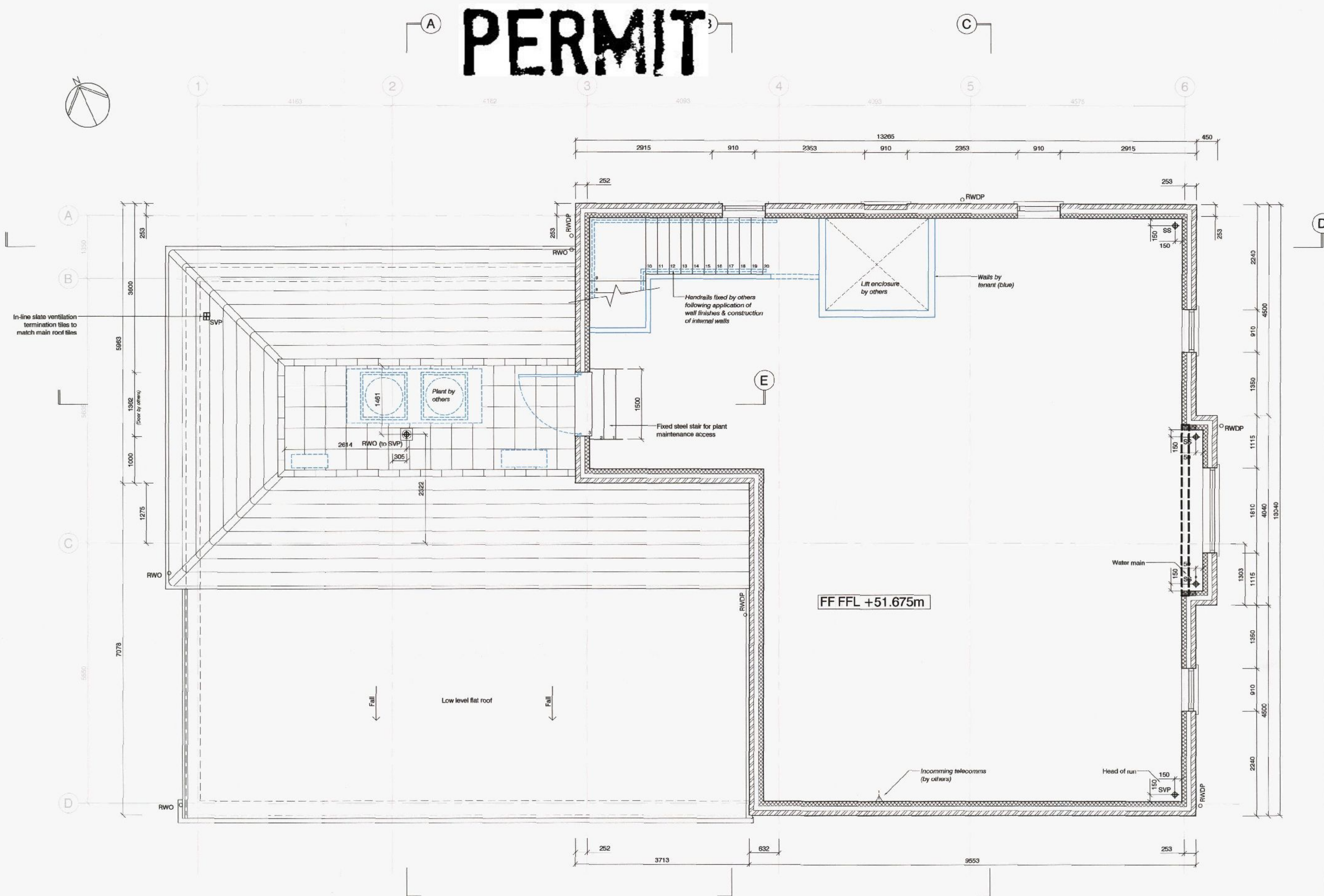




FIRST FLOOR PLAN

Building Regulations Compliance Notes:

These notes have been prepared for the Shell and Core development. Further input from the Fit-Out Contractor will be required to demonstrate full compliance with the Regulations.

Part A Structure.
Refer to Structural Engineers design.

Part B Fire safety.
NOTE: The Regulatory Reform (Fire Safety) Order 2005 requires a responsible person (building owner/occupier or operator as appropriate) to carry out a fire risk assessment of their premises.

Fire Detection, alarm and emergency lighting system. To be designed by fit-out contract.

Means of Escape. More than one direction of escape possible. Maximum travel distance allowable (shop and commercial) is 30m (45m less 1/3 discounting to allow for fit-out layout). Actual maximum travel distance is less than 21m.

Occupancy levels. Assumed GF as Shop Sales Area = 221m² @ 2m²/person = 110, & FF as 50/50 split between Storage & Office = 66m² @ 30m²/person = 2 & 66m² @ 7m²/person = 9. Total 121 persons based on Part B Table C1 Floor

Space Factors.

Minimum effective clear width of doors = 1050mm.

Final exit doors. Ironmongery to be confirmed. Doors open out. Escape doors to be labelled 'Fire Exit Keep Clear'.

Internal Fire Spread (Linings). Inner face of wall and roof cladding Class O.

Internal Fire Spread (Structure). All steelwork to have a minimum period of fire resistance of 60mins achieved by intumescent painting of steelwork.

Compartmentation. Fit-out contractor responsible for providing 1hr fire rated compartmentation between ground and first floor.

Concealed spaces (Cavities). Provide continuous cavity tray over 1hr fire rated cavity closer at 1st floor level. Further provisions may apply to the fit-out design, to be determined by fit-out contract.

Protection of Openings and Fire-Stopping. Not applicable. Note provisions may apply to the fit-out design, to be determined by fit-out contract.

Space Separation. Relevant boundary: South = 0.85m. No openings / unprotected areas on this elevation. Cavity wall construction achieves Class 0

requirement. Flat roof achieves Class AA requirement.

Fire Mains and Hydrants. Fire hydrant location to be confirmed. No fire main is proposed for the building.

Vehicle Access. Access for a pump appliance can be made to more than 15% of the building perimeter.

Part C Site preparation and resistance to contaminants and moisture.
Clearance or treatment of unsuitable material. The site investigation shows that no remediation is necessary, however there is a possibility of discovery of early fuel below ground storage tanks being located under the existing building to be demolished - further investigations will be conducted if evidence of tanks discovered during demolition. Full geotechnical details will be provided.

Ground floor. 75mm screed on separating layer on 150mm insulation on 1200gauge DPM on beam & block floor on honeycomb intermediate sleeper walls to provide cross ventilation.

Periscope underfloor ventilators to provide minimum of 1500mm²/m run of external wall or 500mm²/m² of floor area, which ever gives

the greater opening area. Vents to be equally spaced to suit brickwork setting out / dimensioning

Number of vents to be adjusted, if required according to manufacturers quoted free area.

DPCs to be stepped as required to be minimum 150mm above adjoining finished ground level. Vents to terminate in course below DPC.

Under floor void to be not less than 150mm below underside of beams

Walls and Roof. Traditional masonry wall construction with 50mm insulation & 50mm cleare cavity. Pitched roof to be ventilated cold roof, flat roof unvented warm roof.

Part F Ventilation.
Openable windows with trickle vents provided. Further system design to be provided by fit-out contract.

Part G Sanitation, hot water safety and water efficiency.
Details to be provided by fit-out contract.

Part H Drainage and waste disposal.
Soil vent pipes & stub-stack positions noted on plans. Branch connections to stacks and M&E condensate pipe-work details to be provided by

fit-out contract.

Foul Drainage. Refer to Engineer's drainage layout and details.

Surface Water Drainage. 100mmØ gutters / 75mmØ downpipes. Refer to drawings for placement.

Part J Combustion appliances.
Details to be provided by fit-out contract.

Part K Protection from falling, collision and impact
Stairs. Pre-cast concrete stair fitted to manufacturers specification. Handrails to be provided by fit-out contractor following installation of internal walls & wall finishes. Note reduced floor beam spacing under staircase bearing

Protection Against Impact With Glazing. n/a.

Protection From Collision With Open Windows etc. n/a

Safe Opening and Closing of Windows etc. Window operator handles are located not more than 1700mm above floor level.

Safe Access for Cleaning Windows etc. All windows

are accessible with long reach window washing equipment from ground level.

Protection Against Impact From and Trapping by Doors. Door impact protection barrier indicated at regular use doors.

Part L2A Conservation of Fuel and Power.
Refer to ISEEM calculation for compliance criteria. Shell and Core only. The fit-out contract will define further details to show compliance.

Fabric Standards.
Wall U-Value 0.26.
Roof U-Value 0.18.
Floor U-Value 0.22.
Windows U-Value 2.0.
Personnel Doors U-Value 2.

Part M Access to and Use of Buildings.
Site is reasonably level with appropriate surfacing from parking zone to service main entrance. Further details to be provided by fit-out contract.

Regulation 7. Materials and Workmanship.
The contractor will ensure appropriate Materials and standards of Workmanship are applied.

NOTES:

DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO MILDREN TECHNICAL IMMEDIATELY.

DO NOT SCALE FROM THESE DRAWINGS EXCEPT FOR PLANNING PURPOSES. USE FIGURED DIMENSIONS ONLY.

WHERE APPLICABLE THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS.

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01	30.07.13	FFL corrected.
-	09.07.13	Issued for Comment
REV	DATE	AMENDMENT

MILDREN
TECHNICAL

ARENA BUSINESS CENTRE 25 BARNES WALLIS ROAD
FAREHAM HAMPSHIRE PO15 5TT
0845 302 1961

FOR

Bacchus Partners Ltd.

Protection Against Impact From and Trapping by Doors. Door impact protection barrier indicated at regular use doors.

PROJECT

CONVENIENCE STORE
179 LONDON ROAD
WATERLOOVILLE

TITLE

GA FIRST FLOOR PLAN

DATE	DRAWN	SCALE	CHECKED
JULY 2013	MRL	1:50 @ A1	GBC
JOB NUMBER	DRAWING NUMBER	REVISION	
0129	102	01	