The areas on the drawing have been measured directly from a CAD drawing and have no tolerances added or subtracted.

The areas have been calculated in accordance with the RICS/ISVA Code of Measuring Practice, 4th Edition, 1993 using the stated options NIA, GIA, GEA. They are approximate and relate to the likely areas of the building at the current state of the design. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make allowance for the following:

-Design development
-Accurate site survey, site levels and dimensions need to be fully evaluated
-Allowance for construction methods and building tolerances.
-Local authority consents

rev	date	description
A	18/07/08	FIRST ISSUE
B	22/08/08	FOR PLANNING
C	10/11/08	ISSUED FOR CONSERVATION OFFICER COMMENTS
D	18/11/08	REVISED TO CONSERVATION OFFICER'S COMMENTS; NIA ADDED.
E	17/12/08	General amendments to Core 2
F	06/02/09	STAIR REVISED; REPLACEMENT ROOF NOTED; TERRACE SIZE REDUCED TO COMPLY WITH MOE DISTANCE

Poposed extension to mansard roof
Roof access ladder to be removed
Smoke extract to Stairs 2
Existing roof above stair to be rebuilt at same angle as mansard to Parker Street
New mansafe system
New Crittall dormer window
New slate tiled mansard screen to plant enclosure
New slate tiled dormer to conceal lift overrun
Slate tiled mansard extended up to screen plant enclosure
Line of existing plant
New smoke vent to floors below
Access hatch
Proposed Lift Overrun
New proposed AHU 1800mm high
Plant enclosure to be extended to house new plant. No roof above plant.
Existing rooflight to be removed
New balustrade to terrace area
Proposed new mansard roof with dormer opening for doors.
New dormer with solid timber gate access to plant enclosure
MAINTENANCE ACCESS ONLY
Exlg roof finish to be replaced with single ply membrane roof
Terrace area with decking
existing aerial retained
New-mansafe system
Retain existing lift overrun. Render finish to be made good and painted.
Existing steel beam for lift maintenance to be retained.
Existing mansard roof and dormer window to be removed
Extend mansard roof
New Crittall dormer window
Cat ladder to access roof of Lift overrun to maintain damper
Insertion Point
New proposed floor standing chillers, concealed in joinery unit
Brick parapet to be extended up to slope of mansard
New dormer window
Existing roof retained
OFFICE
Approx. GIA
100 m² / 1080 ft²
Approx. NIA
80 sqm/ 860 sqft
Stair to third floor to be rebuilt in lengthened structural opening to Structural Eng's design
New roof lights above
Capped off services to be provided for future kitchenette if required
WC
WC
WC LOBBY
Plant
Plant
Plant
Up
Up
step
TWL: 38.75
TWL: 38.54
TWL: 36.01
TWL: 36.31m
TWL:35.95
TWL: 30.66m

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project
30-32 GREAT QUEEN STREET

title
PROPOSED FOURTH FLOOR PLAN

FOR REVISED PLANNING

scale	date	drawn
1:50@A1 1:100@A3	06/05/2008	AB /AH

drawing No	revision	status
0727_1116	F	P