ESCAPE WINDOW WITH MIN 0.33SQM OPENING LIGHT WITH A MINIMUM DIMENSION OF 450MM. BOTTOM OF OPENING TO BE BETWEEN 600-1100MM ABOVE FLOOR LEVEL.

OPENING BUILT UP IN WALL CONSTRUCTION TO MATCH EXISTING

EXISTING STAIR RETAINED FOR STAFF USE

FITTINGS IN NEW GENTS TOILET TO BE TAKEN TO EXISTING SVP

BEDROOM

KITCHEN/DINING

MALE TOILET

SHOWER

EXISTING STAIR TO BE RETAINED AS ACCESS TO FLAT.

DOWN

UP

UP

UP

UP

UP

EL

1/2HR VP

NEW ESCAPE DOOR AND STAIR FROM FIRST FLOOR DOWN TO GROUND LEVEL

EL

1000

EXTERNAL EMERGENCY EXIT STAIR BY SPECIALIST INCLUDING SUPPORTS AND ASSOCIATED FOUNDATIONS. ALL DETAILS TO BE SUBMITTED TO B.C.O. FOR APPROVAL MINIMUM 28 DAYS BEFORE INSTALLATION COMMENCES ON SITE.
TOTAL RISE TO BE CHECKED ON SITE. MAX RISE 170MM MIN GOING 250MM. MIN 1000MM BETWEEN HANDRAILS. GOING OF LANDINGS TO BE AT LEAST WIDTH OF STAIR AND CLEAR OF DOOR SWING. HANDRAIL AND BALUSTRADE 900MM HIGH MEASURED VERT ABOVE PITCH LINE TO STAIR AND LANDINGS.

EXISTING WINDOW TO BE REPLACED WITH 1/2HR FIRE RESISTING WINDOW AND ASSOCIATED GLAZING WITH NO OPENING LIGHTS.

NEW OPENING TO BE FORMED IN EXISTING WALL AND LINTOL BUILT IN TO B.C.O. APPROVAL.

NEW OPENING TO BE FORMED IN EXISTING WALL AND LINTOL BUILT IN TO B.C.O. APPROVAL.

EL

1/2HR VP

FORM OPENING IN EXISTING WALL FOR NEW DOOR AND FRAME. CLOSE CAVITIES AND BUILD IN DPC. BUILD IN LINTELS TO SUIT WALL CONSTRUCTION TO B.C.O. APPROVAL. MAKE GOOD

FIRST FLOOR TO BE REMOVED TO HATCHED AREA TO OPEN GROUND FLOOR RESTAURANT AREA TO U/S ROOF

CHIMNEY BREAST TO BE REMOVED AND BEAM AND ABSCHOKED LINTOL TO BE BUILT IN TO ENGINEERS DETAILS. MAKE GOOD

LOUNGE

FLAT

FEMALE TOILET

SPIRAL STAIR FOR CUSTOMER USE

EL

RESTAURANT

PROPOSED FLAT AREA SHOWN WITH DOTTED LINE

EXISTING FLAT AREA SHOWN WITH BROKEN LINE

NEW OPENING TO BE FORMED IN EXISTING WALL AND LINTOL BUILT IN TO B.C.O. APPROVAL

S SMOKE/HEAT DETECTOR

BREAK GLASS CALL POINT

DIRECTIONAL RUNNING MAN' / EXIT SIGNS TO SUIT

-EMERGENCY LIGHTING TO COMPLY WITH B.S. 5266: PART 1: 1988.

EL -EMERGENCY LIGHTING TO ALL INTERNAL AND EXTERNAL ESCAPE ROUTES.
-EXIT SIGNAGE TO COMPLY WITH B.S. 5499: PART 1: 1990.

DETAILS OF EMERGENCY LIGHTING AND FIRE ALARM SYSTEM TO BE SUBMITTED TO B.C.O. APPROVAL BEFORE INSTALLATIONS COMMENCE ON SITE

LOUNGE FLOOR TO BE RAISED TO EXISTING LANDING LEVEL AT THE TOP OF THE EXISTING STAIR COMPRISING 19MM T&G FLOORING GRADE CHIPBOARD ON 220X50MM JOISTS AT 400C/C WITH HERRINGBONE STRUTTING MID SPAN. SEE NOTES REGARDING SAFETY GLAZING

ESCAPE WINDOW WITH MIN 0.33SQM OPENING LIGHT WITH A MINIMUM DIMENSION OF 450MM. BOTTOM OF OPENING TO BE BETWEEN 600-1100MM ABOVE FLOOR LEVEL

SIZE OF WASTES PIPES AND MAX LENGTH OF BRANCH CONNECTIONS (IF MAX LENGTH IS EXCEEDED THEN ANTI VACUUM TRAPS TO BE USED)
WASH BASIN - 1.7M FOR 32MM PIPE 4M FOR 40MM PIPE
BATH/SHOWER - 3M FOR 40MM PIPE 4M FOR 50MM PIPE
W/C - 6M FOR 100MM PIPE FOR SINGLE WC
ALL BRANCH PIPES TO CONNECT TO 110MM SOIL AND VENT PIPE TERMINATING MIN 900MM ABOVE ANY OPENINGS WITHIN 3M.
OR TO 110MM UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYING WITH BS EN 12380, PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE TRAP OF THE HIGHEST FITTING.
WASTE PIPES NOT TO CONNECT ON TO SVP WITHIN 200MM OF THE WC CONNECTION.
SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE.

ALL NEW LINTELS AND BEAMS TO BE ENCASED IN PLASTERBOARD AS REQUIRED TO PROVIDE MIN ½HR FIRE RESISTANCE

100MM DIA UPVC MANIFOLD AT 1 IN 60 WITH RODDING ACCESS AT CHANGES OF DIRECTION

NEW SVP TAKEN THROUGH ROOF TO 900MM ABOVE OPENING LIGHTS AND FITTED WITH DURABLE CAGE

NEW OPENINGS TO BE FORMED IN EXISTING WALL AND ½HR FIRE RESISTING SCREENS BUILT IN. LINTELS TO SUIT WALL CONSTRUCTION AND TO B.C.O. APPROVAL. MAKE GOOD

FIRST FLOOR PLAN AS PROPOSED

NEW KITCHEN FLOOR LEVEL TO ALIGN WITH MAIN BUILDING LEVEL (CORRIDOR) FLOOR TILING ON 75MM CEMENT/SAND SCREED ON 85MM KNAUF POLYFOAM ECO FLOORBOARD EXTRA ON BEAM AND BLOCK FLOOR BY SPECIALIST

EXISTING KITCHEN FLOOR AND ADJACENT HATCHED AREAS TO BE RAISED TO MAIN BUILDING LEVEL (CORRIDOR) 150MM CONCRETE FLOOR SLAB WITH POWER FLOAT FINISH AND DUST SEALER REINFORCED WITH 2 LAYERS A193 REINFORCEMENT ON 1200G VISQUEEN DPM ON 85MM KNAUF POLYFOAM ECO FLOORBOARD EXTRA ON BLINDING ON WELL ROLLED AND COMPACTED LIMESTONE HARDCORE OVER EXISTING FLOOR SLAB

EXISTING 100MM DIA

EXISTING STEPS ARE TO BE REMOVED

ALL REDUNDANT EXISTING SANITARYWARE FROM EXISTING TOILETS TO BE REMOVED TOGETHER WITH ALL WASTES. DISUSED DRAINS TO BE GRUBBED OUT AND SEALED OFF.

FULL DETAILS OF AUTOMATIC FIRE DETECTION AND EMERGENCY LIGHTING ARE TO BE SUBMITTED TO THE BUILDING CONTROL OFFICER FOR APPROVAL A MINIMUM OF 28 DAYS BEFORE INSTALLATION COMMENCES ON SITE.
AUTO DETECTION AND ALARMS WITHIN RESTAURANT AND FLAT ARE TO BE INTERLINKED TO ENSURE OCCUPANTS OF FLAT ARE AWARE OF ALARM ACTIVATION IN RESTAURANT.

A

5795

1205 1250 1100 1250

LAYOUT OF KITCHEN, FOOD PREP & WASH UP AREAS TO BE AGREED WITH B.C.O..INCLUDING WASTES AND EXTRACTS.

COVER TO EXISTING I.C. TO BE RAISED TO NEW FLOOR LEVEL AND FITTED WITH DOUBLE SEAL, BOLT DOWN, AIR TIGHT COVER AND FRAME.

EL

KITCHEN

EXISTING 100MM DIA

EXISTING 100MM DIA

FOUNDATIONS TO BE TAKEN DOWN TO BELOW LEVEL OF DRAIN AND WALL LINTOLLED OVER.

4000 CHECK ON SITE

NEW OPENING TO BE FORMED IN EXISTING WALL. NEW LINTELS TO BE BUILT IN TO SUIT WALL CONSTRUCTION TO B.C.O. APPROVAL. MAKE GOOD.

½HR FIRE RESITING DOOR AND FRAME. DOOR TO BE SELF CLOSING WITH INTUMESCENT STRIPS AND SMOKE SEAL

EXISTING WALLS SHOWN WITH BROKEN LINES ARE TO BE REMOVED.

NEW OPENING TO BE FORMED IN EXISTING WALL FOR NEW DOOR AND FRAME. NEW LINTELS TO BE BUILT IN TO SUIT WALL CONSTRUCTION TO B.C.O. APPROVAL. MAKE GOOD.

EL

UP

BOTTON 2 STEPS REMOVED.

1200

corridor

EL

BAR

EMERGENCY EXIT

staff

STAFF TOILET FITTINGS CONNECTED TO EXISTING SYSTEM. TO BE AGREED WITH BCO ON SITE

display

EXISTING WINDOW TO BE REPLACED WITH 1/2HR FIRE RESISTING WINDOW AND ASSOCIATED GLAZING WITH NO OPENING LIGHTS.

EL

UP

UP

1910

UP

EXISTING BEAM TO BE EXAMINED AND REPLACED AS REQUIRED TO ENGINEERS DETAILS.

TRIMMERS TO FIRST FLOOR CONSTRUCTION TO FORM OPENING FOR NEW STAIR TO ENGINEERS DETAILS.

NEW OPENING TO BE FORMED IN EXISTING WALL FOR DISPLAY WINDOW. BEAMS OVER TO ENGINEERS DETAILS. MAKE GOOD

EXISTING WINDOW TO BE REPLACED WITH 1/2HR FIRE RESISTING WINDOW AND ASSOCIATED GLAZING WITH NO OPENING LIGHTS.

ALL NEW LINTELS AND BEAMS TO BE ENCASED IN PLASTERBOARD AS REQUIRED TO PROVIDE MIN ½HR FIRE RESISTANCE

FIRST FLOOR TO BE REMOVED TO OPEN GROUND FLOOR RESTAURANT AREA TO U/S ROOF

NEW DRAINAGE CHANNEL

BINS

A

EXISTING 100MM DIA

DARK STAINED SCREEN FENCE TO BIN STORE

UP TWO STEPS

GULLY

FLAT ENTRANCE

EL

EXISTING WALLS TO BE REMOVED AND BEAMS BUILT IN TO ENGINEERS DETAILS.

beer store and boiler

BOIL. PIPE WITH ALV.

EXISTING WALLS SHOWN WITH BROKEN LINES ARE TO BE REMOVED.

EL

RESTAURANT

UP

RAMP DOWN

2000

1500

dis/w.c.

NEW OPENING TO BE FORMED IN EXISTING WALL FOR NEW DOOR AND FRAME. NEW LINTELS TO BE BUILT IN TO SUIT WALL CONSTRUCTION TO B.C.O. APPROVAL. MAKE GOOD.

EXISTING WINDOWS TO BE REMOVED AND OPENINGS ENLARGED TO FLOOR LEVEL. MAKE GOOD.

B

EXISTING EXTERNAL DOOR AND FRAME TO BE REMOVED AND OPENING BUILT UP IN CAVITY WALL CONSTRUCTION TO MATCH EXISTING. MAKE GOOD

TO MITIGATE AS FAR AS PRACTICAL THE THREAT OF FLOODING IT IS PROPOSED THAT THE EXTERNAL WALL OF THE PROPOSED EXTENSION AND NEW DWARF WALLS WILL FORM A BARRIER TO FLOOD WATERS. RAMPS TO BE FORMED WITHIN THE 'BARRIER' TO THE MAIN ENTRANCE AREA INCLUDING RAMPED ACCESS FOR THE DISABLED

EXISTING COMBINED DRAIN

RAMP DOWN 1 IN 12 MAX

1500

GULLY

NEW SVP

LANDING

canopy

MAIN ENTRANCE

EXISTING I.C TO BE REMOVED

ALL EXISTING SANITARYWARE FROM EXISTING TOILETS TO BE REMOVED TOGETHER WITH ALL WASTES. DISUSED DRAINS TO BE GRUBBED OUT AND SEALED OFF.

EXISTING ENTRANCE DOOR AND FRAME TO BE REMOVED AND OPENING MADE GOOD. NEW LINTOL TO BE BUILT IN TO ENGINEERS DETAILS.

'CONSERVATORY'

UP

DOWN

NEW EMERGENCY EXIT WITH STEPS DOWN TO GROUND LEVEL (FLOOD PREVENTION MEASURE) NEW STAIR TO BE FORMED UP FROM FLOOR LEVEL TO DOOR THRESHOLD MAX RISE 65MM. EXTERNAL LANDING FORMED AT THRESHOLD LEVEL AND STEPS DOWN TO GROUND LEVEL. 1000MM BETWEEN HANDRAILS, MIN GOING 250MM MAX RISE 170MM. HANDRAIL 900MM HIGH.

PARKING

REMOVABLE FLOOD GATE

EXISTING COMBINED DRAIN TO BE REMOVED WHERE SHOWN. NEW I.C TO BE BUILT OVER EXISTING PIPES FOR CONNECTIONS FROM NEW SVP AND SURFACE WATER CHANNEL.

NEW DRAINAGE CHANNEL

RWP

1244 876 1244 876 1244 876

CENTRE LINE OF WINDOW TO ALIGN WITH EXISTING FIRST FLOOR WINDOW

CENTRE LINE OF WINDOW TO ALIGN WITH EXISTING FIRST FLOOR WINDOW

CENTRE LINE OF WINDOW TO ALIGN WITH EXISTING FIRST FLOOR WINDOW

B

GROUND FLOOR PLAN AS PROPOSED

ALL NEW LINTELS AND BEAMS TO BE ENCASED IN PLASTERBOARD AS REQUIRED TO PROVIDE MIN ½HR FIRE RESISTANCE

NEW ENTRANCE DOOR
-MINIMUM CLEAR EFFECTIVE WIDTH 775MM
-MANUALLY OPERATED DOOR THAT CAN BE OPENED USING A FORCE NOT GREATER THAN 20N
-THE DOOR OPENING FURNITURE CONTRASTS VISUALLY WITH THE SURFACE OF THE DOOR, IS NOT COLD TO TOUCH AND CAN BE OPERATED WITH ONE HAND USING A CLOSED FIST.

Expansion Joints
10mm wide expansion joints to be formed in masonry panels with Hydrocell joint filler and Thioflex 600 polysulphide surface sealant. Wall ties with de-bonding sleeves to be built in vertically at each side of joint within 100mm. Movement joints as shown in outer leaf at max 6m c/c in stone and blockwork.

White Agus PARTNERSHIP
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ARCHITECTURAL SERVICES AND SURVEYORS

Project.
PROPOSED ALTERATIONS AND EXTENSIONS TO FORMER RING O'BELLS, HIGH STREET, SILKSTONE, BARNSLEY

Client.
THE BELLS STEAKHOUSE LTD

Drawing Title.
PLANS AS PROPOSED

Date. JULY 2013
Scale. 1:50 @ A1
Ref. 13-008
Dwg. No. 03
Rev. B

Date	Suffix	Description	Date	Suffix	Description
29-07-13	A	GENERAL REVISIONS			
16-08-13	B	MINOR REVISIONS			