

PROPOSED GROUND FLOOR PLAN.

PARTITIONS.
 Form new stud partitions as shown in 150mm x 50mm timber studs at 400mm centres lined both sides with 18mm O.S.B sheeting both sides.
 Partitions to be insulated with 100mm fibreglass insulation quilt.
 Partitions to be securely fixed down to existing base
 And to sit on visqueen damp proof membrane linked into Breathable felt on partitions.

ROOF.
 EDPM roof membrane on 18mm OSB3 treated T & G board on 225mm x 50mm C24 roof joists at 400mm centres with 50mm kingspan insulation between joists and underdrawn with 25mm kingspan insulation and 12.5mm plasterboard and skim.

W.C. ROOM
 Actual layout to be to clients requirements.
 W.C. to have a 100mm diameter waste running to 100mm diameter soil and vent stack.
 Sink to have 32mm diameter waste fitted with anti vacume trap and connected to soil stack.

FOUNDATION BASE.
 Building to be built of existing concrete base (where existing Blockwork building removed).

WAITING
 External to be 125mm x 22mm horizontal timber cladding.
 Cladding fixed to proposed new timber frames on breathable felt membrane.
 Frames to be built with 18mm OSB 3 treated board on both sides with 150mm x 50mm timber framing with 100mm insulation between framing.

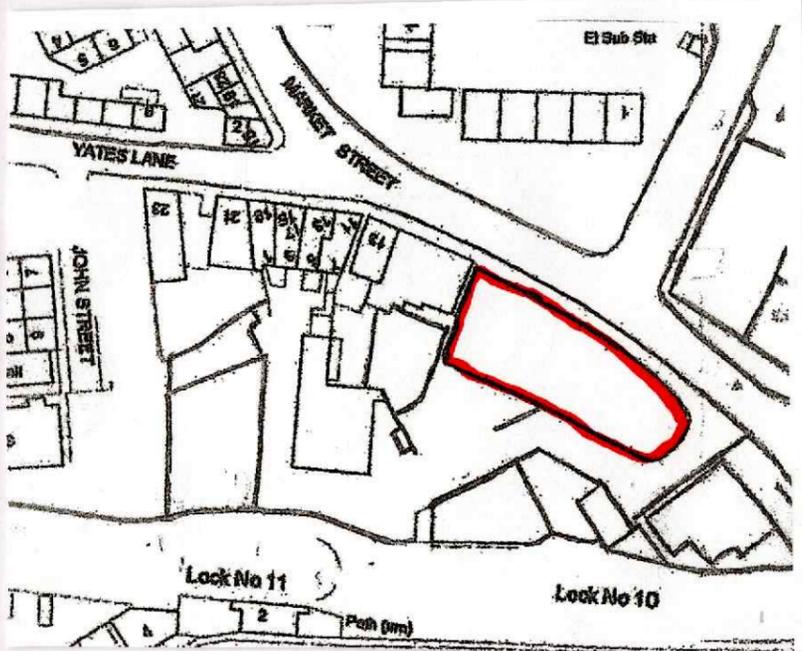
FLOOR.
 22mm T & G chipboard floor boarding on 150mm x 50mm C24 floor joists at 400mm centres with 50mm Kingspan Thermafloor TF70 insulation between floor joists.

VENTILATION.
 Windows to be U.P.V.C. with double glazed sealed units.
 Provide toughened safety glass to doors and low level windows.

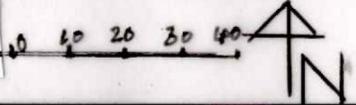
MECHANICAL VENTILATION.
 W.C. to have mechanical ventilation capable of 60lr/sec. air changes.
 Kitchen to have mechanical ventilation capable of 30lr/sec. air changes.
 All fitted with timed over run clocks.

DRAINAGE.
 Drains to be connected to existing drainage system as shown.
 Drains to be run in 100mm diameter below ground quality plastic drain pipes.

HEATING AND ELECTRICAL.
 Electrical installation to be designed, installed, inspected and tested by a person competent to do so in accordance with Part P of building regulations.
 A completion certificate to be provided on completion.



LOCATION PLAN 1:1250.



PROPOSED CHANGE OF USE FROM CAR WASH TO CAR SALES PITCH INCLUDING RE-BUILDING OF SALES OFFICE, ERECTION OF 2.0 MRHIGH SECURITY FENCE AND SITE SIGNS.

AT
3, HORSE SHOE YARD.
MILNSBRIDGE.
HUDDERSFIELD.

SCALE 1:50.