NOTES ON EXTERNAL RAMPS:
(From The Building Regulations 2002, Section M1/M2)

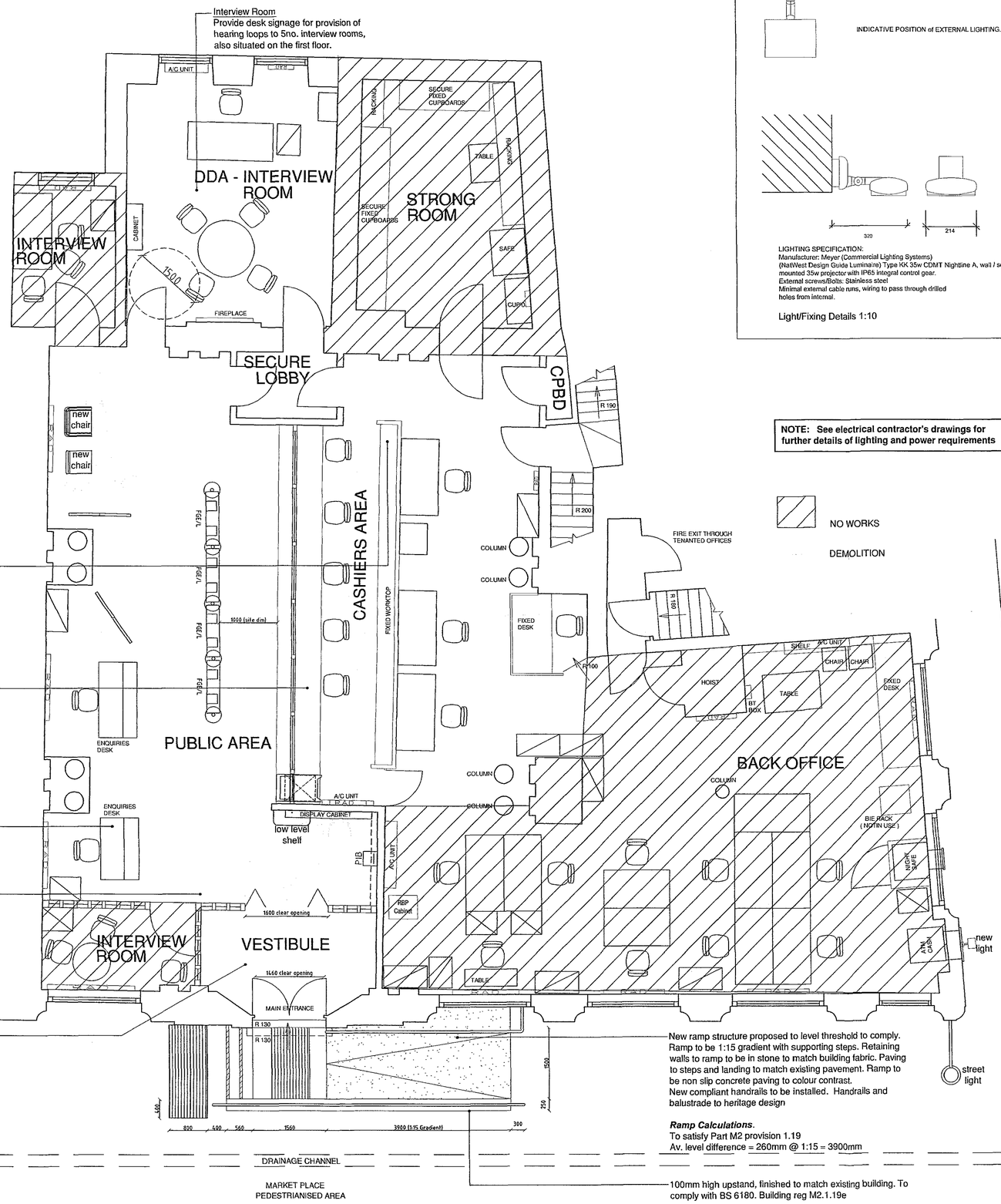
(1.26a) Ramp to be readily apparent or the approach to is to be clearly sign-posted;
(1.26b) The gradient of a ramp flight and its going between landings are to be in accordance with Table 1 and Diagram 3 of Section M1/M2 in the Building Regulations (shown below)
(1.26c) No flight shall have a going greater than 10m, or a rise of more than 500mm;
(1.26d) There is to be an alternative means of access for wheelchair users, e.g. a lift, when the total rise is greater than 2m;
(1.26e) The surface width between walls, upstands or kerbs to be at least 1.5m,
(1.26f) The ramp surface is to be slip resistant, especially when wet, and of a colour that contrasts visually with that of the landings;
(1.26g) The frictional characteristics of the ramp and landing surfaces are to be similar;
(1.26h) There shall be a landing at the foot and head of the ramp at least 1.2m long and clear of any door swings or other obstructions;
(1.26i) Any intermediate landings are to be at least 1.5m long and clear of any door swings or other obstructions;
(1.26j) Intermediate landings are to be at least 1800mm wide and 1800mm long and provided as passing places when it is not possible for a wheelchair user to see from one end of the ramp to the other or the ramp has three flights or more;
(1.26k) All landings to be level, subject to a maximum gradient of 1:60 along their length and a maximum cross fall gradient of 1:40;
(1.26l) There shall be a handrail on both sides;
(1.26m) There shall be a kerb on the open side of any ramp or landing at least 100mm high, which contrasts visually with the ramp or landing in addition to any guarding required under Part K;
(1.26n) Clearly sign-posted steps are to be provided, in addition, when the rise of the ramp is greater than 300mm (equivalant to 2x150mm steps);

NOTES ON EXTERNAL STEPS:
(From The Building Regulations 2002, Section M1/M2)

(1.33a) A level landing to be provided at the top and bottom of each flight;
(1.33b) The unobstructed length of each landing to be no less than 1200mm;
(1.33c) A "corduroy" hazard warning surface is to be provided at top and bottom landings of a series of flights to give advance warning of a change in level (see plan)
(1.33d) Where there is side access onto an intermediate landing, a "corduroy" hazard warning surface 400mm deep is provided either on the intermediate landing 400mm from both upper and lower flights, if there is sufficient space to accommodate the surface outside the line of the side access, or within the side access 400mm from the intermediate landing if there is a continuous handrail opposite the side access;
(1.33e) No doors are to swing across the landings;
(1.33f) The surface width between enclosing walls, strings or upstands is to be no less than 1.2m; (1.23g) There are to be no single steps;
(1.33h) The rise of a flight between landings shall contain no more than 12 risers for a going of less than 350mm and no more than 18 risers for a going of 350mm or greater (see Diagram 5);
(1.33i) Nosings are to be made apparant by means of a permanently contrasting material 55mm wide on both the tread and the riser, painted to current RBSG spec.
(1.33j) The projection of a step nosing over the tread below is avoideable but, if necessary, not more than 25mm;
(1.33k) The rise and going of each step is to be consistent throughout a flight;
(1.33l) The rise of each step is to be between 150mm and 170mm, except adjacent to existing buildings where, due to dimensional constraints,the case for a different rise is argued in the Access Statement;
(1.33m) The going of each step is to be between 280mm and 425mm;
(1.33n) Risers are not to be open;
(1.33o) There shall be a continuous handrail on each side of a flight and landings;
(1.33p) Additional handrails are to divide the flight in channels not less than 1m wide and not more than 1.8m wide where the overall unobstructed width is more than 1.8m;
* Pre-cast concrete units should not be used.

NOTES ON EXTERNAL HANDRAILS:
(From The Building Regulations 2002, Section M1/M2)

(1.37a) The vertical height to the top of the upper handrail from the pitch line of the surface of a ramp, or a flight of steps, is to be between 900mm and 1000mm, and from the surface of a landing is to be between 900 and 1100mm
(1.37b) Where there is full height structural guarding, the vertical height to the top of a second lower handrail from the pitch line of the surface of a ramp, or a light of steps, is to be 600mm, where provided;
(1.37c) Handrails to be continuous across the flights and landings of ramped or stepped access;
(1.37d) Handrails to extend at least 300mm horizontally beyond the top and bottom of a ramped access, or the top and bottom nosing of a flight or flights of steps, while not projecting into an access route;
(1.37e) Handrails to contrast visually with the background against which it is seen without being highly reflective;
(1.37f) Surface is to be slip resistant and not cold to the touch;
(1.37g) Handrail to terminate in a way that reduces the risk of clothing being caught;
(1.37h) Profile to be either circular with a diameter of between 40 and 45mm, or oval preferably with a width of 50mm;
(1.37i) Handrails to protrude no more than 100mm into the surface width of the ramped or stepped access where this would impinge on the stair width requirement of Part B1;
(1.37j) There is to be a clearance of between 60 and 75mm between the handrail and any adjacent wall surface;
(1.37k) There is to be a clearance of at least 50mm between a cranked support and the under side of the handrail;
(1.37l) Inner face of handrail to be located no more than 50mm beyond the surface width of the ramped or stepped access;



LIGHTING SPECIFICATION:
Manufacturer: Meyer (Commercial Lighting Systems)
(NatWest Design Guide Luminaire) Type KK 35w CDMT Nightline A, wall / soffit mounted 35w projector with IP65 integral control gear.
External screws/Bolts: Stainless steel
Minimal external cable runs, wiring to pass through drilled holes from internal.

Light/Fixing Details 1:10

NOTE: See electrical contractor's drawings for further details of lighting and power requirements

NO WORKS

DEMOLITION

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1. All quantities, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect.
2. Partial Service. Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under licence from the Ordnance Survey
4. Do not scale from this drawing.
5. For the purpose of tender returns, all relevant parties must check this information prior to implementation for any variance and report any discrepancies to the Architect.
6. Drawings by others unchecked by Lewis & Hickey

FULL PLANS SUBMISSION NOTES

TOTAL OCCUPANT CAPACITY OF THE BUILDING IS NOT AFFECTED BY THE WORKS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING.

A. BUILDING STANDARDS (ENGLAND & WALES) REGULATIONS 1991 AND ALL SUBSEQUENT AMENDMENTS.
B. BRITISH STANDARDS AND CODES OF PRACTICE.
C. THE MANUFACTURERS WRITTEN SPECIFICATIONS AND INSTRUCTIONS FOR USE.
D. ALL ELECTRICAL WORKS TO BE IN ACCORDANCE WITH THE BUILDING STANDARDS (ENGLAND & WALES) 1991 AND ALL CURRENT AMENDMENTS. ALL ELECTRICAL WORKS AND INSTALLATIONS ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE I.E.E. REGULATIONS. ALL WORKS TO BE TO THE SATISFACTION OF THE LOCAL AUTHORITY AND THEIR INSPECTING OFFICER.
E. ALL WORKS ARE TO BE TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE INSPECTING OFFICERS.
F. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THESE NOTES.

ALL NEW WALL AND CEILING FINISHES TO ESCAPE ROUTES TO BE CLASS 0 SURFACE SPREAD OF FLAME, CLASS 1 MINIMUM ELSEWHERE

ALL NEW GLAZING TO BE ACCORDANCE WITH BS 6262 PART 4 1994.

NEW ARMSTRONG SUSPENDED CEILING SYSTEM TO CURRENT BANK SPECIFICATION IN LOCATIONS INDICATED ON FLOOR PLANS ALL INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

NON-LOAD BEARING PARTITIONS TO BE CONSTRUCTED FROM 12.5mm TAPER EDGED PLASTERBOARD WITH TAPED AND FILLED JOINTS ON 70mm NOMINAL GALVANISED METAL STUDS @ 600mm ctrs.

NEW GLAZED DEMOUNTABLE PARTITIONING SYSTEM CONSTRUCTED FROM METAL FRAMING GLAZED WITH 6mm THICK TOUGHENED GLASS.

ANTI-BANDIT RATED PARTITIONS CONSTRUCTED FROM 75 X 50MM TIMBER STUDS WITH 12.5MM PLASTERBOARD AND 18MM PLYWOOD WITH EXPANET 9KG MESH TO PUBLIC SIDE AND 18MM PLYWOOD WITH 12.5MM PLASTERBOARD TO STAFF SIDE.

PARTITIONS TO M.F. TOILETS CONSTRUCTED FROM 75 X 50MM TIMBER STUDS WITH 12.5MM SOUNDBLOC. FIX 25MM GYPLEAS 1200 BETWEEN STUD FOR ADDITIONAL SOUND DEAFENENING.

NEW SELF CLOSING FIRE DOORS TO BE MIN FD30 UNLESS NOTED OTHERWISE AND HAVE KEEP SHUT SIGNS TO BOTH SIDES. DOORS TO BE FITTED WITH INTUMESCENT SEALS AND FRAMES IN ACCORDANCE WITH BS 476 PART 1.
NEW DOORS TO BE MIN. CLEAR WIDTH OF 800mm.

ALL TEMPORARY WORKS TO BE ADEQUATELY PROPPED UP FOR DURATION OF INDIVIDUAL OPERATIONS. ENSURE SOUND BEARING.

ALL LOW LEVEL GLAZING TO COMPLY WITH BS 6262 PART 4 1994.

VENTILATION INSTALLATIONS WILL BE DESIGNED AND INSTALLED IN ORDER TO SATISFY THE AIR CHANGE REQUIREMENTS OF THE C.I.B.S.E. GUIDE.

ALTERATIONS OR EXTENSIONS TO EXISTING AUTOMATIC FIRE ALARM SYSTEM TO BE CARRIED OUT IN ACCORDANCE WITH BS 5839 PART 1 1988.

EMERGENCY LIGHTING WHERE INSTALLED TO COMPLY WITH BS 5266 PART 1 1999.

ILLUMINATED EMERGENCY EXIT SIGNAGE, WHERE INSTALLED TO COMPLY WITH BS 5499.

ALL NEW EMERGENCY LIGHTING WHERE INSTALLED TO COMPLY WITH APPROVED DOCUMENT L2.

rev	description	date

The Royal Bank of Scotland Group

Property & Facilities Drummond House
1 Redheughs Avenue Edinburgh EH12 9JN

project
SPALDING
MARKET PLACE, SPALDING
LINCOLNSHIRE, PE11 1ST

title
GROUND FLOOR PLAN
PROPOSED

scale 1:50@A1

drn	chk	app
IJ		
date 07/05/04	date	date

consultants' drawing number
N3620(P1)GD

rbs drawing number
2922/G1/GD