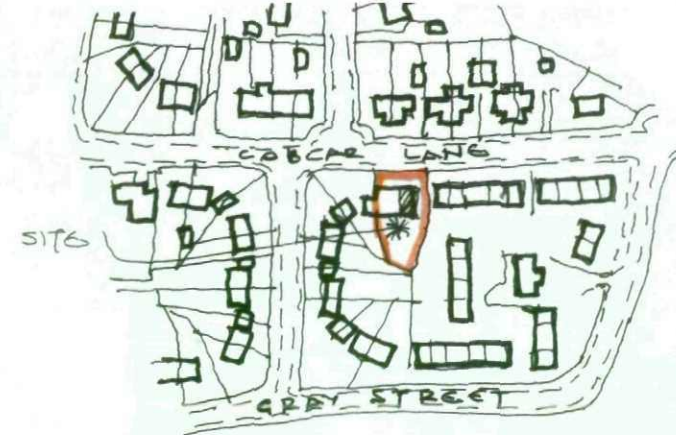


PROPOSED SINGLE & TWO STOREY EXTENSIONS
AT 26 COBCAR LANE ELSECAR BARNSELEY FOR
MR. J.BAGO - TEL. 07733014745

Amended Plan
Ref DC/JHY/09/0989.



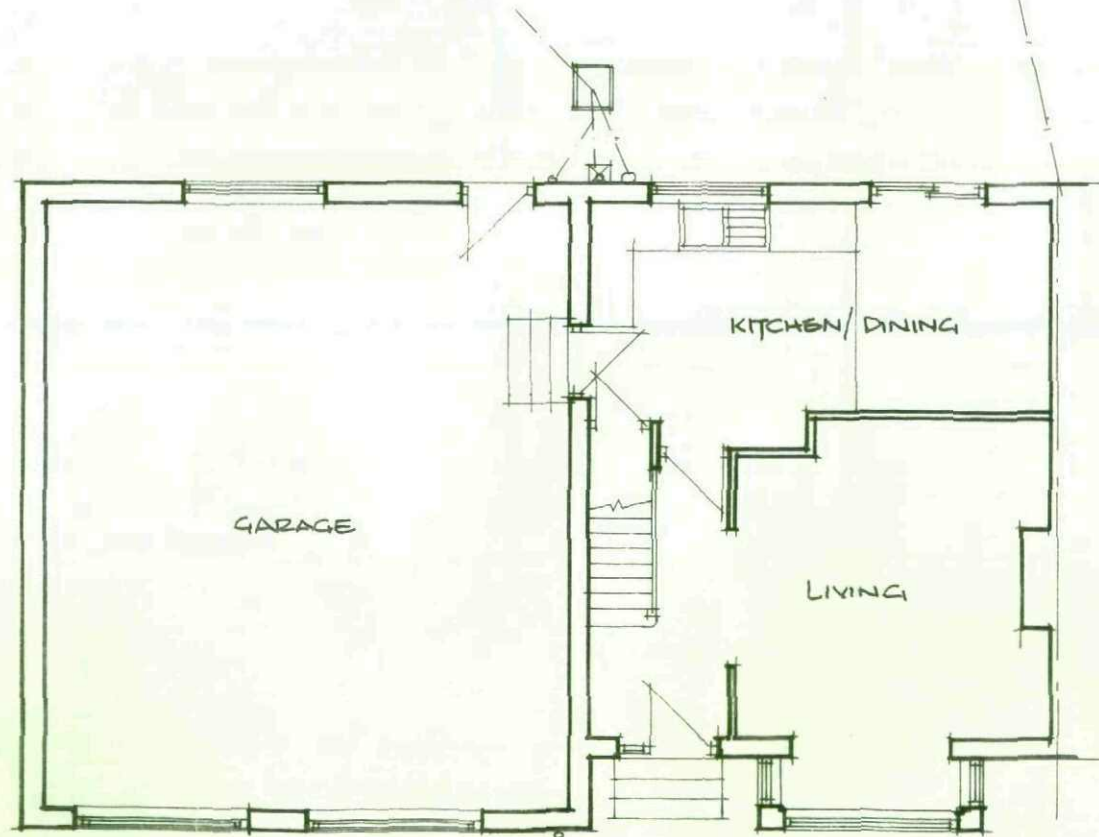
LOCATION PLAN 1/2500 approx.



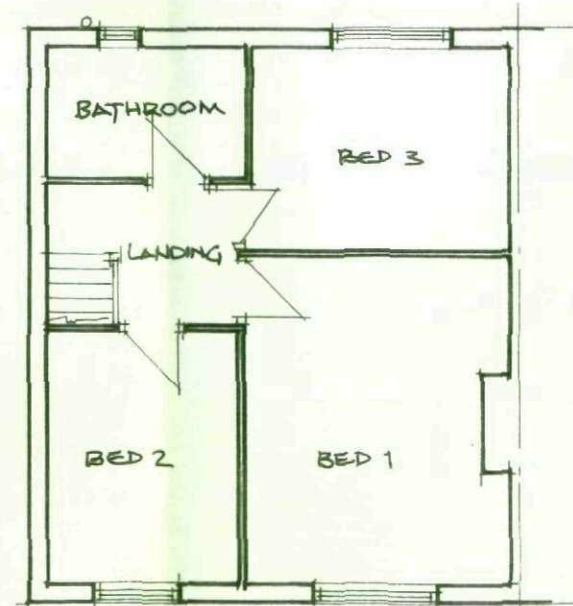
EX. REAR ELEVATION (1:100)



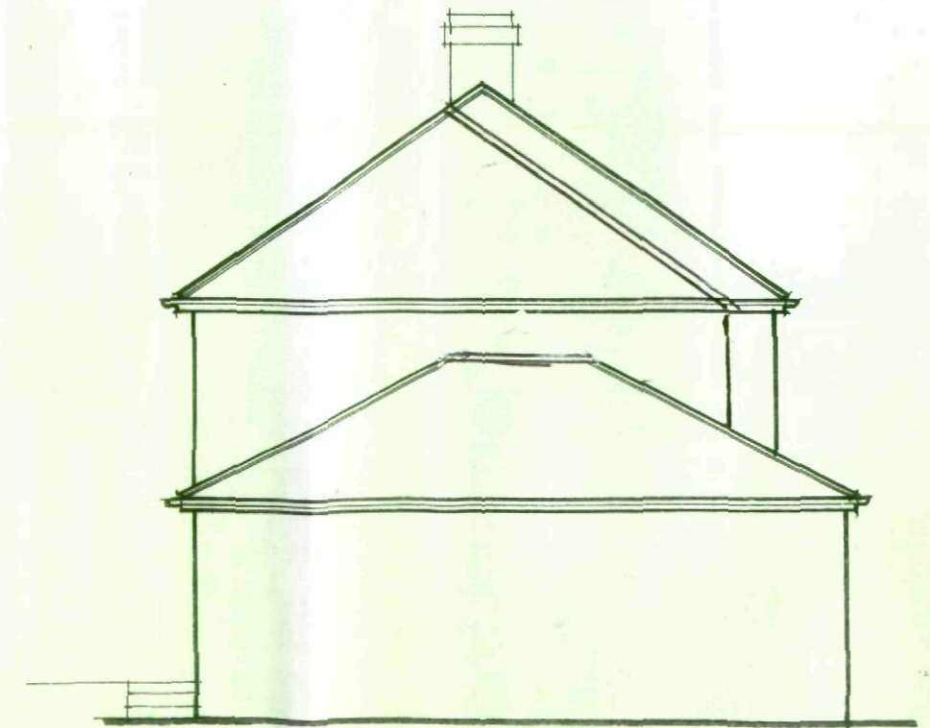
EX. FRONT ELEVATION (1:100)



EX. G.F. PLAN (1:100)



EX. F.F. PLAN (1:100)



EX. SIDE ELEVATION (1:100)

SPACE FOR STORAGE / DRESS ROOM.

A hand-drawn floor plan of a house. The layout includes a large garage on the right side, a sitting area at the top left, a kitchen/dining area below it, and a conservatory at the bottom. A staircase is located between the sitting area and the kitchen/dining area. The plan includes dimensions for the overall footprint and internal sections. A north arrow is located in the bottom right corner.

Labels on the plan:

- SITTING
- KITCHEN/DINING
- CONSERVATORY
- GARAGE

Dimensions (in feet):

- Overall width (top): 34.875
- Overall depth (left): 27.5, 22.60, 22.60, 18.10, 18.10, 4.50, 18.10
- Internal width (top left): 11.5

North Arrow (N) pointing towards the top right.

Hand-drawn floor plan of a two-bedroom house. The plan shows a Master Bedroom (24'6" x 13'4") on the right, a second Bedroom (12'5" x 10'0") on the left, a Bathroom (5'0" x 7'0"), and a Landing. The overall dimensions are 24'6" wide by 24'0" deep (approx).

GENERAL CONSTRUCTION NOTES 26 COBCAR LANE ELSECAR BARNSELEY

General notes are to be read in conjunction with drawings and are applicable unless otherwise stated on drawings.

Foundations:- to conservatory to be 600 wide by 225 thick C35 grade concrete strip footings generally at a min depth of 525 mm to topside below ground level 900mm in clay for external cavity walls. Insert a layer of B503 mesh reinforcement in bottom.

Walls:- external walls to be cavity construction comprising of an outer leaf of facing material as indicated on drawing, with a 100 mm cavity to be filled with 100 mm Crown Dritherm (50 uninsulated cavity to conservatory) with 100 mm thick Plasmor Stranlite inner leaf with 12.5mm plasterboard on plaster dabs with plaster skim finish to achieve U value 0.30W/msq.K. Below ground level use solid Stranlite or other approved 7N/ mm strength blocks to BS 5628. Provide cavity fill to within 75 mm of ground level. Close cavity at eaves. Bond external brickwork to existing every alternate course or use stainless steel wall connector/tie system. Provide and insert stainless steel vertical twist wall ties at a rate of 5 per sq metre ie at 750 centres horizontally, 450 centres vertically, and 225 centres up reveals of openings. Insert 215 x 65 mm airbricks where required at 1 m ctrs to vent under ground floor joists. Sleeve across cavity to internal wall. Provide tray dpcs over airbricks and lintels. Provide continuous horizontal dpcs to both leaves immediately above airbricks. Insert Damcor insulated cavity closers/dpc's to all, sills and reveals of openings in external walls as required. Wall plates to be 100 x 75 timbers restrained by 30 x 5 mm galvanised mild steel anchor straps 1200 centres built into blockwork, 900 mm min drop.

Internal walls to be 75 x 50 softwood studding at 600 centres with noggins at 400 centres and all board edges with min. 25mm mineral fibre sound insulation in voids. Line both sides with 12.7 mm plasterboard and skim finish

Floors Generally:- to be 22 mm T & G flooring grade chipboard (water resistant grade 3 type to bathrooms toilets and kitchens) with glued joints and perimeter sealed with mastic, on C 24 grade joists (sizes and centres as indicated on drawing for first floor). Ground floor to conservatory to be 100 x 50 C24 grade joists at 400 ctrs on dpc on honeycomb brickwork sleeper walls on 100 mm thick C35 grade concrete (thickened up to 150 mm under sleeper walls) on 2000g-visqueen dpm/radon barrier on 150 min well compacted hardcore. Upper part of conservatory floor to be 100 mm thick C35 grade concrete on 2000g-visqueen dpm/radon barrier on 150 min well compacted hardcore, dpm's from both floors to be overlapped. Insulate between first floor joists with 200mm Kingspan k3 insulation. Provide 100mm mineral fibre insulation between second floor joists members of truss.

Pitched roofs:- roofing material as specified on drawing on 38 x 25 sw battens 38x50mm counter battens on one layer untearable Tyvec soft roofing felt on 130mm thick Polyfoam Plus Sarking Board insulation to form warm roof construction to achieve 0.20W/msq/K. laid between rafter members of prefabricated attic type trussed rafters to BS 5268 part 3 1973 using processed timbers to BS 4471 1978 and BS 4978 1973. Calculations for trusses are to be submitted 28 days prior to erection for which conditional approval is requested. Ceilings to be 12.7 mm thick plasterboard and skim finish.

Provide and install 30 x 5 mm galvanised mild steel anchor straps at 1200 centres to first floor joists, where joists run parallel to walls. Straps are to extend over 3 no joists and be spiked to each one. Nog out between members directly beneath straps in 75 x 50 timbers.

Windows and ventilation:- all new windows are to have opening lights of not less than 1/20th of the floor area and glazed panels not more than 25% of the floor area. New windows to all habitable rooms to be fitted with trickle ventilators giving not less than 8000 mm² area. All new windows and glazed doors are to have double glazed units manufactured to BS 6206 using 6mm laminated glass outer leaf 16mm air gap and 6mm inner leaf of laminated Pilkingtons soft coated low E glass, and are to be fully draft stripped.

Provide and install mechanical extract fans with 100 mm ducts to external air. Fans are to be capable of extracting 15 litres/sec for bathroom and 60 litres/sec for kitchens.

Windows to habitable first floor rooms to have min 750 high x 450 wide clear opening lights, for escape purposes.

Plumbing and drainage:- soil and vent pipes to be 100 mm Ø pvc and to terminate one metre above any opening light and be fitted with a balloon grating. Waste to baths, showers, and sink units to be 40 mm Ø pvc and 32 mm Ø pvc to washbasin all are to be fitted with 75 mm deep seal traps. Connections to soil stack are to be min 200 mm above or below wc connections. Stub stacks where indicated to be terminated 900 mm above floor level and fitted with an air admittance valve.

Drainage is to be 100 mm Ø vitrified pipe work with flexible joints and 150 mm bed and surround or pea gravel. Back fill trench in concrete where drains are within one metre of building to level of foundation. Drains passing through walls are to be allowed free movement and brickwork arched or lintelled over, and where drains are lower than normal foundations the foundations are to be taken down either side of drain and lintelled over to receive brickwork.

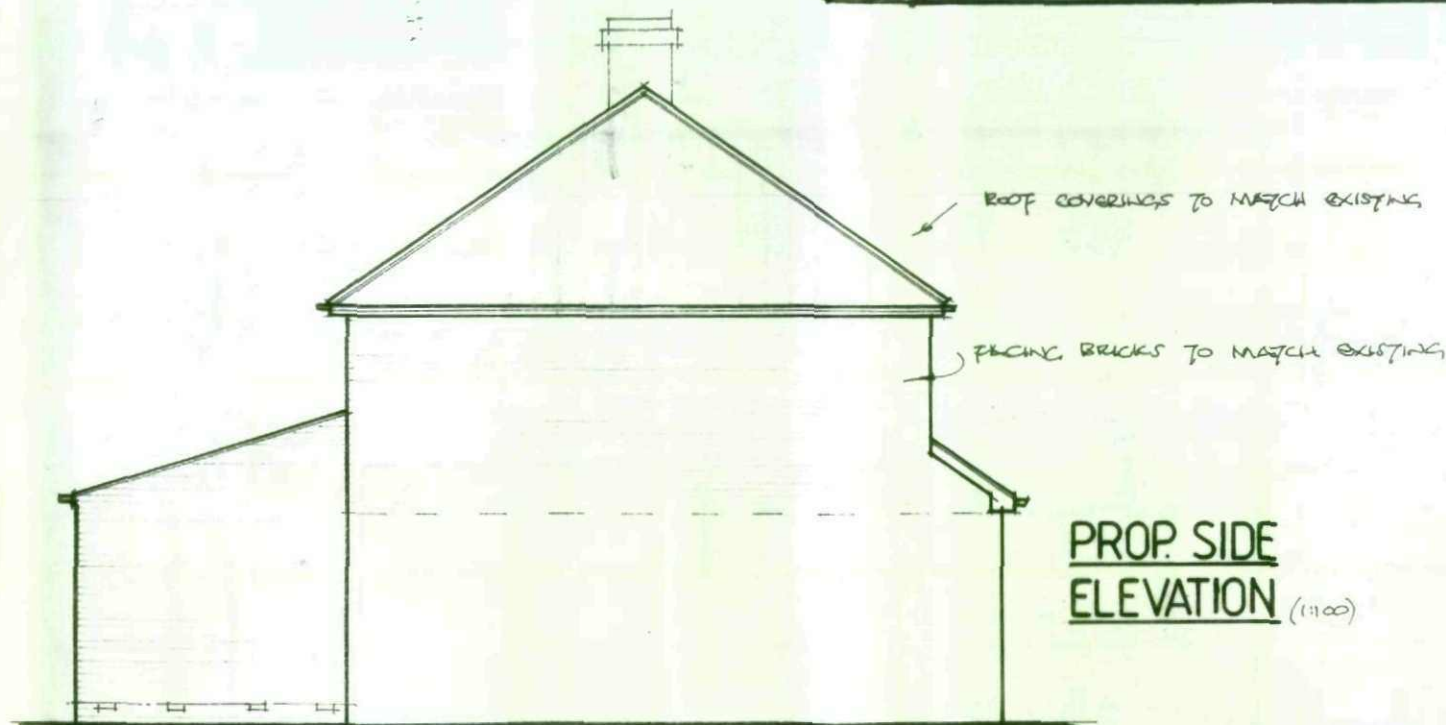
Manholes are to be 225 mm thick class B engineering brick walls with 150 mm thick C 35 grade concrete base.

Haunching to pipes to be waterproof concrete. Covers to be galvanised steel set in C 35 grade concrete 100 mm thick.

Gutters to be 100 mm pvc half round or square section with 64 mm round or square section fall pipes to suit.

Mechanical/Electrical Works:- the electrical installer should be registered under the competent persons scheme and upon completion issue a self-certificated certificate of compliance with Building Regs. to the local authority. All heating installations/alterations to be carried out by Gas safe registered operatives.

**PROP. REAR
ELEVATION** (1:100)



**PROP. SIDE
ELEVATION** (1:100)



**PROP. FRONT
ELEVATION** (1:100)