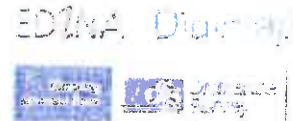


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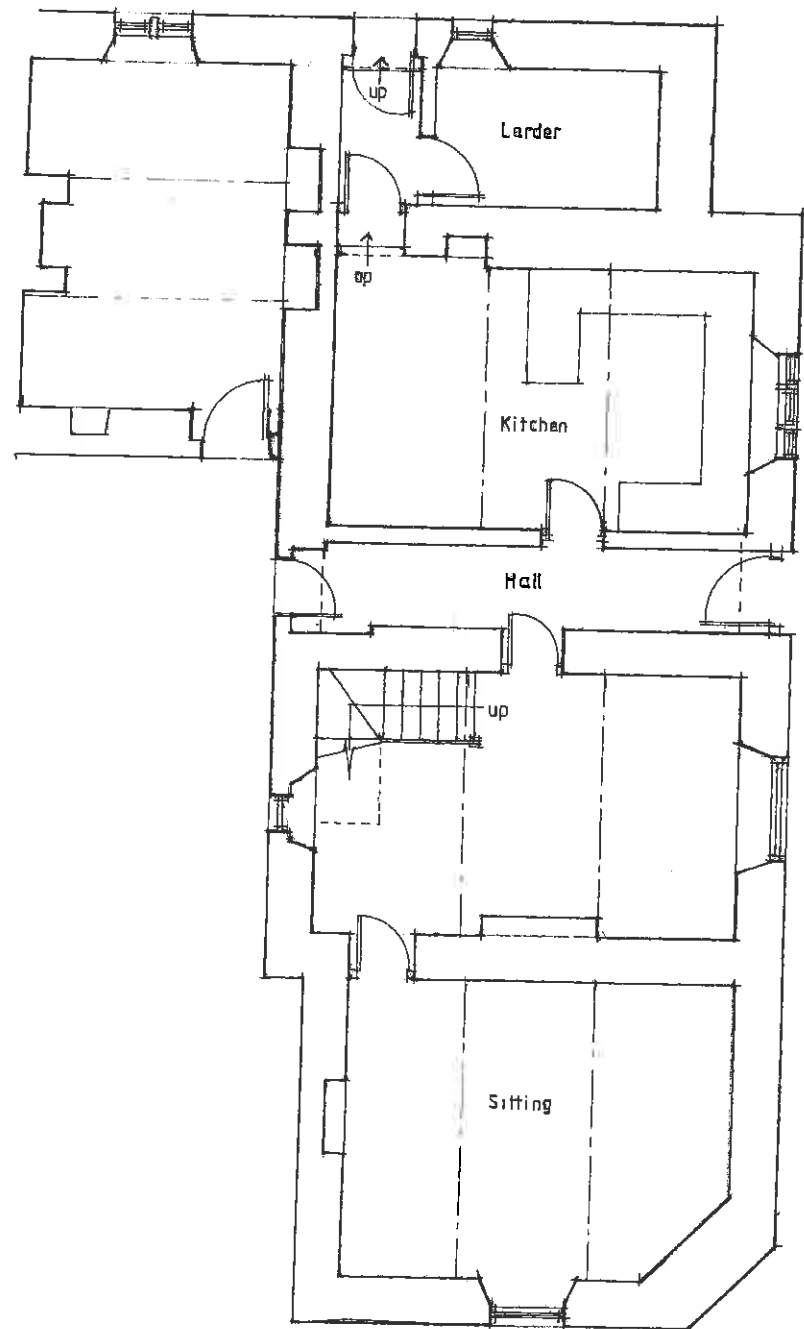
LOCATION PLAN. ASHTREE COTTAGE

Scale 1:500

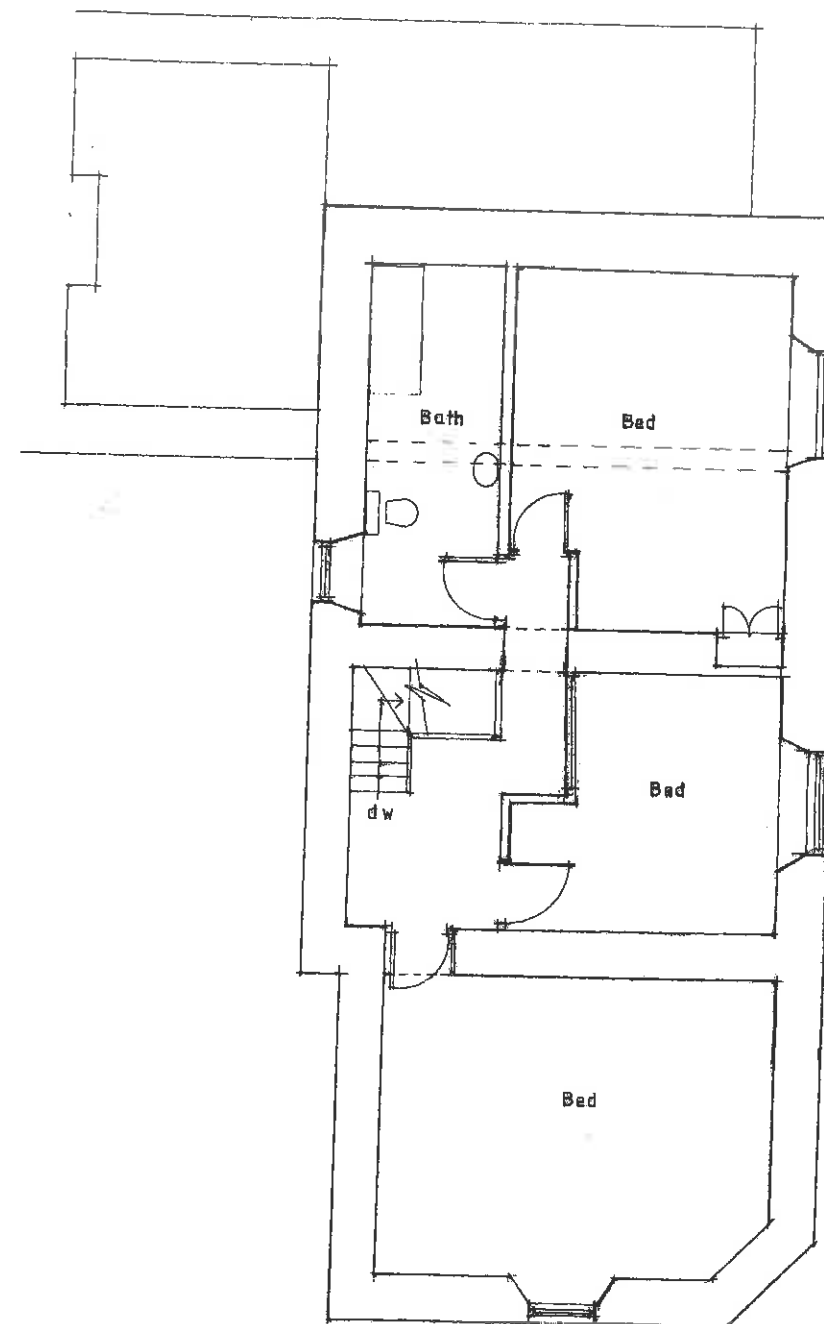
DOWNHAM.



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Client
SEA FOOD PUB CO

Job Title
**PROPOSED ALTERATIONS
ASH TREE COTTAGE
DOWNHAM**

Drawing Title
EXISTING FLOOR PLANS

Scale 1:100 @ A3	Date JULY 14	Drawn DM
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spa
ARCHITECTS

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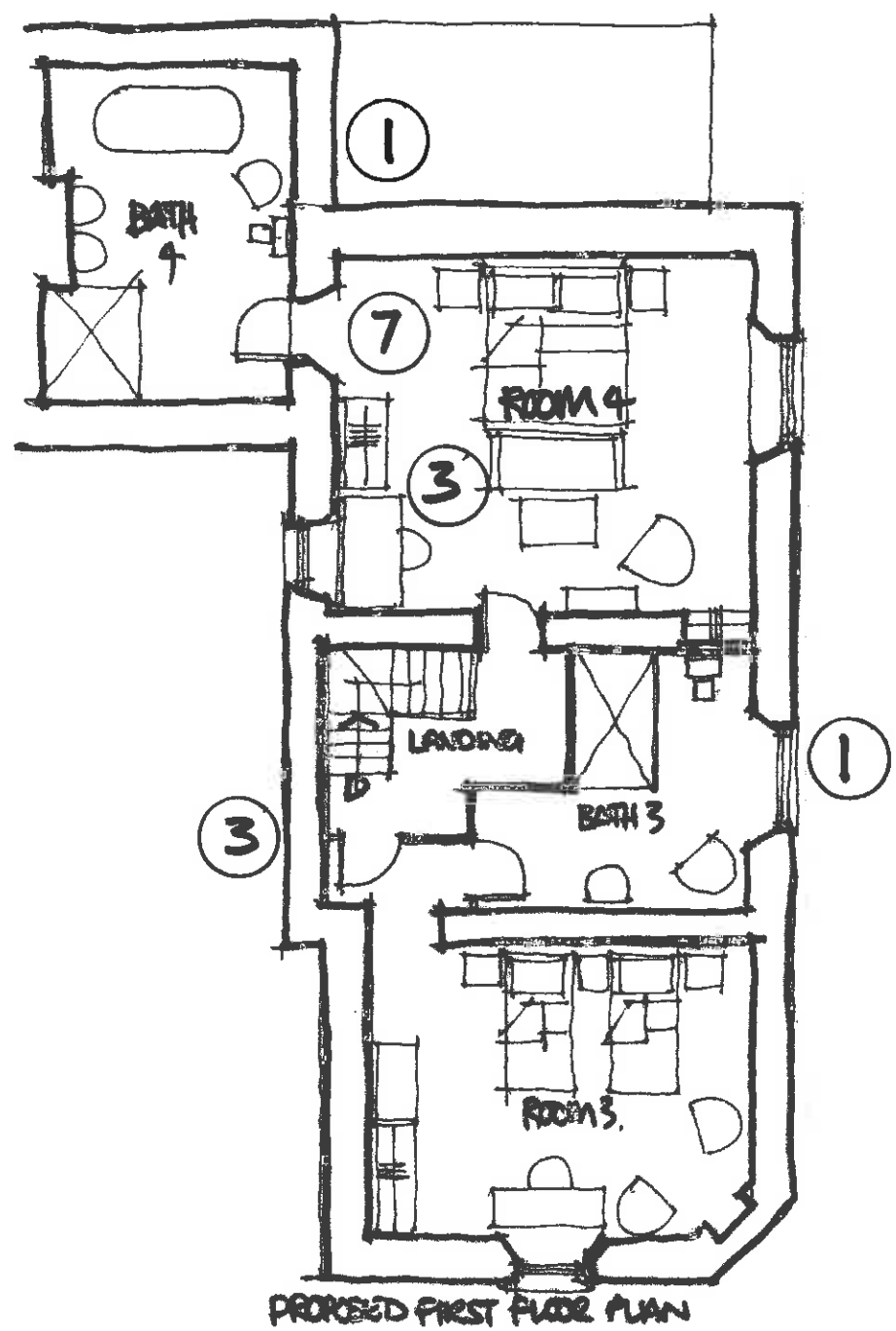
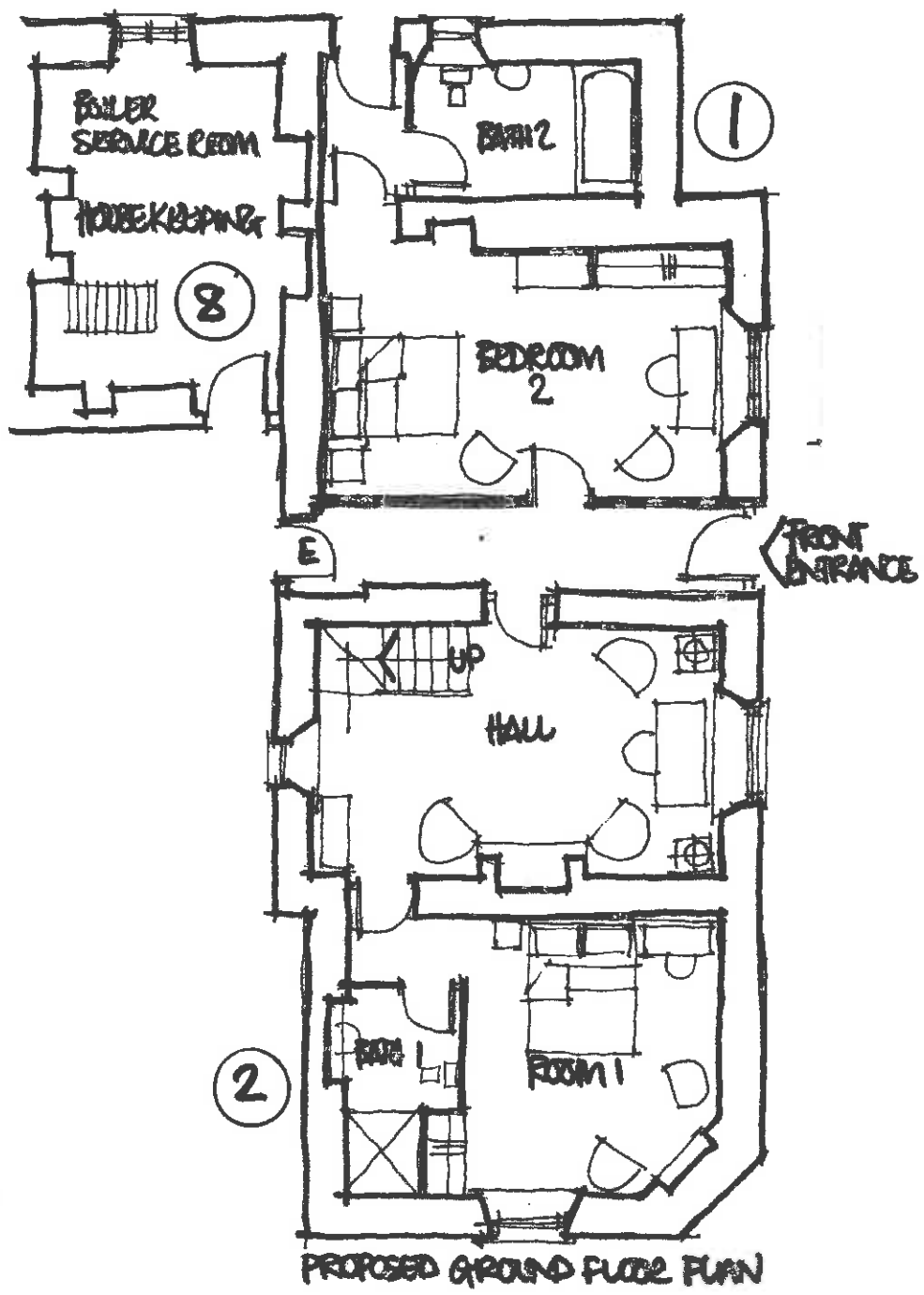


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Schedule of Works

1. Create new en suite bathroom into existing room. Fit bath/shower, WC and whb and connect to existing hot and cold services. Connect via route shown to existing s+vp fitting, 100mm soil pipe between floor joists. Refit all floorboards carefully. Connect new 100mm ventilator in position shown.
2. Create new en suite bathroom with 100mm timber stud partition into position shown. Fit out bathroom as described in No. 1. Walls to be lined with 100mm Rockwool and finished with 19mm plasterboard and skim to both sides. Fit new skirting board to match existing profile. Fit new 4 panelled door into sw frame for painting and fit matching architrave.
3. Carefully remove section of existing lightweight stud partition wall and create new opening to receive 2050 x 800 door and frame. Refit door and architrave where possible. Make good skirting with plinth blocks and new architrave.
4. Carefully take down existing non functioning WC and associated wall. Make good walls. Refit external door in present position and line out to inside with timber stud and minimum 200mm of Rockwool acoustic insulation. Form new en suite bathroom as noted in No. 2.
5. Form new boilerroom, store from existing garage. Reuse existing garage door as access door.
6. Form new disabled WC within existing garage using the existing external garage door as the access door to the WC. Fit WC and whb and connect to existing drains to courtyard. Fit 100mm extract vent.
7. Open up blocked up door to access first floor of derelict building. Line out interior of derelict building on walls with isolated timber stud fixed only to floor and ceiling with minimum 200mm of Rockwool acoustic insulation. Finish to inside to be 19mm plasterboard and skim fixed to 15mm exterior ply.
8. Create storage space and boiler room to lower area of derelict building. Line out walls as No. 7.
9. All works to be compliant with Building Control.



REVA. NOTES ADDED.

Client
SEAFOOD PUB CO

Job Title
**PROPOSED ALTERATIONS
ASHTREE COTTAGE
DOWNHAM**

Drawing Title
PROPOSED FLOOR PLANS

Scale: 1:50 @ A1

Drawn: DNI

Date: JULY 14

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spa ARCHITECTS

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