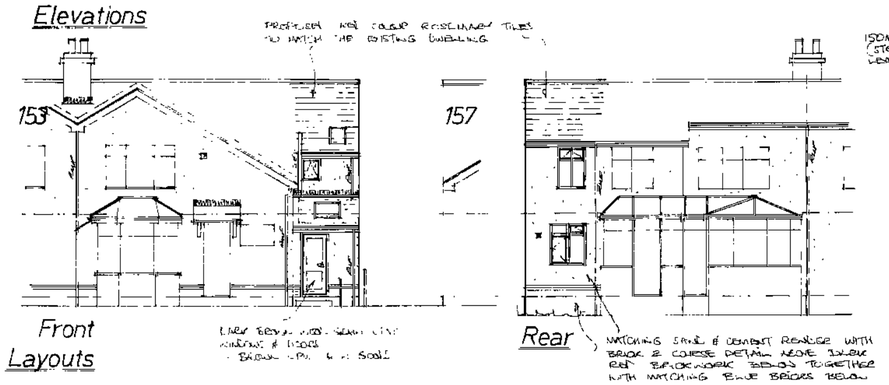
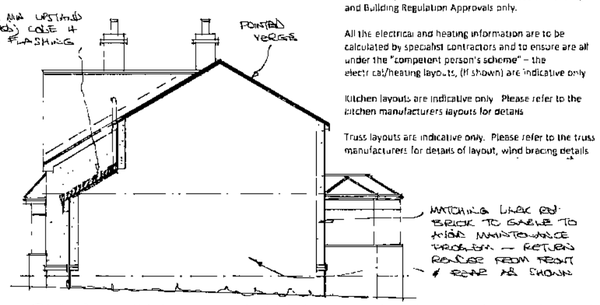
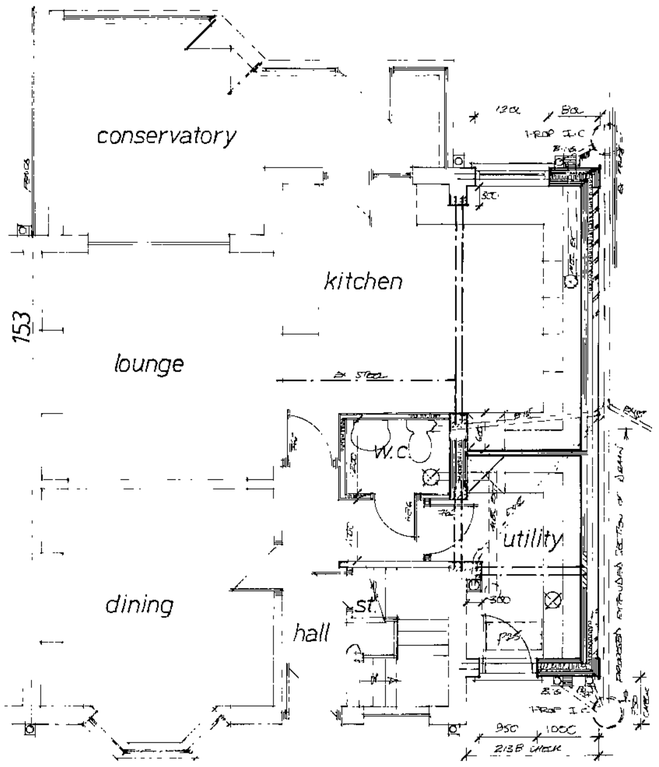
Elevations

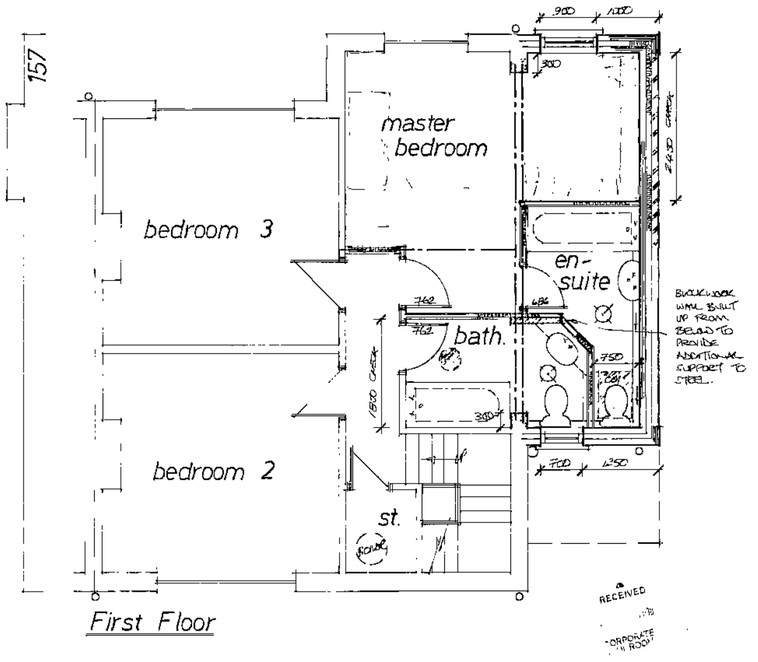




Layouts



Ground Floor



First Floor

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

All the electrical and heating information are to be calculated by specialist contractors and to ensure are all under the "competent person's 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

Denotes mild steel anchor straps applicable to leading, joist sizes etc and ensure fixed in accordance with manufacturer's recommendations.

ALL RELEVANT DETAILS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH THE ACCREDITED CONSTRUCTION DETAILS

The Electrical Contractor to issue any/all suitable commissioning certificate in respect of the electrical system provided for this project

The foundations, steelwork, trimming information and wall stability are to be calculated by structural engineer if required and if appointed

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

Any proposed boiler to achieve min "SEDBUK" rating of 88%

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

The 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/client 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 fixings of such in accordance with manufacturer's 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 (DTLR) – all if required & relevant.

The contractor shall be responsible to make good any damage caused to adjacent property during construction under the Party Wall Act 1996

The client shall be responsible to inform the adjacent property owner of such works under the Party Wall Act 1996. For further information, free booklet and advice telephone 0181-693191.

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

Denotes approx location of interconnected 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
1) eaves vent where located at front or rear.
2) tile vent where located more central.

Rev	Notes	Date
A	DEAR WINDOWS ADJUSTED	07-10

Planning:

B/Regs:

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

PROJECT	2 Storey Side Extension
CLIENT	Mr. & Mrs. D. Short
TITLE	Property as Proposed
ADDRESS	155 Willthorpe Road, Redbrook, Barnsley. S75 1JQ
DRAWN BY	999
SCALE	1:100; 1:50 DATE Jun.10
DRAWING No	721-02 REV A

Member of the Chartered Institute of Architectural Technologists