FIRE PRECAUTIONS:-
SD or HD As a part of fit out by incoming tenant provide and install Fire Alarm system with smoke/ heat detector alarms to BS EN 14604 to positions indicated, interconnected on an exclusive mains circuit with battery back-up break glass call point at final exit and Fire Alarm panel, if required, to position shown, designed in accordance with BS5839-6 by contractor's specialist.

Emergency Lighting:-
During fit out stage provide and install a system of Emergency Lighting covering all escape routes & accommodation in accordance with Table 9, Section 1, Approved Document B Vol 2 to be designed by contractor in accordance with BS EN 50172 & BS5266-1.

Doors:-
Existing doors to be checked and upgraded and/or replaced with FD30S fire door closing onto 25mm rebates incorporating intumescent/smoke seals, self closing device and "FIRE DOOR KEEP CLOSED" notices generally and "FIRE DOOR KEEP LOCKED SHUT" notices to all stores and limited access rooms as necessary.

Internal Surfaces (Linings.):-
Wall and ceiling linings generally to be CLASS 1 rated for surface spread of flame and CLASS 0 rated to all circulation spaces tested in accordance with relevant requirements of BS476.

EXIT Denotes illuminated Fire Exit sign.

N1 Denotes "FIRE DOOR KEEP CLOSED" Notice

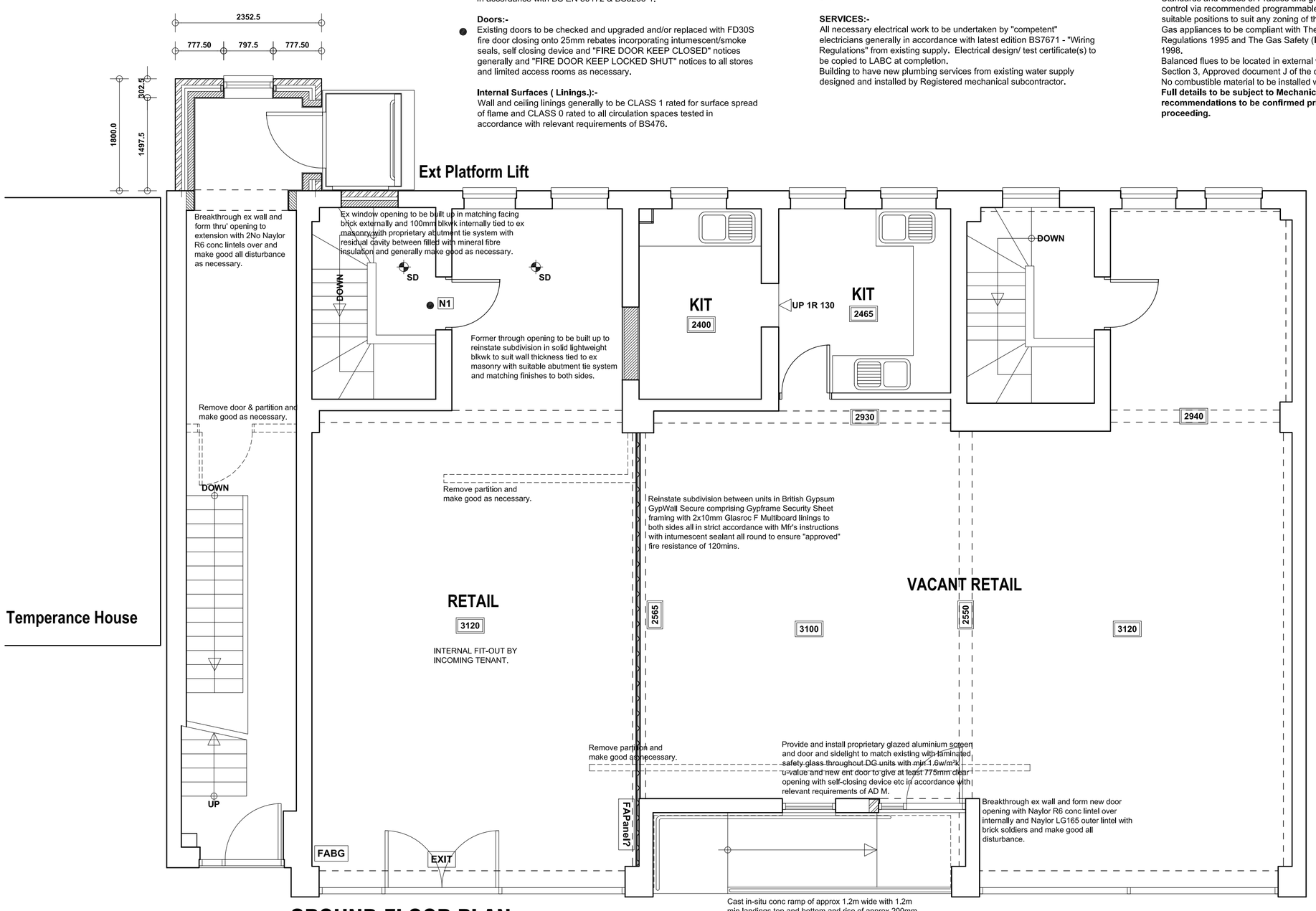
N4 Denotes "FIRE DOOR KEEP LOCKED SHUT" Notice

MECHANICAL VENTILATION:-
If not already present mechanical ventilation to be provided to sanitary accomodation as shown on plans at extract rate indicated with ventillation to any windowless accomodation wired thru' lighting circuit for auto-activation with 15 minute overrun in conjunction with 10mm air gap under doors for replacement air.

SERVICES:-
All necessary electrical work to be undertaken by "competent" electricians generally in accordance with latest edition BS7671 - "Wiring Regulations" from existing supply. Electrical design/ test certificate(s) to be copied to LABC at completion.
Building to have new plumbing services from existing water supply designed and installed by Registered mechanical subcontractor.

LIGHTING:-
Generally lighting to be low energy operating via local switched circuits in accordance with relevant requirements of Approved Document L2B Building Regulations 2000, 2010 Edition.

HEATING AND HOT WATER:-
Retail unit to incorporate new central heating system throughout with convector radiators with TRV's operating from a high efficiency gas fired balanced flue combi-boiler of 89.6% SEDBUK such as Ideal Logic+ or an equivalent to mfr's recommendations.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice and give both thermostatic and timed control via recommended programmable control unit and room stats in suitable positions to suit any zoning of the overall system.
Gas appliances to be compliant with The Gas Appliances (Safety) Regulations 1995 and The Gas Safety (Installations & Use) Regulations 1998.
Balanced flues to be located in external walls as detailed in Diagram 3.4, Section 3, Approved document J of the current Building Regulations.
No combustible material to be installed within 40mm of any flue.
Full details to be subject to Mechanical Engr's calculations and recommendations to be confirmed prior to relevant work proceeding.



GROUND FLOOR PLAN

Cast in-situ conc ramp of approx 1.2m wide with 1.2m min landings top and bottom and rise of approx 200mm over 2.4m ramp length giving max 1 in 12 gradient with 100mm high kerb to open edge and 1100mm high guarding in powder coated "iron" railings with vert balusters with no gap between greater than 99mm and matching wall mounted handrail to inside.

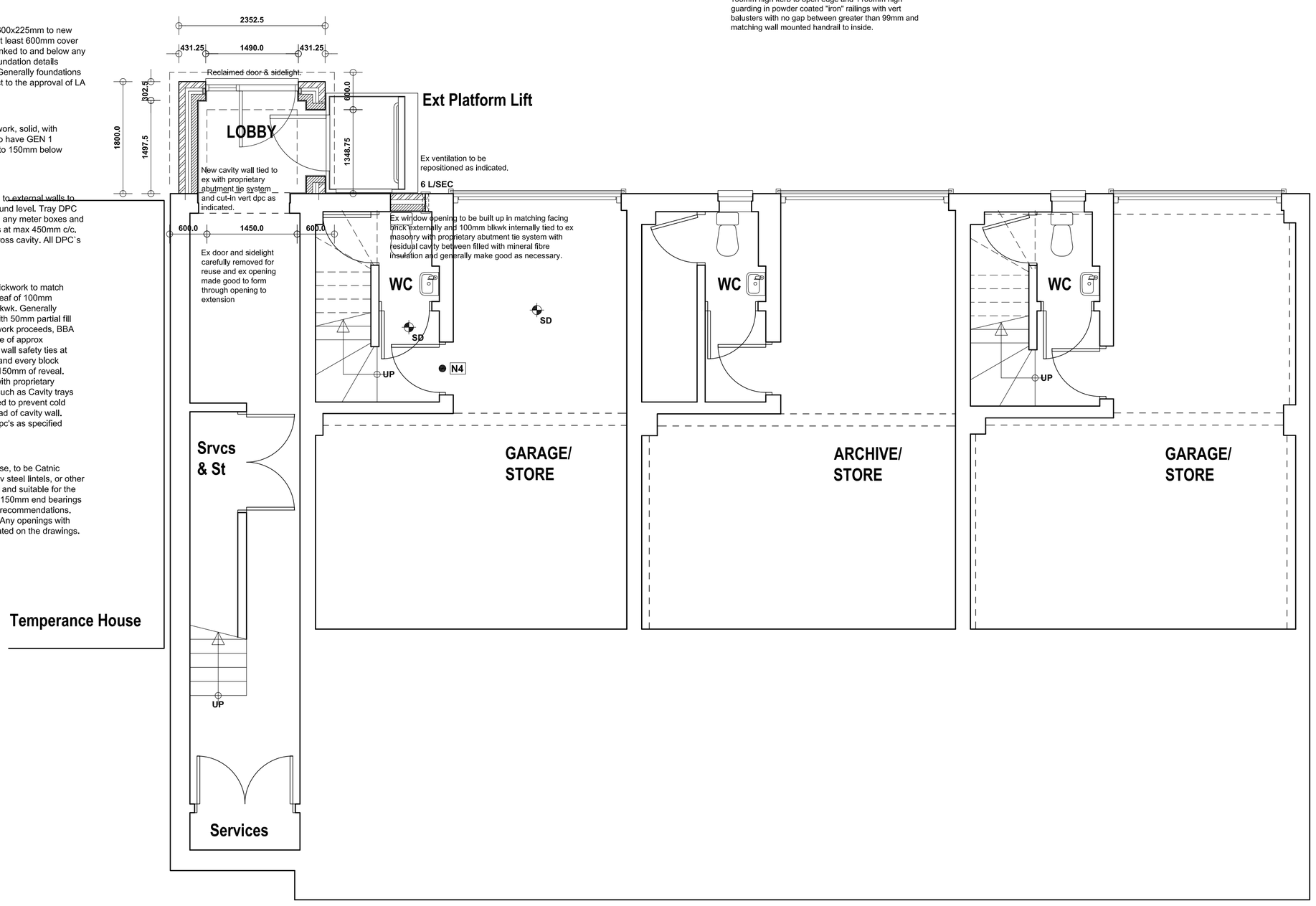
FOUNDATIONS:-
Foundations to be constructed at 600x225mm to new cavity walls off good ground with at least 600mm cover subject to depth of existing to be linked to and below any adjacent drainage. Any specific foundation details described on plans and sections. Generally foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality blockwork, solid, with strength 7N/mm². All cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC.

DAMP PROOF COURSES:-
Horizontal DPC to all walls. DPC`s to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintels and any meter boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC's to rise min 150mm across cavity. All DPC`s to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-
External leaf in 102.5mm facing brickwork to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide 100mm structural cavity with 50mm partial fill board cavity insulation built-in as work proceeds, BBA certified, to achieve overall U-Value of approx 0.28W/m²°c. Stainless steel cavity wall safety ties at 750mm horiz c/c, 450mm vert c/c and every block course vertically at reveals within 150mm of reveal. Close cavity around all openings with proprietary insulated combination dpc/closer such as Cavity trays Cavi90 or other equal and approved to prevent cold bridging. Cavity to be closed at head of cavity wall. Provide and install all necessary dpc's as specified before.

LINTELS:-
All lintels, unless specified otherwise, to be Catnic Cougar open-backed insulated galv steel lintels, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manufacturers recommendations. Provide tray DPC over as before. Any openings with particular lintel requirements indicated on the drawings.



LOWER GROUND FLOOR PLAN

(ACCESS NOT FULLY AVAILABLE & LAYOUT /DIMS SUBJECT TO VERIFICATION ON SITE)

Revision	Date.	Description.
-	--/--/---	-

HENRY WINDSOR HOUSE,
13 - 17 PITT STREET, BARNSLEY,
S70 1AL.

DETAILED PROPOSALS 1

LOWER GF AND GF PLANS

Mr Farnsworth.

Building Design Services

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Scale: 1:50 @ A1	Date: JAN 2019
Ref: 201815	Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm