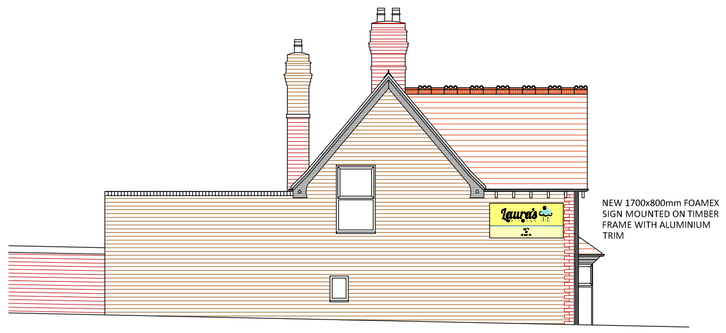


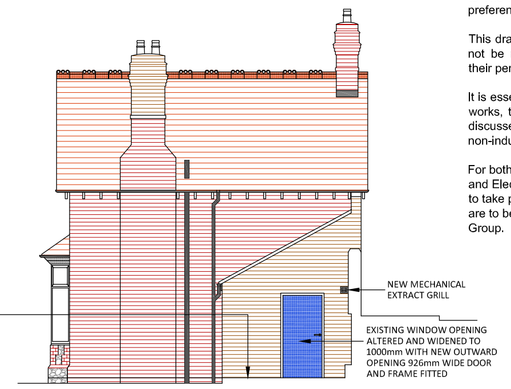
WEST ELEVATION
(1:100)



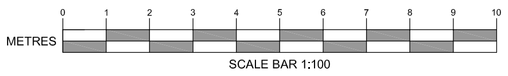
SOUTH ELEVATION
(1:100)



EAST ELEVATION
(1:100)



NORTH ELEVATION
(1:100)

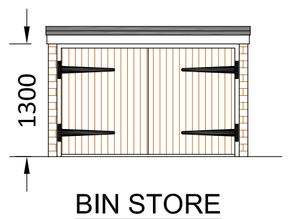


NOTES:
All dimensions to be checked on site and any discrepancy notified to The Martin Ralph Group. Written dimensions are to be used in preference to scaled dimensions.

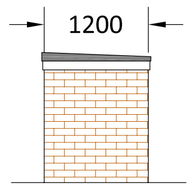
This drawing is the property of The Martin Ralph Group and must not be reproduced, in part or whole, or deviated from, without their permission.

It is essential that prior to commencement and during construction works, the contractor reviews the drawings and specification and discusses with the practice any inconsistencies, anomalies, non-industry standard features or other concerns.

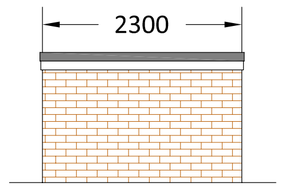
For both pricing and construction purposes Structural, Mechanical and Electrical Engineers designs, calculations and sizes etc are to take preference over the layout drawings. Any discrepancies are to be brought to the immediate attention of The Martin Ralph Group.



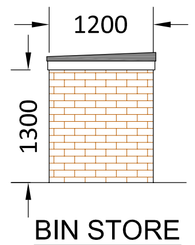
BIN STORE
SOUTH ELEVATION
(1:50)



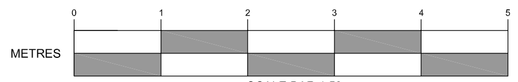
BIN STORE
WEST ELEVATION
(1:50)



BIN STORE
NORTH ELEVATION
(1:50)



BIN STORE
EAST ELEVATION
(1:50)



NOTES

Upgrading Thermal elements
Roof - to be insulated within the roof space with 250mm thick fibre glass quilt between ceiling joists to provide minimum 0.16W/m²K U-Value. Minimum 50mm air gap to be left at eaves to provide adequate ventilation to rafters.

Walls - to be retrospectively fitted with proposed new Instafibre Yellow Wool Cavity Wall Insulation to achieve a minimum U-value of 0.55W/m²K. All to be installed by approved contractors and in complete accordance with the manufacturers recommendations.

Windows - to be removed and replaced with PVCu double glazing to provide minimum average U-Value of 1.8W/m²K or minimum Window Energy Rating Band C. Window manufacturer to provide written confirmation of compliance. New windows to comprise thermally broken PVCu framed units incorporating minimum 8000mm² trickle ventilation, stainless steel screw fixed into existing brickwork. Opening sashes to be top or side hung thermally broken PVCu with shoot bolt locking, locking handles and friction stays. All frames to be sealed around with clear silicone mastic. Glazing to comprise hermetically sealed double glazed units comprising Low-E glass and argon filled void.

Compartmentation
New studwork to be installed to enclose stairs comprising 75 x 50mm softwood studs with 75 x 50mm head plates, base plates and noggings, with 75mm mineral wool within the void and lined with 12.5mm skimmed plasterboard both sides providing minimum 30 minute fire resistance. New fire door to comprise ply finished 44mm thick 30 minute fire door and frame with intumescent strips and overhead self-closing device.

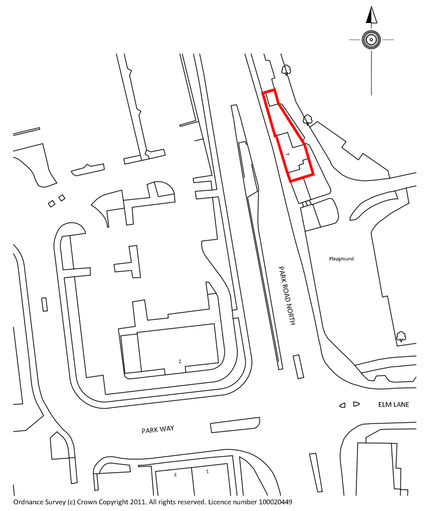
Accessible WC
The existing accessible WC to be retained and modified to allow external access byt relocating the basin and one handrail. The existing window shall be removed with opening widened and cavity wall beneath removed to form 1000mm wide door opening, with Catnic lintel over and cavities closed with thermabate or similar closers. New door to be 926mm wide outward opening solid door with DDA lever lock and indicator.

Studwork Door Infill
Studwork infill to comprise 100 x 50mm softwood studs at 400mm centres, with 100 x 50mm head plates, base plates and noggings, with 100mm mineral wool within the void and lined with 12.5mm skimmed plasterboard both sides.

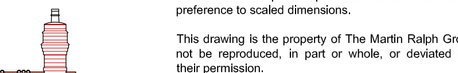
Wastes
32mm plastic waste from existing basin and trap to be run around walls and connect to existing. New sink to be fitted with plastic bottle trap and connected to existing waste outlet in 40mm plastic waste pipe.

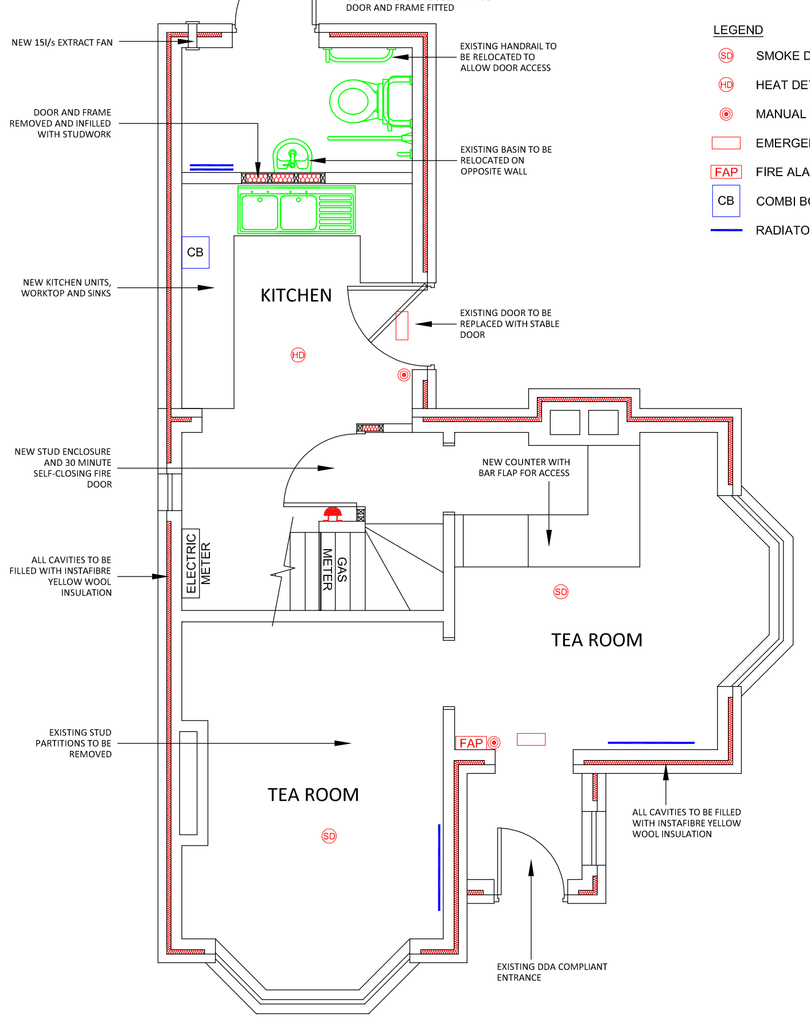
Extract Ventilation
New mechanical extract vent to be installed within the WC, to be 15 litres/second extract rate, ducted through the existing cavity wall in 100mm rigid plastic duct with plastic extract grill.

Bin Store
New bin store to comprise single leaf faced brickwork walls with timber framed, ledged and braced side hung double doors and frame with 2no. 600mm T hinges per leaf. Roof to comprise 100 x 50mm C16 joists at 400mm centres bearing on 100 x 50mm C16 plates bedded onto brickwork and held down with galvanised steel straps at maximum 2m centres and double 150x50mm timber over door opening. Roof deck to be 22mm marine grade ply on 0-50mm firrings, with bitumen felt covering, dressed over edges by 50mm.



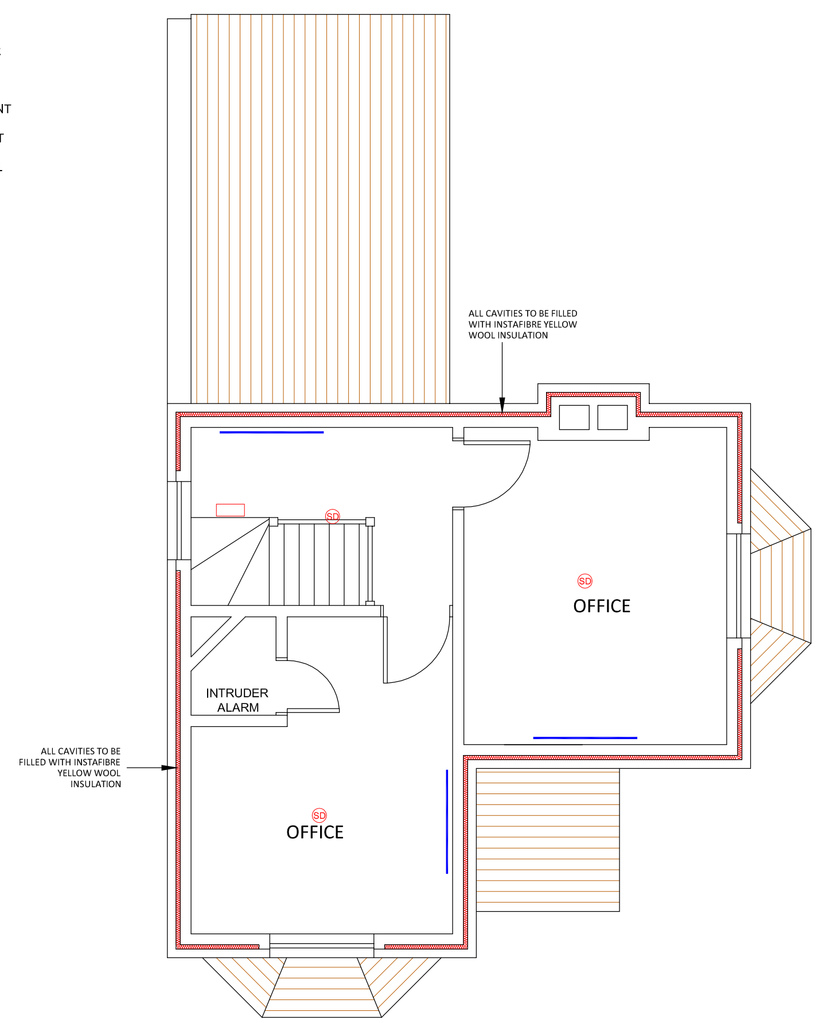
LOCATION PLAN
(1:1250)



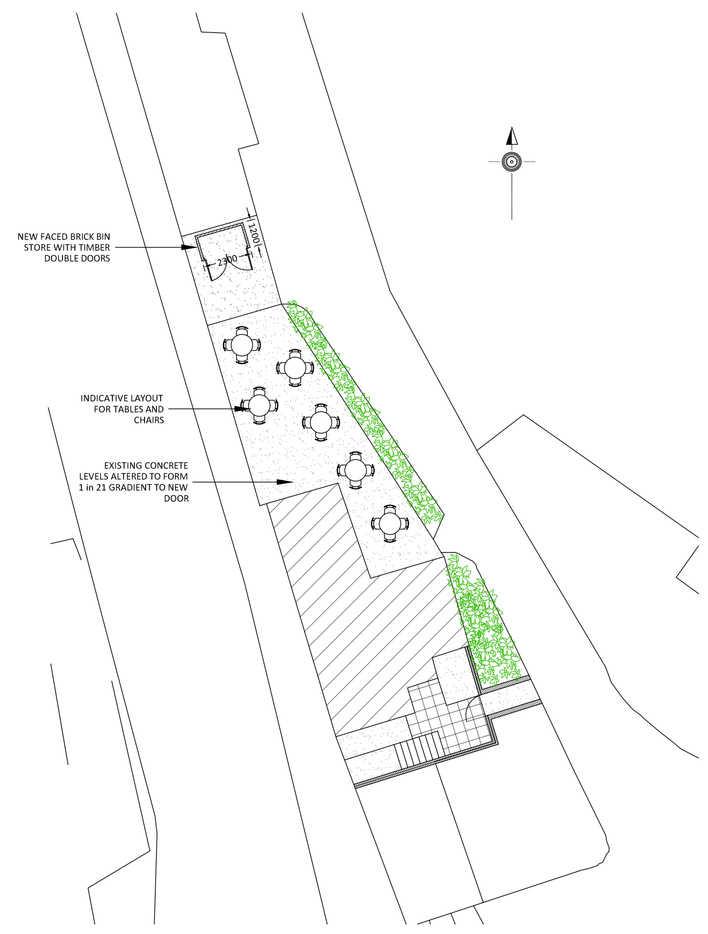


LEGEND
- SD SMOKE DETECTOR
- HD HEAT DETECTOR
- MANUAL CALL POINT
- EMERGENCY LIGHT
- FAP FIRE ALARM PANEL
- CB COMBI BOILER
- RADIATOR

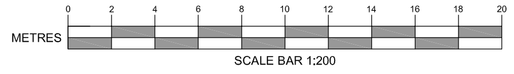
GROUND FLOOR PLAN
(1:50)



FIRST FLOOR PLAN
(1:50)



SITE PLAN
(1:200)



AMENDMENTS		DATE
C1	THERMAL INSULATION; WINDOWS; WC; LAYOUT AMENDMENTS	26.02.2012
B1	EXTERNAL SEATING & EXTRACT GRILL ADDED	07.12.2011

CLIENT
MR. J. HADLEY
102 WENDOVER ROAD
HAVANT
HAMPSHIRE
PO9 1DW

PROJECT
CONVERSION OF HOUSE TO FORM CAFE
PARK LODGE
7 PARK ROAD NORTH
HAVANT
HAMPSHIRE
PO9 1HE

DRAWING TITLE
PROPOSED PLANS & ELEVATIONS

DATE
12.11.2011

SCALE
1:50; 1:100; 1:200; 1:1250 @ A1

DRAWING No.
11/262/JR/02

REVISION
C1

THE MARTIN RALPH GROUP
CHARTERED SURVEYORS
ARCHITECTS & ENGINEERS

11 Dragoon House
Hussar Court
Brambles Business Park
Portsmouth
Hampshire
PO7 7SF

www.martinralph.co.uk
info@martinralph.co.uk

T. 023 9225 7711
F. 023 9225 7712