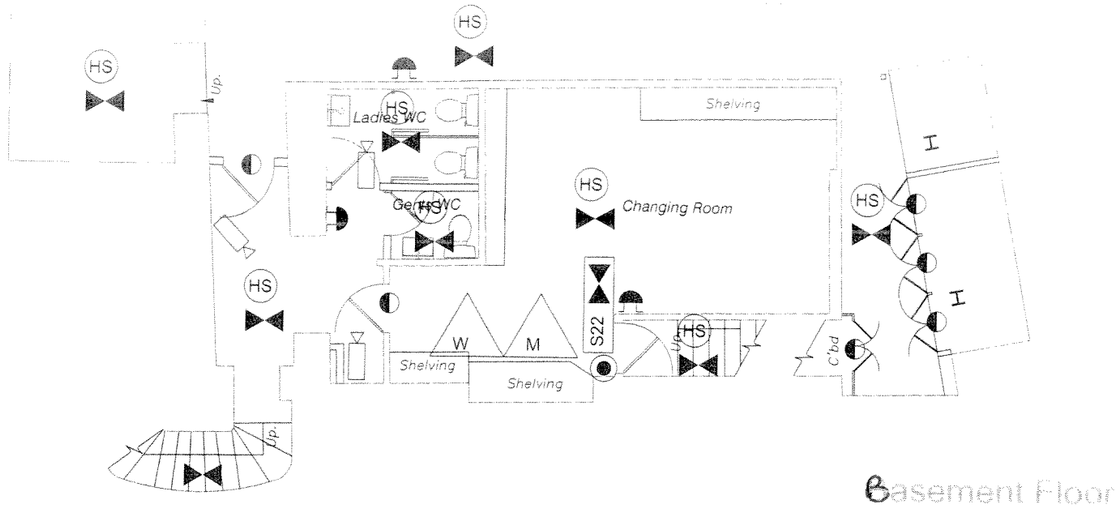

Basement Floor

Numbers
SCALE 1:100

Terms of Notice

All Tibbatts Design Ltd. drawings to be read in conjunction with other relevant Architectural, Engineering, Mechanical & Electrical Consultants and all other specialist Contractor's drawings & briefs for the External Envelope, Fitout and associated enabling works.
The Principle Contractor or his appointed Specialist Sub Contractors are to form/order themselves, more appropriate, with the site and measure all sizes affecting their work. All dimensions and levels to be checked on site by Contractor prior to the commencement of work in the manufacture of any components or artifacts. Where dimensions are known these are subject to final verification by the Contractor or appointed Sub Contractor. Any dimensional discrepancies or non suitability of selected materials must be notified immediately in writing to the appropriate Designer. All dimensions to be accepted in millimetres unless specifically stated otherwise. All works are to be carried out by recommended competent installation Contractors to Manufacturers instructions/recommendations. All fixtures, fittings & workmanship are to comply with British Standards and E.C. codes current at the commencement of the works. Contractor is to ensure that all the works are in compliance with BS. EHO, Building Control, Fire Authority and all other Statutory requirements where applicable.

Standard Notes applicable to redevelopment

All works to comply with the following statutory requirements
- Building Regulations
- Fire Precautions Act
- BS5266 Emergency Lighting Installations
- BS6206 Glazing
- All other relevant BS and Codes of Practice at the time of installation

Finishes to be robust and good quality throughout.
Structural Design calculations to be prepared by approved sub-contractor Specialist Consultant.
Mechanical/Electrical services Designs calculations to be prepared by approved sub-contractor Specialist Consultant.
Surface spread of flame rating to all internal finishes - walls/linings to comply to BS476
Laminate 2.5# ca to class 0 finish on class 0 mdf substrate
Fire characteristics for furniture fabrics & floor finishes to be submitted independently for approval.
Upholstered seating to be fireproofed to BS5852 Part 2 1982/ Filling, where applicable, must be in combustion modified high resilient foam and all usage should be marked on approved items.
Doors/door sets to comply with identified fire resistances. All fire resistant doors to be certified and tested to show compliance with BS476 Part 2 (1987) and other relevant parts of BS476
Door combustion to be of a type that forces exhales by the material under short fire load are of minimal toxicity.
Door fire protection ironmongery shall comply with the requirements of BS476 and be fully certified.
Safety glass and manifestation - glazing to be toughened/laminated and fire marked in accordance with current relevant BS

Design Safety Guidelines

Timber to be certified as being from a sustainable source
All materials/finishes to be robust, easily cleaned & maintained
No mass fibrous materials to be used
Formaldehyde to be avoided in materials which can emit toxic or irritants under normal usage.
Refrigerants and Ozone depleting materials including those containing CFC's are to be avoided.
Timber is to be treated to minimize insects attack, loss of structural strength from sunlight, fire, insect, worms or moisture.
Treatment to be fully compliant with non personnics & health affecting requirements.
All sawns and edges should wherever possible be waxed/oil applied. Water based products should be specified if applicable.

NOTE

CONSUMPTION OF ALCOHOL AND LICENSABLE ACTIVITIES TAKE PLACE ANYWHERE WITHIN THE PREMISES.
THE POSITION OF ANY LOOSE FURNITURE IS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY.
THE LOCATION OF FIRE EQUIPMENT IS SHOWN ON THE DATE HEREOF BUT MAY BE MOVED WITH THE CONSENT OF THE FIRE OFFICER.

RED LINE INDICATES BOUNDARY OF LICENSED AREA.

LEGEND

FIRE SIGNAGE
(EXACT LOCATION TO BE AGREED ON SITE)

- S22 — ILLUMINATED FIRE EXIT SIGN
- S22 → — ILLUMINATED FIRE EXIT SIGN (DIRECTIONAL)
- S14 — FIRE DOOR KEEP LOCKED
- S13 — FIRE DOOR KEEP CLOSED
- S14FSD — FIRE DOOR KEEP LOCKED FAIL SAFE OPEN/DIGITAL CONTROL
- S20 — FIRE ESCAPE KEEP CLEAR

DOOR TYPE KEY

- S — FD30S
- S — FD60S
- FD30
- FD60
- STANDARD NON-RATED DOOR
- AREA COVERED WITH A SYSTEM OF ESCAPE LIGHTING THAT WILL ILLUMINATE THE AREA UPON FAILURE OF THE NORMAL LIGHTING POWER SUPPLY TO A SUFFICIENT STANDARD TO ENABLE PERSONS TO LEAVE THE AREA SAFELY. THE ESCAPE LIGHTING SYSTEM SHOULD CONFORM TO THE BRITISH STANDARD CURRENT AT THE TIME OF ITS INSTALLATION AND A CERTIFICATE TO THIS EFFECT KEPT WITH THE FIRE CERTIFICATE.
- PB — DOORS WHICH ARE PROVIDED WITH PANIC BOLTS. THERE MUST BE A NOTICE ADJACENT TO FASTENING INDICATING METHOD OF OPENING (MIN. 50MM HIGH LETTERING)

FIRE SAFETY EQUIPMENT
(EXACT LOCATION TO BE AGREED ON SITE)

- DP — FIRE EXTINGUISHER - DRY POWDER
- CO — FIRE EXTINGUISHER - CARBON DIOXIDE
- W — FIRE EXTINGUISHER - WATER
- M — FIRE EXTINGUISHER - MULTI PURPOSE
- FIRE BLANKET
- DS — AUTOMATIC SMOKE DETECTOR
- DH — AUTOMATIC HEAT DETECTOR
- HS — COMBINED AUTOMATIC HEAT/SMOKE DETECTOR
- FIRE ALARM CALL POINT
- AUDIBLE WARNING DEVICE
- CCTV CAMERA

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Client

Job Title
RED ROOMS
COVENT GARDEN
LONDON

Drawing Title
PROPOSED BASEMENT & GROUND FLOOR LICENSING PLANS

Date 14.11.2014
Scale 1:50 @ A1
Drawn by HEL
Job No 1582

Revision | Description | Date

Drawing Number 0000-103