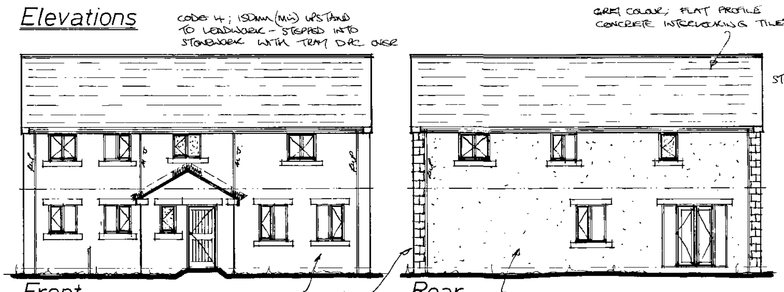
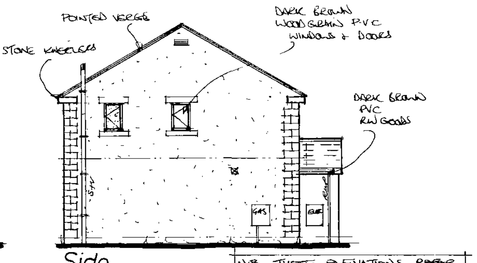
Elevations



Front

Rear

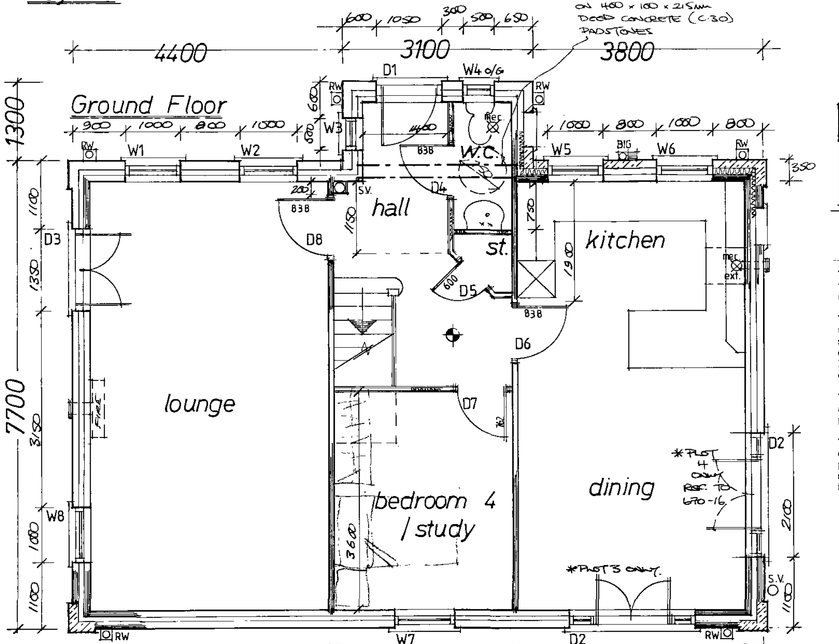


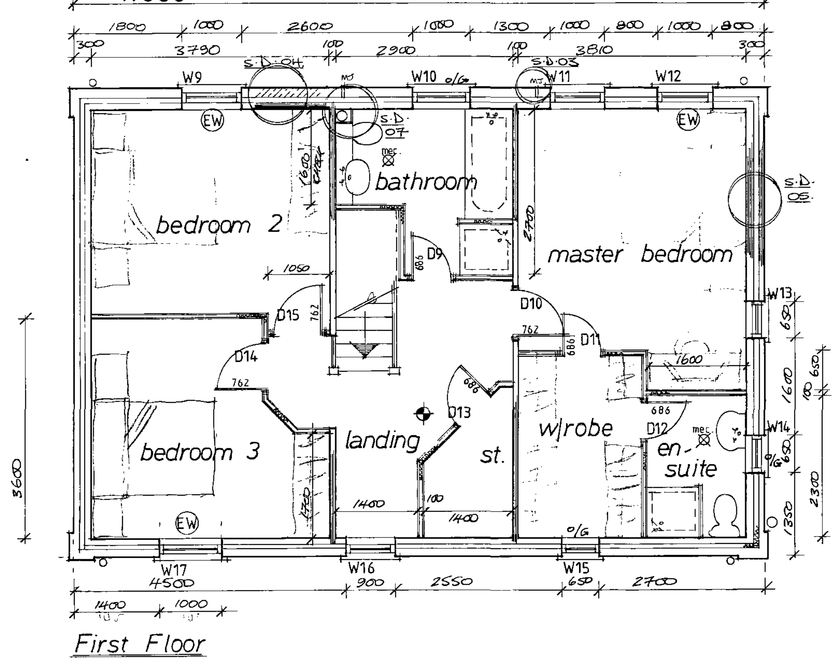
Side

NB THESE ELEVATIONS REFER TO PLOT 3 ONLY — FOR PLOT 4 ELEVATIONS REFER TO 670-16.

Side

Layouts





First Floor

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 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.

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

Boiler to achieve min. "SEDBUK" rating of 90%.

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 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. (to BS5839-6)

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.

Denotes movement joist 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.

Rev	Notes	Date
B	WIT RE-LOCATED TO REAR	05.09
A	DIMS, WINDOWS & DOOR REF ADDED	08.08

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

PROJECT	Type A Dwelling
CLIENT	Mr. & Mrs. A. Turner
TITLE	Elevations & Layouts
ADDRESS	land adj. "The Old Smithy", Hoyland Rd, Hoyland Common.
DRAWN BY	999
SCALE	1:100;1:50
DATE	Apr.08
DRAWING No	670-03
REV	A

Member of the Chartered Institute of Architectural Technologists

148.50 sqm/1600 sqft approx.