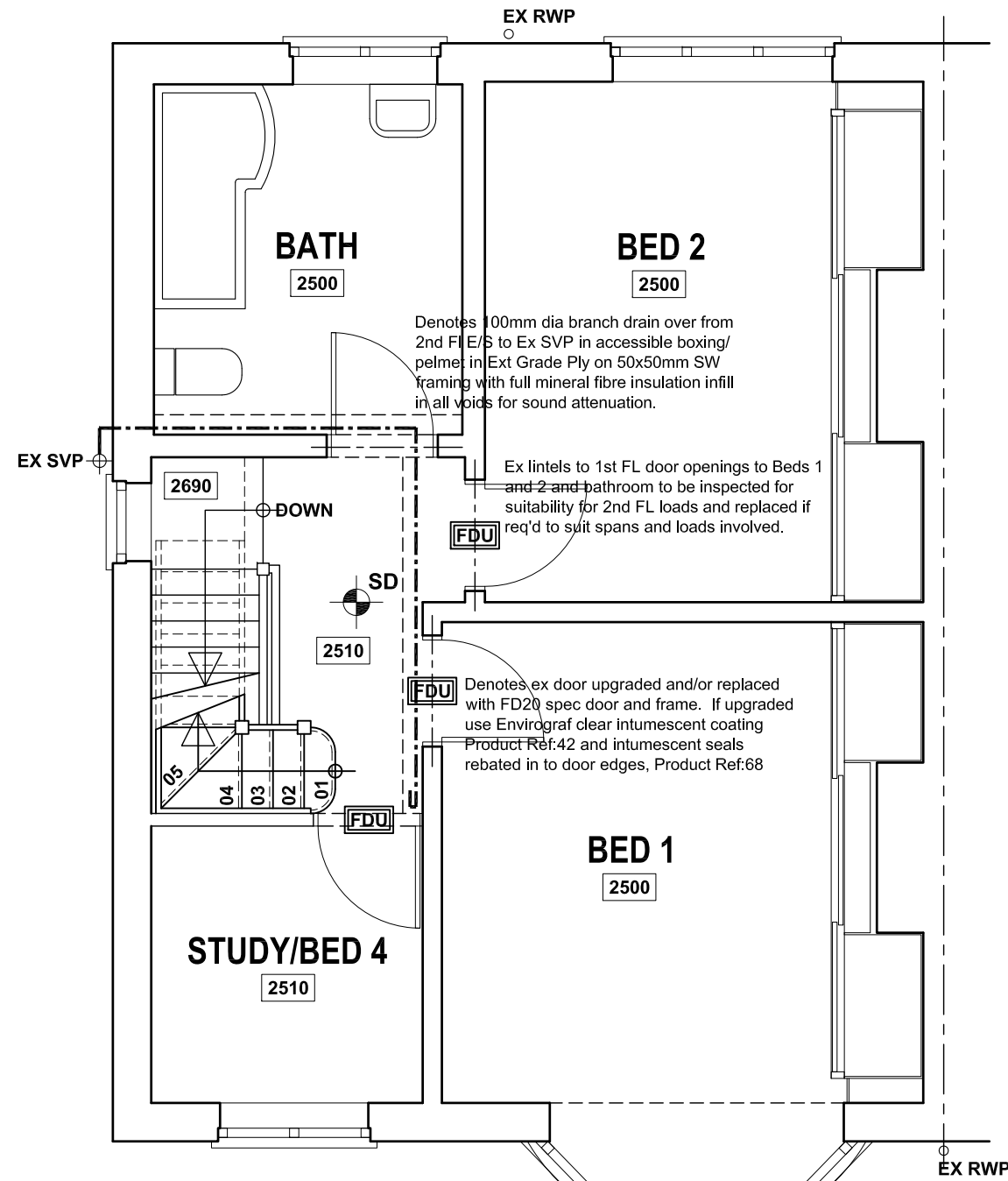


**ABOVE GROUND DRAINAGE:-**  
All sanitary fittings to have pvc wastes of the following sizes:  
WC - 100mm dia in black pvc.  
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.  
Shower - 40mm dia.  
All wastes to have 75mm deep resealed traps. All fittings to be connected to SVP above or at least 200mm below any WC entry. Roofing points to be provided to any lengths of drainage which cannot be reached from any other part of the system. Any branch pipe discharging to a gully to terminate below grate level but above water level.

**INTERNAL WALLS:-**  
Internal walls to be constructed in 100x50mm SW framing with head and sole plates and all necessary slats and nogings with 12.5mm Gyproc Wallboard 10 with skim finish to both sides and full R11 mineral fibre insulation to cavity with min 10kg/m<sup>3</sup> density. Provide double joists under stud partitions where running parallel with floor joists.

**FIRE SAFETY:-**  
If not already present provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided no more than 7.5m away from any doors into habitable rooms. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.

**GLAZING:-**  
All glazing to comply with Approved Document K of Building Regs and BS EN 1279.  
Obscure glazing to critical areas to be K16-marked safety glass as follows:-  
Windows with sill height less than 800mm from internal floor level.  
In doors and adjacent side screens to all areas below 1500mm from finished floor level.  
All windows and doors to be fully draft sealed.

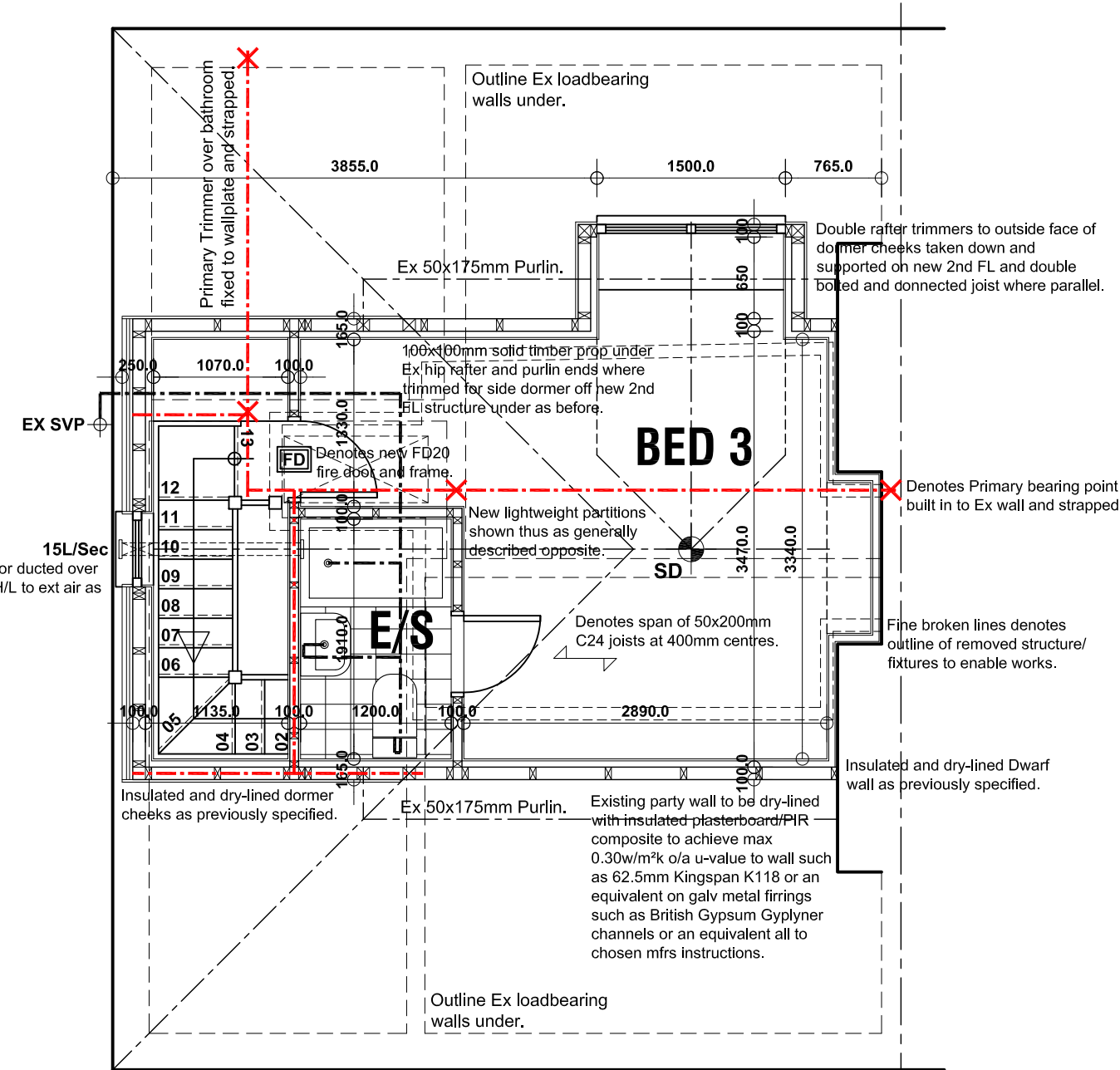


FIRST FLOOR PLAN

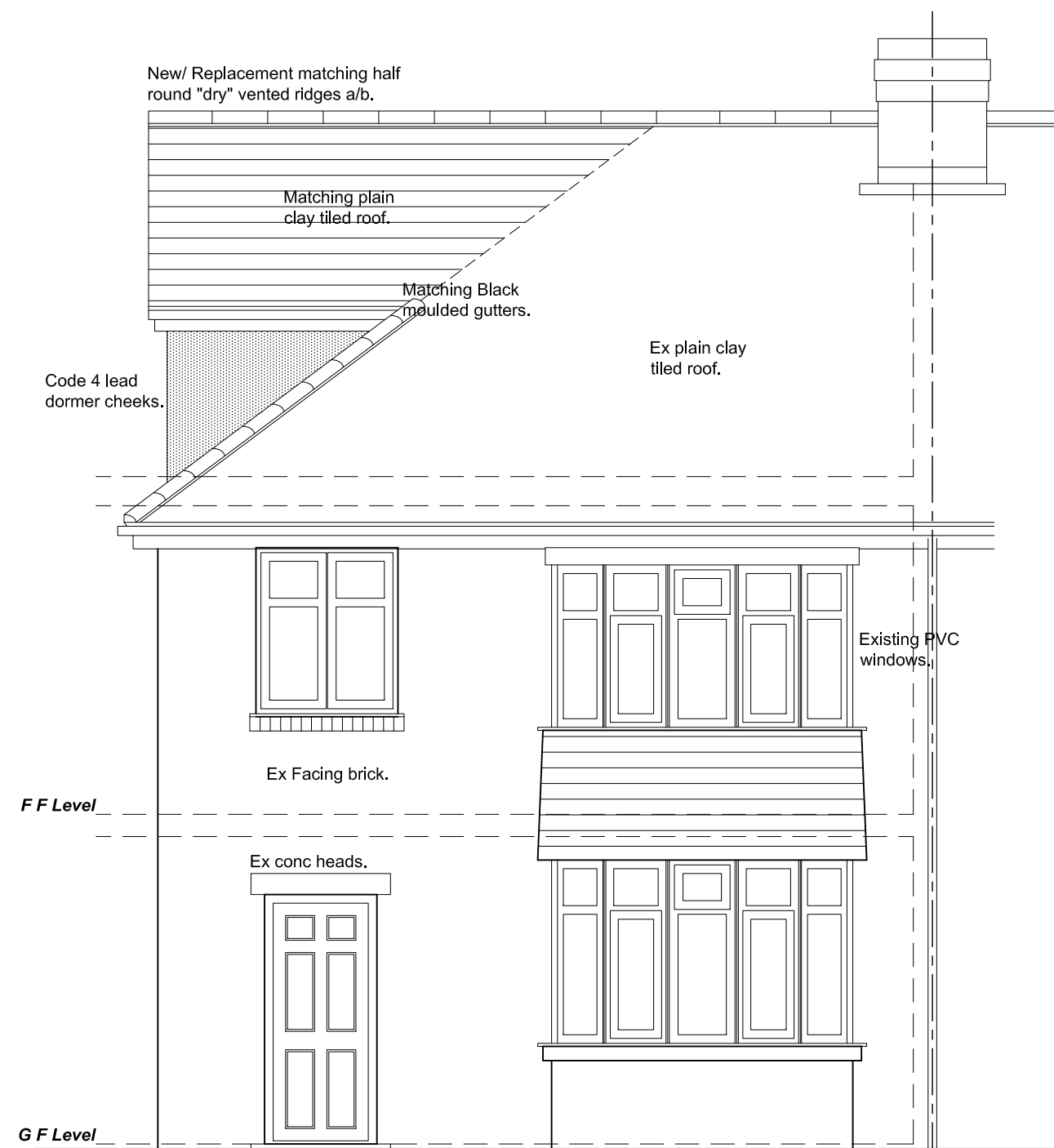
**INTERNAL LIGHTING/ ELECTRICS:-**  
All new internal lighting to be in accordance with Approved Document L1 and to incorporate high efficacy lighting fittings throughout with lamps giving min luminous efficacy of 75 light source lumens/circuit-watt.

**MECHANICAL VENTILATION:-**  
Provide the following extract rates:-  
Ensuite - 15litres/second. Mech Vent to be manually activated generally except in any windowless accommodation where mechanical extract is to be wired thru lighting circuit with min 15 minute overrun following deactivation in conjunction with 10mm undercut to room door for replacement air.

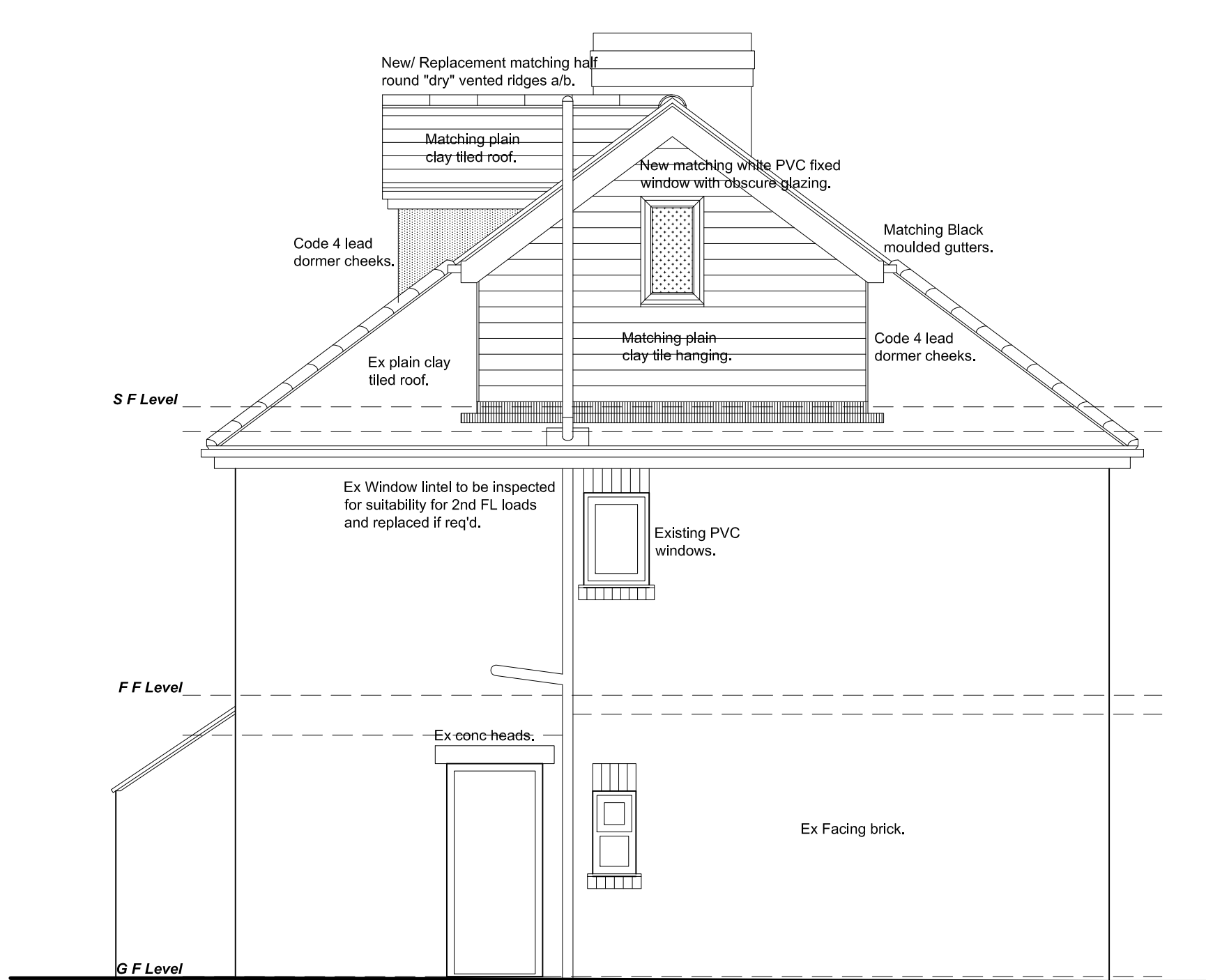
**STAIRCASE:-**  
Purpose made timber staircase to be agreed with clients to comply generally with Approved Document K of Building Regs. Refer to plans & sections for specific details regarding number of rises and goings. 600mm min clear width. Max pitch to be 42°. Stair to incorporate 13No equal risers of approx 210.4mm with 235mm goings and min 50mm winders (All subject to site measure prior to manufacture). Handrail height 900mm above pitch line of stair. Guarding to landing and open side of flights to be 900mm high above floor level. Clear headroom to be 2m above pitch line of stairs. No gaps in guardings or balustrading more than 99mm.



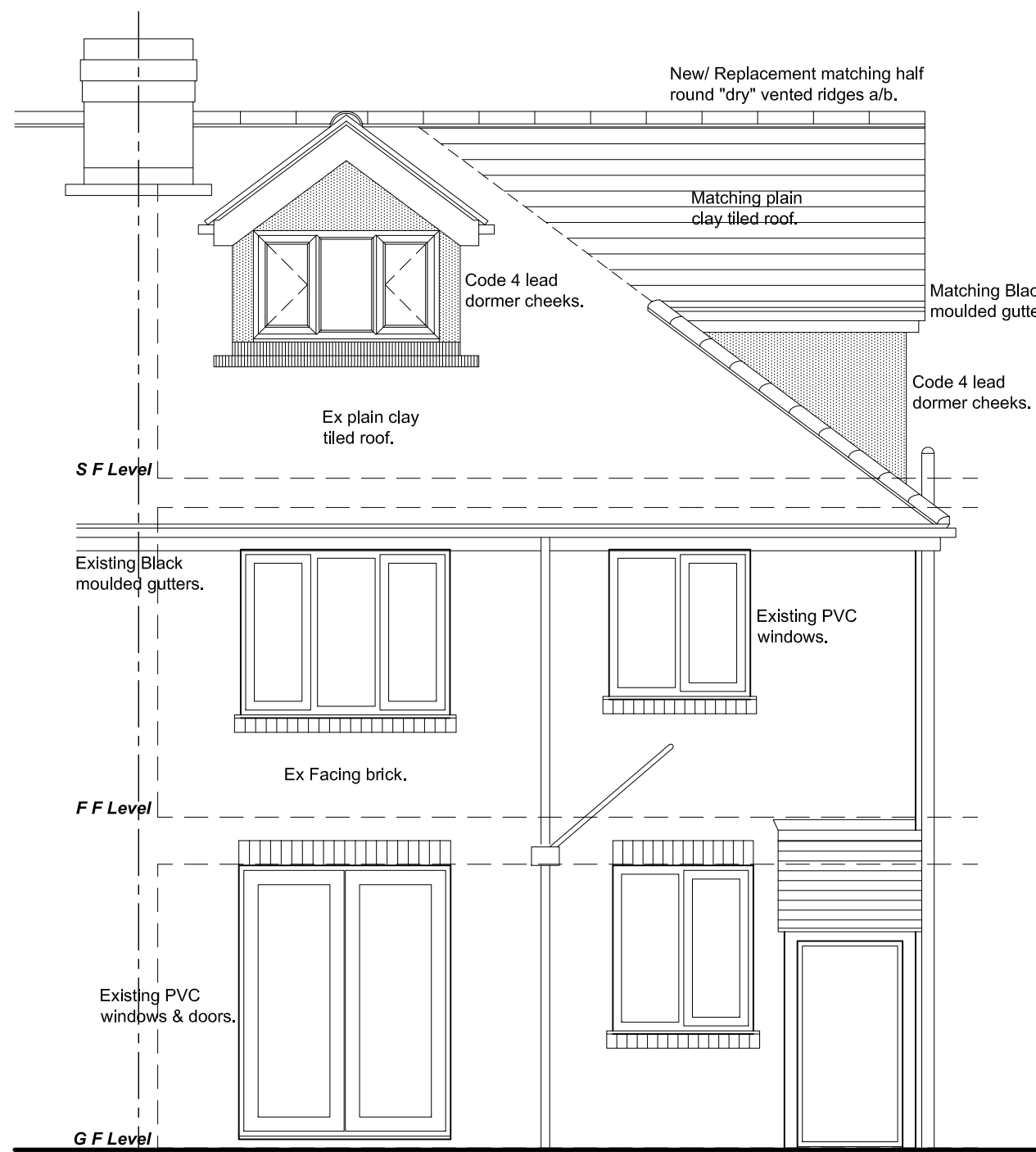
SECOND FLOOR PLAN



FRONT ELEVATION



END ELEVATION



REAR ELEVATION

A	05/06/2023	SIDE DORMER WINDOW CLARIFIED.	
	Revision	Date	Description
119 WORSBROUGH ROAD, BIRDWELL, BARNSELEY, S70 5RF.			
DETAILED PROPOSALS 1 Plans & Elevations.			
C Kilner & K Griffin.			
			
JE Architectural Ltd 23 Windmill Road, Wombwell, Barnsley, S73 8PW. Tel: 01226 754507 Email: jeald@btconnect.com			
This drawing and the copyright is the Architectural Company's property and maybe used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.			
Scale: 1:50 @ A1		Date: APRIL 2023	
Ref: 202223		Drwg No: 02	
0 cm	12 cm	4 cm	16 cm