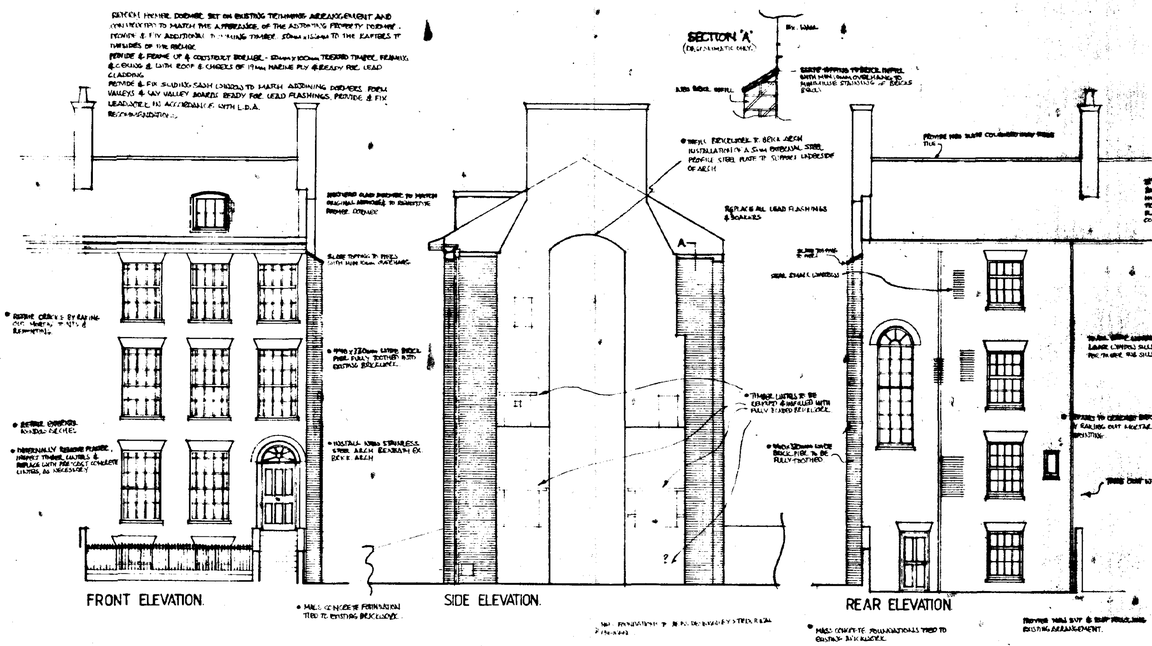


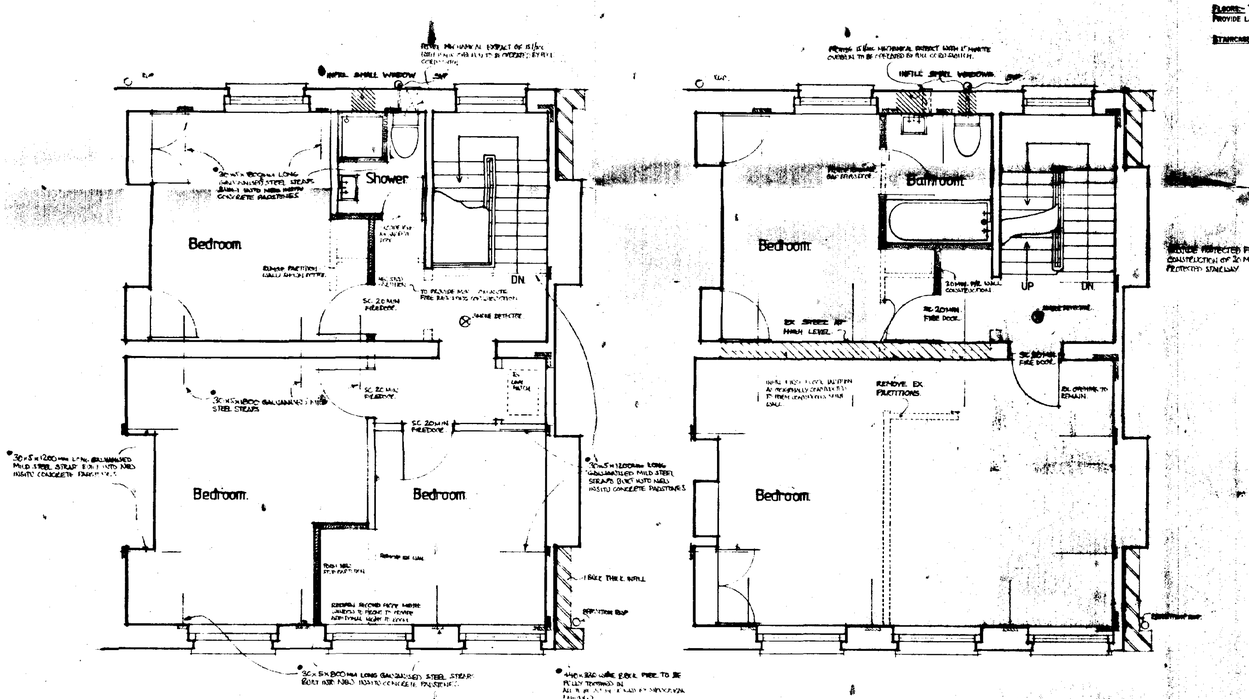





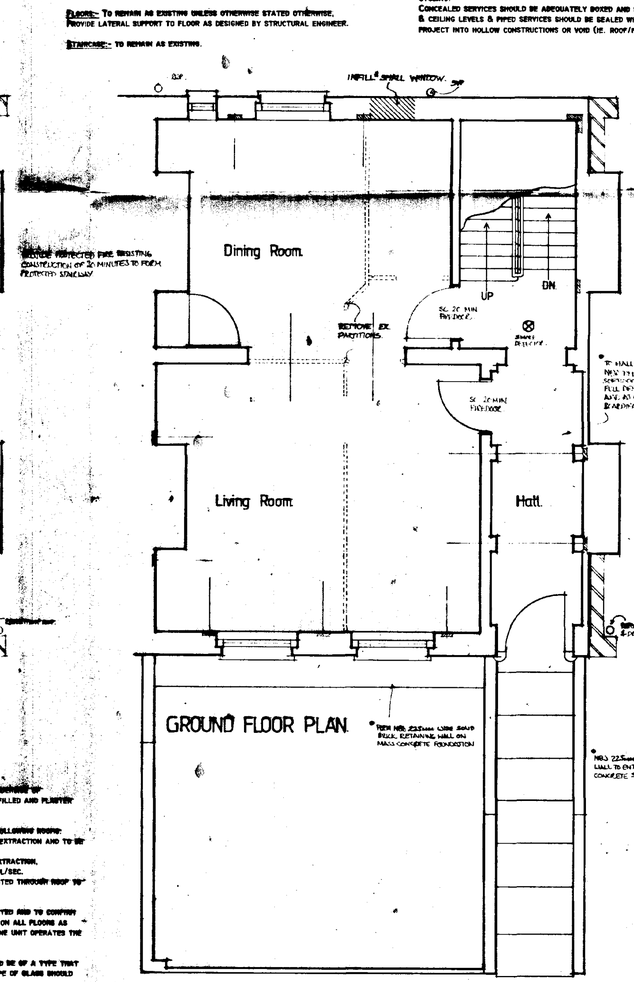


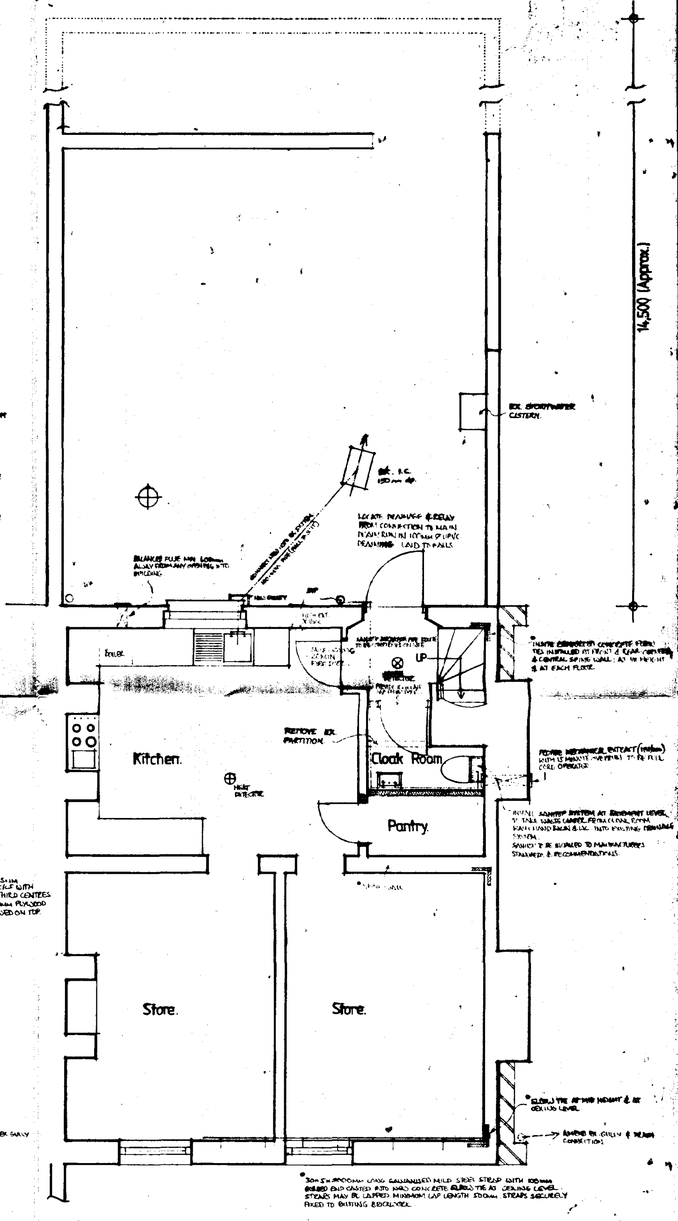


**BRICKWORK.**

**INSPECTION CHAMBERS:-** AS EXISTING.

**FOUL DRAINS:-** TO BE 100mm DIAMETER PIPES WITH FLEXIBLE JOINTS LAID TO (MAX.) 1:40 FALLS. PROTECTION TO DRAIN PIPES TO BE CARRIED OUT:
*WHERE DRAIN RUN PASSES THROUGH EXTERNAL WALLS PROVIDE LINTEL SUPPORT OR SIMILAR OVER WITH 50mm CLEARANCE GAP AROUND PIPE AND SUITABLE MASKING BOARDS TO COVER THE CLEARANCE GAPS INTERNALLY AND EXTERNALLY.
*WHERE DRAIN RUN PASSES UNDER NEW BUILDING WRAP IN 100mm FIBREGLASS AND POLYTHENE AROUND AND SURROUNDED IN 150mm CONCRETE. MOVEMENT JOINTS TO BE FORMED WITH COMPRESSIBLE MATERIAL TO CORRESPOND WITH THE JOINTS IN THE PIPES.
*WHERE DRAINS ARE SUBJECT TO VEHICULAR LOADING PROVIDE REINFORCED CONCRETE RAFT OVER AND ON 100mm (min) GRANULAR FILL BETWEEN RAFT AND PIPE.
ALTERNATIVE DRAINAGE SYSTEM TO BE OF SOIL QUALITY P.V.C. PATENT DRAINAGE SYSTEM LAID TO MANUFACTURERS RECOMMENDATIONS.

**STORM DRAINS:-** AS EXISTING.

**INTERNAL DRAINAGE:-** PROVIDE ANTI-SYPHONIC TRAPS AND WASTE OUTLETS OF THE FOLLOWING SIZES:-

| | | |
|---|---|---|
| SINK | 38mm WASTE, | 75mm TRAP. |
| BASIN | 32mm WASTE, | 75mm TRAP. |
| BATH | 38mm WASTE, | 75mm TRAP. |
| W.C. | 110mm WASTE, | 50mm SEAL. |
| SHOWER | 42mm WASTE, | 75mm TRAP. |

(SHOWER TRAP TO BE FULLY ACCESSIBLE)
ALL APPLIANCES TO CONNECT INTO S.V.P. OR B.I.B. AS SHOWN ON PLAN.

**SOIL VENT PIPE:-** TAKE DOWN EXISTING AND REPLACE IN CAST IRON REWORKING JUNCTIONS, HOLES THROUGH WALLS, JUNCTION WITH DRAINS ETC..

**RAINWATER GOODS:-** TAKE DOWN AND REMOVE ALL DEFECTIVE RAINWATER GOODS, PROVIDE NEW CAST IRON GUTTER IN EXISTING LOCATIONS AND COMPLETE WITH ALL OUTLETS, BENDS, STOP ENDS AND FIXING BRACKETS, SWAN NECKS AND SHOES TO DISCHARGE INTO RAINWATER DRAINAGE SYSTEM.

**TIMBERWORK.**

**WINDOWS AND DOORS:-** EXISTING UNITS REPAIRED & FITTED WITH TRICKLE VENTILATORS TO GIVE 4000mm² TRICKLE VENTILATION (8000mm² TO HABITABLE ROOMS).
WINDOWS AND DOORS TO BE SET ON D.P.C. AND PROVIDE VERTICAL D.P.C..

**ARCHITRAVE:-** ALL DOORS ABUTTING WALLS AT RIGHT ANGLES TO HAVE A FULL ARCHITRAVE AT ABUTMENTS.

**STUD PARTITIONS:-** TO BE 100*50mm TREATED TIMBERS AT 600mm CENTRES WITH 12.5mm PLASTERBOARD TO BOTH SIDES AND ON 75mm SOLE PLATE. INFILL PARTITIONS WITH INSULATION TO PROVIDE SOUND REDUCTION WHERE SHOWN.

**FLOORS:-** TO REMAIN AS EXISTING UNLESS OTHERWISE STATED OTHERWISE. PROVIDE LATERAL SUPPORT TO FLOOR AS DESIGNED BY STRUCTURAL ENGINEER.

**STAIRCASE:-** TO REMAIN AS EXISTING.

**HEATING.**

**GAS BOILER (BALANCED):** PROVIDE GAS FIRED BOILER WITH A (MAX) OUTPUT OF 45KW AND FITTED WITH BALANCED FLUE. FLUE TO BE STAINLESS STEEL PATENT FLUE DISCHARGING THROUGH WALL TO EXTERNAL AIR AND FITTED WITH A TERMINAL GUARD. BALANCED FLUE TO BE A (min) 600mm AWAY FROM ANY OPENING INTO THE BUILDING.

**HEATING SYSTEM:** COMPRISING OF GAS FIRED BOILER WITH RADIATORS WITH THERMOSTATIC CONTROL. ALL RADIATORS TO HAVE THERMOSTATIC RADIATOR VALVES (TRV'S) TO GIVE SUITABLE ZONE CONTROL HEATING.
SPACE HEATING SYSTEM TO BE FITTED WITH A BOILER INTERLOCK TO ENSURE GAS FIRED HOT WATER CENTRAL HEATING SYSTEM CONTROLS SWITCH BOILER OFF WHEN THERE IS NO DEMAND FOR HEAT TO AVOID UNNECESSARY BOILER CYCLING.
CONCEALED SERVICES SHOULD BE ADEQUATELY BOXED AND SEALED AT FLOOR & CEILING LEVELS & PIPED SERVICES SHOULD BE SEALED WHERE THEY PROJECT INTO HOLLOW CONSTRUCTIONS OR VOID (IE. ROOF/FLOOR VOIDS).

**ENTRANCE NOTES.**

*ALL CONSTRUCTION TO H.M.B.C. STANDARDS AND TO COMPLY WITH BUILDING REGULATIONS AND THE CURRENT CODES OF PRACTICE.
*ALL SIZES SHOWN ARE EXCLUDING PLASTER I.E. BRICK, BLOCK AND STUD FACES.
*FLOOR FINISHES ARE TO BE NEGOTIATED.
*JOISTS OR STRUCTURAL MEMBERS MUST NOT BE NOTCHED FOR SERVICES WITHOUT AGREEMENT AND ALL MUST BE PRESSURE TREATED AGAINST INFESTATION AND ROT, TANALISED OR EQUAL. IF NOTCHING IS AGREED IT MUST BE IN ACCORDANCE WITH M.H.B.C. STANDARDS.
*SITE AND FORMATION OF GROUND ASSUMED BY THIS DRAWING TO BE LEVEL AND SPECULATED CAPABLE OF SUPPORTING BUILDING IN ACCORDANCE WITH THE ARRANGEMENT SHOWN, TO BE TO LOCAL AUTHORITY APPROVAL.
*STRUCTURE AND STRUCTURAL MEMBERS TO BE JUDGED AND CALCULATED BY STRUCTURAL ENGINEER IF REQUIRED AND AMPLIFIED OR MODIFIED BY REQUIREMENTS IF NECESSARY FOR STABILITY AND SUPPORT.
*HEATING, ELECTRICAL AND PLUMBING ARRANGEMENTS TO BE DESIGNED AND INSTALLED BY APPROVED SPECIALIST CONTRACTORS TO SATISFY CODES OF PRACTICE AND REGULATIONS LAID DOWN BY I.E.E., INSTITUTE OF HEATING AND PLUMBING ENGINEERS AND LOCAL BYELAWS OR AUTHORISED SPECIFICATION.
*THE USE AND INSTALLATION OF ALL MATERIALS, GOODS AND EQUIPMENT AND THE PREPARATION FOR AND THE USE OF DECORATIVE APPLICATIONS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND LIMITATIONS IRRESPECTIVE OF ANY NOTES CONTAINED UPON THIS DRAWING.
*THIS DRAWING IS ONLY FOR USE IN CONJUNCTION WITH THE SITE REFERRED TO AND CONTAINED UPON THE LOCATION PLAN.

**WALLS.**

**EXTERNAL WALLS:-** TO CONSIST OF NEW/RE-FACING BRICKS (TO MATCH EXISTING).
PROVIDE STAINLESS STEEL WALL TIES TO BS1243: 1978 OR OTHER ACCEPTABLE STANDARD CERTIFICATION TO EXTERNAL WALLS AT (MAX.) 450mm CENTRES VERTICALLY AND 300mm VERTICALLY AT UNBONDED JAMBS AND (MAX.) 900mm CENTRES HORIZONTALLY.
WHERE NEW WALL ABUTS EXISTING PROVIDE PIRTEX OR EQUAL WALL STARTERS AND INJECTED VERTICAL D.P.C..

**D.P.C.:-** PROVIDE HYLOAD OR EQUAL D.P.C. AT FLOOR LEVEL AND VERTICALLY AT OPENINGS. PROVIDE D.P.C. UNDER SILLS.

**CONCRETE.**

**FOUNDATIONS:-** TO BE AS DESIGNED BY STRUCTURAL ENGINEER.

**ROOF.**

**DORMER WINDOW:-** TO BE FORMED TO MATCH EXISTING DORMERS OR ADJACENT BUILDINGS. CHEEKS TO BE CLAD WITH LEADWORK.

**ADDITIONAL INFORMATION.**

**CEILING:-** PROVIDE 12.5mm PLASTERBOARD FIXED TO UNDERSIDE OF FLOOR/CEILING JOISTS, ALL JOINTS TO BE TAPED AND FILLED AND PLASTER SKIM FINISH.

**EXTRACTS:-** PROVIDE MECHANICAL EXTRACTS TO THE FOLLOWING ROOMS:
*BATHROOMS- MECHANICAL EXTRACT TO GIVE 15L/SEC EXTRACTION AND TO BE OPERATED BY PULL CORD SWITCH.
*KITCHEN- COOKER HOOD EXTRACT TO GIVE 30L/SEC EXTRACTION, ALTERNATIVELY USE MECHANICAL EXTRACT TO GIVE 60L/SEC.
ALL EXTRACTS TO BE WALL MOUNTED OR CEILING MOUNTED THROUGH ROOF TO TILE VENT WITH INSULATED DUCTING.

**SMOKE ALARMS:-** TO BE SELF CONTAINED MAINS OPERATED AND TO CONFORM TO BS5446: PART 1. SMOKE ALARMS TO BE PROVIDED ON ALL FLOORS AS SHOWN AND INTERCONNECTED SO THAT DETECTION IN ONE UNIT OPERATES THE ALARM SIGNAL IN ALL ALARM UNITS.

**GLAZING:-** ALL GLAZING IN CRITICAL LOCATIONS SHOULD BE OF A TYPE THAT IS UNLIKELY TO CAUSE INJURY UPON IMPACT. THIS TYPE OF GLASS SHOULD BE INSTALLED TO AREAS WHERE:
*ALL GLASS LOWER THAN 1500mm ABOVE FLOOR LEVEL TO DOORS, ADJACENT SIDELIGHTS AND WINDOWS.
*ALL GLASS LOWER THAN 800mm ABOVE FLOOR LEVEL ELSEWHERE.
WHERE GLASS TO BE SAFETY TOUGHENED TO BE MANUFACTURED TO BS6206: 1981 AND TO SATISFY BUILDING REGULATIONS.

*REFER TO STRUCT. ENGINEERS DWG. 1927/01/0018-002

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 SEP 1999
Ref: 0876/99

B. BUILDING CONTROL OFFICERS INFORMATION ADDED. DEF. 31-08-99.
A. STRUCT. ENG. INFORMATION/PLAN ADDITIONS MADE. DEF. 24-08-99.

**RICHARD C.F. WAITE ARCHITECT**
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Proposed Elevations and Plans of 27 Market St, Long Sutton.
for R.J.Glover Esq.

This drawing is subject to amplification from further construction information. Any discrepancy found on drawing to be notified to Architect immediately. All foundations to be modified to suit ground conditions & structural requirements after site investigation by others. No dimensions or sizes to be scaled from this drawing. All sizes or dimensions to be checked before construction. This drawing is copyright & must not be copied without consent.

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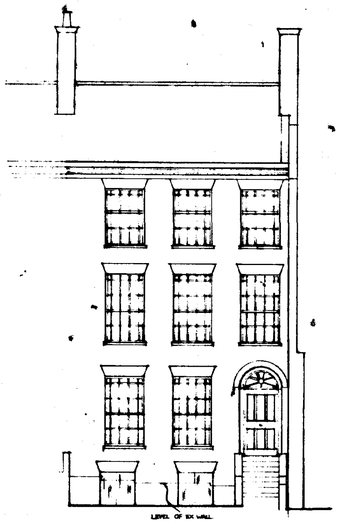
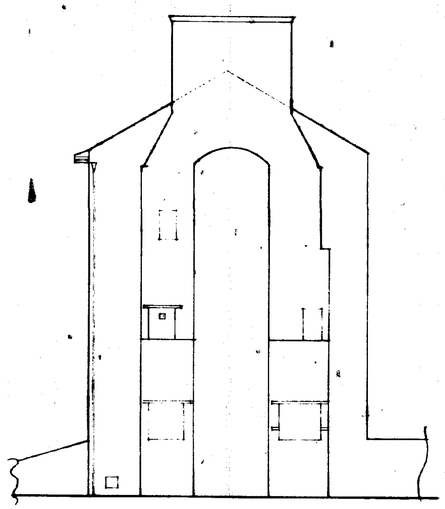
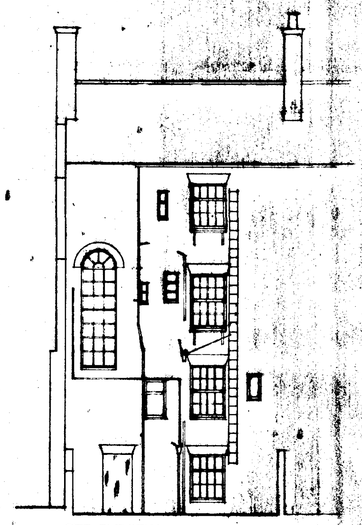
drawn DCRJ
date 20.05.99
1/757/26



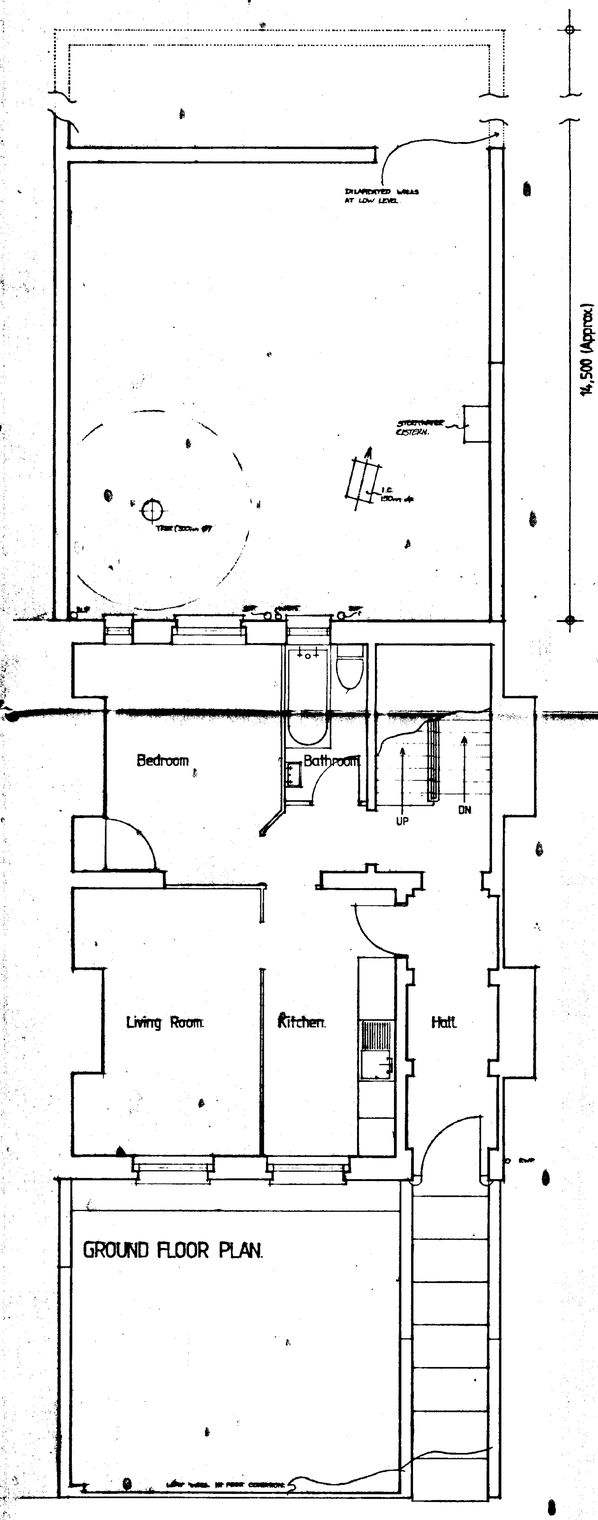
FRONT ELEVATION.



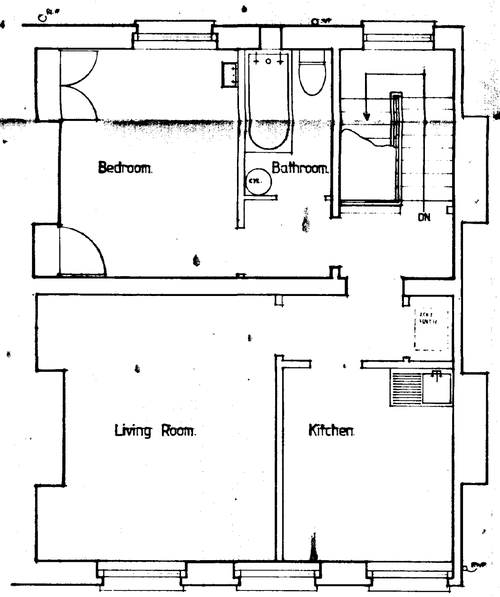
SIDE ELEVATION.



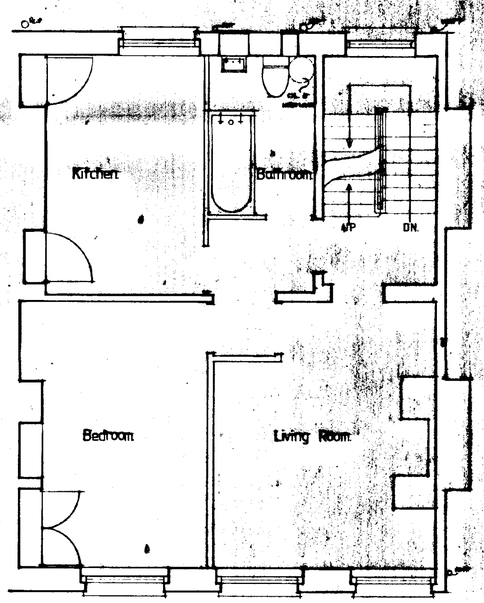
SIDE ELEVATION.



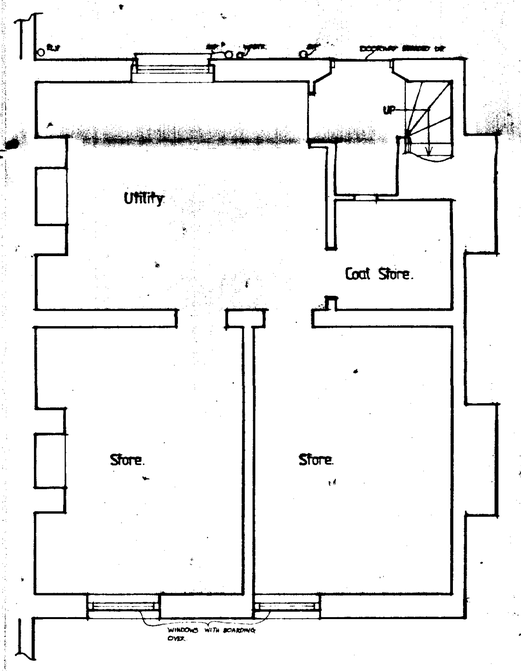

GROUND FLOOR PLAN.




SECOND FLOOR PLAN.




FIRST FLOOR PLAN.




BASEMENT FLOOR PLAN.

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-6 SEP 1989
Ref: 0876/99

A. MINOR ADJUSTMENTS MADE DCR/DJ 28.08.89

**RICHARD C.F. WAITE ARCHITECT**

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Existing Plans & Elevations of 27 Market Street, Long Sutton.

for R.J.Glover. Esq.

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Scale: 1:50/100

drawn: DCR/W

date: 06.05.89

1/757/1A