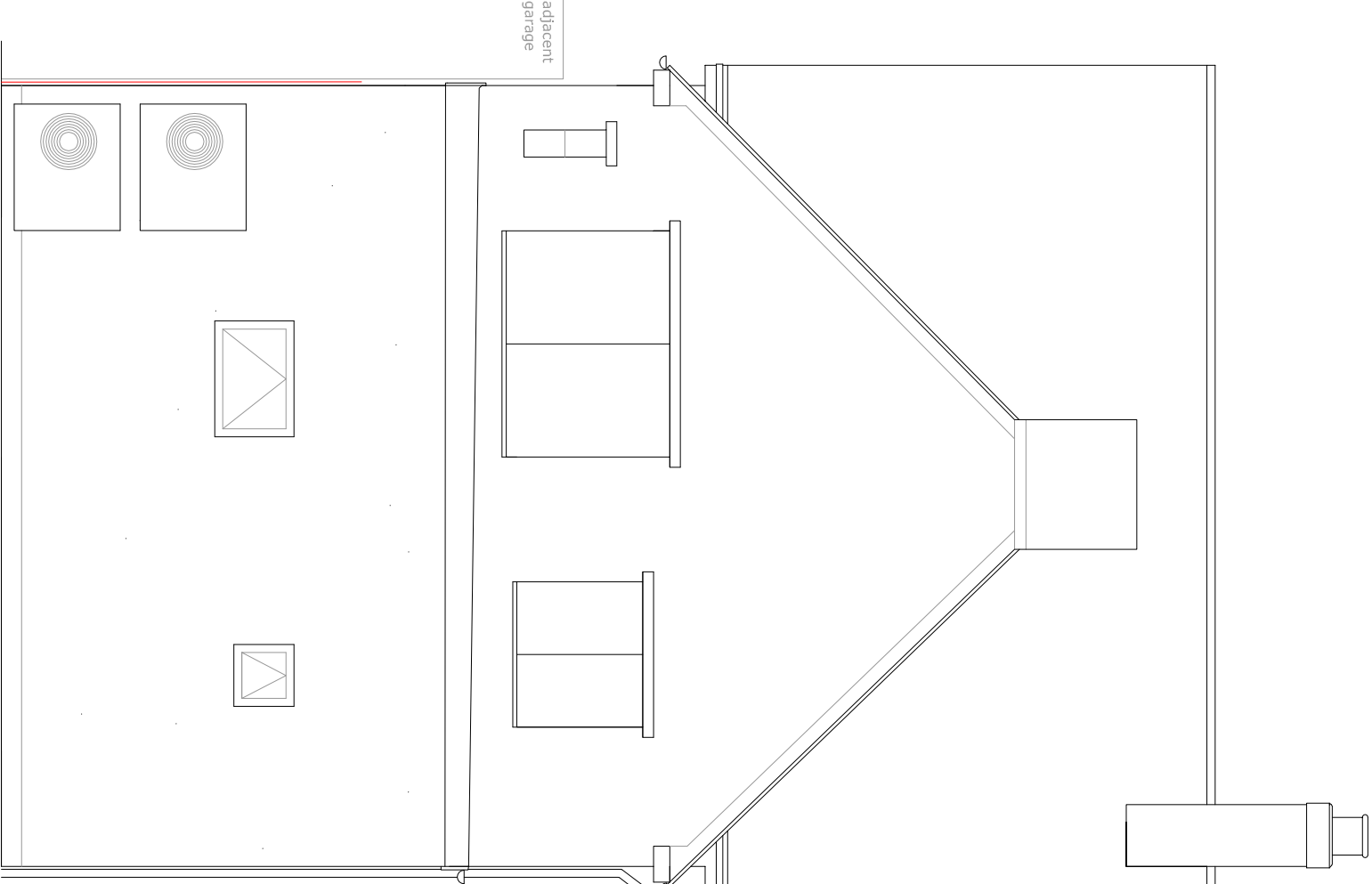
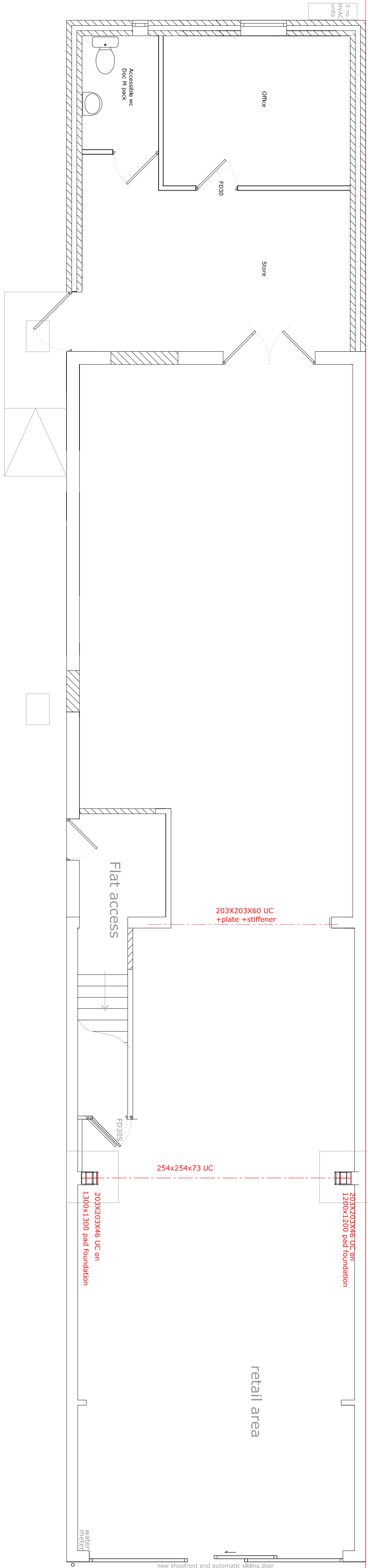




REAR



SHOP REFURBISHMENT/ALTERATIONS:

Carry out asbestos survey of premises and take any appropriate measures.
Strip out existing fittings, stud walls and existing ceiling
Widen existing openings as per structural design, with goal post frame off new pad foundations to central opening. Note the walls and steel in this area support the return staircase and landing above. New support requirements to be determined once existing exposed - seek advice from structural engineer or architect as required.

Widen existing doorway into rear staff area as shown - note this and gable wall supports athe small rear chimney so requires plate and stiffener as structural design.
Install 3 number windposts fixed to existing rear extension walls as per structural design.

Alter drainage including svp position as required.

Take down existing pc conc garage store and construct extension as below.
At wallplate height strip off existing corrugated roof to existing extension, take down brick walls carrying roof support and take down end wall.
New flat roof as specified below throughout single storey structure.

Double board steelwork, ceiling beneath flat, and stair soffit, with 15mm Gyproc Fireline plasterboard. Include 100mm mineral wool acoustic quilt (min density 10 kg/m3) between flat floor joists.

Take out existing shop front and temporarily board until new branded shop front installed.
Form 1200mm deep level landing to forecourt (for full width of building) to line through with finished floor level.
Grade away rest of forecourt to form ramp to back of footway. Tarmac finish unless agreed otherwise.

To side, form Service Area with 1.8m high close-boarded fence panels with concrete posts and pair of timber gates. Construct concrete level landing to rear entrance with ramp down to existing drive.

EXTENSION:
FOUNDATIONS:

600mm wide trench-filled concrete foundation a minimum of 1 metre below finished ground level, or to the invert of any adjacent drain, whichever is the deeper. Lintel over any drains running across foundation.
Pad foundations to columns to same depth, underpinning existing wall. Install small sacrificial Ackrow prop(s) if required to support wall over.
Note internal wall to rear of shop (separating store etc) is loadbearing with foundation as above.

GROUND FLOOR

65mm sand-cement screed on 100mm concrete on 500 gauge vapour control layer over 100mm Celotex insulation on 1200 gauge damp proof membrane on 150mm sand-blinded, consolidated hardcore. 25mm perimeter insulation to stop coldbridge. Lap dpm to internal dpc.

WALLS

Render on 100mm concrete blockwork. 100mm cavity filled with Dritherm cavity batts. 100mm lightweight insulation block inner leaf, plasterboard on dabs. U value 0.26
Note requirement for 5 windposts, two built into extension cavity construction, three internally to support existing single storey structure. Install as per Engineer's design.
Minimum 2 cos blue brick dpc externally, Hybad or similar internally. Note external landing and ramp so dpc required to be 150mm above finished external levels when completed.

Stainless steel wall ties to BS1243 at 750mm centres horizontally, 450mm centres vertically, with ties every block course within 225mm of a jamb. IG insulated lintels over all openings unless otherwise stated. Cavities closed at all openings with proprietary insulated cavity closer eg Thermabate. New walls tied to existing with proprietary profile eg Furtix or Crocodile tie.

Internal walls: 100mm blockwork as indicated or studwork with 15mm plasterboard either side of 50 x 75mm studs. 30mm mineral wool insulation (minimum density 10 kg/m cu) in cavity.

ROOF

EDPM or GRP finish on 18mm WBP or OSB 3 board. 100mm Celotex GA4000 on 12mm OSB deck on 100mm firrings on proprietary open web or 75x250mm C24 joists @400mm centres.
Code 4 lead flashing to all abutments.
(Shop fitters will subsequently fit suspended ceiling throughout retail area).

DOORS

Steel outward opening rear exit door with push bar internal release, to provide minimum clear width of 850mm.
All internal doors to be 30 minute fire doors with denoted doors being certified FD30S or E30S fire doors and frame.

DRAINAGE

Rainwater
100mm half-round gutter to 63mm rwp discharging to soakaway (to BRE Digest 365) or existing storm system as determined on site

Above ground foul drainage
In accordance with BS EN12056-2 75mm deep seal traps to all fittings
Below ground drainage
100mm Osma or similar on pea gravel bed and surround, minimum fall 1:40 to existing system
New inspection chambers to be 225mm engineering brickwork off 150mm concrete base.

STEELWORK:

As per Structural Engineer's design. Three-course engineering blue-brick padstones. Encase in two layers 15mm Fireline plasterboard and skim on timber cradles to give 60 minutes fire resistance.

FIRE PRECAUTIONS

Automatic fire detection and alarm system to L3 standard to BS 5839-1
Emergency lighting (including external escape route) installed in accordance with BS 5266.
Fire signs and notices to be installed in accordance with BS 5499

PROPOSED REAR EXTENSION TO STORE
162 MAIN STREET,
STANTON UNDER BARDON

Drawing KRBSS/004B EXTENSION as built

Scale 1:50 @A1 1:100 @A3

CEODARWOOD DESIGN

078 353 153 53 0116 220 9577
cedarwood.design@ntlworld.com

May 2023