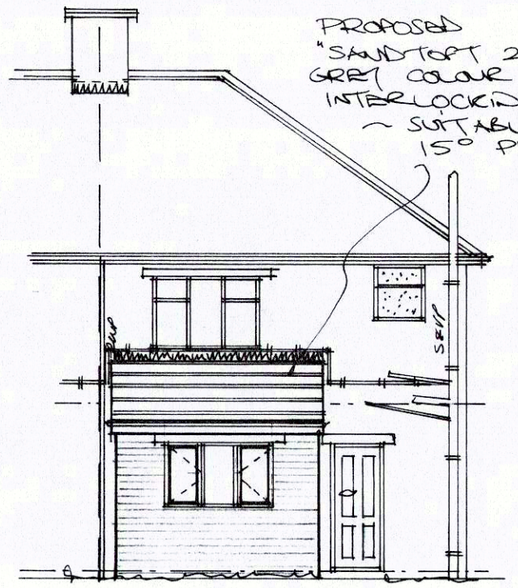
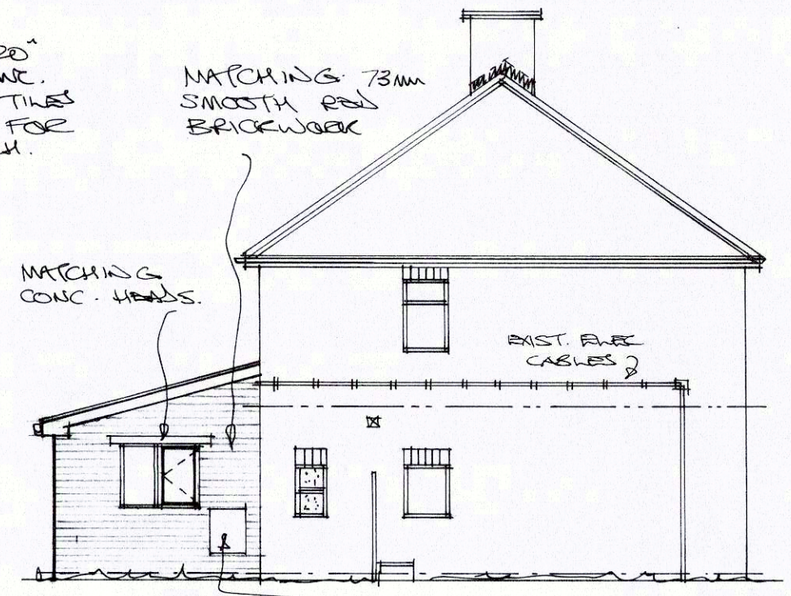
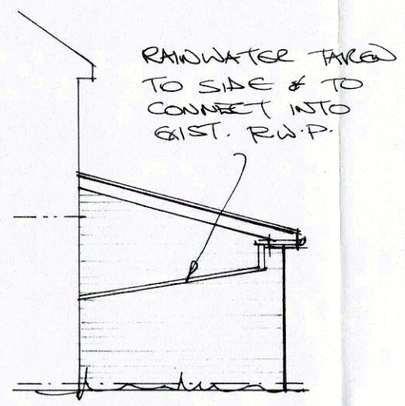
Elevations



Rear

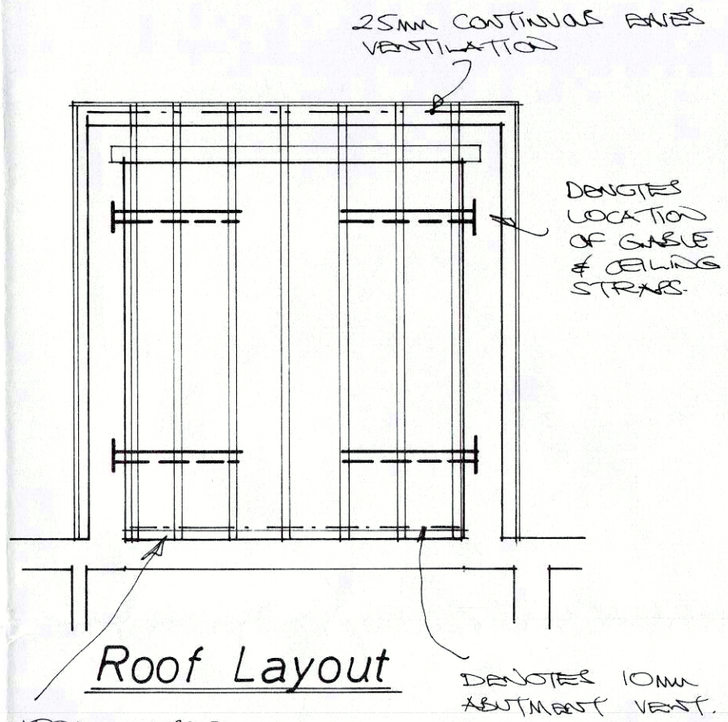


Side

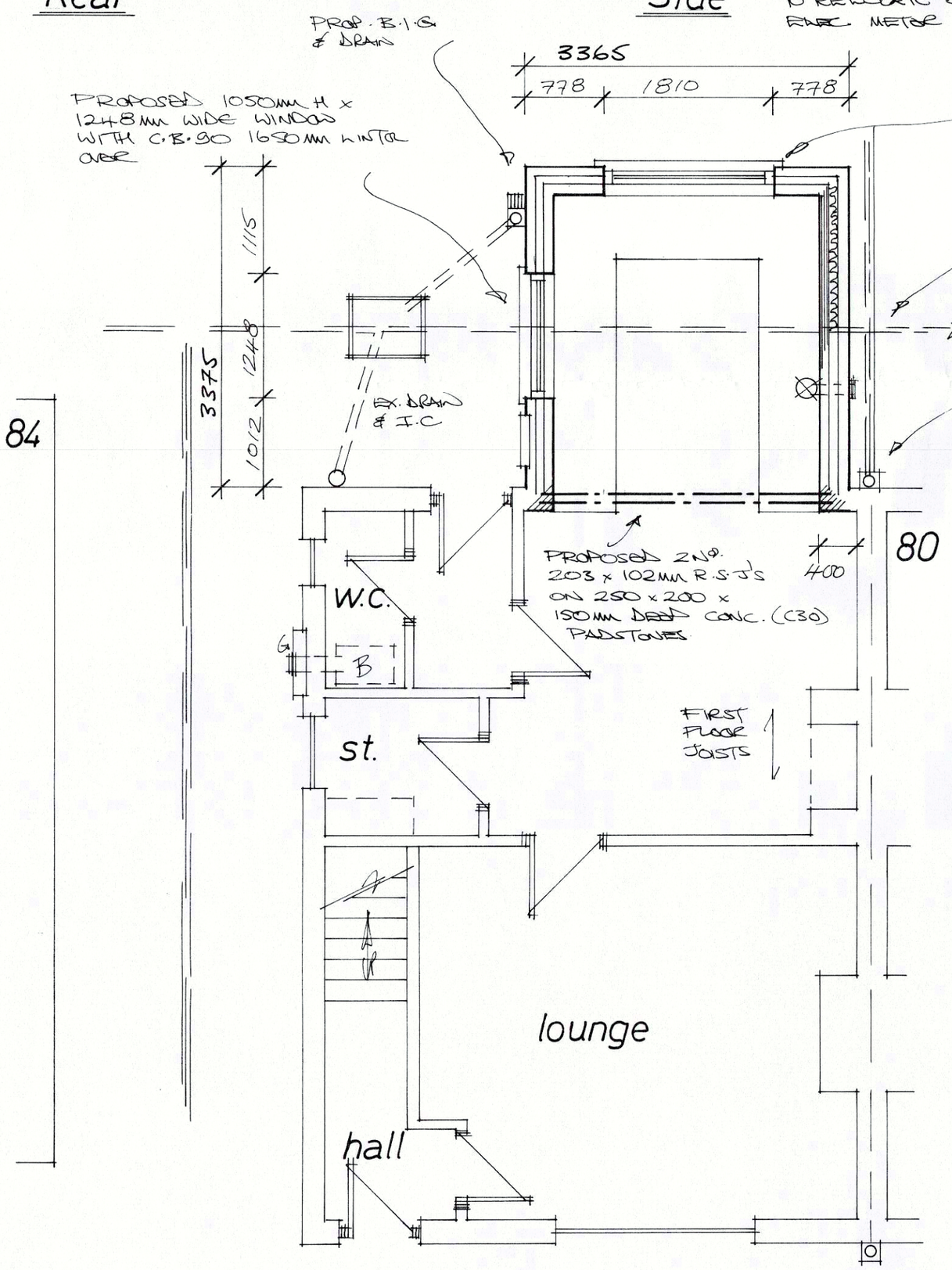


Side

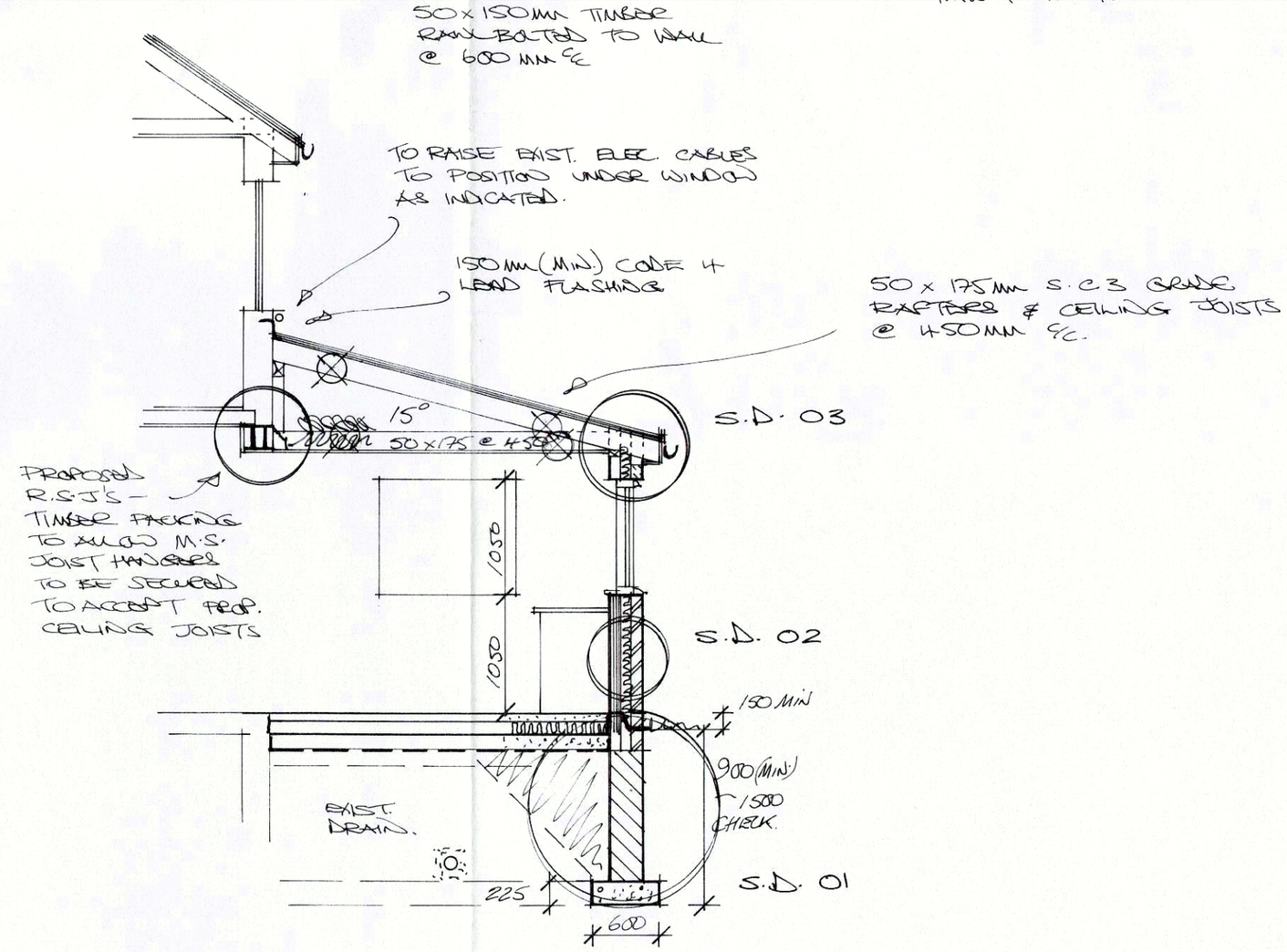
50 x 175 mm S.C.3 GRADE RAFTERS & CEILING JOISTS @ 450 mm CRS.



Roof Layout



Ground Floor Layout



Section

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 etc.

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

Denotes min. ½ HR fire door, intumescent strips, 25 mm min. rebates.

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.

Denotes movement joists at 6.0 m max. to stonework, 12.0 m 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.

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

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.

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.

Rev	Notes	Date

B/Regs:

Planning:

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

PROJECT	Rear Extension
CLIENT	Mr.R.Pashley/Ms.S.Johnson
TITLE	Working Drawings
ADDRESS	82 Springfield Road, Hoyland Common, Barnsley. S74 0BY
DRAWN BY	ggg
SCALE	1:100; 1:50
DATE	May 17
DRAWING No	857-03
REV	

Member of the Chartered Institute of Architectural Technologists