

All original windows retained and made good

All dimensions to be checked on site.
Do not Scale from the drawing.
Any discrepancies to be reported to the Project Surveyor before the commencement of any works.

Notes
The total office area on level 3 is in the region of 336m². Table 1 of A.D.B indicates an occupancy of 56 people could be achieved. In practice, this cannot be achieved and an occupancy of 10m² per person is more realistic. The maximum occupancy of the offices on level 3 will be 40 people.

Structure
Full structural calculations to be provided by engineer to show trimming of opening and construction of new staircase to link with existing. Full structural calculations to also be provided by engineer to show that the existing floor construction can safely sustain additional loading from the new construction.

Fire Safety
New type L2 fire alarm to be provided to level 3 to BS5839. Main panel to be located at entrance into level 3 with repeater panel adjacent to ground floor entrance. Fire alarm to be linked to remainder of building and to Bruvvers Theatre. Detailed design to be provided by specialist contractor and approved prior to installation.

3 hour non maintained emergency exit signs shall be provided over doors c/w running man motif. Provide key test switch at nearest light switch. Additional 3 hour non maintained emergency lighting to be provided to all areas as required including staircase to ground floor level to BS5266. Detailed design to be provided and approved prior to installation.

New stud partitions to be constructed as indicated with 2 layers 12.5mm plasterboard and skim with staggered joints to both sides to give one hour fire resistance. Fibre quilt insulation to be compressed between studs. The new walls enclosing the extended stair enclosure must be erected full height to the underside of the roof covering and be suitably fire stopped.

To corridor, 100x50mm joists to be provided over partitions to form ceiling finished with 18mm Weyroc on 12.5mm plasterboard to detail to give fire integrity to corridor from above.

To the office and corridor areas, a suspended ceiling shall be provided. To toilet areas a plasterboard ceiling shall be constructed. Partition walls generally not be taken up to the underside of the roof structure. Fire barriers shall be provided along the line of the partition walls dividing the office spaces AND at maximum 20 metre centres elsewhere. All cabling, ducts etc passing through fire barriers shall be suitably wrapped and firestopped.

Doors shall generally be 838mm wide and shall be fire resisting as indicated and 44mm thick. Door to service void shall be 610mm wide and door to accessible WC space shall be 910mm wide. All doors shall be fitted with overhead door closers. Double doors indicated shall have rebated meeting styles with smoke seal and intumescent strip to leading edge of one door. Double doors must be fitted with door selector devices to ensure full closing.

There should be a minimum 300mm from the leading edge of any door to a perpendicular wall. Doors must be operable with a maximum force of 20N.

Where indicated as smoke sealed, all edges of frame shall be routed out and fitted with combined intumescent strip and dry smoke seal.

Where indicated as vision panel, doors shall be glazed as indicated in 6mm clear georgian wired safety glass set in intumescent glazing strips with hardwood glazing beads.

Fire exit door to Bruvvers Theatre to be a one hour fire door 55mm thick and fitted with double intumescent strips and dry smoke seals. This door shall be fitted with panic gear only and no other locking mechanism.

The entrance / exit door onto the main staircase shall have key operation from the stairwell side with a quick release mechanism from the office side to enable egress at all times. Exact ironmongery details to be provided for approval.

The final exit door at the base of the stairs shall have key operation from the outside with panic gear internally to enable egress at all times. Exact ironmongery details to be provided for approval.

To office areas, doors shall have key operation from the corridor side with thumbturn internally to enable egress at all times.

All fire resisting doors shall be permanently marked on both sides at eye level with the words "fire door keep shut" to BS499 part 1.

To the main access / egress stairs, the construction of the stairwell enclosure at level 1 and level 2 shall be upgraded to give one hour fire resistance to the approval of the Building Inspector / Fire Officer. Exit doors from level 2 shall be upgraded as required to be FD30S.

Ventilation
Mechanical ventilation shall be provided to the rooms indicated. Controls shall be via light switches or PIR's with fans to toilet areas being complete with 15 minute overrun.

Drainage
All wastes to toilets, basins, sinks and urinals shall connect to existing soil and vent stacks in the positions indicated. All wastes shall be complete with deep seal traps and shall be 32mm diameter (basins), 40mm diameter (sinks, urinals) and 100mm diameter (WC's) as required. The new waste branches shall rise vertically at the end of their runs and be fitted with air admittance valves.

Combustion Appliances
2No gas fired combi boilers are to be installed within the boiler room indicated and 1No system boiler for hot water. Exact details to be provided for approval prior to installation. Intumescent grille to be provided to door for ventilation. The installation shall be in complete accordance with Approved Document J to the Building Regulations

Protection from falling, collision and impact
Exact details of fire exit staircase in Bruvvers Theatre to be provided under separate application.

New staircase to connect to existing shall have minimum clear width of 1200mm. Max rise shall be 180mm and min going shall be 250mm. Handrails to be provided at 900mm above pitch line with guardrails to landing at 1100mm. Balustrading to be provided to open edge at max 100mm centres. Full details of trimming out and fabrication to be provided for approval.

Access and Facilities for Disabled People
Wheelchair access cannot currently be provided to level 3 of the building. A goods lift may have operated between levels one and two in the past. The position of this shaft is such that there is no level access to the position of the shaft from on level two and it is not therefore possible to provide wheelchair access to level 3 even if a lift is installed. Furthermore, the occupancies on levels two and three will frequently operate at different times making the provision of a lift impossible.

The proposed occupants of the offices on level 3 are aware of the limitations of the building and their duties under the DDA. Management adjustments will be made where requested provide goods and services in an alternative manner.

A space for a new accessible WC shall be provided on level 3 as indicated. The compartment shall be 2200 x 1500mm with a 910mm outward opening door. The WC shall be fitted out if lift access is available in the future.

Cubicles suitable for ambulant disabled users shall be provided to male and female toilet areas as indicated.

Wheelchair passing places and wheelchair refuges are provided as indicated.

Manifestation shall be provided to the glazing of the main entrance door at a height of 1500mm above floor level.

G.	Infill opening in wall between offices	June 07	RS
F.	Form meeting rooms	May 07	RS
E.	Fire Shutter added to 2nd exit. (B.Reg's requirement)	May 07	RS

Revisions: _____ Date: _____ Init: _____

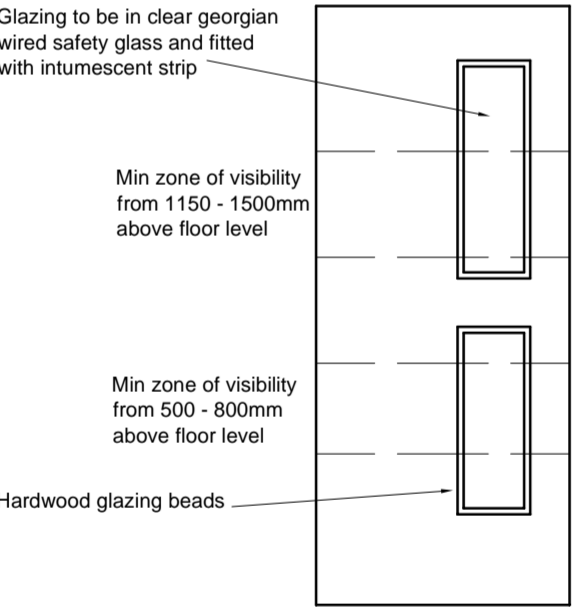
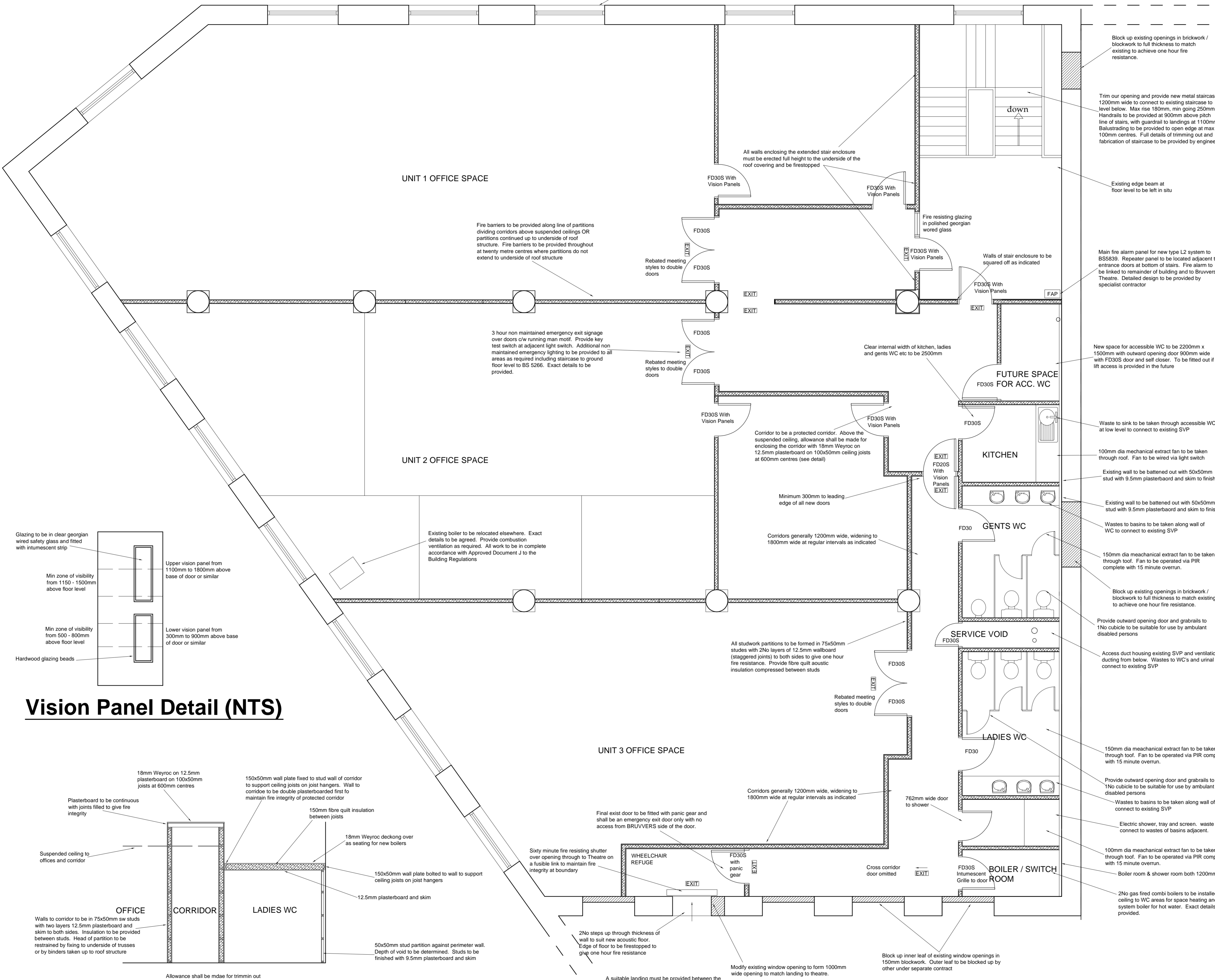
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Client:
Hooked On Group

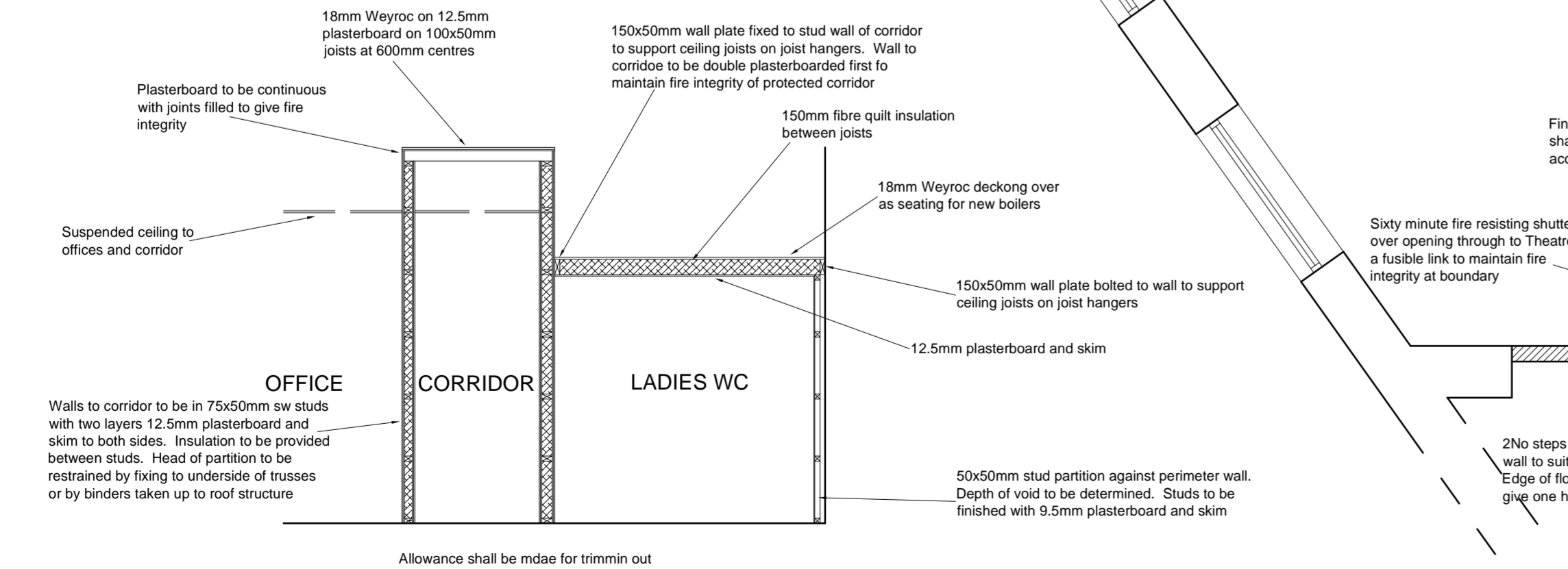
Project:
36 Lime Street, Ouseburn
Newcastle upon Tyne

Drawing Title:
Level 3 Floor Plan
as Proposed

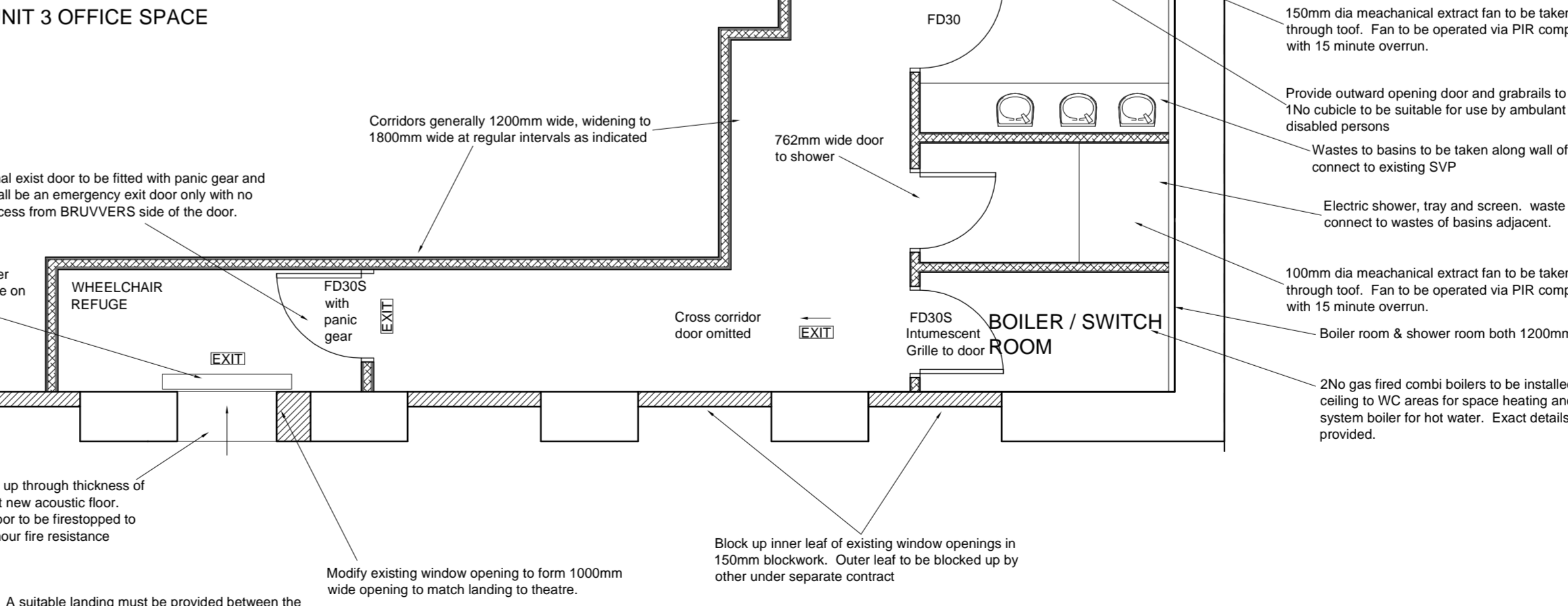
Drawn:	RS	Scale:	A1 1:50
Checked:		Date:	Nov 06
Project No:	5069	Drawing No:	201
		Rev No:	G



Vision Panel Detail (NTS)



Proposed Ceiling Detail



Proposed Floor Plan - Level 3

