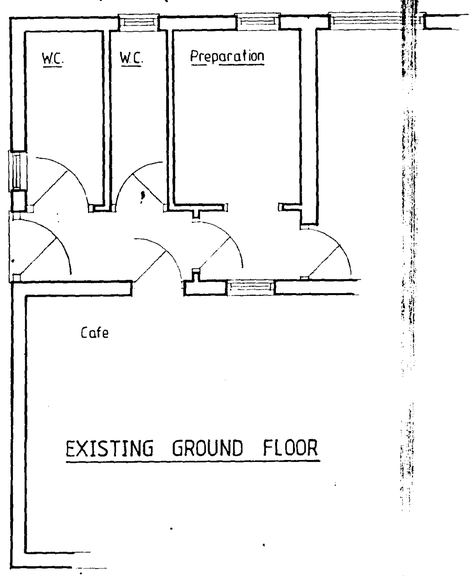
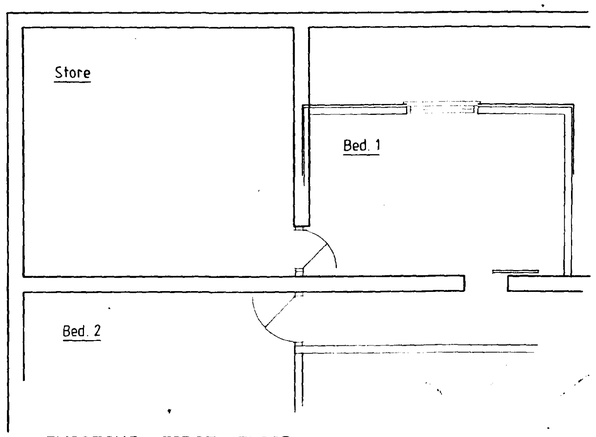
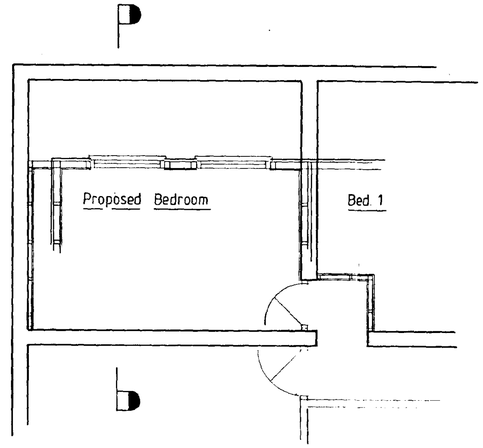


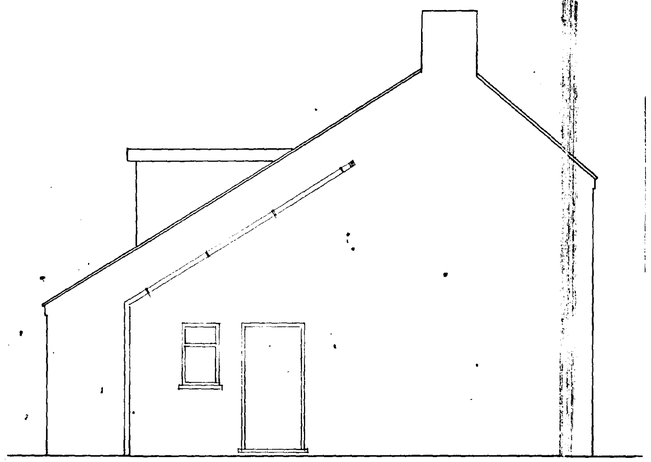
EXISTING GROUND FLOOR



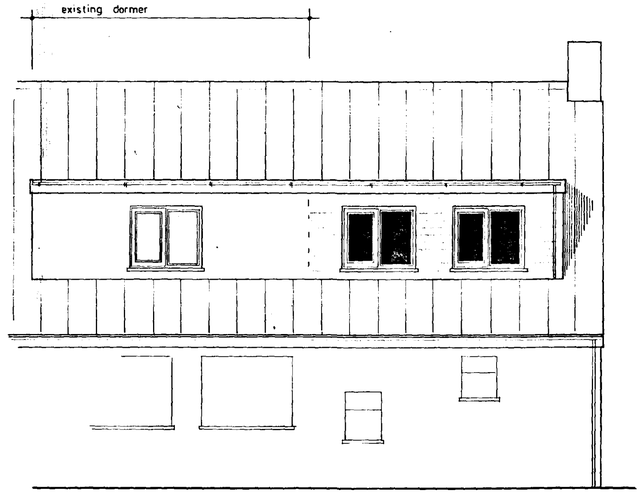
EXISTING FIRST FLOOR



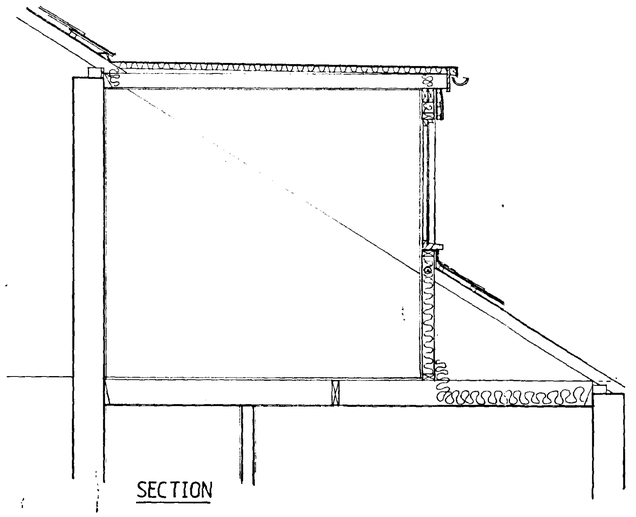
PROPOSED FIRST FLOOR



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



SECTION

Developers are advised to establish there is no made ground or wide variations in the type of subsoil within the loaded area and no weaker type of soil exists below the soil on which the foundations rest within such depth as may impair the stability of the structure.

The deposited plans have been examined against the criteria set out in the Building Regulations. It is neither practical or reasonable to show all relevant matters on working drawings, the fact that minor matters are not mentioned does not alleviate the builder from the responsibility of non-compliance in the carrying out of site operations.

SOUTH HOLLAND D.C.
BUILDING CONTROL
15 FEB 1999
REF 132/99

No.	DATE	REVISION

ROOF

12.5mm bitumen bedded chippings on three layers of felt to BS 747 (dressed 300mm under existing roof slates) on Celotex TD2050 installed to the manufacturers instructions on tapered firrings on 125x47 SC3 joists at 400 ctrs. 9.5mm plasterboard and skim/artex to underside.

WALLS

EXTERNAL- Concrete interlocking tile hanging to BS 5534 on 25x19 tanalised battens on layer of felt on 9.5mm plywood. 100x47 SC3 studs at 600 ctrs. with 100x47 head and sole plates. 100 glassfibre to void, 12 plasterboard on a vapour barrier internally.

2 No. 100x47 SC3 well nailed together as a continuous head beam supported on 100x100 post each side of windows and at corners.

Code 4 lead with 150 upstand at all roof/dormer abutments.

Windows double glazed PVCU fully draught stripped providing ventilation in excess of 5% of room floor area. One window to include a 8000mm² trickle vent. One window casement to be suitable for escape providing a clear opening of 850x500 wide with cill 800-1100 above floor level.

Dormer cheeks to be constructed off a double rafter.

INTERNAL. Between rooms and roofspace provide studwork, plasterboard, vapour barrier and insulation (retained by layer of building paper to roof side) as above.

Remainder of studwork to be studs as above with 12 plasterboard each side.

FLOOR

18mm chipboard on 225x47 SC3 joists at 400 ctrs. with 12 plasterboard and 12.5mm vermiculite gypsum plaster to underside.

Solid strutting at centre of span. Provide 30x5 ms straps at 1200 ctrs. well plugged and screwed to external wall.

GENERAL

Lintel over doorway in existing wall to be ~~Catnic CN71 with 150mm end bearings.~~

Rear boundary is 1400mm from external wall face, side boundary approx. 9000.

Existing soil and vent stack on gable to be raised as indicated to 3.0m from dormer window, to terminate in a PVC cage.

Rainwater disposal from dormer via 100 H/R PVC gutter to 63 dia. downpipe.

Existing dormer cladding is to be removed, the existing window dropped approx. 150mm to line with proposed with 2 No. 100x47 over as lintel, and dormer reclad as notes above for proposed.

USE FIGURED DIMENSIONS ONLY
DO NOT SCALE

SCALE 1:25, 1:50

DATE Feb. 99 | DRAWN JK

JOB No.		SHEET	REV.

Client

MR.HOPKINSON
FRANKIES CAFE
SUTTON BRIDGE

This is a true copy of the Plan deposited with the South Holland District Council and approved by them under the Building Regulations subject to conditions shown on the Notice of Passing of Building Plans.

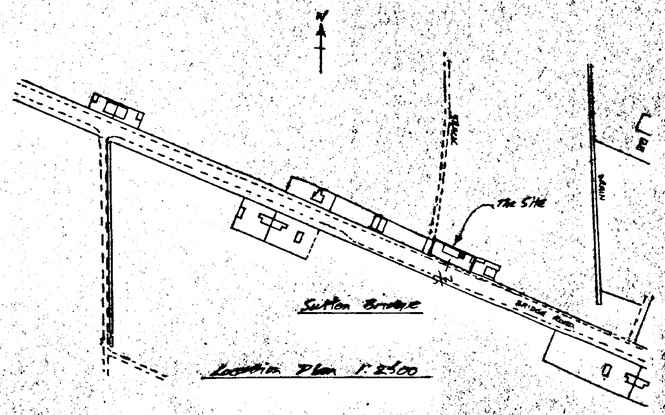
MORSPACE

Loft Conversions Ltd.

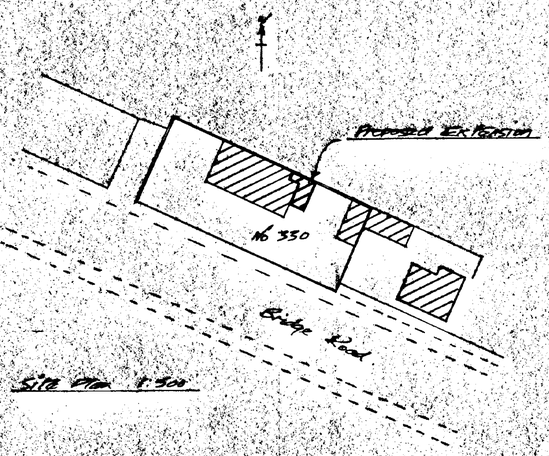
Squirrels Lodge, Langtoft,
Peterborough, PE6 9NQ.
TEL: Market Deeping (0778) 380999

DO NOT SCALE FROM THIS DRAWING.
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

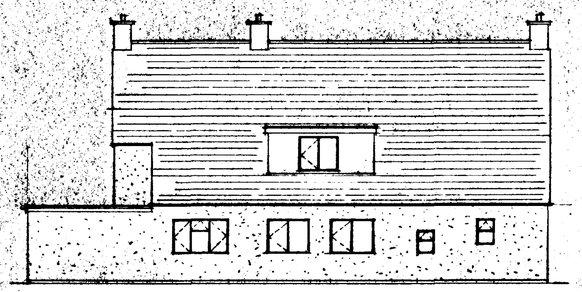
THIS DRAWING IS COPYRIGHT



Location Plan 1:2500



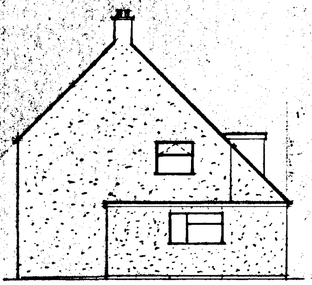
Site Plan 1:500



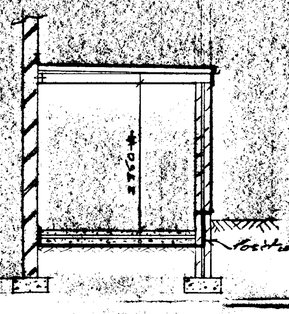
Proposed North Elevation



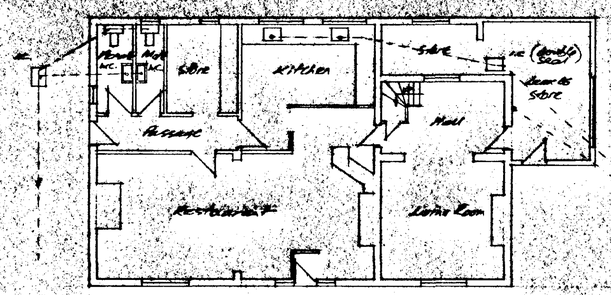
Proposed South Elevation



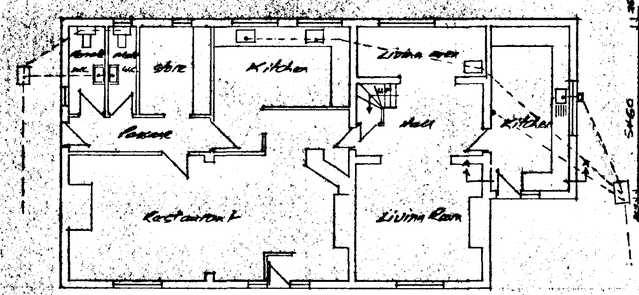
Proposed East Elevation



Section thro' 'AA'



Existing Plan



Proposed Plan

NOTES.

Existing ~~[illegible]~~ to where demolished and removed as applicable

ROOF:- 3 layer ~~[illegible]~~ felt 1 layer ~~[illegible]~~ felt base type 3 @ joint overlaps underlay 2 layer super base 180 fixed with hot bit: 3 ply layer cap sheet super flex AA grade slate finish (N.B. 13 mm limestone chippings bedded in bit will also give AA fire rating)
Drips upstands etc in mineral felt on 50 mm thick 'Pearl' deck on 150 x 50 (w=0.04 W/m°K)
Joists with firrings (SC3 grade @ 400 c/s fixed on top of brickwork ~~[illegible]~~ with galv. straps and Hurdler to truss connectors to 150 x 50 timber runner securely fixed to hook bolt with 4 no Bradbolts @ 600 c/s.

WALLS:- 225 cav. blockwork outer skin 90 mm Redlite with smooth sulfate resisting to BS. 5262 with 2 coats masonry paint
65 partition cav insul. 100 mm Redlite inner skin to achieve U value of .45 W/m²K

Metal tie specific:- 900 horiz. x 450 vert. or 225 vert. on alternate courses at openings & corners

Purlin Purlins on timber bits to suit as applicable

Ceilings:- 12.5 plasterboard skimmed & skimmed with gyp. plaster

Wall plaster work:- render with sand/cement plaster skim finish.

Floor:- 75 thick sand/cement screed with chicken wire reinforcement on 50 mm thick insulation (building paper between) on 100 mm conc. subfloor with 1200 g DPM (overlapped to wall DPC) on 150 thick consolidated hardcore.

Foundations:- Concrete strip foundations 225 thick x 600 wide min depth 1000 mm deep to C.A. Inspector cert. to be NHBC. code practice note 3 (NB. Existing foundations may be satisfactory)

Lintols:- I.C. steel RSJ with insulation U/HD where roof loads are involved All to be fitted in accordance with man. Instructions.

DPC's 100 mm wide black vpc. for walls vertical & cavity trays at openings to be 'Hepworth' pattern cavity closer to achieve 1.2 W/m²K

Gutters & Downpipes 114 round upvc gutter & Downpipes (110 dia gutter. 65 dia downpipe) to soakaway min dist. 4.5 from bldg. pipework to be 100 dia. upvc with Hex. joints backfilled in & surrounded by 150 pea gravel.

Windows & doors to style & size shown on drawing in white upvc double glazed by local manufacturer

Trickle ventilation min area 8000 mm² in window heads

Ventilation to kitchen to be by fan disp. 60 Litres per second.

Painting & Decoration All woodwork to be knotted stopped primed 1 under coat & 1 full gloss Walls & ceilings to have 2 coats emulsion

Sanitary & ancillaries to match existing in number.

Lead Flashings to be in code 4 lead. Where flat roofs abutt house as necessary a joint 150 above roof level.

Plumbing:- Hot & cold supply by 15 mm Ø copper.
Soil waste in 90 mm upvc with 75 mm min depth seal trap bowl to B.I.S. to existing inspection chamber in 100 mm upvc drain with Hex joints backfilled in & surrounded by 150 pea gravel. N.B. Add inspection chamber may have to be rebuilt to accomodate upstand.

Block work make between new living area & kitchen to be removed as necessary

Window next to stairs in hall to be removed opening made wider and new lintels fitted and all made good.

Existing 1200 wide window to RSJ new living area to be made wider to have 1600 wide window fitted. new lintels & cill to be made good

SOUTH HOLLAND DC
HOUSING & PLANNING
16 FEB 1999
Ref: 0134/99

DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE,
THORNHAUGH,
PETERBOROUGH PE8 6HW
TEL. (01780) 783073



CLIENT Mr & Mrs D. Hopkinson
'Rockie' Cafe, 330 Bridge Road, Sutton Bridge, Lincs.

PROJECT
Demolition of existing lounge & re-build new kitchen & internal alterations

SCALE	DRAWN	DATE
1:50 : 1:100	JW.	8.1.99.

DRAWING No.
99-1015-1

DETERMINED PLAN