

Drainage
 Connect new S.V.P.'s, WCs and back inlet gullies to new inspection chambers via 110mm dia flexibly jointed Osma PVC pipe laid min 1 in 80 and surrounded in min 150mm selected backfill or P gravel as conditions dictate.
 New inspection chambers to be performed in polypropylene units. IC's to be surrounded in 150mm concrete in vehicular areas. Covers to be light duty to foot traffic areas and medium duty to driveway.
 110mm dia upvc s.v.p to vent min 1000mm above head of any opening windows within 3,000m and comply with relevant British Standards.
 Where drains pass through walls / under conservatory, concrete lintels type Naylor P100 to be used to support brickwork / blockwork above. Drain to be surrounded in 150mm concrete. Flexible collar to be located either side of walls.

Air grille and insulated ducting to in-line centrifugal duct fan located in loft space and terminating with tile vent. Duct from ground floor to be fixed in vertical duct void through first floor to loft.

- SD** Smoke detector
 - CO** Carbon Monoxide detector
 - H** Rate of rise heat detector
- All of the above are to be mains wired, interconnected.
- Approx areas for plaster measure:
 G.F. Walls = 214m²
 G.F. Ceilings = 59m²
- En-Suites to have extract ventilation - 15L/sec.
 Kitchen to have extract ventilation - 30L/sec adjacent to hob or 60L/sec elsewhere
- All en-suites on Ground Floor to be 800x800mm
- All new door structural openings to be 825mm.

Please Note: Insufficient drainage information thus drainage is assumed and is to be checked on site.



YORKE
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PROJECT:
 Proposed Conversion of 62 Rosedale Road, Bentley, Doncaster, DNS 0PJ

CLIENT:
 Foot Forward Property Investments

DRAWING:
 Ground Floor Plan Layouts as Proposed

DRAWN BY:
 AK

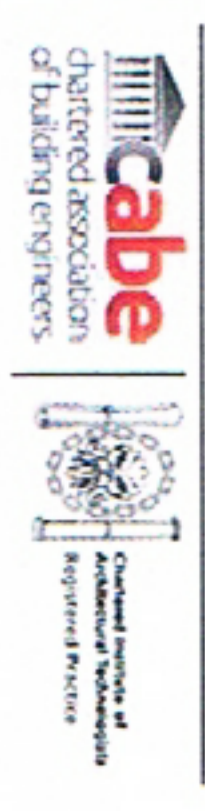
DATE:
 31.08.2017

SCALE:
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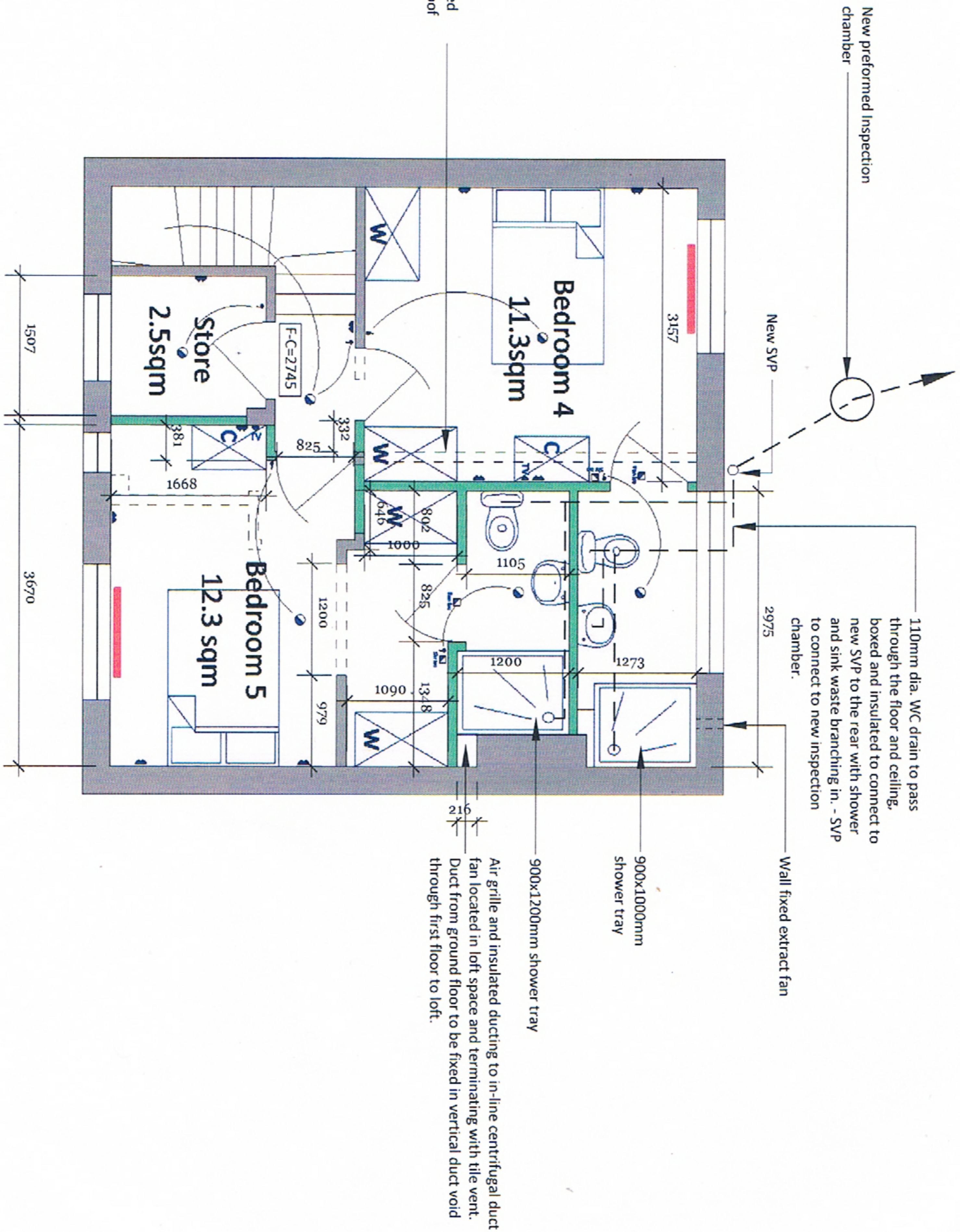
DRAWING NUMBER:
 PC238/ 02

REVISION:

SHEET SIZE:
 A3



Line of walls removed - UBs may be required subject to size and position of bearing of roof timbers as ascertained once exposed.



- SD** Smoke detector
- CO** Carbon Monoxide detector
- H** Rate of rise heat detector

All of the above are to be mains wired, interconnected.

Approx areas for plaster measure:
 F.F. Walls = 172m²
 F.F. Ceilings = 37m²

En-Suites to have extract entillation - 15l/sec.
 Kitchen to have extract ventilation - 30l/sec adjacent to hob or 60l/sec elsewhere

All new door structural openings to be 825mm.

Please Note: Insufficient drainage information thus drainage is assumed and is to be checked on site.



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PROJECT:
 Proposed Conversion of 62 Rosedale Road,
 Bentley, Doncaster, DNS 0PJ

CLIENT:
 Foot Forward Property Investments

DRAWING:
 First Floor Plan Layouts as Proposed

DRAWN BY:
 AK

DATE:
 31.08.2017

SCALE:
 1:50

DRAWING NUMBER:
 PC238/ 03

