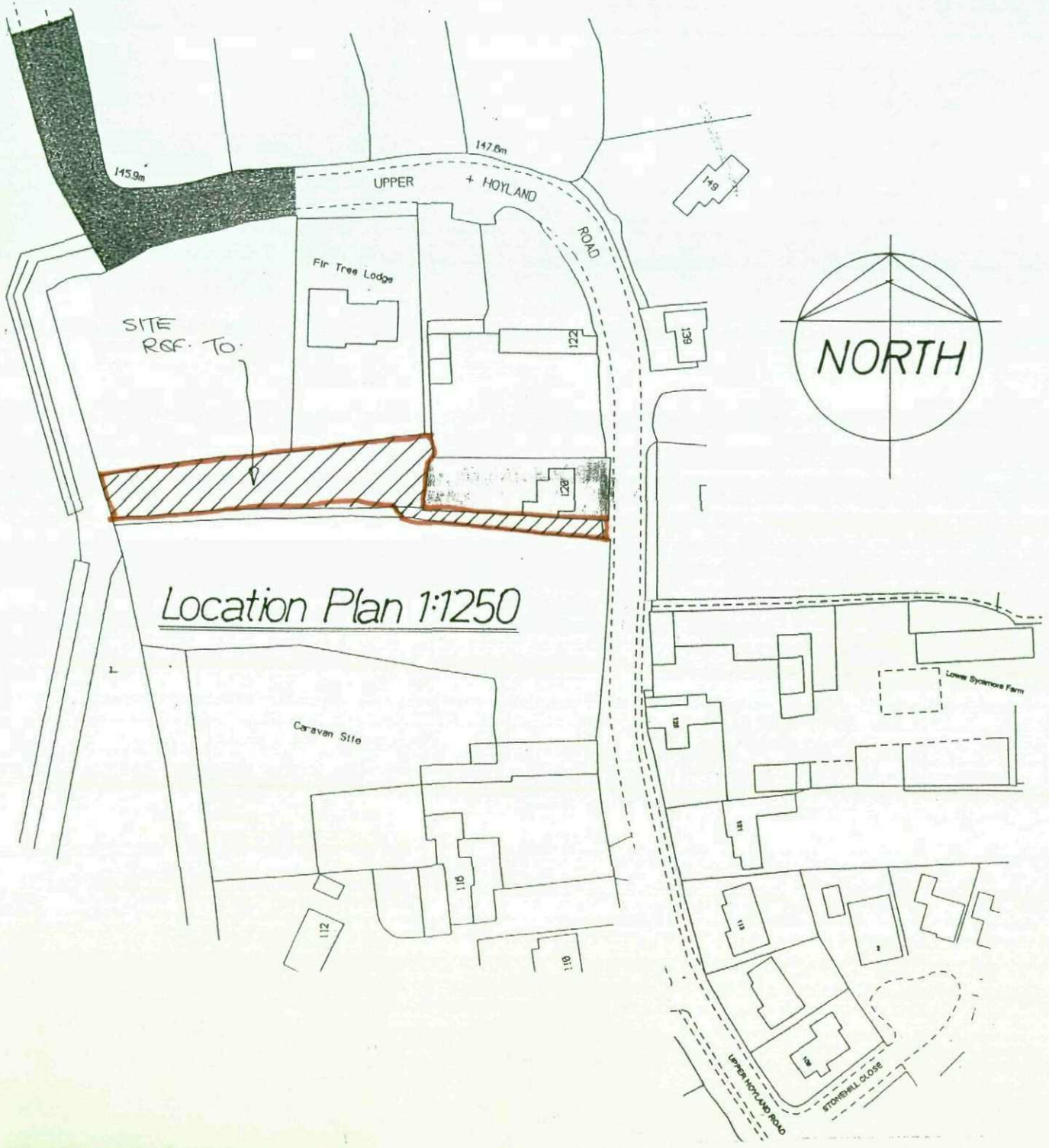
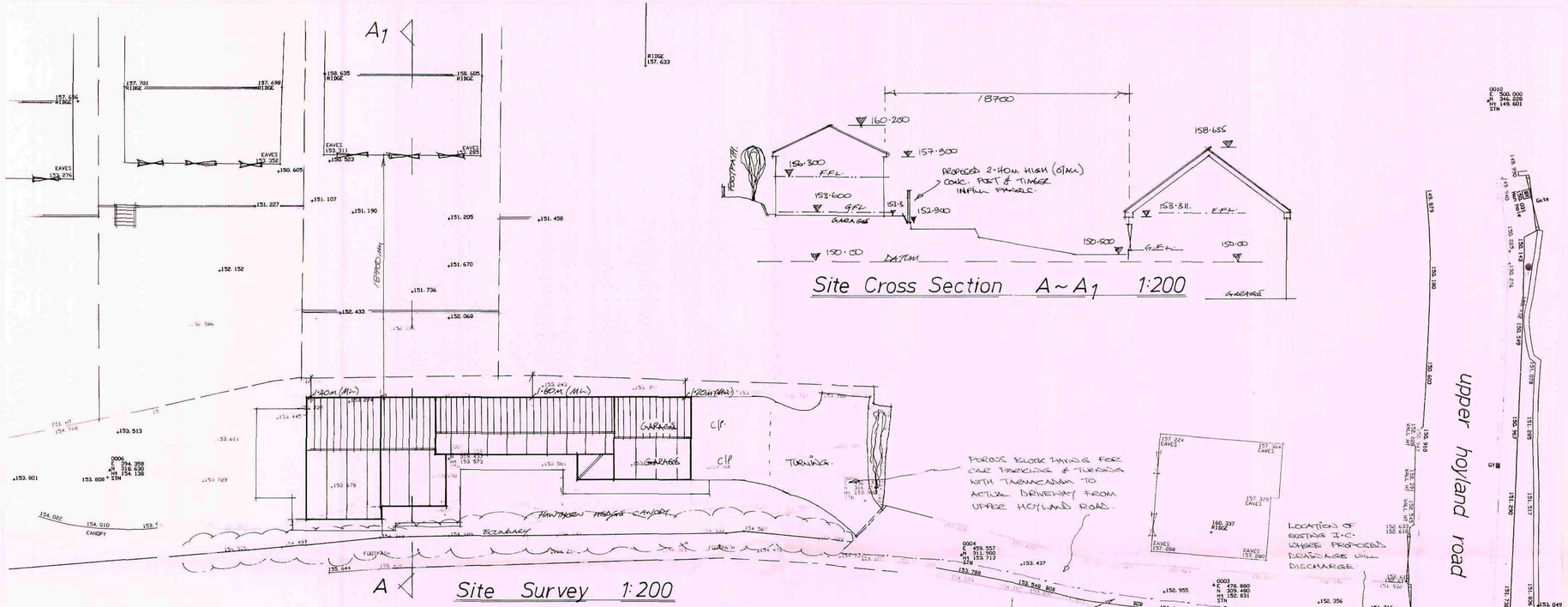


Rev	Notes	Date

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

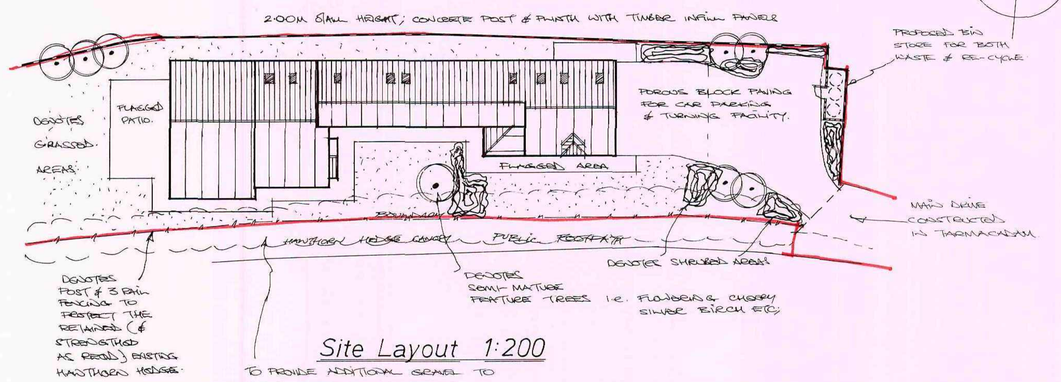
PROJECT	Detached Dwelling
CLIENT	Mr. & Mrs. S. West
TITLE	Location Layout
ADDRESS	Rear of 120 Upper Hoyland Rd, Hoyland, Barnsley.S74 9NL
DRAWN BY	ggg
SCALE	1:1250 DATE Apr.09
DRAWING No	703-01 REV

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Site Survey 1:200

Site Cross Section A~A1 1:200



Site Layout 1:200

TO PROVIDE ADDITIONAL GRAVEL TO PROVIDE FINISHING LAYER TO THE EXISTING UNBOUND PUBLIC FOOTPATH ALONG SIDE SITE.

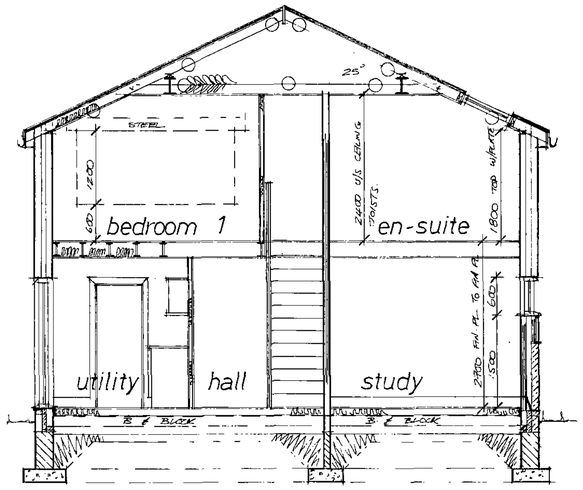
Rev	Notes	Date

Garry Greetham Associates Ltd
Residential Design Consultant
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Tel(01226)746573

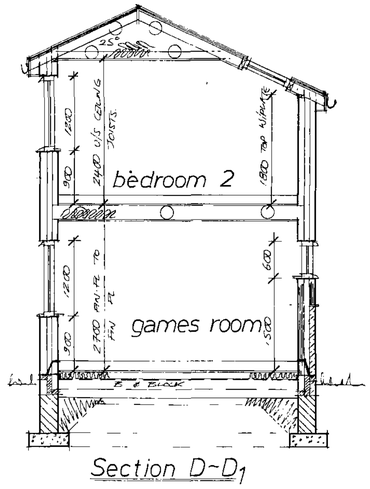
PROJECT	Detached Dwelling
CLIENT	Mr. & Mrs. S. West
TITLE	Site Survey,Layout,Section
ADDRESS	Rear of 120 Upper Hoyland Rd, Hoyland, Barnsley.S74 9NL
DRAWN BY	GGG
SCALE	1:200 DATE Apr.09
DRAWING No	703-02 REV

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Typical Sections



Section C – C1



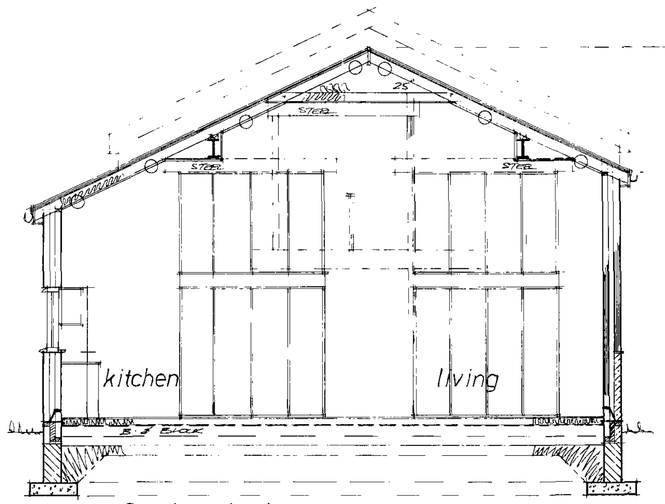
Section D-D1

Rev	Notes	Date

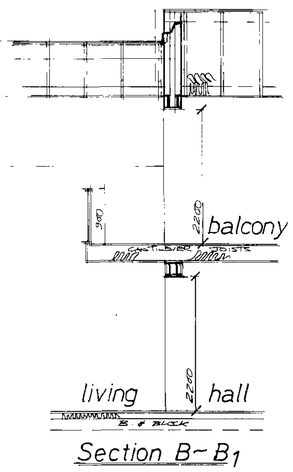
Garry Greetham Associates Ltd
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Tel(01226)746573

PROJECT	Detached Dwelling
CLIENT	Mr. & Mrs. S. West
TITLE	Typical Sections
ADDRESS	Rear of 120 Upper Hoyland Rd, Hoyland, Barnsley.S74 9NL
DRAWN BY	GGG
SCALE	1:50
DATE	May.09
DRAWING No	703-04
REV	

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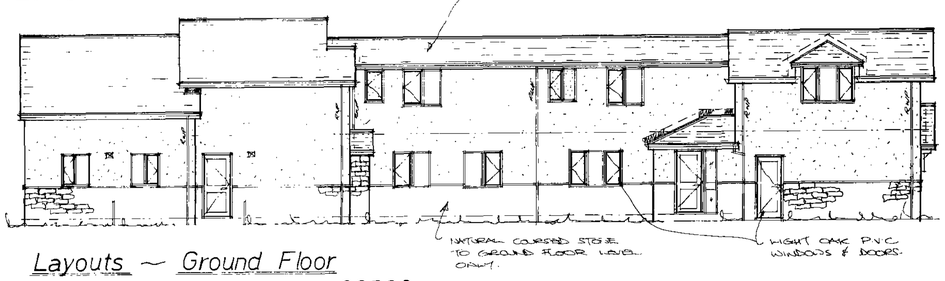
Section A-A1



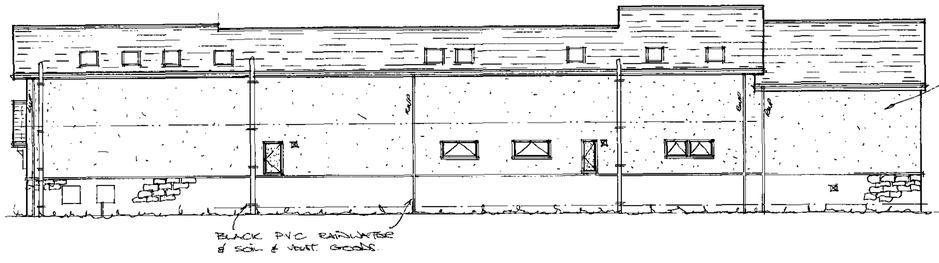
Section B-B1

Elevations

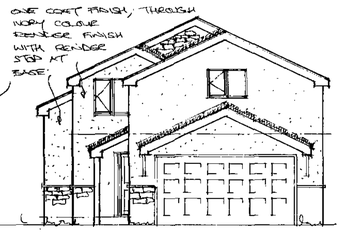
Side



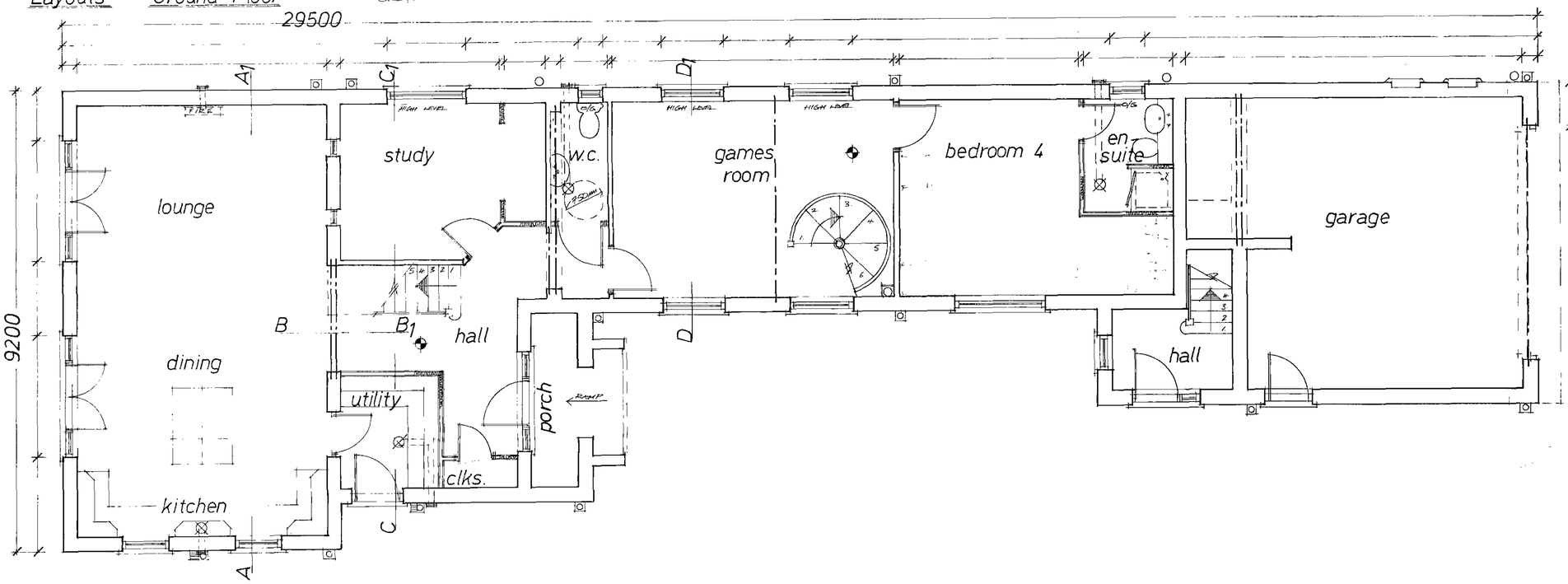
Side



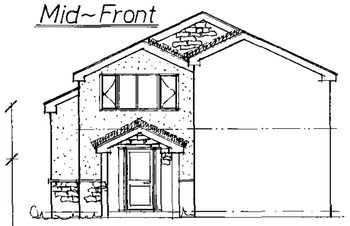
Front



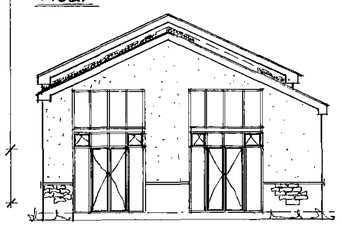
Layouts ~ Ground Floor



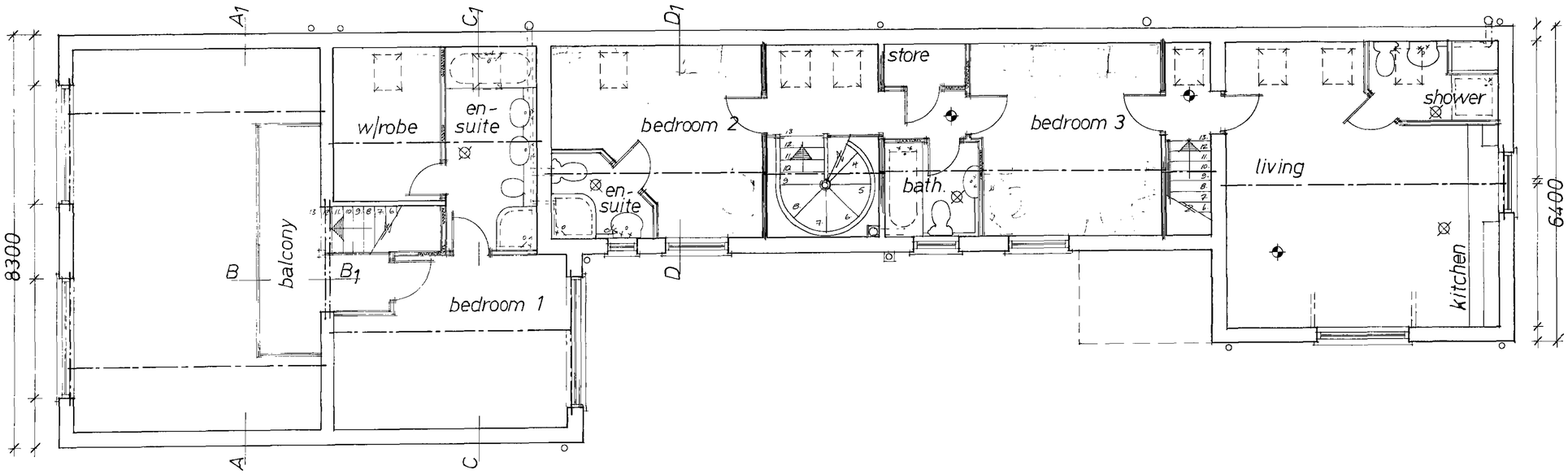
Mid~Front



Rear



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 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.

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.

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.

Denotes min. ½ HR fire door, self-closing device within jamb, intumescent strips, 25mm (min) rebates.

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. (INTERLINKED SMOKE DET.)

Denotes wall mounted boiler positions with balanced flue 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.

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

Rev	Notes	Date

(ex. garage) 282 sqm/3035 sqft approx.
(in. garage) 316 sqm/3400 sqft approx.

Planning:
B/Regs:

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PROJECT	Detached Dwelling
CLIENT	Mr. & Mrs. S. West
TITLE	Elevations & Layouts
ADDRESS	Rear of 120 Upper Hoyland Rd, Hoyland, Barnsley.S74 9NL
DRAWN BY	ggg
SCALE	1:100; 1:50 DATE Apr.09
DRAWING No	703-03 REV

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