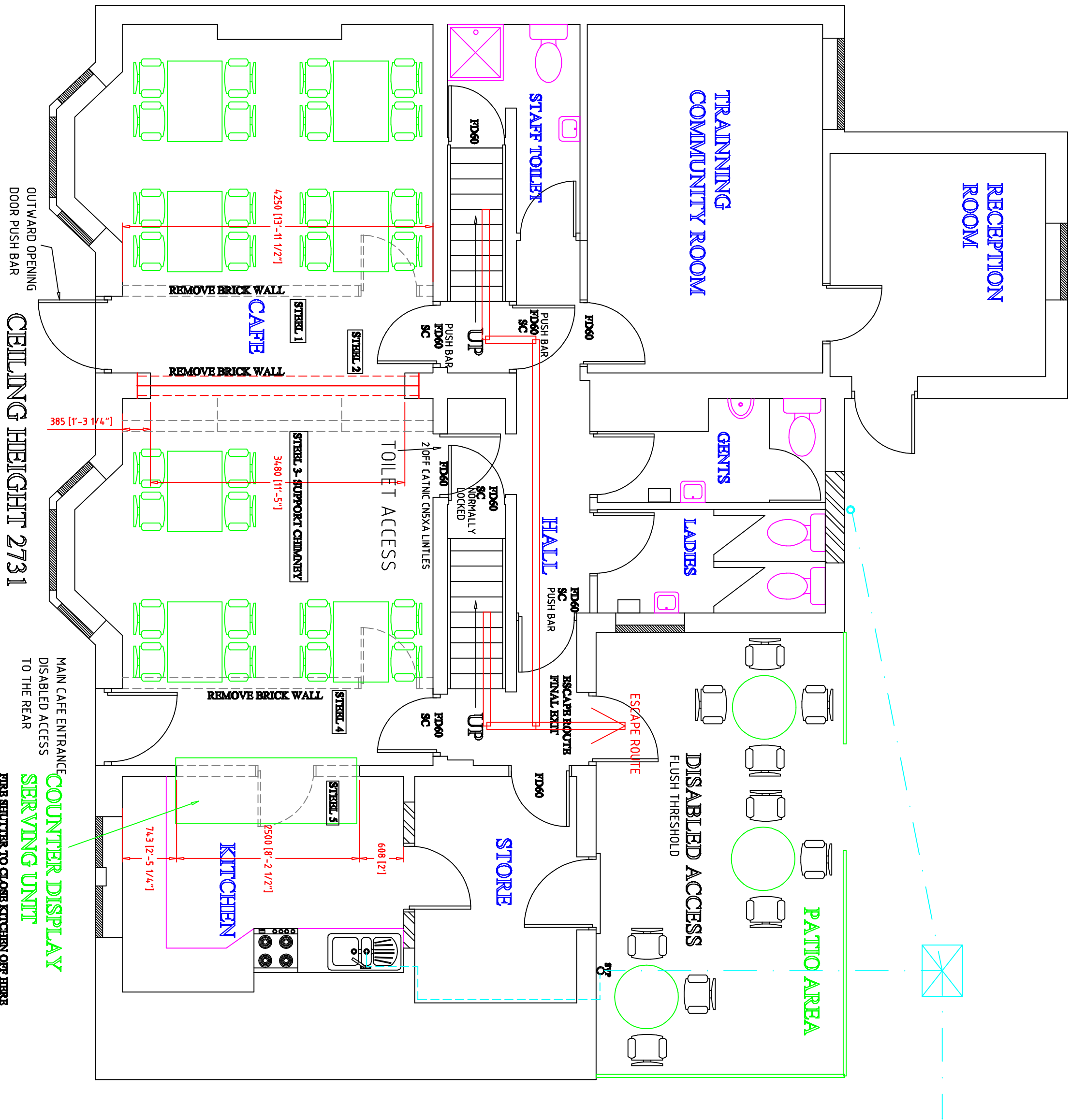
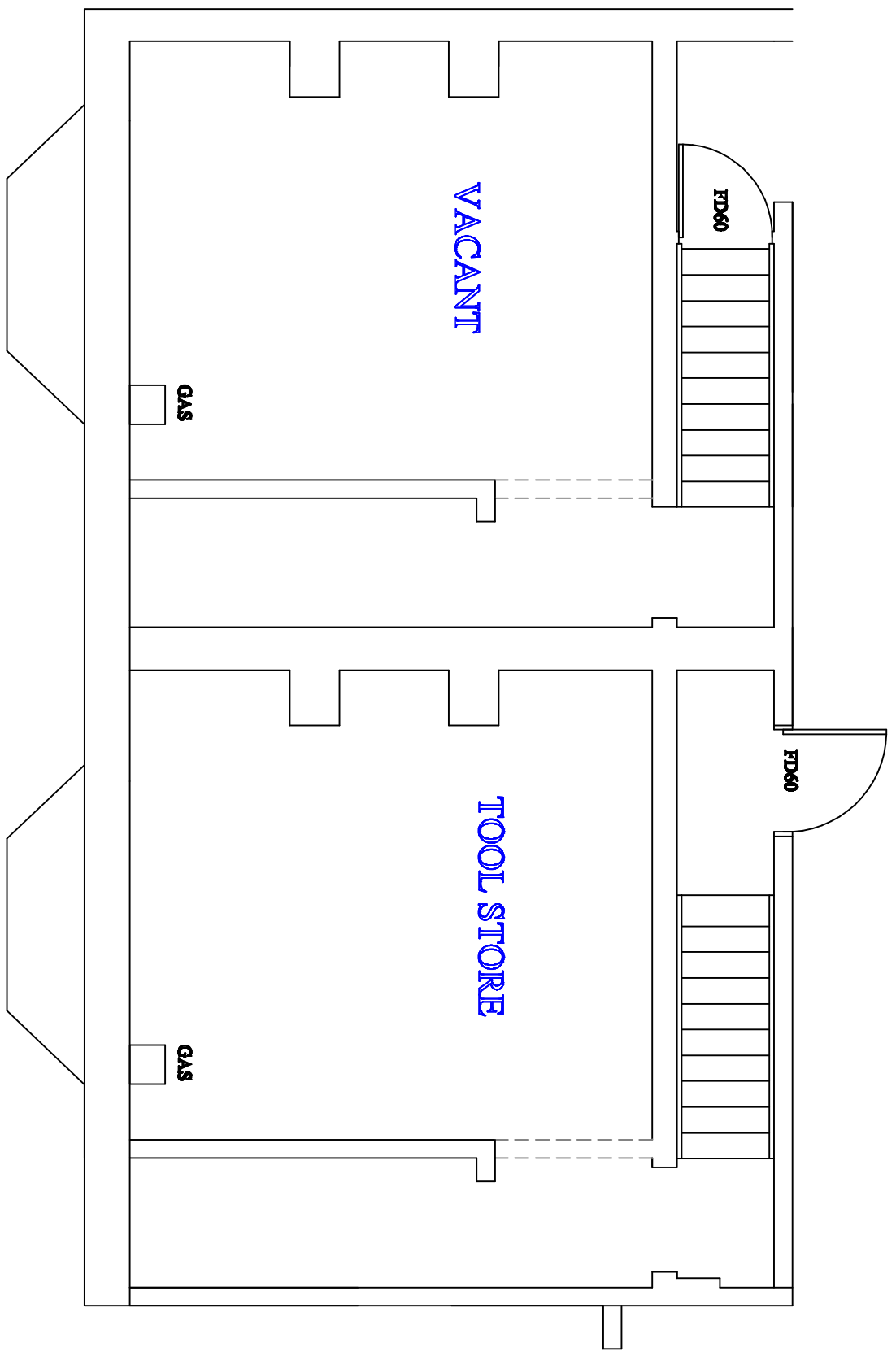


The proposal is to convert the ground floor into a cafe, kitchen, toilets, store room and staff rooms. All work will be carried out in accordance with Building Regulations and all materials used will be of good quality and to current B.S. specifications.



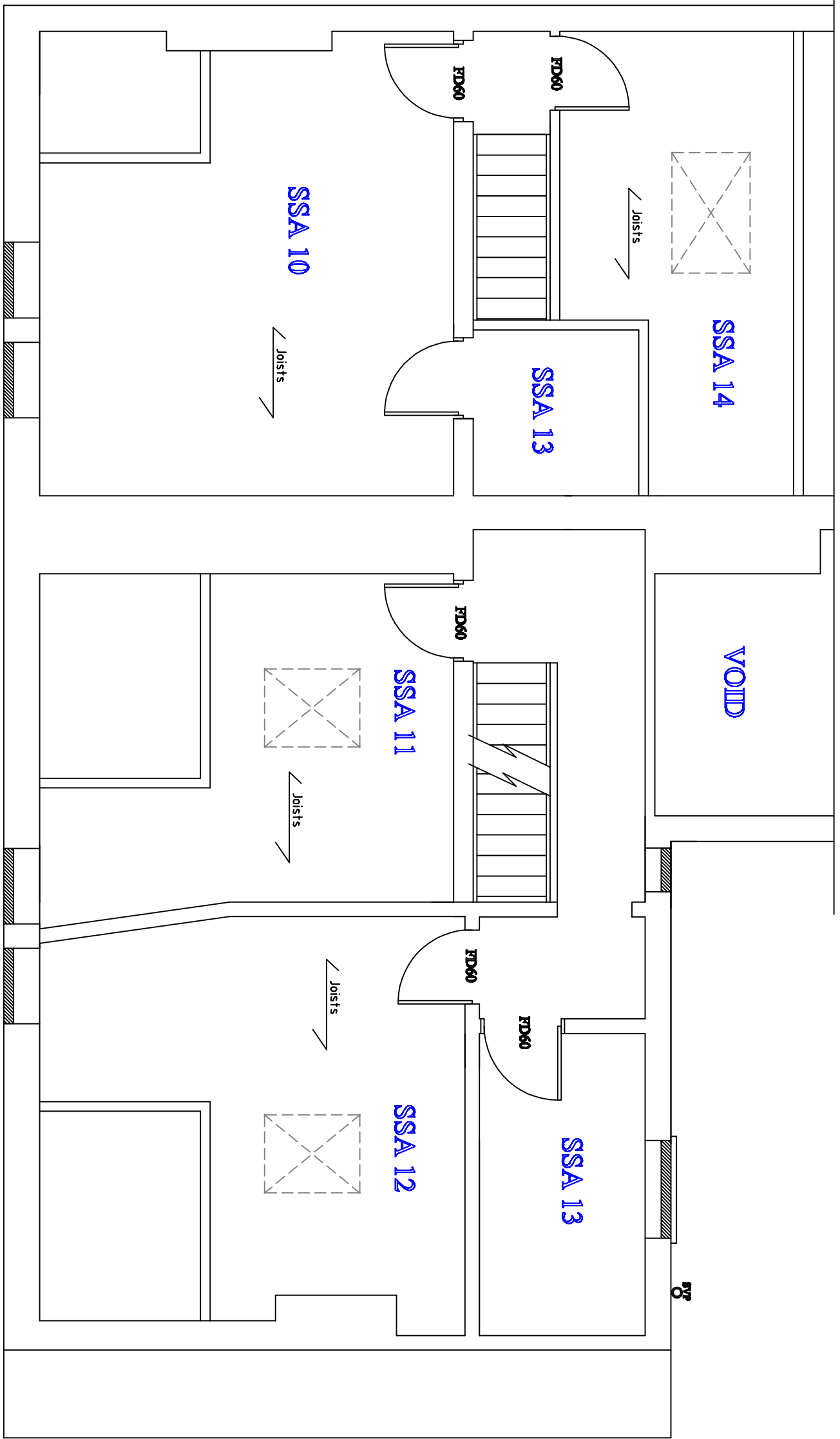
PROPOSED GROUND FLOOR PLAN - SCALE 1:50



EXISTING BASEMENT FLOOR PLAN - SCALE 1:50



EXISTING FIRST FLOOR PLAN - SCALE 1:50



EXISTING ATTIC FLOOR PLAN - SCALE 1:50

CONSTRUCTION NOTES

WALLS

LINTELS

Lintels as per specified on drawing all to have min 150mm end bearing as per manuf. instructions.
DPC tray to span the cavity on non Carinic type lintels to stop water penetration from outer leaf to inner leaf.
Brickwork to be protected at all times until fully cured as per BS5623 part 3 in order to prevent salting.

FLOOR

ROOF

WINDOWS & DOORS

New windows are to be double glazed and draft stripped.
Doors with glass in within 15m of floor level to be fitted with safety glass.

Opening windows equalling 1/20th of the floor area.
Max glazed area permitted 25% of floor area.
Provide 8000mm² background ventilation to habitable rooms and a 60 litres/sec extractor in kitchen.

DRAINS

1 new soil pipe to be fitted to join into existing main drain running across back of house.

KITCHEN

All surface water will be taken away a min of 5m from any building to a soakaway.
Sink wastes to be 50mm dia Osma or similar with S trap 76mm seals to discharge into gully which feeds into manhole.

Disclaimer

The information on this plan is dimensionally and technically correct to the best of the draughtsmen's knowledge who takes no responsibility for any errors detected after Building and Planning Control approval.

HOUSE PLAN DRAWING SERVICES

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CAFE CONVERSION FOR MRS SHILLETO

AT 185-187 SHEFFIELD ROAD
BARNISLEY, S. YOKES
TEL 01226-770610 DATE: 12/7/09