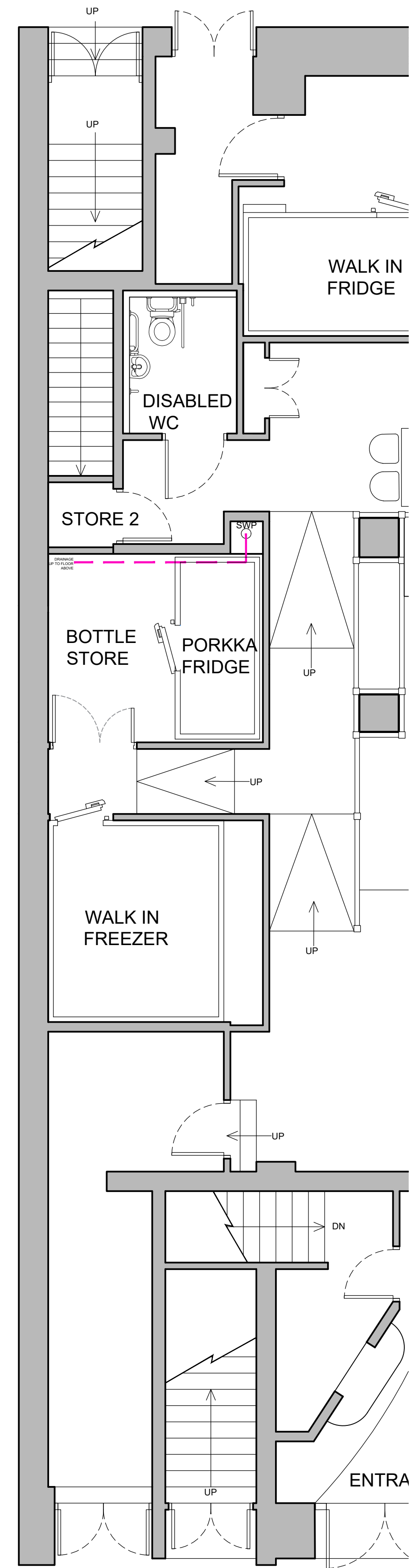
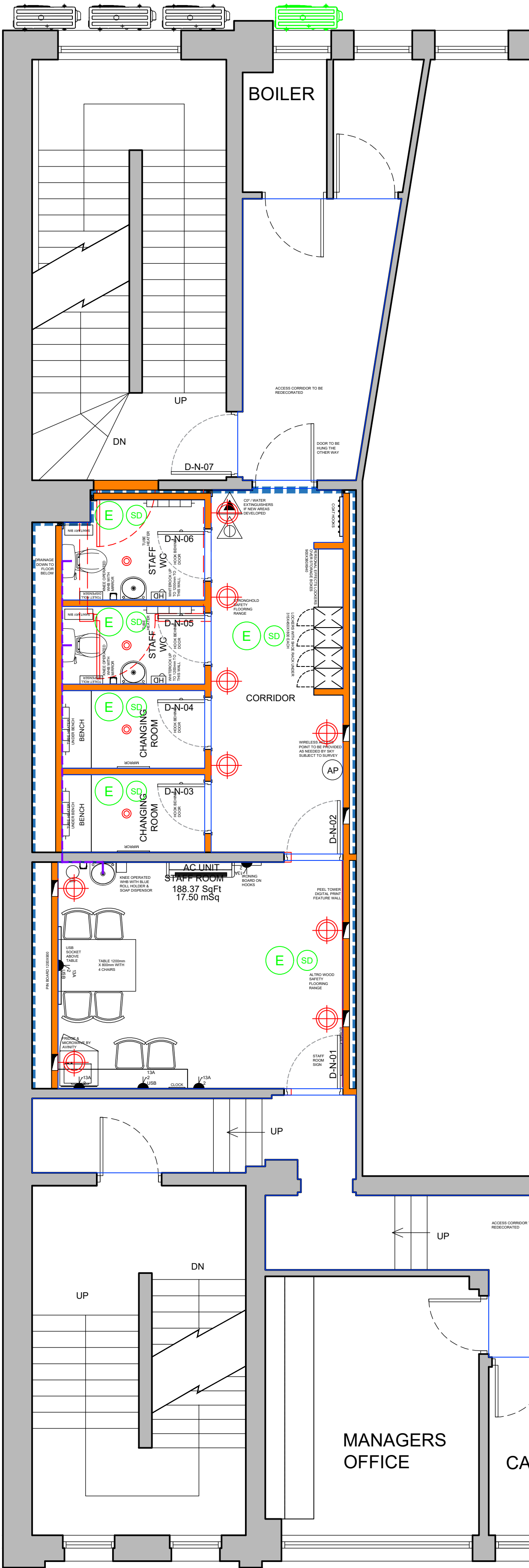




PARTIAL PROPOSED GROUND FLOOR PLAN
Scale 1:50



PARTIAL PROPOSED FIRST FLOOR PLAN
Scale 1:50

NEW DOOR SCHEDULE									
DOOR REF	OPENING SIZE	STRUCTURAL OPENING SIZE	VISION PANEL	SELF CLOSING	FIRE RATING	DOOR SIGNAGE	NOTES		SIGNAGE CODES
D-N-01	825mm	910mm	YES	YES	FD30S	S13	STAFF ROOM		S13 - "FIRE DOOR KEEP SHUT" 10mm LETTERS TO BOTH SIDES OF DOOR
D-N-02	825mm	910mm	YES	YES	FD30S	S13	STAFF CH AND WC ACCESS		
D-N-03	725mm	810mm	NO	NO	N/A	N/A	STAFF CH		S14 - "FIRE DOOR KEEP LOCKED" 10mm LETTERS TO BOTH SIDES OF DOOR
D-N-04	725mm	810mm	NO	NO	N/A	N/A	STAFF CH		
D-N-05	725mm	810mm	NO	NO	N/A	N/A	STAFF WC		S20 - "FIRE ESCAPE KEEP CLEAR" 10mm LETTERS TO BOTH SIDES OF DOOR
D-N-06	725mm	810mm	NO	NO	N/A	N/A	STAFF WC		
D-N-07	925mm	1010mm	YES	YES	FD30S	S20	FIRE ESCAPE STAIR ACCESS		S22 - "FIRE EXIT" 20mm LETTERS S25 - "PUSH BAR TO OPEN" 20mm LETTERS
NOTE: ALL EXISTING DOORS TO BE CHECKED AND CONFIRMED TO BE MINIMUM 30 MINIS FIRE RATED									

NOTES:

Construction materials and workmanship standards shall comply with: Building Regulations, Zurich Requirements, British Standards or Codes of Practice other authoritative documents or technical approval certification including: Construction Products Directive (89/106/EEC) The International Standards Organisation (ISO) The European Committee for Standardisation (CEN) The British Board of Agreement

All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions and specification. All materials shall be suitable for the purpose they are used. Subject to confirmation of the Project Designer - similar "approved" materials of equal performance may be substituted where those specified are not available.

Where the approval of the Planning Authority is required to the use of any construction materials or landscaping scheme or any other reserved matter, the approval of the Employer shall be first obtained.

All materials shall be properly stored and protected from inclement weather. Any damage or defective materials shall be removed and replaced at the Contractor's expense.

All insulation materials are to have zero ozone depletion potential (ZODP) including those used with the heating system.

Building design to comply in full with all relevant Statutory Requirements, the prescribed standards for energy efficiency will meet current acceptable standards as described in Building Regulations Part L.

The Contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "Inspector" whether or not indicated on the accompanying drawings or in the specification.

Site Compliance

- All works to be carried out in accordance with the Building Regulations 2015, and its latest amendments.
- All structural works shall be inspected at each stage of the works by the Local Authority Building Inspector, and the Structural Engineer and shall comply with their requirements.
- All elements of the structure shall achieve minimum 30 minutes fire resistance.
- All walls shall achieve Class "O" Surface Spread of Flame characteristics.
- All ceilings shall achieve Class "O" Surface Spread of Flame characteristics.
- The Main Contractors attention is drawn to the requirement that all timbers specified as either "SC3" or "SC4" shall comply with the timber grades specified in Approved Documents A1/2 tables "B1" and "B2".

Demolitions & Repairs

The building is to be cleared of all items marked on the floor plans, sections and elevation, debris and vegetation. Any underground chambers shall be demolished, filled and compacted as Structural Engineers Spec. Allow for removal of all redundant walls etc as indicated on builders' work plans including for providing all temporary support, scaffolding and access equipment etc and for all structural works detailed on structural engineer's drawings. Allow for forming new openings in existing walls in accordance with engineers' drawings and allow for all necessary support and making good of disturbed works

Allow for forming new openings in existing floors in accordance with Structural Engineers specifications and details including for providing all necessary temporary support. Make good all works disturbed.

Allow for removal of all redundant plumbing fittings and electrical fittings including for removal and capping off of services etc.

Sanitary ware and Drainage

- All drainage to comply with Approved Document H and appropriate British Standards.
- W.c. to have 150mm dia upvc soil pipes connected to 150mm dia S.V.P. connected in to existing drainage system. Nominal 100mm vent pipes to first and last stacks taken directly to external air, and to terminate at least 900mm above external openings.
- Wash hand basins to have 32mm dia upvc wastes with 76mm deep seal anti-siphonic bottle traps connected into 100mm dia S.V.P. or sealed floor gullies connected into existing drainage system.
- Sinks to have 38mm dia upvc wastes with 76mm deep seal anti-siphonic bottle traps Connected into S.V.P. or sealed floor gullies connected into existing drainage system.
- All sealed floor gullies, base of S.V.P. and changes in direction to soil and waste pipes to be fitted with rodding access points.
- All access chambers, Inspection Chambers and Manholes located internally shall be fitted with a double seal screw down cover recessed to take floor finishes as specified elsewhere.
- All new drains passing under the building shall be encased with min. 150mm concrete surround, with drains located less than 300mm below underside of ground floor slab cast as an integral part of slab.
- All drains passing through elements of the structure shall be fitted with a suitable flexible connection, and a clear opening of 50mm all round pipework shall be maintained, with suitable lintels provided.

Internal Doors

FD30s - New fire door identified by their performance under test to BS 476: Part 22, in terms of integrity for a period of minutes. All new fire doors to be minimum half hour fire resistant and self closing with intumescent strips and smoke seals. All lockable doors to have internal thumbturns. External fire exit doors to be fitted with panic bolts. All glazing less in doors to a height of 1500mm, and within 300mm of door openings to be of laminated or toughened safety glass to BS6206 Class A. PB - All escape doors marked 'PB' to have panic bolts which can be secured against entry but suitably overridden when depressed by hand or body pressure. VP - Doors indicated thus to have vision panel of Georgian wired or 'Pyrostop' glazing, bedded in intumescent paste with hardwood beading.

Notices with the words 'Push bar to open' to be displayed on all doors fitted with panic bolts or panic latches. All Fire Resisting self closing doors are to be permanently marked on each side at eye level with a notice bearing the words 'Fire Door - Keep Shut' in letters not less than 5mm high.

Fire Stopping

All fire stopping to services to comply with British Standards. Services penetrating compartment walls or floors will be fire stopped to provide at least the fire resistance of the wall or floor. Intumescent pipe collars to BS 476: PART 20:1987 EN 1366-3 and fire resistant board (batts) to BS 4746: PART 20:1987.

Fire stopping to be indicated on mechanical & electrical services drawings.

Fire dampers to be provided where ducts pass through fire resistant walls or floors to comply with BS5588 PART 9:1999.

All steel beams and columns supporting first floor structure encased in 15mm fireline board on Gyproc Gyplyner encase metal framing system (or equal and approved) to achieve minimum 60 minutes fire resistance. skim coat finish to board. All wall and ceiling surfaces to achieve CLASS 1 surface spread of flame

All elements of structure have 30 minutes fire resistance.

Do not scale from this drawing. All dimensions to be checked on site prior to manufacture and construction. This drawing is the property of Harrison Ince Holdings Limited and should not be reproduced without permission. All discrepancies to be brought to the attention of the architect immediately. This drawing is to be read in conjunction with the specification / bill of quantities and related drawings.

REVISIONS

-	FIRST ISSUE	01.05.2024	CG
A	CUBICLE LAYOUT ALTERED PER PLANNERS COMMENTS, CORRECTED GROUND FLOOR	05.06.2024	CG

Electrical Services

All installations to comply with latest edition of I.E.E. Regulations for Electrical Installations, including the latest amendments. Electrical services shall be installed to comply with relevant codes and standards and ensure safe and satisfactory operation: All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with AD M. requirements as shown on M&E contractors drawing. Lighting and Power: separately controlled circuits with subdivision where necessary to ensure compliance with BS 7671 (IEE Wiring Regulations) Notes:

Fire Alarm System

The proposed fire alarm to comply with BS 5839: PART 1: 2001 and linked to sound system to be audible in the event of the alarm sounding. Fire warning system to comply with BS5839:PART1:2002. Category L2 system fitted as standard.

Emergency Lighting

Emergency lighting and illuminated exit signs to be 3 hour maintained type the system to comply with BS5266:PART 1:2005 and incorporate adequate illumination of all external steps which serve exit doors. Emergency lighting to be connected to an essential circuit to ensure lights always on during licensing hours. Fittings to be non maintained.

Fire Fighting Equipment

All fire fighting equipment to BS EN3 BS7863:1996 BS5306-3:2003 & BS5306-8:2000.

Fire signage

All fire signage to comply with BS5499:PART1:2002 & sighted to health and safety (SAFETY SIGNS AND SIGNALS) Regulations 1996

Mechanical Extract and Ventilation

- Refer to specialist M&E consultants drawings, details and specifications for full details of mechanical extract and ventilation installation.
- Toilet areas to have mechanical extract ventilation providing minimum three air changes per hour or 16 litres/sec per w.c. with background ventilation equal to 4000sq.mm per w.c. ducted directly to external air. Mechanical extracts to have 15 minute over run facility controlled via light switches or occupant detecting sensor to each area.
- Provide 10mm air gap to bottom of each w.c. cubicle door, and entrance doors to toilets to aid ventilation
- Staff Rest room to have mechanical extract ventilation of not less than 16 litres/sec

Generally ventilation systems shall comply with CISBE and the following rates:
CUSTOMER AREA: 10L/S fresh air per person
PUBLIC TOILET: see above
USC: 40ACH
DISABLED: 6ACH
INTERNAL STORE: 6ACH

Access to Manual Controls

Any control that is intended for operation by the occupants of a building shall be installed in position that allows safe and convenient use.

Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and not more than 1.2m above floor level. light switches should be positioned at a height of between 900mm and 1.1m above floor level.

Standard sockets and other outlets to be at least 400mm above floor level. Above an obstruction such as a worktop, fixtures should be 150mm above the projecting surface.

FIRE AUTHORITY REQUIREMENTS

EXIT SELF CONTAINED MAINTAINED DIRECTIONAL EMERGENCY EXIT SIGN ILLUMINATED SUSPENDED "FIRE EXIT" SIGN 75mm LETTERS

(E) AREA COVERED BY MAINTAINED EMERGENCY LIGHT FITTING TO BS.5266, PART 1

(HD) AREA COVERED BY HEAT DETECTORS

(SD) AREA COVERED BY SMOKE DETECTORS

[P] FIRE ALARM CALL POINT

[FAIP] FIRE ALARM INDICATOR PANEL

[A] ALARM WARNING DEVICE (voice type in Customer Areas) music sound system to be de-activated.

(XB) XENON BEACON TO BE INSTALLED TO COMPLY WITH BS 5499.

WALLS WITH HISTORIC PLASTERWORK

VENTS THROUGH NEW STUD WALLS

AREAS REQUIRING NEW FLOORING AND DECORATIONS

ELECTRICAL KEY:

DOUBLE SWITCHED 13 AMP SOCKET

SINGLE SWITCHED 13 AMP SOCKET

USB CHARGER SOCKET WITH 13 AMP SOCKET

TV POINT

ELECTRIC HEATER

LED SKYLITE FITTING WITH DIGITAL IMAGE

LED SKYLITE FITTING

DOWNLIGHTER

WIRELESS ACCESS POINT

WALL KEY:

NEW INTERNAL WALLS

Wall Type 1 - 75mm Stud 12.5 mm plasterboard either side 30 min fire rated

Wall Type 2 - 75mm Stud x2 12.5 mm plasterboard either side 60 min fire rated

Wall Type 3 - 100/140mm Block work excl. finishes

NOTE (WALL TYPE 1 AND 2): These walls to incorporate additional horizontal and vertical studs as required to take heavy fixtures such as sanitary fittings, where stud walls are to be finished with wall tiling there are to include two horizontal rows of studs for additional support to the boards.

DRAINAGE KEY:

SWP STANDING WASTE PIPE

RE DRAIN RODDING EYE/ACCESS HATCH

AAV AIR ADMITTANCE VALVE

M MACERATOR

WASTE PIPE ABOVE FLOOR

WASTE PIPE BELOW FLOOR

WASTE PIPE WITHIN CEILING



HARRISON INCE	
ARCHITECTS INTERIOR DESIGNERS	
CLIENT	
J D WETHERSPOON PLC	
PROJECT	
THE ART PICTURE HOUSE 36 HAYMARKET ST, BURY, L9 0AY	
TITLE	
PROPOSED STAFF ROOM PLAN BUILDING REGS	
DATE	MAY 2024
SCALE	1:50 @ A1
JOB NO.	PN6264-07
DWG. NO.	AL04-A
DRAWN	CAD/CG
CHECKED	

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