GENERAL NOTES:

- ALL STEELWORK TO BE COATED IN INTUMESCENT PAINT TO ACHIEVE 1hr FIRE RESISTANCE.
- SUITABLE WALL/CEILING MOUNTED LIGHTING TO BE AGREED BETWEEN CLIENT & MAIN CONTRACTOR. WEIGHT OF FIXINGS SUBJECT TO BRITISH GYPSUM ADVICE IF TO BE SUSPENDED TO CEILING MOUNTED CONDUIT WITHIN NEW CORRIDOR
- FIRE ALARM INSTALLATION TO BE IN ACCORDANCE WITH BS 5839
- EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH BS 5266
- ESCAPE ROUTE SIGNAGE TO BE TO BS ISO 3864-1 AND BS 5499-4
- RETAINED ELECTRICAL SERVICE BOARDS WITHIN ESCAPE CORRIDOR TO BE BOXED IN WITH FIRE RESISTANT FRAMING TO 1hr FIRE RESISTANCE
- CONTRACTOR TO REVIEW LEVEL OF EXISTING FLOOR AT LINE OF SHUTTERS TO ENSURE CONTINUOUS LEVEL FINISH TO MAINTAIN FIRE BARRIER.

1. SAFETY BOLLARDS TO BE INSTALLED TO ENSURE CLEAR ESCAPE WIDTH IS NOT COMPROMISED BY STORAGE. ESCAPE AREA TO BE CLEARLY DEMARCATED WITH CONTRASTING PAINTED SURFACE (EG YELLOW CROSS HATCH)
2. NEW STAIRCASE UP TO THE ENCLOSED MEANS OF ESCAPE CORRIDOR FROM CAR PARK LEVEL.
3. GATED OPEN SECTION FOR LEVEL ACCESS TO LOADING BAY
4. NEW 1hr FIRE RATED PARTITION & DOORS TO BE INSTALLED TO LOBBY IN FRONT OF EXISTING TIMBER CLADDING AND ROOF
5. ARMCO (OR SIMILAR APPROVED) CRASH BARRIER TO BE INSTALLED ADJACENT TO NEW CORRIDOR WALLS: RSJ TYPE WITH BOLT FIXING TO STRUCTURAL FLOOR. POSTS SPACED AT 1.6m CENTRES TO SUIT HEAVY DUTY SPACING. ENSURE PARKING DEMARCATION IS SET TO SUIT MIN 2.4m WIDE BAYS
6. NEW STAIRCASE UP TO THE ENCLOSED MEANS OF ESCAPE CORRIDOR FROM CAR PARK LEVEL.
7. NEW STAIRCASE UP TO THE ENCLOSED MEANS OF ESCAPE CORRIDOR WITH DDA REFUGE AFFORDED WITHIN PROTECTED CORRIDOR AT CAR PARK LEVEL.
8. CONTRASTING PAINTED SURFACE TO BE APPLIED TO DEMARCATE 'NO STOPPING ZONE' (EG YELLOW CROSS HATCH)
9. DASHED LINES DENOTE EXTENT OF PROPOSED FIRE SHUTTERS TO CLOSE ON ACTIVATION OF THE FIRE ALARM TO CREATE A PROTECTED CORRIDOR FROM THE EXISTING ESCAPE STAIR.
10. EXISTING WINDOW TO BE RETAINED AND BOARDED TO EXTERNAL FACE TO ACHIEVE 60 MINUTES FIRE RESISTANCE.
11. EXISTING CONDENSER UNITS TO BE RELOCATED TO OPPOSITE SIDE OF ESCAPE STAIR EGRESS - MECHANICAL CONSULTANT TO REVIEW FEASIBILITY.
12. EXISTING LIFT SHAFT TO BE BLOCKED OFF AND COMPARTMENTALISED TO PROTECT EGRESS ROUTE - CLIENT TO CONFIRM LIFT IS NOT OPERATIONAL AND FIRE CONSULTANT TO CONFIRM SEPARATION REQUIREMENTS.
13. RETAINED ELECTRICAL SERVICE BOARDS WITHIN ESCAPE CORRIDOR TO BE BOXED IN WITH FIRE RESISTANT FRAMING TO 1hr FIRE RESISTANCE (ACCESS AT HIGH LEVEL ABOVE DDA REFUGE)
14. NEW ACCESS INTO PROTECTED CORRIDOR FROM REAR CAR PARK.
15. EXISTING STAIRS TO BE REPLACED BY PLATFORM FOR RELOCATED CONDENSER UNIT(S).
16. EXISTING MEANS OF ESCAPE RETAINED WITH DOOR HUNG TO OPEN OUTWARDS ON OPPOSITE SIDE - FIRE CONSULTANT TO CONFIRM SUITABILITY OF ESCAPE STAIR WIDTH.

NOTES

ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
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0 0.5 1.0 2.0 3.0 4.0 5.0m
Scale 1:100

FOR PLANNING
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION

GENERAL NOTES:



01 / 100 GROUND FLOOR AS PROPOSED
SCALE - 1:100 @ A1 PLAN

REV	DATE	DESCRIPTION	DRAWN	CHECKED
3.06	06/12/23	REVISED FOR PLANNING	SO	ARB
3.05	22/09/23	REVISED FOLLOWING CONSULTANTS' COMMENTS	SO	RH
3.04	15/06/23	UPDATED FOLLOWING REVISED STRUCTURAL DESIGN	SO	ARB
3.03	25/05/23	REVISED FOLLOWING STRUCTURAL DESIGN	SO	ARB
3.02	04/10/22	REVISED FOLLOWING BUILDING INSPECTOR COMMENTS	SO	ARB
3.01	20/09/22	REVISED WITH ALTERNATIVE ESCAPE OPTION	SO	ARB
3.00	29/07/22	ISSUED FOR INFORMATION	SO	ARB

DEMOLITION NOTES:

- ALL STRIPOUT AND DEMOLITION WORKS TO BE UNDERTAKEN WITH DUE CARE & DILIGENCE TOWARDS THE HERITAGE ASSETS AND ORIGINAL FABRIC OF THE BUILDING
- WHERE POSSIBLE CONTRACTOR TO REMOVE ANY PARTITIONS, FIXINGS, ENCASEMENT, PIPEWORK AND SERVICES, PANELLING, ETC BY HAND TO ENSURE MINIMAL RISK TO THE ORIGINAL FABRIC OF THE BUILDING
- DRAWINGS TO BE READ IN CONJUNCTION WITH SUPPLEMENTARY PLANNING INFORMATION, DRAWINGS & SCHEDULES
- PRIOR TO ANY WORKS COMMENCING, DETAILED SURVEYS TO BE UNDERTAKEN WITH ASSESSMENT CARRIED OUT OF THE AREAS TO BE DEMOLISHED AND SUPPORTING SUBSTRUCTURE/BELOW GROUND SUPPORT REVIEWED BY STRUCTURAL ENGINEER
- CONTRACTOR TO IMMEDIATELY NOTIFY PROJECT TEAM OF ANY HERITAGE ASSETS DISCOVERED AS PART OF STRIP OUT AND ENSURE NO DAMAGE IS CAUSED PRIOR TO INSPECTION AND ASSESSMENT ALONGSIDE HERITAGE CONSULTANTS
- SURVEY TO BE UNDERTAKEN TO DETERMINE LOCATION OF ALL SERVICES, BOTH ABOVE AND BELOW GROUND, INCLUDING THOSE REQUIRED FOR CONTRACTOR'S USE AND IF NECESSARY, PRECAUTIONS UNDERTAKEN BY TRAINED AND COMPETENT PROFESSIONALS TO ARRANGE FOR THE SAFE DISCONNECTION AND REMOVAL.
- IDENTIFY AND LOCATE ALL FLAMMABLE, TOXIC AND HAZARDOUS MATERIALS, INCLUDING LEAD-BASED PAINT. CONTRACTOR TO PROVIDE DETAILED METHOD STATEMENT FOR THE SAFE REMOVAL, TREATMENT AND DISPOSAL OF UNSAFE MATERIALS.
- CONTRACTOR TO PROVIDE MANAGEMENT PLAN FOR THE POTENTIAL REUSE/RECYCLING OF REDUNDANT MATERIALS AND A TEMPORARY STORAGE PLAN
- ALL WORKS TO BE UNDERTAKEN WHICH ARE LIKELY TO AFFECT THE EXISTING/NEW SERVICES MUST BE CARRIED OUT IN ACCORDANCE WITH BYELAWS AND REGULATIONS OF THE RELEVANT STATUTORY AUTHORITY.
- EXISTING SERVICES LIKELY TO BE AFFECTED BY THE WORKS/ARE WITHIN THE WORKING AREA ARE TO BE IDENTIFIED AND MARKED IN ACCORDANCE WITH THE NATIONAL JOINT UTILITIES 'GUIDELINES ON THE POSITIONING AND COLOUR CODING OF UNDERGROUND UTILITIES' APPARATUS' GUIDELINES.
- DRAINS AND ASSOCIATED MANHOLES, INSPECTION CHAMBERS, GULLIES, VENT PIPES AND FITTINGS MUST BE PROTECTED THROUGHOUT THE WORKS. CONTRACTOR TO MAINTAIN NORMAL FLOW DURING THE WORKS AND LEAVE CLEAN AND IN WORKING ORDER AT COMPLETION OF THE WORKS.
- SERVICE BYPASS CONNECTIONS - CONTRACTOR TO PROVIDE AS NECESSARY TO MAINTAIN THE CONTINUITY OF SERVICES TO OCCUPIES AREAS OF THE SITE ON WHICH THE DEMOLITION/DECONSTRUCTION IS BEING UNDERTAKEN AND TO ADJOINING SITES/PROPERTIES. ENSURE A MINIMUM OF 72 HOURS NOTICE IS PROVIDED TO NEIGHBOURS IF A SHUTDOWN IS NECESSARY DURING THE PROJECT.
- IF ANY DAMAGE IS CAUSED TO SERVICES DURING THE CONTRACTED WORKS, THE CONTRACTOR MUST NOTIFY RELEVANT SERVICE AUTHORITIES AND THE OWNER/OCCUPIER OF THE SITE. ONCE DAMAGE ASSESSMENTS ARE UNDERTAKEN AND COMPLETED BY THE RELEVANT PROFESSIONALS THEN REPAIRS MUST BE COMPLETED TO THE STANDARDS SET BY THE RELEVANT SERVICE AUTHORITY OR OWNER.
- DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH BS6187
- PARTLY DEMOLISHED STRUCTURES MUST BE LEFT IN A SAFE AND STABLE CONDITION BY THE CONTRACTOR, WITH ADEQUATE TEMPORARY SUPPORT AT EACH STAGE TO PREVENT RISK OF UNCONTROLLED COLLAPSE. MAKE SECURE OUTSIDE OF WORKING HOURS.
- TEMPORARY WORKS - CONTRACTOR TO PREVENT OVERLOADING DUE TO DEBRIS
- CONTRACTOR TO PREVENT ACCESS BY UNAUTHORISED PERSONS DURING THE WORKS AND OUT OF HOURS
- ANY AREA WHERE THERE IS A RISK OF FALLING (SLAB OPENINGS, EXPOSED EDGES) MUST BE GUARDED AT ALL TIMES. A MANAGEMENT PLAN AND RISK ASSESSMENT SHOULD BE PROVIDED BY THE CONTRACTOR FOR REVIEW BY THE PRINCIPAL DESIGNER PRIOR TO WORKS BEING UNDERTAKEN. ALL TEMPORARY BARRIERS MUST BE DESIGNED TO WITHSTAND THE LOADING REQUIREMENTS SET OUT IN THE BUILDING REGULATIONS AND DETERMINED BY THE BUILDING CONTROL OFFICER/AUTHORITY.
- CONTRACTOR TO PROTECT THE DAMP PROOFING DURING THE WORKS AND AVOID ALL UNNECESSARY DAMAGE. ALLOW FOR REPAIRS TO THE EXISTING DAMP PROOFING IF REQUIRED

ALL STRUCTURAL ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.

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DRAWING REFERENCE
GROUND FLOOR PLAN
AS PROPOSED

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
20 - 097	1:100@A1	28.05.22	ARB	FWE

DRAWING REFERENCE	STAGE	REV
AXI - 100	3	06