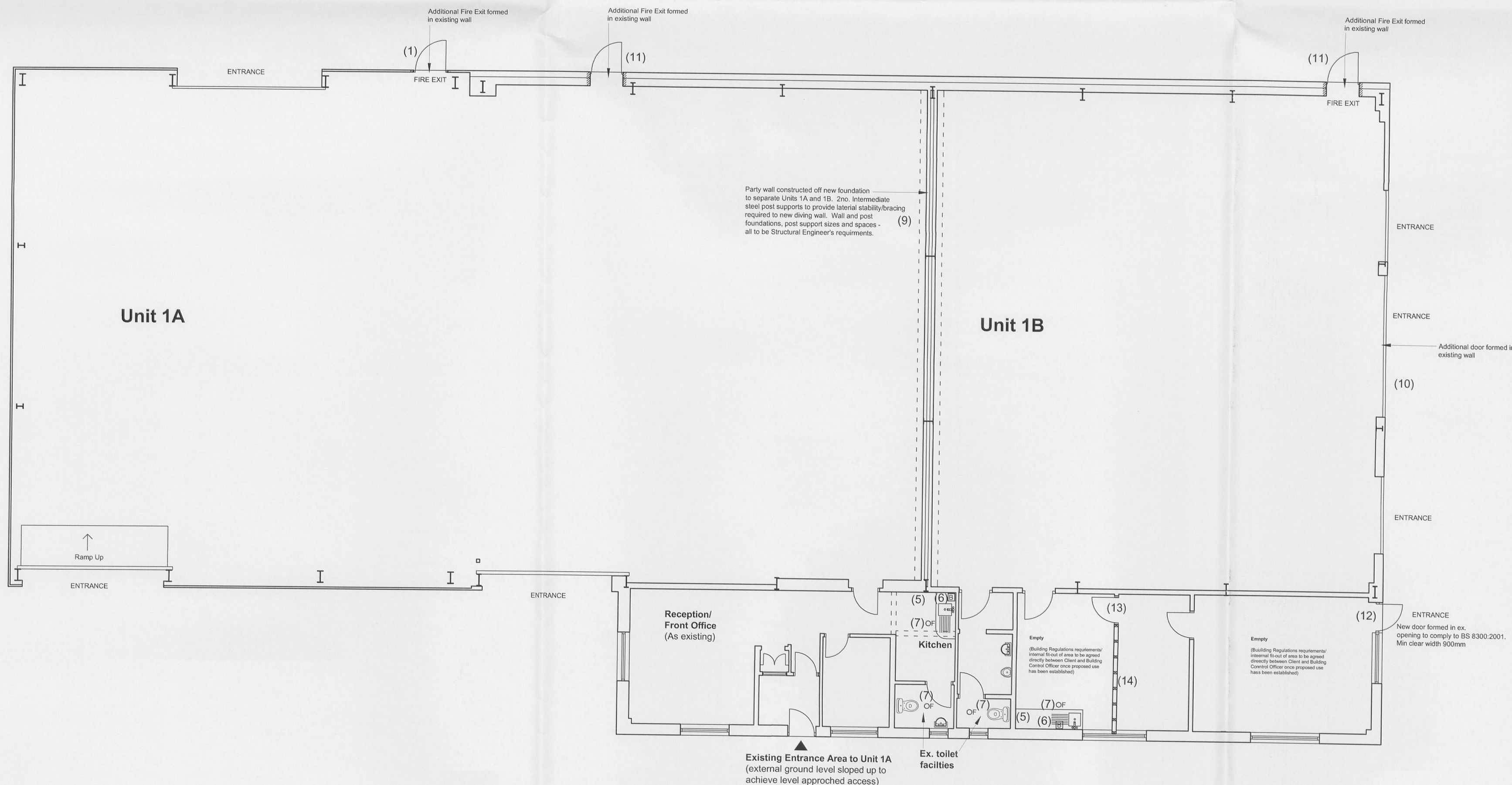
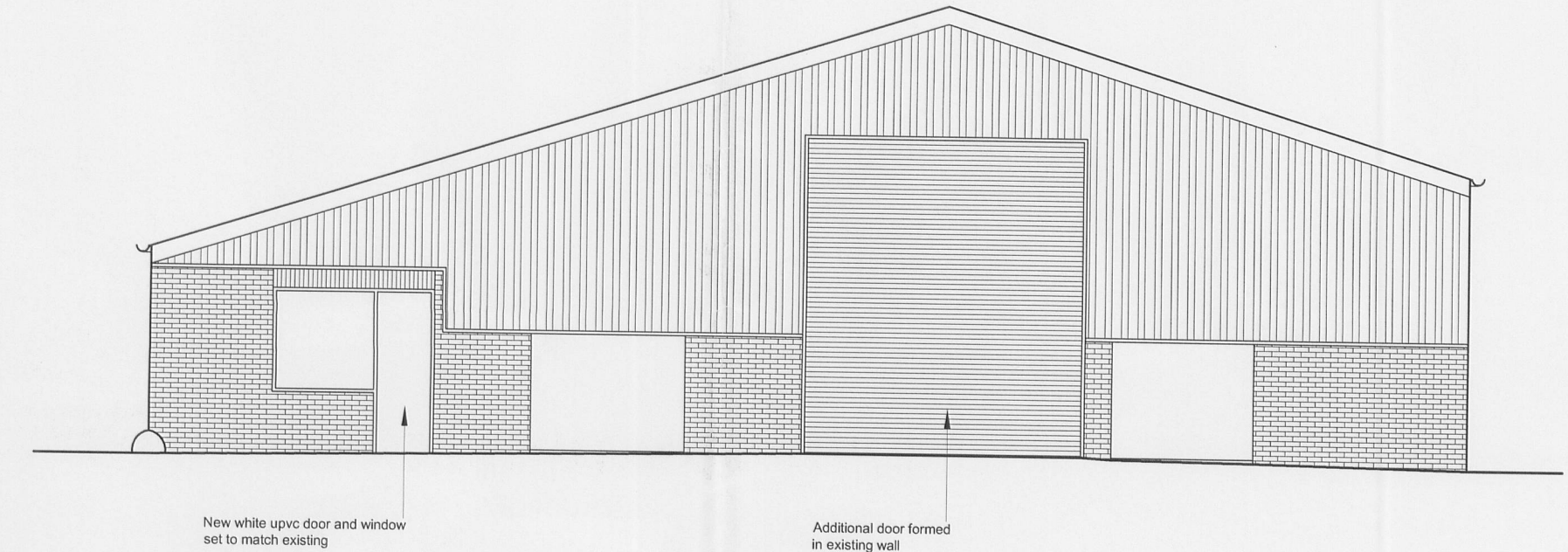
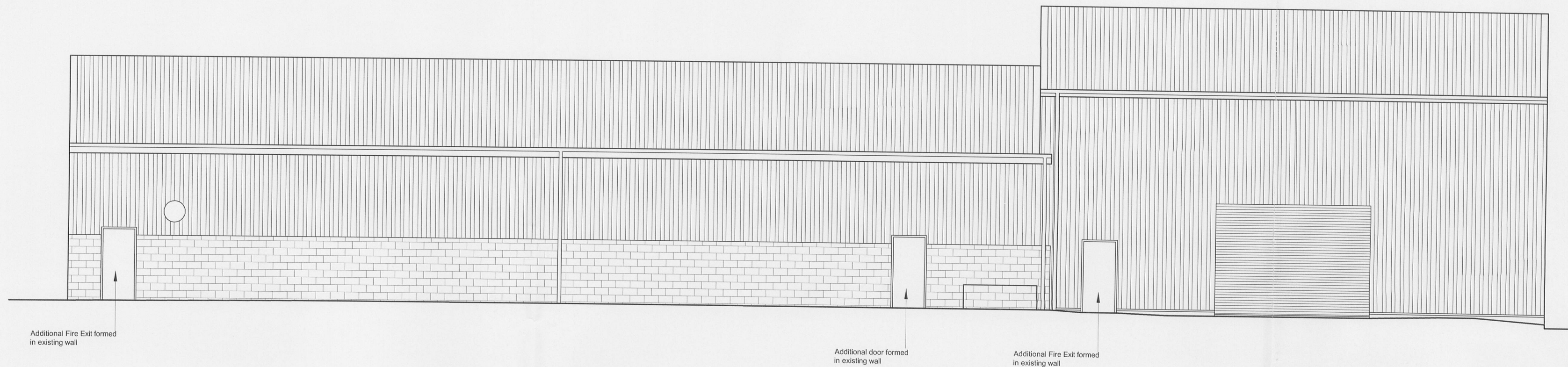
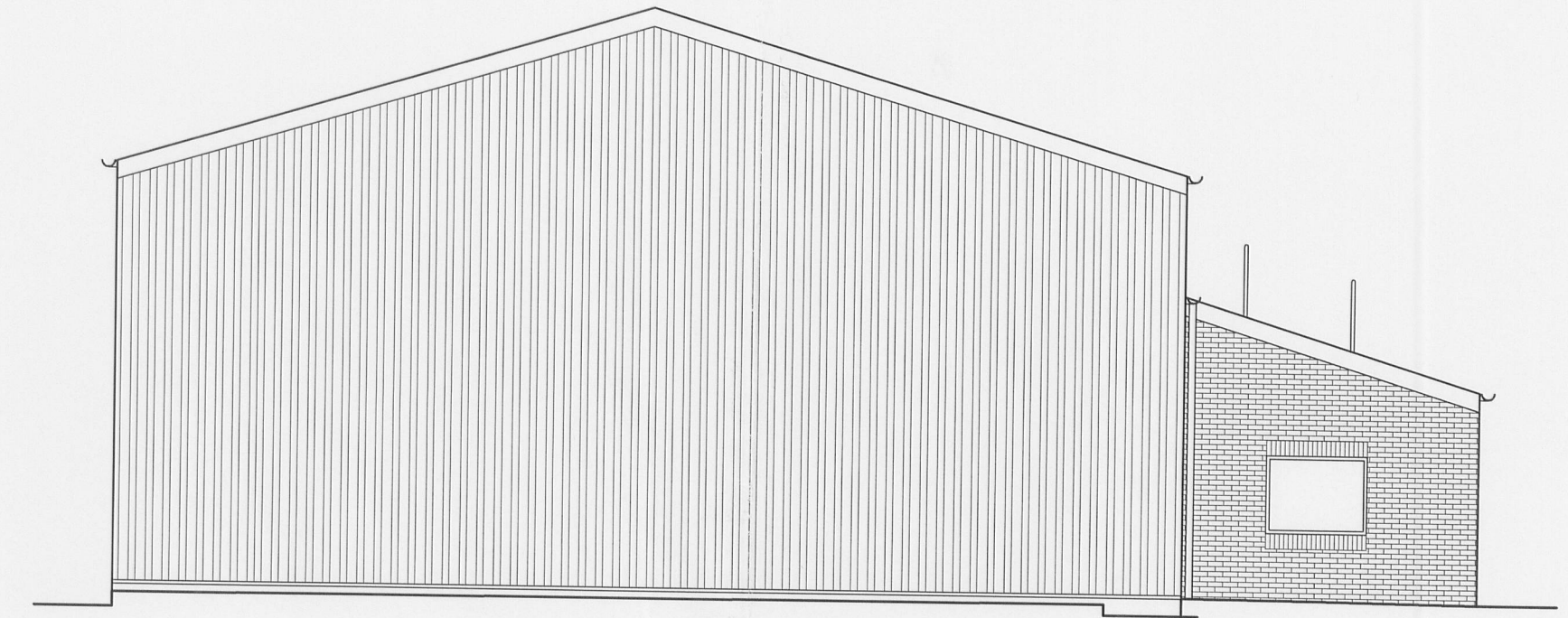
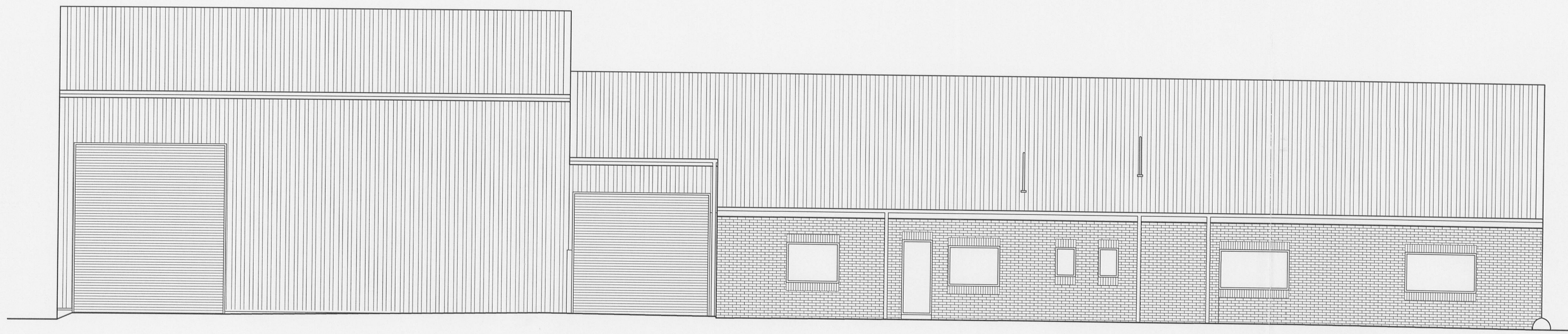




UNIT 1

1. Section of existing cladding removed and carted away off site, plastic coated flashings built in around opening as required. Treated softwood door frame complete with weather seals and low access threshold. Exterior plywood door complete with all ironmongery included. Two point locking panel bolts. Push bar to open sign internal.
2. **NOTE OMITTED**
3. **NOTE OMITTED**
4. **NOTE OMITTED**
5. 1no kitchenette fitted in both Units 1A and 1B. New sink and drainer to clients' specification complete with deep seal anti-vac tap and 38mm waste connection branch pipe to connect into existing foul water drainage system. All new underground drainage connections to be agreed with building control officer on site.
6. LPG Combi boiler to provide connections for hot water and heating provisions complete with balanced flue outlet. Flue to be lagged in protective material in ceiling/roof void above suspended ceiling to discharge through roof outlet. Flue pipe with proprietary flashings.
7. Extraction:
Kitchenette areas serving units 1A and 1B to have ceiling mounted fan to provide 30ltrs/sec. UPVC duct to run through ceiling void to standard weatherproof wall mounted extract grille.
Toilets serving units 1A and 1B to have ceiling mounted fan to provide 15ltrs/sec. UPVC duct to run through ceiling void to standard weatherproof wall mounted extract grille.
8. **NOTE OMITTED**
9. Party Wall:
To be constructed to separate unit 1A from unit 1B complete with DPCs lagged and taped with existing. Two skins of 100mm dense concrete blockwork with 100mm cavity built fair face off concrete strip foundations, all in accordance with structural engineer's details. Stainless steel wall ties, intermediate steel post supports and any buttressing masonry pier supports also to be designed by structural engineer to provide recommended lateral restraint, bracing and stability deemed necessary.
Wall cavities closed off with Rockwool TCB or other approved system - Vertically on line of unit separating blockwork party wall - cavity stop to extend full thickness of party wall. Vertical DPC fixed between barrier and external skin of wall.
10. Existing cladding trimmed out and plastic coated flashings built in around opening. Blockwork cut out, cavity closed off; compete with all DPC's. Supply and fix large proprietary industrial roller shutter door colour and style to match those of existing.
- NOTE: Door size to match existing large industrial door serving unit 1. External ground level graded up to door opening level as required.
11. Section of existing cladding/blockwork removed and carted away off site, plastic coated flashings built in around opening as required. Treated softwood door frame complete with weather seals and low access threshold. Exterior plywood door complete with all ironmongery included. Two point locking panel bolts. Push bar to open sign internal.
12. Existing door and frame to be removed, new white Upvc window and door set to be fitted in its place. All glazing to be double glazed (16mm cavity and low E glass internally - all glass to be toughened safety.) New door to comply to BS 8300:2001 (min width 900mm). External ground level sloped to achieve level approached access. Section of brickwork to form oil built up in brickwork to match existing wall construction including all stainless steel wall ties, DPCs etc.
13. New door complete with ironmongery - all to match existing and to clients requirements.
14. New separating timber stud partition faced with 12.5mm plasterboard inc. skim top finish to provide half hour fire resistance.

REVISIONS:

Rev A - Drawing amended following meeting with Client - 28.09.2007 - PC

Client AJA Smith Transport Ltd		
Job Title Proposed development of the former Gee-Co Site Up Brooks Clitheroe		
Drawing Title Unit 1 Proposed Ground Floor Plan and Elevations		
Scale 1:100	Date 16.07.07	Drawn PC
 Sunderland Peacock & Associates Ltd. Chartered Architects Stanley House, Lowergate Clitheroe, Lancashire BB7 1AD Tel: 01200 423178 Fax: 01200 427328 E-mail: enquiries@spanda.co.uk www.spanda.co.uk		
3714-06A		