

revision	date	description
-	20.11.2019	STAIRCASE & MEANS OF ESCAPE STRATEGY REVISED, GARSTANG ROAD ENTRANCE & S278 WORKS OMITTED, WC PROVISION REVISED.
A	25.11.2019	FIRE DETECTION, MEANS OF WARNING & VENTILATION ADDED, REPLACEMENT FLOOR TO 1.002 OMITTED.
B	02.12.2019	COUNTER REPOSITIONED.
C	04.12.2019	ELECTRICAL LIGHTING, POWER, & COMMUNICATIONS SYMBOLS ADDED.
D	06.12.2019	COUNTER REVISED, ENTRANCE MATTING & WHB ADDED.
E	16.03.2020	FIRE SUPPRESSION SYSTEM ADDED, LAYOUT REVISED.
F	24.03.2020	DORMER ARRANGEMENT ADDED.
G	16.04.2020	NOTES REVISED.
-	16.04.2020	BUILDING REGULATIONS ISSUE.
H	29.04.2020	NOTES REVISED.

notes Use only written dimensions. All areas are indicative. Contractor to check measurements on site prior to commencement. Notify the Architect of any discrepancies.

This drawing must only be used for the purpose for which it has been supplied.

Do not scale this drawing.

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PROVISIONAL:
NOT FOR CONSTRUCTION

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PARISH COUNCIL

project COMMUNITY HUB, TOLL BAR COTTAGE,
476 GARSTANG ROAD, BROUGHTON PR3 5JB

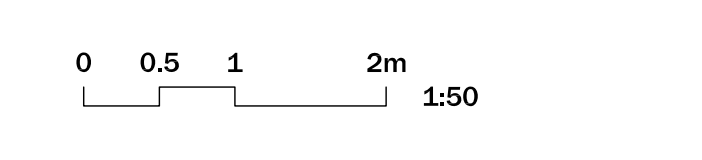
drawing GA SETOUT: GROUND & FIRST FLOOR PLANS

scale 1:50 @ A1

date 21.10.2019

revision H

no. 8-025_110



SYMBOLS LEGEND			
	WALL MOUNTED BULKHEAD LUMINAIRE (EMERGENCY LIGHT - MAINTAINED FITTING)		PIR SENSOR
	CEILING MOUNTED BULKHEAD LUMINAIRE (EMERGENCY LIGHT - MAINTAINED FITTING)		CCTV CAMERA
	'WALL-E' EMERGENCY LIGHT		TELEVISION / MEDIA PANEL
	BULKHEAD EMERGENCY LIGHT		SPEAKER CONNECTION
	WALL MOUNTED EXTERNAL LUMINAIRE WITH DAYLIGHT SENSOR		CEILING / WALL MOUNTED SPEAKER
	PENDANT LUMINAIRE (CLIENT SUPPLY FITTING)		ALARM CONTROL PANEL
	RECESSED DIMMABLE LEDE DOWNLIGHT LUMINAIRE		LIGHT SWITCH
	CONDUIT MOUNTED BATTEN LAMP HOLDER		LIGHT SWITCH (TWO-WAY)
	BULKHEAD LUMINAIRE		LIGHT SWITCH (DIMMER)
	WALL MOUNTED LUMINAIRE (CLIENT SUPPLY FITTING)		SWITCHED SOCKET (LOW LEVEL) (USB)
	LED BATON OR PANEL LUMINAIRE		SWITCHED SOCKET (LOW LEVEL) (DOUBLE) (USB)
	TELEPHONE SOCKET (INCOMING SUPPLY)		SWITCHED SOCKET (HIGH LEVEL) (USB)
	TELEPHONE SOCKET		SWITCHED SOCKET (HIGH LEVEL) (DOUBLE) (USB)
	ROOFLIGHT OPERATION SWITCH		5 AMP SOCKET (LIGHTING RING) (LOW LEVEL)
	5 AMP LIGHT SWITCH (LIGHTING RING)		SWITCHED SOCKET (LOW LEVEL) (DOUBLE) EXTERNAL
	SWITCHED SOCKET (LOW LEVEL) EXTERNAL		SWITCHED SOCKET (LOW LEVEL) EXTERNAL
	CONNECTION UNIT / FUSE SPUR		COOKER SOCKET
	EXTRACT FAN ISOLATOR		dMEV EXTRACT FAN
	PIR MOTION SENSOR LIGHT SWITCH		PROGRAMMABLE HEATING CONTROL/ THERMOSTAT
	RADIATOR		OVER-DOOR AIR CURTAIN FAN HEATER
	AIR-C		

THE BUILDING REGULATIONS (2000) (AS AMENDED)

Generally
All work must comply with the Building Regulations 2000 (as amended). Alternative designs, specifications, products or solutions may only be used with the prior written approval of the Architect. It is the Contractor's responsibility to ensure timely, periodic site inspections by the Local Authority Building Control Officer (or appointed Approved Inspector) at key work stages. If in doubt, please ask.

Part A - Structure
A1. Underpinning/ structural remedial works, alterations and new openings shall be to Structural Engineer's detail.
A2. Form new openings to Structural Engineer's detail.
A3. The hatched area in G.003 denotes restricted head height (below 2000mm). The bulkhead/ beam shall be raised to the Structural Engineer's detail.

Part B - Fire
B1. All new partitions to be formed in minimum 30 minute fire resisting construction, refer to specification notes.
B2. All new internal doors to be minimum FD30s, fitted with positive self-closing device.
B3. Internal finishes to walls and ceilings must achieve minimum Class 0 surface spread of flame in circulation spaces, and Class 1 in other rooms.
B4. The fire detection and alarm system shall meet the requirements of category L1, in accordance with BS 5839-6:2019.
B5. Any services penetrations through fire resisting floors/ partitions must be appropriately firestopped to meet the guidance in Approved Document B, so as to preserve the integrity of the fire compartment.
B6. The fire suppression system to Contractor's design shall be installed and commissioned to the approval of the Building Control Officer prior to occupation of the premises.
B7. At all times the premises are occupied final exit doors shall be secured only by a type of fastening which can be released easily and quickly in the event of fire without the need for a key.

Part C - Ventilation
F1. Decentralised mechanical extract ventilation (dMEV) to Contractor's design, extract in locations shown. Kitchen: extract over hob minimum 30l/s. WC: extract minimum 6l/s.
F2. The extract ventilation shall comply with the guidance in Approved Document F and CIBSE Guide B: 2005.

Part H - Drainage and waste disposal
H1. All below ground drainage shown is subject to Structural Engineer's detail and the approval of the Building Control Officer.

Part L2B - Conservation of fuel and power
L1. All fixed building services that are installed or upgraded must meet the energy efficiency standards set out in the Non-Domestic Building Services Compliance Guide.

Part K - Glazing - materials and protection
K1. Toughened safety glazing to be used between finished floor level and 800mm above that level in internal walls and external walls and between finished floor level and 1500mm above that level in a door or in a side panel close to either edge of the door.

Part M - Access
M1. All landscaping shown is provisional, subject to landscape designer's detail. The approach to the building shall be designed in accordance with BS 8300: 2009+A1:2010.
M2. New staircase to detail with width between handrails 825mm rise 175mm, and going 250mm, subject to the approval of the Building Control Officer.
M3. G.002 Accessible WC subject to the approval of the Building Control Officer. The existing room dimensions do not allow full compliance with Diagram 18 of Approved Document M.
M4. 1.002 Meeting Room use subject to the approval of the Building Control Officer. The Parish Council shall make alternative meeting provisions for any Council Member or visitor with access requirements by using room G.003.

Part P - Electrical Safety
P1. The proposed installation work is to be undertaken by a person who is a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. In these cases the person is responsible for ensuring compliance with BS 7671: 2001 and all relevant Building Regulations. On completion of the work, the person ordering the work should receive a signed Building Regulations self-certification certificate, and the relevant building control body should receive a copy of the information on the certificate. The person ordering the work should also receive a duly completed Electrical Installation Certificate as or similar to the model in BS 7671. As required by BS 7671, the certificate must be made out and signed by the competent person or persons who carried out the design, construction, inspection and testing work.

Part R - Communications
R1. The building shall be equipped with in-building physical infrastructure for high-speed electronic communication network, to specialist detail.