



DRAWING NUMBER:  
**C/0020**

General Building Control Notes:

The following notes are (for plan check approval purposes as) confirmation of the buildings general construction and in response to the specific requirements of NHBC Approved Inspectors dated 23.05.08 and 13.06.08 :

Fire Safety

Subject to any additional comments of the Fire Brigade:

- Existing provisions for means of escape in case of fire to be maintained (i.e. fire exit notices, fire safety signage, simple fastening to fire exit doors, escape lighting etc.). New provisions in respect of building adaptations as noted.
- All new Fire Exit doors to be provided with simple fastenings openable in the direction of escape without the use of a key.
- Existing fire lobby doors to first and second floor stair landings to be upgraded in respect of smoke seals and self-closing door furniture (to FR30 standard).
- Central corridors to first and second floor office areas to be provided with a smoke detection.
- All new wall linings and ceilings to be Class 1 or Class 0 in accordance with B2 of the Building Regulations.
- Fire Exit notices should be provided to clearly show all escape routes and comply with BS 5499.
- All new structural elements should be constructed and/or protected to a 60-minute standard of fire resistance.
- All inner rooms to be provided with either effective vision panels, or alternatively, open plan areas to be provided with smoke detection providing early warning to all the inner rooms.
- New emergency lighting provisions to be provided (in accordance with ZBP details) to include coverage of basement toilets and lobby areas.
- New emergency lighting and fire alarm provisions to comply with BS5266 and BS 5839 respectively, Commissioning certificates to be forward to building control on completion of the works.
- Smoke detection and early warning system to be provided at mezzanine level in respect of the excessive travel distance to final exit position.

Access

- All new doors to be provided in accordance with Approved Document M (i.e. vision panels, clear opening width of 800 min, suitable door handles, 300mm space adjacent to the leading edge etc)
- New staircase up to mezzanine level is to be designed (as far as practical) as an ambulant staircase, and provided with handrails on both sides.
- Manifestations should be provided to all full height glazed partitions and doors in accordance with Approved Document M.
- New disabled toilet to be fitted out in accordance with Diagram 18, 19 and 20 of the Approved Document M & is provided with a visual and audible signal from the fire alarm system.
- Switch and socket heights to be located as follows:
  - Sockets (wall mounted) - 400mm to 1000mm from FFL
  - Switches - 400 to 1200mm from FFL
  - Key entry pads - 750mm to 1200mm from FFL
  - Socket outlets should be no nearer than 350mm from room corners
  - The sockets should indicate when they are 'on'

- The above provisions are subject to retaining the current building use for general office purposes, on the basis that the client understands and addresses their ongoing responsibilities towards meeting the requirements of DDA. All current deviations from the Approved Document M are noted and justified within the accompanying access statement.

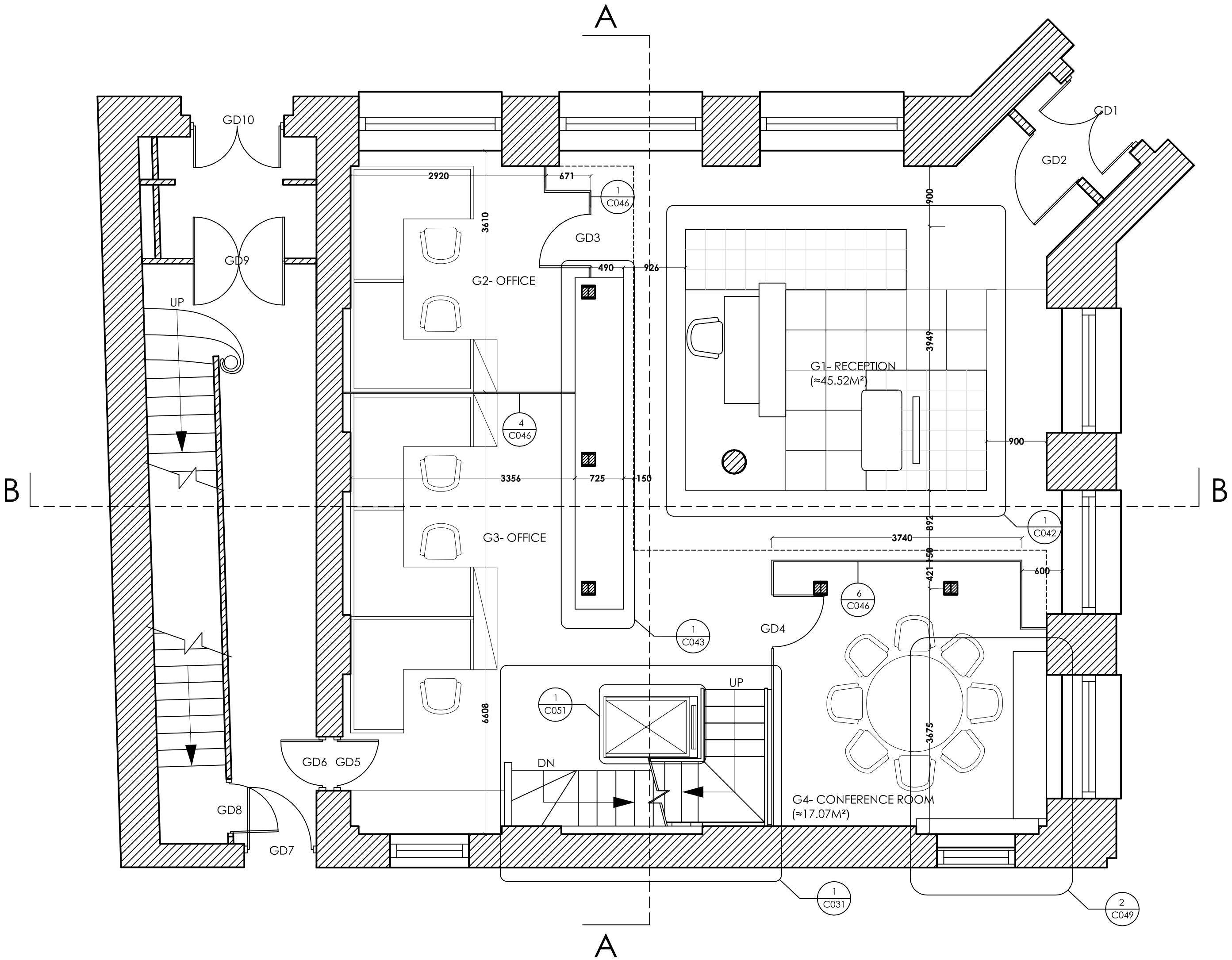
Others

- Structural calculations covering new and adapted construction are submitted under separate cover.
- New toilet and kitchen areas are to be provided with extract ventilation in accordance with Table 2.1a of Approved Document F. New and existing refurbished office areas to achieve a ventilation rate of 10 l/s per person.
- All new drainage gradients, layouts and connections are in accordance with Approved Document H and all drain tests are carried out and witnessed by the NHBC Inspector.
- New comfort cooling and heating provisions and controls (to ZBP details) to be in accordance with the Non-domestic Heating, Cooling and Ventilation Compliance Guide 2006.
- All new glazing in critical locations to be designed to break safely, resist impact or is permanently protected in accordance with Approved Document N.
- All new handrails, balustrading and guarding to window sills below 800mm are to be provided in accordance with Approved Document Part K of the Building Regulations

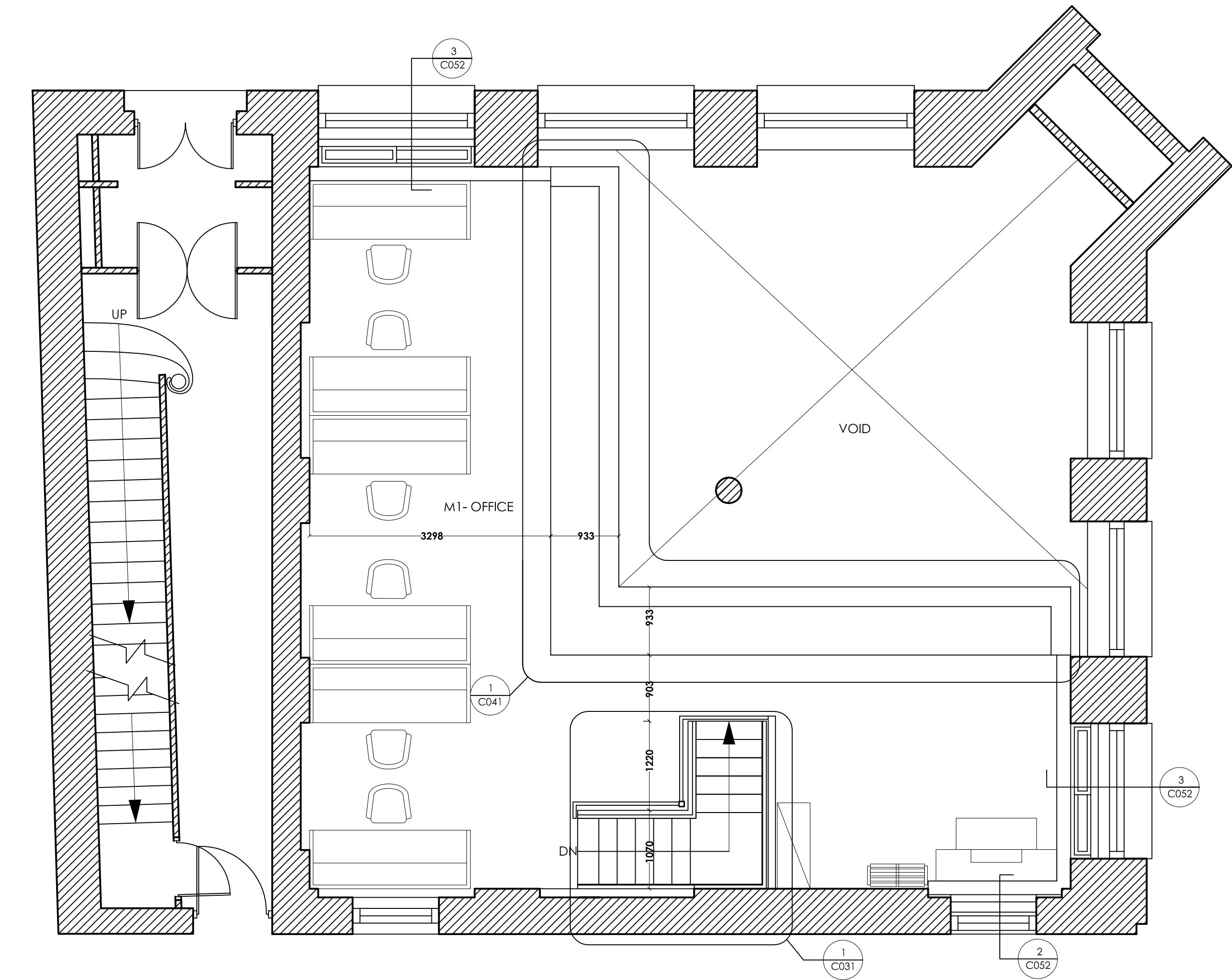
| REV: | DATE:    | DESCRIPTION:                         | BY: |
|------|----------|--------------------------------------|-----|
| A    | 05.08.08 | OMIT GRIDS. ADD KEY SETTING OUT DIMS | KW  |
| B    | 17.09.08 | RE-DRAW                              | KW  |
|      |          |                                      |     |
|      |          |                                      |     |

CONSTRUCTION

|                                                                                       |                       |                     |                                                    |  |
|---------------------------------------------------------------------------------------|-----------------------|---------------------|----------------------------------------------------|--|
|  |                       |                     | PROJECT:<br><b>BANK CHAMBERS<br/>REFURBISHMENT</b> |  |
|                                                                                       |                       |                     | DRAWING TITLE:<br><b>GENERAL ARRANGEMENT</b>       |  |
| DATE:<br><b>17.09.08</b>                                                              | SCALE:<br><b>1:50</b> | DRAWN:<br><b>KW</b> | <b>GROUND FLOOR PLAN</b>                           |  |
| JOB NUMBER:<br><b>3507</b>                                                            |                       |                     | DRAWING NUMBER:<br><b>C/001B</b>                   |  |



GROUND FLOOR PLAN



MEZZANINE PLAN

General Building Control Notes:

The following notes are (for plan check approval purposes as) confirmation of the buildings general construction and in response to the specific requirements of NHBC Approved Inspectors dated 23.05.08 and 13.06.08 :

Fire Safety

Subject to any additional comments of the Fire Brigade:

- Existing provisions for means of escape in case of fire to be maintained (i.e. fire exit notices, fire safety signage, simple fastening to fire exit doors, escape lighting etc.). New provisions in respect of building adaptations as noted.
- All new Fire Exit doors to be provided with simple fastenings operable in the direction of escape without the use of a key.
- Existing fire lobby doors to first and second floor stair landings to be upgraded in respect of smoke seals and self-closing door furniture (to FR30 standard).
- Central corridors to first and second floor office areas to be provided with a smoke detection.
- All new wall linings and ceilings to be Class 1 or Class O in accordance with B2 of the Building Regulations.
- Fire Exit notices should be provided to clearly show all escape routes and comply with BS 5499.
- All new structural elements should be constructed and/or protected to a 60-minute standard of fire resistance.
- All inner rooms to be provided with either effective vision panels, or alternatively, open plan areas to be provided with smoke detection providing early warning to all the inner rooms.
- New emergency lighting provisions to be provided (in accordance with ZBP details) to include coverage of basement toilets and lobby areas.
- New emergency lighting and fire alarm provisions to comply with BS5266 and BS 5839 respectively. Commissioning certificates to be forward to building control on completion of the works.
- Smoke detection and early warning system to be provided at mezzanine level in respect of the excessive travel distance to final exit position.

Access

- All new doors to be provided in accordance with Approved Document M (i.e. vision panels, clear opening width of 800 min, suitable door handles, 300mm space adjacent to the leading edge etc)
- New staircase up to mezzanine level is to be designed (as far as practical) as an ambulant staircase, and provided with handrails on both sides.
- Manifestations should be provided to all full height glazed partitions and doors in accordance with Approved Document M.
- New disabled toilet to be fitted out in accordance with Diagram 18, 19 and 20 of the Approved Document M & is provided with a visual and audible signal from the fire alarm system.
- Switch and socket heights to be located as follows:
  - Sockets (wall mounted) - 400mm to 1000mm from FFL
  - Switches - 400 to 1200mm from FFL
  - Key entry pads - 750mm to 1200mm from FFL
  - Socket outlets should be no nearer than 350mm from room corners
  - The sockets should indicate when they are 'on'
- The above provisions are subject to retaining the current building use for general office purposes, on the basis that the client understands and addresses their ongoing responsibilities towards meeting the requirements of DDA. All current deviations from the Approved Document M are noted and justified within the accompanying access statement.

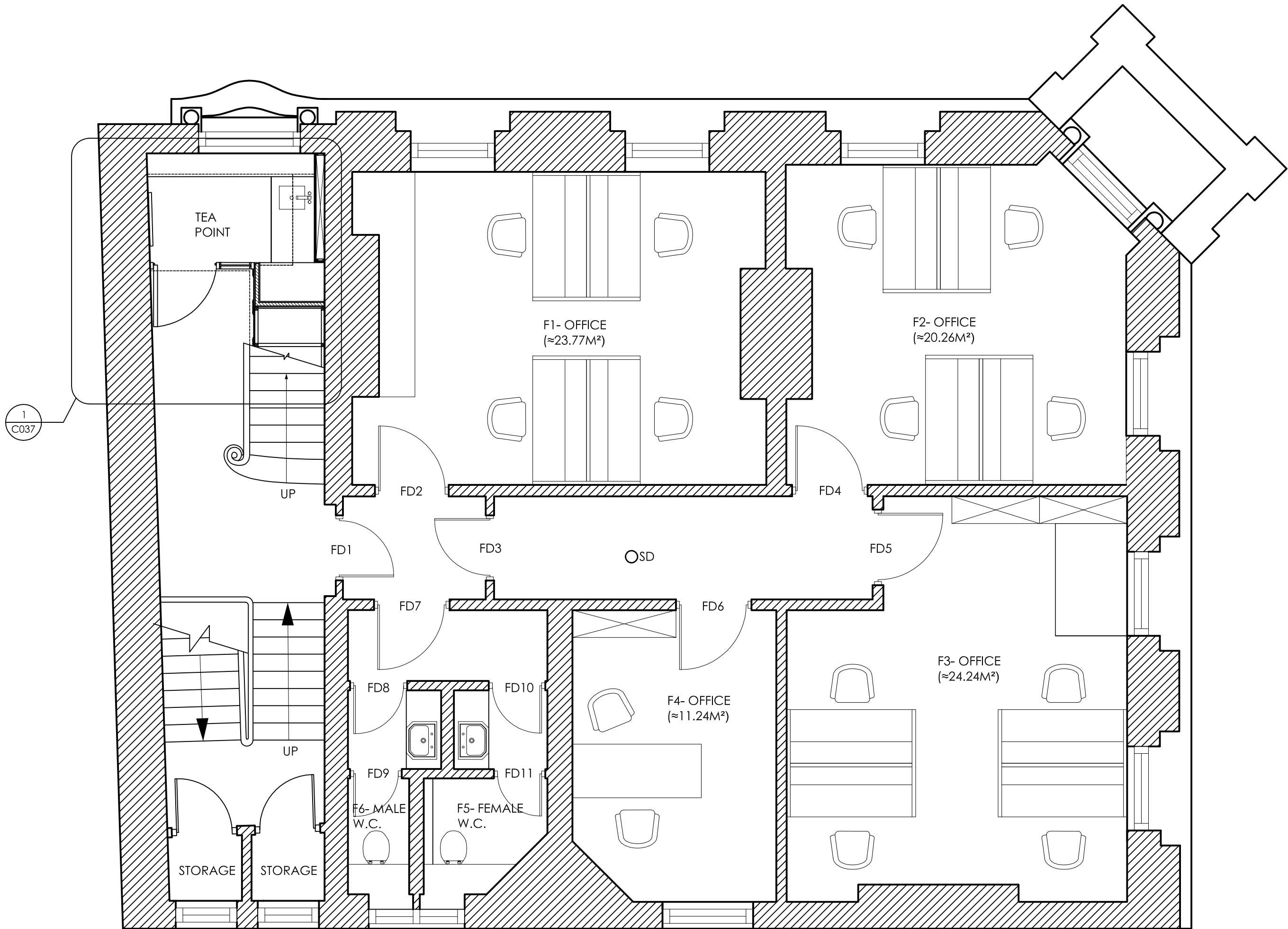
Others

- Structural calculations covering new and adapted construction are submitted under separate cover.
- New toilet and kitchen areas are to be provided with extract ventilation in accordance with Table 2.1 a of Approved Document F. New and existing refurbished office areas to achieve a ventilation rate of 10 l/s per person.
- All new drainage gradients, layouts and connections are in accordance with Approved Document H and all drain tests are carried out and witnessed by the NHBC Inspector.
- New comfort cooling and heating provisions and controls (to ZBP details) to be in accordance with the Non-domestic Heating, Cooling and Ventilation Compliance Guide 2006.
- All new glazing in critical locations to be designed to break safely, resist impact or is permanently protected in accordance with Approved Document N.
- All new handrails, balustrading and guarding to window sills below 800mm are to be provided in accordance with Approved Document Part K of the Building Regulations

| REV: | DATE:    | DESCRIPTION:         | BY: |
|------|----------|----------------------|-----|
| B    | 07/08/08 | STAIRCASE REDRAW     | KW  |
| C    | 01/09/08 | GRAPHICS ADJUSTMENTS | KW  |
| D    | 18/09/08 | GRAPHICS ADJUSTMENTS | KW  |
|      |          |                      |     |

CONSTRUCTION

|                            |                       |                     |                                                    |  |
|----------------------------|-----------------------|---------------------|----------------------------------------------------|--|
|                            |                       |                     | PROJECT:<br><b>BANK CHAMBERS<br/>REFURBISHMENT</b> |  |
|                            |                       |                     | DRAWING TITLE:<br><b>GENERAL ARRANGEMENT</b>       |  |
| DATE:<br><b>18.09.08</b>   | SCALE:<br><b>1:50</b> | DRAWN:<br><b>KW</b> | <b>MEZZANINE PLAN</b>                              |  |
| JOB NUMBER:<br><b>3507</b> |                       |                     | DRAWING NUMBER:<br><b>C/007D</b>                   |  |



FIRST FLOOR PLAN

General Building Control Notes:

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Fire Safety

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- Existing fire lobby doors to first and second floor stair landings to be upgraded in respect of smoke seals and self-closing door furniture (to FR30 standard).
- Central corridors to first and second floor office areas to be provided with a smoke detection.
- All new wall linings and ceilings to be Class 1 or Class O in accordance with B2 of the Building Regulations.
- Fire Exit notices should be provided to clearly show all escape routes and comply with BS 5499.
- All new structural elements should be constructed and/or protected to a 60-minute standard of fire resistance.
- All inner rooms to be provided with either effective vision panels, or alternatively, open plan areas to be provided with smoke detection providing early warning to all the inner rooms.
- New emergency lighting provisions to be provided (in accordance with ZBP details) to include coverage of basement toilets and lobby areas.
- New emergency lighting and fire alarm provisions to comply with BS5266 and BS 5839 respectively. Commissioning certificates to be forward to building control on completion of the works.
- Smoke detection and early warning system to be provided at mezzanine level in respect of the excessive travel distance to final exit position.

Access

- All new doors to be provided in accordance with Approved Document M (i.e. vision panels, clear opening width of 800 min, suitable door handles, 300mm space adjacent to the leading edge etc)
- New staircase up to mezzanine level is to be designed (as far as practical) as an ambulant staircase, and provided with handrails on both sides.
- Manifestations should be provided to all full height glazed partitions and doors in accordance with Approved Document M.
- New disabled toilet to be fitted out in accordance with Diagram 18, 19 and 20 of the Approved Document M & is provided with a visual and audible signal from the fire alarm system.
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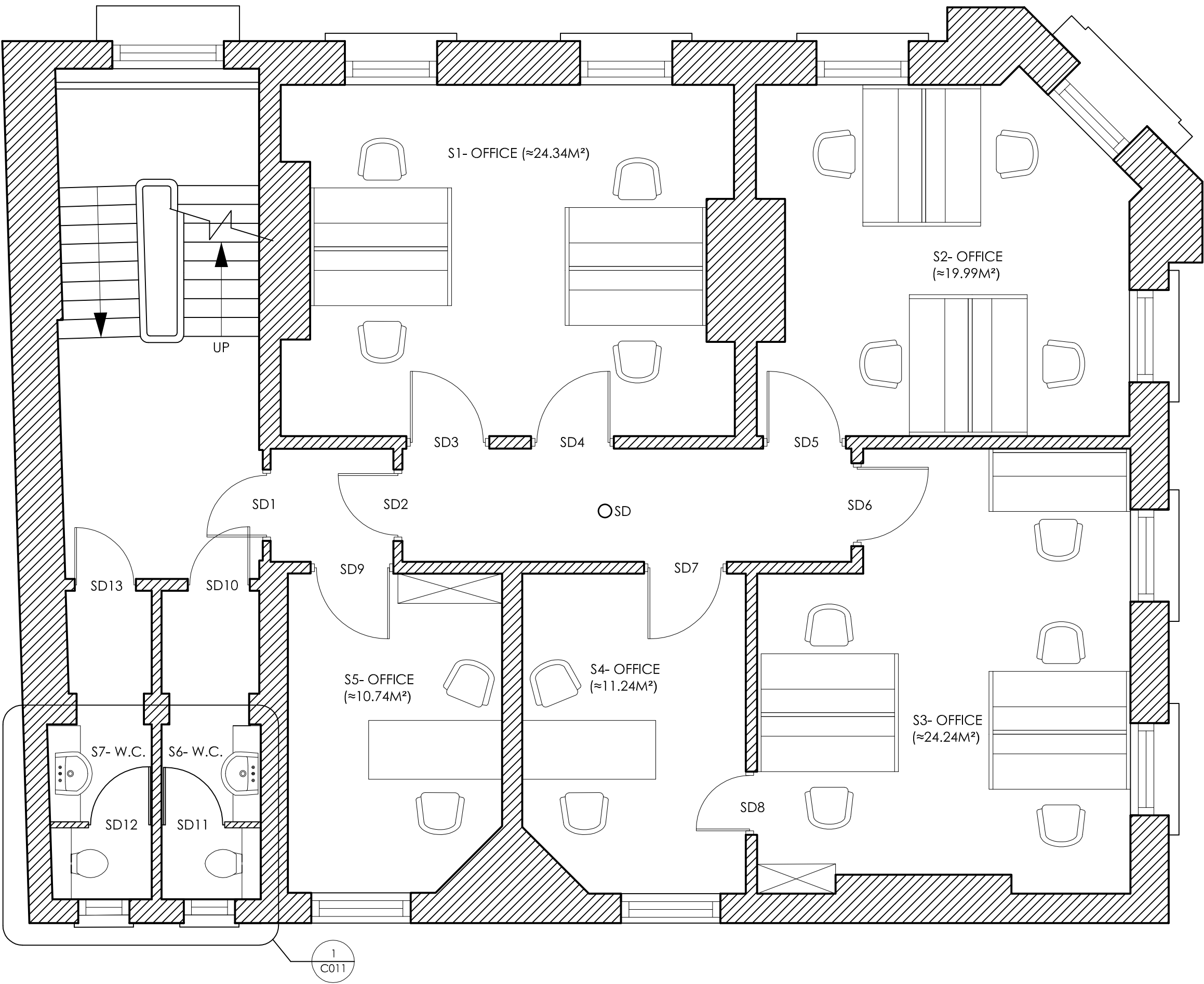
Others

- Structural calculations covering new and adapted construction are submitted under separate cover.
- New toilet and kitchen areas are to be provided with extract ventilation in accordance with Table 2.1 a of Approved Document F. New and existing refurbished office areas to achieve a ventilation rate of 10 l/s per person.
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- All new handrails, balustrading and guarding to window sills below 800mm are to be provided in accordance with Approved Document Part K of the Building Regulations

| REV: | DATE:    | DESCRIPTION:                                                              | BY: |
|------|----------|---------------------------------------------------------------------------|-----|
| B    | 17/09/08 | REMOVE F5 AND F6 DETAILS, REDRAW KITCHEN ARRANGEMENT, GRAPHICS AMENDMENTS | KW  |
|      |          |                                                                           |     |
|      |          |                                                                           |     |
|      |          |                                                                           |     |

CONSTRUCTION

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|---------------------------------------------------------------------------------------|--|--|--------------------------------------------|--|
|  |  |  | PROJECT:<br>BANK CHAMBERS<br>REFURBISHMENT |  |
| DATE:<br>17.09.08                                                                     |  |  | DRAWING TITLE:<br>GENERAL ARRANGEMENT      |  |
| JOB NUMBER:<br>3507                                                                   |  |  | DRAWING NUMBER:<br>C/003B                  |  |



SECOND FLOOR PLAN

General Building Control Notes:

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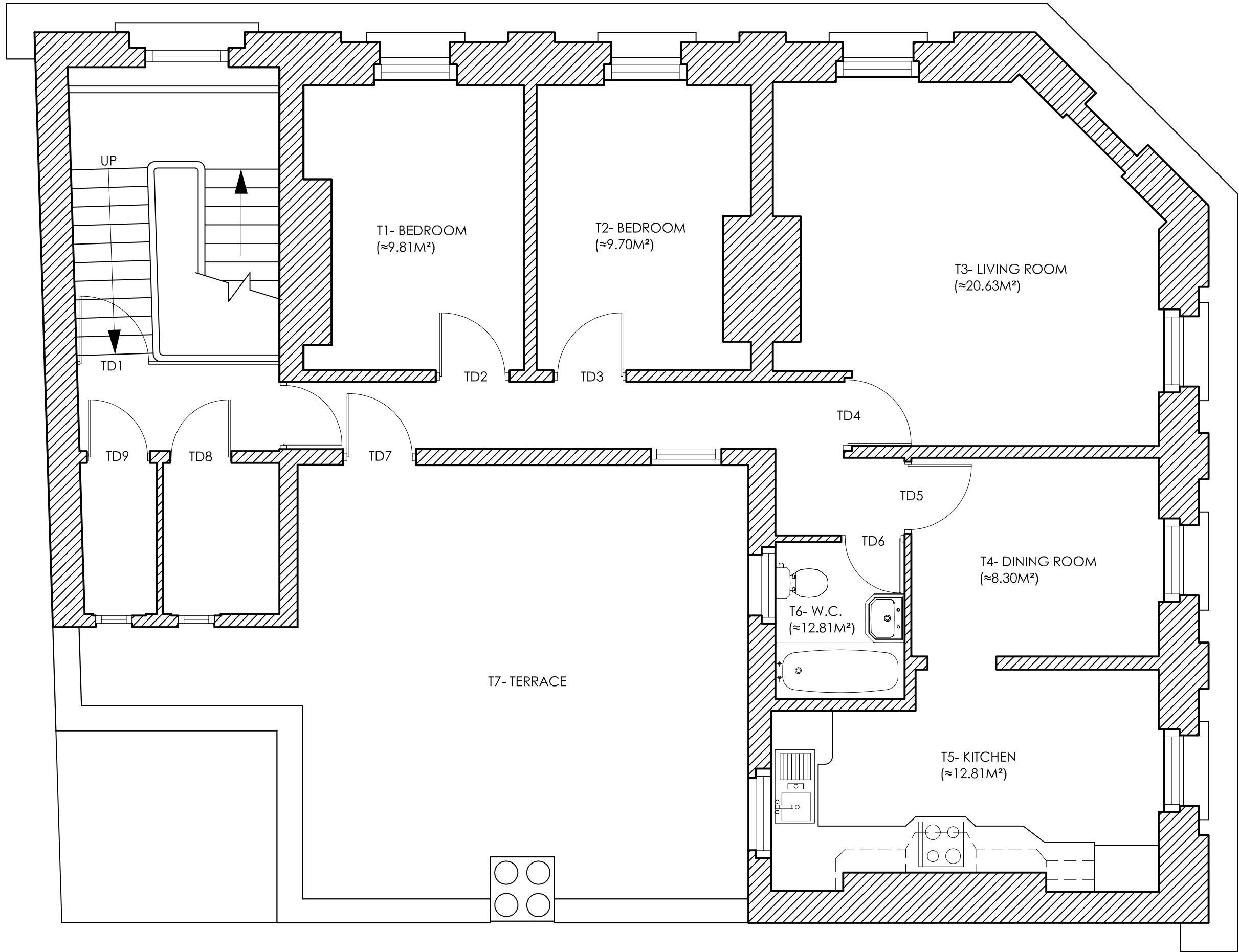
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| REV: | DATE:    | DESCRIPTION:        | BY: |
|------|----------|---------------------|-----|
| B    | 17/09/08 | GRAPHICS AMENDMENTS | KW  |
|      |          |                     |     |
|      |          |                     |     |
|      |          |                     |     |

CONSTRUCTION

|                                                                                       |                |              |                                            |  |
|---------------------------------------------------------------------------------------|----------------|--------------|--------------------------------------------|--|
|  |                |              | PROJECT:<br>BANK CHAMBERS<br>REFURBISHMENT |  |
|                                                                                       |                |              | DRAWING TITLE:<br>GENERAL ARRANGEMENT      |  |
| DATE:<br>17.09.08                                                                     | SCALE:<br>1:50 | DRAWN:<br>KW | SECOND FLOOR PLAN                          |  |
| JOB NUMBER:<br>3507                                                                   |                |              | DRAWING NUMBER:<br>C/004B                  |  |



THIRD FLOOR PLAN ( FLAT PLAN )

General Building Control Notes:

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| REV: | DATE:    | DESCRIPTION:        | BY: |
|------|----------|---------------------|-----|
| B    | 17/09/08 | GRAPHICS AMENDMENTS | KW  |
|      |          |                     |     |
|      |          |                     |     |
|      |          |                     |     |

CONSTRUCTION

|                                                                                       |                       |                     |                                                                                     |  |
|---------------------------------------------------------------------------------------|-----------------------|---------------------|-------------------------------------------------------------------------------------|--|
|  |                       |                     | PROJECT:<br><b>BANK CHAMBERS<br/>REFURBISHMENT</b>                                  |  |
|                                                                                       |                       |                     | DRAWING TITLE:<br><b>GENERAL ARRANGEMENT<br/>THIRD FLOOR PLAN<br/>( FLAT PLAN )</b> |  |
| DATE:<br><b>17.09.08</b>                                                              | SCALE:<br><b>1:50</b> | DRAWN:<br><b>KW</b> | DRAWING NUMBER:<br><b>C/005B</b>                                                    |  |
| JOB NUMBER:<br><b>3507</b>                                                            |                       |                     |                                                                                     |  |