

**NOTES ON NEW CHIMNEY STACK AND FIREPLACE**

1. FIREPLACE AND STACK TO BE CONSTRUCTED IN SOLID BRICKWORK.
2. FLUE TO BE FITTED WITH AN APPROVED BLUE LINER.
3. SOLID FLOOR NON-COMBUSTIBLE FINISH BUT IF NEW FLOOR FINISH IS COMBUSTIBLE E.G. CARPET, THIS A 150mm THICK NON-COMBUSTIBLE HEARTH TO BE FORMED ON TOP OF THE SOLID FLOOR TO PROJECT 150mm ON EITHER SIDE OF THE FIREPLACE OPENING AND 300mm FROM THE FRONT OF THE OPENING.
4. THE ROOM IN WHICH THE FIREPLACE IS TO BE LOCATED TO BE PROVIDED WITH A CARBON MONOXIDE ALARM TO BS EN50292, 10V. THE ALARM TO BE INSTALLED IN A SUITABLE LOCATION IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. THE ROOM IN WHICH THE FIREPLACE IS LOCATED TO BE PROVIDED WITH AN ADDITIONAL PERMANENT AIR SUPPLY (NOTE PERMANENT AIR SUPPLY IS PROVIDED BY TRACHEA VENTS ABOVE NEW WINDOW AND NEW PATIO DOOR).
6. ALL ASPECTS OF THE CONSTRUCTION TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.

**SCHEDULE OF STEEL BEAMS**

1. BEAM A
2. BEAM D
3. BEAM C
4. BEAMS OVER NEW WALL OPENING TO SUPPORT BEAM C
5. FOR FURTHER NOTES ON BEAMS SEE SECTION A-A ON DWG NO. PB-103-01
6. ALL BEAM SIZES IN ACCORDANCE WITH STRUCTURAL ENGINEERS CALCULATIONS.

**GENERAL NOTES**

**PART M.**

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

**PART K. STAIRS**

1. ANY NEWLY FORMED STAIRS TO BE A MIN. OF 250mm RISE AND MAX 250mm GOING.

**PART P. ELECTRICAL**

1. ANY NEW ELECTRICAL WORK TO BE CARRIED OUT BY A CONTRACTOR REGISTERED WITH THE PART P. SELF CERTIFICATION SCHEME.
2. ANY NEW ELECTRICAL WORK OR INSTALLATIONS (E. SWITCHES SOCKETS OR ALTERNATIVES) TO BE INSTALLED AND NOT ILLUSTRATED ON THIS DRAWING AND ARE TO BE AGREED BY THE CLIENT AND THEIR CONTRACTOR.
3. ANY ELECTRICAL WORK DIRECTLY NOTED IN THIS DRAWING SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
4. ANY NEW LIGHT FITTINGS PROVIDED ARE ALL TO BE ENERGY EFFICIENT SPECIFICATION FITTINGS.

**PART J. BOILER AND HEATING**

1. THE EXISTING BOILER AND BALANCED FLUE TO BE REMOVED. A NEW BOILER TO BE LOCATED IN THE NEW KITCHEN ON AN EXTERNAL WALL WITH A NEW BALANCED FLUE THROUGH THE WALL TO THE EXTERNAL AIR.
2. CONDENSATE DRAIN TO THE NEW BOILER TO BE TAKEN INTO A SUITABLY POSITIONED GULLY/ACC DRAIN.
3. ALL OR ANY OTHER ALTERATIONS TO THE HEATING SYSTEM (E.G. POSITION OF NEW RADIATORS OR THE REPOSITIONING OF EXISTING RADIATORS) HAS NOT ILLUSTRATED ON THIS DRAWING AND ARE TO BE AGREED BY THE CLIENT AND THEIR CONTRACTOR.
4. ANY NEW RADIATORS TO BE PROVIDED WITH VALVES FOR ENERGY EFFICIENCY.

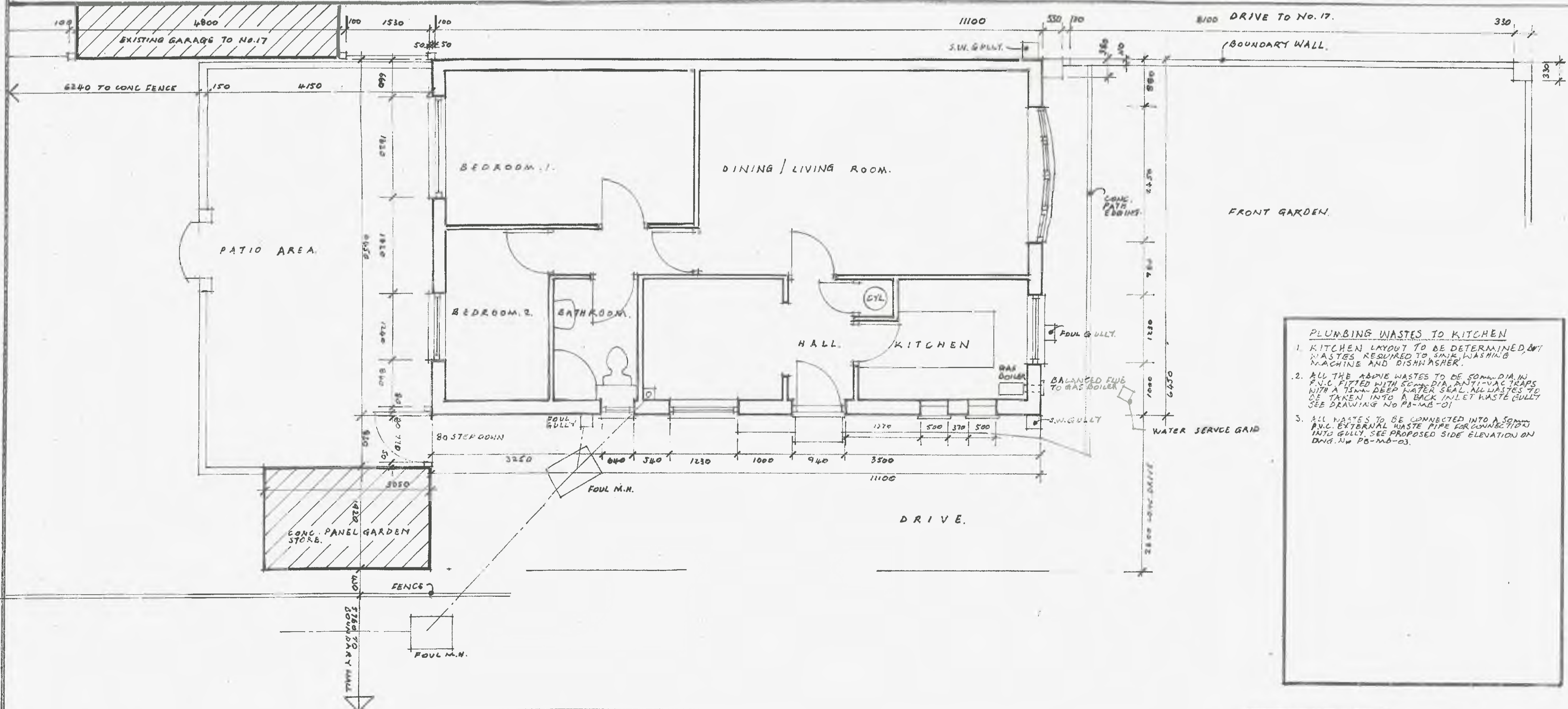
**D.I. MEANS OF ESCAPE - SMOKE DETECTORS/HEAT DETECTORS**

1. SMOKE DETECTORS TO BE FITTED IN THE POSITIONS SHOWN ON THE PLAN OR IN A SUITABLE LOCATION. SITE POSITIONS ALSO ALL DETECTORS TO BE MAINS FED AND INTERLINKED.
2. FIT HEAT DETECTOR IN KITCHEN IN A SUITABLE LOCATION. HEAT DETECTOR TO BE MAINS FED AND LINKED TO SMOKE DETECTORS.

**STUD PARTITIONS**

1. PARTITIONS TO BE FORMED IN 100x50 SW VERTICAL STUDS AT 800 C/C WITH 100x50 SW VERTICAL STUDS AT 800 C/C AND STAGGERED PARTITIONS TO BE CONSTRUCTED IN 12.5mm PASTERBOARD AND 12.5mm GYP.
2. PARTITIONS TO BE FILLED WITH A SUITABLE SOUND INSULATION.

PROPOSED PLAN.



**PLUMBING WASTES TO KITCHEN**

1. KITCHEN LAYOUT TO BE DETERMINED, BUT WASTES ASSUMED TO SINK, WASHING MACHINE AND DISHWASHER.
2. ALL THE ABOVE WASTES TO BE 50mm DIA. IN P.V.C. FITTED WITH 50mm DIA. ANTI-VAC TRAPS WITH A 75mm DEEP WATER SEAL. ALL WASTES TO BE TAKEN INTO A BACK INLET WASTE GULLY SEE DRAWING NO. PB-103-01
3. ALL WASTES TO BE CONNECTED INTO A 50mm P.V.C. EXTERNAL WASTE PIPE FOR CONNECTION INTO GULLY. SEE PROPOSED SIDE ELEVATION ON DWG. NO. PB-103-03.

**GENERAL PLUMBING NOTES**

1. ALL SMALL PIPE CONNECTIONS TO NEW OR EXISTING SOIL AND VENT PIPES SHOULD BE OFFSET AT JUNCTIONS WITH SOIL AND VENT PIPES BY 10mm TO PREVENT ANTI-SYPHONAGE CONNECTIONS SHOULD BE MADE BY A SUITABLE JOINTING BOSS.
2. ANY SMALL PIPE CONNECTIONS SHOULD BE AT LEAST 25mm ABOVE OR BELOW ANY CONNECTION TO AVOID ANY ANTI-SYPHONAGE.

**BATHROOM - EN-SUITE**

1. NEW 100mm DIA. P.V.C. SOIL AND VENT PIPE WITH A 100mm DIA. WASTE TRAP AT 100mm LEVEL FOR CONNECTION INTO NEW DRAIN.
2. SOIL AND VENT PIPE TO RUN THROUGH THE ROOF WITH A SUITABLE FLASHING AND FITTED WITH A SUITABLE GULLY.
3. THE VENT PIPE TO BE 100mm ABOVE THE TOP WINDOW HEIGHT.
4. NEW W.C. CISTERN TO BE ANTI-SYPHONIC WITH A 100mm DIA. WASTE WITH A 100mm DIA. SOIL AND VENT PIPE CONNECTED INTO NEW 100mm DIA. SOIL AND VENT PIPE.
5. SHOWER WASTE TO BE 50mm DIA. FITTED WITH A 50mm DIA. ANTI-VAC TRAP WITH A 75mm DEEP SEAL AND TO BE CONNECTED TO GULLY.
6. WASH HAND BASIN WASTE TO BE 32mm DIA. P.V.C. WASTE WITH A 32mm ANTI-VAC TRAP WITH A 75mm DEEP WATER SEAL. WASTE CONNECTED INTO SOIL AND VENT PIPE.

**BATHROOM**

1. NEW 100mm DIA. SEWAGE PIPE.
2. AS FOR EN-SUITE BATHROOM.
3. AS FOR EN-SUITE BATHROOM.
4. W.C. CISTERN AS SPECIFICATION FOR EN-SUITE BATHROOM.
5. SHOWER WASTE AS SPECIFICATION FOR EN-SUITE BATHROOM.
6. WASH HAND BASIN WASTE AS SPECIFICATION FOR EN-SUITE BATHROOM.
7. BATH WASTE TO BE 50mm DIA. FITTED WITH 50mm DIA. ANTI-VAC TRAP WITH A 75mm DEEP SEAL AND TO BE CONNECTED INTO SOIL AND VENT PIPE.

**EXTRACT FANS TO BATHROOMS**

1. NEW EXTRACT FANS TO BE POSITIONED AS SITE CONDITIONS ALLOW (POSITIONS ON THIS DWG ARE SUGGESTION ONLY).
2. EN-SUITE FAN TO BE DUCTED UP THROUGH THE ROOF AND BE FITTED WITH A SUITABLE FLASHING TO THE ROOF TIRES AND BE FITTED WITH A SUITABLE GULLY.
3. BATHROOM FAN TO BE DUCTED THROUGH THE ROOF AND TO TERMINATE IN THE FASCIA WITH A SUITABLE GULLY WITH AN INSECT PROOF SCREEN.
4. FANS TO BE ELECTRICALLY OPERATED AND CAPABLE OF OPERATING FOR 30 MINUTES PER SECOND. ELECTRICAL OPERATION REQUIRED FOR FAN AND VENTILATION TO CONFORM TO PART L1 (1) AND (2).
5. FANS TO BE CAPABLE OF PROVIDING THREE AIR CHANGES PER HOUR WITH A FIFTEEN MINUTE OVERSIDE.
6. FANS TO BE INDEPENDENTLY SWITCHED FROM A PULSED SW. SOCKET OPERATIONAL FROM A LIGHT SWITCH OR TO BE INDEPENDENTLY SWITCHED WHEN THE PULSED SW. IS TO THE OFF POSITION.

EXISTING PLAN.

REF.	REVISION	PAGE

**EXISTING AND PROPOSED PLANS.**

**PROPOSED SIDE AND REAR EXTENSIONS AT 15, ST. MATTHEWS WAY, MONK BRETTON, BARNSELY S71 2HD FOR MR & MRS P. BARLOW.**

SCALES	
DATE	OCT. 2025
DRAWING NO.	PB-103-01
REVISION	

