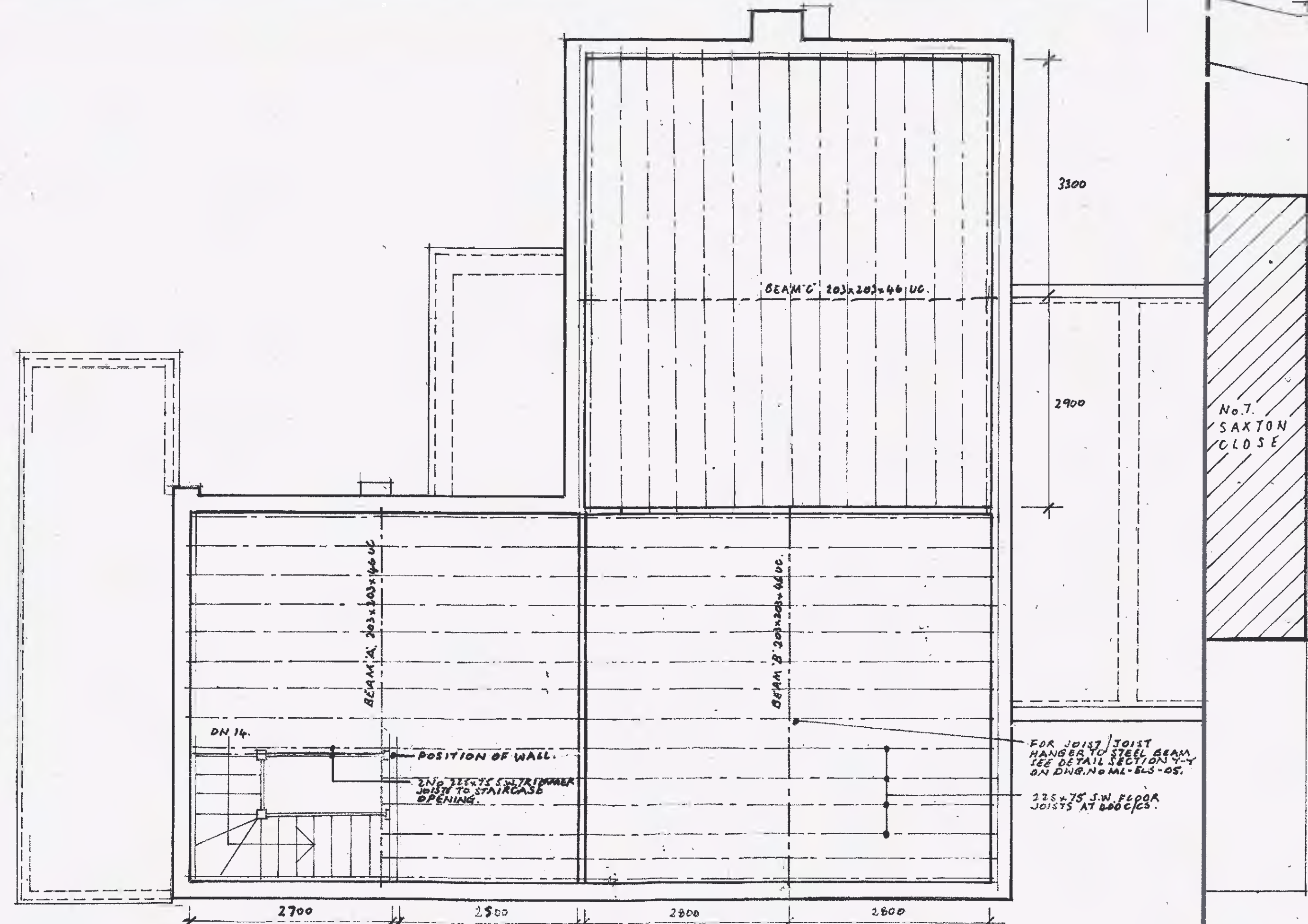
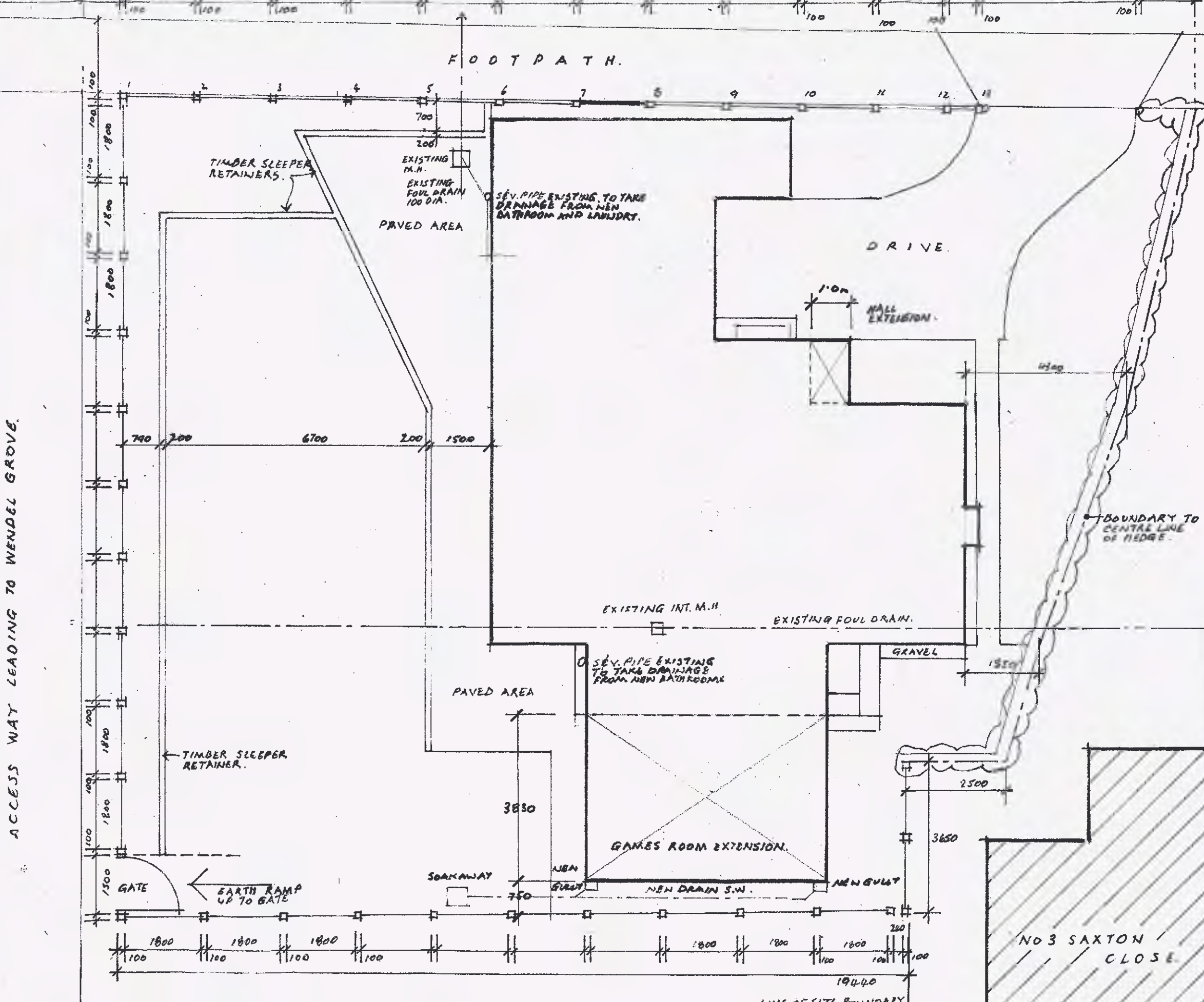
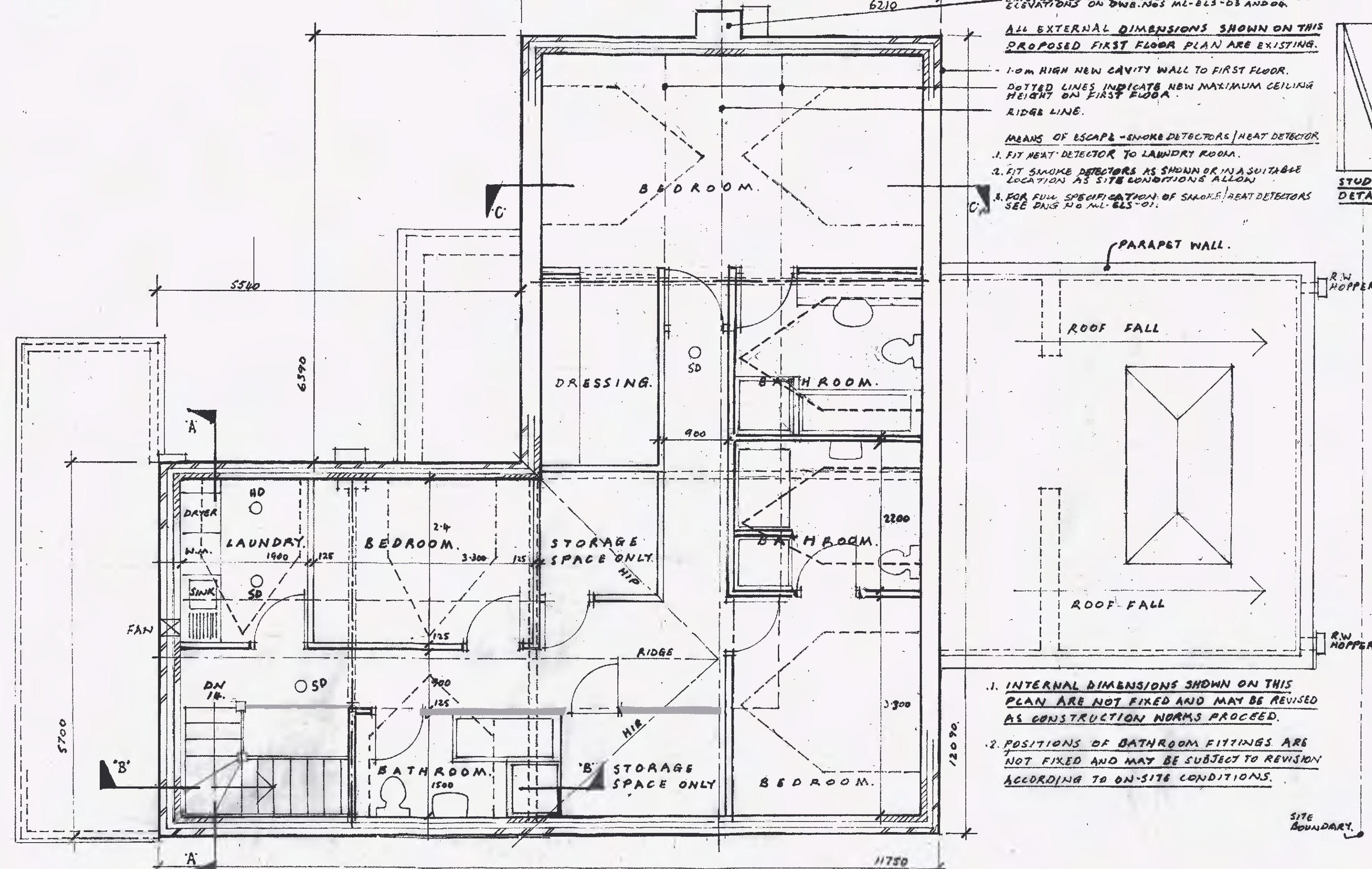




PROPOSED FIRST FLOOR JOIST PLAN.



SITE PLAN. Scale 1/100th metric

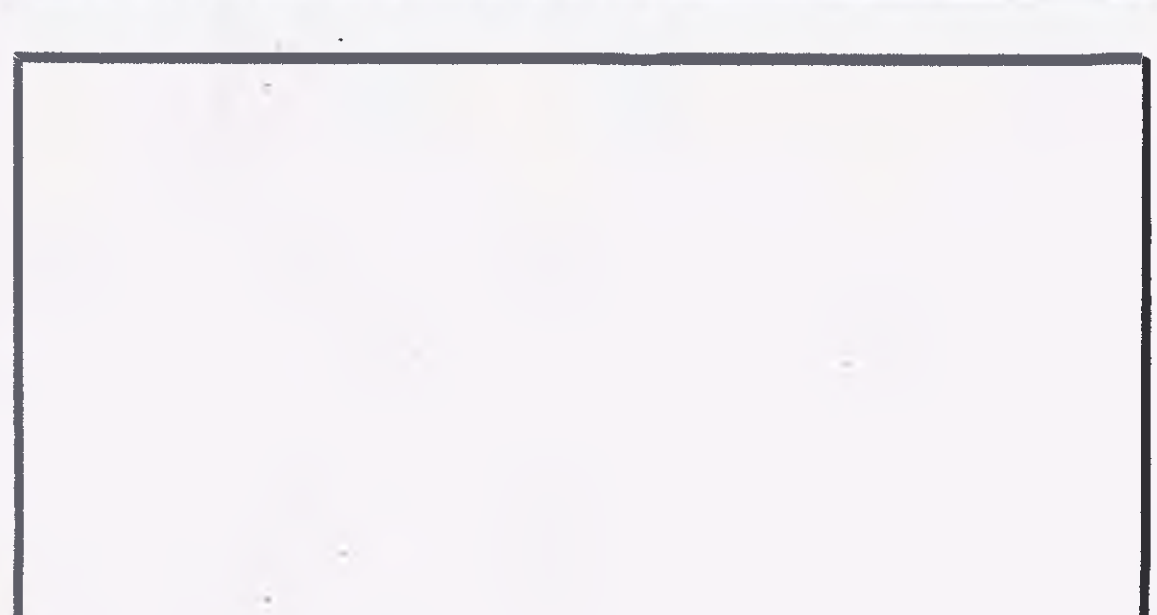
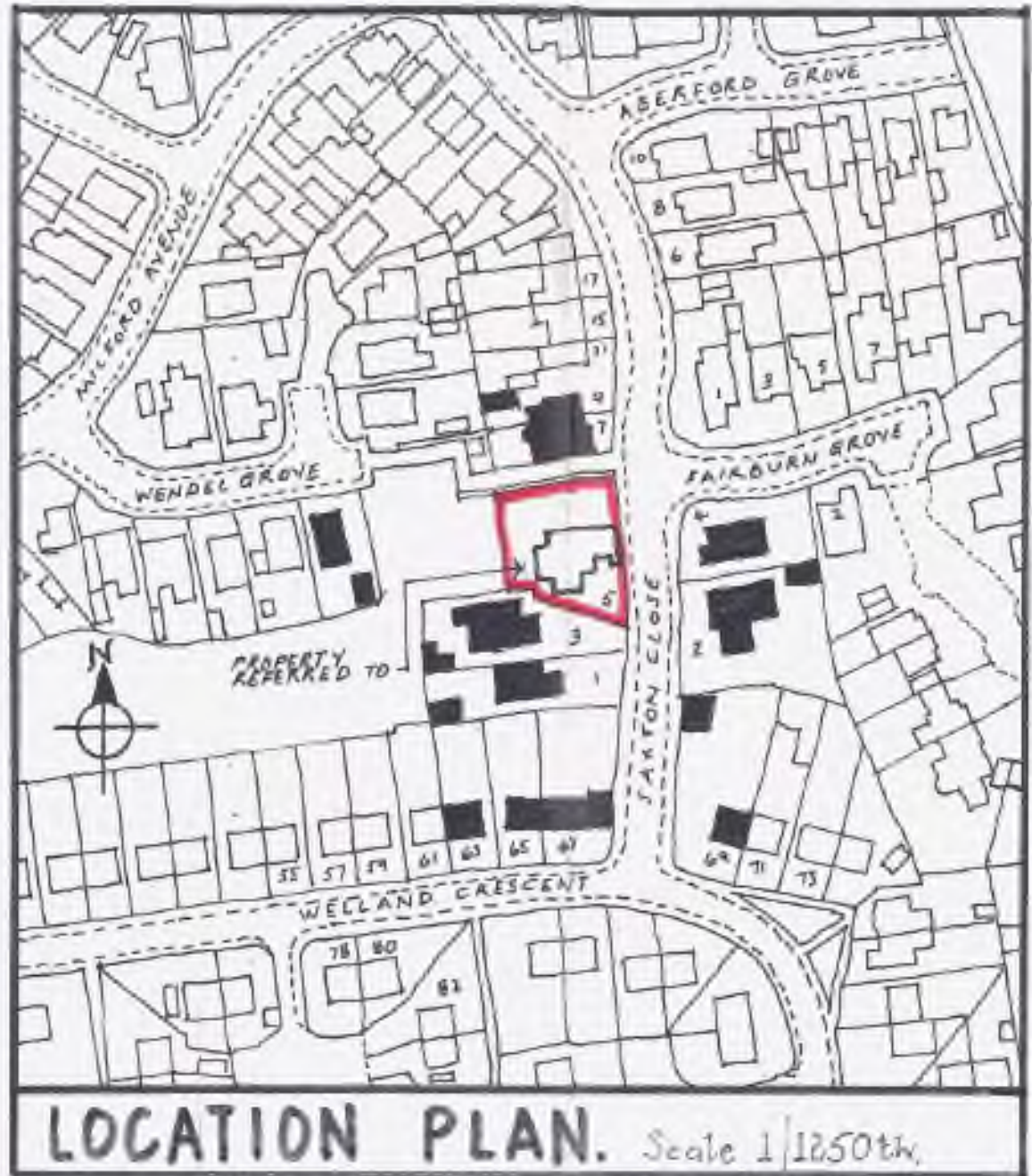


PROPOSED FIRST FLOOR PLAN.

NEW STUD PARTITIONS.
1. NEW STUD PARTITIONS TO BE FORMED IN 100/100 S.W. STUDS AT 600mm OR 1000mm STEEL STUDS BLOTTED FACED TO GIVE 100/100 COLOUR.
2. TIMBER STUDS OR STEEL STUDS TO BE PROVIDED WITH JOIST BRACING AND TO PROVIDE SOME BUTTERFLING FOR NEW 100mm HIGH CAVITY WALLS AND FULL IN SUPPORT.
3. ALL STUDWORK TO BE FIXED TO NEW CAVITY WALLS WITH 100/100 METAL ANGLE FIXINGS AND TO BE CONTINUED OVER TOPS OF DOOR OPENINGS.
4. PARTITIONS TO BE COVERED IN 12.5mm THICK PLASTERBOARD AND 3mm SKIM COAT.
5. ALL PARTITIONS TO BE FILLED WITH A SUITABLE SOUND INSULATION.
ALL PARTITIONS TO BE SET OUT ON SITE AND MAY VARY WITH THE LAYOUT SHOWN ON THE FIRST FLOOR PLAN. SOME TYPICAL DIMENSIONS ARE SHOWN.

EXTRACT FANS TO BATHROOMS AND LAUNDRY ROOM.
1. NEW EXTRACT FANS TO BE POSITIONED AS SITE CONDITIONS ALLOW.
2. FAN TO LAUNDRY ROOM TO BE IN NEW GAME ROOM WITH A CAVITY SCREEN WITH ANTI-ODOR AND TO BE PROVIDED WITH VENT, ROOF, AND CAVITY TRAY D.P.C.S.
3. BATHROOM FANS TO BE DUCTED THROUGH THE ROOF SPACE AND ROOF FINISH AND BE FITTED WITH A SUITABLE FLASHING TO THE ROOF TILES AND BE FITTED WITH A SUITABLE CONE.
4. FANS TO BE ELECTRICALLY OPERATED AND CAPABLE OF BEING SWITCHED ON AND OFF FOR HAND OPERATION REQUIRED TO CONFIRM TO PART 2.1.1. (1) AND (2).
5. FANS TO BE CAPABLE OF PROVIDING THREE AIR CHANGES PER HOUR WITH A FIFTEEN MINUTE OVERDRIE.
6. FANS TO BE INDEPENDENTLY SWITCHED FROM A FUSED SPUR SOCKET OPERATIONAL FROM A LIGHT SWITCH OR TO BE IN A VENT POSITION WHEN THE FUSED SPUR IS IN THE 'ON' POSITION.
NOTES 1, 2, 3, 4 AND 6 APPLY TO KITCHEN FAN AS SHOWN ON DWG. NO. ML-ELS-01

GENERAL PLUMBING NOTES.
1. ALL SINK, PIPE CONNECTIONS TO NEW OR EXISTING SINK AND VENT PIPES SHOULD BE FITTED AT JUNCTIONS WITH SOIL AND VENT PIPES BY 100mm TO AVOID ANY ANTI-SYPHONAGE CONNECTIONS SHOULD BE MADE BY A SUITABLE DRAINING BOX.
2. ALL SINK, PIPE CONNECTIONS SHOULD BE AT LEAST 200mm ABOVE OR BELOW ALL CONNECTIONS TO AVOID ANY ANTI-SYPHONAGE.



NOTES.

PLUMBING WASTES TO LAUNDRY.
1. WASTES TO SINK AND WASHING MACHINE TO BE 25mm DIA. P.V.C. WITH 100mm DIA. TRAP WITH A 15mm DEEP WATER SEAL. ALL WASTES TO BE 75mm DIA. CONNECTED TO EXISTING SOIL AND VENT PIPES AS SHOWN ON THE ELEVATIONS.

PLUMBING WASTES TO BATHROOMS.
1. NEW H.C. CISTERNE TO BE ANTI-SYPHONIC WITH A 100mm DIA. WASTE WITH A 100mm DEEP SEAL.
2. SINK AND BATH WASTES TO BE 25mm DIA. P.V.C. WASTES WITH A 15mm DEEP SEAL.
3. W.C. WASTE TO BE 100mm DIA. P.V.C. WASTE WITH A 100mm DEEP SEAL.
4. ALL WASTES TO BE TAKEN INTO A NEW 100mm DIA. P.V.C. WASTE WITH A 15mm DEEP SEAL. ALL WASTES TO BE CONNECTED TO EXISTING SOIL AND VENT PIPES WITH A 15mm DEEP SEAL.
5. SEE ELEVATIONS FOR WASTE POSITIONS.
6. ALL SINK, PIPE CONNECTIONS TO BE MADE AS GENERAL PLUMBING NOTES ABOVE.
7. ALL WASTE CONNECTIONS TO THE BATHROOM, NEW THIS STARTING TO GO INTO EXISTING SOIL AND VENT PIPES WHICH HAVE BEEN EXTENDED AND FITTED WITH A 15mm DEEP SEAL. SEE ELEVATIONS.

DRAINAGE
FOUL DRAINAGE.
1. NO UNDERGROUND FOUL DRAINAGE OR MANHOLES ARE REQUIRED AS ALL NEW WASTES ARE TO BE CONNECTED INTO THE EXISTING SOIL AND VENT PIPES SET ELEVATIONS ON DWG. NO. ML-ELS-01 AND 02.

SURFACE WATER DRAINAGE.
1. NO UNDERGROUND SURFACE WATER DRAINAGE IS REQUIRED EXCEPT FOR THE NEW GAME ROOM EXTENSION. ALL DRAINAGE FOR THE NEW ROOM IS TO BE CHANNELLED INTO THE EXISTING R.W. PIPES EXTENDED WHICH ARE INTO EXISTING GULLIES. SEE ELEVATIONS ON DWG. NO. ML-ELS-01 AND 02.

2. DRAINAGE TO NEW GAME ROOM EXTENSION TO BE IN 100mm DIA. HEAVY DUTY ABSORBABLE PERFORATED PIPING IN P.V.C. LAID TO FALLS 1:80 WITH FLEXIBLE JOINTS WHO TO BE ADDED ON AND SURROUNDED IN 150mm GRAVEL MIN. 150mm THICK ON ALL SIDES. DRAINAGE TO BE TAKEN TO SOAKAWAY 3.0m DETENT FROM NEW EXTENSION.

SOAKAWAY.
1. NEW SOAKAWAY TO BE 1.0m CUBE NEW SOAKAWAY FILLED WITH CLEAN BAKED HYDROGELS WITH A MIN. 150mm THICK TOPSOIL COVER. SOAKAWAY TO BE 3.0m DISTANCE FROM NEW EXTENSION.
2. SOAKAWAY SUBJECT TO GROUND CONDITIONS AND PERMEATION TEST.

GULLIES.
1. GULLIES TO BE OF A RACK INLET TYPE WITH THE TRAP TO BE IN A V.C. ONE FORMED SLOTTED ON 100mm THICK CONCRETE AND SURROUNDED ON ALL SIDES WITH 150mm GRAVEL.

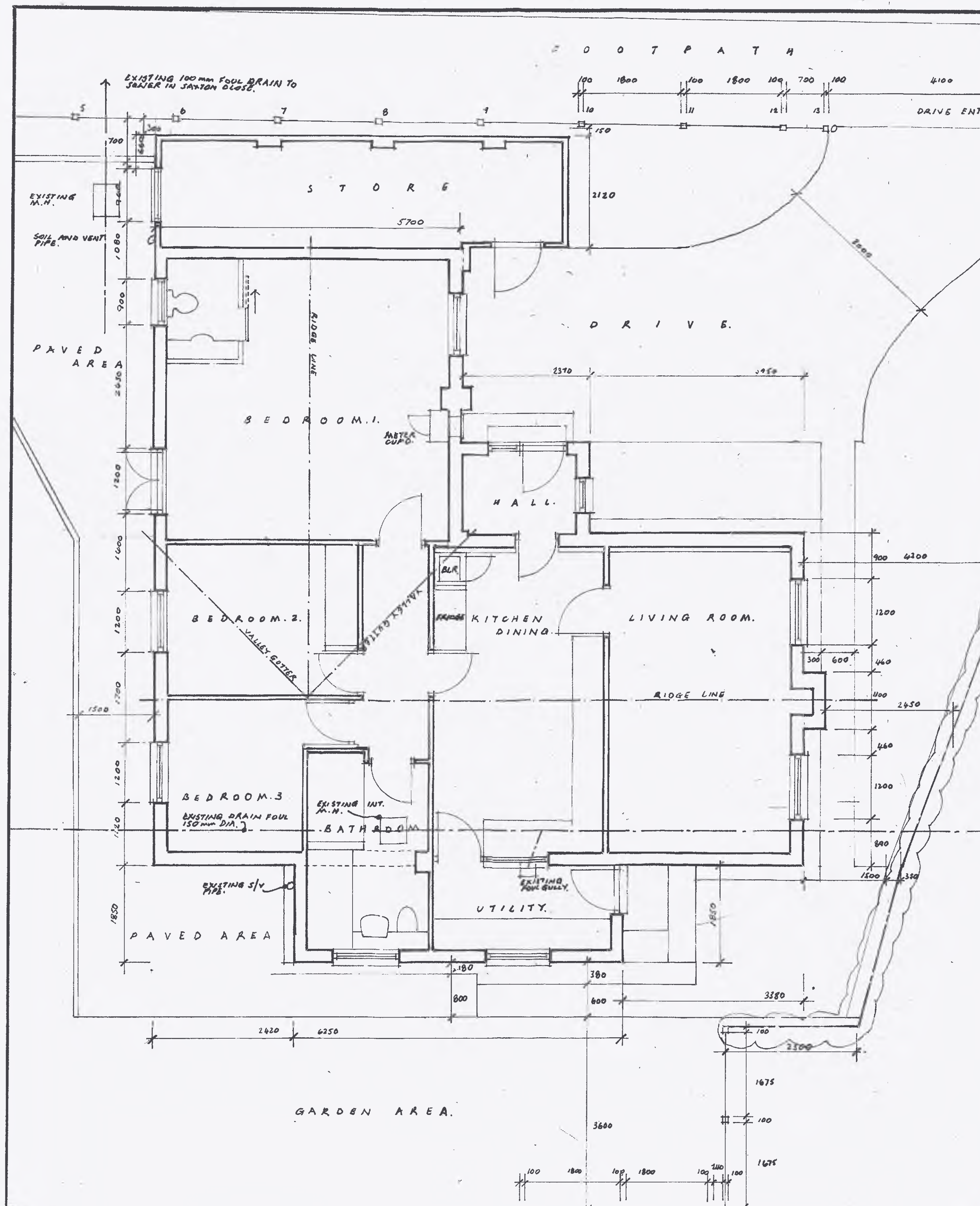
YORKSHIRE WATER AUTHORITY.
1. Y.W.A. HAVE BEEN CONTACTED REGARDING THE DRAINAGE AND THAT NO CONNECTION TO A PUBLIC SEWER IS REQUIRED AND NO DRAINAGE CONNECTIONS ARE INTO A PRIVATE SEWER AND SECTION 106 NOTIFICATION IS NOT REQUIRED AND THAT THAT REQUIRED NO DRAWINGS OF THIS PROPOSAL.

REF.	REVISION.	DATE.

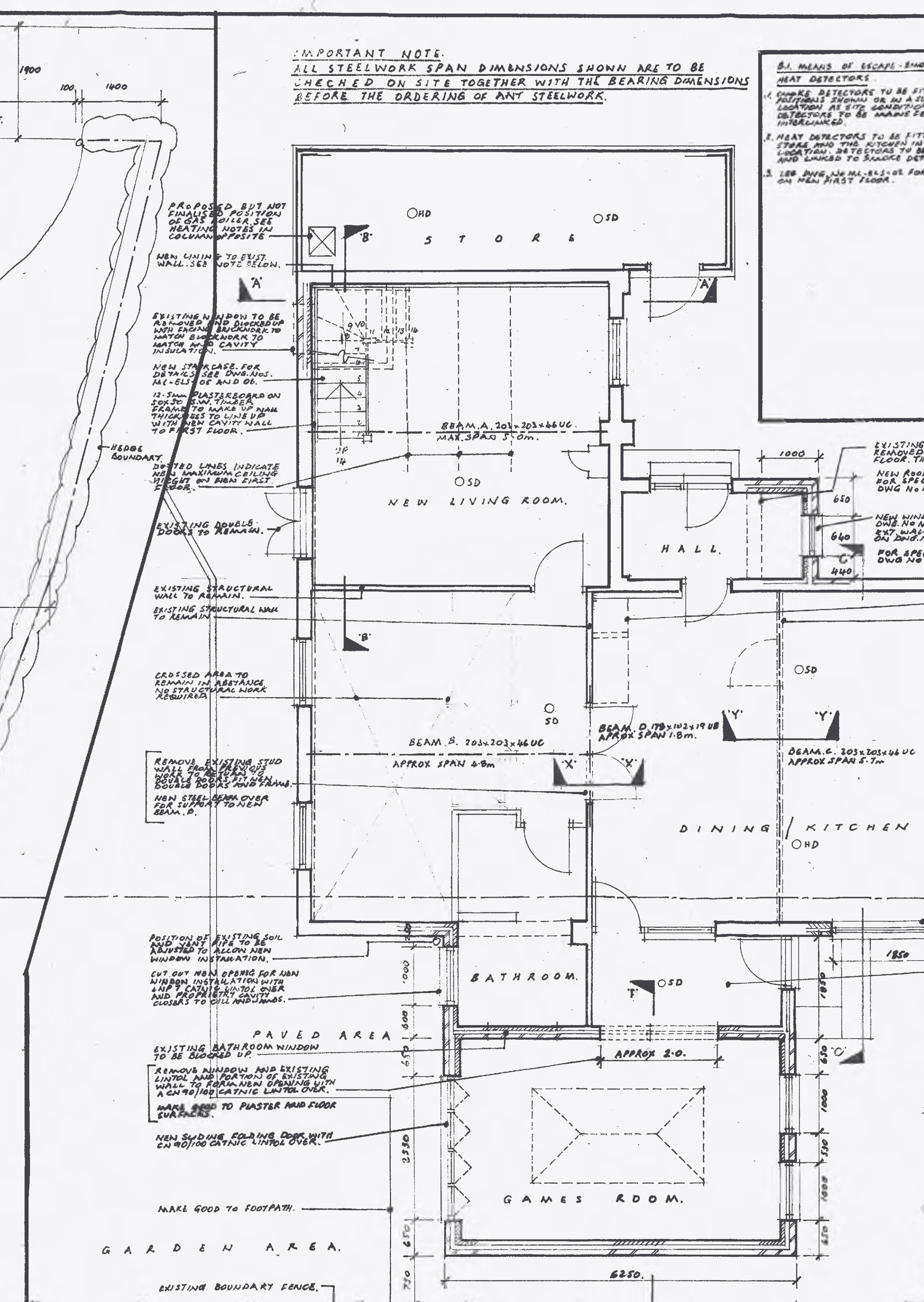
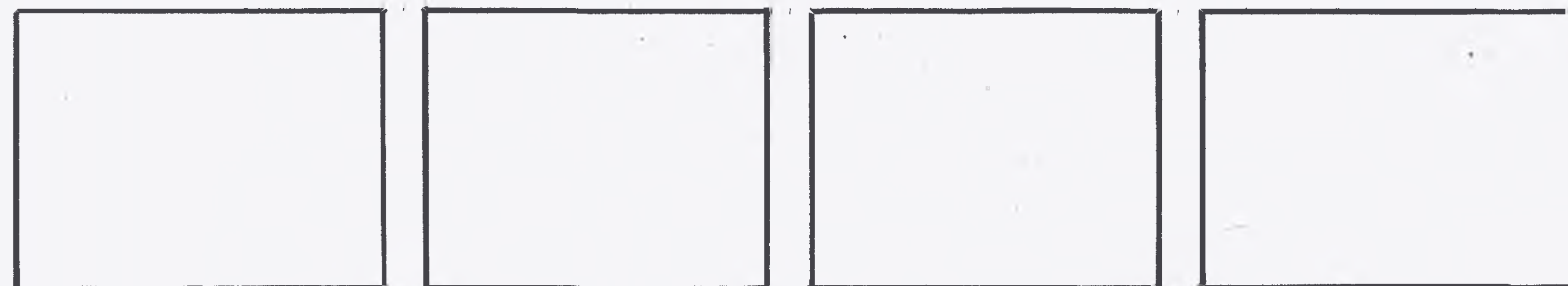
SITE PLAN, LOCATION PLAN, PROPOSED FLOOR PLANS.

PROPOSED NEW ROOF WITH DORMER BEDROOMS AT 5, SAXTON CLOSE, ELSECAR, BARNSELY, S74 8BA FOR MR. M. LOY AND MS. S. DENHAM.

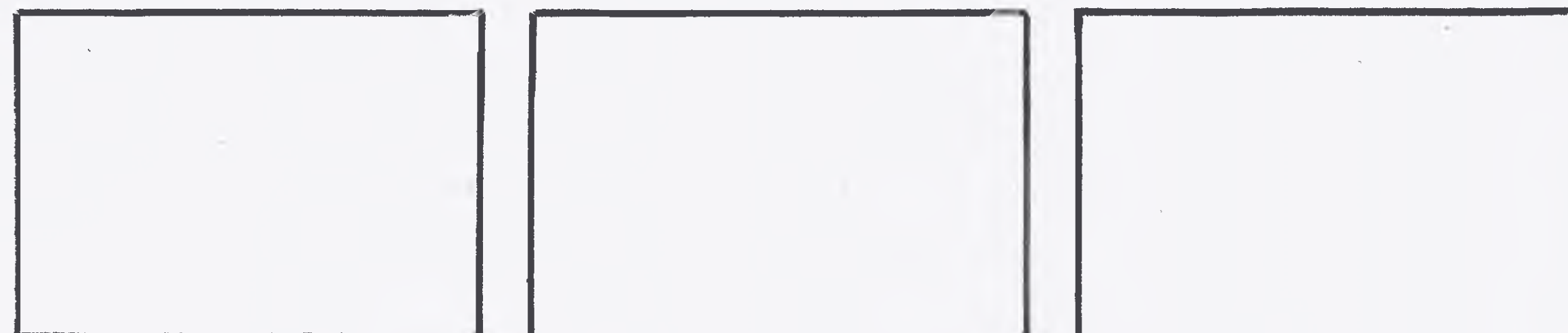
SCALES.	
DATE MARCH 2026.	1:50 METRE - PLANS.
DRAWING NO ML-ELS-02	AS STATED.
	REVISION.



EXISTING FLOOR PLAN.



PROPOSED GROUND FLOOR PLAN.



IMPORTANT NOTE.
ALL STEELWORK SPAN DIMENSIONS SHOWN ARE TO BE CHECKED ON SITE TOGETHER WITH THE BEARING DIMENSIONS BEFORE THE ORDERING OF ANY STEELWORK.

5.1. MEANS OF ESCAPE - SMOKE DETECTORS / HEAT DETECTORS.
1. SMOKE DETECTORS TO BE FITTED IN THE POSITIONS SHOWN OR IN A SUITABLE LOCATION AT 50% CONDITIONS ALSO. ALL DETECTORS TO BE MAINTAINED AND INTERCALLED.
2. HEAT DETECTORS TO BE FITTED IN THE STAIRS AND THE KITCHEN IN A SUITABLE LOCATION. DETECTORS TO BE MAINTAINED AND CHANGED TO SMOKE DETECTORS.
3. SEE DWG. NO. ML-ELS-01 FOR POSITIONS ON NEW FIRST FLOOR.

NOTES.

GENERAL NOTES.

- PART. M.**
1. ANY EXISTING DISABLED ACCESS WILL NOT BE DIMINISHED BY THIS DEVELOPMENT.
- PART. K. STEPS.**
1. ANY NEWLY FORMED STEPS TO BE A MIN. OF 150mm RISE AND MIN. 150mm GOING.
- PART. P. ELECTRICAL.**
1. ANY NEW ELECTRICAL WORKS TO BE CARRIED OUT BY A CONTRACTOR REGISTERED WITH THE E.P.A. SET CERTIFICATION SCHEME.
2. ANY NEW ELECTRICAL WORKS OR INSTALLATIONS I.E. SWITCHES, SOCKETS OR APPLIANCES ARE NOT TO BE CARRIED OUT IN A SUITABLE LOCATION. DETECTORS TO BE MAINTAINED AND CHANGED TO SMOKE DETECTORS.
3. ANY ELECTRICAL WORKS DIRECTLY NOTED I.E. CABLES, SWITCHES, DETECTORS TO BE MAINTAINED AND CHANGED TO SMOKE DETECTORS.
4. ANY NEW LIGHT FITTINGS PROVIDED ARE TO BE ENERGY EFFICIENT SPECIFICATION FITTINGS.
- PART. J. BOILER AND HEATING.**
1. THE EXISTING BOILER AND FLUE TO BE REMOVED AND REPOSITIONED TO A SUITABLE LOCATION. DETECTORS TO BE MAINTAINED AND CHANGED TO SMOKE DETECTORS.
2. CONDENSATE DRAIN TO BOILER TO BE TAKEN INTO A SUITABLE POSITIONED DRAINAGE POINT/GRILL.
3. NO. OF ANY OTHER ALTERATIONS TO THE HEATING SYSTEM ON BOTH FLOORS IS POSITION OF NEW RADIATORS AT THE REPOSITIONING OF EXISTING RADIATORS ARE NOT TO BE MAINTAINED AND CHANGED TO SMOKE DETECTORS.
4. ANY NEW RADIATORS TO BE PROVIDED WITH TR VALVES FOR ENERGY EFFICIENCY.

- KITCHEN NOTES.**
1. LAYOUT OF NEW KITCHEN/DINING AREA TO BE DETERMINED AT A LATER DATE. SEE SPECIFICATION ABOVE.
2. WASTES TO SINK AND DISHWASHER TO BE REMOVED. IN P.V. SYSTEM WITH 30mm DIA. DRAINAGE TAPES WITH A 10mm DEEP WATER SEAL. ALL WASTES TO BE TAKEN TO A SUITABLE SINK/GRILL.
3. PROVIDE AND EXTRACT FAN IN A SUITABLE LOCATION. FOR EXTRACT FAN SPECIFICATION SEE DWG. NO. ML-ELS-02.

REF.	REVISION.	DATE
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FLOOR PLANS.

PROPOSED NEW ROOF WITH DORMER BEDROOMS AT S. SAXTON CLOSE ELSECAR, BARNSELY. S74 8BA FOR MR M. LOY AND MS. S. DENHAM.

DATE MARCH 2026.	ML-ELS-01.	SCALE 1:50 METRIC.	REVISION.
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