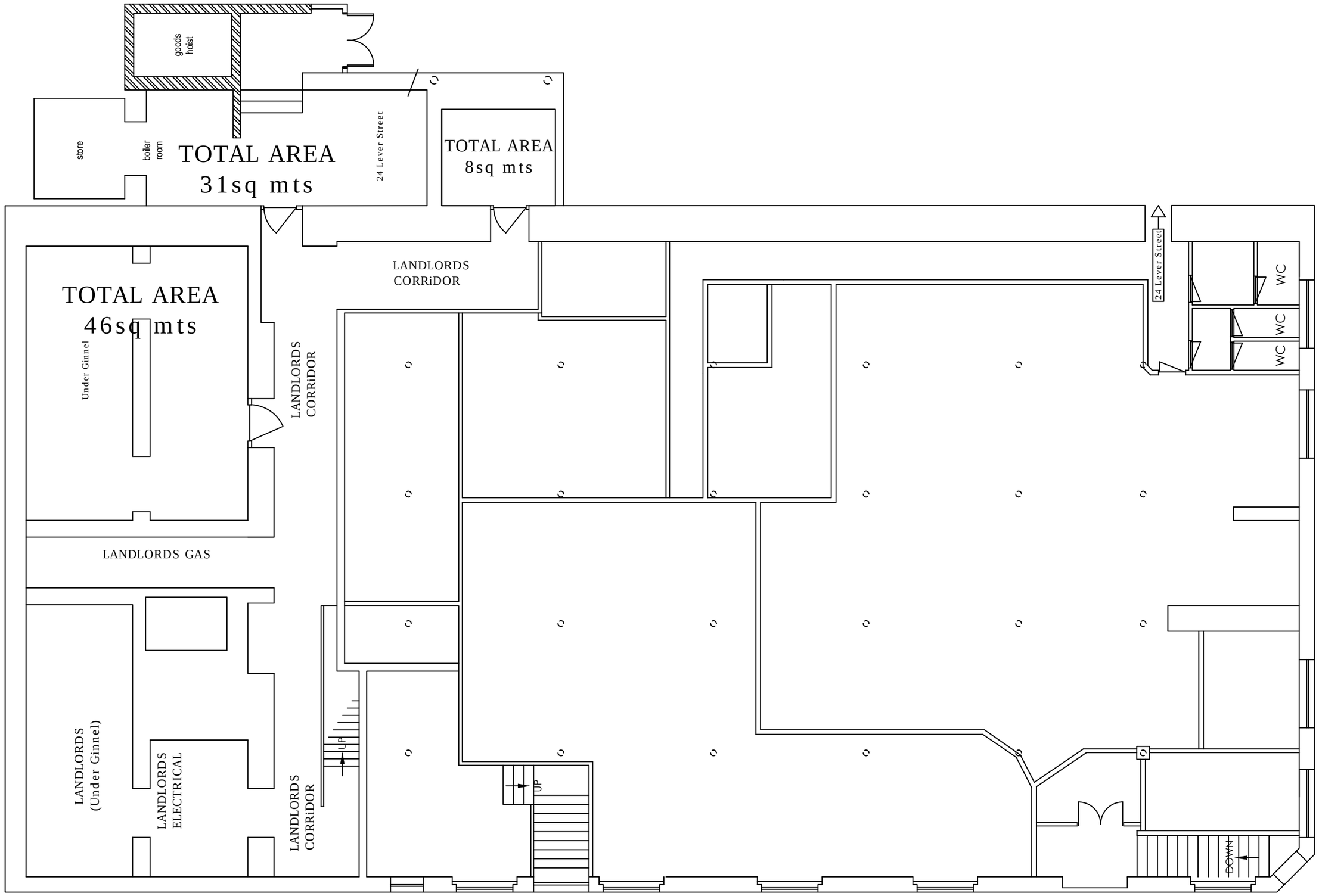

26 LEVER STREET BASEMENT EXISTING LAYOUT

0 1 2 3 4 5

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Dimensions to be checked on site. Figured dimensions to be taken in preference to those scaled.

BUILDING CONTROL APPROVED INSPECTOR

Building Regulations Notes

- Any new fire alarm and detection system will be installed to BS: 5839: November 2002.
- All new doors will be readily available at all times to all occupants and visitors without the use of a detachable device or prior knowledge of the door's operation. Any electro-magnetic locking devices will fail safe upon activation of the fire alarm and power loss and a green call point manual over-ride will be provided.
- Emergency lighting will be installed to BS:5266: Part 1: 2005.
- The fire exist signage will comply and be installed to BS:5499: Part 4: 2000.
- All new essential electrical circuits required in the event of a fire will be installed to BS:6387: 1994 to a CWZ standard.
- Any modifications to the air handling ductwork will be carried out in accordance with BS 5588: Part 9:1999.
- The ventilation system will shut down upon activation of the fire alarm.
- The surface spread of flame rating of all new wall linings in the accommodation areas will acheive a minimum of class 1 in accordance with
  BS 476-7:1987
- The surface spread of flame rating of all new wall linings in the circulation areas will acheive a minimum of class 0 in accordance with BS 476-7:1987
  and BS 476-6:1989
- Any service penetrations through fire resistant construction will be suitably fire stopped.
- All new doors have a minimum clear opening of 850mm.
- Any new corridor will have a minimum clear width of 1200mm.
- All doors will have a leading edge of at least 300mm. The glazing will be safety glass to BS: 6206: 1981, class C generally and class B where a panel
  adjacent to a door is over 900mm wide.
- The blinds in any new glazed partitions are not retractable.
- A fresh air supply rate of ten litres per second per person will be achieved in each enclosed habitable space.
- Any new toilet areas will have a ventilation rate of six litres per second per WC with a fifteen minute overrun.
- Any new Tea Point or domestic style Kitchen will have a ventilation rate of fifteen litres per second with a 15 minute overrun.
- Any new kitchen sink waste will have a minimum diameter of 40mm and will discharge into an existing SVP connection via a 75mm deep seal trap.
- Any new washbasin waste will have a minimum diameter of 32mm and will discharge into an existing SVP connection via a 75mm deep seal trap.
- Any new shower area will have a ventilation rate of fifteen litres per second per shower with a fifteen minute overrun.
- The method of heating the hot water supply is by an unvented system.
- Any new shower waste will have a minimum diameter of 40mm and will discharge into an existing SVP connection via a 75mm deep seal trap.
- At least one door leaf in any new duplex door set has at least a leaf with a minimum clear opening of 850mm.
- Any doors fitted with a leaf on all new circulation doors by a continuous panel between 500mm and 1500mm above finished floor level.
- An access statement should be created to establish disabled access.
- New reception desks should be viewable (or signed) from the entrance doors
  and one sections needs to be a maximum of 760mm high with 700mm knee
  recess, 500mm width.
- New doors to have a maximum opening force of 20N at the leading edge of
  the door.
- Latched doors need to be opened using one hand with a closed fist.
- Door furniture to contrast visually with the surface of the door.
- Door frames to contrast visually with the surface of the surrounding wall.
- The leading edge of any held open or non-self closing door to contrast visually with the surroundings.
- Vision panels in doors to extend down to 500mm above finished floor level but may have a break between 800 and 1150mm above finished floor level.
- Manifestation of glazing above finished floor level now required at 2 levels
  level 1 between 850 and 1000mm above finished floor level, level 2 between
  1400 and 1600mm above finished floor level. Manifestation to contrast with
  the background.
- Brew room worktop to be 850mm above finished floor level with clear space
  below. 700mm above finished floor level. Sink to have taps either automatic
  control or capable of being operated with a closed fist.
- Terminal fittings to comply with Guidance Note G18.5 - Schedule 2: of S1 1979/1148.
- Switches and outlets between 400 and 1000mm above finished floor level with a preference for the lower range.
- Permanently wired appliances 400 to 1200mm above finished floor level.
- Switches requiring precise hand movement 750 to 1200mm.
- Close vision needed 1200 to 1400mm.
- Consistent positioning of switches, outlets, controls at least 350mm from corners.
- Light switches 900 to 1100mm aligned with door handles.
- Switches operated by one hand.
- Switches to indicate on position.
- Mains and circuit isolator to indicate on and off position.
- Front plates to contrast visually with the background.
- Artificial lighting to be compatible with other electronic and radio requency installations.
- Only doors required to be fire doors to have closers fitted.
- All fire doors to be held open using devices that comply with BS EN 1154
- Corridors and lobbies to be free from obstructions.
- Corridor floor finishes not to give appearance of being steps.
- Corridor and lobby floors to be slip resistant.

B	Entrance Door Retained	3.10.13
A	Revised Scheme	17.9.13
	REVISION DETAILS	DATE

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Client	St Joseph Ltd.
Location	26 Lever Street, Manchester
Description	Lower Ground Floor Existing Layout
Enquiry No.	-
Date	11-09-13
Project No.	-
Scale	1:100 @ A3
Rev	
Dwg No.	3404-02 B