RUSSEN&TURNER
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COMMERCIAL PROPERTY SURVEYORS & VALUERS
BUILDING & PARTY WALL SURVEYORS
ARCHITECTURAL DESIGNERS
ESTATE AGENTS

BREAK LINE

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Surface water drainage discharges to 'Hundreds Drain' (assumed).

Concrete step.

Concrete post and metal chain link fence (perimeter).

Foul drainage water discharges to mains sewer (assumed).

Plastical coated vertical profiled metal cladding with internal blockwork leaf.

Gravel border.

Steel structure shown thus.

Roof light shown thus.

Rain water pipe (RWP) shown thus.

Metal racking shown thus.

Gravel border.

Gazebo. Size and position approximate.

Grass.

Line of change in ground finish.

Universal beams shown thus.

Circular concrete upstands.

Internal surface water manhole/inspection chamber (SWM) shown thus.

Protective padding shown thus.

Internal foul drainage manhole/inspection chamber (FWM) shown thus.

Metal stairs.

Low level metal guide rails.

Ramp.

metal storage cabinets

Boiler. Assumed gas. Flue discharging to outside.

Storage tank. Type unknown.

Plastical coated vertical profiled metal cladding with internal blockwork leaf.

HANDRAIL

Book Shelf.

Circular Shelf.

Site Office

Desk

Table

Book Shelf.

Wall mounted electrical equipment including, but no limited to, Electric isolation point.

Concrete steps.

Drainage channel.

Low level metal guide rails.

Emergency exit (EE) door shown thus.

Boxing.

Kitchen

Table

Table

Table

Worktop.

Under counter fridge.

Window shown thus.

Concrete stairs.

Concrete wall.

slope

Female toilet

Male toilet

Boxing.

Boxing.

Circular hand washing station.

WC shown thus.

Urinal shown thus.

Drainage channel.

Hand rail above concrete wall.

Worktop

Fridge.

Sink.

Hand dryer.

Hand dryer.

Concealed services.

Flat roof over; top approx. 2600mm above internal floor level.

Store

Basin.

Metal Stairs.

Flat roof over Site Office, Kitchen, W.C's and Store. Top of flat roof/deck approx. 2900mm above internal floor level. Equipment located on the flat roof deck includes (but no limited) wall mounted gas fired boiler, hot water cylinder, air compressor and air dryer.

Recycling compactor. Size approx.

Plastical coated vertical profiled metal cladding with internal blockwork leaf.

Turntable stretch wrapping machine. Size approx.

Guard rail.

Drainage channel.

Concrete post.

Hand rail.

Guard rail.

Wall mounted electrical equipment including, but no limited to, mains isolator. All equipment located with metal cage.

Metal cupboard shown thus.

Wall mounted electrical equipment including, but no limited to, Electric isolation point, voice processing system, A/C distribution board and phone system.

Low level storage shown thus.

Filing cabinet.

Desk

Desk

Desk

Desk

Desk

Desk

Desk

Moveable TV.

Boxing.

Boxing.

Window shown thus.

Cavity wall construction with brickwork outer leaf.

Printer shown thus.

Radiator shown thus.

Cavity wall construction with brickwork outer leaf.

Reception desk.

Sofa.

Cavity wall construction with brickwork outer leaf.

Curved window shown thus.

Brick weave.

Brick weave.

Main entrance doors.

Concrete bollard shown thus.

Female toilet

Male toilet

EXISTING PARTIAL FLOOR PLAN
SCALE: 1:100

FLOOR PLAN LEGEND

- OFFICE AREA
- WAREHOUSE
- KITCHEN AREA
- TOILETS
- STORAGE AREA
- MEETING ROOM
- CIRCULATION AREA

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DIMENSIONS MUST NOT BE SCALED FROM THE DRAWINGS. ALL DIMENSIONS ARE APPROXIMATE. THIS DRAWING HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION PURPOSES.

OTHER THAN ASSUMED DRAINAGE RUNS, MINIMAL OTHER SERVICES HAVE BEEN SHOWN, HOWEVER, SERVICES ARE PRESENT THROUGHOUT THE BUILDING AND ACROSS THE SITE.

THE SURFACE WATER AND FOUL DRAINAGE LAYOUT/SYSTEM SHOWN IS BASED ON HISTORIC DRAWINGS SUPPLIED BY THE CLIENT. NO DRAINAGE SURVEY HAS BEEN UNDERTAKEN AND THE DRAINAGE ARRANGEMENT SHOWN (INCLUDING ALL SUPPORTING NOTES) IS INDICATIVE ONLY AND MUST NOT BE RELIED UPON.

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In cases where door, wall or window positions, along with internal or external services, are depicted, this sizes and locations are for guidance only. Wall types, or construction methods, can significantly vary across a property/building, and any existing walls featured on the plans should be assumed to be of differing types and thickness's.
If above or below-ground services are depicted on this drawing, it is important to recognise that the representation of these services and their positions should be regarded as indicative and not comprehensive. It is highly likely that additional services exist. Similarly, while specific details of external soft or hard landscaping may not be provided, assume that elements such as surrounding paths, roads, vegetation, and the like, in proximity to the designated work area(s), are present.
Positions of boundary lines, trees, on-site levels, manhole/inspection chamber locations, etc., are presented solely for guidance. In the event this drawing is intended for construction purposes, on-site "setting out" checks must be conducted to ensure accuracy. These checks should be completed before any work is initiated
Typically, when a measured survey is performed for the purpose of creating drawings, certain areas may be inaccessible. Consequently, anyone intending to carry out work must satisfy themselves that all necessary checks have been conducted before commencing any work.
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Revision : Date :

Drawing Status: PLANNING

Russen & Turner
17 High Street
Kings Lynn
Norfolk
PE30 1BP

Phone: 01553 768256

Client:
LC Packaging UK Ltd

Address :
Bridge Road,
Long Sutton,
Spalding,
Lincolnshire,
PE12 9EF.

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Existing Partial Floor Plan

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