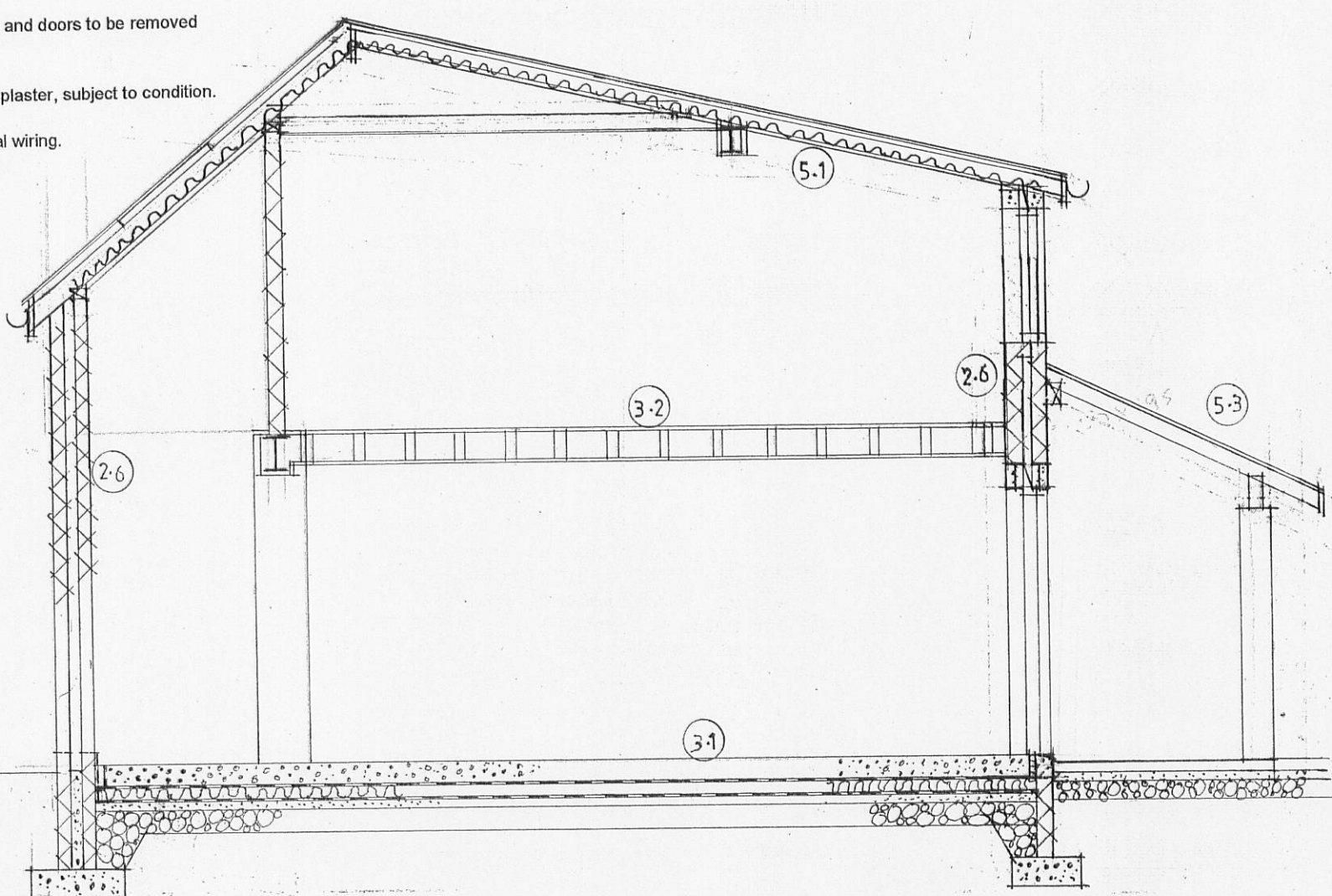


1.0 DEMOLITION

- 1.1 Demolish store and office walls. Remove garage doors and front wall. Cart away.
- 1.2 Existing stairs to be removed and carted away.
- 1.3 All existing sanitary ware to be removed and carted away.
- 1.4 All existing windows and doors to be removed and carted away.
- 1.5 Hack off all existing plaster, subject to condition.
- 1.6 Strip out all electrical wiring.



2.0 WALLS

- 2.1 Openings broken out in existing walls, build in 150 x 100mm p.c. concrete lintels over make good all finishes on completion.
- 2.2 Opening built up in block work, lightweight plaster finish to both sides. Allow for new skirting's.
- 2.3 Existing opening reduced in width. Double sided book shelves formed in plasterboard and timber stud with plaster finish. MDF shelves to client's specification.
- 2.4 Stud partition walls 50 x 75mm s/w studs at 400mm ctrs. 12.5mm plasterboard with skim finish to both sides. Rockwool w3 sound insulation between. Skirting's and architraves to clients specification.
- 2.5 100mm concrete block wall off steel ub's lightweight plaster finish to both sides. 150 x 100mm p.c. concrete lintels over door openings.
- 2.6 New walls to be block external leaf with 2no coats waterproof sand and cement render finish. 100mm cavity with 50mm Celotex tuft R insulation 100mm concrete block internal leaf. Stainless steel vertical twist type wall ties spaced at 750mm ctrs horizontally, 450mm ctrs vertically and 225mm vertically within 225mm of openings with unbonded jamps, lightweight plaster finish internally. 2000 gauge dpc min 150mm above external ground level, weak mix cavity fill up to external grd level. Cavity lintels over door/window/garage door openings. Visqueen insulated vertical and horizontal dpc 's and cavity trays to openings. External window head detail to match existing.
- 2.7 Walls built up off concrete strip foundation. 200mm thk, projecting 200mm either side of supported wall, min 75mm below external grd level or as agreed on site with B.C.O.
- 2.8 100mm concrete block lining walls built up off foundation, dpc at min 150mm above external grd level and lapped with dpm to floor slab, 100mm cavity between existing stone wall with kingspan kooltherm k8 insulation 50mm thk retained against lining wall with proprietary ties, 150 x 100mm p.c. concrete lintels over openings. 13mm 2no. coats lightweight plaster finish internally. (Omit insulation in garage area).
- 2.9 Existing window openings to be built up in cavity construction, (see note 2.6) to form new openings as shown with sills formed internally. Head and sill detail to match existing.

2.10

The existing external walls in the shop and first floor to have Gyproc Gyplyner 1WL independent lining system, Gyptframe 481 50" x studs Thermaline super 60mm thk with skim finish internally, all fixed in accordance with manufacturer's instructions. Skirting's to client's specification.

3.0 FLOORS

- 3.1 Ground floor: - Reduce levels (after trial holes to determine depth of foundation stones, allow for underpinning if necessary), to allow for 150mm well consolidated hardcore sand blinded. 1200 gauge dpm with lapped and taped joints lapped with dpc to walls. 100mm kingspan kooltherm k3 insulation with 25mm thk upstand to perimeter walls. 500 gauge separating membrane over insulation. 150mm concrete floor slab with power float finish. Floor slab level to be confirmed on site, allowing for applied floor finishes specified by client's and for min 100mm step down to ex garage floor level.
- 3.2 First floor to be 22mm whp ply screw fixed to joists in accordance with manufacturer's instructions. Joists at 400mm ctrs on hangers to new block lining walls, and notched into ub's solid strutting to mid spans. 100 glass fibre quilt (min 10 kg/m²) between all joists supported by Netlon mesh. 12.5mm plasterboard with skim finish to u/s. Floor over garage to have 12.5mm Gyproc Fireline to u/s and 100mm Celotex or similar insulation cut tight between joists held in place with proprietary clips. 185 x 50mm C16 Joists at 400 mm ctrs.
- 3.3 Strip all existing ceiling finish to u/s existing first floor. Trim out for new stair formed in position shown. Floors made good where slabs have been removed. Allow for rockwool w3 sound insulation between joists, 12.5mm plasterboard with skim finish to the underside.
- 3.4 Engineering brick pier off foundation. All to structural engineers detail. Pier to have 2no. coats lightweight plaster finish and DPC.

4.0 STEEL

- 4.1 Steel ub's in positions shown. P.c. concrete padstones to each end. Beams to have intumescent paint finish to give min 1/2 fire resistance or to be encased in 2no. layers 12.5mm p.b. with skim finish. Sizes to be determined by structural engineer.

6.0 DRAINAGE

- 6.1 WC:- standard pan connectors. 100mm waste. W.h.b.c. with deep seal anti-vac trap 32mm dia upvc waste. Bath:- with deep seal anti-vac trap 38mm dia upvc waste. Shower:- with deep seal anti-vac trap 38mm dia upvc waste.
- 6.2 New s + w to discharge into existing system 100mm dia upvc with balloon grate terminal taken through roof with proprietary flashing, pipe encased in pb. And stud when passing through building pipe to discharge into existing system via new manhole.

6.3

New RWP's and gutters to match existing to discharge into existing surface water system via existing gullies.

6.4

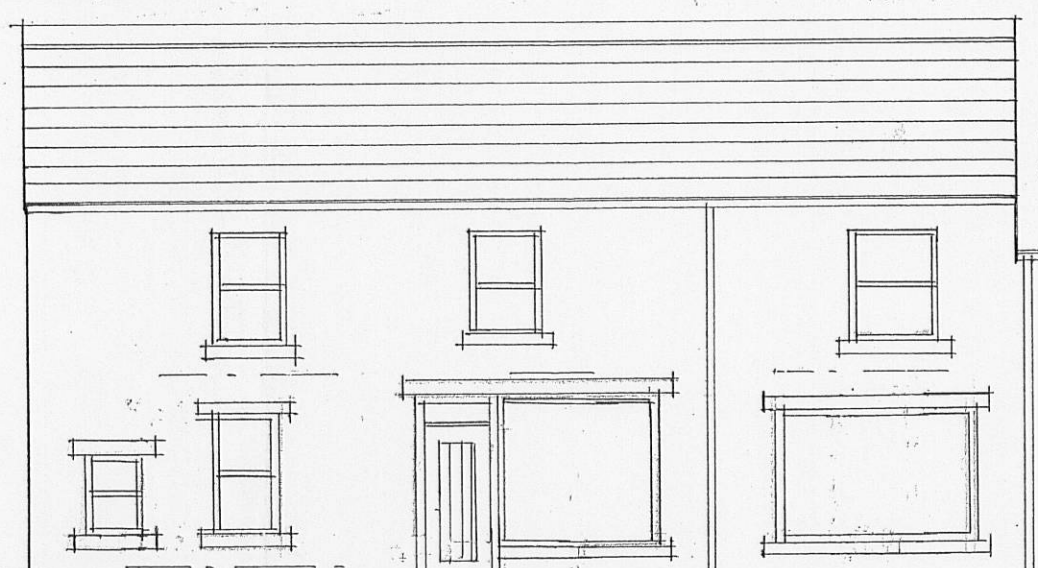
All drainage is subject to investigation and to be agreed on site with B.C.O.

7.0 VENTILATION

- 7.1 Ventilation to kitchen provided by cooker hood.
- 7.2 Ventilation to en-suites provided by ceiling mounted air extract fans. Slate to provide 15 mins/sec ventilation ducted through roof with proprietary terminals. Operate in conjunction with light switch delayed action switch off.

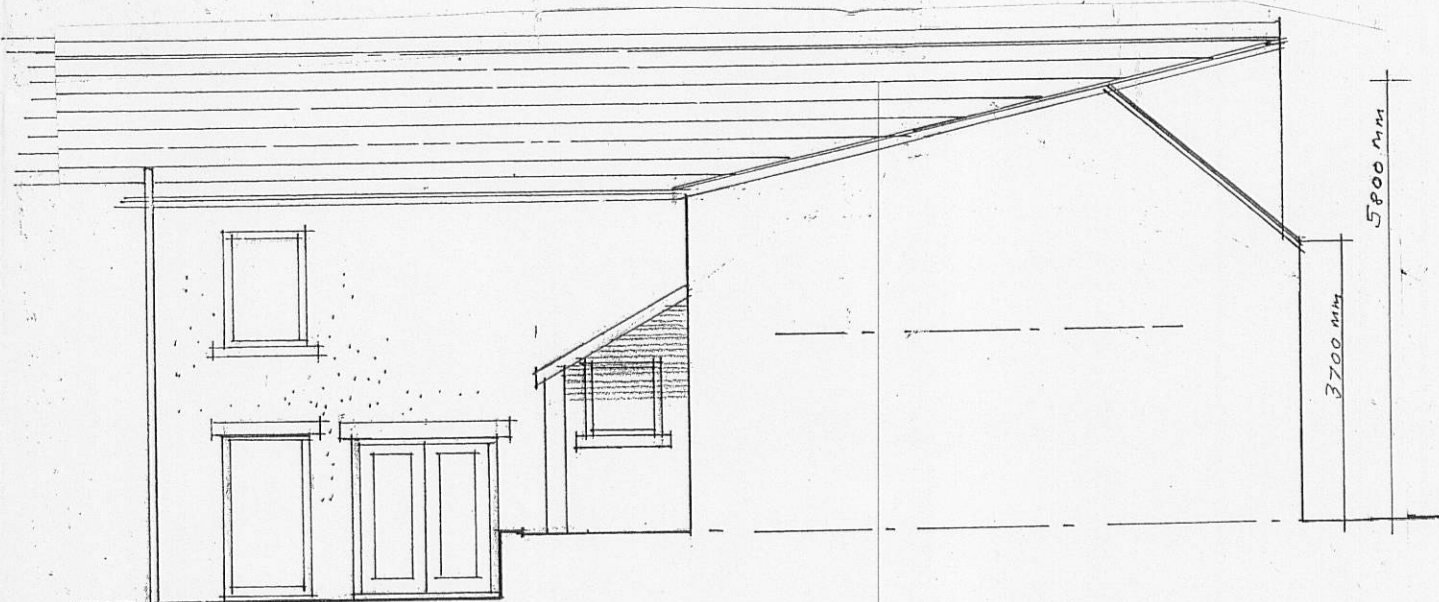


SIDE ELEVATION NORTH EAST



FRONT ELEVATION NORTH WEST

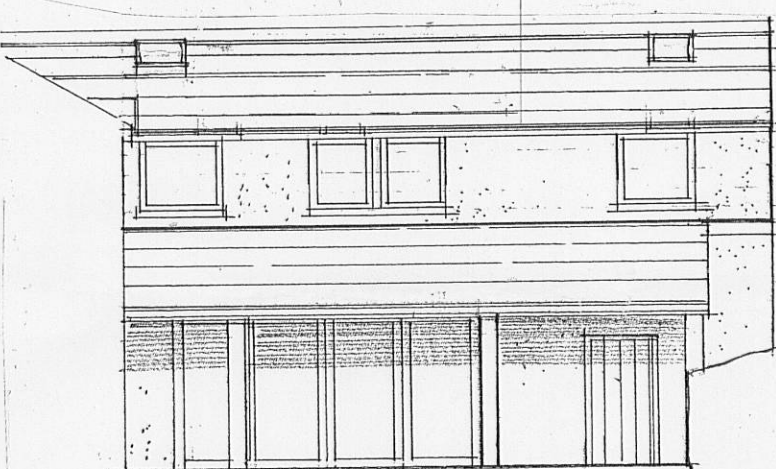
- 7.3 Utility to have wall mounted extract to provide 30 litres/sec ventilation proprietary wall grille externally. Switched to enable intermittent operation.
- 7.4 Cloaks to have ceiling mounted extract ducted through floor void over utility to external wall grille. 15 litres/sec ventilation to operate in conjunction with light switch delayed action switch off.



REAR ELEVATION SOUTH EAST

8.0 JOINERY

- 8.1 New treated timber double glazed frames. Pilkington K glass or similar internal leaf. Min 16mm argon gas filled gap. Toughened safety glass weather seals to openers. Ironmongery to client specifications.
- 8.2 Treated timber double glazed doors (glazing as note 8.1) and rebated frame. Weather seals and threshold to opening. Ironmongery to client specification.
- 8.3 Sliding folding doors complete with gear and weather seals all by specialist manufacturer.
- 8.4 Half hour self closing fire complete with rebated frame and intumescent seals to garage, include for ironmongery.
- 8.5 New treated timber external door complete with rebated frame, weather seals and threshold. Glazing as note 8.1 where shown, ironmongery all to clients specification.
- 8.6 Internal doors complete with ironmongery all to clients specification.
- 8.7 New skirting's and architraves to match existing to all new walls.
- 8.8 New timber stair incorporating window and 1/4 landing. 13no. 185mm risers (actual rise to be checked on site prior to manufacture), 240mm goings max pitch to be 42°. Min headroom to be 2m maintained over pitch line. Handrail to be min 900mm above pitchline and landing. Balusters at max 100mm ctrs all to client's specification.



ELEVATION A SOUTH WEST

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

A - AMENDED 27/5/11 C - AMENDED 1/11/11
B - AMENDED 4/11/12

Client

Mr & Mrs P. WHITE

Job Title

PROPOSED ALTERATIONS TO
SOAR DESIGN LTD
PARSON LANE
CLITHEROE

320110565P

Drawing Title
PROPOSED PLANS AND ELEVATIONS
AMENDED PLANS RECEIVED
DATE 04/01/2012

Scale 1:100 1:50 Date MAY 11 Drawn LKR

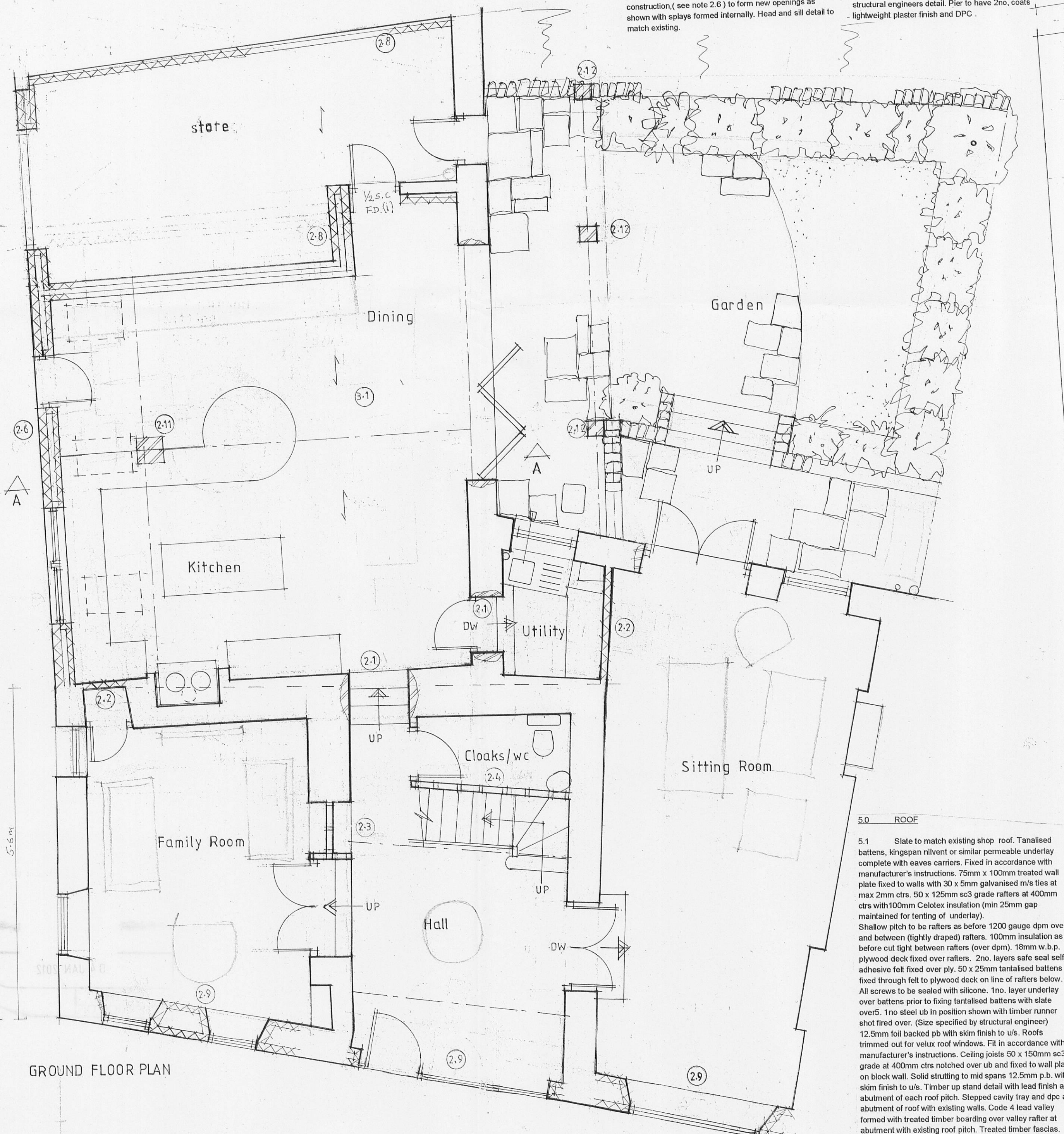
spa ARCHITECTS

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GROUND FLOOR PLAN

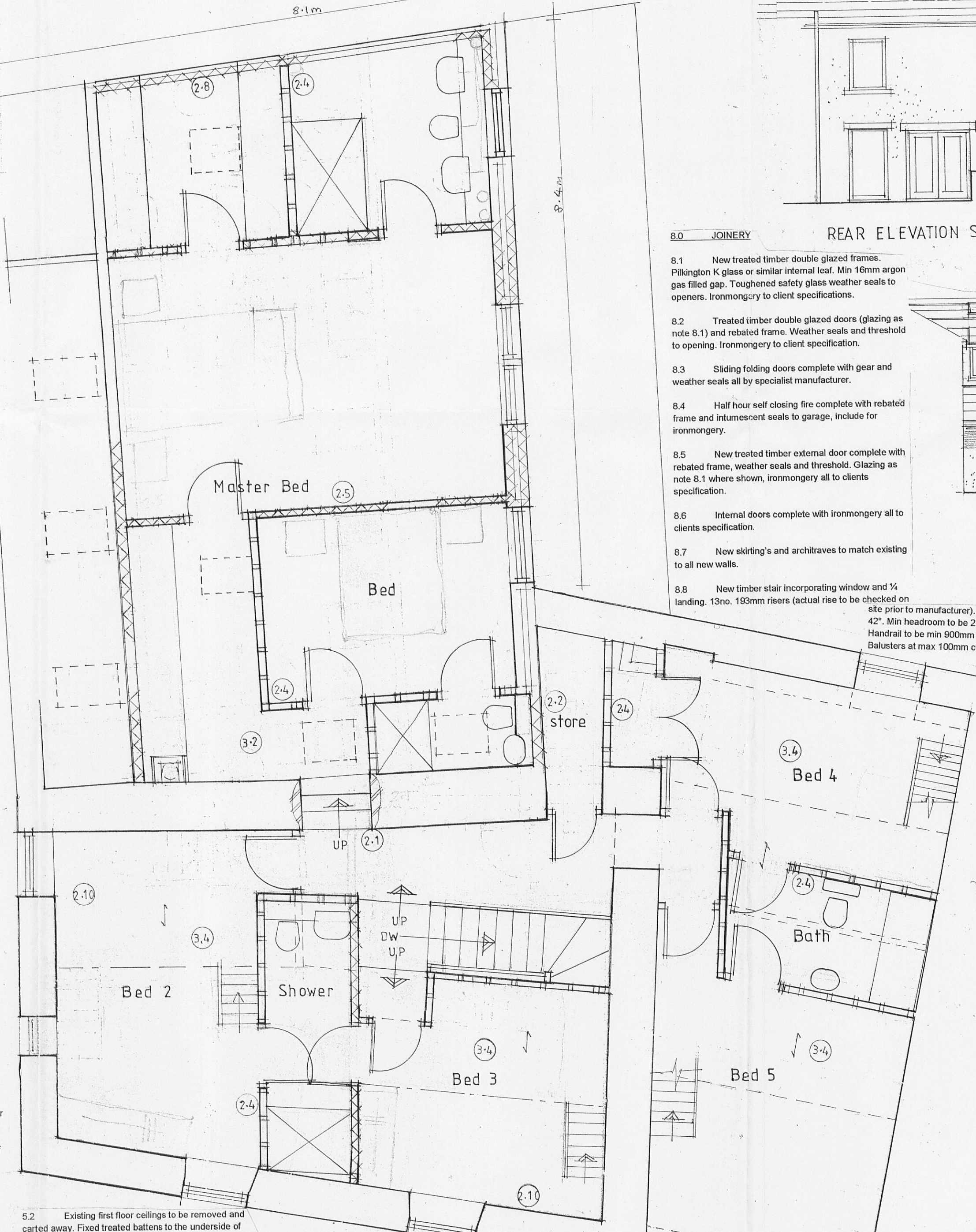


5.0 ROOF

- 5.1 Slate to match existing shop roof. Tanalised battens, kingspan nilvent or similar permeable underlay complete with eaves carriers. Fixed in accordance with manufacturer's instructions. 75mm x 100mm treated wall plate fixed to walls with 30 x 5mm galvanised n/s ties at max 2mm ctrs. 50 x 125mm sc3 grade rafters at 400mm ctrs with 100mm Celotex insulation (min 25mm gap maintained for tenting of underlay). Shallow pitch to be rafters as before 1200 gauge dpm over and between (lightly draped) rafters. 100mm insulation as before cut tight between rafters (over dpm). 18mm w.b.p. plywood deck fixed over rafters. 2no. layers safe self adhesive felt fixed over ply. 50 x 25mm tanalised battens fixed through felt to plywood deck on line of rafters below. All screws to be sealed with silicone. 1no. layer underlay over battens prior to fixing tanalised battens with slate over. 1no steel ub in position shown with timber runner shot fired over. (Size specified by structural engineer) 12.5mm foil backed pb with skim finish to u/s. Rafters trimmed out for velux roof windows. Fit in accordance with manufacturer's instructions. Ceiling joists 50 x 150mm sc3 grade at 400mm ctrs notched over ub and fixed to wall plate on block wall. Solid strutting to mid spans 12.5mm p.b. with skim finish to u/s. Timber up stand detail with lead finish at abutment of each roof pitch. Stepped cavity tray and dpc at abutment of roof with existing walls. Code 4 lead valley formed with treated timber boarding over valley rafter at abutment with existing roof pitch. Treated timber fascias.

- 5.2 Existing first floor ceilings to be removed and carted away. Fixed treated battens to the underside of rafters to provide suitable clearance for 50mm air gap and 100mm Celotex between 50mm gyproc thermaline super to u/s with skim finish build in eaves vents.

- 5.3 Roof to be slate to match existing, treated tanalised battens over approved underlay. 50 x 100mm sc3 grade rafters at 400mm ctrs notched onto treated timber runner bolted to wall and 75 x 225mm timber eaves beam. Eaves beam to be bolted to brick piers. Treated timber t and g boarding to u/s for painting or staining to client's specification. Treated fascia.



FIRST FLOOR PLAN