



Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

First Floor
19mm thick flooring grade chipboard on 200 x 50mm s/w timber floor joists at 400mm centres, 150mm thick insulation between joists. Engineer to confirm sizes.

Rainwater Goods:
Rainwater goods to be Marley Extrusions 'Flowline' or equal approved 115mm gutters, 65mm downpipes

Windows:
New windows to be uPVC double glazed units by Specialist Manufacturer. Opening lights to be min. 1/20th of floor area.

Glazing:
Glazing within critical locations as defined in Part N of Building Regulations, i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.

Heating: Heating to be gas fired combi boiler located in Utility fitted with balanced flue to current regulations. Details to be submitted to Local Authority for approval. Rooms to have radiators as required. Lounge to have gas fired flame effect fire with flue connected to approved ridge vent.

Ventilation:
Background ventilation to habitable room to be min. 8000mm².
(trickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.

General:
Lintels/ beams to have min 150mm end bearing.
Double joists required under stud partitions.
12.5mm thick Gyproc Fireline board to new steelwork to give min. 1/2 hr fire protection. Fixed to manufacturers recommendations
S & vp to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c.connection to s & vp.
Baths or showers on joisted floors to have flexible joint to wall.
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.
New windows to be PVCu double glazed with low-e glass and min.12mm air gap to give average u-value of 1.6W/m²K.

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Client Mr Craig Roper		
Job Title Proposed Alterations 1 Sandhill Grove Grimethorpe Barnsley		
Drawing Title Proposed Plans and Elevations		
Scale	1:50	
Date	July 2015	Drawn by MJH
Drawing No. 991-02		Rev.