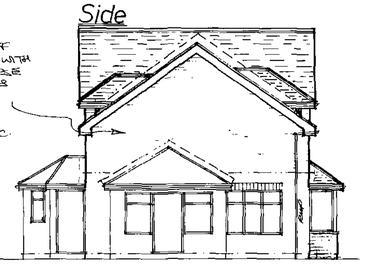
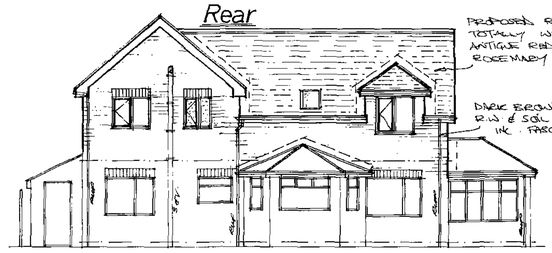
Front Elevations



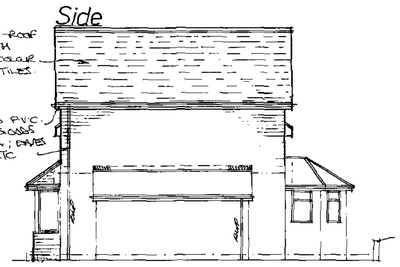
Side



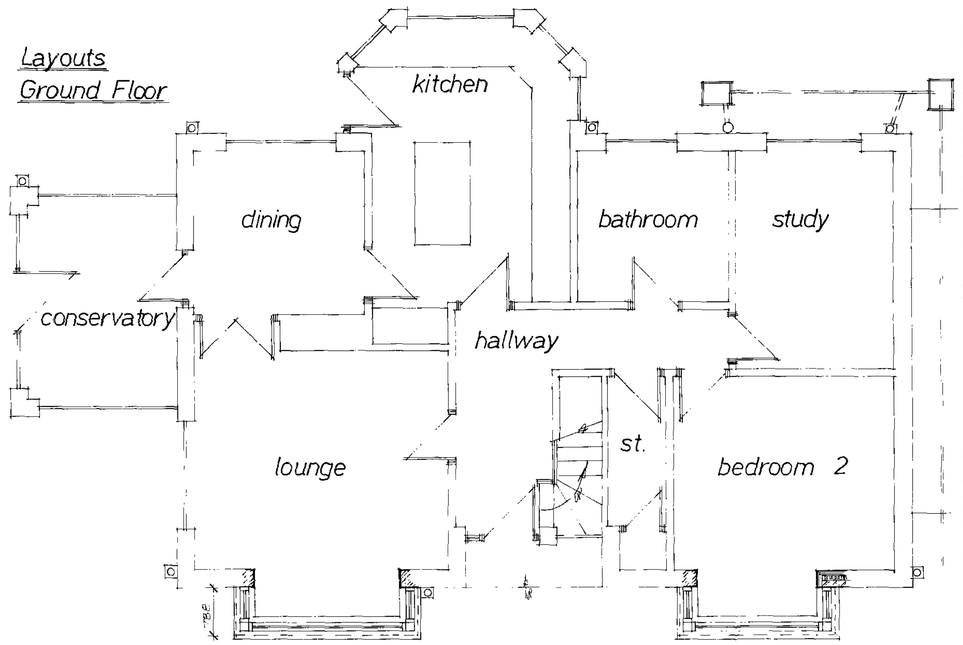
Rear



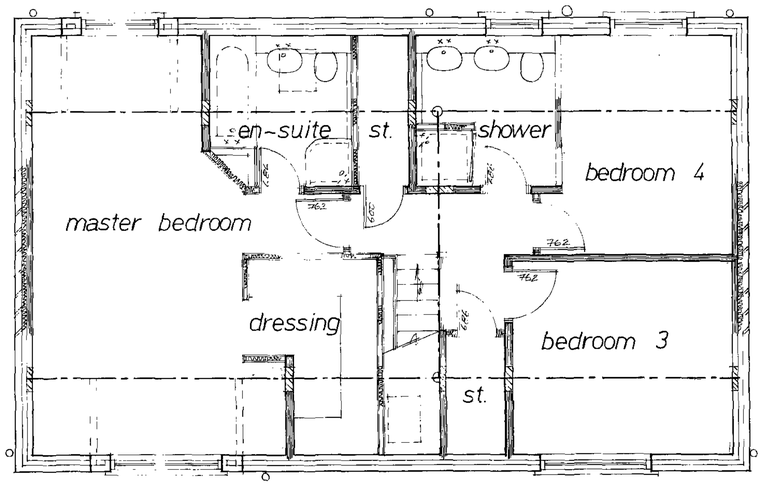
Side



Layouts Ground Floor



First Floor



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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 0181-691191.

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.

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

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.

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

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

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

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

Rev	Notes	Date

B/Regs:

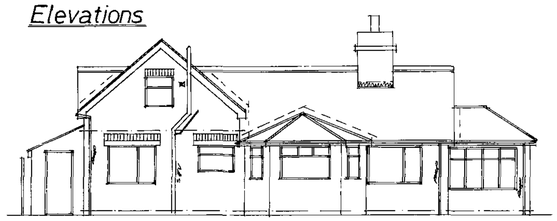
Planning:

Garry Greetham Associates Ltd
Resident'al Design Consultant
Westwood House
16 Cun- Lane
Tankersley
Barnsley S75 3BE
Tel(01226)746573

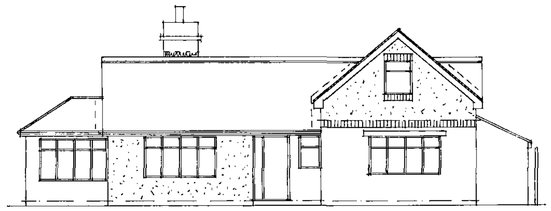
PROJECT	Rooms in Roof Space
CLIENT	Mr. & Mrs. C. Pickering
TITLE	Property as Proposed
ADDRESS	151 Milton Road, Hoyland, Barnsley. S74 9BG
DRAWN BY	GGG
SCALE	1:100; 1:50 DATE Nov.10
DRAWING No	730-03 REV

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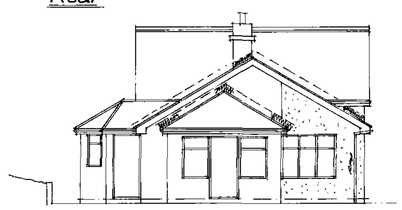
Elevations



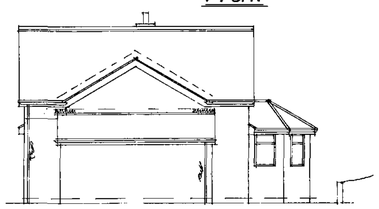
Rear



Front



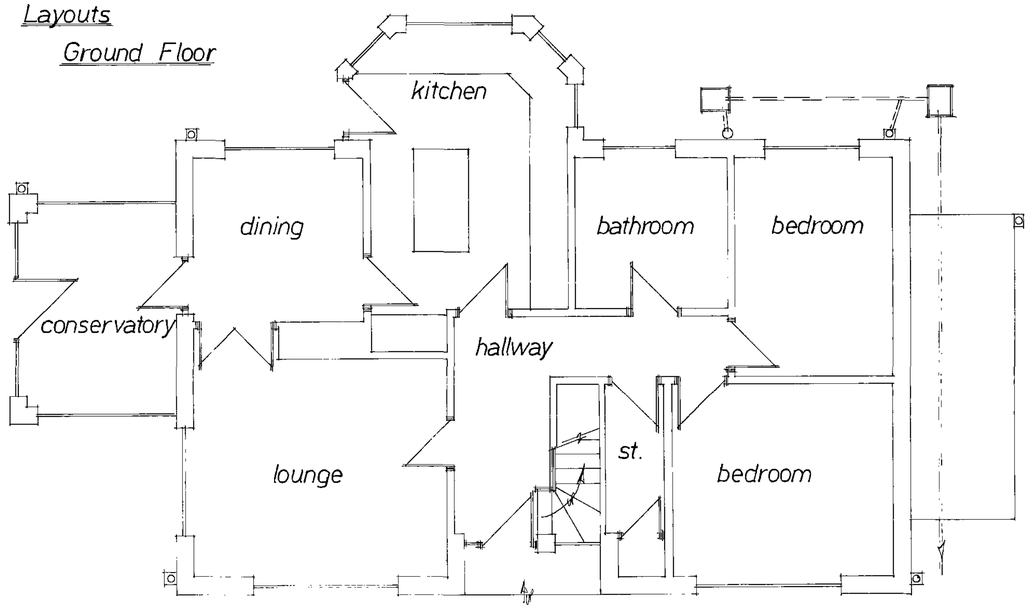
Side



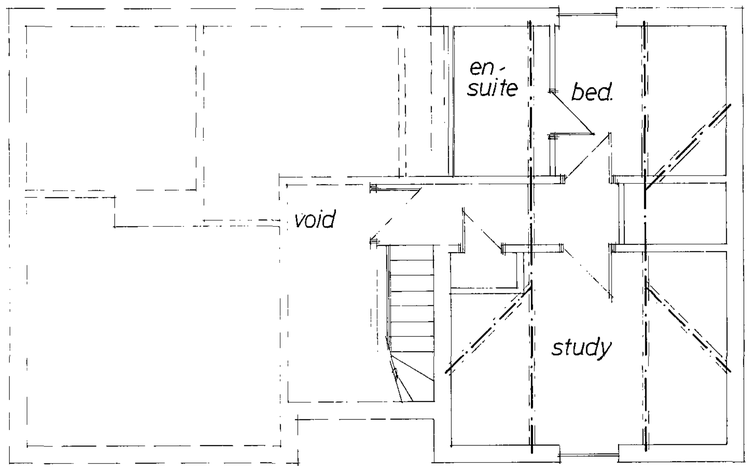
Side

Layouts

Ground Floor



First Floor



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PLANNING

Rev	Notes	Date

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

PROJECT	Rooms in Roof Space
CLIENT	Mr. & Mrs. C. Pickering
TITLE	Property as Existing
ADDRESS	151 Milton Road, Hoyland, Barnsley. S74 9BG
DRAWN BY	GGG
SCALE	1:50; 1:100 DATE Nov.10
DRAWING No	730-02 REV

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