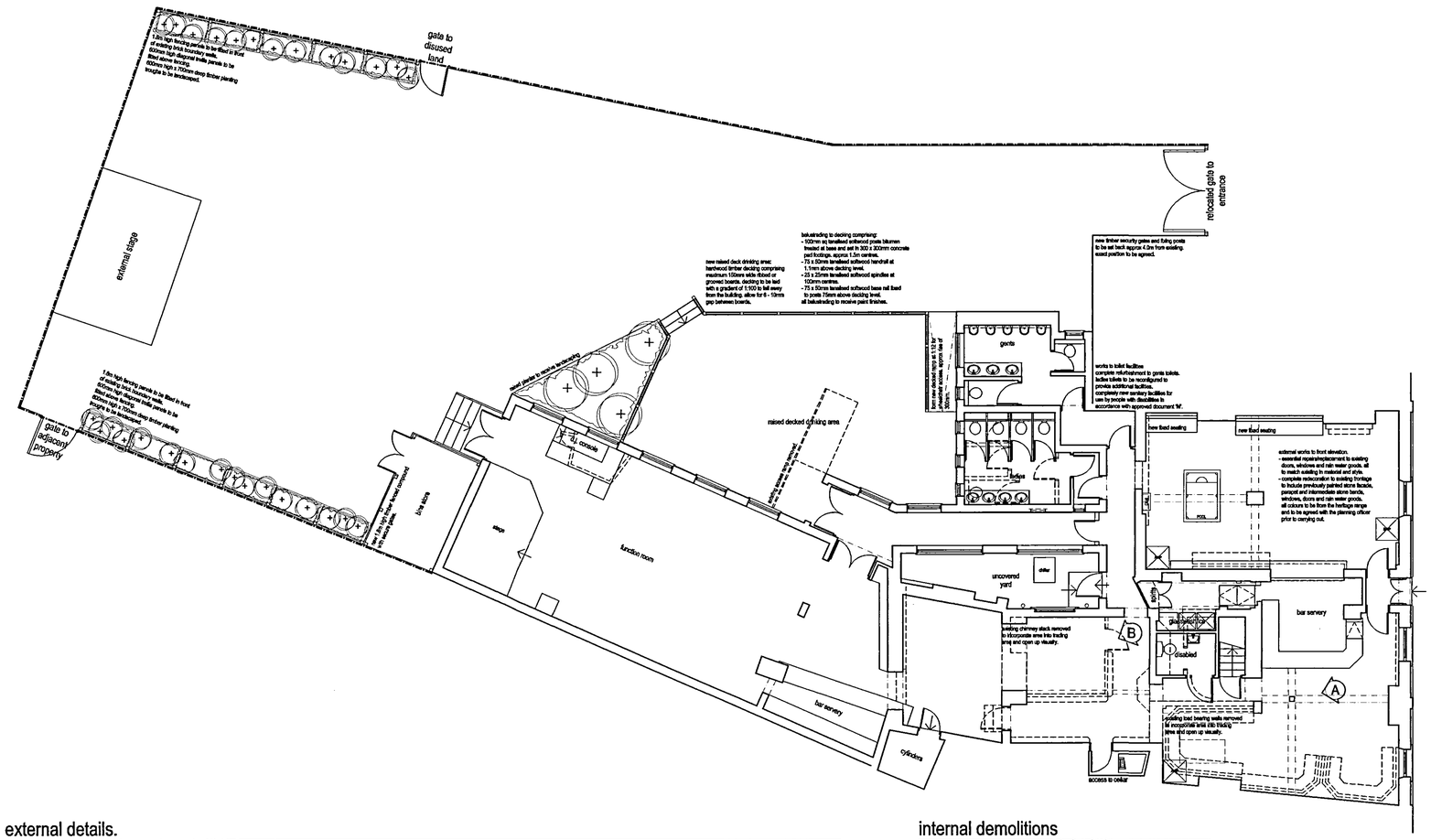
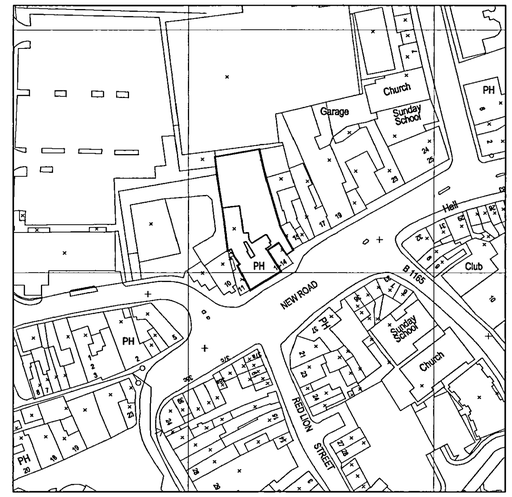


location plan. scale 1:1,250.



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CONTRACTORS PLEASE NOTE

Warning. No dimensions to be scaled from this drawing. All contractors must visit site and are responsible for taking and checking all dimensions relative to this work.

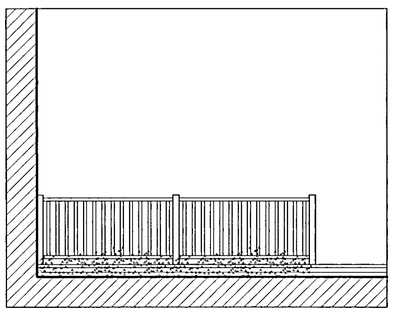
This drawing must be read in conjunction with the specification and bill of quantities and all related drawings. Any structural work must be carried out in accordance with the details and specifications of the clients appointed structural engineer. Any amendments must have his express prior written authority.

All structural work must be inspected at all relevant stages by the structural engineer and by the local authority building control officer and comply with their requirements. Any costs and claims for damages, loss of trade, etc., incurred by failing to do so are the sole liability of the contractor.

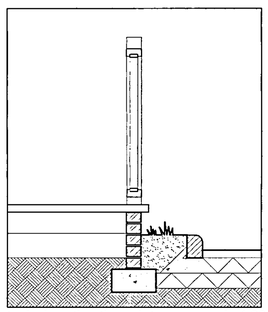
REVISIONS

a: planning officers requirements added. 10-12-06

external details.



railing to raised deck drinking area. scale 1:50.



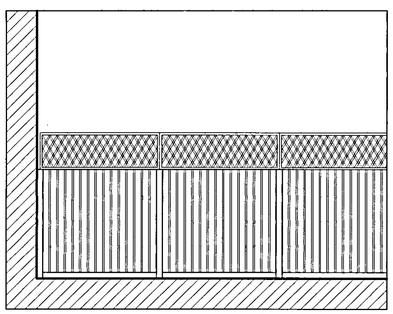
typical section through terrace. scale 1:20.

balustrading to decking comprising:
- 100mm sq tanalised softwood posts bitumen treated at base and set in 300 x 300mm concrete pad footings, approx 1.5m centres.
- 75 x 50mm tanalised softwood handrail at 1.1mm above decking level.
- 25 x 25mm tanalised softwood spindles at 100mm centres.
- 75 x 50mm tanalised softwood base rail fixed to posts 75mm above decking level.
all balustrading to receive paint finishes.

new raised deck drinking area: hardwood timber decking comprising maximum 150mm wide ribbed or grooved boards. decking to be laid with a gradient of 1:100 to fall away from the building. allow for 6 - 10mm gap between boards.

masonry sleeper walls to match existing brickwork on a concrete strip footing.

existing tarmacadam surfacing to be cut back to accomodate strip footing and finished with new pre-cast concrete kerbing set in concrete. planting bed to rear as indicated.

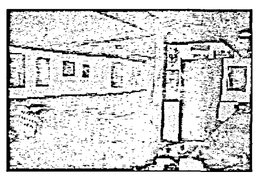


fencing and trellis to boundary. scale 1:50.

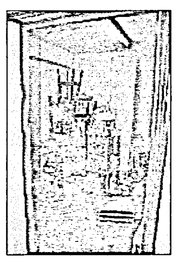
600mm high tanalised top trellis fixed to top rail of fence.

1.8m high fencing along existing wall comprising.
- 100 x 100mm tanalised timber posts at 1.8m centres set into concrete base.
- 3no 25 x 100mm tanalised timber horizontal rails supported between posts.
- 100 x 25mm tanalised timber vertical boards with 25mm gap fixed to rails, 100mm clear of ground.

internal demolitions



photograph 'A'
indicating removal of existing fixed seating, some loadbearing and loabearing structure forming corridor adacent staircase to first floor.



photograph 'B'
indicating removal of existing none original stud partitioning and existing chimney breas with no original features.

Planning & Development
19 DEC 2006
Rec'd: 1616/06

SUPERSEDED

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CLIENT: s & n pub enterprises

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spalding
lincolnshire pe11 1dq

TITLE: proposed ground floor plan
proposed external drinking area

planning application drawing

JOB No.	SCALE	DRAWING No.	DATE
2150	1:100	PL1 a	nov 06