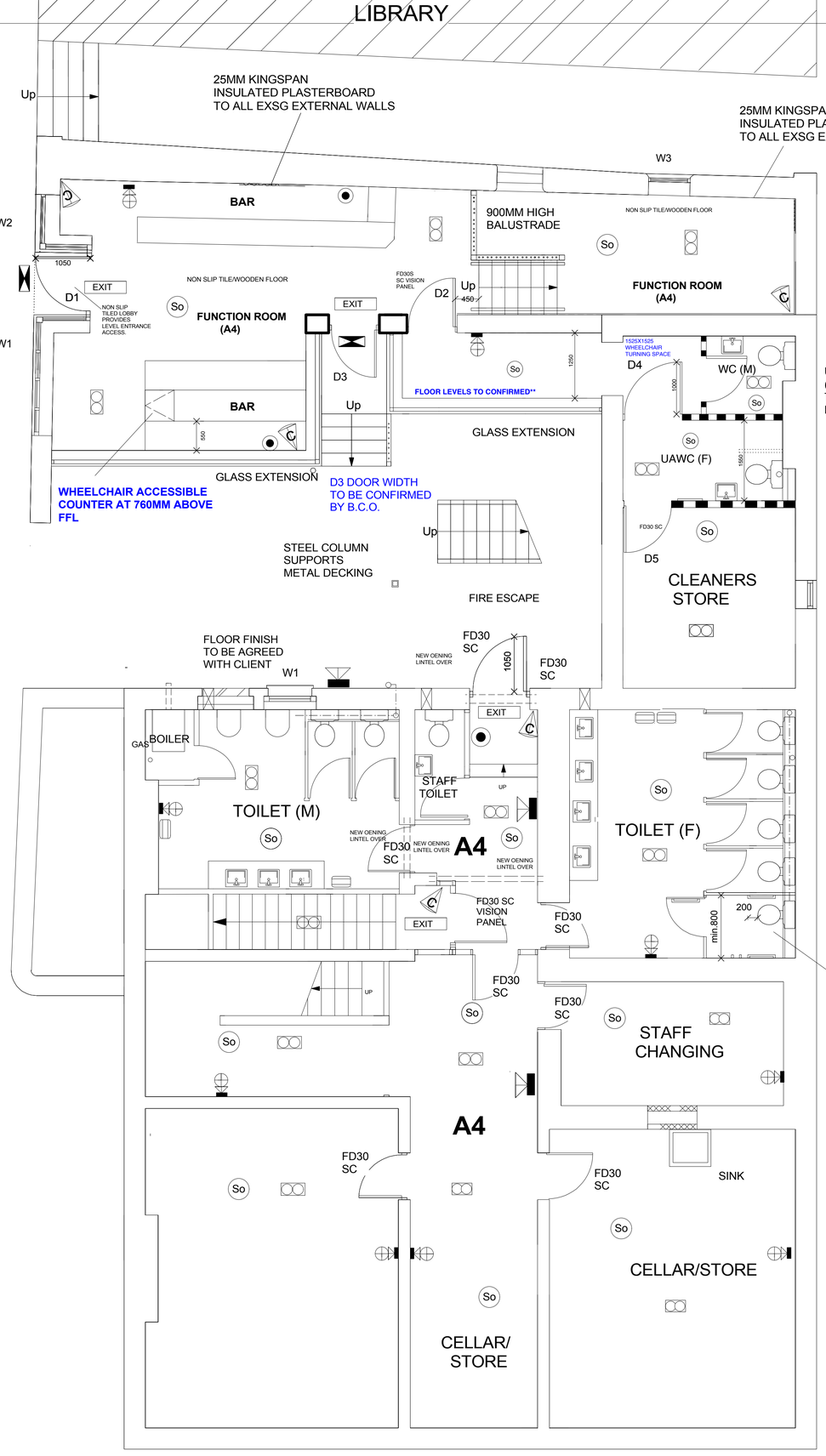


UAWC
(REFER
TO DOC.M
PACK)

**BIN STORE
(NO PART OF
STORE TO U/S
OF ESCAPE
STAIR)**

METAL LANDING
AND ESCAPE STAIR.
170MM MAX. RISER
250MM MINIMUM TREAD
1050MM CLEAR OPENING
WIDTH

UAWC SPECIFICATION

·Door - 925mm minimum clear opening width [1000mm single leaf doorset]
·Sign on door and wheelchair symbol
·Handle on outside of door 1040mm above floor level
·Spring closer on door, but not too strong, e.g. hydraulic delayed action type exerting no more than 10 Newton
·Lock on inside of door, large and easy to operate, 1040mm above floor [..]
·Pull rail [35mm diameter] on inside of door 600mm long, fixed at 30°° to horizontal sloping down to doors leading edge [..]
·Light cord/switch, within reach 1040mm above floor level
·Wheelchair turning room/floorspace, minimum floor area 1800mm x 2000mm [minimum floor area 1500mm x 2000mm]
·Area should not be used for storage, should be free from obstructions
·Floor surface level, smooth and skid-resistant
·WC height [450mm to 475mm to top of seat]
·WC distance from side wall [centre-line 500mm from side wall]
·WC distance from back wall [front 750mm from back wall]
·Seat of WC should be correctly fitted. Avoid open-fronted (horseshoe) type
·Flush handle for WC should be on transfer side within reach, no higher than 1000mm
·Twin hinged support rail [35mm dia.] next to WC [150mm from side of WC]
·Hinged support rail - [height 750mm to top rail]
·Horizontal support rail [35mm diameter, 600mm long] at side of WC [350mm from back wall]
·Horizontal support rail - [height 700mm to top of rail]
·Toilet paper holder with toilet paper, within reach to side of WC [..]
·Wash basin on side wall, within reach, preferably with no pedestal protruding from wall [250mm from WC, 750mm height to top]
·Tap(s) with running water, within reach on side nearer to WC, levertype easy to operate (not pressure taps) [..]
·Soap (or single-handed easy to operate soap-dispenser) within reach from WC [..]
·Hand-drier or towel, within reach from WC [..]
·Vertical support rail [35mm diameter, 600mm long] on back wall [300mm from side of WC, height 800mm from bottom of rail]
·Vertical support rail [35mm diameter, 600mm long] on side wall [950mm from back wall, height 800mm from bottom of rail]
·Mirror above wash basin or on opposite side wall 500mm x 900mm [400mm wide x 900mm], fixed 1040mm above floor top wedged by 100mm downside [fixed 900mm above floor]
·Sanitary waste disposal bin
·Coat hook, within reach, 1450mm-1500mm high
·Shelves for bags etc. within reach
·Emergency alarm cord, red/colour distinguished, within reach from floor, large pull handle
·Colour contrast of main features to assist people with impaired vision
·Emergency alarm/light in suitable position(s) outside compartment
·Corridors/approach to compartment level, suitable width to allow wheelchair manoeuvring, including door openings, and free from obstruction
·Adequate lighting and signing to approach

STAIRS

TIMBER STAIRS
MAX. RISE 170MM
MIN. GOING 250 MM

HANDRAILS TO BE PROVIDED ON BOTH SIDES OF STAIRCASE MIN. 900MM ABOVE PITCH LINE.
CLOSED RISERS.
LANDINGS TO BE MIN. WIDTH AND LENGTH AT LEAST EQUAL TO WIDTH OF STAIR.

ALL STEP NOSINGS TO BE MADE DISTINGUISHABLE.

HANDRAIL:
40-50MM HANDRAIL SPACED 60-75MM FROM WALL BOTH SIDES OF STAIRCASE.
HANDRAIL TO PROJECT 300MM BEYOND TOP AND BOTTOM RISER
WHERE PRACTICABLE

AMBULANT DISABLED W.C:
(I) HORIZONTAL CLOSING BAR TO OUTWARD OPENING DOOR

(II) 600MM LONG HORIZONTAL AND VERTICAL GRAB RAILS

(III) CLOTHES HOOKS AT 1400MM ABOVE FFL

(IV) WC PAN TO BS 5503-3

REFER TO PART M AND SPECIFICATION NOTES FOR DETAILS.

LEVEL -1

MECHANICAL & ELECTRICAL KEY

- So — OPTICAL SMOKE DETECTOR
- MANUAL CALL POINT WITH PLASTIC COVER AND BACK BOX.
- SD — SMOKE DETECTOR AND SOUNDER
- HD — HEAT DETECTOR AND SOUNDER
- FIRE ALARM SOUNDER WITH XENON BEACON
- LOUDSPEAKER
- D — DISABLED REFUGE ALARM AND COMMUNICATION SYSTEM
- MAINTAINED EMERGENCY LIGHTING
- C — CAMERA.
- SCREEN AND DVD TO RECORD 28 DAYS.
- 1 — MAIN FIRE ALARM PANEL
- EXIT — MAINTAINED 8w EMERGENCY EXIT SIGN SEMI RECESSED THORN VOYAGER EXLR3M PLUS LEGEND KIT (OR SIMILAR)
- MAINTAINED 8w EMERGENCY BULKHEAD THORN VOYAGER EXLS3M (OR SIMILAR)
- F — FIRE EXTINGUISHER (POSITION TO BE AGREED WITH FIRE OFFICER)
- WALL/CEILING MOUNTED EXTRACTOR FAN

ELECTRIC SPACE AND WATER HEATING SYSTEM TO BE INSTALLED

NOTES

**BUILDING CONTROL
AMENDMENTS
12/10/11**

1. REFER TO STRUCTURAL CALCS

2. REFER TO FIRE OFFICER COMMENTS

3. PUB TO BE SEATED DURING DAY AND
MIXTURE OF SEATING AND STANDING AT NIGHT
MAX. NO. OF OCCUPANTS - **220 PERSONS**

4.WIDTH OF DOOR TO REFUGE AREA IS 1050MM
TO BE APPROVED WITH FIRE OFFICER AS IN ACCORDANCE
WITH MAX. NO. OF OCCUPANTS

5.WHB TO STAFF W.C.

6. 60MINS FIRE RESISTANCE TO STUD WALL
ACHIVED IWTH 15MM FIERLINE BOARD BOTH
SIDES , SKIM FINISH

7. ENSURE 60MINS FIRE RESISTANCE TO U/S
OF STAIR SEPARATING PUB FROM RESIDENTIAL
USAGE.
8. MAINTAIN 60MIN FIRE SEPARATION TO SERICE LIFT
IN ACCORDANCE WITH MANUFACTURER'S DETAILS

9. SEE PLAN FOR INDICATIVE LAYOUT OF
FW DRAINAGE.

10. REFER TO SPECIFICATION APPENDIX A
FOR REFUGE COMMUNICATION STRATEGY IN CASE OF
FIRE

11.PROVIDE 30MIN. FIRE RESISTANCE TO WINDOWS
OVERLOOKING REFUGE AREA.

12. ANY INFILL SEPARATING WALLS TO PUB MUST
TO ACHIEVE ONE HOUR FIRE RESISTANCE USING
STUDWORK AND 15MM FIRELINE BOARD OR
MASONRY INFILL WITH PLASTER BOARD
AND SKIM FINISH TO MATCH EXISTING.

13. STAFF CHANGING FACILITY AT ENTRANCE LEVEL
PROVIDED WITHIN UAWC (UNIVERSALLY ACCESSIBLE WC)
FOR PEOPLE WITH DISABILITIES.

14. AMBULANT STAIRCASE TO LEVEL -1.
1066MM WIDE
TREADS 250-290MM RISERS 150-170MM.

15. PRE COMPLETION SOUND TESTING IS REQUIRED
BETWEEN PUB AND APARTMENTS INCLUDING COMMUNAL
STAIRCASE LEADING TO APARTMENTS AND BETWEEN
APARTMENTS AND COMMUNAL AREAS

TEST RESULTS TO BE SUBMITTED TO COUNCIL FOR
APPROVAL

16. LOBBY PROVIDED TO UAWC.

17. CELLARS TO BE USED FOR STORAGE OF
ALCHOHOL AND BOXED FOOD ONLY.
NO OPEN FOOD TO PASS THROUGH LEVEL-1
TOILET LOBBY .

18. SATISFACTORY SAP CALC TO BE PROVIDED BY
ENERGY CONSULTANT FOR EACH APARTMENT.

19.PART G WATER EFFIENCY CALCULATIONS
TO BE PROVIDED BY CONTRACTOR PRIOR
TO COMPLETION .

20. SEE PLAN FOR INDICATIVE FW DRAINAGE LAYOUT.
INTERNAL LAYOUT TO MEET PERFORMANCE SPECIFICATION
AND TO BE AGREED ON STE WITH CONTRACTOR AND B.C.O.

21. APPLICATION FOR NOTICE OF CONSENT TO DISCHARGE
TO BE SUBMITTED. (TO BE CONDITIONED)

22. ALL WALLS AND FLOORS BETWEEN PUB AND APARTMENT
TO MEET SOUND TESTING REQUIREMENTS AND
ACHIEVE ONE HOUR FIRE RESITANCE

ALL FLOORS AND WALLS BETWEEN APARTMENTS TO
MEET SOUND TESTING AND ACHIEVE HALF HOUR
FIRE RESISTANCE. **ONE HOUR FIRE RESISTANCE
ACHIEVED USING 15MM FIRELINE BOARD TO STUDWORK**

23. MECHANICAL EXTRACTION FANS TO ALL APARTMENT
KITCHEN AREAS

24. FD30S FIRE DOORS TO ALL APARTMENT BATHROOMS
IN PROTECTED LOBBIES.

25. RODDIN ACCESS REQUIRED TO ALL INTERNAL SVP'S

notes

***no dimensions to be scaled from this drawing which is the property of the company. it is not to be used or disclosed in any way except as authorised by the company. The client is responsible for providing architect with correct site boundary/ownership definitions and any covenants or easements relating to the site. architect will assume site boundaries as clearly defined, unless otherwise informed by client. no work to be carried out without planning permissionand until a building regulations application has been submitted.
any work carried out before building regulations approval has been granted
will be strictly at clients own risk.
any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work.
work to an existing party wall
requires you to give at least two months notice of your intentions.
if consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996).
Client to provide Architect with any available
mining advisory service reports***

*IT IS THE RESPONSIBILITY OF THE CONTRACTOR
TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
ON THE DRAWING PRIOR TO CONSTRUCTION.*

*ALL DIMENSIONS TO BE CHECKED ON SITE
IF IN DOUBT ASK!*

revisions

A 11/10/12
B 21/11/12
C 23/1/13
D 23/1/13

title: FLOOR PLANS (LEVEL -1)

*project WOMBWELL TOWN HALL
4 HIGH STREET S73 0DA -CHANGE OF USE*
for REFLEXSHIFT LTD
scale 1:50 at A1/ 1:200 at A3
Job no: 1:11:98678
drawing no: ***BR10D***

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