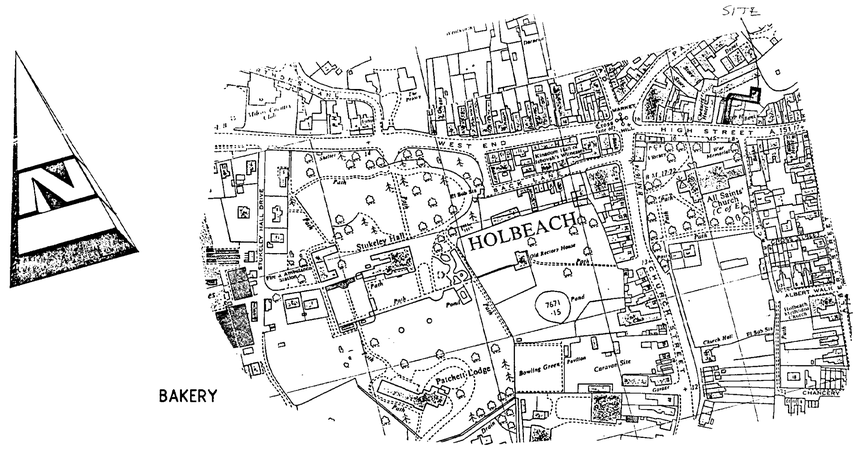
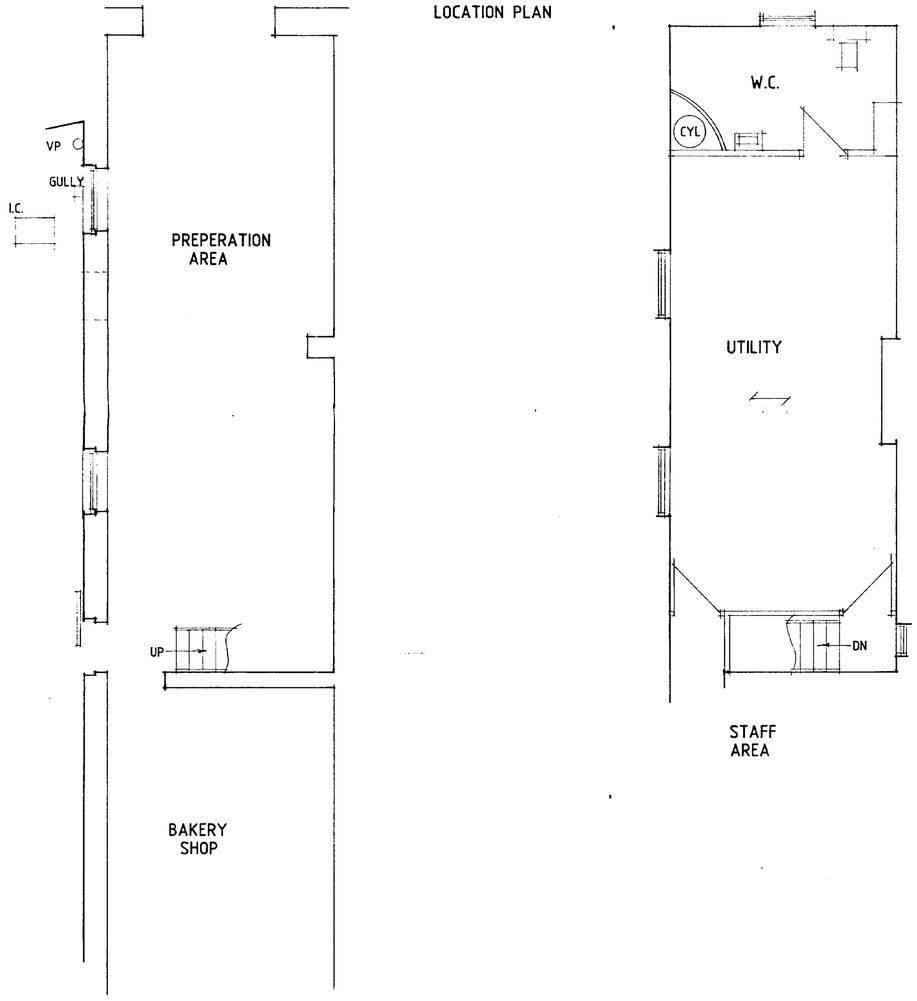


LOCATION PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN

PLANS AS EXISTING

Convert part of existing Bakery Shop and Preparation Area to Coffee Shop in the manner shown.

Remove existing stairs and fill in floor well with timbers and floorboards as necessary. All to match in and be level with existing.

Form opening as shown in first floor to suit new stairs. Trimmers to be doubled up floor joists of similar size to those of existing. Stairs to have maximum risers of 190mm and minimum goings of 250mm. Handrail to be 900mm on stairs.

Remove part of wall as shown between existing Preparation Area and Baker's Shop and build up new pier off 600mm x 225mm concrete foundations to an approved firm base. Support over opening with 2 no. IG box 100 lintels.

To new Coffee Shop area to sloping floor provide new Latex screed to level up floor. Form step at doorway into Preparation Area.

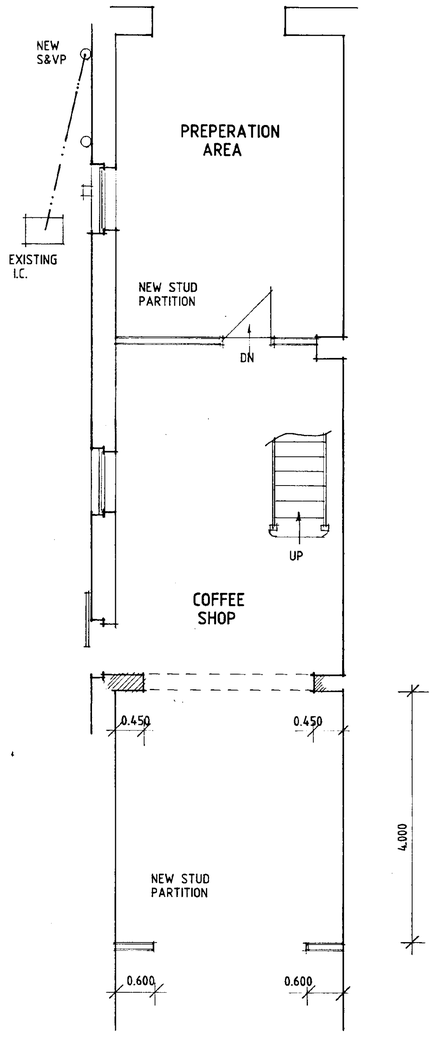
Provide and install 100mm timber stud partitioning in positions shown to form Coffee Shop area and new toilet/stairs arrangement.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

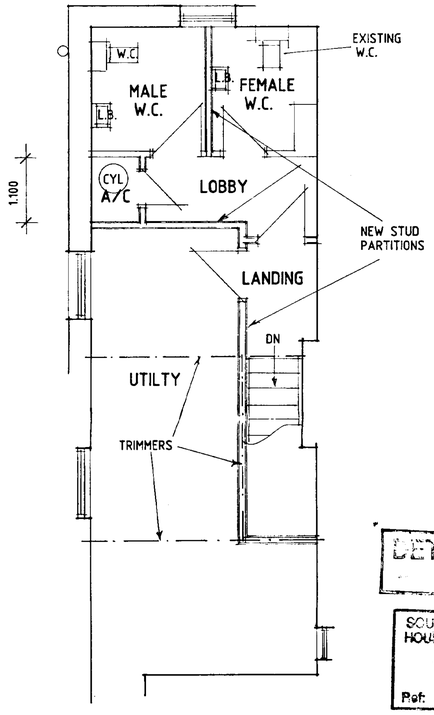
Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Make good to all disturbed and affected areas to leave in a satisfactory condition/finish.

BAKERY



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLANS AS PROPOSED

DETERMINED PLAN

SOUTH HOLLAND D.C. HOUSING & PLANNING
- 4 APR 2001
Ref: Holbeach

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED COFFEE SHOP WITHIN EXISTING BAKERY SHOP AT 19 HIGH STREET, HOLBEACH FOR

HANSON BAKERY

1:50	SD01/006/1
FEB-01	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702

Notes & Revisions

Do not scale from this drawing.

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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.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).