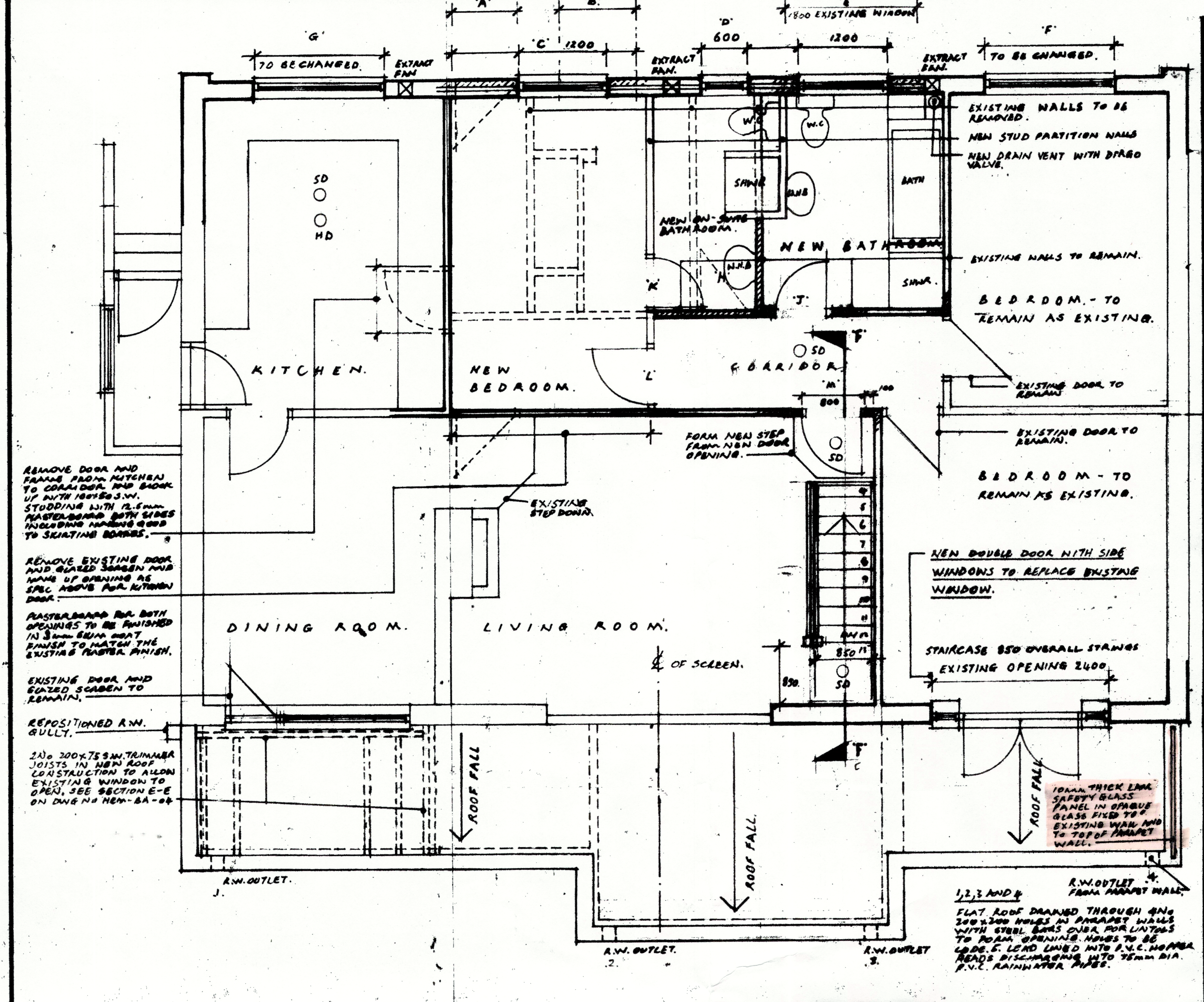

'A'
'B'
'E'
1800 EXISTING WINDOW
'G'
'D'
600
1200
'C'
1200
TO BE CHANGED.
EXTRACT FAN.
EXTRACT FAN.
EXTRACT FAN.
'F'
TO BE CHANGED.
EXISTING WALLS TO BE REMOVED.
NEW STUD PARTITION WALLS.
NEW DRAIN VENT WITH DIRGO VALVE.
SD
HD
W.C
W.C
SHWR
WHB
BATH
NEW ON-SUITE BATHROOM.
NEW BATHROOM
'K'
'J'
W.H.B
SHWR.
EXISTING WALLS TO REMAIN.
BEDROOM. - TO REMAIN AS EXISTING.
KITCHEN.
NEW BEDROOM.
'L'
CORRIDOR
SD
'M'
800
100
EXISTING DOOR TO REMAIN.
FORM NEW STEP FROM NEW DOOR OPENING.
SD
EXISTING DOOR TO REMAIN.
BEDROOM - TO REMAIN AS EXISTING.
REMOVE DOOR AND FRAME FROM KITCHEN TO CORRIDOR AND BLOCK UP WITH 100x50 S.W. STUDDING WITH 12.5mm PLASTERBOARD BOTH SIDES INCLUDING MAKING GOOD TO SKIRTING BOARDS.
EXISTING STEP DOWN.
REMOVE EXISTING DOOR AND GLAZED SCREEN AND MAKE UP OPENING AS SPEC ABOVE FOR KITCHEN DOOR.
NEW DOUBLE DOOR WITH SIDE WINDOWS TO REPLACE EXISTING WINDOW.
PLASTERBOARD FOR BOTH OPENINGS TO BE FINISHED IN 3mm SKIM COAT FINISH TO MATCH THE EXISTING PLASTER FINISH.
DINING ROOM.
LIVING ROOM.
℄ OF SCREEN.
850
850
SD
STAIRCASE 850 OVERALL STRINGS
EXISTING OPENING 2400
EXISTING DOOR AND GLAZED SCREEN TO REMAIN.
REPOSITIONED R.W. GULLY.
2No 200x75 S.W. TRIMMER JOISTS IN NEW ROOF CONSTRUCTION TO ALLOW EXISTING WINDOW TO OPEN, SEE SECTION E-E ON DWG No HEM-BA-04
'F'
ROOF FALL
ROOF FALL.
ROOF FALL
10mm THICK LAM. SAFETY GLASS PANEL IN OPAQUE GLASS FIXED TO EXISTING WALL AND TO TOP OF PARAPET WALL.
R.W. OUTLET. 1.
R.W. OUTLET. .2.
R.W. OUTLET .3.
R.W. OUTLET FROM PARAPET WALL. 4.
1,2,3 AND 4
FLAT ROOF DRAINED THROUGH 4No 200x200 HOLES IN PARAPET WALLS WITH STEEL BARS OVER FOR LINTOLS TO FORM OPENING. HOLES TO BE CODE.5. LEAD LINED INTO P.V.C. HOPPER HEADS DISCHARGING INTO 75mm DIA. P.V.C. RAINWATER PIPES.

PROPOSED GROUND FLOOR PLAN.

NOTES ON WINDOW CHANGES TO FRONT ELEVATION. SEE ALSO ELEVATIONS.

1. FRONT DOOR 'A' PARTIALLY BLOCK UP THE EXISTING FRONT DOOR INCLUDING FORMING REVEAL FOR NEW WINDOW.
2. EXISTING WINDOW 'B' PARTIALLY BLOCK UP EXISTING WINDOW INCLUDING FORMING REVEAL FOR NEW WINDOW.
3. NEW WINDOW 'C' FORM NEW WINDOW OPENING 'C' INCLUDING NEW CATNIC TYPE LINTOL OVER. WINDOW SET OUT FROM EXISTING FRONT DOOR REVEAL.
4. REMOVE EXISTING CIRCULAR WINDOW AND INSERT NEW WINDOW TO NEW EN-SUITE BATHROOM.
5. EXISTING WINDOW 'E' TO EXISTING BEDROOM TO BE CHANGED TO NEW WINDOW TO NEW BATHROOM.
6. EXISTING WINDOW 'F' AND 'G' TO BE CHANGED TO COMPLY WITH BI MEANS OF ESCAPE.

SEE SEPARATE NOTES FOR WALL SPEC, LINTOL SPEC, CAVITY CLOSERS AND MEANS OF ESCAPE.

7. FORM NEW DOOR OPENING 'H' IN THE EXISTING BLOCKWORK WALL INC. NEW 150 DEEP x 100 WIDE CONCRETE LINTOL OVER WITH 150mm BEARING EITHER SIDE. INSTALL NEW DOOR AND FRAME AND IRONMONGERY, ARCHITRAVES ETC. AND MAKE GOOD TO SKIRTINGS AND ALL PLASTER SURFACES.

NOTES ON FORMATION OF NEW BEDROOM AND BATHROOMS.

1. ALL WALLS SHOWN DOTTED ON PLAN TO BE REMOVED INCLUDING DOORS AND FRAMES, MAKE GOOD TO ALL FLOORS AND CEILINGS.
2. EXISTING W.C. DOOR AND FRAME 'H' TO BE REMOVED AND BLOCKED UP WITH 100mm BLOCKWORK.
3. EXISTING BEDROOM DOOR 'J' TO REMAIN TO SERVE AS DOOR TO NEW BATHROOM.
4. DOORS 'K' AND 'L' TO BE NEW DOORS AND FRAMES TO NEW BEDROOM AND ON-SUITE BATHROOM.
5. ERECT NEW STUD PARTITION WALLS TO FORM NEW BEDROOM, ON-SUITE BATHROOM AND NEW BATHROOM. SEE STUD PARTITION SPEC.
6. ALL SKIRTINGS, FLOORS, CEILINGS ETC. TO BE MADE GOOD TO MATCH EXISTING.
7. NEW DOORS AND FRAMES TO BE FITTED WITH THE APPROPRIATE IRONMONGERY AND DOOR FRAME ARCHITRAVES.

STUD PARTITIONS.

1. ALL STUDWORK PARTITIONS TO BE FORMED IN 100x50 S.W. STUDS AT 600 c/cs. 100x50 S.W. SPACER NOGGINGS FITTED IN BETWEEN VERTIC. STUDS AT 600 c/cs AND STAGGERED.
2. PARTITIONS COVERED IN 12.5mm THICK PLASTERBOARD AND 3mm SKIM COAT.
3. PARTITIONS TO BE FILLED WITH SUITABLE SOUND INSULATION.

EXTRACT FANS TO KITCHEN AND BATHROOMS AND NEW W.C.

1. FIT NEW EXTRACT FANS TO BE POSITIONED IN WALL AS ON SITE CONDITIONS ALLOW. FANS TO BE DUCTED THROUGH WALLS WITH A CAVITY SLEEVE WITH LINTOL OVER AND PROVIDED WITH VERT, HORIZ. AND CAVITY TRAY D.P.C.S.
2. FANS TO BE ELECTRICALLY OPERATED AND CAPABLE OF EXTRACTING 60 LITRES PER SECOND. ELECTRICAL OPERATION REQUIRED FOR RAPID VENTILATION TO CONFORM TO PART 2.1.(i) AND (ii).
3. FANS TO BE CAPABLE OF PROVIDING THREE AIR CHANGES PER HOUR WITH FIFTEEN MINUTE OVERIDE.
4. FANS TO BE INDEPENDANTLY SWITCHED FROM A FUSED SPUR SOCKET OPERATIONAL FROM A LIGHT SWITCH OR TO BE INDEPENDANTLY SWITCHED WHEN THE FUSED SPUR IS IN THE 'ON' POSITION.

PLUMBING WORKS TO KITCHEN SINK, WASH MACH, DISHWASHER.

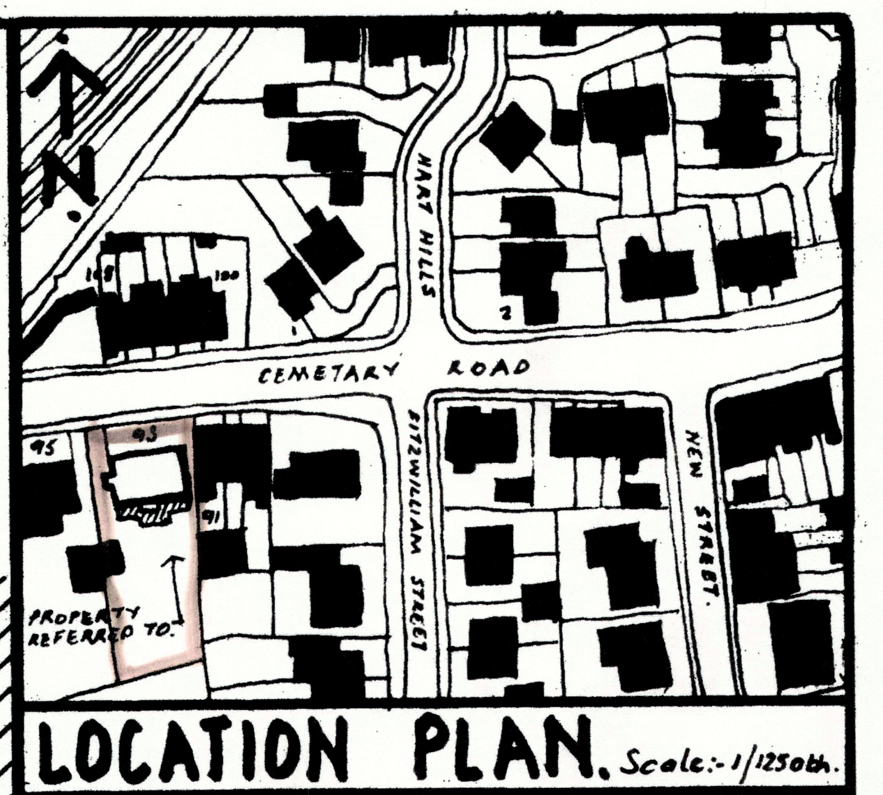
1. KITCHEN LAYOUT STILL TO BE DETERMINED BY THE CLIENT.
2. IF THE ABOVE APPLIANCES ARE TO BE INCORPORATED INTO THE KIT. LAYOUT THEY ARE ALL TO BE FITTED WITH A 40mm DIA. P.V.C. WASTE WITH 75mm DEEP ANTI-VAC TRAP. ALL WASTES TO BE CONNECTED INTO THE EXISTING 100mm DIA. P.V.C. PIPE SITUATED UNDER THE SUSPENDED FLOOR CONNECTED BY MEANS OF A SUITABLE CONNECTING BOSS.

NEW VENT TO EXISTING 100mm DIA. P.V.C. DRAIN.

1. EXISTING P.V.C. DRAIN TO BE BROUGHT UP INTO NEW BATHROOM AND FITTED WITH A SUITABLE DIRGO VALVE. VALVE TO BE SITUATED 1·0m ABOVE FLOOR LEVEL.

PLUMBING WORKS TO NEW BATHROOMS AND NEW W.C.

1. NEW W.C'S AND CISTERNS TO HAVE A 75mm DIA ANTI-SYPHONIC WASTE WITH A 75mm DEEP WATER SEAL TAKEN INTO EXISTING 100mm DIA. P.V.C. WASTE.
2. NEW SHOWER WASTES TO BE 50mm DIA. P.V.C. WASTE WITH 75mm DEEP SEAL ANTI-VAC TRAP CONNECTED INTO EXISTING 100mm DIA. P.V.C. WASTE BY MEANS OF A SUITABLE CONNECTION BOSS.
3. NEW BATH WASTE AS SHOWER WASTE SPEC.
4. W.H. BASIN WASTES TO BE 38mm DIA P.V.C. WASTES WITH A 75mm DEEP ANTI-VAC TRAP CONNECTED INTO EXISTING 100mm DIA P.V.C. WASTE BY MEANS OF A SUITABLE CONNECTION BOSS.
5. ALL SMALL PIPE CONNECTIONS TO BE AT LEAST 200mm AWAY FROM W.C. CONNECTIONS TO PREVENT ANTI-SYPHONAGE.


N
CEMETARY ROAD
HART HILLS
FITZWILLIAM STREET
NEW STREET
100
2
95
93
91
PROPERTY REFERRED TO.

LOCATION PLAN. Scale:-1/1250th.

NOTES.

GENERAL NOTES.

PART.M.

.1. ANY EXISTING DISABLED ACCESS WILL NOT BE DIMINISHED BY THIS DEVELOPMENT.

PART.K.

.1. ANY NEWLY FORMED STEPS TO BE A MAX. 220mm RISE AND MIN. 250mm GOING.

PART.P.

.1. ANY NEW ELECTRICAL INSTALLATIONS WILL BE CARRIED OUT BY AN ELECTRICAL CONTRACTOR REGISTERED WITH PART.P. SELF CERTIFICATION SCHEME.

.2. ANY NEW ELECTRICAL WORKS/INSTALLATIONS E.G. SWITCHES, SOCKETS ETC. OR ALTERATIONS TO ANY EXISTING INSTALLATIONS ARE NOT ILLUSTRATED ON THIS DRAWING AND ARE TO BE DETERMINED BY THE CLIENT AND THIER CONTRACTOR.

.3. ANY ELECTRICAL WORKS DIRECTLY NOTED REFER TO WORKS REQUIRED TO BE COVERED BY THE BUILDING REGULATIONS E.G. SMOKE DETECTORS, HEAT DETECTORS, EXTRACT FANS.

PART.J. HEATING AND NEW GAS BOILER.

EXISTING HEATING - ELECTRICAL DUCTED WARM AIR.

.1. EXISTING HEATING APPLIANCE, DUCTWORK AND FLOOR GRILLS TO BE REMOVED AND ANY HOLES IN WALLS OR FLOOR TO BE MADE GOOD.

.2. ALL ELECTRICAL INSTALLATIONS WHICH FORM PART OF THE EXISTING HEATING SYSTEM TO BE STRIPPED OUT COMPLETELY AND WHERE REQUIRED LEFT IN A SAFE CONDITION.

NEW HEATING AND GAS BOILER.

.1. NEW GAS BOILER WITH NEW BALANCED FLUE TO BE FITTED IN POSITION SHOWN ON GROUND FLOOR PLAN OR AS SITE CONDITIONS ALLOW. BOILER TO BE INSTALLED BY AN APPROVED CORGI INSTALLER AND TO CONFORM IN ALL RESPECTS TO CURRENT GAS REGULATIONS.

.2. BOILER TO HAVE A 17mm INSULATED CONDENSATE DRAIN TO BE TAKEN TO A SUITABLE DRAINAGE POINT.

.3. BOILER TO CONFORM TO ALL THE REQUIREMENTS OF SEDBUCK BAND. A. IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

.4. COMPLETE HEATING SYSTEM AND RADIATORS TO BE INSTALLED. THE PROVISION OF NEW RADIATORS AND THIER POSITIONS ARE NOT SHOWN ON THIS DRAWING AND ARE TO BE AGREED BY THE CLIENT AND THIER CONTRACTOR.

HEAT DETECTORS AND SMOKE DETECTORS.

B.I. MEANS OF ESCAPE.

.1. SMOKE DETECTORS TO BE FITTED IN POSITIONS MARKED ON PLANS (S.D.) OR IN A SUITABLE POSITION AS SITE CONDITIONS ALLOW. DETECTORS TO BE MAINS FED AND INTERLINKED.

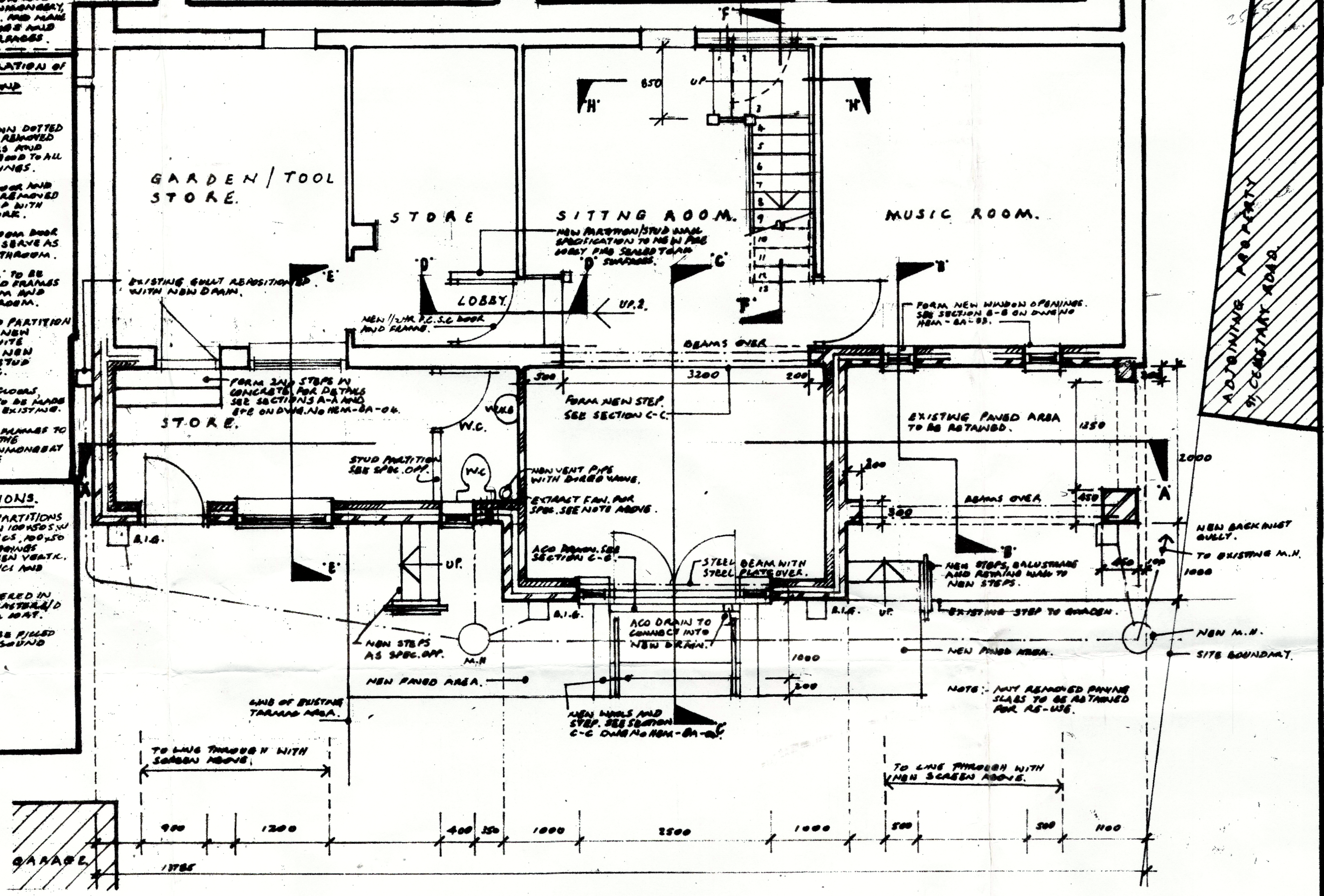
.2. HEAT DETECTOR TO BE FITTED IN KITCHEN IN A SUITABLE LOCATION. DETECTOR TO BE MAINS FED AND INTERLINKED WITH SMOKE DETECTORS.

.3. FOR MEANS OF ESCAPE NOTES APPLYING TO THE WINDOWS SEE ELEVATIONS ON DRAWING No. HEM-BA-02.

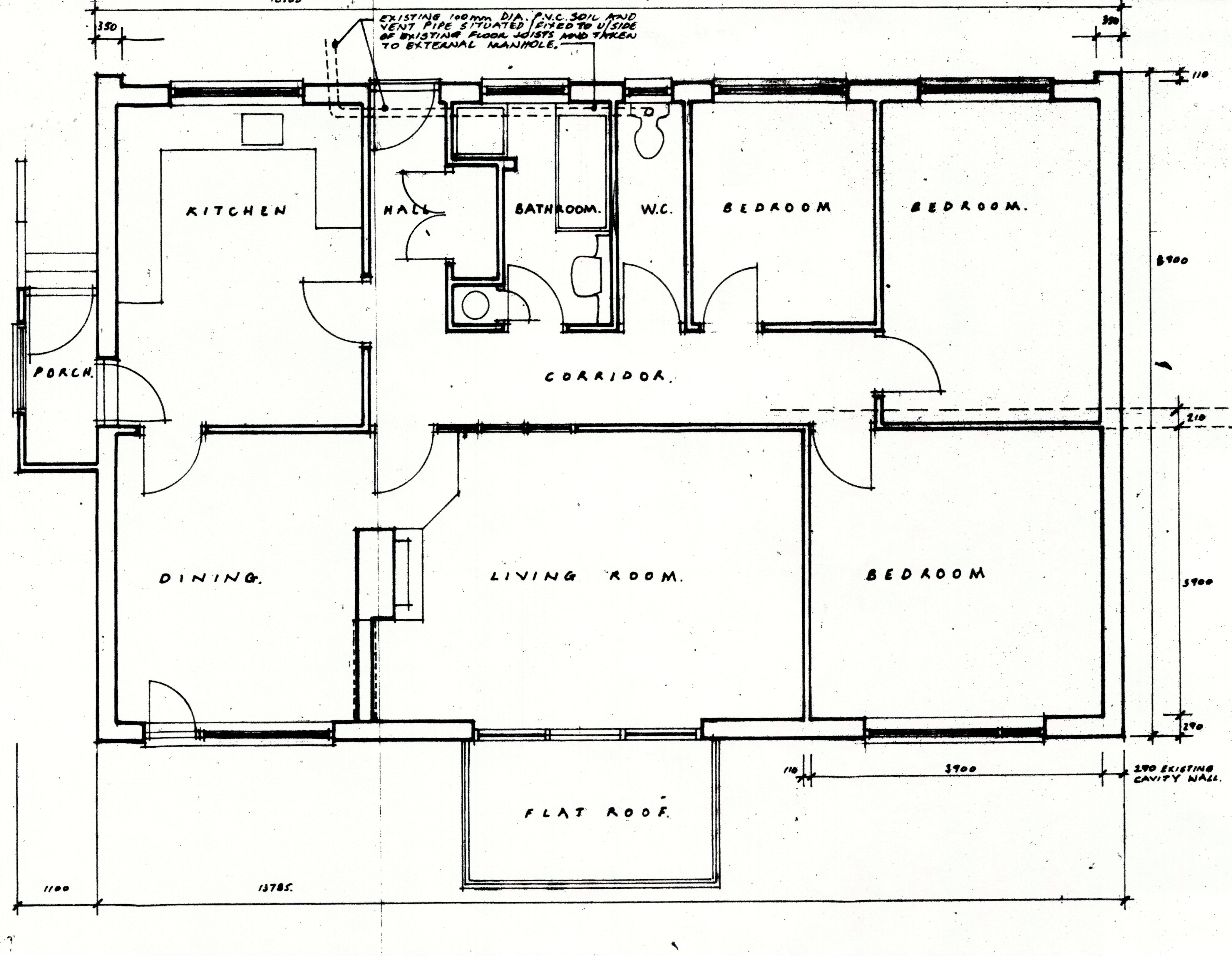
DRAINAGE.

.1. FOR ALL DRAINAGE NOTES AND SPEC SEE DRAWING No. HEM-BA-03.

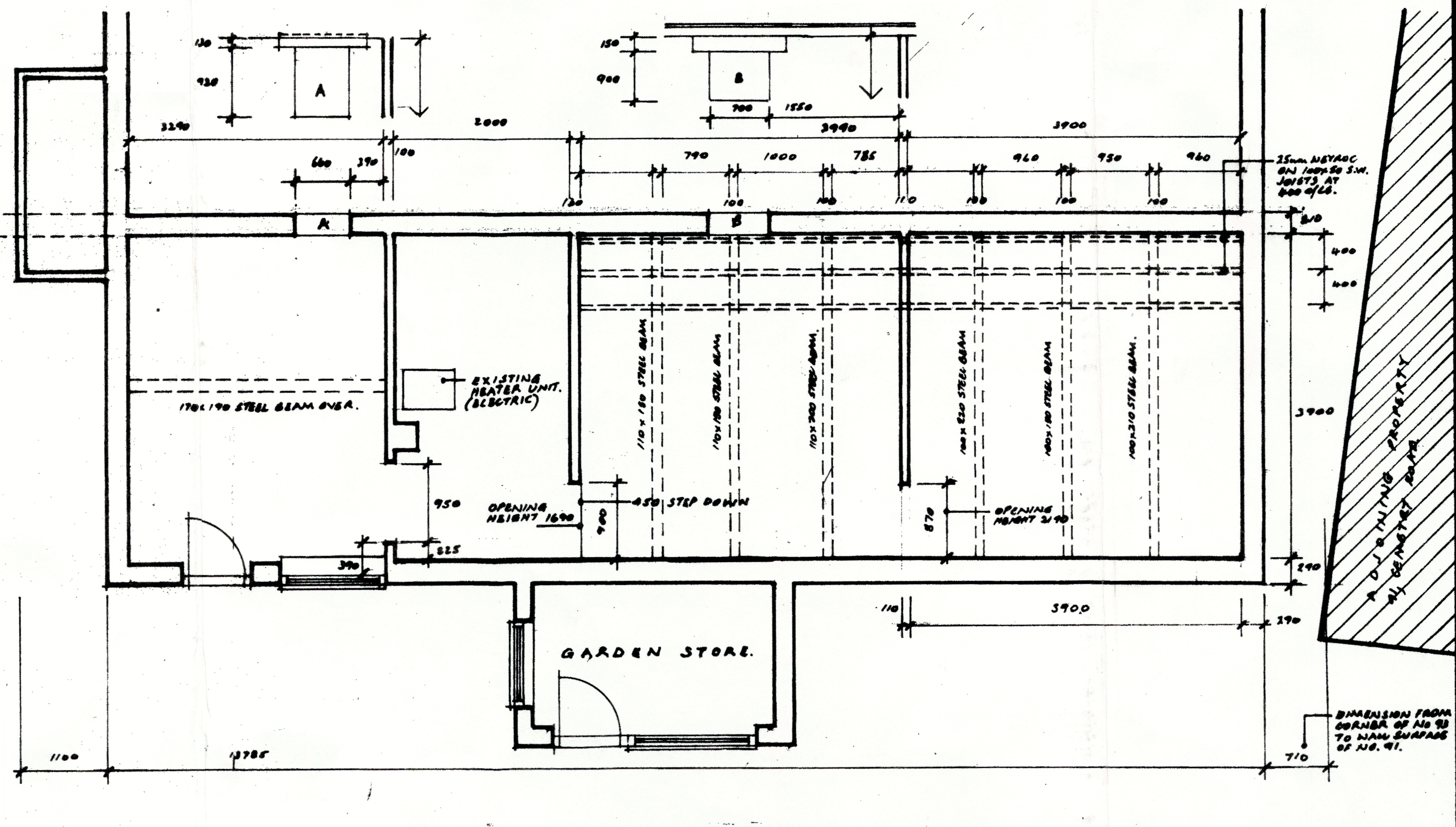
REF.	REVISION.	DATE
A.	OPAQUE GLASS PANEL FIXED TO TOP OF END PARAPET WALL TO GIVE A TOTAL HEIGHT OF 1·8m. PARAPET WALL REDUCED TO 1·0m IN HEIGHT. REVISION IN ACCORDANCE WITH DEPT OF PLANNING REQUIREMENTS OF BARNSLEY M.B.C.	FEB. 20


'F'
850
UP
'H'
'H'
GARDEN / TOOL STORE.
STORE
SITTING ROOM.
NEW PARTITION/STUD WALL SPECIFICATION TO NEW FIRE LOBBY FIRE SEALED TO ALL SURFACES.
MUSIC ROOM.
'D'
'D'
LOBBY.
'E'
'C'
'C'
'B'
'F'
UP.2.
EXISTING GULLY REPOSITIONED WITH NEW DRAIN.
NEW 1/2 HR F.C.S.C DOOR AND FRAME.
FORM NEW WINDOW OPENINGS. SEE SECTION B-B ON DWG No HEM-BA-03.
BEAMS OVER
500
3200
200
FORM 2No STEPS IN CONCRETE FOR DETAILS SEE SECTIONS A-A AND E-E ON DWG.No HEM-BA-04.
STORE.
W.C.
WHB
W.C
FORM NEW STEP. SEE SECTION C-C.
EXISTING PAVED AREA TO BE RETAINED.
1250
2000
STUD PARTITION SEE SPEC. OPP.
NEW VENT PIPE WITH DIRGO VALVE.
EXTRACT FAN. FOR SPEC. SEE NOTE ABOVE.
200
300
BEAMS OVER
450
'A'
NEW BACK INLET GULLY.
TO EXISTING M.H.
B.I.G.
'E'
UP.
ACO DRAIN. SEE SECTION C-C.
STEEL BEAM WITH STEEL PLATE OVER.
'B'
NEW STEPS, BALUSTRADE AND RETAINING WALL TO NEW STEPS.
1000
B.I.G.
UP.
EXISTING STEP TO GARDEN.
ACO DRAIN TO CONNECT INTO NEW DRAIN.
NEW STEPS AS SPEC. OPP.
M.H
NEW M.H.
NEW PAVED AREA.
SITE BOUNDARY.
1000
200
NEW PAVED AREA.
NOTE:- ANY REMOVED PAVING SLABS TO BE RETAINED FOR RE-USE.
LINE OF EXISTING TARMAC AREA.
NEW WALLS AND STEP. SEE SECTION C-C DWG No HEM-BA-03.
TO LINE THROUGH WITH SCREEN ABOVE.
TO LINE THROUGH WITH NEW SCREEN ABOVE.
GARAGE
900
1200
400
350
1000
2500
1000
500
500
1100
13785
ADJOINING PROPERTY 91 CEMETARY ROAD.

PROPOSED LOWER GROUND FLOOR PLAN.


13785
350
EXISTING 100mm DIA. P.V.C. SOIL AND VENT PIPE SITUATED FIXED TO U/SIDE OF EXISTING FLOOR JOISTS AND TAKEN TO EXTERNAL MANHOLE.
110
KITCHEN
HALL
BATHROOM.
W.C.
BEDROOM
BEDROOM.
3900
PORCH.
CORRIDOR.
210
DINING.
LIVING ROOM.
BEDROOM
3900
290
110
3900
290 EXISTING CAVITY WALL.
FLAT ROOF.
1100
13785.

EXISTING GROUND FLOOR PLAN.


130
920
A
150
900
B
700
1550
3290
2000
3990
3900
660
390
100
790
1000
785
960
950
960
120
100
100
110
100
100
100
25mm NEWTAC ON 100x50 S.W. JOISTS AT 400 c/cs.
210
400
400
A
B
170x190 STEEL BEAM OVER.
EXISTING HEATER UNIT. (ELECTRIC)
110x150 STEEL BEAM
110x180 STEEL BEAM
110x200 STEEL BEAM
100x220 STEEL BEAM
100x180 STEEL BEAM
100x210 STEEL BEAM
950
OPENING HEIGHT 1690
450 STEP DOWN
900
870
OPENING HEIGHT 2190
325
390
3900
290
110
3900
290
GARDEN STORE.
1100
13785
710
DIMENSION FROM CORNER OF No 93 TO WALL SURFACE OF NO. 91.
ADJOINING PROPERTY 91 CEMETARY ROAD

EXISTING LOWER GROUND FLOOR PLAN.

PROPOSED AND EXISTING PLANS.

PROPOSED REAR EXTENSION AND INTERNAL ALTERATIONS AT 93, CEMETARY ROAD. HEMINGFIELD, BARNSLEY S73 0QG FOR MR & MRS S. LOY.

DRN.		SCALES.
DATE	NOV. 19	1:50 METRIC.
DRAWING No.	HEM-BA-01.	REVISION. 'A'