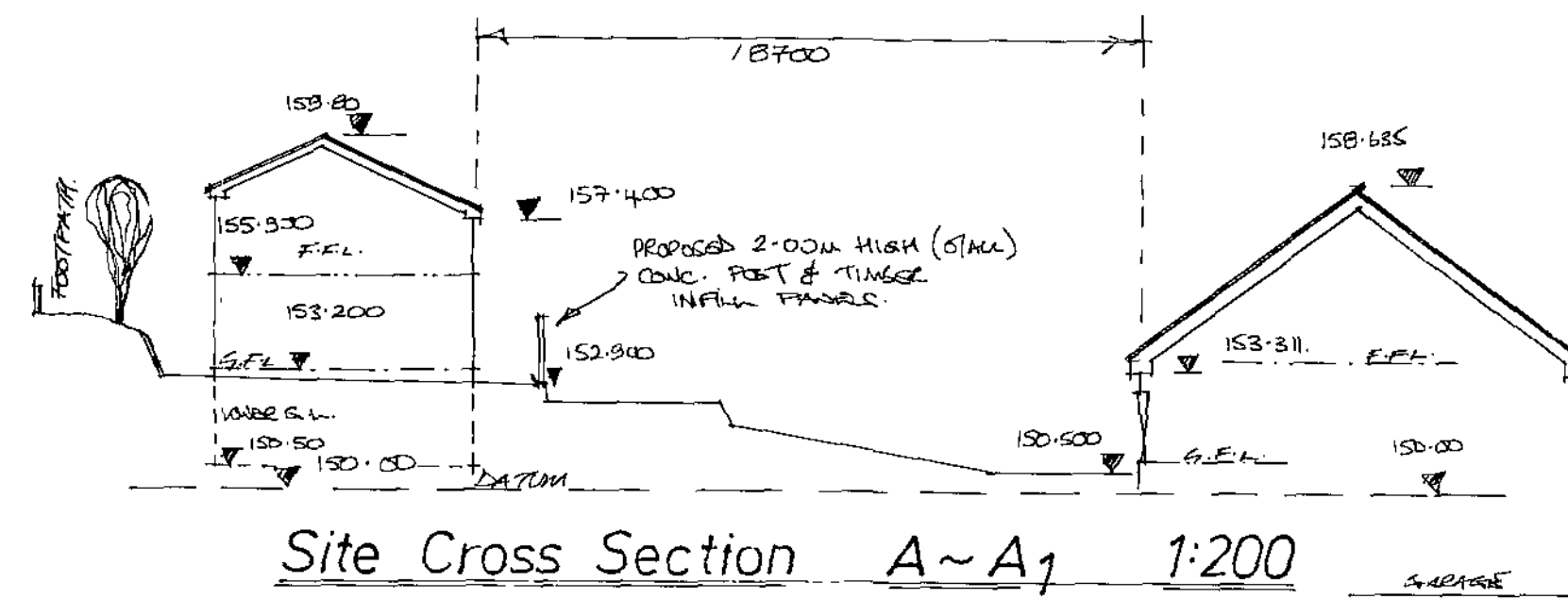
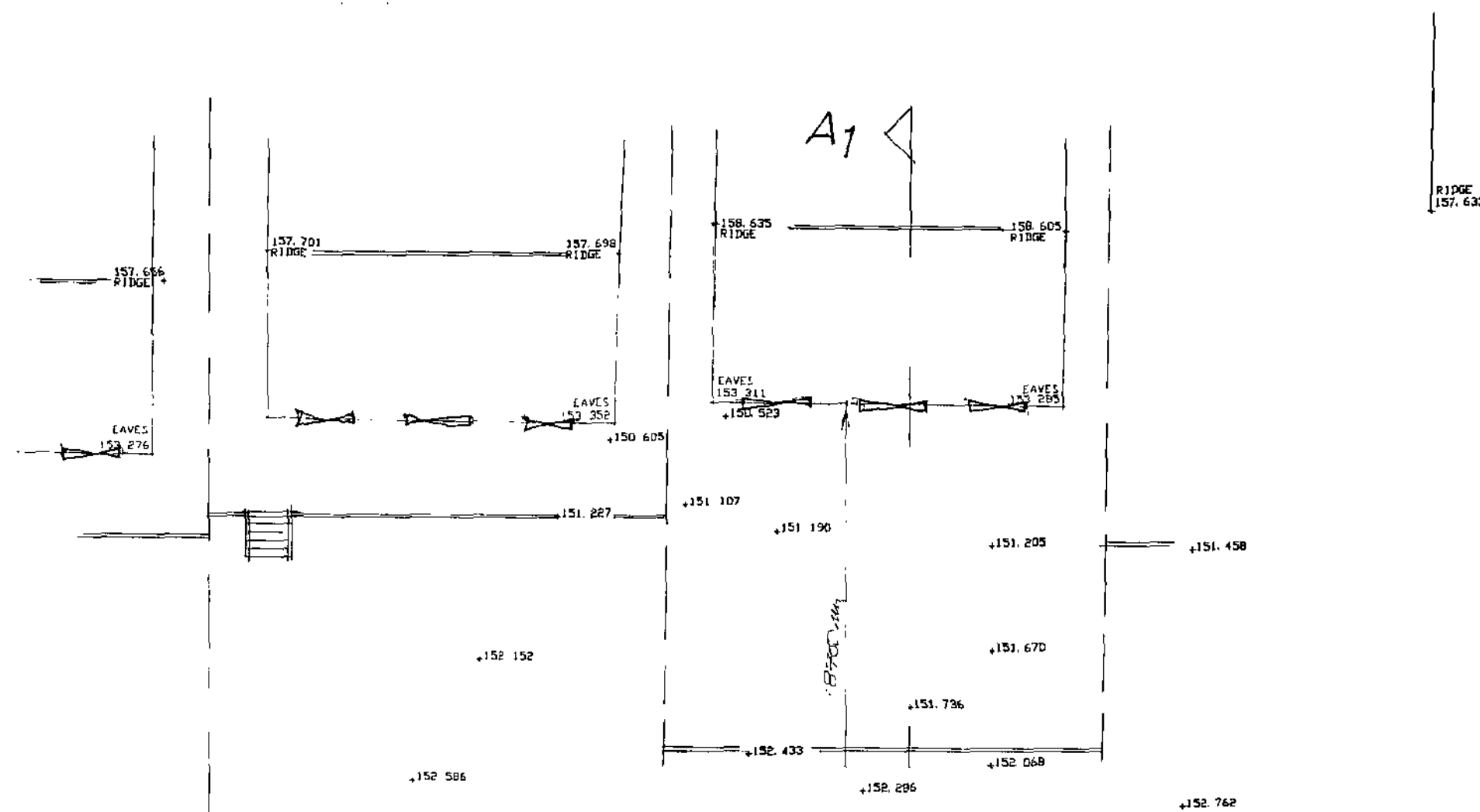




TO PROVIDE ADDITIONAL GRAVEL TO
IMPROVE FISHING HABIT TO
THE EXISTING OVERGROWN
PUBLIC FOOTPATH ALONG THE SITE.

PLEASE NOTE
THAT THE ACTUAL
FOOTPATH LOCATIONS
WILL BE REPAIRED
& SURFACED BY CHART
& WITH ACTUAL
FOOTPATH DEMARKED
ON SITE - ALL AS
AGREED WITH
MR MIKE GIBSON
OF THE FOOTPATHS
DEPT. OF E.N.C.B.C.

A	Re-Design Fully	08-
Rev	Notes	Date

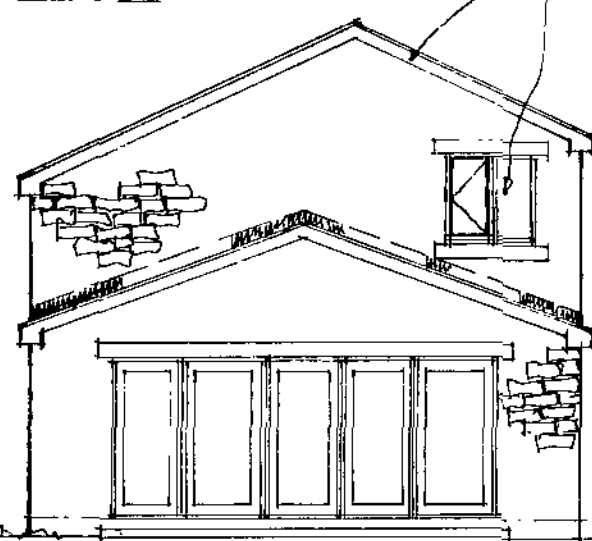
Garry Greetham Associates Ltd
Residential Design Consultant
Westwood House
18 Carr Lane
Tankersley
Barnsley S75 3BE
Tel(01226) 746573

PROJECT	Detached Dwelling		
CLIENT	Mr. & Mrs. S. West		
TITLE	Site Survey; Layout; Section		
ADDRESS	Rear of 120 Upper Hoyland Rd, Hoyland, Barnsley.S74 9NL		
DRAWN BY	990		
SCALE	1:200	DATE	Aug.09
DRAWING No	703-02	REV	A

Member of the Engineers Institute of Architectural Technicians

Elevations

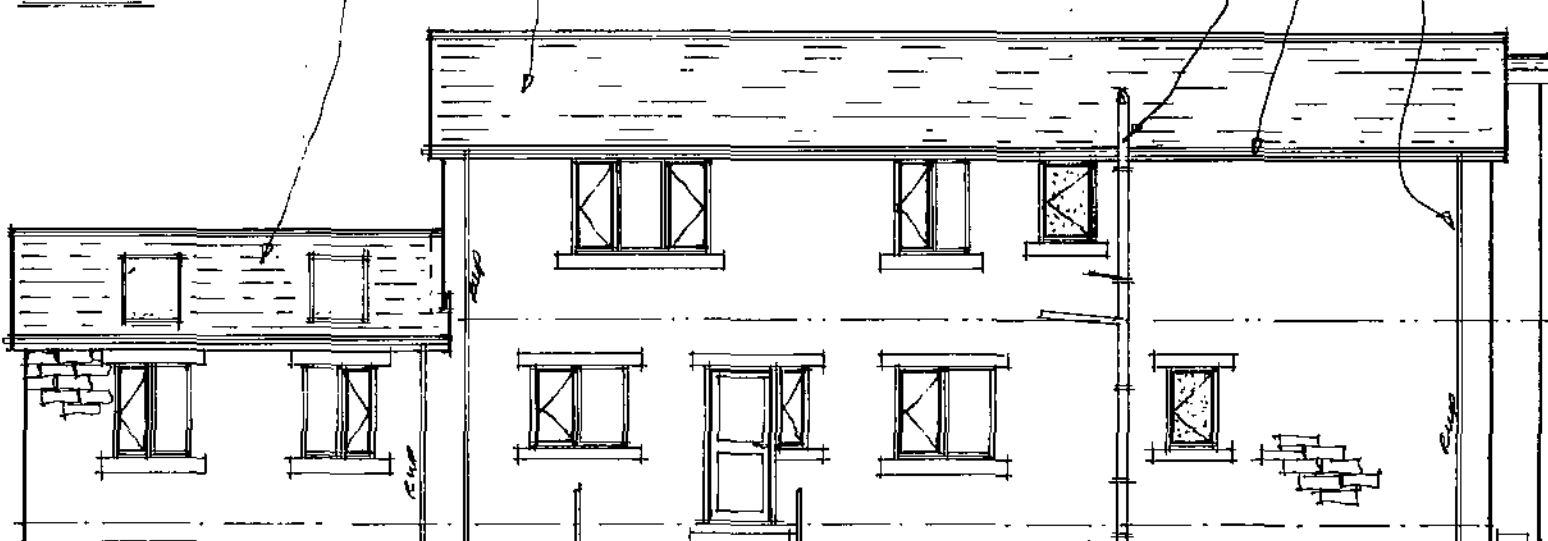
Rear



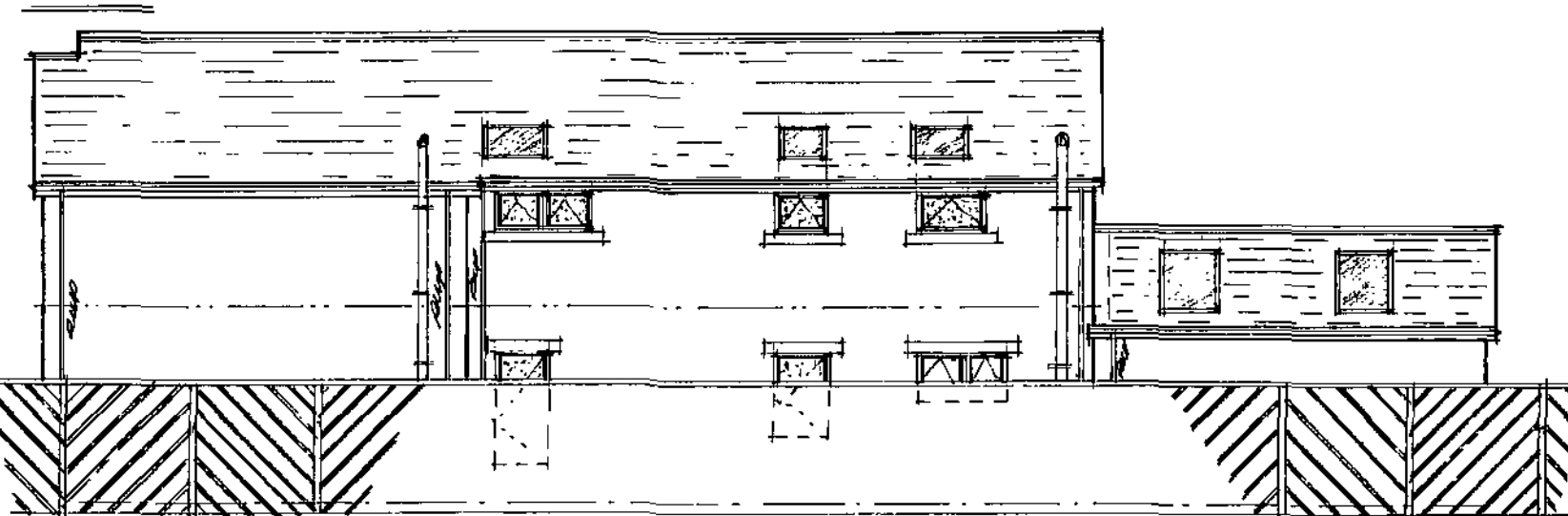
Front



Side

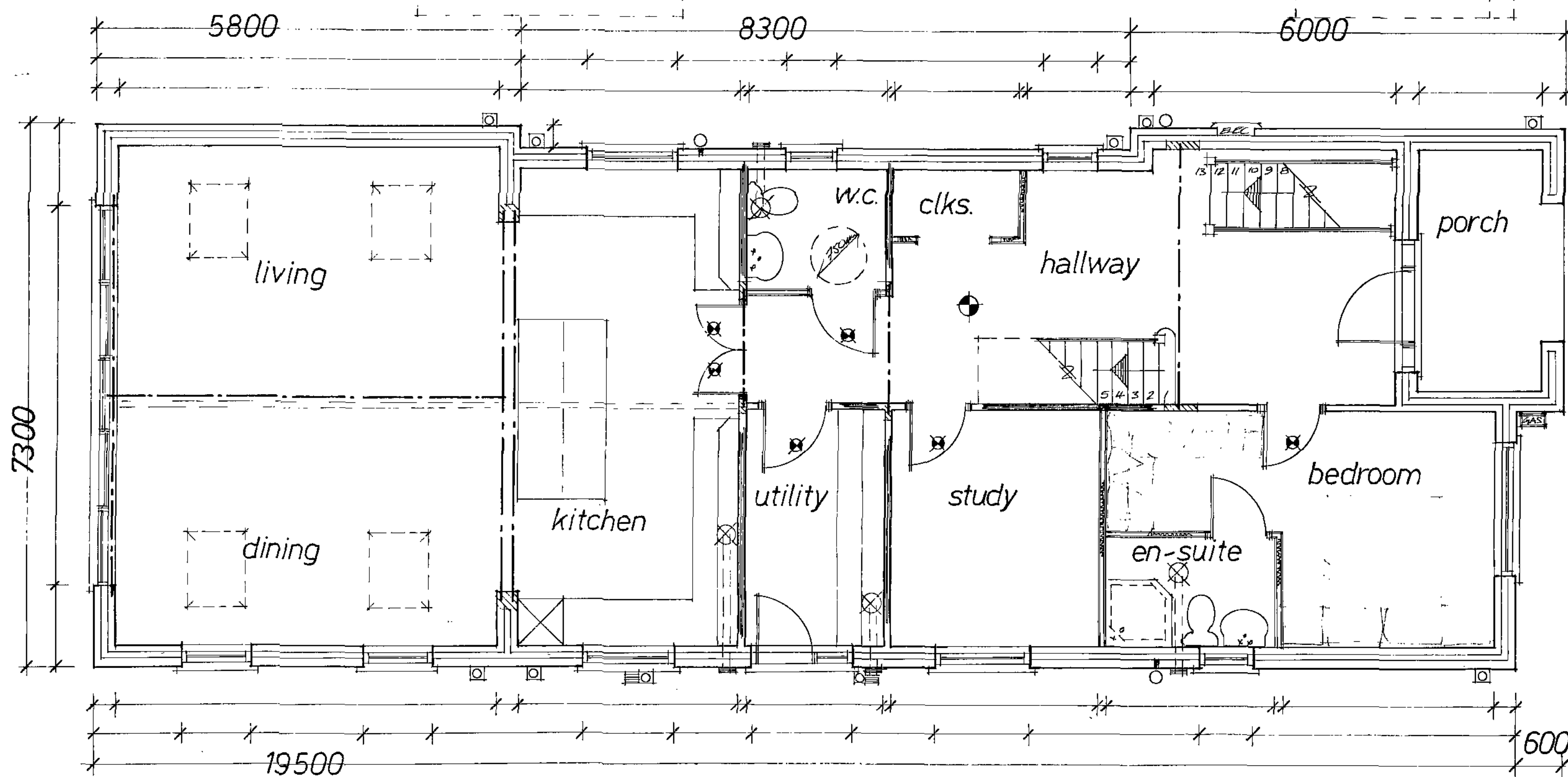


Side

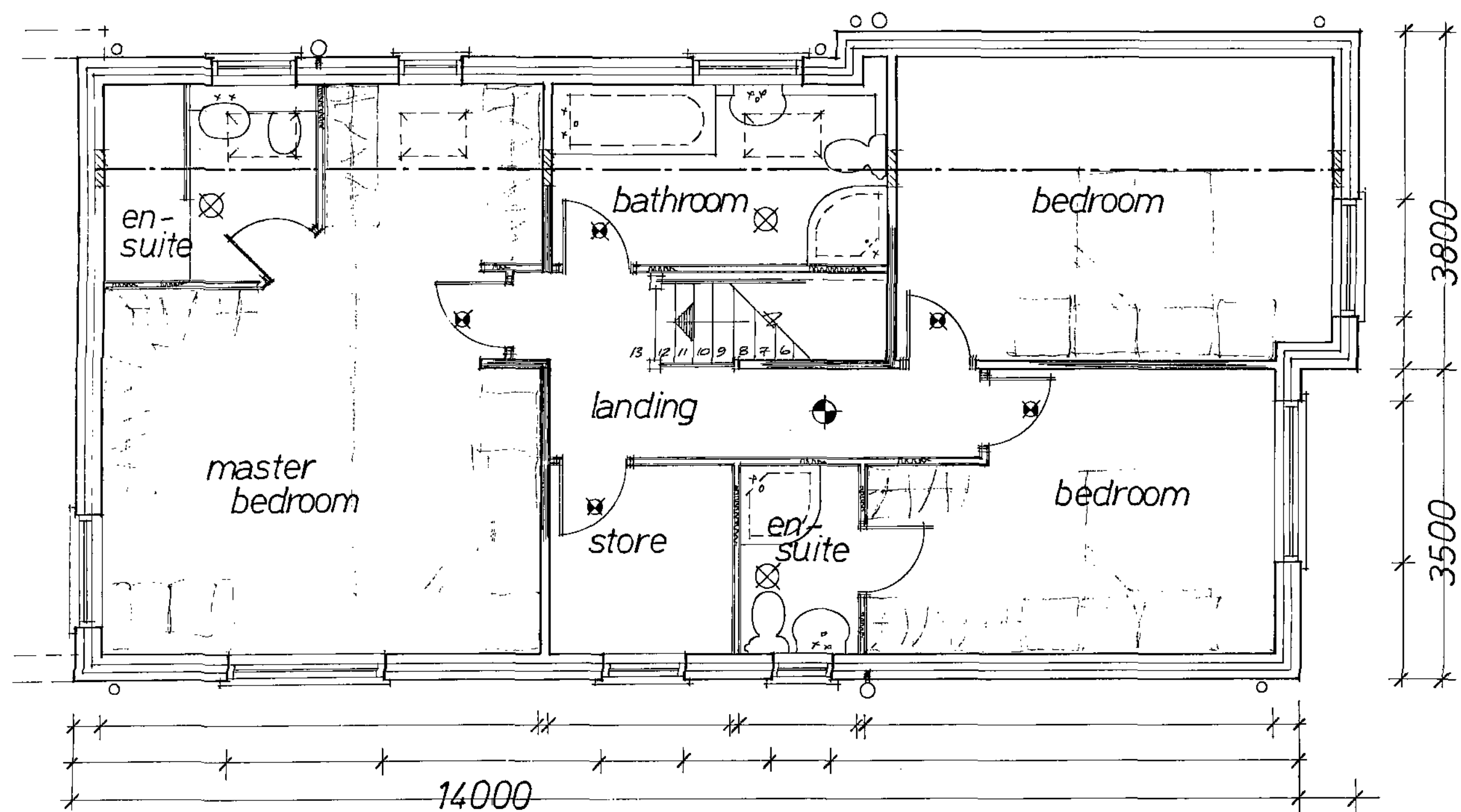


Layouts

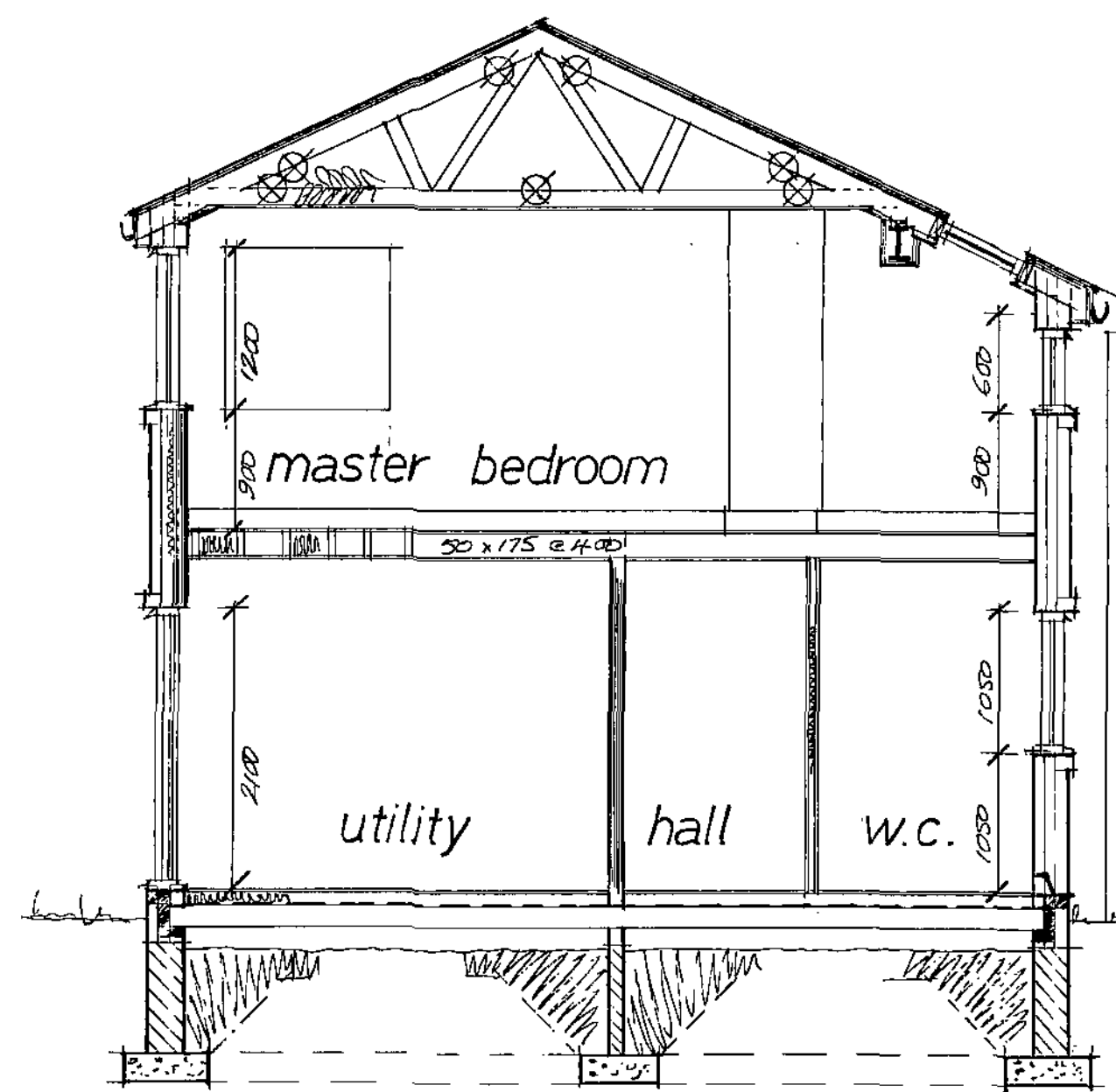
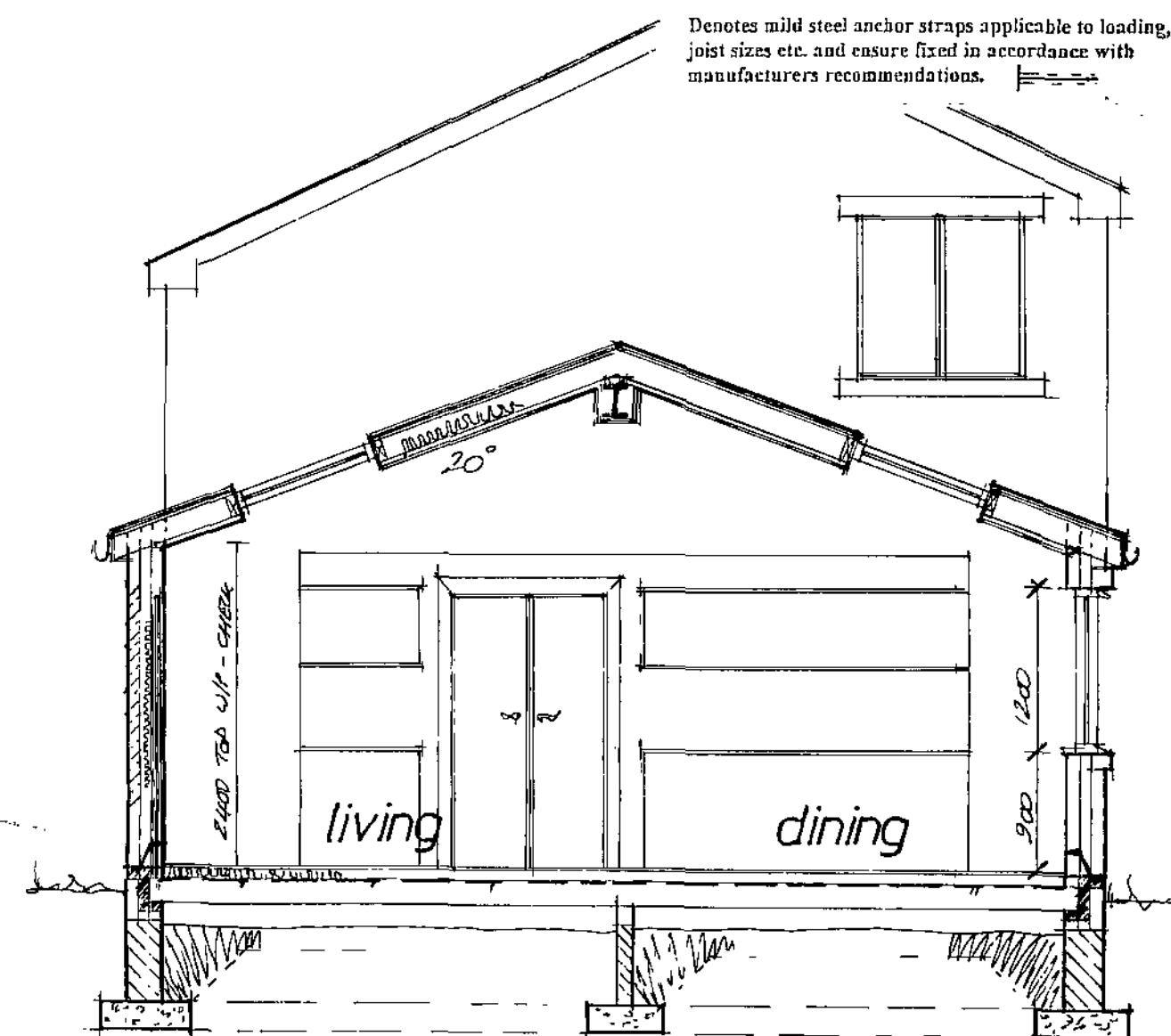
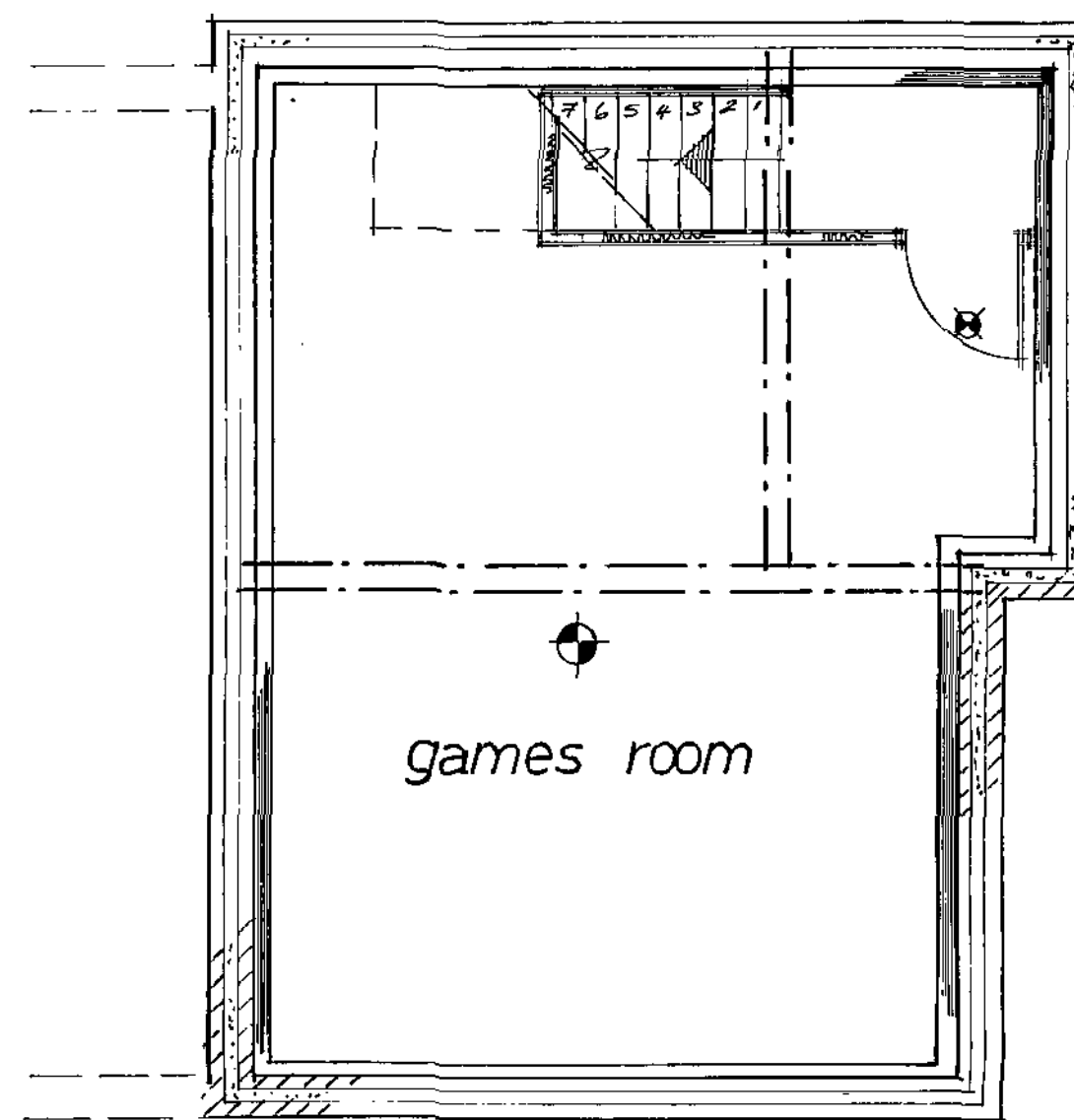
Ground Floor



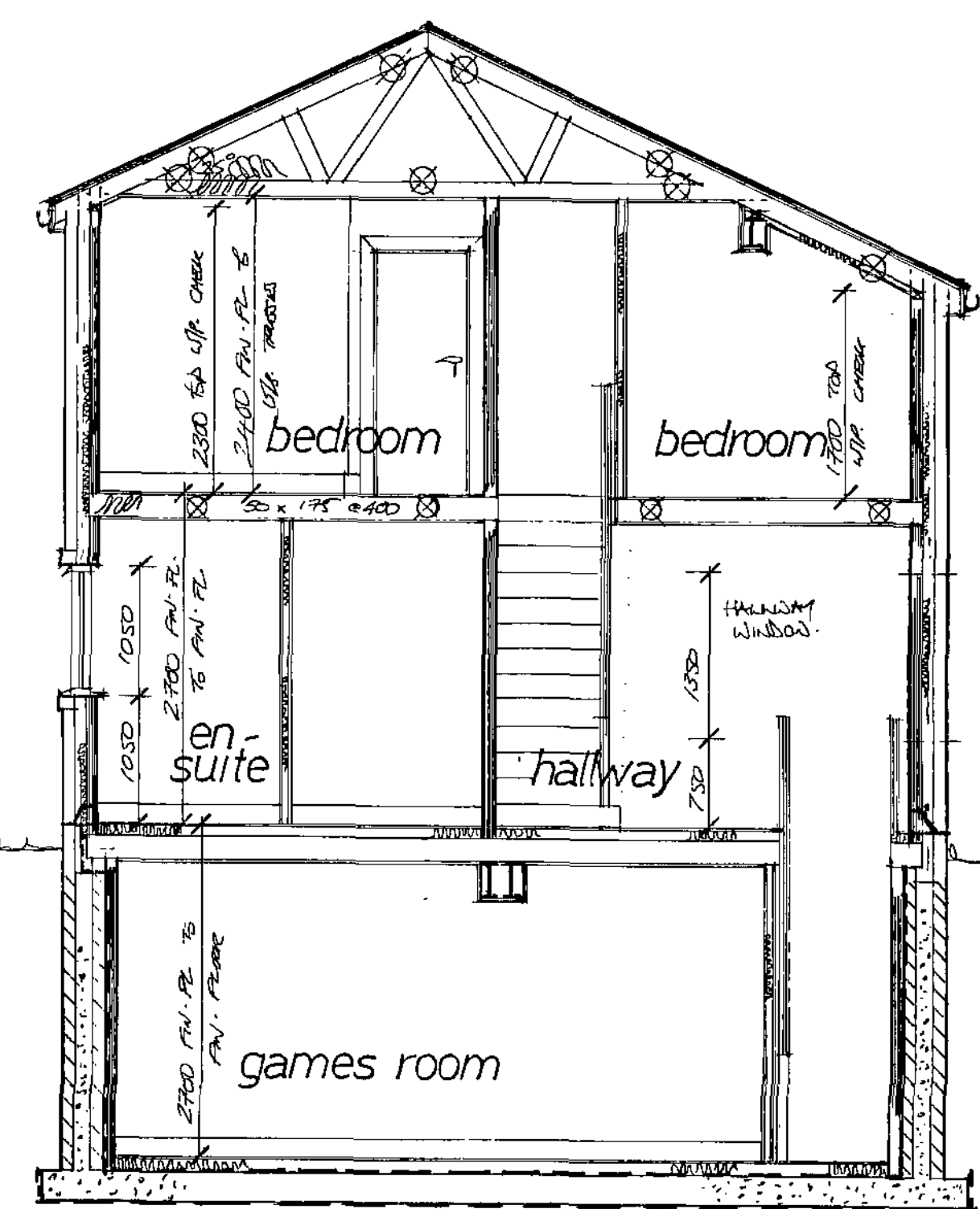
First Floor



Basement



Typical Sections



Full specification for new boiler if required to be provided by heating contractor prior to completion.

Boiler to achieve min. "SEDBUK" rating of 80%.

Space heating system controls (zone/time/boiler) and insulation of pipes/ducts to be in accordance with Part L1.

Heating Engineer to issue suitable commissioning certificate in respect of heating system prior to completion and all operating/maintenance instructions issued to owner/occupier on completion.

This drawing to be read in conjunction with the Standard Construction Specification relating to this project.

This drawing is copyright. All dimensions to be checked prior to commencement on site and any discrepancy notified to the design office immediately. DO NOT SCALE - if in doubt, contact the design office.

The contractor shall be responsible to ascertain the nature of the foundations prior to commencement on site.

The contractor shall be responsible to ensure the suitability of all materials proposed for this project and findings of such in accordance with manufacturers instructions.

The contractor shall be responsible for formulating a working system to comply with the recent C.D.M. Regulations and all construction to be in accordance with document robust construction details (D.T.L.R.) if required & relevant.

The drawings are prepared for the purpose of Planning and Building regulation Approvals only.

All electrical and heating information to be calculated by specialist contractors and to ensure are under the "competent persons scheme" - the electrical/heating layouts if shown are indicative only.

Kitchen layouts are indicative only. Please refer to the kitchen manufacturers layouts for details.

Truss layouts are indicative only. Please refer to the truss manufacturers for details of layout, wind bracing details etc.

The foundations, steelwork, trimming info, wall stability is to be calculated by structural engineer if required and if appointed.

Denotes min. 1/2 HR fire door, intumescent strips, 25mm (min) rebates.

Denotes escape windows to be at least 0.33m² and be at least 750mm high and 450mm wide. To be located max. 1000mm from floor to actual opening part of window and 800mm (min) height.

Denotes approx location of smoke detectors, mains operated with battery backup in case of power failure.

Denotes wall mounted boiler positions with balanced flued outlet to ext. air.

Denotes location of mechanical extraction unit direct to ext. air through wall at ground and first & second floors via ceiling mounted and direct to ext. air.

Denotes movement joint at 6.0m (max) to stonework, 12.0m to brickwork (refer to A4 detail).

Staircases to be measured and designed by specialist manufacturer prior to construction on site - all to be in accordance with current Building Regulations Part K.

Denotes mild steel anchor straps applicable to loading, joint sizes etc. and ensure fixed in accordance with manufacturers recommendations.

232 sqm / 2497 sqft approx.

Planning: B/Regs:

A	Re-Design Fully	08-09
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Garry Greetham Associates Ltd Residential Design Consultant Westwood House 18 Carr Lane Tankersley Barnsley S75 3BE Tel(01226)746573		
PROJECT Detached Dwelling		
CLIENT Mr. & Mrs. S. West		
TITLE Elevations & Layouts		
ADDRESS Rear of 120 Upper Hoyland Rd, Hoyland, Barnsley, S74 9NL		
DRAWN BY ggg		
SCALE 1:100; 1:50 DATE Aug.09		
DRAWING No 703-03 REV A		
Member of the Chartered Institute of Architectural Technologists		