

Elevations

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

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

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

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

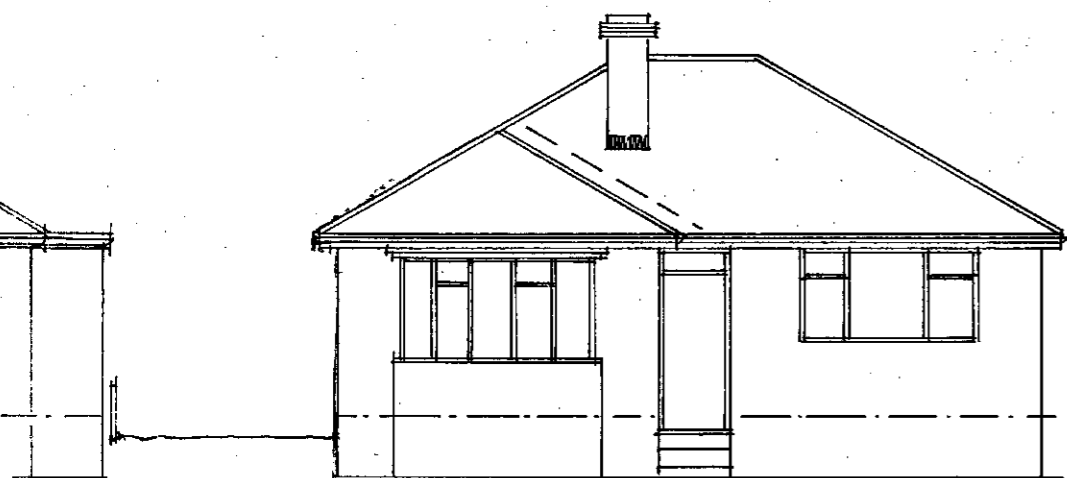
Denotes location of mechanical extraction unit direct to ext. air through wall at ground and first & second floors via ceiling mounted and direct to ext. air
 1) eaves vent where located at front or rear.
 2) tile vent where located more central.

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

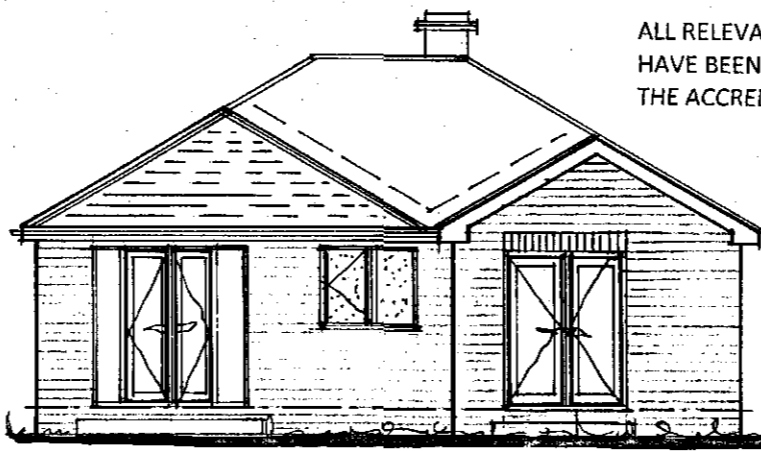
All the electrical and heating information are to be calculated by specialist contractors and to ensure are all under the "competent person's scheme" - the electrical/heating layouts, (if shown) are indicative only.

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

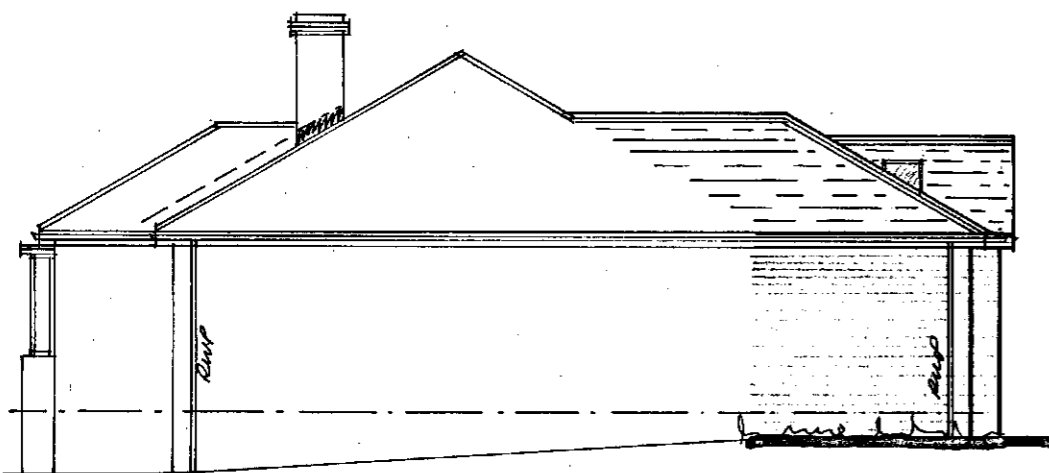
The foundations, steelwork, trimming information and wall stability are to be calculated by structural engineer if required and if appointed.



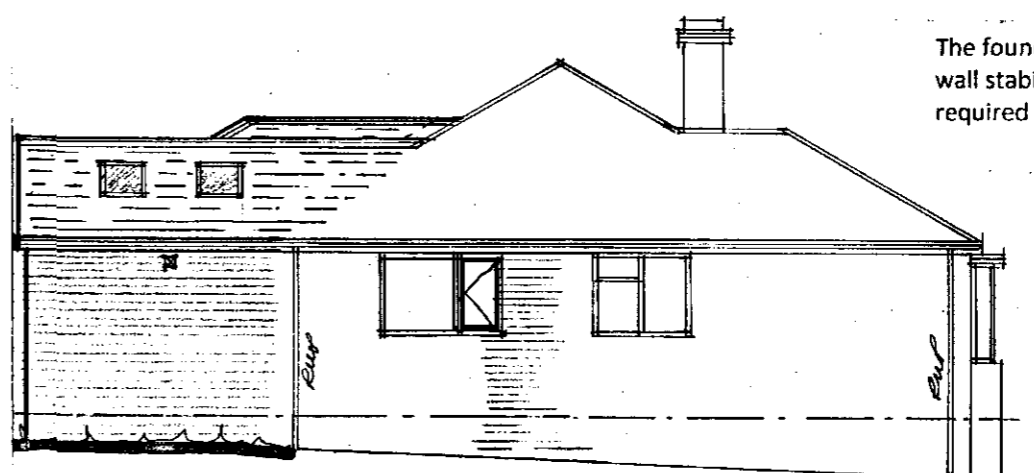
Front



Rear

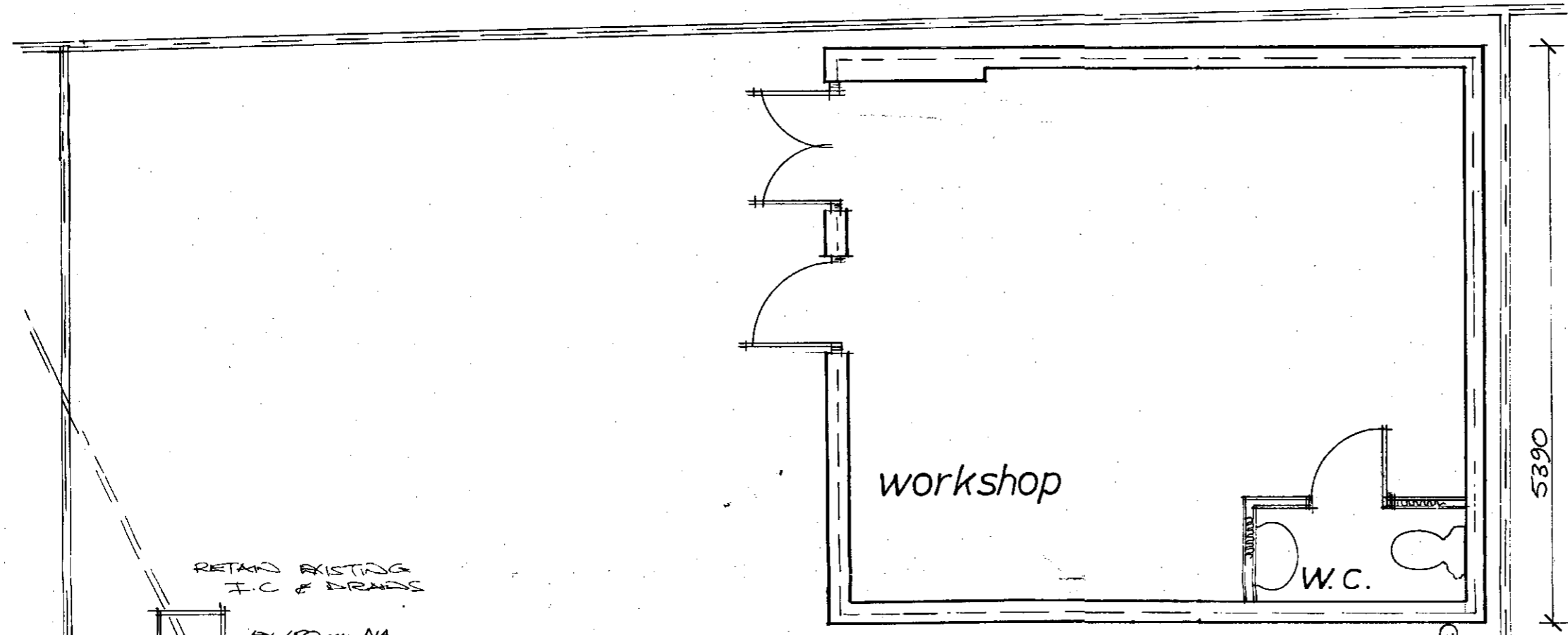


Side



Side

5953



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 (DTRL) - 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.

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 telephone 0113-2354251 for details.

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 90%.

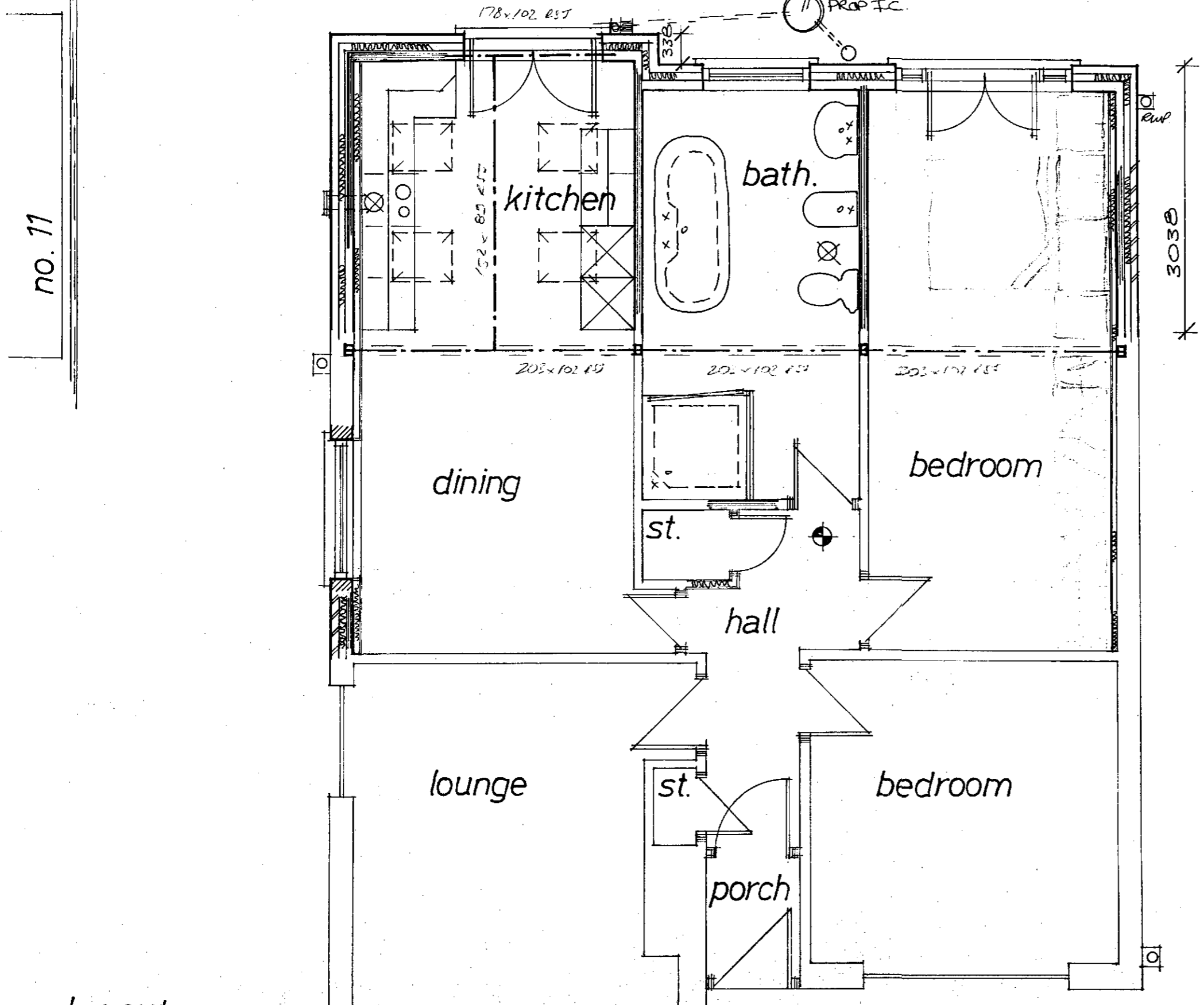
Space heating system controls (zone/time/boiler) and insulation of pipes/ducts to be in accordance with Part L1.

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.

RETAIN EXISTING F.C. & BRACKS EX 150mm DIA

PROP F.C. EX 150mm DIA



Layout

Rev	Notes	Date
C	WORKSHOP TO REAR RE-LOC	05-13
B	BRACKS ADJ	04-13
A	KITCHEN DOOR ADJ	04-13

Planning: 2013/0371 B/Regs:

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

PROJECT: Rear Extension & Garage
 CLIENT: Mr.M.Thomas/Miss K.Sills
 TITLE: Property as Proposed
 ADDRESS: 12 Derwent Place, Wombwell, Barnsley. S73 0RT
 DRAWN BY: ggg
 SCALE: 1:100; 1:50 DATE: Mar 13
 DRAWING No: 764-03 REV: C
 Member of the Chartered Institute of Architectural Technologists

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