



New 100mm soil drain to connect to the existing soakaway.

dashed line shows 150mm upvc duct below slab running from shed to base of drinks tower item 17 for services by others. allow to raise edge of duct by 100mm above finished floor level.

New ALULINE 200 litre floor standing grease trap below the worktop with detachable connections to allow removal for regular maintenance. drain run below floor level.

reposition the existing water pressure vessel under the new sinks, new sinks 1000mm above floor level.

Remove the existing door and frame and replace with v-jointed vertical t & g boarding on 19 x 38mm battens on 19 x 38mm counter battens on TYVEK 1056B breathable felt on 20mm wbp ply on 100 x 50mm treated sw studwork finished internally with moisture resistant plasterboard and skim.

Lay York paving slabs, removed from front of the existing cafe, on concrete base, to form new roadside path.

DEMOLITION.

Remove existing entrance door and frame.
Remove existing window and frame.
Remove existing serving hatch doors and frame.
Demolish wall below hatch cill to form new opening as shown. (keep stone for reuse.)
Remove the timber handrails and balustrading to the existing steps.
Carefully remove the existing paving and store for reuse. Grub up the concrete ground slab.
Carefully remove existing fixtures and fittings and store for reuse as directed.
Cut back the existing plumbing, cap off and leave ready for connection to the new fittings.
Cut back the existing drainage as necessary, cap off and leave ready for reconnection to the new fittings.
Cut back the existing electrical wiring and leave ready for connection to the new fittings.
Cut out trench in the existing floor to accept the new 100mm soil drain.
Carefully remove the existing Store roof and store for reuse and reduce the heights of the existing timber frame walls as shown.

Generally:
Clear and cart away and make good to all surfaces disturbed to match the existing.

FOUNDATIONS

Edge thickening of the new concrete floor slab all to the engineer's details.

GROUND FLOOR

150mmsq quarry tiles and skirting tiles supplied by client on 75mm sand/cement screed on min 1200 gauge VISQUEEN dpm on 150mm reinforced and cantilevered concrete slab on 150mm sand blinded hardcore.

DAMP PROOF COURSES

Dpc's to be built into all walls. Horizontal dpc's to be min 150mm above external ground level and to be continuous with dpm. Vertical dpc's at window and door openings. Vertical dpc at junction of new wall and new studwork wall. Vertical dpc cut into existing wall and joint between new and existing to be sealed with pre compressed sealing strip or polymer sealant all as agreed with the Local Authority.

1.8mm lead flashings and soakers.

WALLS EXTERNAL

225mm external wall comprising 225mm natural stonework (reuse stone from site) to match the existing on dpc on 225mm dense blockwork plinth. Finished internally with two coat plaster and gypsum skim on VANDEX waterproofing render.

WALLS EXTERNAL continued.

20mm shiplap treated softwood boarding painted with water based opaque stain colour to be advised, on 19 x 38mm treated, vertical sw battens on TYVEK 1056B breathable felt on 20mm wbp plywood on 100 x 50mm treated sw studwork @ 400mm c/c, with head and sole plates on 300 x 75mm pcc cill and finished internally with 12mm moisture resistant plasterboard and gypsum skim on 1000 gauge VISQUEEN vapour barrier.

Walls to be tied to the existing with stainless steel wall connectors installed strictly in accord with the manufacturer's instructions and recommendations. Vertical dpc cut into the existing wall. New wall junction to be sealed with pre compressed sealing strip or polymer based sealant all as agreed with the Local Authority.

WINDOWS AND DOORS

New stained softwood window with hardwood cill, as shown in the existing opening.
New stained hardwood vertical boarded entrance door and frame.

Window to have casement lock to BS3621.

ROOF

Second hand slates to match the existing on 19 x 38mm treated sw battens on TYVEK B Pro breathable roofing felt on 50 x 100mm rafters @ 400mm c/c, on 75 x 150mm wrot sw purlins. Soffit to be finished with 12mm plasterboard and skim on 1000 gauge VISQUEEN vapour barrier. Wrot softwood truss on 150 x 150mm wrot sw posts, with bevelled edges, all to the engineer's details.
Truss to be min: 75 x 150mm rafters.
75 x 150mm tie.
75 x 125mm king post.

DRAINAGE

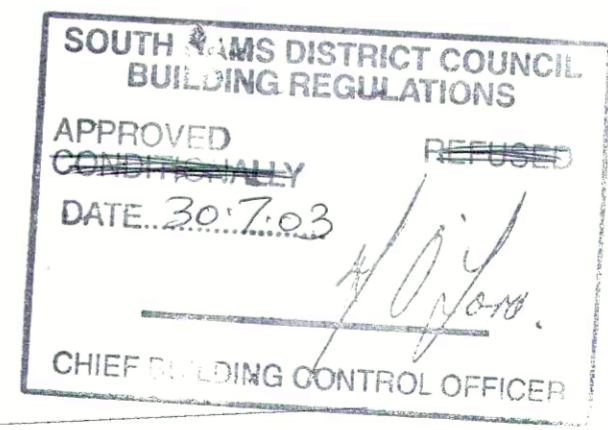
38mm basin wastes with deep seal traps to discharge to the existing soakaway via new ALULINE Ltd. (01670 544340), 200 litre, floor standing grease converter with removable connections, below worktop. Grease converter to have . All to discharge to 100mm stub stack with air admittance valve.

100mm underground foul drainage to have flexible joints and where passing under building to be encased in granular material and be protected with pcc lintels where passing through walls.

100mm rw gutters and 63mm downpipes to match the existing to discharge to the existing rw system via new rw gullies.

NB.

Electrical layout by others.



rev a june 2003 pre tender revisions

REV	DATE	DESCRIPTION

JOE
Venus Cafe,
Ferry Steps,
East Portsmouth.

TITLE
Ground Floor Plan.

SCALE
1:50.

DRAWING N°
0254 10a.

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