



| Steel Beam Schedule | | | |
|---------------------|--|--|---|
| ID | Beam size or detail | Concrete Padstone or detail | COMMENTS |
| Beam A | 203x203x46UC =10mm PLATE welded to top flange with 6mm fillet welds | P1 = 440x270x140mm high. full bearing onto padstones with 7N blockwork below padstones | supporting existing cavity wall main roof |
| Beam B | 178x102x19UB | P1 = 215x215x140mm high. | supporting existing floor upstairs |

BEAMS AND STRUCTURE
Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

INTERNAL STUD PARTITIONS (within room)
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm ctrs. Provide min10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Protected Route
The protected escape route is designed to allow for tenants from all parts of the building to reach the outside without passing through a higher fire risk area. The route must be kept clear of obstructions and combustible materials. The walls and ceilings to all parts of the protected route must be free of highly flammable materials i.e. polystyrene tiles.

DOORS WITHIN HMO (Protected lobby)
Form a protected lobby within the flat entrance by providing 60mins of fire resistance to all partitions. All doors on to lobby must be FD30sc rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides and top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level.

ELECTRICAL WORKS
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of the certificate to be given to Building Control on completion of the work.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the dwelling spaces to comply with Part L of the current Building Regulations

| PROJECT Address | | PROJECT | | CLIENT | | |
|---|--|-----------------------|--|-----------------------|---------------------------|------------------------|
| 27 Valley Road Bloxwich, Walsall WS3 3EU | | House Conversion | | redacted | | |
| PURPOSE OF ISSUE | | SHEET | | Date ISSUE DATE | Project number PROJ NO | Scale (@ A3) 1 : 50 |
| | | | | Drawn by RAC | DRAWING NUMBER | |
| | | Proposed Ground Floor | | Checked by Checker | A103 | REV A |