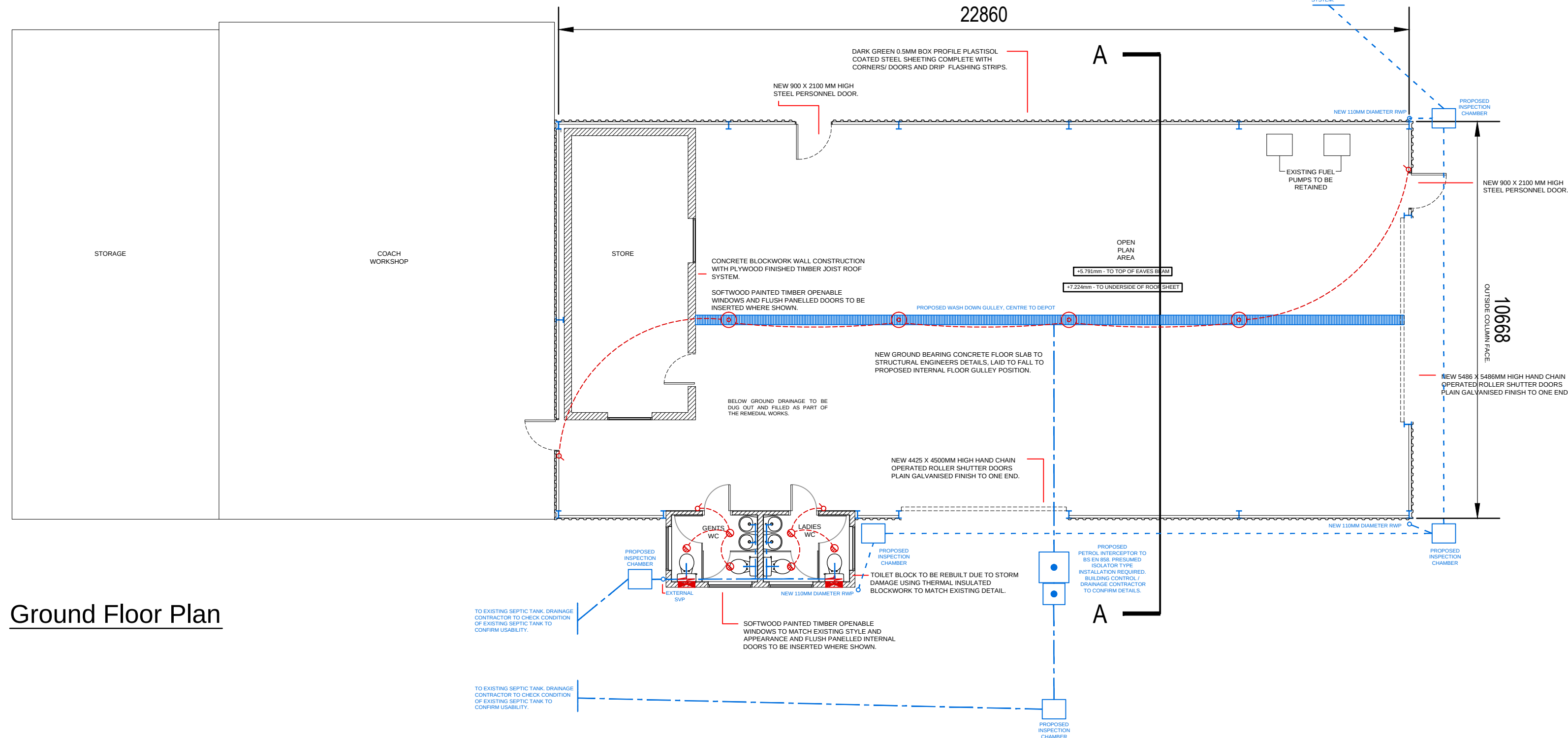
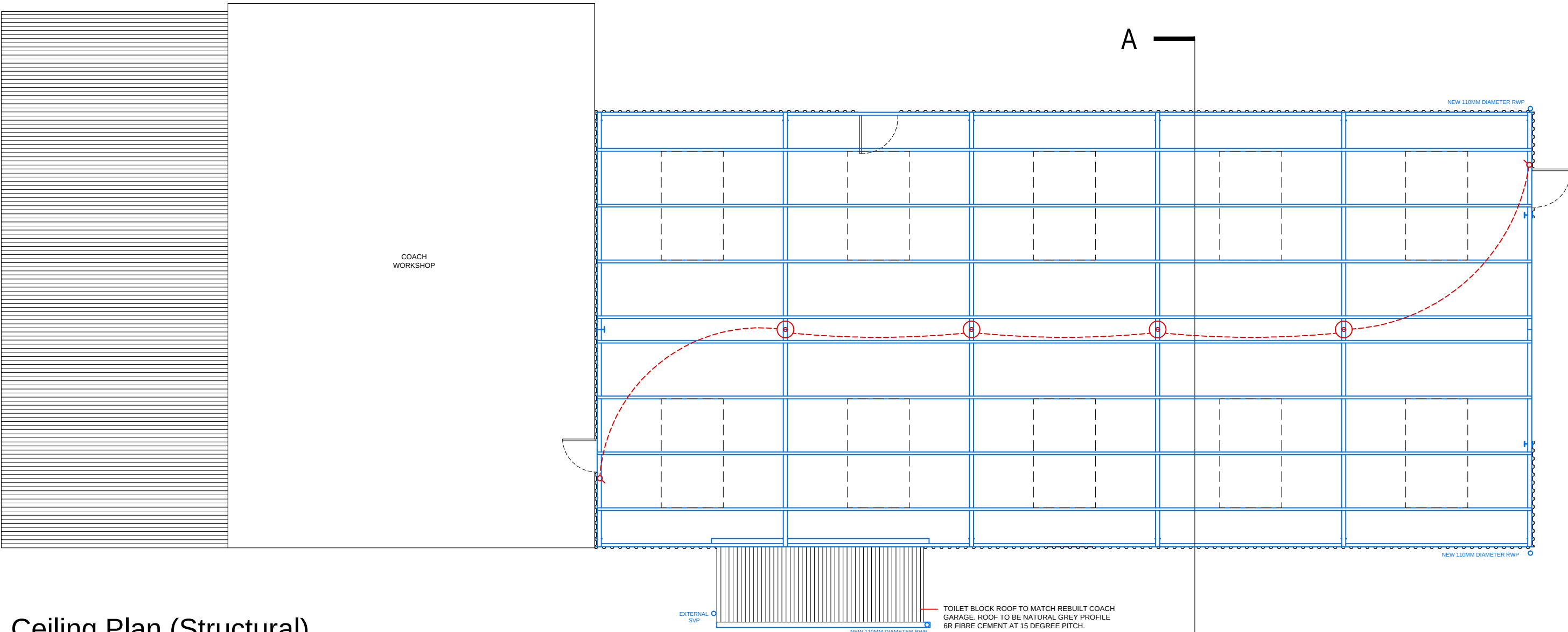
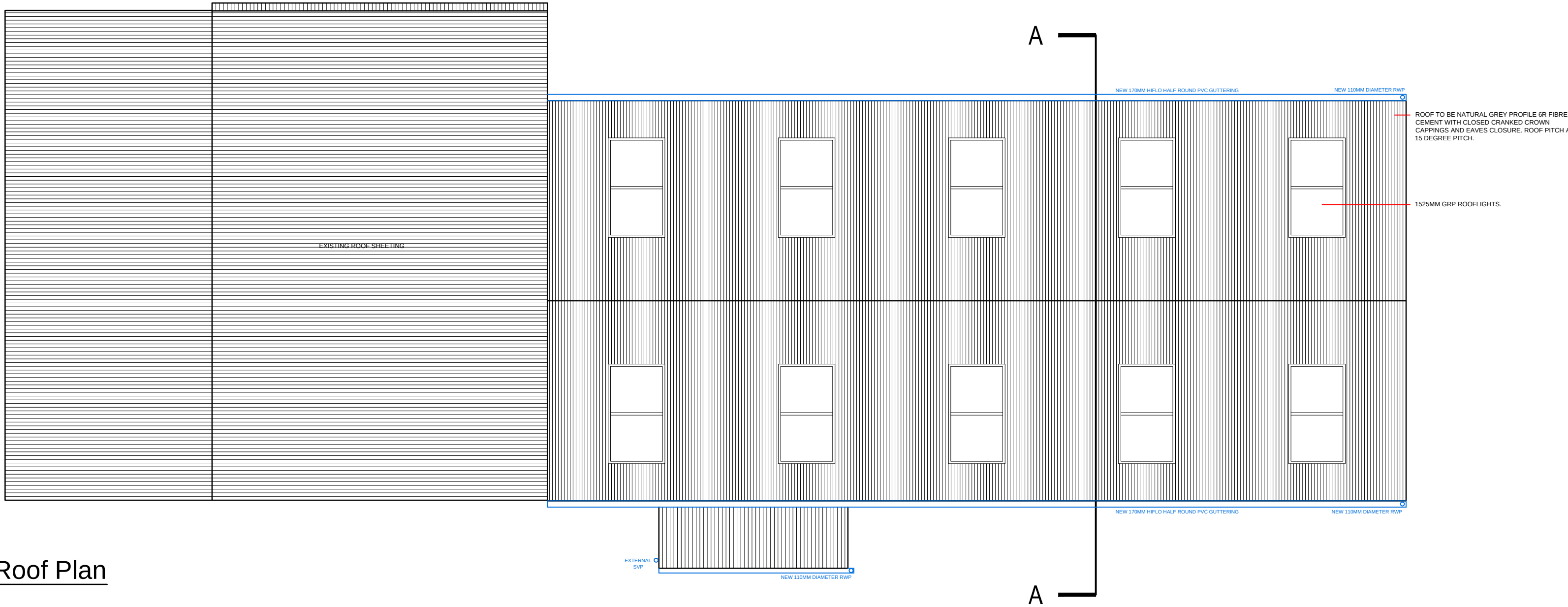




Ground Floor Plan



Ceiling Plan (Structural)



Roof Plan

PROPOSED PLANS

ELECTRICAL AND MECHANICAL KEY:

- Lighting Switch
- Ceiling recessed downlights [S [E/L=Emergency]
- Ceiling Pendant Light
- Mechanical Extract Fan

DEMOLITION & ALTERATION GENERAL NOTES:

SAFETY OF STRUCTURES: PROVIDE PROPS, STRUTS, SCAFFOLDING AND SHORES, ETC AS NECESSARY TO ENSURE THE STABILITY OF THE EXISTING STRUCTURES. MAKE PRELIMINARY INVESTIGATIONS AND CALCULATIONS WHERE NECESSARY AND ACCEPT RESPONSIBILITY FOR THE OVERALL SAFETY OF THE WORKS AND EXISTING STRUCTURES UNLESS EXPRESSLY MADE THE RESPONSIBILITY OF OTHERS.

DEMOLITION OF EXISTING ELEMENTS: ALL DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 6397. THE CONTRACTOR SHALL INVESTIGATE THE FEATURES OF THE STRUCTURE, ASCERTAIN IF SHOCK OR VIBRATION COULD DAMAGE SURROUNDING PROPERTY OR EQUIPMENT THEREIN OR BURIED SERVICES & CHECK THE EXISTENCE OF TOXIC OR FLAMMABLE SUBSTANCES OR ASBESTOS. THE USE OF EXPLOSIVES FOR DEMOLITION IS FORBIDDEN.

SITE ACCESS / SAFETY: PREVENT ACCESS OF UNAUTHORISED PERSONS TO PARTLY DEMOLISHED STRUCTURES. SITE TO BE LEFT SECURE AT END OF EVERY WORKING DAY. REPORT TO ARCHITECT, DETAILS OF ANY UNDERGROUND CHAMBERS, VAULTS, WELLS, STORAGE TANKS ETC., DISCOVERED DURING DEMOLITION WORKS & DEAL WITH AS INSTRUCTED.

BUILDING REGULATION NOTES:

ALL WORKMANSHIP AND MATERIALS TO COMPLY FULLY WITH THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE AND TO BE TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR OR NHBC APPROVED INSPECTOR.

ALL SOFTWOOD TO BE FULLY TREATED WITH APPROVED PRESERVATIVE.

SUPPLY AND INSTALL NEW VENT AXIA LOW WATTAGE OR SIMILAR APPROVED EXTRACT FAN LINKED TO LIGHTING CIRCUIT PROVIDING EXTRACTION RATES OF 60 LITRES/SEC TO KITCHENS AND 15 LITRES/SEC AND MINUTE OVERTURN TO BATHROOMS.

SIZES AND STRENGTH OF ALL MATERIALS TO COMPLY FULLY WITH THE CURRENT BUILDING REGULATIONS

ALL MATERIALS SHALL BE SUITABLE FOR THEIR PURPOSE AND FIXED, APPLIED OR MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND SPECIFICATIONS

THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING NECESSARY FOR THE PROPER EXECUTION OF THE WORKS, TO THE SATISFACTION OF THE LA BUILDING INSPECTORS WHETHER OR NOT INDICATED ON THE DRAWINGS.

NEW WATER SUPPLY TO BE TAKEN OFF EXISTING MAINS SUPPLY OR EXTENDED FROM EXISTING MAINS WATER SYSTEM WITH PIPEWORK SUITABLY SIZED IN ACCORDANCE WITH NNW GUIDELINES.

SERVICES - ALL WORK AND INSTALLATIONS TO COMPLY WITH THE REGULATIONS AND RECOMMENDATIONS OF THE RESPECTIVE BOARD OR AUTHORITY TO THE SATISFACTION OF THE LA BUILDING INSPECTORS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND FOR THE CORRECT SETTING OUT OF THE WORKS ON SITE.

ANY DIMENSIONS SHOWN ON THE DRAWINGS HAVE BEEN AGREED FOLLOWING A SITE INSPECTION AND DISCUSSIONS BETWEEN ACARCHITECTURE AND BROWNS OF WEM LTD (STEEL ERECTORS)

ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS. ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE CURRENT CODES OF PRACTICE AND RELEVANT BRITISH STANDARDS AND SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXISTING SERVICES:

DISCONNECT, DIVERT, SEAL OFF OR REMOVE EXISTING SERVICES BEFORE COMMENCING SITE OPERATIONS TO ENSURE THE SAFETY OF SITE PERSONNEL WITHIN THE WORKING AREA.

REPORT ANY BENCHMARKS & OTHER SURVEY INFORMATION FOUND ON STRUCTURES TO BE DEMOLISHED. DO NOT REMOVE OR DESTROY UNLESS INSTRUCTED BY THE ARCHITECT.

NEW SERVICES

ALL WORK AND INSTALLATIONS TO COMPLY WITH REGULATIONS AND RECOMMENDATIONS OF THE RELEVANT BOARD OR AUTHORITY, TO THE SATISFACTION OF THEIR INSPECTOR.

ALL ELECTRICAL SWITCHES AND SOCKETS TO BE SITED IN A ZONE BETWEEN 450MM AND 1200MM ABOVE FLOOR LEVEL.

ANY NEW LIGHTING, HEATING AND VENTILATION SYSTEMS SHOULD BE DESIGNED IN ACCORDANCE WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE. COMMISSIONING CERTIFICATES TO BE PROVIDED ON COMPLETION.

GROUND FLOOR CONSTRUCTION

EXCAVATE FOR AND FORM CONCRETE BASES TO MAIN STANCHIONS AND TO INTERMEDIATE STANCHIONS AND SET HOLDING DOWN BOLTS, ALLOWING EXCAVATIONS THROUGH EXISTING CONCRETE. FOUNDATION SIZES TO BE DETERMINED IN DUE COURSE BY STRUCTURAL ENGINEER. DETAILS TO BE FORWARDED TO BUILDING CONTROL.

GROUND TO BE FREE OF MADE GROUND IN EXCESS 12M DEEP, HARD ROCK, SHALE, CONTAMINATED MATERIALS AND GROUND WATER.

WALL CONSTRUCTION (VERTICAL CLADDING)

BOTH SIDES AND BOTH ENDS CLAD TO FINISHED FLOOR LEVEL WITH 0.5MM BOX-PROFILE PLASTICOL COATED STEEL SHEETING LEAVING A 5.486M X 5.486M HIGH DOORWAY IN THE CENTRE OF THE SOUTH ELEVATION.

3 X 203MM X 133MM UB INTERMEDIATE STANCHIONS, 2 ON SOUTH ELEVATIONS AND 1 ON NORTH ELEVATION.

PLASTICOL COATED STEEL CORNER ROLLS, DOOR FLASHINGS AND DRIP FLASHINGS TO BOTTOM OF SHEETING, AND WITH NECESSARY POLYETHYLENE FILLERS.

GALVANIZED ZED SHEETING RAILS FITTING BETWEEN STANCHIONS WITH NECESSARY SUPPORTS.

TOILET BLOCK WINDOWS / DOORS

WINDOWS TO BE OPENABLE SOFTWOOD PAINTED TIMBER TO MATCH EXISTING STYLE AND APPEARANCE. TOILET DOORS LEADING INTO DEPOT AREA TO BE SOFTWOOD TIMBER FLUSH PANELLED, INSERTED WHERE SHOWN ON PLAN.

EXTERNAL DOORS - PERSONNEL

2 NO. 900 X 1200MM HIGH STEEL PERSONNEL DOORS WHERE SHOWN ON PLAN.

EXTERNAL DOORS - ROLLER SHUTTER

1 NO. 5.486M X 5.486M HIGH HAND CHAIN OPERATED ROLLER SHUTTER DOOR PLAIN GALVANIZED FINISH.

ROOF SHEETING LAID UPON STRUCTURE

NATURAL GREY PROFILE 6R FIBRE CEMENT SHEETING WITH CRANKED CROWN CAPPING SHEETS, EAVES CLOSURES AND BARGEBOARDS.

10 X 1525MM GRP ROOFLIGHTS.

STRUCTURE

22.860M X 10.668M PORTAL STEEL FRAMED BUILDING.

5 X 4.572M BAYS.

HEIGHT TO EAVES: 5.791M ABOVE FINISHED FLOOR LEVEL.

UB PORTAL FRAMES AT 15 DEGREE ROOF PITCH WITH NECESSARY BRACINGS.

ALL STEELWORK WIRE BRUSHED PAINTED ONE COAT RED OXIDE PRIMER AT WORKS.

STANCHION LENGTHS ARE AS PER THE HEIGHT TO EAVES PLUS AN ADDITIONAL 305MM BELOW FINISHED FLOOR LEVEL.

GALVANIZED ZED-TYPE PURLINS AND EAVES BEAMS WITH NECESSARY SUPPORTS.

TOILET BLOCK WALL CONSTRUCTION

SINGLE SKIN OF 100MM LIGHTWEIGHT INSULATED BLOCKWORK, INTERNALLY LINED USING 3MM GYPSUM SKIN PLASTER COAT ON TO 12.5MM DOT AND DABBED GYPROC WALL BOARD.

ABOVE GROUND DRAINAGE

PLUMBING AND TOILET PROVISIONS:

ALL EXISTING DRAINAGE TO BE DEMOLISHED INCLUDING EXISTING INSPECTION CHAMBERS RIGHT BACK TO EXISTING SEPTIC TANKS. THESE WILL REMAIN AND BE RE-USED FOR PROPOSED DRAINAGE (CONDITION OF SEPTIC TANK TO BE EXAMINED BEFORE RE-USE).

ALL DRAINAGE FROM TOILET BLOCK TO RUN DIRECTLY IN TO THE PROPOSED INSPECTION CHAMBER SHOWN JUST OUTSIDE THE FOOTPRINT OF THE BLOCK.

W.C. WASTES CONNECTED BY 100MM-DIAMETER PIPE RUNNING TO INSPECTION CHAMBER SHOWN ALSO.

WASH HAND BASINS TO HAVE 75MM DEEP SEAL ANTI-SYMPHONIC TRAPS, DISCHARGING RESPECTIVELY THROUGH 32MM OR 40MM DIAMETER WASTE PIPE TO SWP OR DIRECTLY TO B.L.G. SWP IS VENTILATED AS EXISTING THROUGH THE ROOF CONSTRUCTION TO ABOVE, SEALED WITH LEAD SLATE FLASHING.

SOIL AND WASTE PIPES TO HAVE CLEANING ACCESS AT ALL CHANGES OF DIRECTION. ALL PLUMBING AND DRAINAGE WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR.

SWP TO BE 100MM STRAIGHT AND VERTICAL BETWEEN TOP AND BOTTOM CONNECTION TERMINATING THROUGH VENTED TOP ABOVE TOILET ROOF LEVEL.

Information:

© This drawing is copyright and remains the property of the draftsman.
Do not scale this drawing.
All dimensions to be checked on site.
Positions of existing services to be confirmed prior to proceeding.

Revision Status:
S Feasibility / Scheme Design
AP Client Approved Design
P Planning Issue
T Tender Issue
BC Building Control Issue
C Construction Issue

NB: Only drawings with status Construction are to be used for construction purposes.

Rev	Comment	Date
BC01	Building Control Issue	21.01.15

RAINWATER GOODS:

170MM 'HIFLO' HALF ROUND P.V.C. GUTTERS (GREY OR BLACK) AND 2 NO. 110MM P.V.C. DOWNPIPES AND SHOES TO EACH EAVES.

BELOW GROUND DRAINAGE

ALL DRAINAGE WORKS EXECUTED SHALL COMPLY WITH STANDARDS LAID DOWN IN THE BRITISH STANDARDS, CODES OF PRACTICE & THE BUILDING REGULATIONS DOCUMENT D.

REFERENCE SHOULD ALSO BE MADE TO MANUFACTURERS INSTALLATION GUIDES.

EXCAVATIONS FOR NEW DRAINAGE TRENCHES SHALL BE IN STRAIGHT LINES & TO CORRECT DEPTHS & GRADIENT AS REQUIRED ON SITE AND IN LINE WITH RELEVANT GUIDANCE. INCLUDE FOR CORRECT CLASS OF BEDDING (A,B,D,F,N OR S) AS DEEMED NECESSARY BY THE MANUFACTURER.

ALL EXISTING DRAINAGE RUNS TO BE DEMOLISHED DUE TO DILAPIDATED CONDITION FOLLOWING A DRAINAGE SURVEY CARRIED OUT BY HAPPY DRAINS LTD.

INSTALL HEPWORTH PLASTIDRAIN OR SIMILAR 110MM PVC DRAINAGE PIPEWORK AND OTHER ITEMS SPECIFIED FROM A SIMILAR RANGE OF PRODUCTS. INCLUDE FOR ALL ITEMS DEEMED NECESSARY TO COMPLETE THE WORKS THAT MAY NOT BE SPECIFICALLY IDENTIFIED ON THE PLAN: IE, COUPLINGS, ADAPTORS, CONNECTORS, SEALING RINGS ETC) TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

ACCESS / INSPECTION CHAMBERS WITH SUITABLE COVER TO SUIT LOCATION, TO BE INSTALLED IN ACCORDANCE WITH STANDARD DETAILS.

NEW SURFACE WATER DRAINS AS STATED ABOVE TO CONNECT TO EXISTING BELOW GROUND DRAINAGE RUN. SUBJECT TO SATISFACTORY PERCOLATION TEST IF SOAKAWAY SYSTEM IS DISCOVERED, AND AT LEAST 3M AWAY FROM ANY BUILDING OR ROAD.

WHERE DRAIN IS WITHIN 1M OF A BUILDING, THE TRENCH IS FILLED WITH CONCRETE UP TO THE UNDERSIDE OF THE FOUNDATIONS AND WHERE THE TRENCH IS FURTHER AWAY THAN 1M FROM THE BUILDING, THE TRENCH IS FILLED WITH CONCRETE TO A LEVEL BELOW THE LOWEST LEVEL FOR THE BUILDING EQUAL TO THE DISTANCE FROM THE BUILDING, LESS 150MM.

PROPOSED FOUL DRAINAGE TO LINK TO PROPOSED MANHOLE SHOWN, TO THEN DISCHARGE TO THE EXISTING SEPTIC TANK.

PROPOSED PETROL INTERCEPTOR TO BS EN 858. PRESUMED ISOLATION TYPE INSTALLATION REQUIRED. BUILDING CONTROL / DRAINAGE CONTRACTOR TO CONFIRM DETAILS.

INTERNAL AND EXTERNAL DRAINAGE KEY:

- FOUL DRAINAGE
- SURFACE DRAINAGE

ELECTRICAL AND MECHANICAL INSTALLATION:

INSTALLATION TO COMPLY WITH BUILDING REGULATIONS PART P, APPROPRIATE CODES OF PRACTICE, REGULATION FOR ELECTRICAL INSTALLATION (THE IEE REGULATIONS) ALL RELEVANT STATUTORY INSTRUMENTS REGULATIONS AND BRITISH STANDARDS SPECIFICATIONS.

THE WORK IS TO BE CARRIED OUT BY A COMPETENT PERSON WHO CAN SELF-CERTIFY, OR THE WORKS IS TO BE CERTIFIED BY AN APPROVED ELECTRICIAN WHO IS APPROVED BY THE NICEIC CERTIFICATION SERVICES LTD.

THE RELEVANT DECLARATION MUST BE SIGNED AND RETURNED TO THE BUILDING CONTROL DEPARTMENT BEFORE WORK COMMENCES AND THE RELEVANT INSTALLATION CERTIFICATE TOGETHER WITH PROOF OF ELECTRICIANS QUALIFICATIONS AS OUTLINED ABOVE MUST BE SUBMITTED TO THE LA BUILDING CONTROL OFFICER WITHIN 30 DAYS OF COMPLETION OF THE CONTRACT. THE CLIENT IS TO AGREE ELECTRICAL & MECHANICAL LAYOUTS AS PER THE SCHEMATIC PLANS BEFORE WORKS COMMENCE AND RECORD DRAWINGS ARE TO BE PRODUCED AND A COPY KEPT BY ALL PARTIES.

ALL LIGHTING TO BE ENERGY EFFICIENCY LIGHTING OR IF REQUIRED LED INSERT LIGHTING CAPABLE OF ACHIEVING GREATER THAN 45 LUMENS/CIRCUIT WAIT ARE PROVIDED TO 75% OF ALL FITTINGS.

(ALL ELECTRICAL SOCKETS AND SWITCHES TO BE SITUATED BETWEEN 450MM AND 1200MM ABOVE FINISHED FLOOR LEVEL).

Status: Building Control Issue

Client: Happy Days Coaches
Project No: 14.09
Project: Replacement of Damaged Building

Drawing Title:

Proposed Plans

Date: 01.05.2014 Scale: 1:100 @A1 Drawn By: AR

Drawing No: 14.09_L104_BC01

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