SCHEDULE OF STEEL BEAMS.

BEAM. A.

152x 152x 23 UC. 610LONG x 150 DEEP x 100 WIDE CONCRETE PADSTONE BUILT INTO 100 BLOCKWORK WALL AT EACH END.

BEAM. B.

203x 203x 46 UC. 650 LONG x 150 DEEP x 100 WIDE CONCRETE PADSTONE BUILT INTO 100mm BLOCKWORK AT ONE END AND 210mm BRICKWORK AT THE OTHER END.

BEAM. C.

203x 203x 52 UC. WITH 600LONG x 200DEEP x 100 WIDE PADSTONE PROVIDED AND BUILT INTO 100mm BLOCKWORK AT ONE OTHER END. BEAM TO HAVE 300mm SEATING AT THIS END.

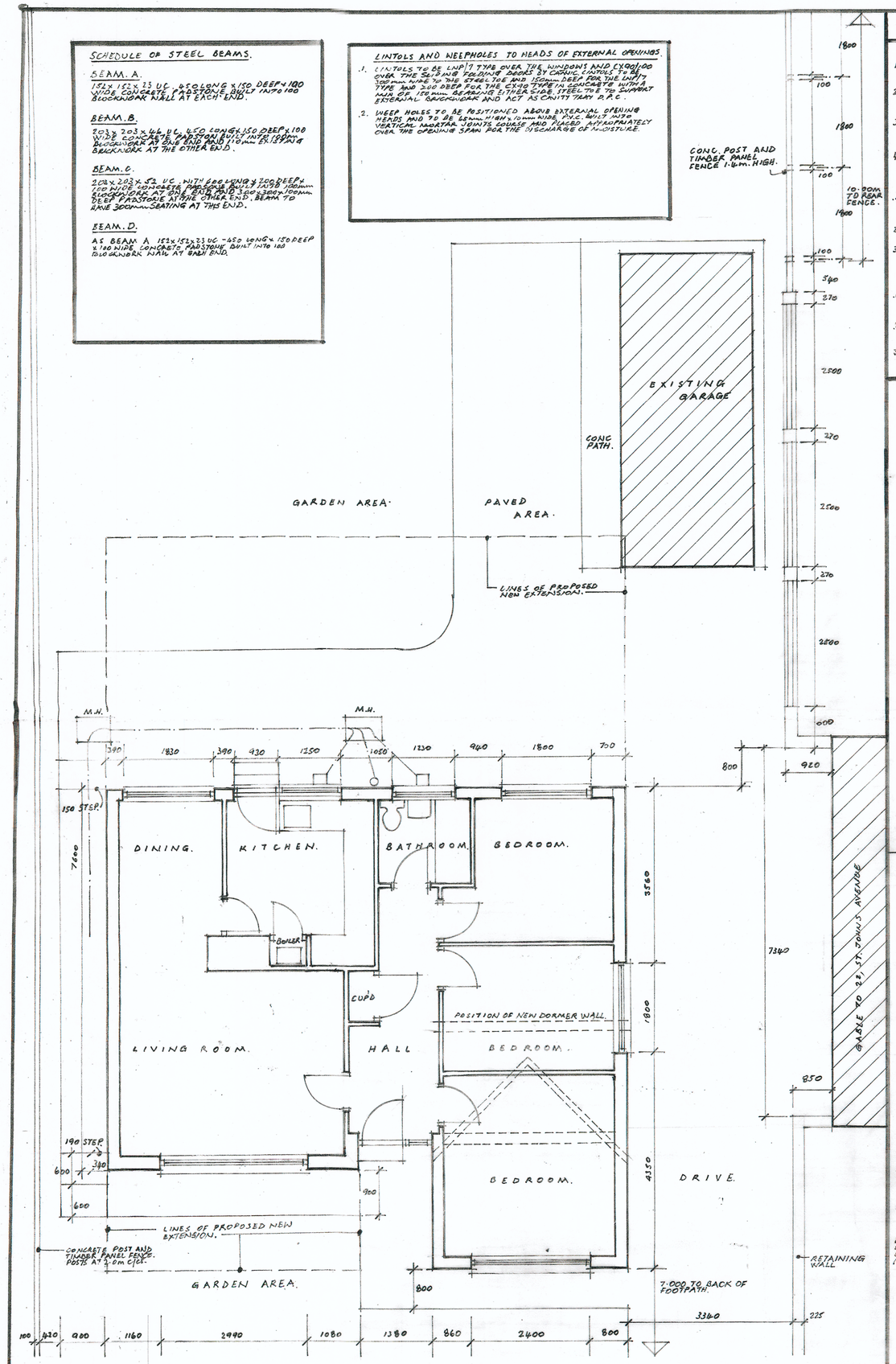
BEAM. D.

AS BEAM A 152x152x23 UC - 650 LONG x 150 DEEP x 100 WIDE CONCRETE PADSTONE BUILT INTO 100 BLOCKWORK WALL AT EACH END.

LINTOLS AND WEEPHOLES TO HEADS OF EXTERNAL OPENINGS.

.1. LINTOLS TO BE UNPROTECTED TYPE OVER THE WINDOWS AND EXTENDED OVER THE SEMI AND TERRACE HOUSES BY CERAMIC LINTOLS TO BE 100mm WIDE TO THE STEEL TOE AND 150mm DEEP FOR THE UNPROTECTED AND 200 DEEP FOR THE END PORTION INDICATED WITH A MIN OF 150mm BEARING EITHER SIDE. STEEL TO BE TO SUPPORT EXTERNAL BRICKWORK AND ACT AS CAVITY TRAY D.P.C.

.2. WEEP HOLES TO BE POSITIONED ABOVE EXTERNAL OPENING HEADS AND TO BE 50mm HIGH x 10mm WIDE P.V.C. BUILT INTO VERTICAL MORTAR JOINTS COURSE AND PLACED APPROXIMATELY OVER THE OPENING SPAN FOR THE DISCHARGE OF MOISTURE.



EXISTING GROUND FLOOR PLAN.

NEW BATHROOM FITTINGS/WASTES.

1. NEW W.C. CISTERN TO BE ANTI-SYPHONIC WITH A 75mm DIA WASTE WITH A 75mm DEEP SEAL CONNECTED INTO NEW 100mm DIA P.V.C. SOLID VENT PIPE.
2. SHOWER AND BATH WASTES TO BE 50mm DIA. BOTH FITTED WITH 30mm DIA. ANTI-VAC TRAPS WITH A 75mm DEEP WATER SEAL. WASTES TAKEN INTO A NEW B.I.G.
3. NEW HAND BASIN WASTE TO BE 38mm DIA. P.V.C. WASTE WITH A 38mm ANTI-VAC TRAP WITH A 75mm DEEP WATER SEAL CONNECTED INTO SOLID V PIPE BY MEANS OF A SUITABLE BOSS.
4. 100mm x 5 MAD V PIPE IN P.V.C. WITH DIA 40 VALVE CONNECTED INTO NEW DRAINAGE.

STUD PARTITIONS.

.1. ALL STUDWORK PARTITIONS TO BE POSSED IN 100x50 S.W. VERTICAL STUDS TYP. 600mm C/C. 100x50 HORIZ SPACER MEMBERS FITTED INBETWEEN VERTICAL STUDS AT 600 C/C AND STAGGERED.
2. PARTITIONS SOVERED IN 12.5mm PLASTERBOARD 12.5mm THICK AND 5mm SKIM COAT.
3. PARTITIONS TO BE FITTED WITH SUITABLE SOUND INSULATION.

STEPS AND BALUSTRADES.

.1. THESE MAY DIFFER TO AS SHOWN ON THIS DRAWING AND SHOULD BE PROVIDED AND WORK CARRIED OUT ACCORDING TO MASTERS FINISHED GROUND LEVELS AS A FULL SPOT LEVEL SURVEY HAS NOT BEEN CARRIED OUT.
2. STEPS TO BE MADE IN MATERIALS AS REQUIRED BY THE CLIENT WITH TREADS AND RISERS AS SHOWN IN THE NOTES COLUMN OPPOSITE
3. BALUSTRADES TO BE 50mm GALV CIRCULAR OR OTHER AS REQUIRED BY THE CLIENT TO DIMENSION HEIGHTS AS SHOWN.

NEW EXTRACT FANS TO KITCHEN AREA AND NEW UTILITY ROOM AND NEW G.F. BATHROOM.

.1. NEW EXTRACT FANS TO THE ABOVE TO BE POSITIONED AS WITH SIMILAR SHOWN POSITIONS ON THE PLANS ABOVE. SHOULD FANS TO BE DIRECTED THROUGH EXTERNAL WALL WITH CAVITY SLEEVE WITH CONTROL OVER AND TO BE PROVIDED WITH VEAT, HORIZ AND CAVITY TRAY D.P.C.'S.
2. FANS TO BE ELECTRICALLY OPERATED AND CAPABLE OF EXTRACTING 30 LITRES PER SECOND. ELECTRICAL OPERATION REQUIRED FOR RAPID VENTILATION TO CONFORM TO PART 2.(1) AND (3).
3. FANS TO BE CAPABLE OF PROVIDING THREE AIR CHANGES PER HOUR, WITH A FITTED MANUAL OVERRIDE.
4. FANS TO BE INDEPENDANTLY SWITCHED FROM A FUSED SPUR SEPARATELY FROM A LIGHT SWITCH OR TO BE INDEPENDANTLY SWITCHED WHEN THE FUSED SPUR IS IN THE 'ON' POSITION.

PLUMBING WASTES TO KITCHEN AND NEW UTILITY ROOM.

KITCHEN APPLIANCES - SINK
- DISHWASHER

UTILITY - WASHING MACHINE
- SINK.

.1. ALL THE ABOVE WASTES TO BE 50mm DIA. IN P.V.C. AND ALL FITTED WITH 75mm DIA. ANTI-VACUUM TRAPS WITH A 75mm DEEP WATER SEAL. WASTES TO BE TAKEN INTO A BACK INLET GULLY OR CONNECTED INTO A NEW 100mm DIA S. SOLID VENT PIPE AS REQUIRED.

S.I. MEANS OF ESCAPE - SMOKE DETECTORS, HEAT DETECTORS

.1. SMOKE DETECTORS TO BE FITTED IN POSITIONS SHOWN ON THIS PLAN AND FIRST FLOOR PLAN ON THE NEXT, OR IN A SUITABLE LOCATION AS SITE CONDITIONS DICTATE. ALL DETECTORS TO BE MAINS FED AND INTERLINKED. SMOKE DETECTOR TO KITCHEN TO BE DECIDED UPON WHEN KITCHEN LAYOUT IS FINALISED.
2. HEAT DETECTOR FITTED TO KITCHEN WHEN KITCHEN LAYOUT IS FINALISED. DETECTOR TO BE MAINS FED AND LINKED TO SMOKE DETECTORS.

NEW DOOR OPENING UNDER NEW STAIRCASE.

.1. SOAK NEW DOOR OPENING IN EXISTING 100mm THICK BRICKWALL WITH NEW 150x100 REINFORCED CONCRETE LINTOL OVER.

NEW STAIRCASE.

.1. FOR ALL NOTES RELATING TO NEW STAIRCASE SEE DWG. NO. CB-BG-01 SECTION A-A.

NEW UTILITY ROOM.

.1. FITTINGS AND LAYOUT TO BE DETERMINED BY CLIENT AT A LATER DATE.
.2. SOLDER NEW WINDOW OPENING IN EXISTING WALL AND FIT NEW P.V.C. WINDOW (SEE SEPARATE WINDOW SPEC) OPENING TO HAVE CAVITY CUT TO THE CONCRETE LINTOL OVER WITH 150mm BEARING EITHER END.
.3. OPENING TO HAND CAVITY CLOSERS TO REVEALS AND ALL INGRESS AND D.P.C.'S TO HEAD SILL AND JAMBS.
.4. MAKE GOOD TO ALL EXTERNAL BRICKWORK.
.5. FOR WASTE INSTALLATION AND EXTRACT FANS SEE SEPARATE NOTES IN NEXT COLUMN.

NOTES

GENERAL NOTES.

PART. M.

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

PART. K. STEPS.

.1. ANY NEWLY FORMED STEPS TO BE A MIN OF 220mm RISE AND MIN 250mm GOING.
.2. SEE INDIVIDUAL ELEVATIONS OR SECTIONS FOR STEP DETAILS AND HANDRAIL DETAILS.
.3. ALL DETAILS RELATING TO NEW STAIRCASE ARE SHOWN ON SECTION A-A ON DWG. NO. SB-BG-01.

PART. P. ELECTRICAL

.1. ANY NEW ELECTRICAL WORK TO BE CARRIED OUT BY A CONTRACTOR REGISTERED WITH PART. P. SELF CERTIFICATION SCHEME.
.2. ANY NEW ELECTRICAL WORK IN INSTALLATIONS E.G. SOCKETS, LIGHTS OR SWITCHES TO ANY EXISTING INSTALLATIONS MUST BE ILLUSTRATED ON THE DRAWING AND MUST BE AGREED DETERMINED BY THE CLIENT AND THIER CONTRACTOR.
.3. ANY ELECTRICAL WORKS DIRECTLY NOTED REFER TO WORKS REQUIRED BY THE BUILDING REGULATIONS i.e. SMOKE DETECTORS, HEAT DETECTORS, FAN INSTALLATIONS.

PART. J. BOILER (GAS) AND HEATING.

.1. THE EXISTING BOILER (POSIBLY NEW BOILER) IS TO BE RELOCATED (LOCATED) WITHIN THE NEW UTILITY ROOM ON THE EXTERNAL WALL WITH A NEW BALANCED FLUE THROUGH THE WALL TO THE EXTERNAL AREA.
.2. CONDENSATE DRAIN FROM NEW BOILER POSITION TO BE CONNECTED INTO A NEW 100mm DIA. P.V.C. SOIL AND VENT PIPE BY MEANS OF A SUITABLE BOSS CONNECTION.
.3. ALL OR ANY OTHER ALTERATIONS TO THE HEATING SYSTEM i.e. PARTITION OF ANY RADIATORS TO BEDROOMS OR NEW PARTITIONING REPOSITIONING OF EXISTING RADIATORS ARE NOT ILLUSTRATED ON THIS DRAWING AND MUST BE TO BE AGREED BY THE CLIENT AND THIER CONTRACTOR.

GENERAL PLUMBING NOTES.

1. ALL NEW SOILED PIPE CONNECTIONS TO NEW SOIL AND VENT PIPES JUDGED BE OF FIRST AT JUNCTION WITH SOIL AND VENT PIPE BY 100mm TO AVOID ANY ANTI-EXPENSIVE CONNECTIONS SHOULD BE MADE BY A SUITABLE JOINTING BOSS.
2. ANY TRAP PIPE CONNECTIONS SHOULD BE AT LEAST 300mm APART OR BEYOND W.C. CONNECTION TO AVOID ANY ANTI-EXPENSIVE.

DRAINAGE.

SURFACE WATER.

.1. SURFACE WATER DRAINAGE FROM NEW R.W.GUTTERS TO BE IN PRESSURE 100mm DIA. HEAVY DUTY P.V.C PRESSURE WITH FLEXIBLE JOINTS AND TO RAINS WATER SEPARATOR GULLY TO BE BEDDED ON AND SURROUNDED IN PEA GRAVEL MIN SIZE 10mm AND TO BE 100mm THICK OVER, CASE AND SURROUNDED ON ALL SIDES WITH PEA GRAVEL.
.2. SOAKAWAYS TO BE 1.0YD CUBE CONCRETE INTERNALLY WITH A MIN. 1.0mm THICK TOPSOIL LAYER TO BE 3.0m DISTANCE FROM BUILDING (SUBJECT TO GROUND CONDITIONS AND PERCOLATION TEST)

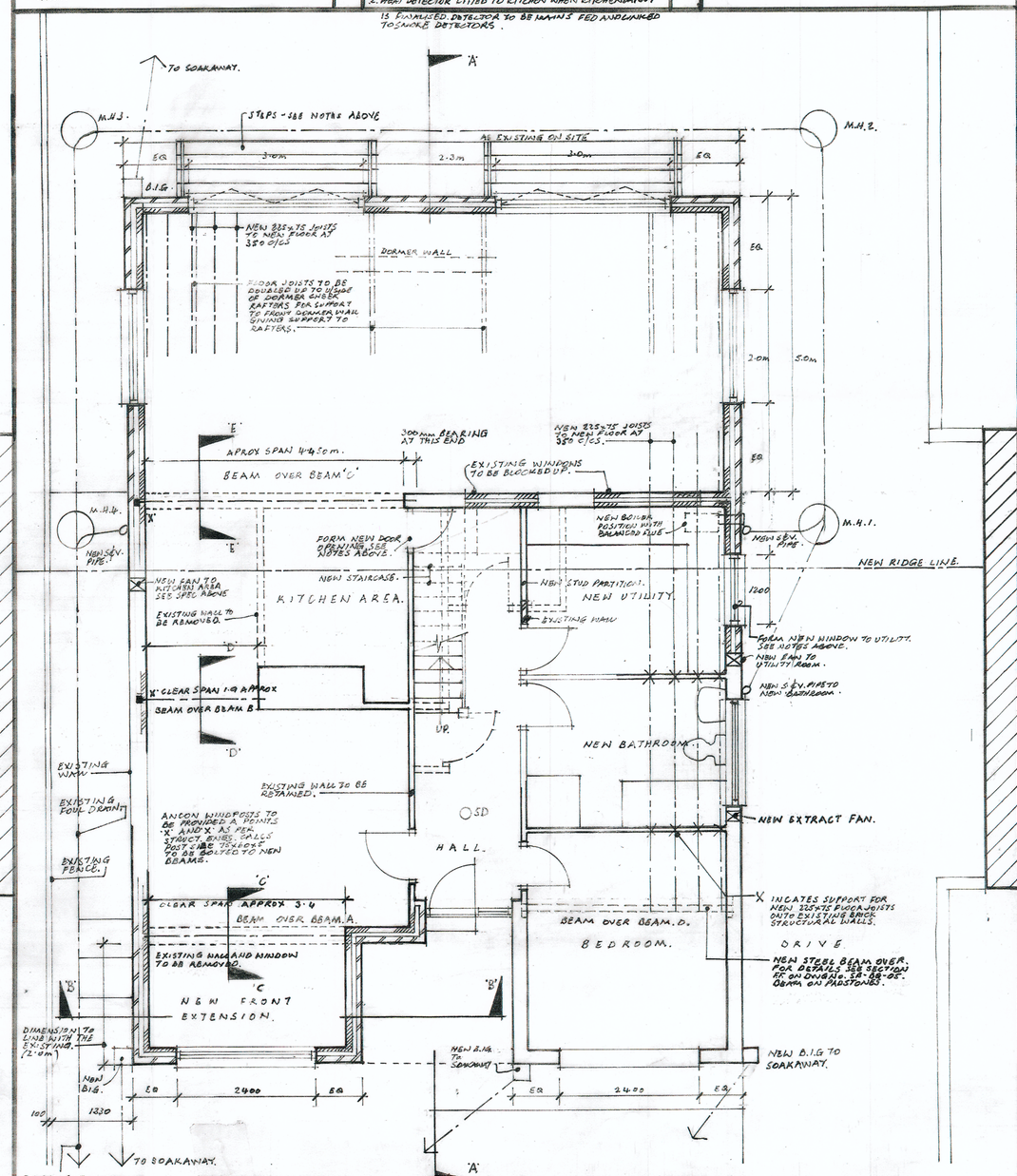
NEW GULLIES (S.W AND FOUL DRAINAGE)

.1. GULLIES TO BE OF A BACK INLET TYPE G.I.S WITH THE APPROPRIATE DEPTH OF WATER SEAL TRAP TO BE IN P.V.C. PIPE FORMED BEDDED ON 100mm THICK CONCRETE CASE AND SURROUNDED ON ALL SIDES WITH PEA GRAVEL.

FOUL DRAINAGE.

.1. NEW MANHOLES TO BE IN PRE-FORMED P.V.C HEAVY DUTY WITH APPROPRIATE JUNCTIONS. MANHOLES TO BE BEDDED ON AND SURROUNDED IN A 150mm THICK CONCRETE PROTECTIVE OUTER LAYER. MANHOLE TO BE FITTED WITH A MECHANICALLY SEALED DOWN COVER.
.2. PIPEWORK AS S.W. DRAINAGE NOTE.1.
.3. ALL PIPEWORK MUST TO FALL OF 1:40 AND TO MEET IN WITH INVERTED EXISTING OUTFALL DRAINS TO REAR OF BUILDING (SEE NOTE ON PLAN)
.4. DRAINS FROM KITCHEN AREA TO BE DETERMINED BY KITCHEN EXPERT DESIGN.
.5. NOT PIPEWORK PASSING THROUGH WALLS TO BE LINTOLLED OVER WITH A SUITABLE CONCRETE LINTOL AND TO BE CLEAR OF WALL TOGETHER ON ALL SIDES TO PREVENT BEARING PRESSURE ON DRAINS.

REF.	REVISION.	DATE.
A	NEW FRONT EXTENSION REVISED TO MATCH THE EXISTING.	MAY 25



PROPOSED GROUND FLOOR PLAN.

GROUND FLOOR PLANS.

PROPOSED REAR AND FRONT EXTENSIONS AND DORMER BEDROOMS AT 24 ST. JOHNS AVENUE BARUGH GREEN BARNSLEY, S75 1NX FOR MR & MRS. S. BALL.

		SCALES
DRN		1:50 METRIC.
DATE	JAN 25	
DRAWING NO.	SB-BG-01.	REVISION. A