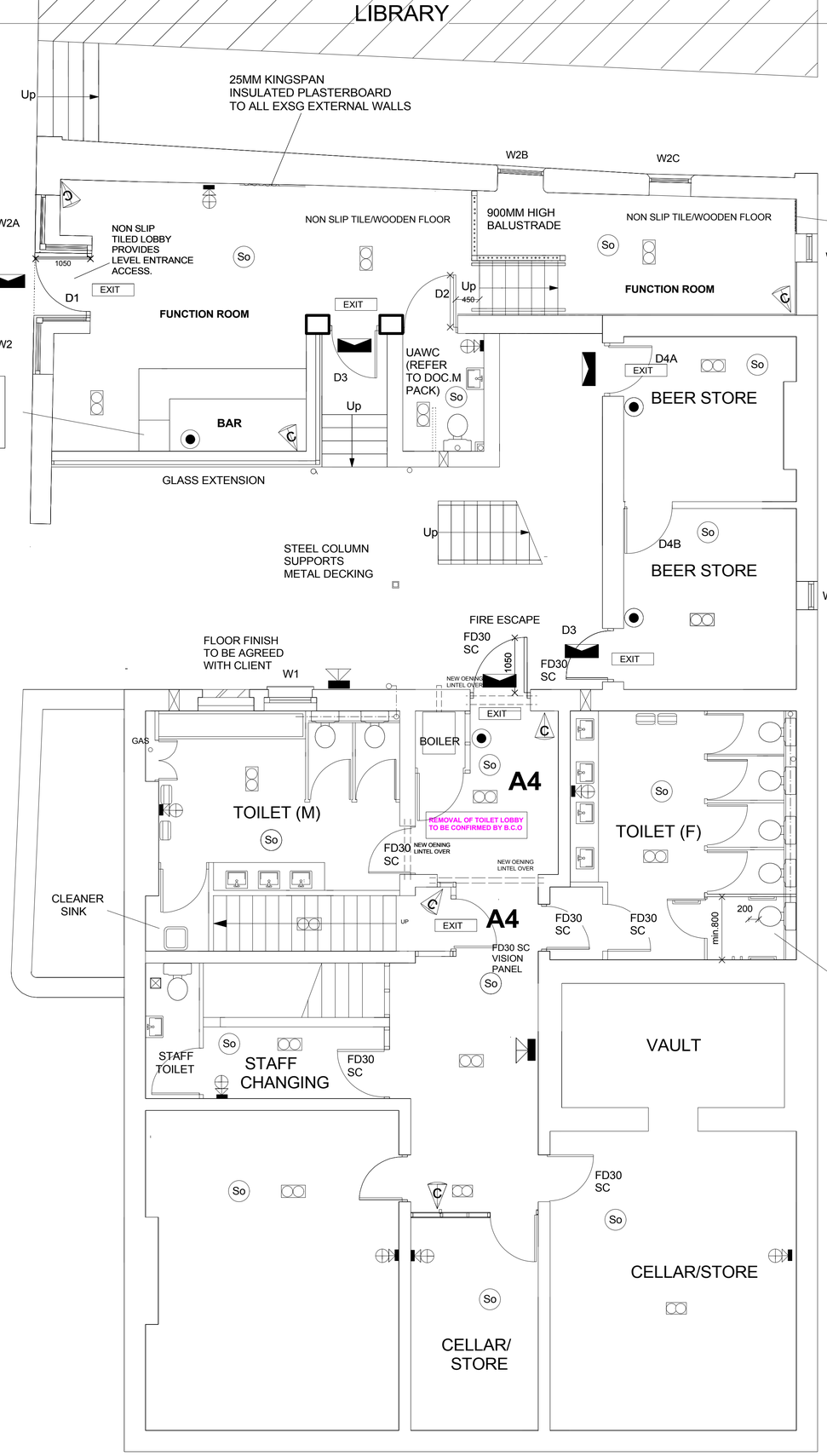


METAL LANDING
AND ESCAPE STAIR.
170MM MAX. RISER
250MM MINIMUM TREAD
1050MM CLEAR OPENING
WIDTH

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

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. 1060MM 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 RESISTANCE

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 dealling 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

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: ***BR10A***

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