External open lean-to stores to be removed as shown to make way for Customer Parking area.

Existing access to be adjusted as necessary all to Lincolnshire County Council requirements.

Provide proposed Customer Parking in the manner shown.

Provide Staff Car Parking in the manner shown.

To external display area provide timber framed open fronted lean-to storage areas where shown.

Provide fencing and gate between Customer Car Parking and external display area as shown.

Existing main entrance to shop to be sealed closed.

Form opening where shown for proposed new Main Entrance.

Existing 2 storey stores adjacent new Main Entrance to have first floor area removed and flat roof provided to single storey element to form Opps Office/Sales Counter.

To Opps Office/Sales Counter

1) Floor to be levelled up with existing Display Area floor.
2) Remove piers as shown.
3) Form openings and install 3 No: 1.2 x 1.2 windows as shown. Support over with 1.G box 200 lintel or similar approved.
4) Dry line external walls with 60 + 12.5mm Celotex PL4000. Provide breather membrane between existing wall and new insulation.
5) Provide new flat roof connected to existing RWP of proprietary 20 year guarantee roofing system on 12mm exterior grade and plywood decking. On 50mm to 0mm firrings securely spiked to treated timber jousts 125 x 50 SC3 grade at 400 C/C. Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls and provide suitably sized fascia board, complete with soffit board.

   Provide proprietary ventilation to soffit and junction with flat roof/wall to offer equal to a 25mm continuous gaps.

   Provide 75mm Celotex insulation between joists with minimum 50mm air gap.

   Form all necessary drips including tilting fillets as necessary.

6) Form opening as shown to create counter area.

Provide doorway between Display Area and external Display Area as shown. Support over with 1.G box 200 lintel or similar approved.

To external Display Area oil tanks to be relocated as shown.

Existing Ground Floor WC to have internal wall removed and door widened to 1.0m. Support over with 1.G internal lintel. All to create Customer Disabled WC.

To rear Display Area enlarge openings as shown.

Form larger double door opening between rear Display Area and Product Display Area. Support over with 1.G box 200 lintel or similar approved.

Form opening in external wall of Product Display Area as shown.

All new supporting steelwork to be encased to give ½ hour fire resistance.

To First Floor offices remove walls where shown and provide new 100mm stud partitions to create larger office and Staff Room/kitchenette.

Remove existing stud wall at first floor level between Display Area and store and provide new 100mm stud wall and door in new position as shown.

Make good to all disturbed and affected areas.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Kitchen Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 60lt/sec. Alternatively provide proprietary cooker hood capable of extracting 30lt/sec.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

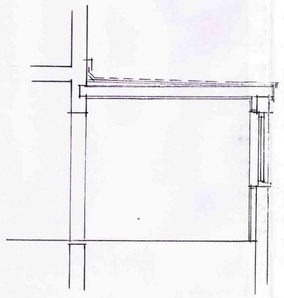
Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Glazing
All windows and doors to be double-glazed with Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

Electrical Work
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:-
a) an electrical installation certificate issued under a competent person's scheme has been issued
or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Mechanical Ventilation
Mechanical ventilation systems are to be commissioned in accordance with Regulation 44 (where they can be tested and adjusted to provide adequate ventilation) and a copy of the commissioning notice is to be given to the local authority not more than 30 days after completion of the works.

Existing fire alarm and emergency lighting system to remain.



SECTION THRO OPPS OFFICE / SALES COUNTER

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other that that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practise. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

It is the property/landowner's responsibility to be aware of the Party Wall, etc. Act 1996 when building or carrying out alterations in close proximity to adjoining neighbour's boundaries.

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS TO TONWOOD HOME HARDWARE, VICTORIA & CHAPEL STREET, HOLBEACH FOR

TONWOOD HOME HARDWARE

SECTION ETC.

1:50	SD14-050/9
JAN-15	B.GILHAM.

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