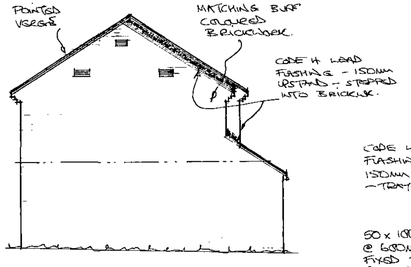
Elevations



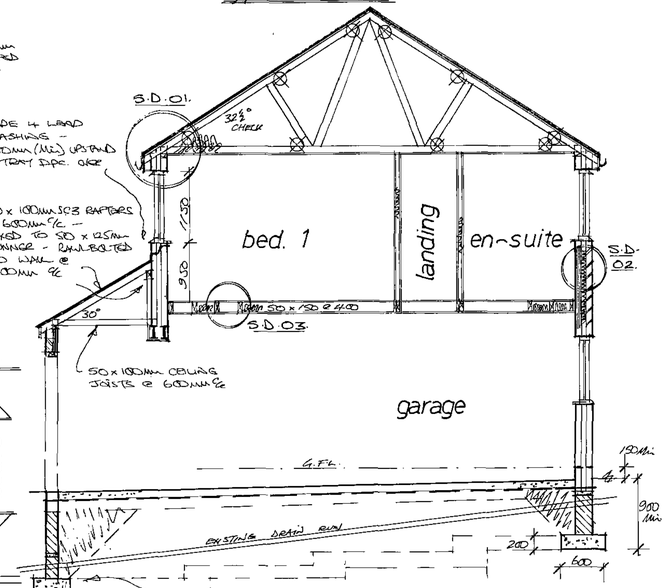
Front

Rear

Side

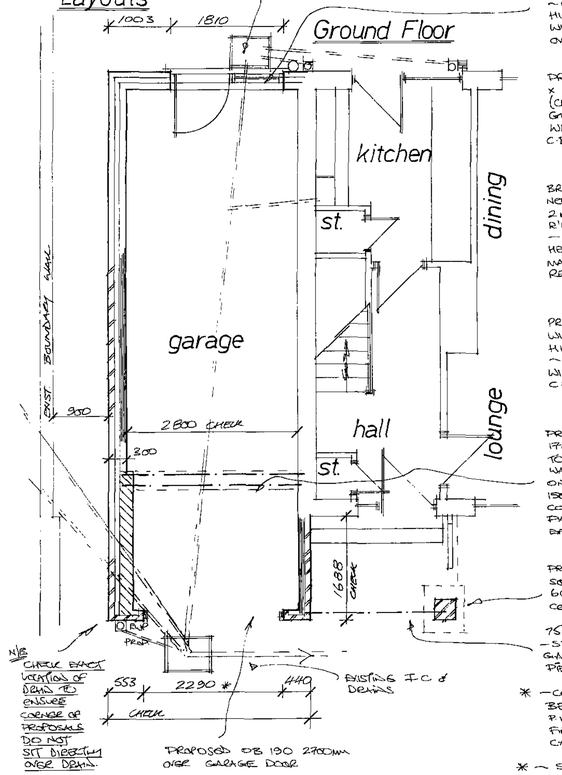


Typical Section

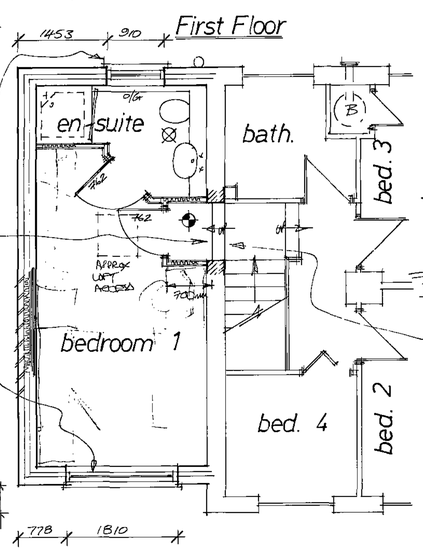


Layouts

Ground Floor



First Floor



PROPOSED EXTERNAL DOOR & SIDE WINDOW COMBINATION. - WINDOW @ 1050mm HIGH - WITH C.B 90 2100mm OVER.

PROPOSED 910mm W x 1150mm HIGH (CHECK) - OBSCURE GLAZED EN-SUITE WINDOW WITH C.B 90 2300mm OVER

BREAK THRU FOR NEW OPENING - 2 No STEPS UP TO LANDING OVER - ENSURE 2000 HEADROOM - MAKE GOOD AS REQD.

PROPOSED 1810mm WIDE x 1150mm HIGH (CHECK) - ESCAPE WINDOW WITH C.B. 2100mm OVER.

PROPOSED 2 No 178 x 102mm R.S.J's TO SUPPORT WALLING ABOVE ON 375 x 100 x 150mm DEEP CONCRETE (C30) PADSTONES TO BACH REACTION.

PROPOSED 338 x 338mm SOLID BRICK PIER ON 600 x 600mm CONCRETE PAD.

75 x 200mm BARGE - SPANNING FROM GARAGE TO BRICK PIER.

* - CEILING JOISTS TO BE UNDERSLUNG WITH P.V.C. CLADDING AS FINISH TO U/S OF PORCH CANOPY.

* - SIDE OF "TRAVELAIR" CANOPY - AGAIN TO BE P.V.C. CLADDING ON SOFTWOOD TIMBER STUDDING.

CREATE 2 NEW No STEPS - 200mm EACH RISER & MIN. 220mm GOING - LOCATED WITHIN THE WALL WIDTH - TO ALLOW ACCESS.

NB CHECK EXACT LOCATIONS OF DRAINS TO ENSURE CLEARANCE OF PROPOSALS DO NOT SIT DIRECTLY OVER DRAIN.

Barnsley Metropolitan Borough Council
7 AUG 2009
Development Control

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.

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

Boiler to achieve min. "SEDBUK" rating of 86%.

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.

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

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.

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. (EW)

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

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.

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 fixings 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 (DTLR) if required & relevant.

The contactor shall be responsible to make good any damage caused to adjacent property during construction under the Party Wall Act 1997.

The client shall be responsible to inform the adjacent property owner of such works under the Party Wall Act 1997. For further information, free booklet and advice Tel 0181-6919191.

If any work to be carried out on public sewers, to be done under control of Yorkshire Water Authority and if required any connection to public sewer requires 21 days notice to Yorkshire Water Authority Tel 0113-2354251 for details.

Rev	Notes	Date
B	1st FLOOR SET BACK	08-09
A	BASES INFO ADDED	07-09

Planning: 2009/0832 B/Regs: 09/10532/BR

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Tel(01226)746573

PROJECT	2 Storey Side Ext.
CLIENT	Mr. & Mrs. R. Clarke
TITLE	Property as Proposed
ADDRESS	1 Dove Close, off Dove Road, Wombwell, Barnsley. S73 0SJ
DRAWN BY	GGG
SCALE	1:100; 1:50 DATE Jun.09
DRAWING No	704-02 REV B

Member of the Chartered Institute of Architectural Technologists