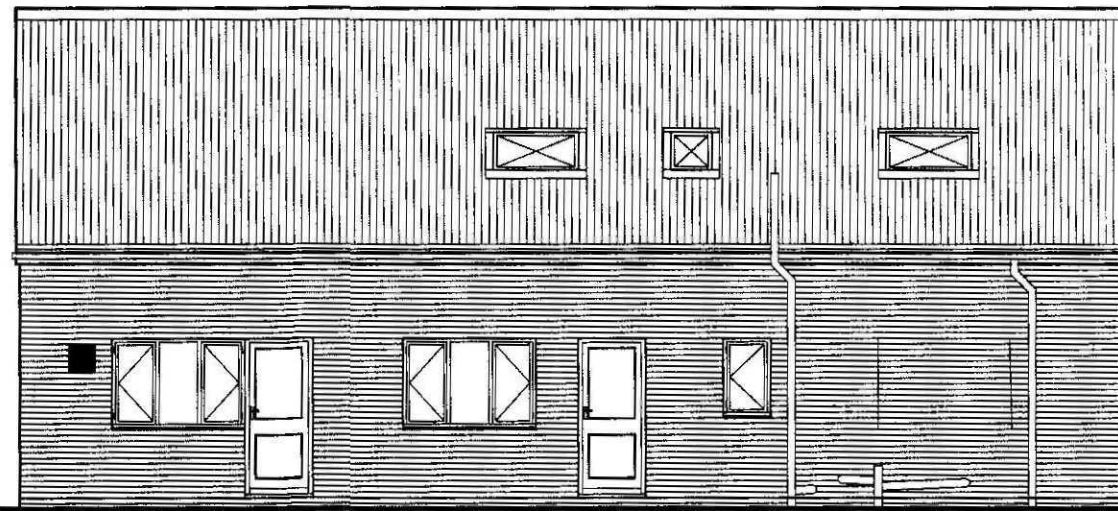
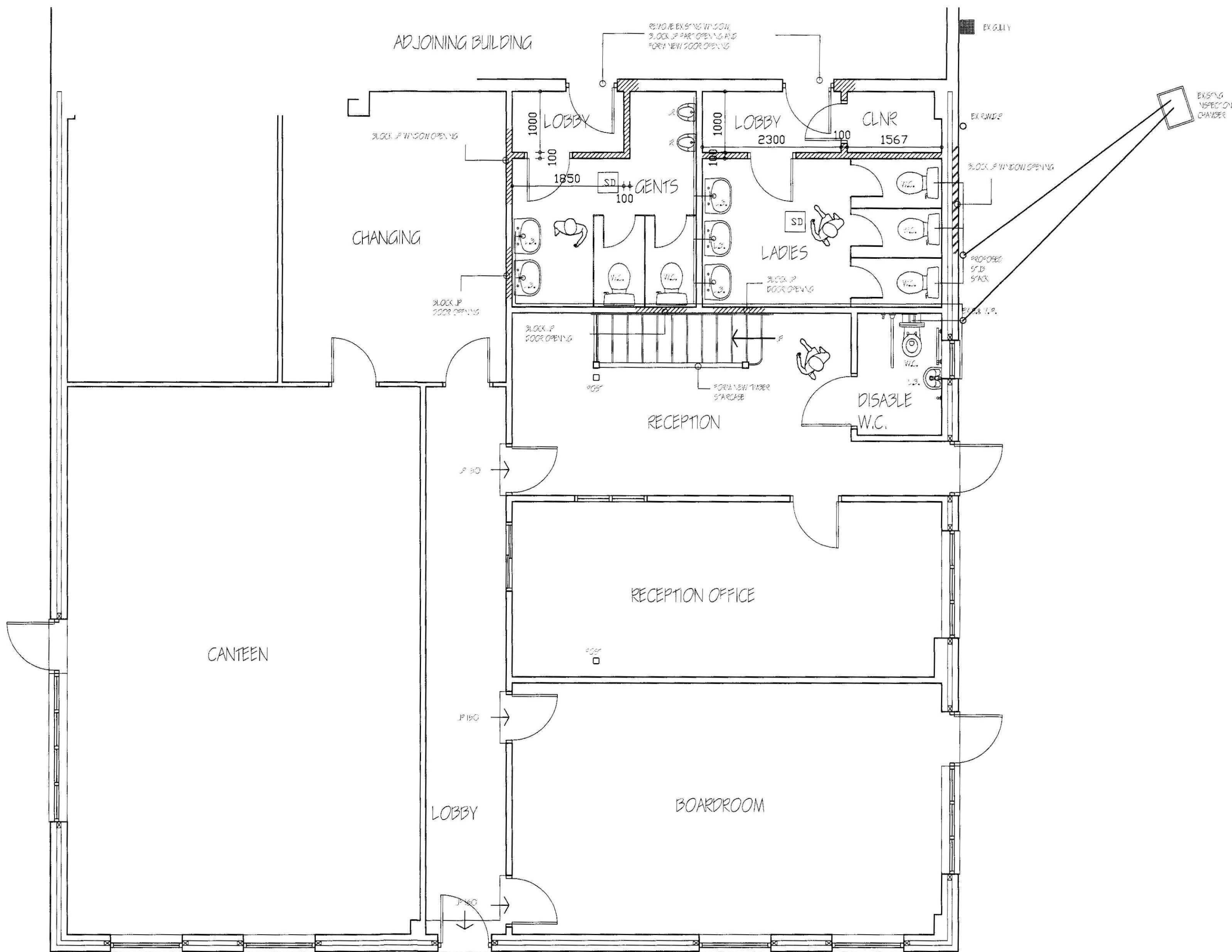




WEST ELEVATION AS PROPOSED



GROUND FLOOR AS PROPOSED

ALTERATIONS
REMOVE EXISTING DOORS AND WINDOWS TO OFFICES AND BLOCK UP WHERE SHOWN WITH 100mm BLOCKS TO MATCH EXISTING. WHERE DOOR OPENINGS ARE TO BE BLOCKED UP, CUT BACK EXISTING TIMBER FLOOR AND TAKE BLOCKWORK DOWN TO EXISTING CONCRETE FLOOR.

REMOVE EXISTING THREE FLOOR WITHIN THE RECEPTION AREA AND CAST 900mm x 900mm 150mm DEEP PAD FOUNDATION FOR BRASS STEEL SUPPORT POST. FILL OVER TOP OF PAD FOUNDATION WITH BOARDING TO MATCH EXISTING FLOOR BOARDING.

REMOVE EXISTING EXTERNAL WINDOW AND MAKE GOOD TO WALL IN FACING BRICKWORK TO MATCH EXISTING. FORM CARRY SAME SIZE AS EXISTING WITH 100mm INTERNAL BLOCK SKIN BENDED INTO EXISTING.

REMOVE EXISTING ROOF ACCESS LADDER AND ANCHORERS. MAKE GOOD TO FLOOR AND CEILING TO MATCH EXISTING.

FORM NEW LOBBIES IN PORTIONS AS SHOWN IN 100mm LIGHTWEIGHT SUBMITTER BLOCKWORK TO MATCH EXISTING. CUT BACK EXISTING THREE FLOOR AND TAKE BLOCKWORK DOWN TO EXISTING CONCRETE SLAB. FINISH OF BLOCKWORK TO BE PAR FACED TO MATCH EXISTING. ALL LINCOLN OVER DOOR OPENINGS TO BE PAR FACED CONCRETE LINTELS OF APPROVED MANUFACTURE TO SUIT WALL THICKNESS AND TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. ALL LINTELS TO HAVE A MINIMUM PAD BEARINGS OF 50mm. ALL DOORS TO BE 1/2 HOUR FIRE RESISTING SELF CLOSING DOORS WITH GLAZING APERTURES. GLAZING TO BE SECURE 6mm GEORGIAN WIRE GLASS.

ELECTRICAL INSTALLATION
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF APPROVED DOCUMENT PART P (ELECTRICAL SAFETY) - 1st JANUARY 2005 MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON 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 PERSON 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.

LIGHTING
ENERGY EFFICIENT LIGHT FITTINGS TO BE INSTALLED AT THE RATE OF ONE FOR EVERY 22m² BUILDING FLOOR AREA OR PART THERE OF OR WHERE FOUR FINEST LIGHTING FITTINGS WHICH EVER IS THE GREATER.

SMOKE DETECTION
HANDS OPERATED, SELF CONTAINED SMOKE ALARMS TO BE 95 5446 PART 1 TO BE INSTALLED IN CIRCULATION AREAS WITHIN TWO DOORS TO HIGH FIRE RISK AREAS WHERE MORE THAN ONE ALARM IS INSTALLED THEY SHOULD BE INTERCONNECTED AND TO BE POSITIONED AS INDICATED ON THE PLAN. SELF CONTAINED ALARMS TO BE PERMANENTLY WIRED WITHIN THE MAIN ELECTRICAL CIRCUIT OF THE BUILDING TO A SEPARATE FUSE POSITION WITHIN THE DISTRIBUTION BOARD. INSTALLATION OF THE FIRE ALARMS TO CONFORM TO THE FIRE WIRING REGULATIONS AND SHOULD NOT BE LESS THAN 300mm FROM ANY WALL OR LIGHT FITTING. WHERE WALL MOUNTED UNITS ARE INSTALLED, THEY ARE TO BE AT A HEIGHT OF BETWEEN 150mm AND 300mm BELOW THE CEILING. POSITIONING OF SMOKE ALARMS MUST FACILITATE ROUTINE MAINTENANCE AND SHOULD NOT BE PLACED WHERE THEY CAN BE AFFECTED BY HEAT, STEAM, CONDENSATION OR Fumes FROM OTHER APPLIANCES.

PLUMBING
COLD WATER SUPPLY TO WASH HAND BASINS, W.C., URINALS AND INSTANTANEOUS HOT WATER HEATERS. HOT WATER TO BE HEATED BY WALL MOUNTED INSTANTANEOUS WATER HEATERS OF REQUIRED SIZE SERVING WASH HAND BASINS OF REQUIRED SIZE. CONDENSING PIPE FROM BOILER TO DISCHARGE INTO FLOOR DRAIN. HEAT OUTPUT TO BE CONTROLLED BY THERMOSTAT. ALL WASTE PIPES TO BE 90mm DIAMETER PVCU COMPLETE WITH RODDING PIES AT EVERY CHANGE OF DIRECTION. WASH HAND BASINS TO HAVE 75mm DEEP SEAL TRAPS. WHERE WASTE RUNS EXCEED 3.0m, APPLIANCES TO HAVE ANTI-SIPHONIC TRAPS. SOIL AND VENT PIPE TO BE 100mm INTERNAL DIAMETER PVCU TO 35 446 4 1/2 INCH AND TO EXTEND 300mm ABOVE ANY OPENING WITHIN 3.0m. SLIP TO TERMINATE WITH UPV BALL COON AND HAVE ACCESS PLATE AT ITS BASE.

DRAINAGE
INDICATE DOWN THE SIDE OF THE EXISTING INSULATION CHAMBER TO EXPOSE EXISTING INLETS. CONNECT NEW FLOOR DRAINS TO EXISTING INLET. ALL UNDERGROUND PIPES TO BE 100mm DIAMETER PVCU TO 35 446 0 989 WITH FLEXIBLE JOINTS BEHIND ON AND SURROUND WITH A MINIMUM OF 150mm OF 10mm GRANULAR FILL AND INSTALLED ALL AS MANUFACTURERS INSTRUCTIONS. FORM NEW SOIL BRACK BELONGING WALL WITH SCREEN DOWN ACCESS COVER TO ALLOW RODDING OF DRAINS. WHERE FLEXIBLE PIPES ARE NOT UNDER PAVED AREAS AND HAVE LESS THAN 600mm OF COVER THEY SHOULD, WHERE NECESSARY, HAVE CONCRETE PAVING SLABS Laid AS BRIDGING ABOVE THE PIPES WITH AT LEAST 75mm OF GRANULAR MATERIAL BETWEEN THE TOP OF THE PIPE AND THE UNDER SIDE OF THE SLABS. WHERE DRAINS PASS THROUGH A WALL, BUILD IN 65X100mm PRE-STRESSED CONCRETE LINCOL TO EACH LEAF OF BLOCK BLOCKWORK TO FORM BRIDGING OVER PIPE.

TOILET CUBICLE
ERECT IN POSITION AS SHOWN ON PLAN. TOILET PARTITIONS MANUFACTURED IN 15mm COMPACT GRADE LAMINATE WITH A WATER-PROOF CORE. PARTITIONS TO BE OF AN APPROVED MANUFACTURER AND COLOUR AS CHOSEN BY CLIENT.

VENTILATION
MECHANICAL VENTILATION HAIR AND REHAIR VENTS TO BE VIA AT 60 LITRES / SEC. OR EXTRACTOR FAN OF 60 LITRES / SEC. AND TO DISCHARGE TO THE EXTERNAL AIR VIA TRUNKING.

STAIRCASE
CONSTRUCT STAIRCASE AS FOLLOW: 1000mm OVERALL STRING, 25mm RISERS AT 200mm EX 18x223mm, 223mm GING EX 25x250mm, MINIMUM OF 42", MINIMUM HEADROOM 2000mm MEASURED VERTICALLY ABOVE THE FITCH LINE. STAIRCASE TO HAVE A "HOPSTICK" SHAPED SOFTWOOD HANDRAIL MINIMUM OF 900mm AND MAXIMUM OF 1000mm ABOVE THE FITCH LINE, ON THE OPPOSING SIDE OF STAIRCASE BALUSTRADE TO HAVE 100 X 100mm NEWEL POSTS FINED TO SIZES OF STINGS AND TRIMMER FLOOR JOISTS AT LANDING AREAS. MINIMUM GAP BETWEEN BALUSTERS NOT TO EXCEED 99mm. HANDRAIL TO BE A MINIMUM HEIGHT OF 900mm ABOVE FLOOR LEVEL AT LANDING AREAS. ALL HANDRAILS TO BE CAPABLE OF RESISTING THE APPROPRIATE LOADS AS SPECIFIED IN BS 6859 PART 1. LANDINGS TO BE NOT LESS THAN WIDTH OF STAIRS.

NOTES:

Do not scale this drawing.

All dimensions are in mm unless noted otherwise.

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Survey drawings which form these feasibility details have been prepared by the client. We cannot guarantee the accuracy of any information issued by third parties.

JC Consultancy Limited has not carried out a level survey or site investigation as part of the design procedure. All structural elements indicated are based on provided survey information by the client.

Opening up works have not been carried out by JC Consultancy Limited, therefore some information within these feasibility details may be based on interpretation and assumptions. The contractor should investigate and confirm all existing details. Any discrepancies should be reported to the engineer for comment prior to carrying out the works.

All dimensions are to be checked by the contractor prior to carrying out the structural works

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B	03.03.12	JLH	JCE	Layout changes to suit client requirements. Issued For PLANNING & BUILDING REGULATION APPROVAL
A	04.01.12	JLH	JCE	Layout changes to suit client requirements. Issued For CLIENT APPROVAL
-	Dec 11	JLH	JCE	Issued For CLIENT APPROVAL
Rev.	Date.	Dwn.	Chkd.	Description

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NOT FOR CONSTRUCTION PURPOSES

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Client
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Contract
ALTERATIONS & EXTENSIONS TO:-
DGM GROWERS LIMITED, OAK HOUSE,
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Draw Title
OFFICES - AS PROPOSED
GROUND FLOOR GENERAL ARRANGEMENTS

Drawn JLH	Checked JCE	Date DEC 2011	Scales 1:50, 1:15.
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