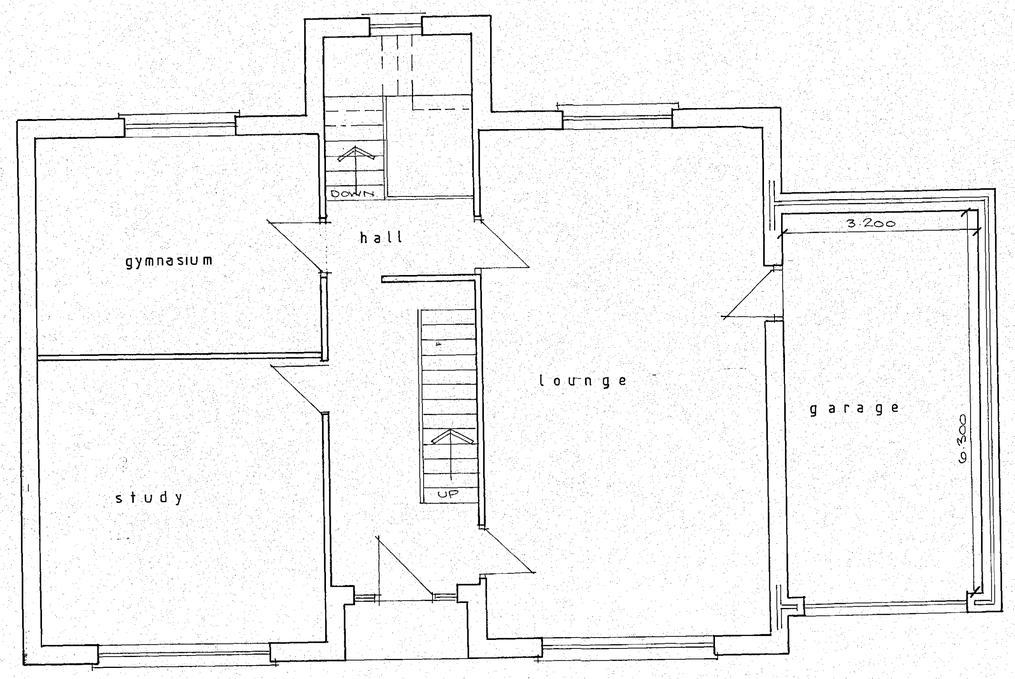
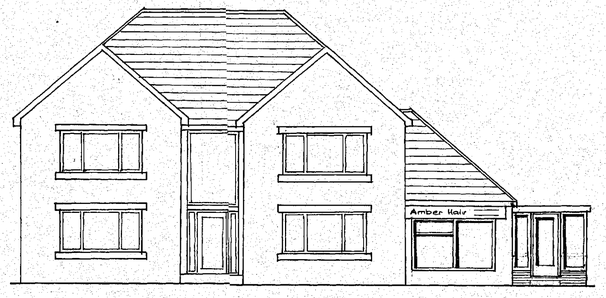


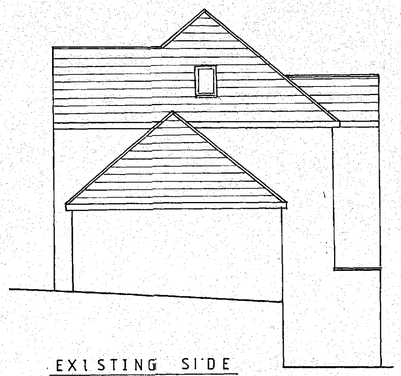
EXISTING UPPER GROUND



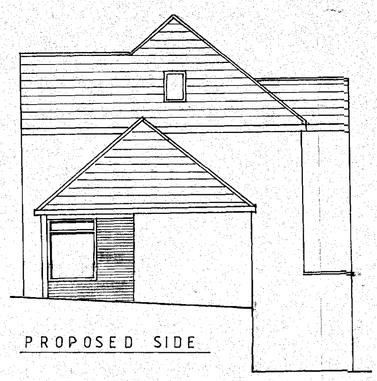
EXISTING FRONT



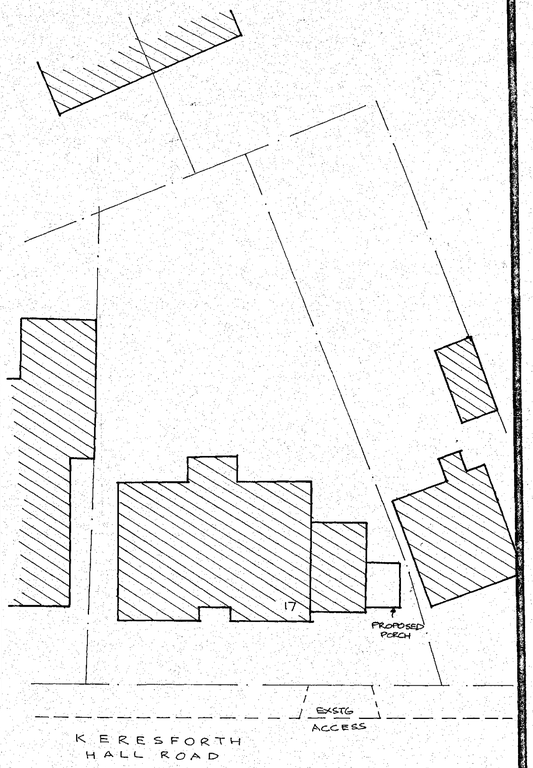
PROPOSED FRONT



EXISTING SIDE

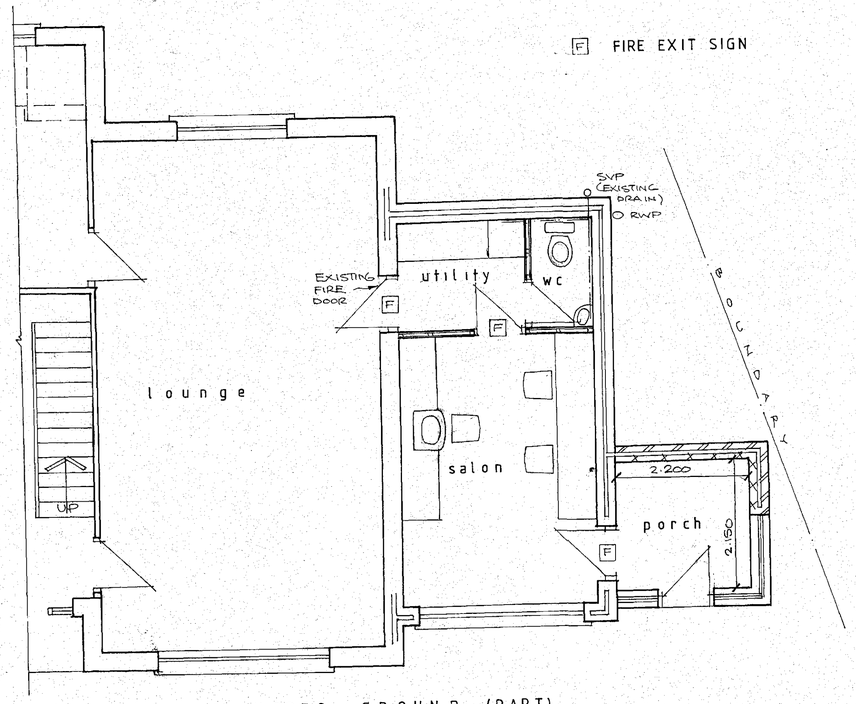


PROPOSED SIDE



SITE PLAN 1/200

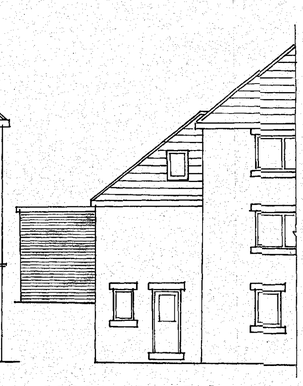
F FIRE EXIT SIGN



PROPOSED UPPER GROUND (PART)



EXISTING REAR



PROPOSED REAR (PART)

CORPORATE
29 APR 2013
Checked by: .....
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PORCH

ROOF: Translucent triple skinned PVCu sheeting 60mm thick fixed using proprietary manufacture fixing system; panels fixed to preformed roof frame in white PVCu extrusion reinforced with galvanised steel inserts; flashings to be in form of upstands screwed at 450 centres with cover flashing; flashing turned up and tucked onto walls using folding lead wedges; 100 gutters and 50 downpipe to existing SW gully

WINDOWS: Fixed into frame in white PVCu extrusion reinforced with galvanised steel inserts; high security locks fitted to opening lights; safety glazing to BS6206 to all conservatory windows and doors

CAVITY WALLS: 112.5 thick external leaf in facing bricks to match existing house; 100 cavity and 100 Celcon 3.6N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; partial fill cavity wall insulation to be 50 Kingspan TW50 cavity board fixed to block side of cavity using double drip type retaining disc/clip installed drip downward (U value of 0.27 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves; dpc to be min 150 above adjacent ground level and to be tied into existing dpc; brickwork and blockwork bonded to existing walls using proprietary bonding strips; cavity walls built off 700 wide x 225 thick stepped concrete strip foundation to be minimum 600 deep but will be taken down to depth and suitable strata as required by local Building Inspector

FLOOR: 25 ptg boarding on 147 x 38 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

New door between salon/porch to be external type door and frame with IG L1/HD 110 WOL lintel to with min 150 end bearing

GENERAL NOTES:

HEATING: All work to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector

ELECTRICS: All electrical work to be carried out by Competent Person Scheme member who is qualified to complete a BS 7671 Installation Certificate which is to be copied to Local Building Inspector; internal lights to have energy efficient fittings; light switches, socket outlets and heating and ventilation controls to be located between 450 and 1200 mm from finished floor level to comply Part M of the Building Regulations and British Standard BS 7671

SIGNAGE: 400 deep x 3.300 long sign over new window with black background and silver lettering; text restricted to name of business (to be confirmed) and telephone number; sign illuminated with 2 No. Powersign PW PSL126 (or similar approved) 26 watt low energy down lamps complying with Part L1 of the Building Regulations

SALON CONVERSION:

CEILING: ceiling to be given 60 minute fire protection by fixing 19mm thickness of Promat "SUPALUX" non-combustible building board to existing floor joists using 75mm headed nails at 200 centres; sound insulated by laying 100mm quilt of 10kg/sq.m mineral fibre between joists over fireboard; 5mm plaster skim finish to ceiling

FLOOR: existing precast concrete beam and block floor to be brought up house floor level using 1200 gauge dpm under concrete screed finished ready to receive floor coverings; dpm tied into all dpcs; 85 thick Kingspan Thermafloor TF70 zero ODP insulation board fixed laid on dpm under screed

CAVITY WALL: garage door opening to be brought up to window cill level in 112.5 thick external leaf in facing bricks to match existing house; 100 cavity and 100 Celcon 3.6N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish all built off existing cavity wall below floor level; partial fill cavity wall insulation to be 50 Kingspan TW50 cavity board fixed to block side of cavity using double drip type retaining disc/clip installed drip downward (U value of 0.27 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls alternate courses; dpc to be min 150 above adjacent ground level and to be tied into existing dpc;

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/m³ mineral fibre bats secured to stud work; floor joists doubled up under studs

VENTILATION: New window to be 16mm double glazed PVCu unit with low E coating glass with safety glazing to BS6206; opening area minimum 5% floor area of room

WC vented with mechanical fan of min 15 litres/sec intermittent extraction rate capable of 3 air changes per hour with 15 minute overrun; Utility room vented with mechanical fan of min 30 litres/sec intermittent extraction rate

FIRE PRECAUTIONS: Non illuminated "Fire Exit" signs fitted in locations shown

Half hour fire resistant door already fitted between existing house and converted salon

DRAINAGE: 100 dia SVP with bird-proof cage at top discharging 1.000 above any window with slow radius rest bend to existing drain connection; 75 anti vac traps to all appliances with 32 waste to handbasin; 100 waste to WC and 38 waste to washing machine in utility room; wastes connected to SVP with no waste connected to SVP within 200 of WC connection;

PROPOSED CHANGE of USE of ATTACHED GARAGE to HAIRDRESSING SALON at 17 KERESFORTH HALL ROAD, KINGSTONE, BARNSLEY

SCALES 1/50th and 1/100th