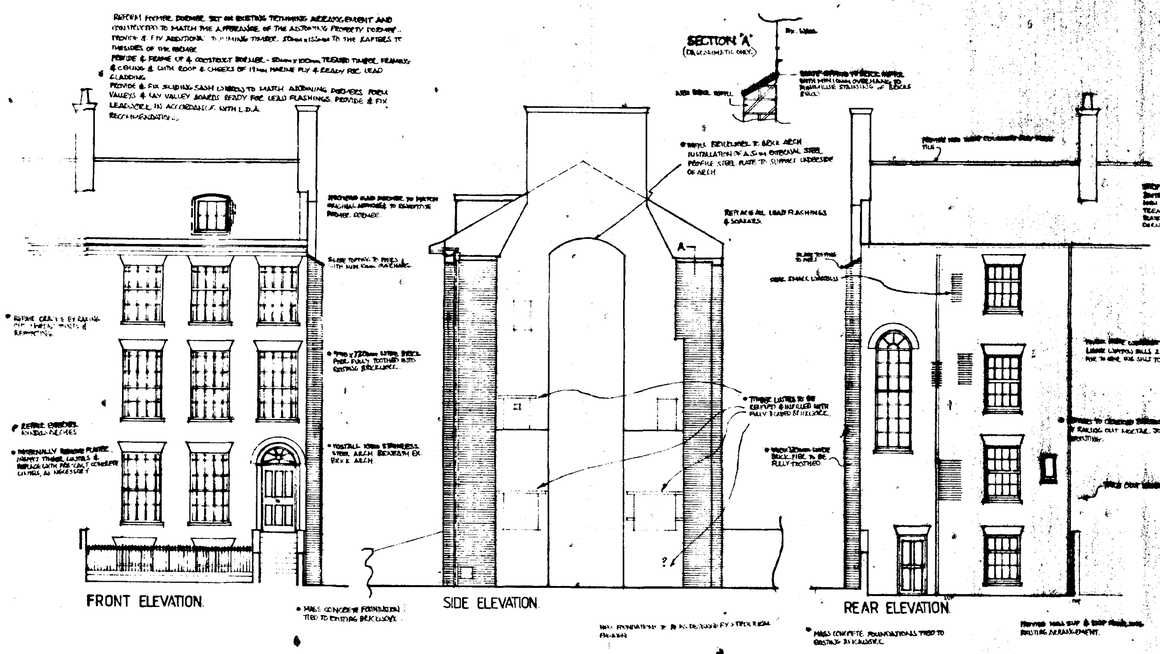
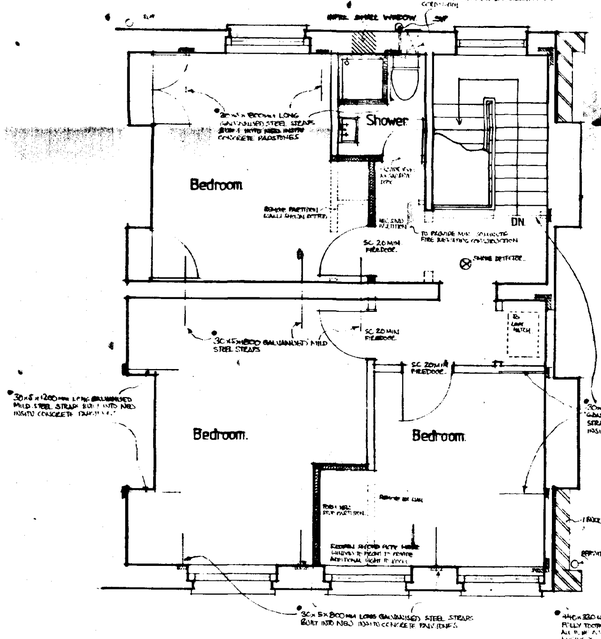




SECOND FLOOR PLAN (REFER TO SPECIALIST ENGINEERS DRAWING FOR ROOF PLAN & STRUCTURAL PROPOSALS)

FIRST FLOOR PLAN

GROUND FLOOR PLAN

BASEMENT FLOOR PLAN

GUIDANCE NOTES.

*ALL CONSTRUCTION TO N.H.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 N.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 102mm 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 FIRFIX 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 AND SKIM 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.

WEATHER.

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 DURABLE 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 OR 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.G. AS SHOWN ON PLAN.

SOIL VENT PIPE:- TAKE DOWN EXISTING AND REPLACE IN CAST IRON REMAKING 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.

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).

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 16 SEP 1999 Ref: 0877/99

REFER TO STRUCT. ENGINEERS DWG. 1927/01/001&002

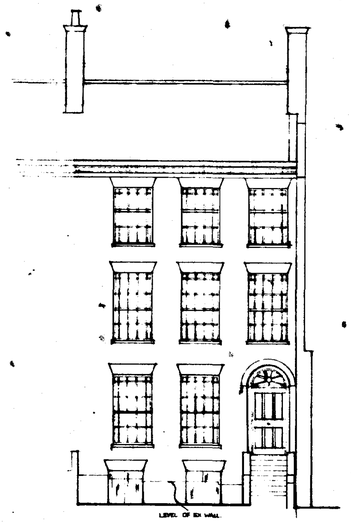
3. BUILDING CONTROL APPROVES MODIFICATION ABOVE. INSP. 21-08-99.
2. STRUCT. ENG. INFORMATION / PLAN ASSIGNMENTS MADE. INSP. 21-08-99.

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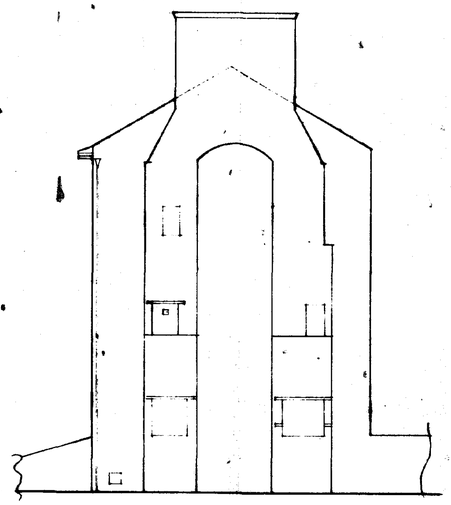
Proposed Elevations and Plans of 27 Market St, Long Sutton.
for R.J.Glover Esq.

Scale: 1:50/100
drawn: DCRW
date: 20.05.99
1/757/2B

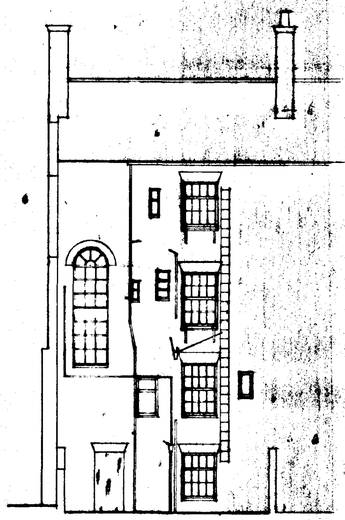
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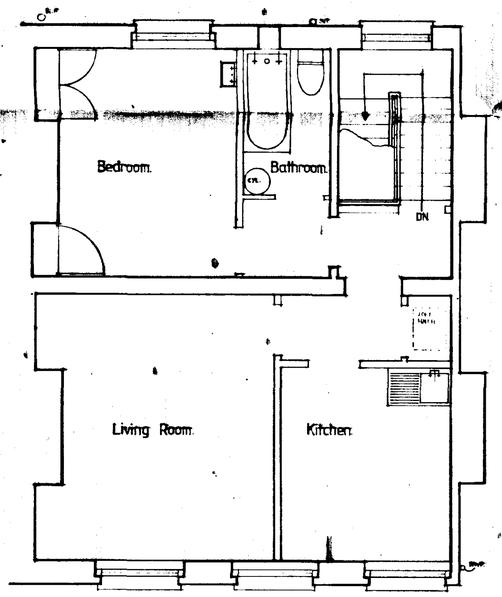
FRONT ELEVATION.



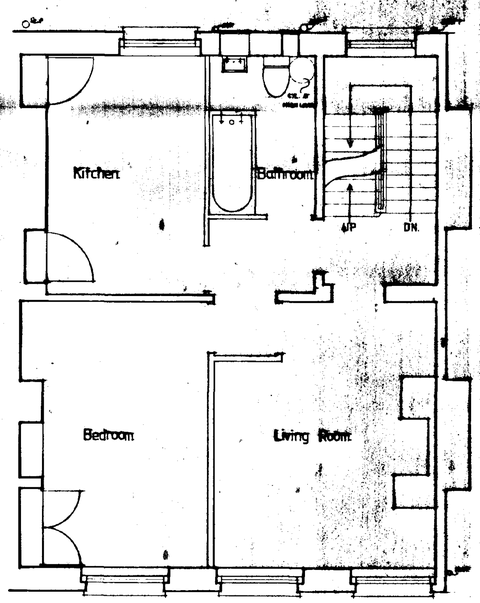
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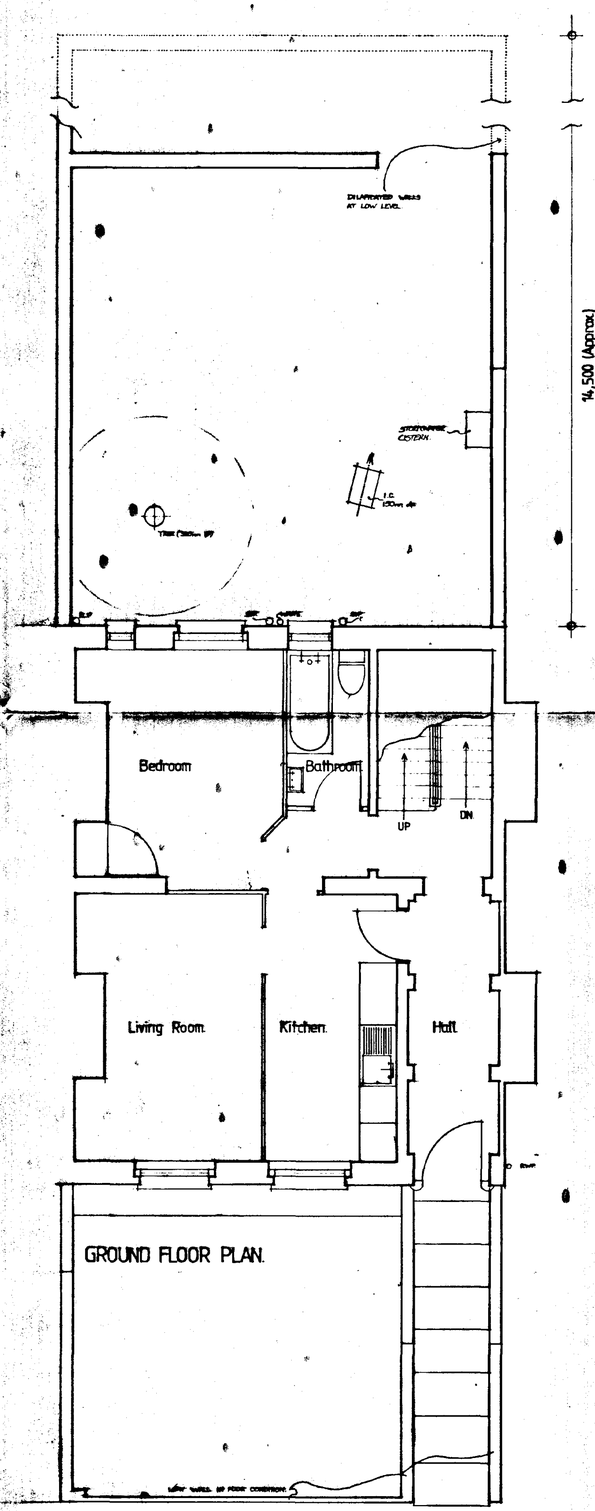
SIDE ELEVATION.



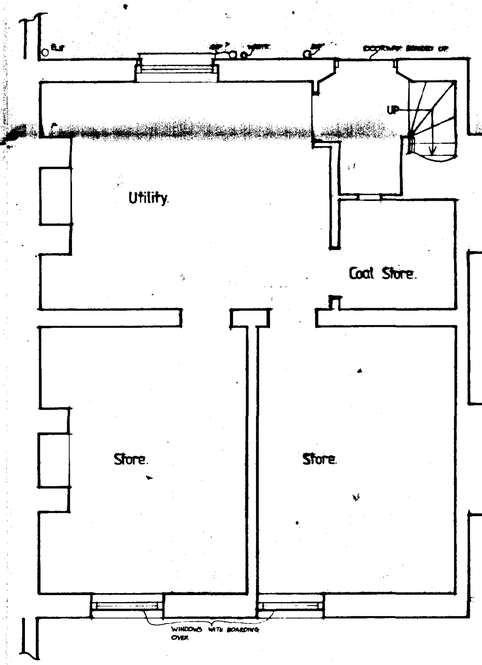
SECOND FLOOR PLAN.



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.



BASEMENT FLOOR PLAN.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 SEP 1999
Ref: 0877/99.

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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drawn: DCRW

date: 06.05.99

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