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Oglby & Limb Ltd
Chartered Architects
and Building Surveyors
671 London Road
Newark, Nottingham
NG24 1BZ
Tel: 01636 703930
Fax: 01636 703740
e-mail: design@o-l.co.uk

Client:
Ark Properties Ltd.

Project:
Proposed Conversion of Former
Fire Station at Westlode Street /
Double Street, Spalding.

Drawing Title:
Site Location Plan

Date:	June 2009	Scale:	1 : 500.
Drawn by:	CLS	Checked by:	AJO.

Drawing Number:	Rev:
A0883 - 01	

SHDC
Planning & Development
10 JAN 2011
Ref: 0012-11

RIVER WELLAND

TOWPATH

Part Of Building GF Under Separate Ownership Access Not Available "Not Surveyed"

Courtyard

Bike Store

- 1 = Commercial Bin For Restaurant
- 2 = Domestic Bin
- 3 = Domestic Bin
- 4 = Domestic Bin
- 5 = Domestic Bin

Kitchen & Ancillary Areas

FOOTPATH

DOUBLE STREET

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10 JAN 2011

Ref: 0012-11

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Ogledry & Linn Ltd

Chartered Architects
and Building Surveyors

47 London Road
Norwich, Norfolk
NR2 1JZ

Tel: 01603 202000
Fax: 01603 202001
e-mail: enquiries@o&l.co.uk

O&L

Client:

Ark Properties Ltd.

Project:

Proposed Conversion of Former
Fire Station at Westside Street /
Double Street, Spalding.

Drawing Title:

Existing GF Layout

Date:

June 2008

Scale:

1 : 100.

Drawn by:

CLS

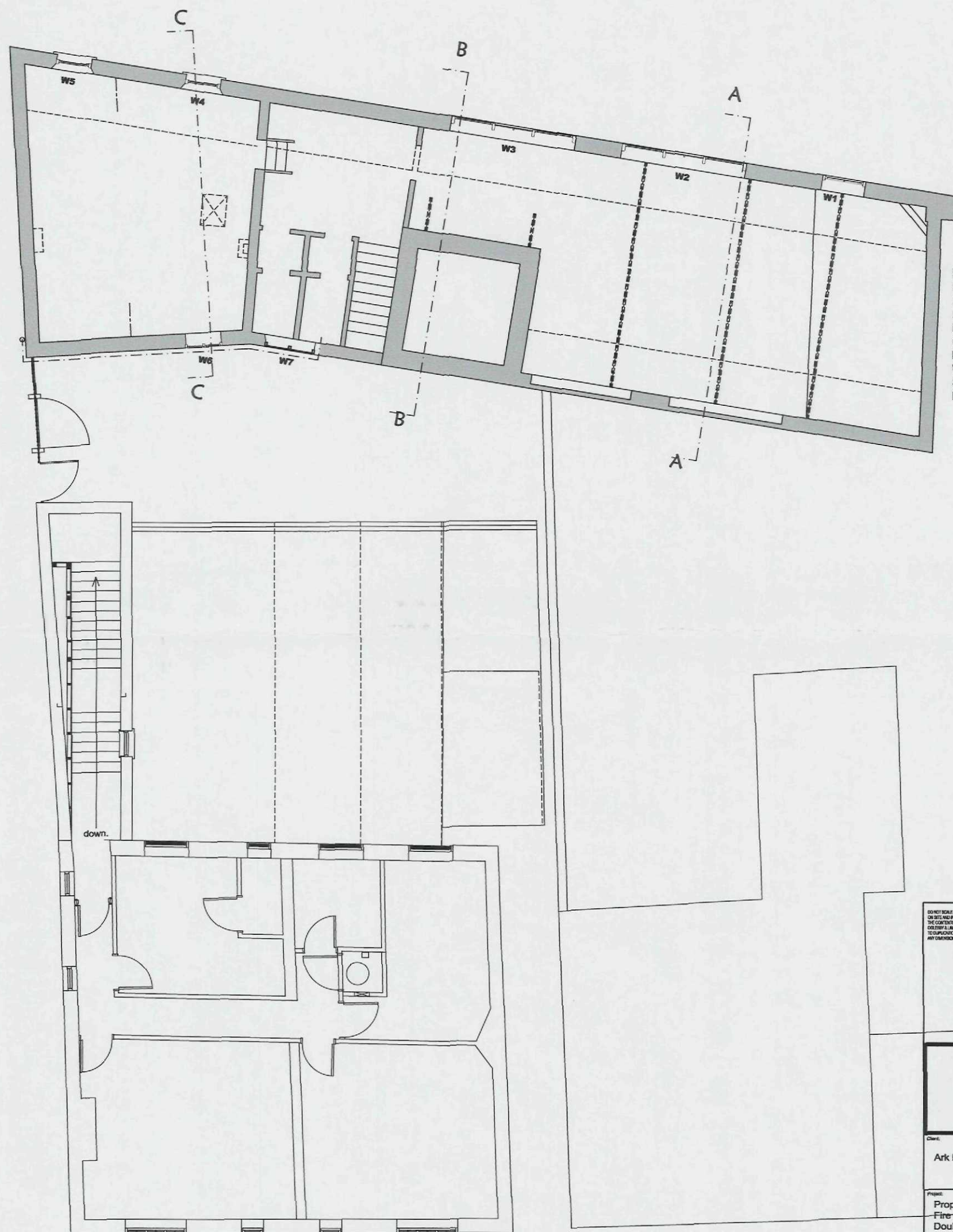
Checked by:

AJO.

Drawing Number:

A0883 - 02

Rev:



Part Of
Building FF
As A Flying
Freehold
Extending
Over
Property
Under A
Seperate
Freehold.

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Chartered Architects
and Building Surveyors
67 London Road
Newark, Nottingham
NG24 1RZ
Tel: 01636 703300
Fax: 01636 703300
e-mail: design@o-l.co.uk

O&L

Client:
Ark Properties Ltd.

Project:
Proposed Conversion of Former
Fire Station at Westside Street /
Double Street, Spalding.

Drawing Title:
Existing First Floor Layout

Date: June 2009 Scale: 1 : 100.
Drawn by: CLS Checked by: AJO.

Drawing Number:
A0883 - 03

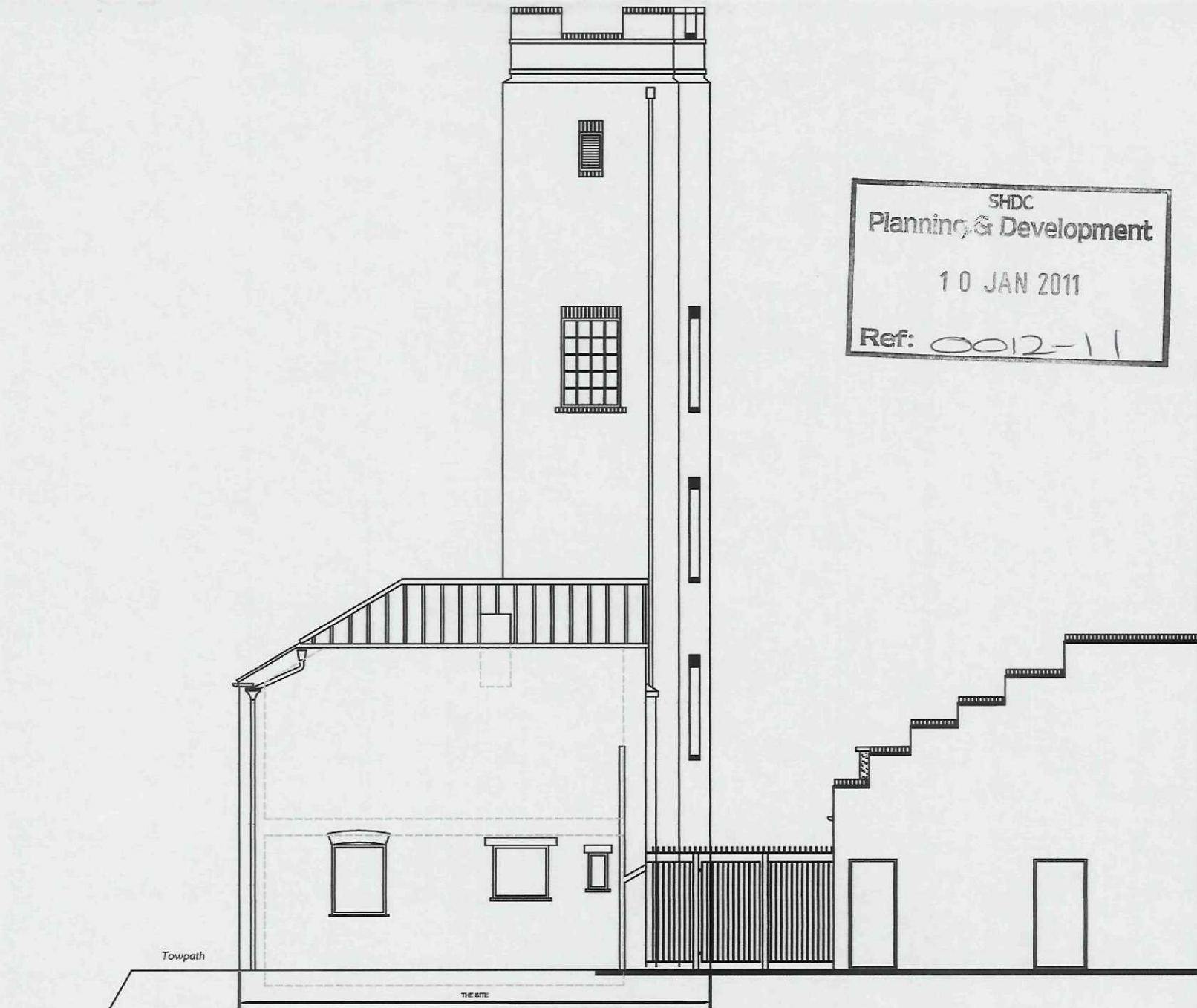
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Rear Elevation To
River Welland



Elevation To Cycleway / Footway Link

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10 JAN 2011
Ref: 0012-11

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Ogleby & Limb Ltd
Chartered Architects
and Building Surveyors
47 London Road
Newark, Nottingham
NG24 1EL
Tel: 01636 703830
Fax: 01636 703740
e-mail: design@o-l.co.uk

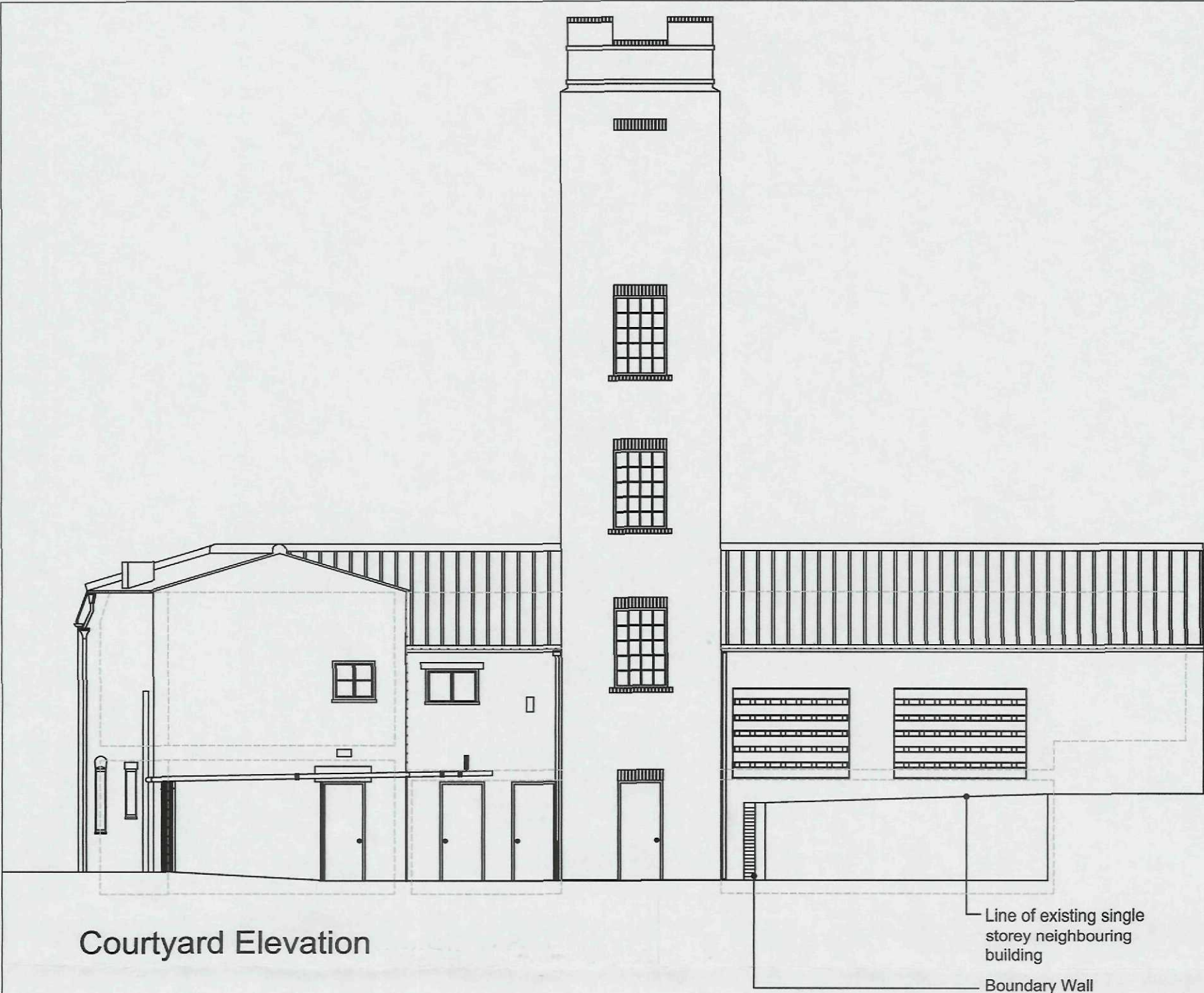
Client:
Ark Properties Ltd.

Project:
Proposed Conversion of Former
Fire Station at Westside Street /
Double Street, Spalding.

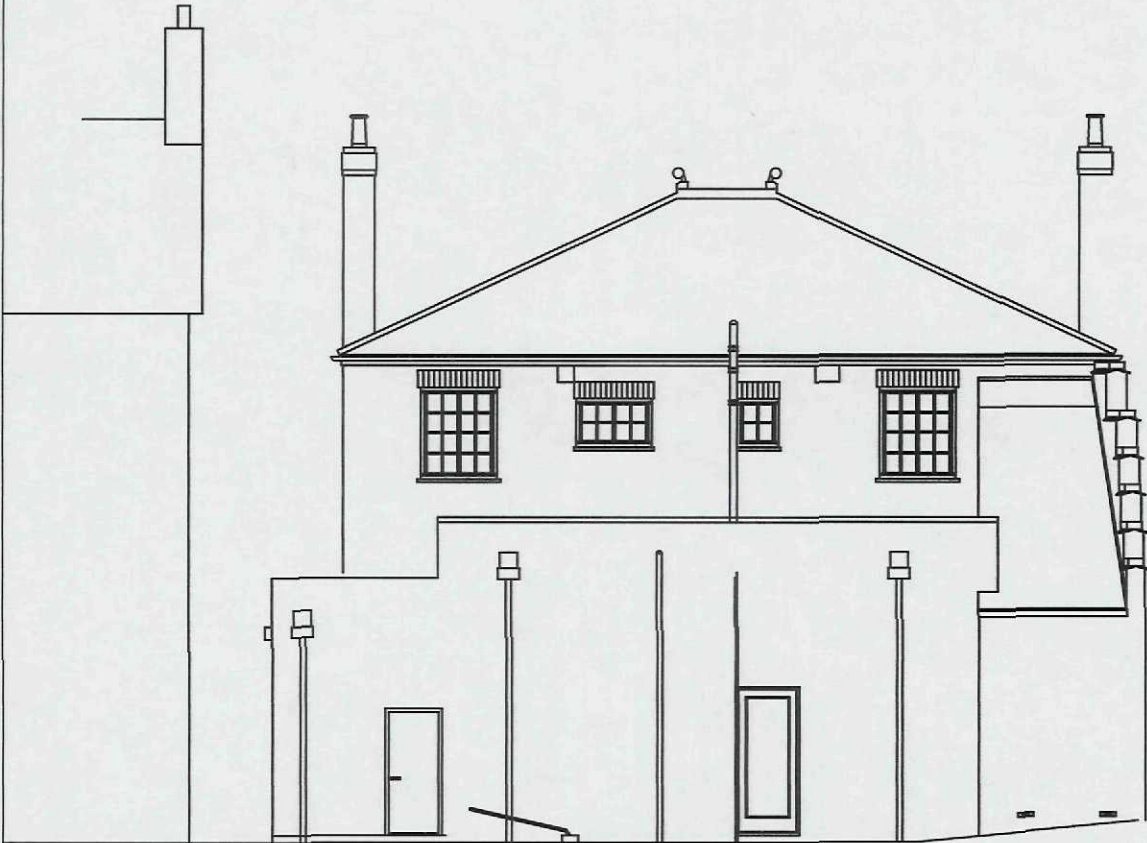
Drawing Title:
Existing Side And Rear
Elevations.
Side (Facing Walkthrough)
Rear (Facing Waterway)

Date: June 2009 Scale: 1 : 100.
Drawn by: CLS Checked by: AJO.

Drawing Number:
A0883 - 04



Courtyard Elevation



Elevation of rear of restaurant facing site.

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Planning & Development
10 JAN 2011
Ref: 0012-11

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Oglesby & Limb Ltd
Chartered Architects
and Building Surveyors
47 London Road
Newark, Notts
NG24 1BE
Tel: 01456 705100
Fax: 01456 705190
e-mail: design@o-l-ltd.co.uk



Client:
Ark Properties Ltd.

Project:
Proposed Conversion of Former
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Double Street, Spalding.

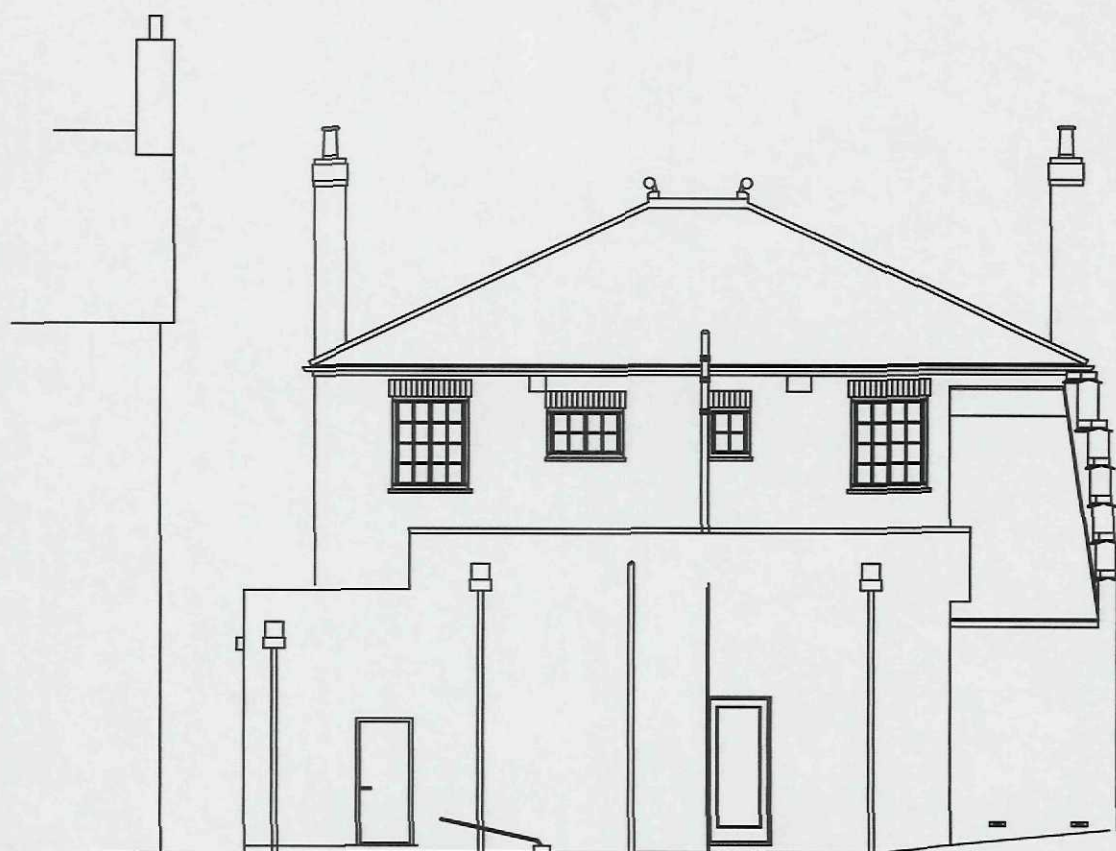
Drawing Title:
Section Through Tower And
Courtyard Elevation.

Date:	June 2009	Scale:	1 : 100.
Drawn by:	CLS	Checked by:	AJO.

Drawing Number:	Rev:
A0883 - 05	



Elevation of Double Street



Elevation of rear of restaurant facing site.

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Ogleby & Limb Ltd

Chartered Architects
and Building Surveyors

67 London Road
Norwich, Norfolk
NR2 1JG

Tel: 01603 702030
Fax: 01603 702199
e-mail: design@o-ltd.co.uk

O&L

Client:

Ark Properties Ltd.

Project:

Proposed Conversion of Former
Fire Station at Westlode Street /
Double Street, Spalding.

Drawing Title:

Elevation From Double Street
And Elevation Of Rear Of
Restaurant Building Facing
Courtyard

Date:

June 2009

Scale:

1 : 100.

Drawn by:

CLS

Checked by:

AJO.

Drawing Number:

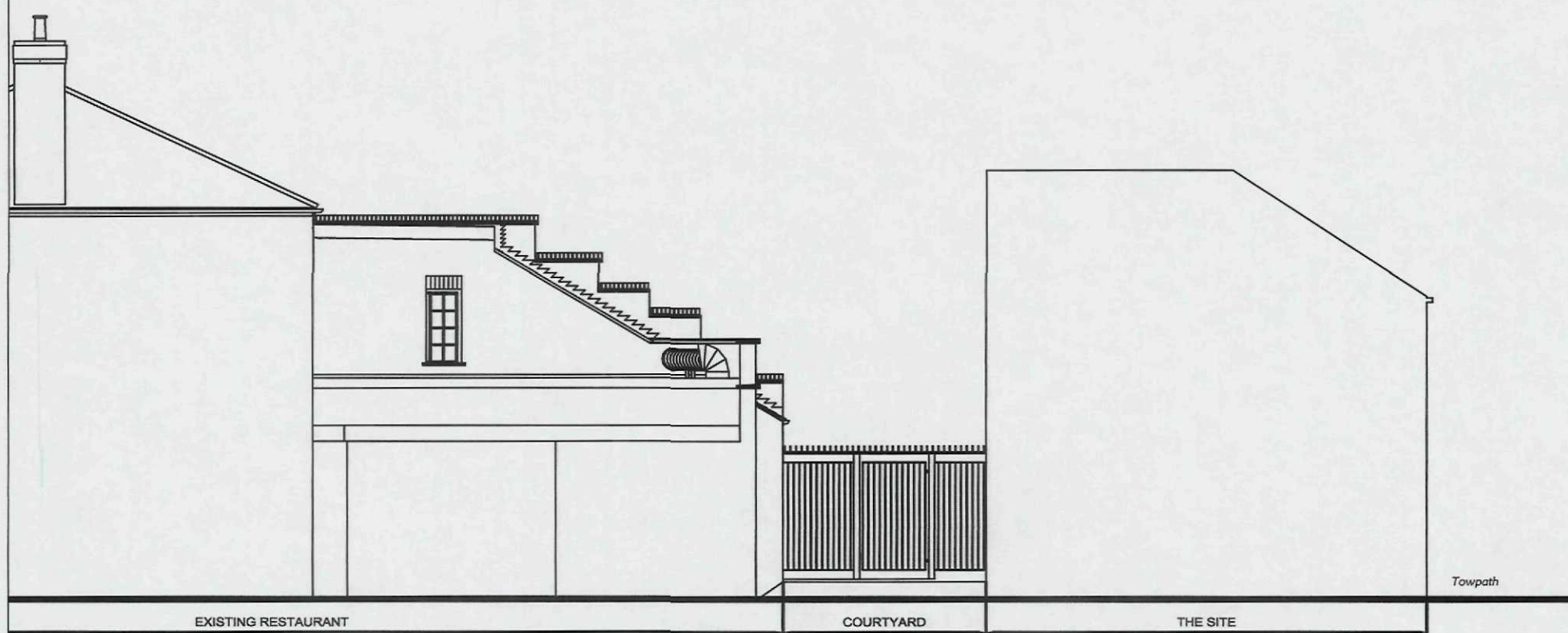
A0883 - 06

Rev:

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Planning & Development

10 JAN 2011

Ref: 0012-11



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Oglby & Limb Ltd
Chartered Architects
and Building Surveyors
27 London Road
Norwich, Norfolk
NG24 1BE
Tel: 01603 701000
Fax: 01603 701000
e-mail: design@oglby.com.uk



Client:

Ark Properties Ltd.

Project:

Proposed Conversion of Former
Fire Station at Westlode Street /
Double Street, Spalding.

Drawing Title:

Additional Courtyard Elevation
And Section Through
Restaurant Apartment Stairwell.

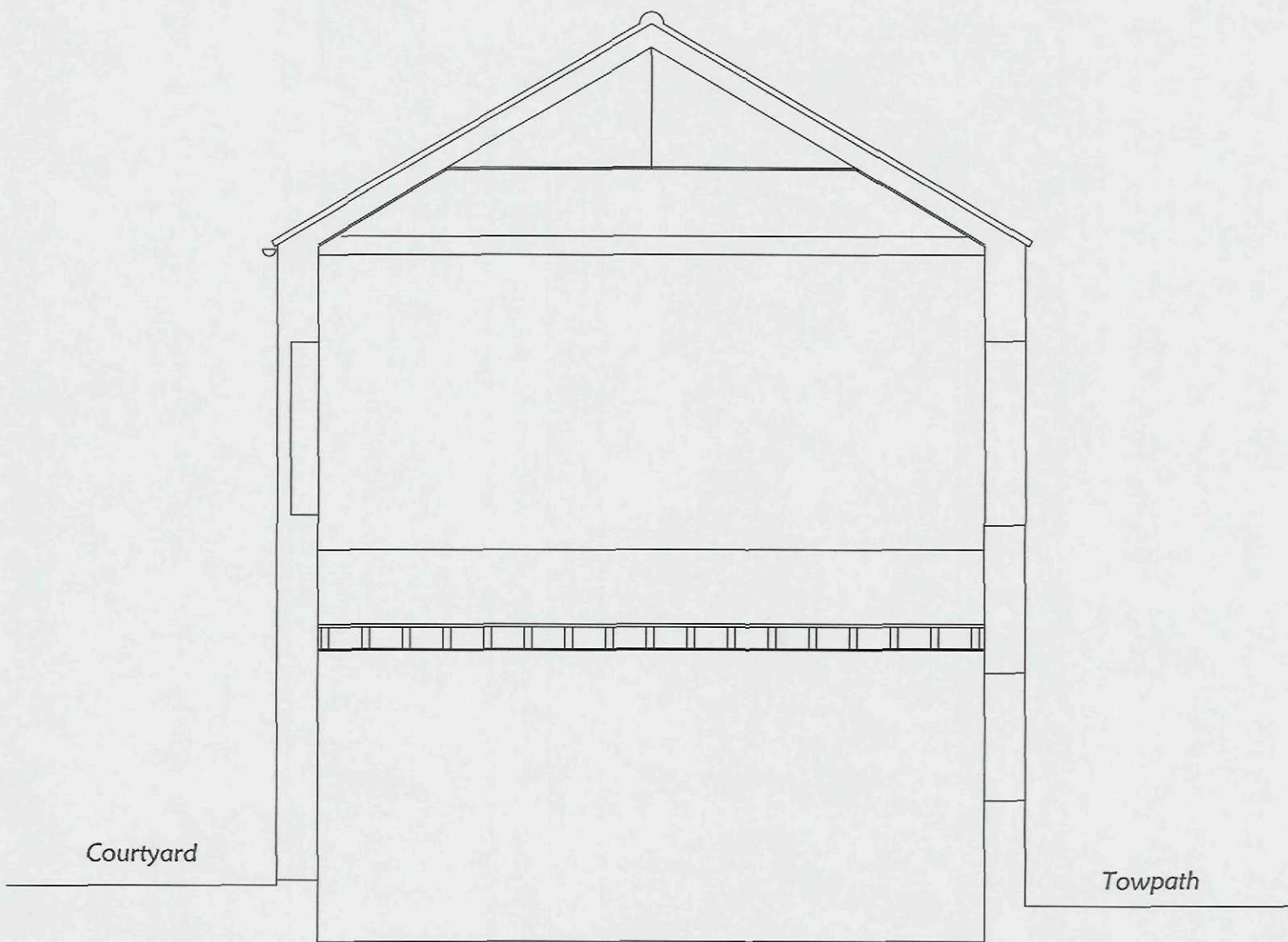
Date: June 2009 Scale: 1 : 100.
Drawn by: CLS Checked by: AJO.

Drawing Number: A0883 - 07

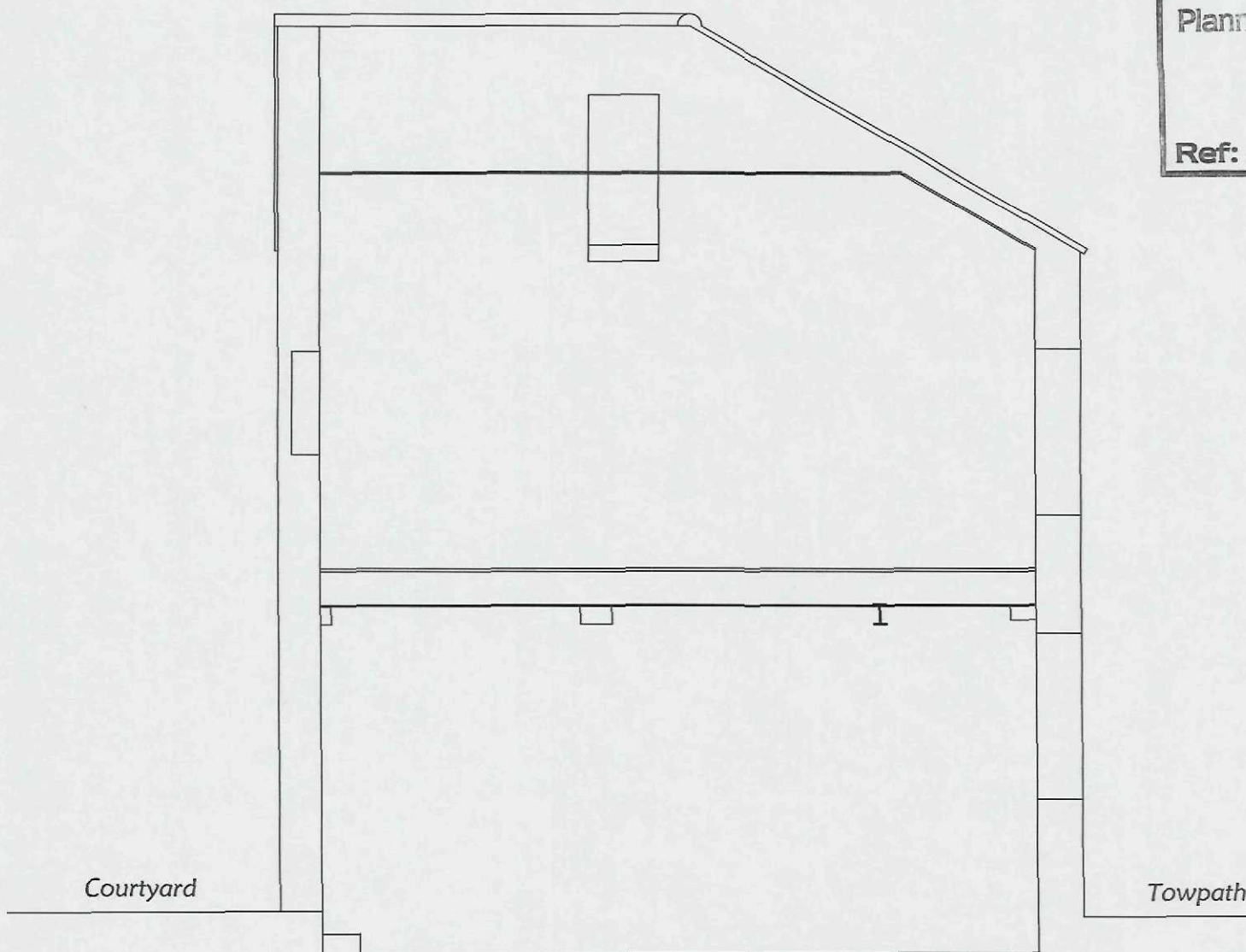
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10 JAN 2011

Ref: 0012-11



SECTION A-A



SECTION C-C

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Planning & Development
10 JAN 2011
Ref: 0012-11

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Oglesby & Lamb Ltd
Chartered Architects
and Building Surveyors
67 London Road
Newark, Nottingham
NG24 1BZ
Tel: 01636 700790
Fax: 01636 700790
e-mail: design@oglesby-lamb.co.uk



Client:
Ark Properties Ltd.

Project:
Proposed Conversion of Former
Fire Station at Westlode Street /
Double Street, Spalding.

Drawing Title:
Existing Sections A-a and C-c

Date: Feb 2010 Scale: 1 : 50.
Drawn by: CLS Checked by: AJO.

Drawing Number: A0883 - 08 Rev:

Roof and
Tower Not
Accessible
For Survey.

Courtyard

Towpath

SECTION B-B

SHDC Planning & Development 10 JAN 2011 Ref: 0012-11

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Oglesby & Lamb Ltd
Chartered Architects
and Building Services
67 London Road
Newark, Notts
NG24 1QJ
Tel: 01636 705510
Fax: 01636 705740
e-mail: design@o-l.co.uk



Client:

Ark Properties Ltd.

Project:

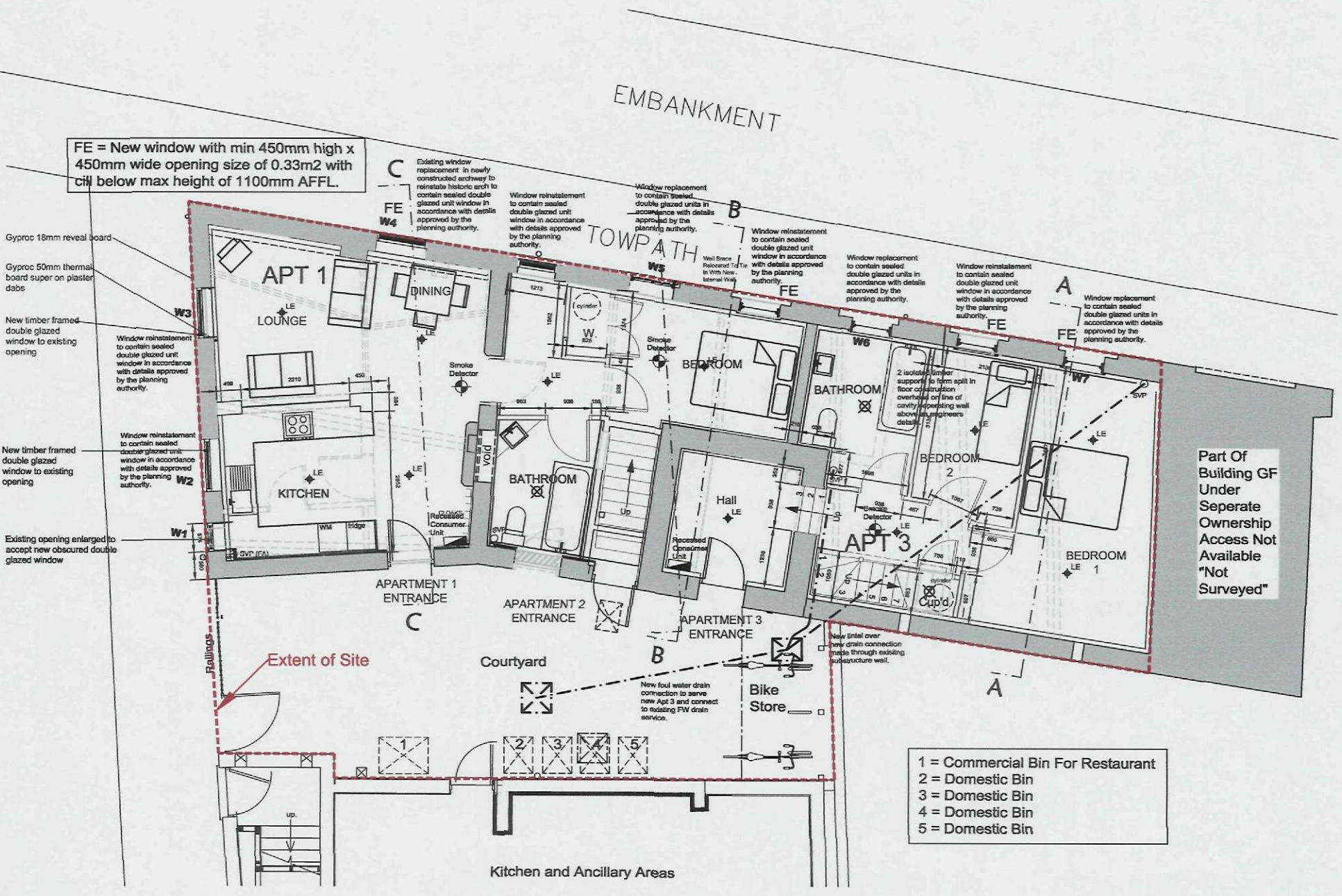
Proposed Conversion of Former
Fire Station at Westside Street /
Double Street, Spalding.

Drawing Title:

Existing Sections B-b

Date: Feb 2010	Scale: 1 : 50.
Drawn by: CLS	Checked by: AJO.

Drawing Number:	Rev:
A0883 - 09	



FIRE SAFETY

Self contained mains operated automatic heat / smoke detectors as indicated on drawings are to be positioned on ceiling, min. 300 mm from any light fitting / adjacent wall etc, and are to comply with BS 5839-6:2004 Grade A (LD2 System).

Self contained automatic smoke detectors in circulation areas to be within maximum 7.5m from any habitable room door horizontally and preferably a maximum of 3m from any bedroom door.

Detectors to be permanently wired to a separately fused circuit at distribution board.

Detectors are all to be interconnected within each dwelling and installed as manufacturers recommendations.

SEALANTS

Flexible silicone seals to be applied in full accordance with the Accredited construction details.

Flexible sealants to be carefully caulked and applied to all perimeters of openings and to perimeters of the rooms.

Flexible sealants to be carefully caulked and applied to the underside of all skirting boards sealing the drylining to the floor perimeter. All door frames and linings to be sealed to the drylining before 2nd fix joinery.

All windows and door frames to be fully sealed with silicone sealant to masonry at internal face and external face.

Additional flexible sealants to be applied between the window / door frames and the internal gypsum board linings.

UPPER FLOORS

Existing floor joists to be assessed and repaired if necessary. Existing floor decking to be repaired / reused where possible. Flooring to be overlaid with a resilient layer of 25mm Isover Sound deadening floor slab overlaid with a 18mm t&g chipboard layer laid over a 19mm Gyproc Plank layer. The underside of the floor joists are to receive a Gypframe RB1 resilient bar at 450mm centres supporting a layer of 100mm Isover APR 1200 quilt in the floor cavity. Ceiling beneath to be finished with an inner layer of 19mm Gyproc Plank and a finish layer of 15mm Gyproc wallboard with all joints staggered. Overall construction will provide a floor with a min 60 mins fire rating. Sound rating - 54 dB LnTw Impact Sound rating and a 53 dB Rw +Ctr Airborne sound rating.

Part P - ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:

- a). An electrical installation certificate issued under a competent persons scheme has been issued OR
- b). An appropriate electrical installation certificate has been issued for the work and that it has been signed by a person competent to do so. (A Registered Electrician with NICEIC OR IEE)

VENTILATION

MEVHR ventilation system to be designed and installed with rigid ducting throughout:-

Background ventilation / equivalent vents over windows may be omitted. Supply air via vent system.

Rapid Purge ventilation to habitable rooms and sanitary accommodation provided by window opening to be minimum 1 / 20th of the floor area. (Single facade with no cross ventilation)

Kitchen extract canopy / hood located over appliance as manufacturers instructions linked to MEVHR system to operate with a boost switch for operation during cooking periods.

All internal doors to be undercut by 10mm over floor finish to allow air circulation to be maintained throughout property.

Whole dwelling ventilation rate 17 L/sec to Apts 1 and 2 and 26 L/sec to Apt 3. Kitchens min high rate extract 8 L/sec to Apts 1 and 2 and 10 L/sec to Apt 3.

CENTRAL HEATING

Electric Heatrae Sadia Electromax Direct Unvented hot water cylinder incorporating stainless steel cylinder 180l and 9kW Amplec electric boiler providing hot water and low pressure wet heating via a radiator system with TRV valves to all rads. Cylinder to be fitted with a timer and 3kW immersion and immersion stat for hot water boost facility. (Cylinder Fill Weight - 256 Kg Tot Size = 550 Width x 600mm Depth x 1476mm height. Min install clearances to be 300mm above and 50mm each side.

Fully sealed & Pumped heating system to be fully designed, specified and installed in accordance with a specialist heating engineer

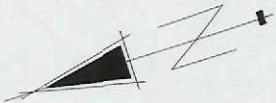
Zoning, pipework locations, pipework sizing, insulation requirements all to be specified by the heating designer.

Heating circuit water to be fully saturated with a Fernox OR Sentinel oxygen inhibitor. All copper pipework to be oxygen Free and all plastic pipework to incorporate an integral oxygen barrier to maximise design life of system.

ROOFSpace ACCESS:-

Manthorpe Building Products (Or Similar) GL251L Lockable Drop Down Loft Door to be installed in a pretrimmed opening sized as 726x562mm with a U-value of 0.35 W/m2 K combined with a multisection drop down loft ladder with integral handrails to prevent falling.

Loft space to be decked out to extents agreed with the client using 100mmx50mm high localised bearers near to the node points of the trusses and decked over using 22mm chipboard T&G decking boards on cross members of 100x50mm members @ max 600mm centres. All timber supports to have insulation laid between to maintain 300mm insulation depth.



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Rev_A - FE windows added W4 opening retained as existing with new window installed. - 13-10-10 - CLS.

Oglslby & Linth Ltd

Chartered Architects

Suite 4 and 5 Market, Chesham

12 Market Place, Spalding

PA11 1SL

Tel: 01775 761196

e-mail: daniel@oglslby-linth.co.uk



Client:

Ark Properties Ltd.

Project:

Proposed Conversion of Former Fire Station at Westlode Street / Double Street, Spalding.

Drawing Title:

Ground Floor Layout AS PROPOSED

Date:

May 2010

Scale:

1 : 100.

Drawn by:

CLS

Checked by:

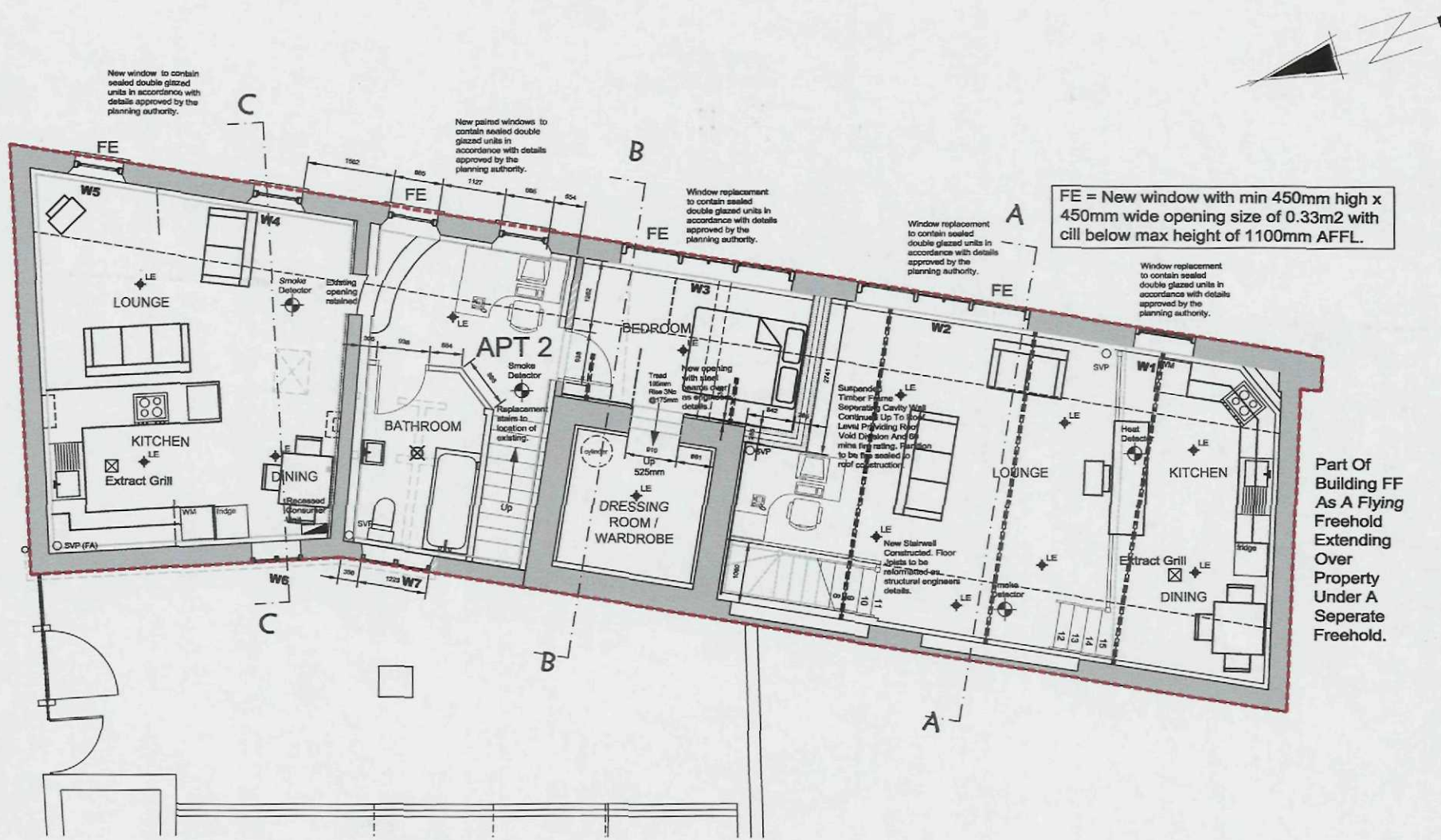
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Drawing Number:

A0883 - 10

Rev:

A



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Planning & Development
10 JAN 2011
Ref: 0012-11

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Rev. A - Heat Detector added to Upper Storey Of Apartment 3 - 13-10-10 - CLS.

Ogleby & Limb Ltd
Chartered Architects
and Building Surveyors
67 Louth Road
Newark, Notts
NG24 1BZ
Tel: 01656 702220
Fax: 01656 702290
e-mail: design@o-l-bd.co.uk

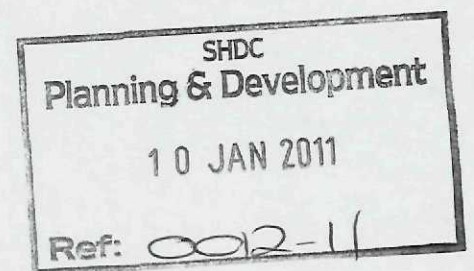
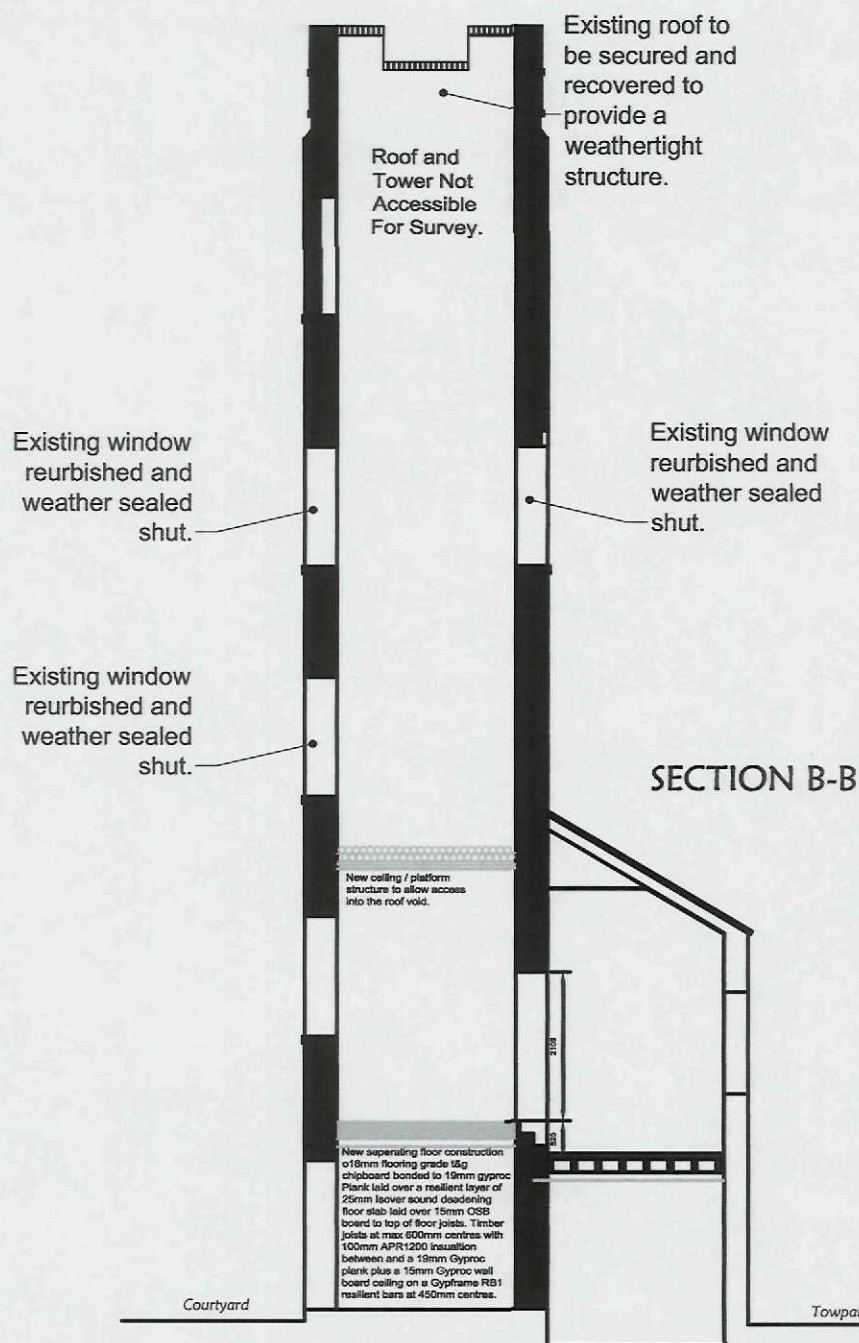
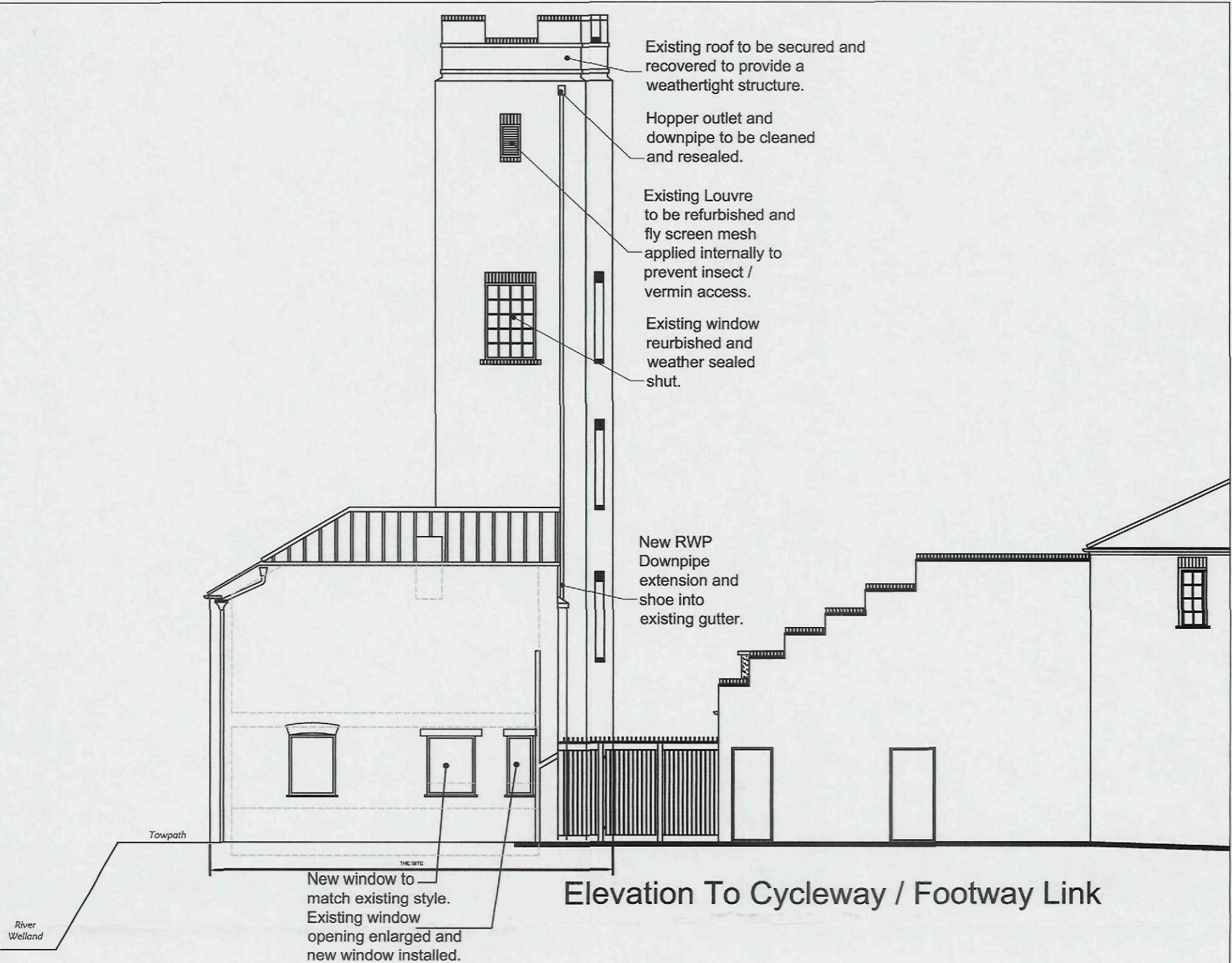
Client:
Ark Properties Ltd.

Project:
Proposed Conversion of Former
Fire Station at Westside Street /
Double Street, Spalding.

Drawing Title:
First Floor Layout
AS PROPOSED

Date:	June 2009	Scale:	1 : 100.
Drawn by:	CLS	Checked by:	AJO.

Drawing Number:	Rev:
A0883 - 11	A



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Ogleby & Limb Ltd
Chartered Architects
and Building Surveyors
67 London Road
Newark, Nottingham
NG24 1RS
Tel: 01636 702780
Fax: 01636 702740
e-mail: design@o-l.co.uk

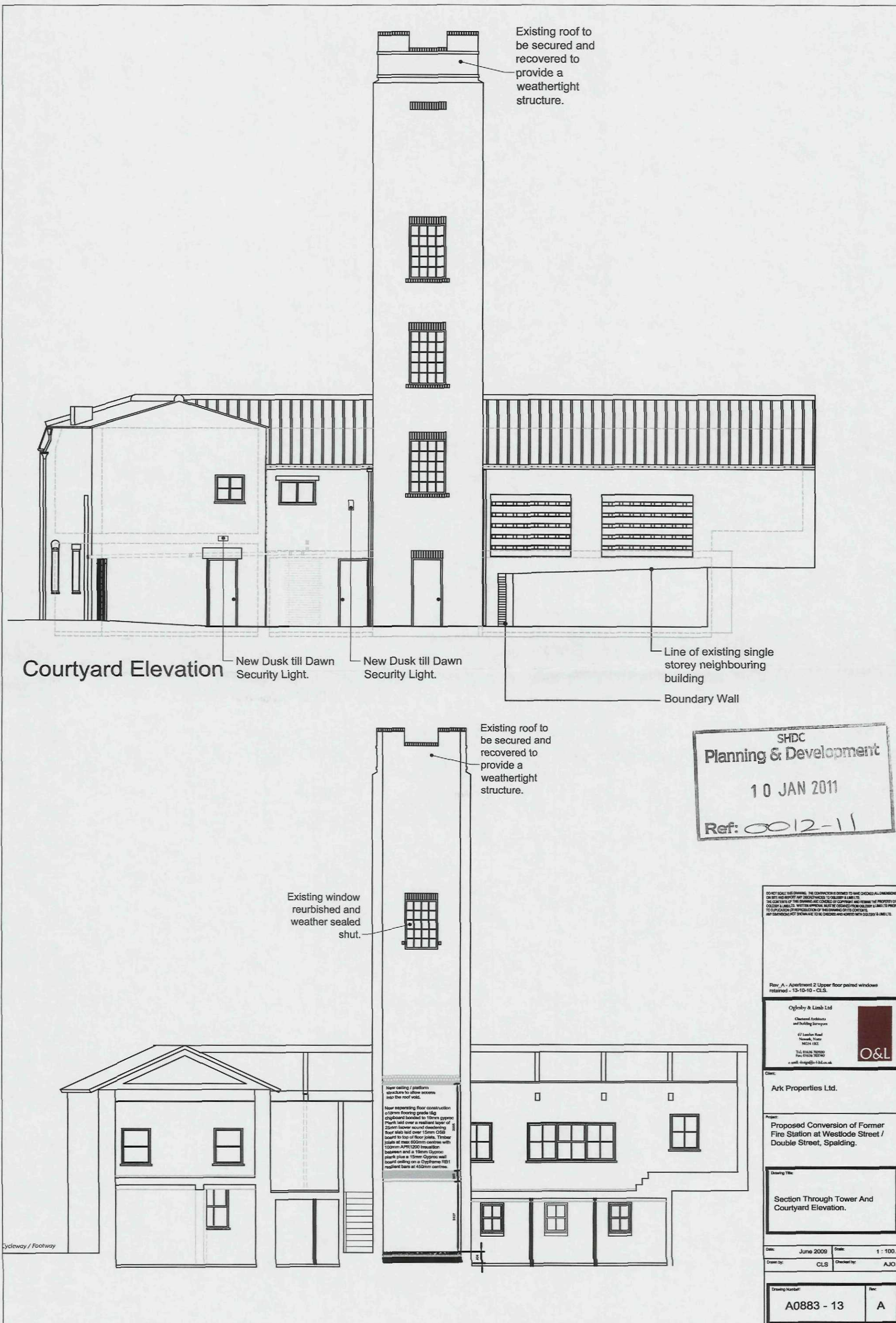
Client:
Ark Properties Ltd.

Project:
Proposed Conversion of Former
Fire Station at Westlode Street /
Double Street, Spalding.

Drawing Title:
Section B-B Through Tower And
Side Elevation.

Date: June 2009 Scale: 1 : 100.
Drawn by: CLS Checked by: AJO.

Drawing Number: A0883 - 12 Rev: -



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Planning & Development
10 JAN 2011
Ref: 0012-11

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Rev. A - Apartment 2 Upper floor painted windows retained - 13-10-10 - CLS.

Ogleby & Limb Ltd
Chartered Architects
and Building Surveyors
67 London Road
Newark, Notts
NG24 1KZ
Tel: 01430 725330
Fax: 01430 725330
e-mail: design@o-l-b-ltd.co.uk



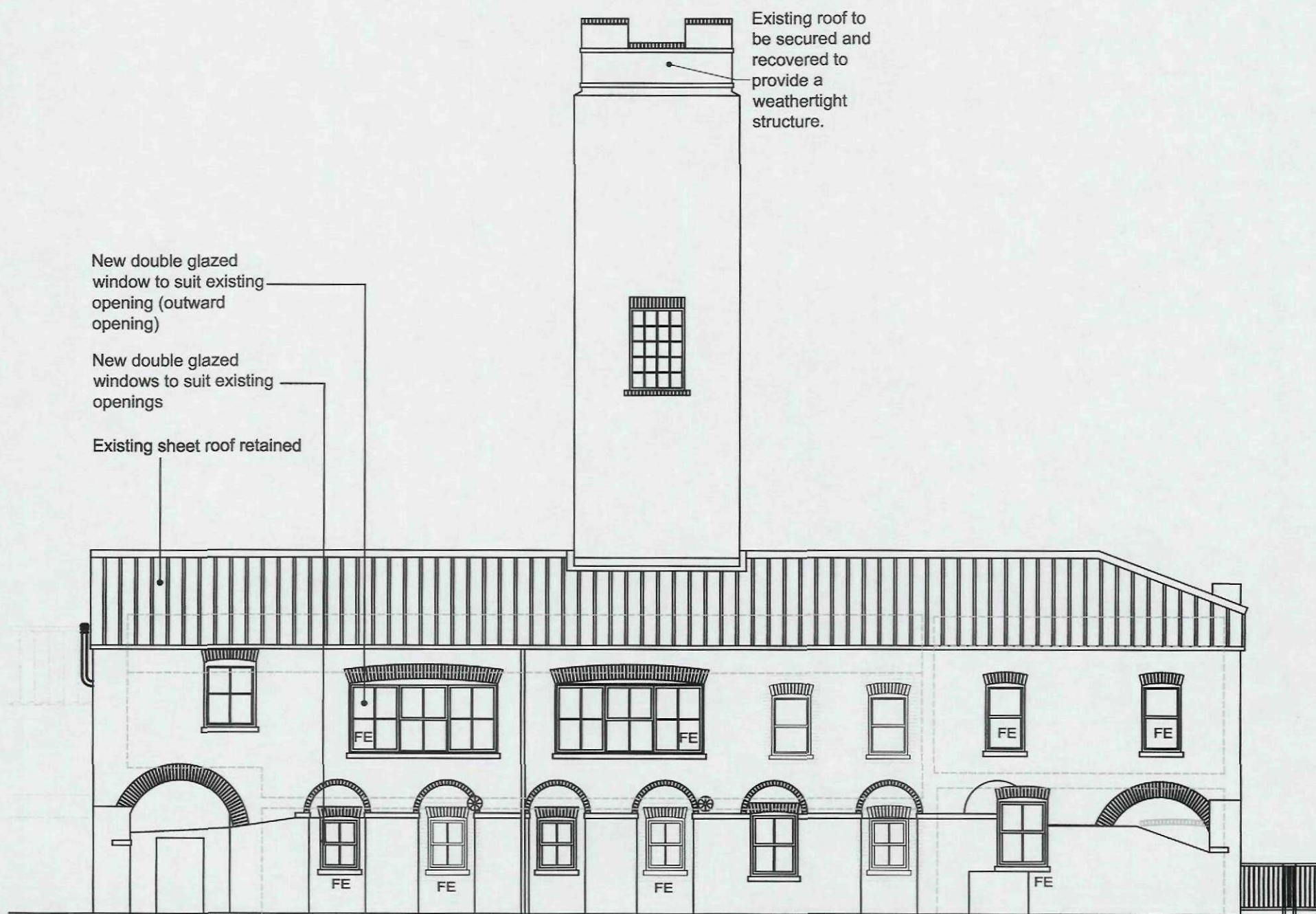
Client:
Ark Properties Ltd.

Project:
Proposed Conversion of Former
Fire Station at Westlode Street /
Double Street, Spalding.

Drawing Title:
Section Through Tower And
Courtyard Elevation.

Date: June 2009 Scale: 1 : 100.
Drawn by: CLS Checked by: AJO.

Drawing Number:
A0883 - 13 Rev: A



Rear Elevation

FE = New window with min 450mm high x 450mm wide opening size of 0.33m² with cill below max height of 1100mm AFFL.

FOUNDATIONS:-

Existing foundations to be assessed for any additional loadings, and
Deep strip concrete foundations to be dug to suitable bearing subsoil of suitable bearing capacity.
Bearing strata to be visually inspected and determined in situ with building inspector and structural engineer.
All foundations to be situated centrally under walls.
All foundations to be min 1000mm deep if in clay and shall have a clayboard installed to the outer face

SERVICE INTAKES:-

Mains water intake through slab to be ducted and fully sealed and bonded to DPM.
All cables and pipework routing from the rear of the Electric consumer meter box are to be fully sealed around. No air gaps are to be present.
BT Cable intake from external face fixed service intake box to be fully sealed around internally and externally at penetration through external wall construction.

SUBSTRUCTURE:-

Walls below dpc to be constructed using blocks in accordance with the structural engineers details.

NEW FINISH TO GROUND FLOOR:-

A new floating floor of 70mm Kingspan Thermafloor TF73 with a 18mm bonded T&G chipboard shall be laid over a self levelling screed and sealed floor to provide a min U value of 0.25 W/m² K.
Liquid applied DPM to be applied vertically up the brick external wall to the new DPC level.

DPC:-

New injected DPC to perimeter walls to prevent rising damp at 150mm above finished ground levels.

EXTERNAL WALLS:-

Existing external wall brick joints to be raked out and repointed with a lime: cement: sand mortar, all walls to be lined with a 25mm fixing cavity Gyplyner plus a 60mm Gyproc Thermaline Super laminated plasterboard lining all to achieve a U value of 0.33 W/m² K.
All perpend and bed joints to be fully filled and pointed as agreed with the Planning Authority.

SEPERATING WALLS:-

New ground floor separating wall between Apts 1 and 3 to be constructed using 215mm brick partition built off new footing in accordance with structural engineers recommendations. Wall to have a lining each side of Gyplyner Universal and 35mm cavity with 2 layers of 12.5mm Gyproc Soundbloc plus a 25mm Isover APR 1200 insulation within the void all to provide a min airborne sound reduction rating of 55 dB Rw + Ctr.
New first floor separating wall between Apts 2 and 3 to be constructed using two 89mm leaves of timber framework faced in the cavity side with 9mm OSB sheathing and a 50mm clear cavity between. Studwork to be insulated with 90mm Isover Framabatt 32 insulation. Timber frames to be faced with a 19mm Gyproc Plank and a 12.5mm Gyproc Wallboard. All providing 60 mins fire resistance and a min of 43 dB airborne sound reduction rating.
Floor joists to be isolated on line of cavity above with new timber joist supports aligned with timber stud wall.

INTERNAL WALLS

63x38mm min. timber stud with 12.5 mm gyproc wallboard each side to non-loadbearing partitions.
Refer to plans for partitions receiving 65mm Isover APR1200 insulation between to achieve min. 40db requirements.
All in accordance with British Gypsum Performance Substantiation Report Ref: A026012.

PITCHED ROOF

Existing roof timbers to be assessed for any damage from water ingress or physical deterioration.
Existing roof sheets may contain asbestos and are to be retained undisturbed.

100mm Knauf Loftrill 32 glass wool insulation quilt laid between ceiling joists and (200mm+100mm) Knauf Loftrill 32 glass wool insulation laid 90 degrees perpendicular over to give min U value of 0.13 W / Mq K
Insulation to have a minimum 50 mm clearance at eaves for ventilation. Proprietary trays to be used as required.
Cold roof insulation total = 300mm Quilt Build Up.

Warm roofs to have the timbers checked for structural integrity and shall be thermally upgraded with 100mm Kingspan Thermapitch TP10 insulation cut between rafters maintaining a 50mm airgap to the underside of the roof sheeting with an internal lining of 60mm Thermaline Super to provide a min U value of 0.20 W/m² K.

Closure of wall insulation abutting 100mm ceiling joist level insulation to be pushed into eaves under vent trays to provide a min. thermal bridge detail rating of 2.33m² KW in accordance with the accredited details.

Existing asbestos content ceilings to be stripped out and removed by an approved contractor. Building access to be allowable once a clean air test certificate has been provided by the asbestos removal contractor.
15 mm Gyproc tapered edged wallboard ceilings supported on all edges. All joints taped and filled smooth.

New Hatches to roof space to be insulated with high performance insulation and will incorp proprietary air tight seals all to shall achieve a min U value of 0.35 W/m² K.

STEELWORK

Existing steelwork to be removed where possible and if retained to be assessed and qualified for soundness and structural integrity. All steelwork to receive a rust inhibitor and anti-oxidation paint coating to prevent any further erosion.
Structural steelwork to comply with BS 449 AMD, BS 4360 and CP 3 Chapter V Part 2 and BS 5950.
Calculations to be submitted and approved by local authority prior to commencement on site.

Galvanised and coated steel lintole to all openings in external walls by Corus "Catnic Ltd" or other approved (See manufacturers lintel schedule & refer to engineers appraisal for further details.

Joist hangers to be galvanised steel, manufactured by Simpson or other approved.

Wall ties within infill walling to be 225mm length stainless steel wire ties in accordance with BS EN 845-1:2003 and BS 5628-1:2005. Wall ties to be Ancon Staifix RT2 type wall ties (or similar), NHBC Approved / BBA Certified.

DOORS AND WINDOWS

Existing door and window frames to be replaced with new. New timber frames and joinery to be in accordance with large scale drawing details approved by the planning authority.

Principle front entrance door to have a level threshold and to have a minimum clear width of 775mm for PartM compliance.

All internal doors within the principle access storey shall have a min clear width of 750mm for PartM compliance with exception to the WC door which has a side approach and thus requires 800mm min clear width.

All replacement windows to be glazed with sealed double glazed units with an inner pane coated with low'E soft coating and a warm edge sealed glazing spacer to achieve the min required whole window unit Uvalue of 1.8 W/m² K. Units may be Argon filled (Or Similar) (Refer to design SAPCalc for Minimum compliance requirements).

All full height glazing is to comply with BS 6202.

All glazing in critical locations such as below 800mm from FFL, within windows, doors and sidelights are to be toughened.

STAIRCASE

New Stair pitch to be max 42 degree pitch. Width over strings to be min. 905mm. and balusters and landing balusters to be spaced and fixed to prevent a 100mm sphere from passing through.
All balusters and handrails shall be capable of resisting an applied lateral loading of 0.74 KN/m in accordance with BS6262. Treads to be 250mm and Risers to be 193.85mm.

Handrail to be installed at 900mm above the pitch line of the staircase.

Headroom to be no less than 2m to full flight of the staircase.

Staircase width to be min. 905mm over strings. Stair finish, baluster finish and style to be agreed with client.

Existing staircase to be replaced to suit revised floor to floor. All gaps to be sealed with an intumescent foam between the strings and the existing structure.
Existing walls to be drilled and stair soffit to receive Gypframe RB1 resilient bars at 450mm centres with the stair void fully filled with mineral wool insulation. Soffit then boarded over bars with a 19mm Gyproc Plank layer plus a finish layer of 15mm wallboard.
Existing stair tread-riser surfaces shall receive a dense isolation matting underlay bonded to treads providing isolation of impact sound.

DRAINAGE

100 mm diameter uPVC pipes to BS EN 1401 with flexible joints, laid to minimum 1:40 falls on minimum 150 mm pea gravel bed.

Inspection chambers to be Osma uPVC 250 mm diameter to surface water drains.

Inspection chambers to be Osma uPVC 450 mm diameter to foul water drains.

Drains beneath building to be encased in minimum 150 mm concrete.

Drains passing through walls to have 150 mm pea gravel surround extending 900 mm on each side of wall and concrete lintel over.

Drains with less than 600 mm cover to be protected with 75 mm concrete.

Surface water to discharge via existing outlets to adjacent watercourse.

32mm diameter waste pipe to wash handbasins.

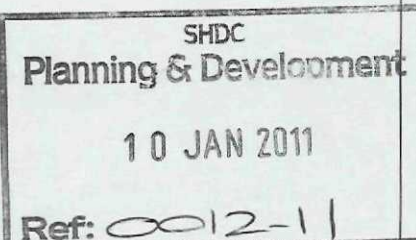
40 mm diameter waste pipes to Kitchen sinks.

50 mm diameter waste pipe to showers.

All waste pipes connected directly through floor slab OR to soil stack to have min. 75 mm deep seal traps.

100 mm diameter uPVC soil, vent and waste pipe with roof vent tile at terminal. Bend at base of pipe to be 200 mm diameter with lowest connection being minimum 450 mm from bend.

Vent pipe within 3m of any opening into the building to terminate minimum 900 mm above.



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Rev. A - Apartment 2 Upper floor painted windows retained and GF W4 added - 12-10-10 - CLS.



Client:
Ark Properties Ltd.

Project:
Proposed Conversion of Former Fire Station at Westlode Street / Double Street, Spalding.

Drawing Title:
Elevation From River Frontage and Construction Notes

Date: **June 2009** Scale: **1 : 100.**
Drawn by: **CLS** Checked by: **AJO.**

Drawing Number: **A0883 - 14** Rev: **A**

