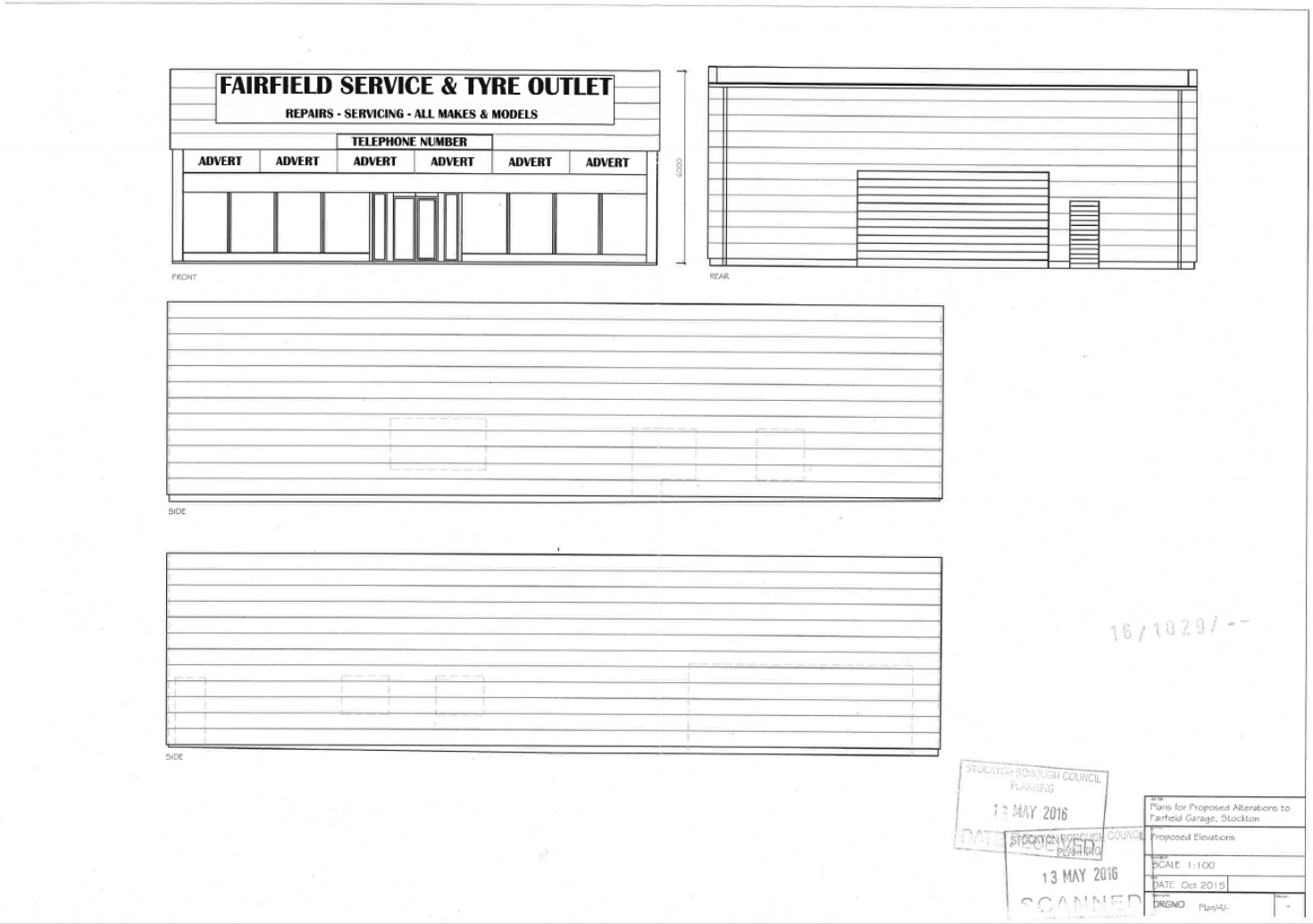
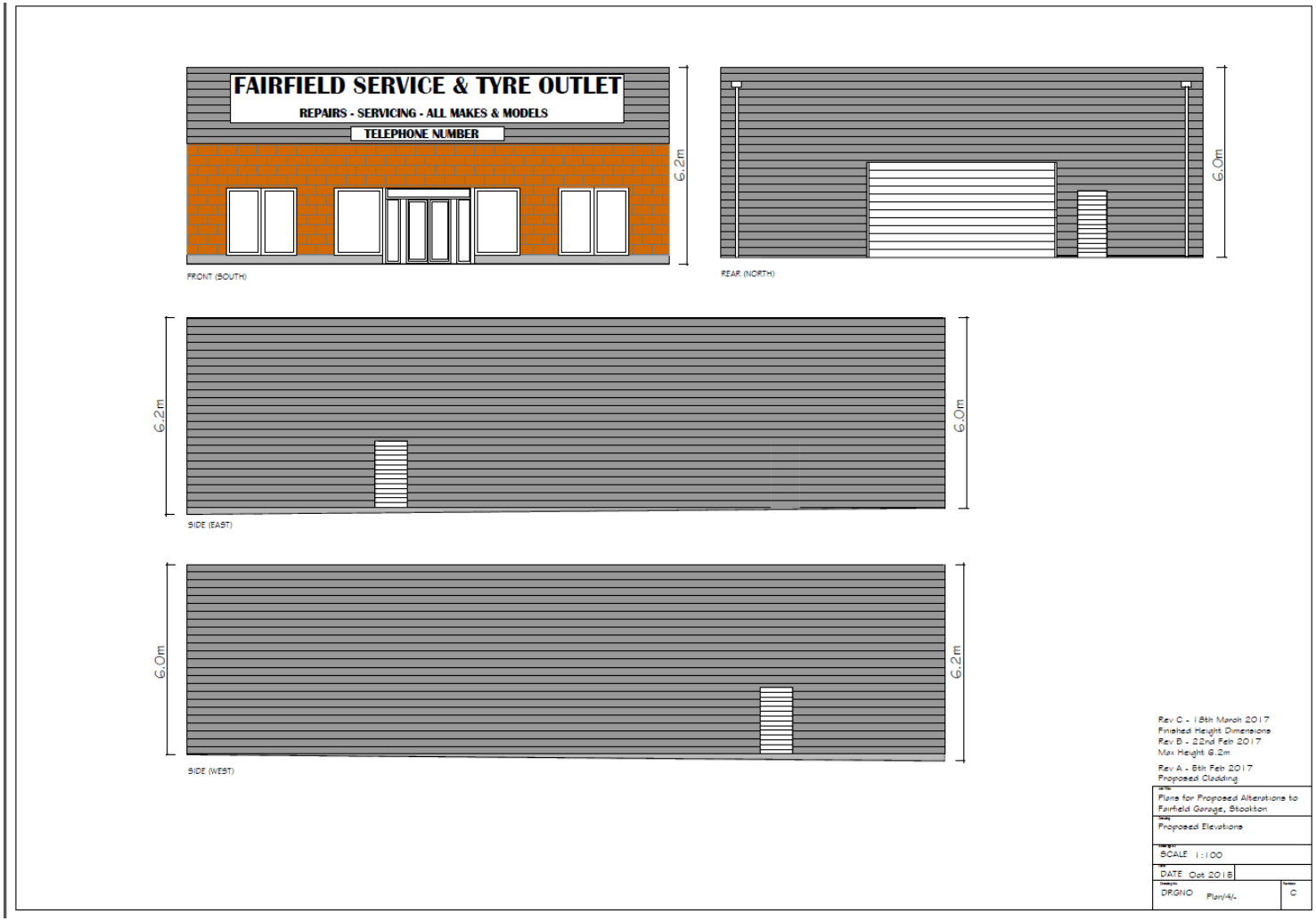
Site location plan

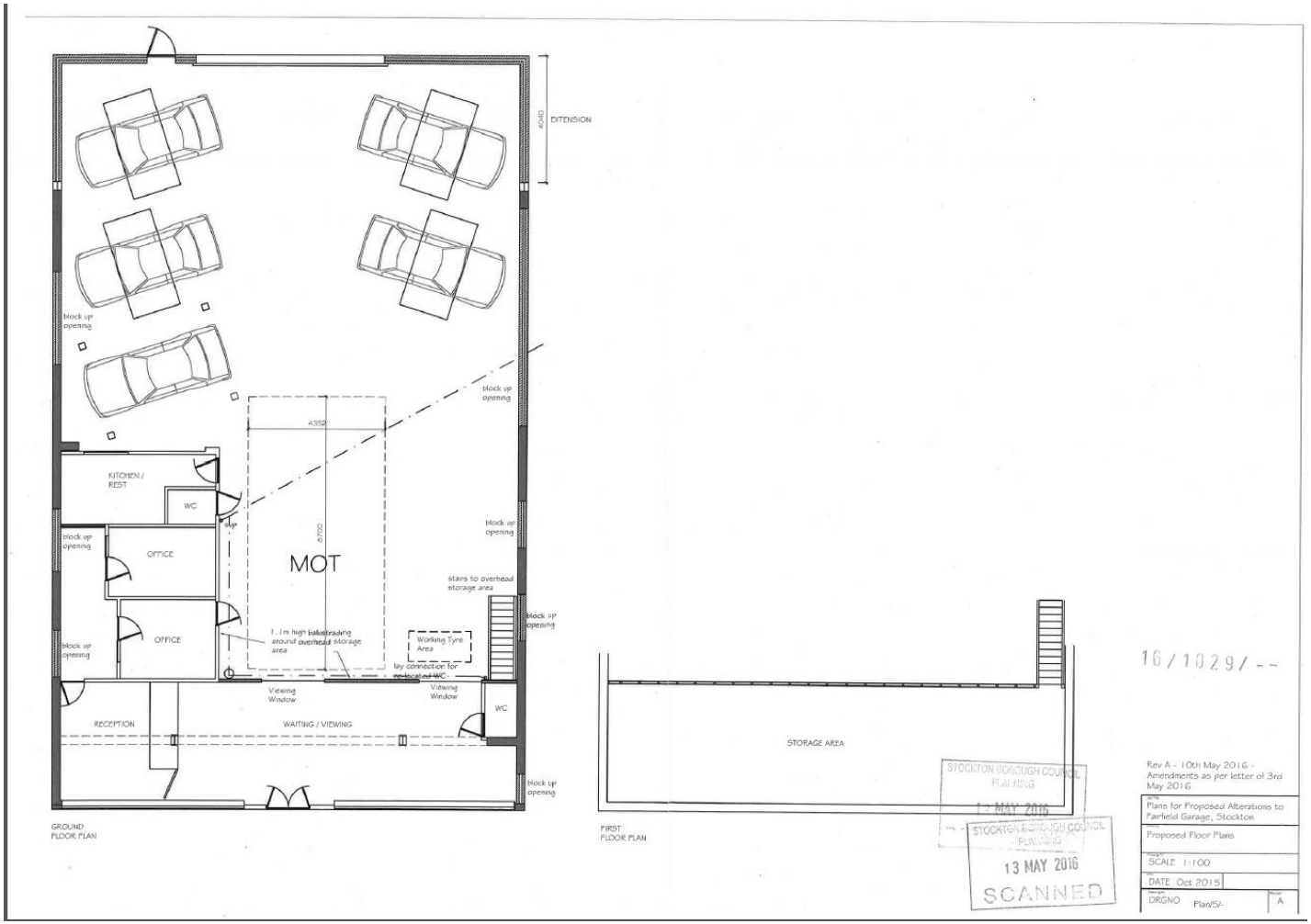
Elevations as approved under original scheme



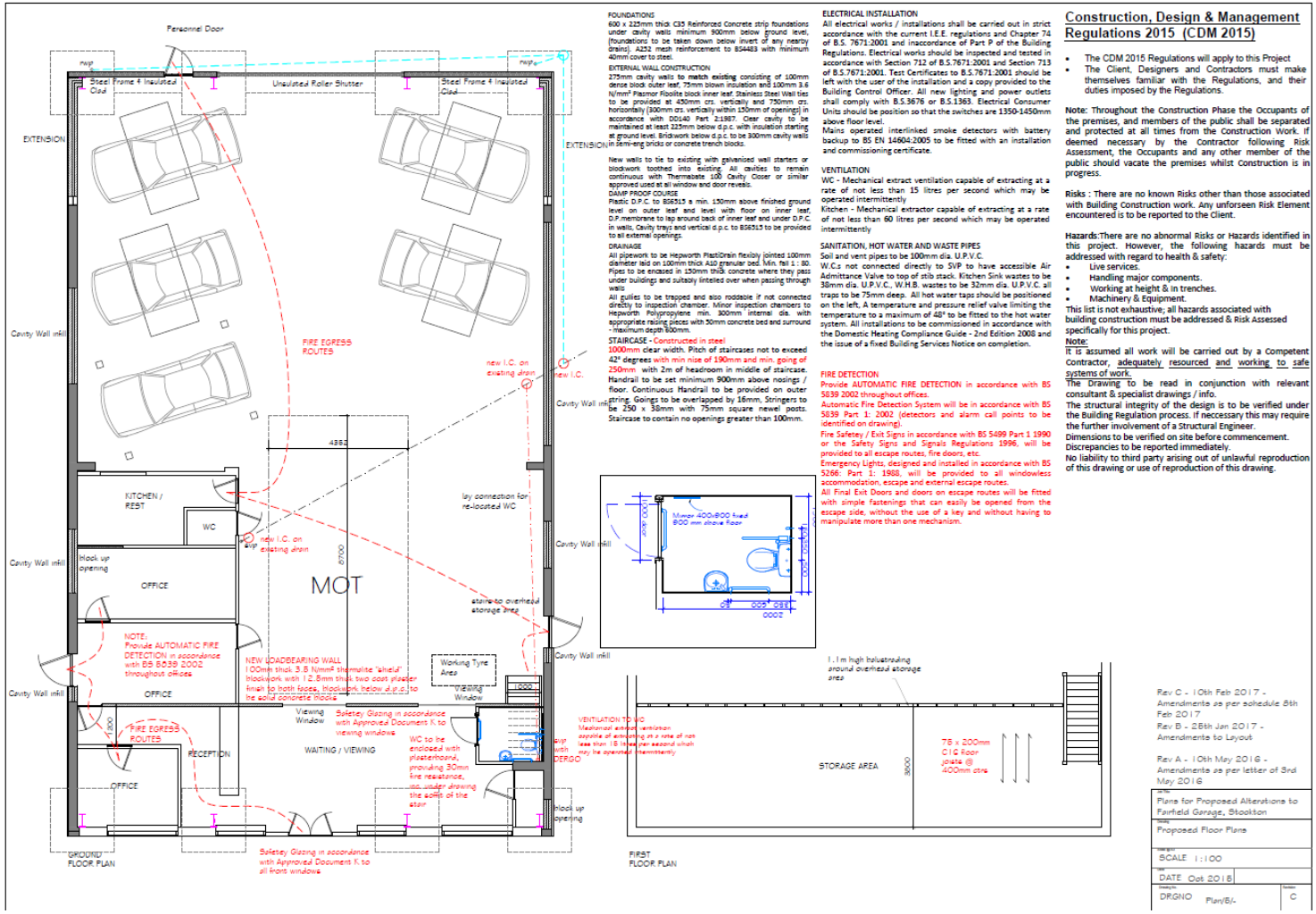
Elevations as proposed for this amended scheme



Floor plan as approved under original scheme



Floor plans as proposed for this amended scheme



FOUNDATIONS
600 x 225mm thick C35 Reinforced Concrete strip foundations under cavity walls minimum 900mm below ground level, (foundations to be taken down below invert of any nearby drains). A252 mesh reinforcement to BS4483 with minimum 40mm cover to steel.

EXTERNAL WALL CONSTRUCTION
275mm cavity walls to match existing consisting of 100mm dense block outer leaf, 75mm blown insulation and 100mm 3.6 N/mm² Plasmor Fibolite block inner leaf. Stainless Steel Wall ties to be provided at 450mm crs. vertically and 750mm crs. horizontally (300mm crs. vertically within 150mm of openings) in accordance with DD140 Part 2:1987. Clear cavity to be maintained at least 225mm below d.p.c. with insulation starting at ground level. Brickwork below d.p.c. to be 300mm cavity walls in semi-eng bricks or concrete trench blocks.

New walls to tie to existing with galvanised wall starters or blockwork toothed into existing. All cavities to remain continuous with Thermabate 100 Cavity Closer or similar approved used at all window and door reveals.

DAMP PROOF COURSE
Plastic D.P.C. to BS6515 a min. 150mm above finished ground level on outer leaf and level with floor on inner leaf. D.P.membrane to lap around back of inner leaf and under D.P.C. in walls. Cavity trays and vertical d.p.c. to BS6515 to be provided to all external openings.

DRAINAGE
All pipework to be Hepworth PlastiDrain flexibly jointed 100mm diameter laid on 100mm thick A10 granular bed. Min. fall 1 : 80. Pipes to be encased in 150mm thick concrete where they pass under buildings and suitably lintelled over when passing through walls
All gullies to be trapped and also roddable if not connected directly to inspection chamber. Minor inspection chambers to Hepworth Polypropylene min. 300mm internal dia. with appropriate raising pieces with 50mm concrete bed and surround - maximum depth 600mm.

STAIRCASE - Constructed in steel
1000mm clear width. Pitch of staircases not to exceed 42° degrees with min rise of 190mm and min. going of 250mm with 2m of headroom in middle of staircase. Handrail to be set minimum 900mm above nosings / floor. Continuous Handrail to be provided on outer string. Goings to be overlapped by 16mm, Stringers to be 250 x 38mm with 75mm square newel posts. Staircase to contain no openings greater than 100mm.

ELECTRICAL INSTALLATION
All electrical works / installations shall be carried out in strict accordance with the current I.E.E. regulations and Chapter 74 of B.S. 7671:2001 and inaccordance of Part P of the Building Regulations. Electrical works should be inspected and tested in accordance with Section 712 of B.S.7671:2001 and Section 713 of B.S.7671:2001. Test Certificates to B.S.7671:2001 should be left with the user of the installation and a copy provided to the Building Control Officer. All new lighting and power outlets shall comply with B.S.3676 or B.S.1363. Electrical Consumer Units should be position so that the switches are 1350-1450mm above floor level.
Mains operated interlinked smoke detectors with battery backup to BS EN 14604:2005 to be fitted with an installation and commissioning certificate.

VENTILATION
WC - Mechanical extract ventilation capable of extracting at a rate of not less than 15 litres per second which may be operated intermittently
Kitchen - Mechanical extractor capable of extracting at a rate of not less than 60 litres per second which may be operated intermittently

SANITATION, HOT WATER AND WASTE PIPES
Soil and vent pipes to be 100mm dia. U.P.V.C.
W.C.s not connected directly to SVP to have accessible Air Admittance Valve to top of stib stack. Kitchen Sink wastes to be 38mm dia. U.P.V.C., W.H.B. wastes to be 32mm dia. U.P.V.C. all traps to be 75mm deep. All hot water taps should be positioned on the left, A temperature and pressure relief valve limiting the temperature to a maximum of 48° to be fitted to the hot water system. All installations to be commissioned in accordance with the Domestic Heating Compliance Guide - 2nd Edition 2008 and the issue of a fixed Building Services Notice on completion.

FIRE DETECTION
Provide AUTOMATIC FIRE DETECTION in accordance with BS 5839 2002 throughout offices.
Automatic Fire Detection System will be in accordance with BS 5839 Part 1: 2002 (detectors and alarm call points to be identified on drawing).
Fire Safetey / Exit Signs in accordance with BS 5499 Part 1 1990 or the Safety Signs and Signals Regulations 1996, will be provided to all escape routes, fire doors, etc.
Emergency Lights, designed and installed in accordance with BS 5266: Part 1: 1988, will be provided to all windowless accommodation, escape and external escape routes.
All Final Exit Doors and doors on escape routes will be fitted with simple fastenings that can easily be opened from the escape side, without the use of a key and without having to manipulate more than one mechanism.

Construction, Design & Management Regulations 2015 (CDM 2015)

- The CDM 2015 Regulations will apply to this Project
- The Client, Designers and Contractors must make themselves familiar with the Regulations, and their duties imposed by the Regulations.

Note: Throughout the Construction Phase the Occupants of the premises, and members of the public shall be separated and protected at all times from the Construction Work. If deemed necessary by the Contractor following Risk Assessment, the Occupants and any other member of the public should vacate the premises whilst Construction is in progress.

Risks : There are no known Risks other than those associated with Building Construction work. Any unforseen Risk Element encountered is to be reported to the Client.

Hazards: There are no abnormal Risks or Hazards identified in this project. However, the following hazards must be addressed with regard to health & safety:

- Live services.
- Handling major components.
- Working at height & in trenches.
- Machinery & Equipment.

This list is not exhaustive; all hazards associated with building construction must be addressed & Risk Assessed specifically for this project.

Note:
It is assumed all work will be carried out by a Competent Contractor, adequately resourced and working to safe systems of work.
The Drawing to be read in conjunction with relevant consultant & specialist drawings / info.
The structural integrity of the design is to be verified under the Building Regulation process. If neccessary this may require the further involvement of a Structural Engineer.
Dimensions to be verified on site before commencement.
Discrepancies to be reported immediately.
No liability to third party arising out of unlawful reproduction of this drawing or use of reproduction of this drawing.

Rev C - 10th Feb 2017 - Amendments as per schedule 8th Feb 2017
Rev B - 28th Jan 2017 - Amendments to Layout
Rev A - 10th May 2016 - Amendments as per letter of 3rd May 2016

Plans for Proposed Alterations to Fairfield Garage, Stockton

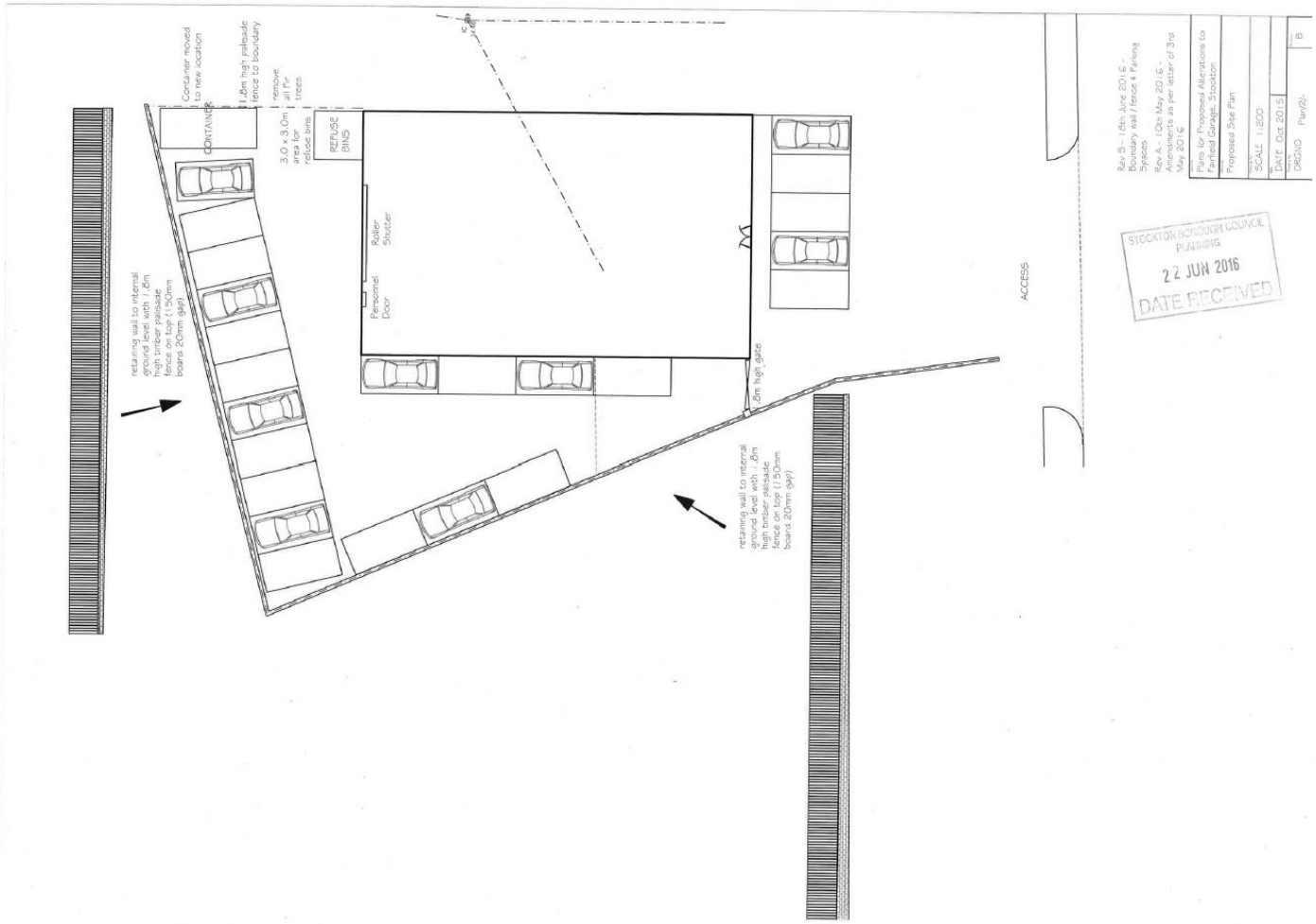
Proposed Floor Plans

SCALE 1:100

DATE Oct 2016

DRGNO Plan/B/- C

Site plan as approved under original scheme



Site plan indicating distances to neighbouring properties and the rear boundary