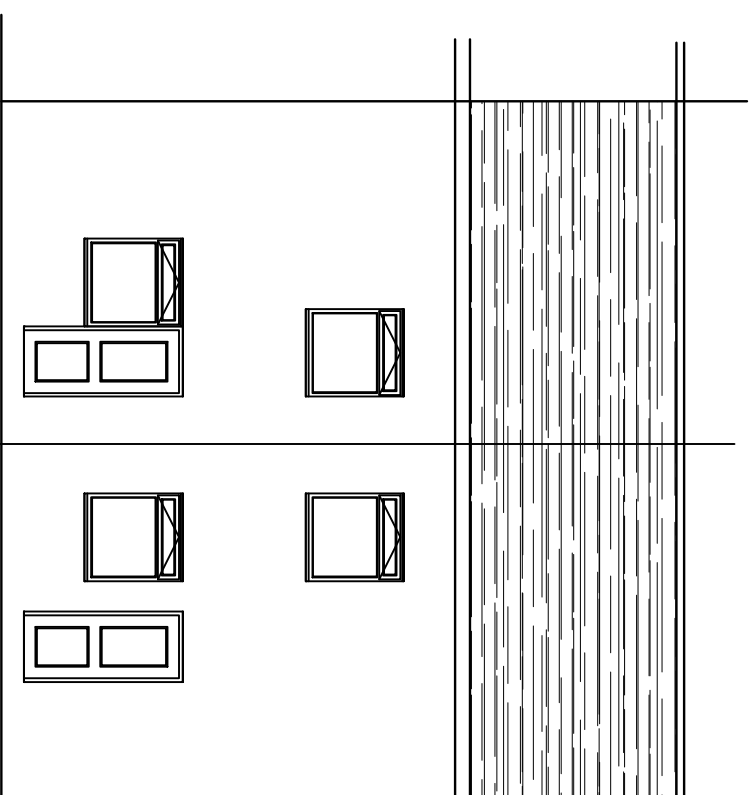


Existing Rear Elevation 1:100



Proposed Rear Elevation 1:100

The contractor is deemed to have visited the site to familiarise himself with existing site conditions and is to include everything necessary for the proper execution of the works, whether mentioned or not but is reasonably inferred, and to include all necessary modification and extension to heating, electrical, plumbing, and hot and cold water supply as necessary. All new and existing site dimensions to be checked on site prior to commencement of the works - **DO NOT SCALE.**

This drawing has been prepared primarily for planning purposes; the contractor is to comply with all current Building Regulations and current codes of practice whether or not specifically cited on these drawings.

Works to be undertaken with all due consideration to the CDM Regulations 1994 and all relevant Health & Safety legislation.

INTERNAL JOINERY

SWF Skirting Boards, skirtings and windowboards to match existing. Internal doors and joinery to be agreed with client prior to undertaking the works.

WALL INSTALLATION

All WALE and leading to be as necessary. Number and position of power points, light fittings, switches and all associated works to be agreed with client and undertaken in accordance with IEE Regulations.

Wet heating installation to be extended as necessary and certified out by Corgi registered plumbing/heating engineer.

FIRE PROTECTION

Smoke protection to be provided in accordance with BS9999:Part 1 and to comprise of mains operated smoke alarms.

All steel beams and bolts to be encased in 2nr layers of Gasha board and Emax skin, all to achieve 1/2nr fire protection.

INTERNAL WALL CONSTRUCTION

New studwork walls to comprise 80 x 75mm SWF studs at 600mm c/c, fixed top and bottom with nogging at 600mm horizontal centres.

Studwork to be finished with 12.5mm thick plaster and sika flash to both sides.

WINDOWS & DOORS

New windows to be PVCu with 24mm double glazed sealed units incorporating Low-E Glass (U-Value min 2.0) and fixed with bolts vents (min size 800mm² to habitable rooms, 4000mm² to all other areas) and 1/20 floor area max openings. Windows to first floor to comply with means of escape 0.55m² min clear opening, min 800 x 850 opening and located maximum 1100 from floor level. All glazing to doors and side panels to be laminated safety glass to internal doors and partitions between floor level and 600mm. Doors and windows to be finished incorporating air tight seal by means of proprietary seal installed in accordance with manufacturers instructions.

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Proposed Replacement of 62-01 High Street
 Royston, To 2 Nr Drawings
 August 2008