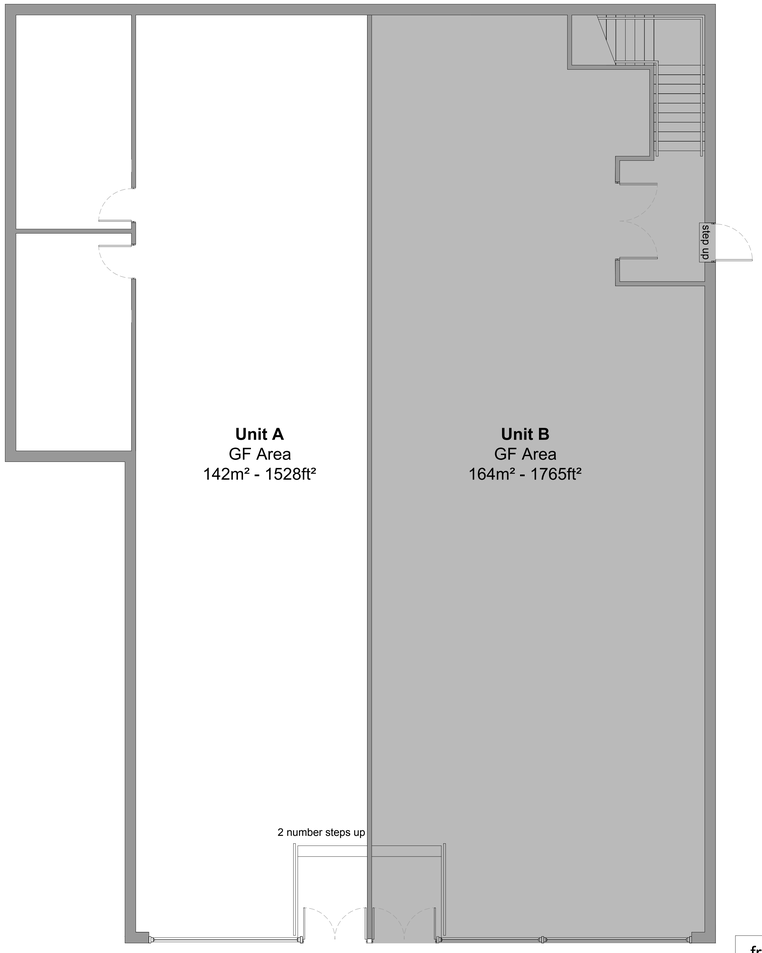
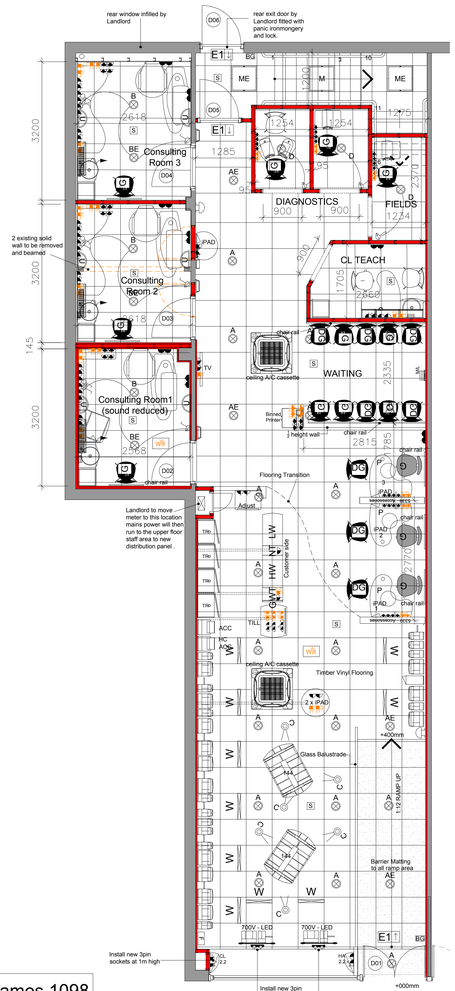
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Notes.
1. Do not scale this drawing.
2. All sizes to be checked on site.

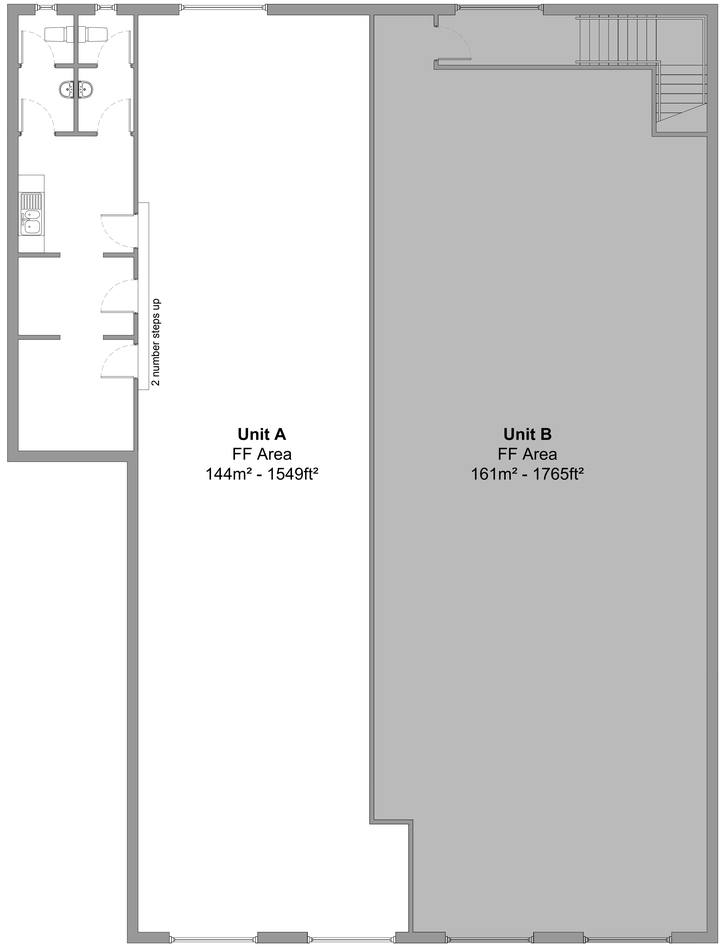


GROUND FLOOR PLAN
AS EXISTING SCALE 1:50

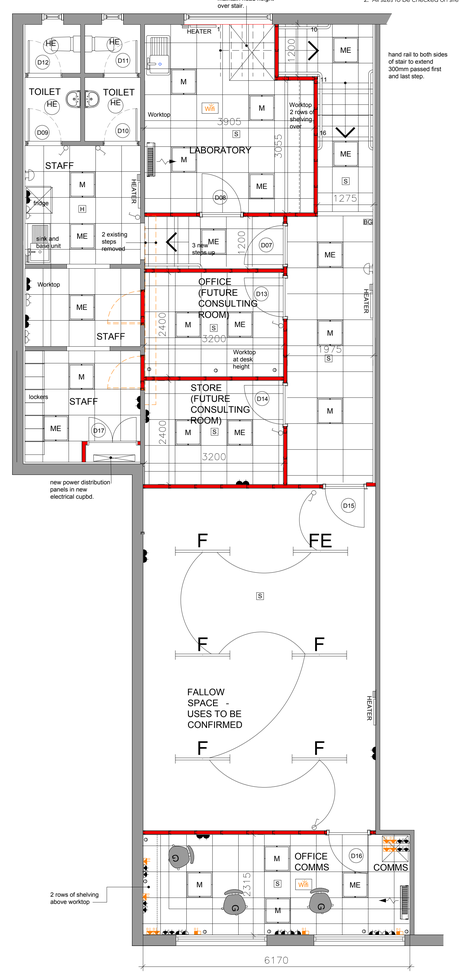


retail area ground floor - 1420sq.ft 132sq.m

GROUND FLOOR PLAN
AS PROPOSED SCALE 1:50



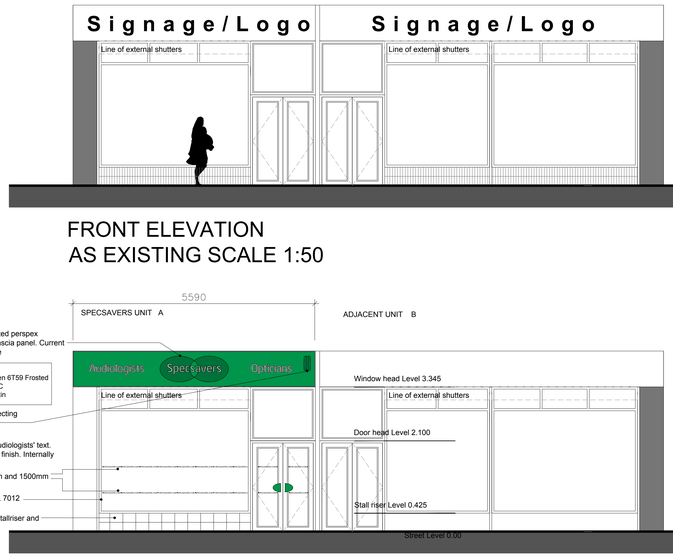
FIRST FLOOR PLAN
AS EXISTING SCALE 1:50



FIRST FLOOR PLAN
AS PROPOSED SCALE 1:50

Specsavers

89 High Street
Wombwell
S73 8HS



FRONT ELEVATION
AS EXISTING SCALE 1:50

FRONT ELEVATION
AS PROPOSED SCALE 1:50

0 1 2 3 4 5 6 7 8 9 10 metres
scale

ELECTRICAL / FIRE LEGEND

POWER FITTINGS

SINGLE	DOUBLE	DESCRIPTION
		SWITCHED SOCKET Mounted 1200mm AFFL
		SWITCHED SOCKET Mounted above plinth (150mm AFFL)
		SWITCHED SOCKET Mounted below worktop level (600mm AFFL)
		SWITCHED SOCKET Mounted in trunking (1200mm AFFL)
		SWITCHED SOCKET (CLEAN) Mounted at high level (1800mm AFFL)
		SWITCHED SOCKET (CLEAN) Mounted above plinth (150mm AFFL)
		SWITCHED SOCKET (CLEAN) Mounted below worktop level (600mm AFFL)
		SWITCHED SOCKET (CLEAN) Mounted in trunking (1200mm AFFL)
		SWITCHED SOCKET (CLEAN) Mounted at high level (1800mm AFFL)
		SWITCHED TELEVISION SOCKET Mounted above suspended ceiling
		SWITCHED FLOOR SOCKET Recessed in floor box
		SWITCHED FUSED SPUR WITH INDICATOR LIGHT Mounted within 450mm of serviced fitting

COMMUNICATION FITTINGS
ALL DATA POINTS TO BE DOUBLE SOCKET

DATA	TEL	TELEVISION	
			COMMUNICATION SOCKET Mounted above plinth (150mm AFFL)
			COMMUNICATION SOCKET Mounted at low level (400mm AFFL)
			COMMUNICATION SOCKET Mounted below worktop level (600mm AFFL)
			COMMUNICATION SOCKET Mounted in trunking (1200mm AFFL)
			COMMUNICATION SOCKET Mounted at high level (1800mm AFFL)
WiFi			HIGH LEVEL WIFI POINT ABOVE CEILING LOCATION TO BE CONFIRMED BY CLIENT

	UN-SWITCHED FUSED SPUR WITH INDICATOR LIGHT Mounted within 450mm of serviced fitting		
RSPK	HIGH LEVEL SPEAKER LOCATION WITHIN HEATER	SPKR	SD SPEAKER LOCATION WITHIN ABOVE CEILING
HEATER	HEATER		TUBULAR WALL HEATER
OHD HEATER	OVER DOOR HEATER		CEILING HEATER

LIGHTING FITTINGS

	SINGLE POLE SWITCH Mounted 1200mm AFFL		DIMMABLE SWITCH Mounted 1200mm AFFL (ZZ5560M)	
T	ADVERTISEMENT TIMER SWITCH Mounted 1200mm AFFL		PULL CORD SWITCH	
AD1	ZZ5318S0LF	MINA-M 14W, 930. NARROW BEAM	IP	GT18413LX
D1	GT19477LF	119# G3 PRO DARKLIGHT, WHITE BEZEL, COLOUR 930.	M1	RAD164050TFC940
D1E	EGT19477LF	119# G3 PRO DARKLIGHT, WHITE BEZEL, COLOUR 930, EMERGENCY	M1E	ERD164050TFC940
E1	LEX15243LF3125E	LEX LED EXIT SIGN, 1W 8x0, NON-DIMMING, ISO 7010 ARROW UP	M2	RAD164050LFC940
			M2E	ERD164050TFC940
	KB161095LF3125E	KANBY 37W LED BATTEN	P1	ZZ5318TF
	EKB161095LF3125E	KANBY 37W EMERGENCY LED BATTEN	P2	ZZ5318TR
G	DOT16496LF3125E	LARGE DOT 17W LED - WALL MOUNTED	W1	ZZ5319S1LF
GE	EDT16496LF3125E	LARGE EMERGENCY DOT 17W LED - WALL MOUNTED	W2	ZZ5319S7LF
H	DOT16573LF3125E	MINI DOT 14W LED		ZZ550004
HE	EDT16573LF3125E	MINI DOT EMERGENCY 14 LED		

FIRE / EMERGENCY FITTINGS

	EXIT SIGNAGE		DIRECTIONAL EXIT SIGNAGE
	ILLUMINATED EXIT SIGNAGE		ILLUMINATED DIRECTIONAL EXIT SIGNAGE
S	MAINS LINKED & BATTERY BACK UP SMOKE DETECTOR	S(R)	SMOKE DETECTOR WITH RADIO PROTECTION
H	MAINS LINKED & BATTERY BACK UP HEAT DETECTOR		FIRE ALARM SOUNDER
F	FIRE ALARM PANEL	BG	EMERGENCY BREAK GLASS POINT
A1	DISABLED WC ALARM PULL CORD Also provide visual alarm indicator to colectorns area		

OTHER SYMBOLS

+2500	CEILING LEVEL ABOVE FINISHED FLOOR LEVEL		
D01	DOOR REF. NUMBER INDICATED ON DOOR SCHEDULE		
S01	SIGN REF. NUMBER INDICATED ON SIGN LIST		

FIRE

A	FIRE EXTINGUISHER CARBONACEOUS MATERIALS
B	FIRE EXTINGUISHER FLAMMABLE LIQUIDS
E	FIRE EXTINGUISHER ELECTRICAL FIRES

Ceiling mounted air con. cassette unit .

Wall mounted air con. cassette unit .

NOTES -SPECSAVERS DRAWINGS TO BE READ IN CONJUNCTION WITH THE S.O.W

AIR CONDITIONING & VENTILATION
ALL MECHANICAL VENTILATION TO BE DESIGNED BY AIR CONDITIONING CONTRACTOR
REFER TO AC CONTRACTORS DRAWINGS FOR ALL TECHNICAL NOTES AND DETAILING

PLUMBING REQUIREMENTS
WORKS APPLICABLE TO GROUND FLOOR ONLY INCLUDING WC'S, STAFF ROOM AND ACCESSIBLE TOILET.

STRUCTURAL ALTERATIONS
THERE ARE NO STRUCTURAL ALTERATIONS PROPOSED

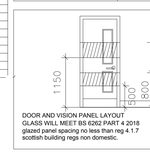
DEMOLITION & STRIP-OUT
REMOVE ALL WALLS WHERE NECESSARY AS INDICATED ON PLAN AND CART AWAY FROM SITE DAILY.
CONTRACTOR TO ALLOW FOR MAKING GOOD OF ALL AREAS PRIOR TO REDECORATION.

ELECTRICAL INSTALLATIONS
ELECTRICAL INSTALLATIONS TO BE TO ELECTRICAL FITTINGS AS SPECIFIED ON LEGEND, AND TO COMPLY WITH THE 18TH EDITION OF THE INSTITUTE OF ELECTRICAL ENGINEERS REGULATIONS'. THE LOCAL ELECTRICITY BOARD REGULATIONS AND THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE,CIBSE PUBLICATIONS AND APPROVED DOCUMENT L2B.
CONTRACTOR TO PROVIDE THE RELEVANT CERTIFICATION UPON COMPLETION. ALLOW FOR FINAL TESTING BY INSTALLATION HEATER TO BE DIRECTED ON SITE.
UNSWITCHED FUSED SPUR WITH INDICATOR LIGHT SHOULD ONLY BE INSTALLED IF SANIFLOW PUMP IS REQUIRED.

EMERGENCY PROVISIONS
- ALL FIRE EXIT SIGNAGE TO BE IN ACCORDANCE WITH B.S 5499 PART 1
- ALL EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH B.S 5266 PART 1 2016
- ALL AUTOMATIC FIRE DETECTION TO BE IN ACCORDANCE WITH B.S 5839 PART 1 2017
- ALL SAFETY GLAZING TO COMPLY WITH B.S 6206 AND B.S 6262 2018.
- ALL WORK TO COMPLY IN ACCORDANCE WITH THE APPLICABLE LOCAL REGULATIONS, STANDARDS AND PUBLICATIONS.

DOOR SCHEDULE - TO BE READ IN CONJUCTION WITH SPEC. MANUAL

NO.	DOOR FINISH SILVER	DOOR FINISH WHITE	DOOR WIDTH 726	DOOR WIDTH 926	DOOR WIDTH 850 clear	FIRE RATING 30mm	FIRE RATING 60min	VISION PANELS SNGL	VISION PANELS DBLE	DIGI LOCK	DOOR CLOSER	FIRE DOOR SIGN	HOLD OPEN DEV.	THUMB TURN	LEVER HANDLES	TOILET LOCKS	NOTES
D01			Existing shopfront door and screen														FRAME RAL 7012
D02	●			●				●								●	SAA IRONMONGERY
D03	●			●				●								●	SAA IRONMONGERY
D04	●			●				●								●	SAA IRONMONGERY
D05	●			●		●			●	●	●	●					push plates and pull handle
D06	Landlords door to be fitted with panic ironmongery and lock and handle on outside																RAL 7012 paint finish
D07		●		●	●			●			●	●					push plates and pull handle
D08		●		●				●									push plates and pull handle
D09		●	Existing door retained													●	check existing ironmongery
D10		●	Existing door retained													●	check existing ironmongery
D11		●	Existing door retained													●	check existing ironmongery
D12		●	Existing door retained													●	check existing ironmongery
D13		●		●				●						●			
D14		●		●				●						●			
D15		●		●				●						●			
D16		●		●				●						●			
D17		●	2X 550mm door leaves			●						●		mortice lock			electrical hazard signs



DOOR AND VISION PANEL LAYOUT
GLASS WILL MEET BS 6262 PART 4 2018
glazed panel spacing no less than reg 4.1.7
scottish building regs non domestic.

BUILDING WARRANT NOTES:

GENERAL:
All new works are to be in accordance with The Building (Scotland) Regulations 2004 and all current amendments.

All new works, products and processes are to be in accordance with the relevant British Standards and manufacturers' guidance.

ELECTRICAL DOCQUET:
Electrical installation shall be provided in accordance with the Building Standards (Scotland) Regulations 2013 and BS 7671:2018.
To meet I.E.T. wiring regs seventeenth edition.

The escape route lighting to be installed on a protected circuit. All lighting to comply with the Building Standards (Scotland) Regulations, Artificial Lighting 6.5.1, Display Lighting 6.5.2 and Lighting Controls 6.5.3.

EMERGENCY LIGHTING:
All emergency lighting in accordance with BS 5266: Part 1: 2016 as read in association with BS 5266: Part 7: 1999 (BS EN 1838: 1999) emergency lighting to activate on both lighting control failure and local sub circuits

HEATING INSTALLATION:
All heating as per the proposed layout, with the installation of new electrical wall mounted heaters where heating is not covered by the split air con units. All electric heaters to comply with the Building Standards (Scotland) Regulations 2013/6.3. All heating and water pipes to be insulated.
Hot water supply by 15 litre Heatrae Sadia units.

VENTILATION:
Generally to comply with BS 5720. 1979 or CIBSE Guide B: 2001. Installation & Equipment Data Section B2 Ventilation & Air conditioning and Section D Domestic building services document. Section 10 of BSD Non-Domestic building services document Ventilation to comply with BS EN 13779:2007, BS EN 12237:2003. The ventilation system to be installed is a mechanical balanced system with separate inline fans. All run via the lighting contractor. Comprising of fresh air and extract. The fresh air fans are 240v and have a Full load amps (FLA) of 0.7a. The main extract fans are 240v and a FLA of 0.25a. Each fan has a fan speed controller fitted and set when commissioned. Individual Fans are to be ducted to the outside air.
Isolators are to be provided to all fans

Ventilation ductwork to run in void space between suspended ceiling and structural ceiling.

Mechanical Extraction
Shop areas - 8 litres / sec / per person
Consulting rooms - 8 air changes per hour.
Toilet - at least 3 Air changes per hour.

The fans are controlled via a contractor which in turn is fed from the Lighting contractor. This removed any timer or BMS controls. The system will only operate when the building is occupied. Each air valve has the controlled via an independent volume control damper. These are balanced to control the amount of air being turned around to gain the relevant air changes required. The spiral duct system has all joints sealed with standard duct sealant. Any fire dampers that are fitted will have inspection hatches fitted to both sides of the fire wall penetration.

Any Ductwork passing through Structure will be fitted with smoke/fire dampers if the ducts pass through fire walls. Any penetrations through fire walls or floors will be fitted with fire collars of the same resistance as the wall or floor. Any penetrations less than 40mm to be sealed with intumescent mastic.

SITE ENABLING:
The Contractor should visit site and complete all dimensional check of all items prior to a site start and report back any anomalies to the Architect that may affect works.

WATER HEATING:
Instantaneous water heaters to be used at sink and basins to conform to BS EN 60335-2-35 and 2-21.
All water pipes to be suitably insulated.

PARTITIONS:
Metal Stud Partitions 70mm 70 S C metal studs at 600mm c/c with 1 layers 12.5mm plasterboard either side. Consulting Room to have 50mm thick isover APR 1200 Insulation within partitions. 92mm 90 S C metal studs at 600mm c/c with 1 layer of 15mm plasterboard either side where wall heights exceed 3m.
Sound Attenuated Consulting Room to have 70mm 70 S C metal studs with 2 layers 12.5mm Gyproc soundblock 'Quiet SP' Gypwall either side with 50mm thick Isover APR 1200 Insulation installed with Resilient bar one side of framing. Studs bedded on Farrat FAVIM 100-12.5 acoustic pad. Linings to have Class O surface spread of flame.

SERVICES:
All electrical items shown on the proposed drawing are by the Fit-out Contractor, with the main electrical distribution supplied by the Landlord.
Electrical Sockets are to be positioned a minimum of 150mm above horizontal surfaces and a minimum of 350mm from internal corners.

DRAINAGE DOCQUET:
All new and alteration to existing to be to satisfaction of the Local Authority and in compliance with BS EN 752: Parts 2008 (Drain and Sewer System Outside Buildings). BS EN 1610:1998 (Construction & Testing of Drains & Sewers) and BS EN 12056-4:2000 (Gravity Drainage). Sanifflo to be used where Gravity is not possible.

All SVPs to have roddable access. Trapped prior to entry into solid system. New Consulting Rooms will discharge into existing SVP's. New sink wastes being 40mm dia.

FIRE RATING:
All walls and ceilings will have a Class O surface spread of flame.

LIGHTING CONTROLS:
New lighting and switching - new lights are 'Thorlux' LED fittings with dimmers fitted to the wall lights in the new Consulting Rooms. Movement sensors to be fitted to all BOH areas to control energy efficiency. Display lighting will be on separate circuits linked to timers and key switches. All lighting to be designed to meet guidelines set out by Society of Light and Lighting (CIBSE) code for lighting 2002.

All light switches to be positioned between 900- 1100mm above floor level.
kWh meters on dedicated lighting circuits in the electrical distribution to comply with BSD Non-Domestic building services document.

GLADING:
All Glazing to comply with British Standard BS 6262: Part 4: 2018

THERMOSTATIC MATERIAL:
No Thermostatic material will be used.

INTERNAL DOORS:
All new doors to comply with Building Regulations 2015/4.2.5

Sound Attenuated Consulting Room door by 'Fire 60 UK Ltd' acoustic door with acoustic perimeter seal by 'Exitex Ltd.' 11 4mm Pyroguard vision panel.

SPACE HEATING:
This will be done by installing space heaters to individual rooms 3kw wall mounted and an overdoor heater at main entrance. New air conditioning split unit to be fitted to the new Consulting Room which can heat and cool. Each space has is own remote hand controller to set and alter the temperature and intensity of the air conditioning , heating and cooling. Electric wall panel heaters have a thermostatic controller.

VOID PROTECTION:
Where any void is over 800mm, Smoke detectors with void protection to be installed.

DECORATION:
All new and existing decoration to be hand painted finish. IE Door frames, skirtings etc.

CEILING:
New suspended 600x600x15 white Armstrong Dune evo ceiling tiles in trulock grid to take recessed light fittings. Ceiling in Sound Attenuated Consulting Room by Owescustic - Premium Sinfonia within exposed white grid. Ceiling lights to have soundproof hoods available from Sound Service (Oxford) Ltd. Linings to have Class O surface spread of flame. No thermoplastic materials to be used within Ceilings.

FIRE SAFETY SYSTEMS:
Specsavers fire alarm and detection system will meet BS 5839 Part 1 2017 and includes smoke detection fitted to the open retail areas, escape and access corridors. Heat detectors will be fitted to staff room and laboratory. New Consulting Rooms will have a smoke detector fitted. All Category L1.

Fire alarm panel to be positioned in prominent position easily viewed by the Fire Authorities. All existing structural elements fire integrity will be maintained and any new structural work will be fire protected to min 1 hour protection. Ceiling cavity barriers to be at 20m max in ceiling void spaces with detection. Areas within 20m ceiling cavity barriers will have non-combustible/low risk materials.

SOUND ATTENUATION:
Sound Attenuated Consulting Room to have 2 layers 12.5mm soundblock either side with no resilient bar to one side of framing. Insulation within partitions. Acoustic door by Fire 60 UK Ltd with acoustic perimeter seal by 'Exitex Ltd. OWA Acoustic Premium Sinfonia ceiling tiles with 2 layers of 50mm acoustic Isover APR1200 Insulation above. Soundproofed hoods to lights. Isolator switch for ventilation marked with Trafficlyte label to read 'Extract fan to be switched on at all times except during hearing test'. Tecsonic 400 acoustic flexible duct to be installed between duct take off and grill.

COMMISSIONING BUILDING SERVICES:
The building services installation will be inspected and commissioned by approved contractors in accordance with Manufacturers' instructions. Written information will be provided to the occupier outlining the required inspections intervals for air con systems.

ELECTRICAL WORKS:
Outlets and controls of electrical fixtures and systems should be positioned at least
350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:

- light switches should be positioned at a height of between 900mm and 1.1m above floor level
- standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface
- in accommodation specifically intended for wheelchair users, operable controls should be located at a height of not more than 1.0m above floor level.

Where sockets are concealed, such as to the rear of built-in appliances, or obstructed by
built-in furniture, separate switching should be provided in an accessible position, to allow
appliances to be isolated.

WALL LININGS:
Metal Gypliner system with 1 layer 12.5mm Gyproc Wallboard. Wall linings in compliance with BS 476: Part 7: 1997 surface spread of flame. Class O surface spread of flame.

MVAC SYSTEMS:
New Comfort cooling will be by Split Unit with a minimum efficiency of 3.6 (EER) and controlled by Temperature sensors and will optimize Free Cooling by utilizing damper controls to provide fresh air.

The air con units will be by Daiken and will be the most energy efficient available given an EER rating of approx 6.5.

Condensate to connect to wash hand basins.

REVISIONS

PRODUCTION

Specsavers Optical Store
89 High Street
WOMBWELL S73 8HS
Existing and Proposed
Plans and Elevations

5267 : 101

DRAWN BY	AM	CHECKED BY	AA
SCALE	1:50	DATE	Dec '18

UNICK CONSULTING LIMITED
23 PARK CIRCUS,
GLASGOW G3 6AP
TEL: 0141-332 4224
FAX: 0141-332 4226
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A0 Sheet (full scale)