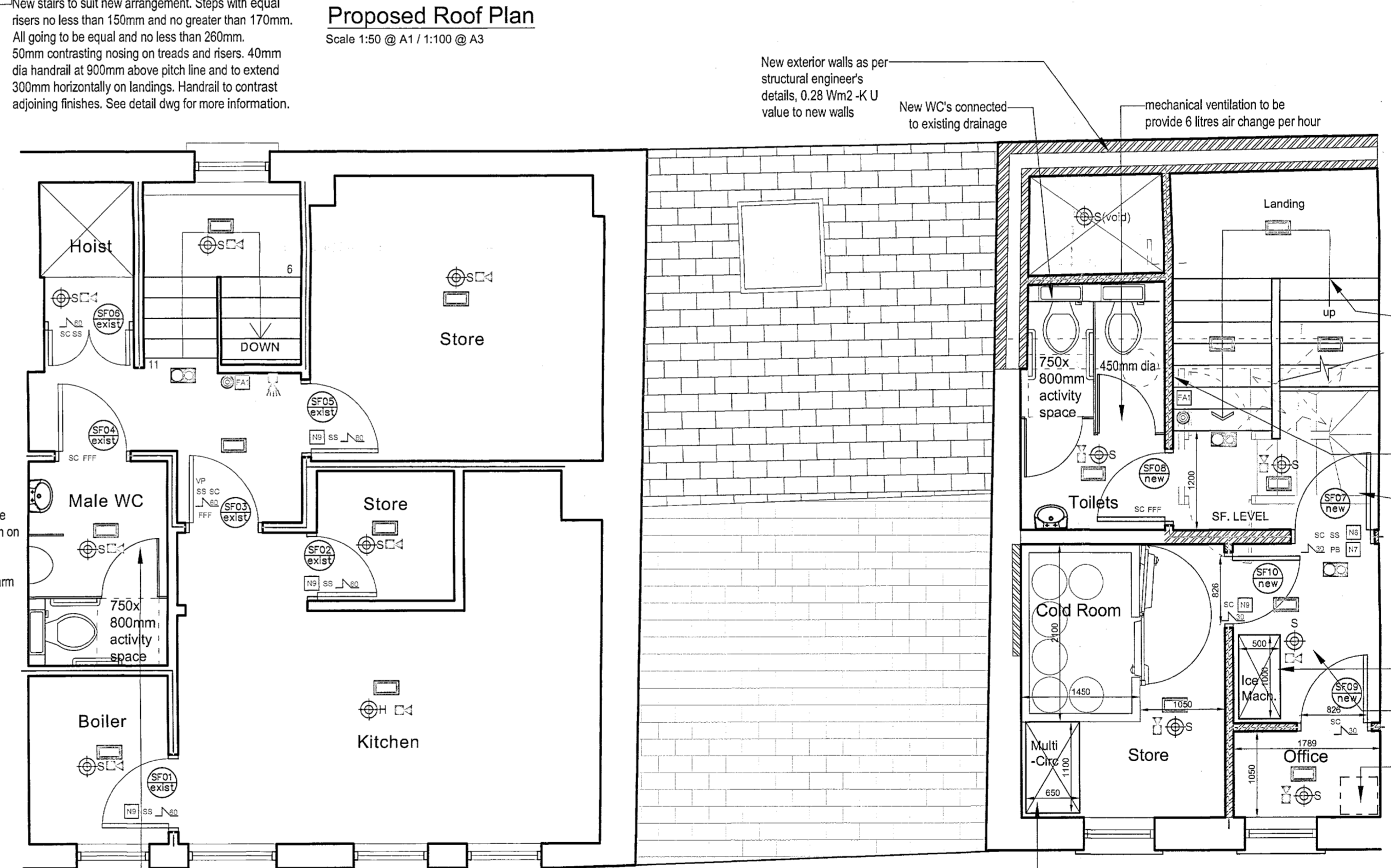
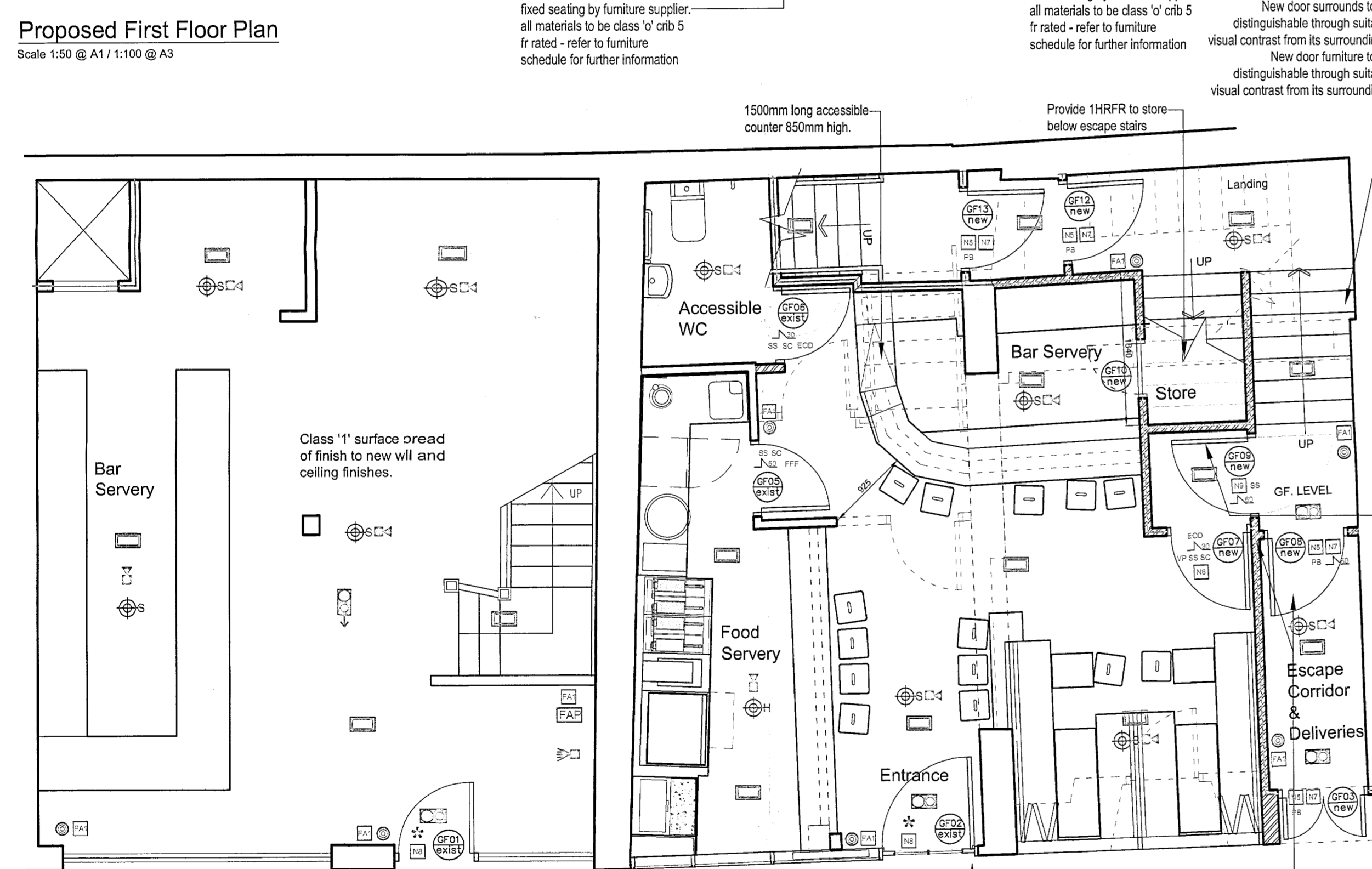
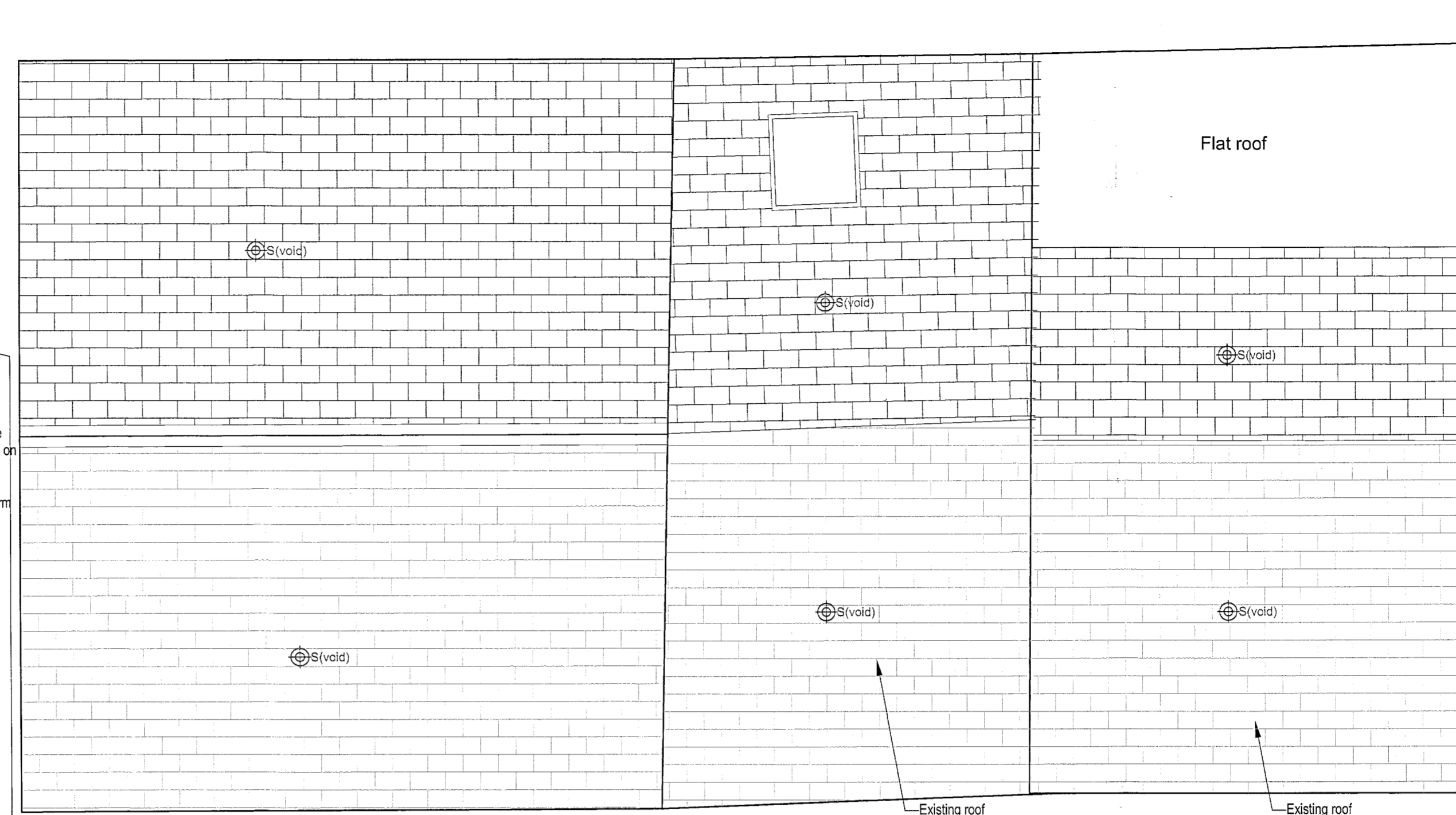
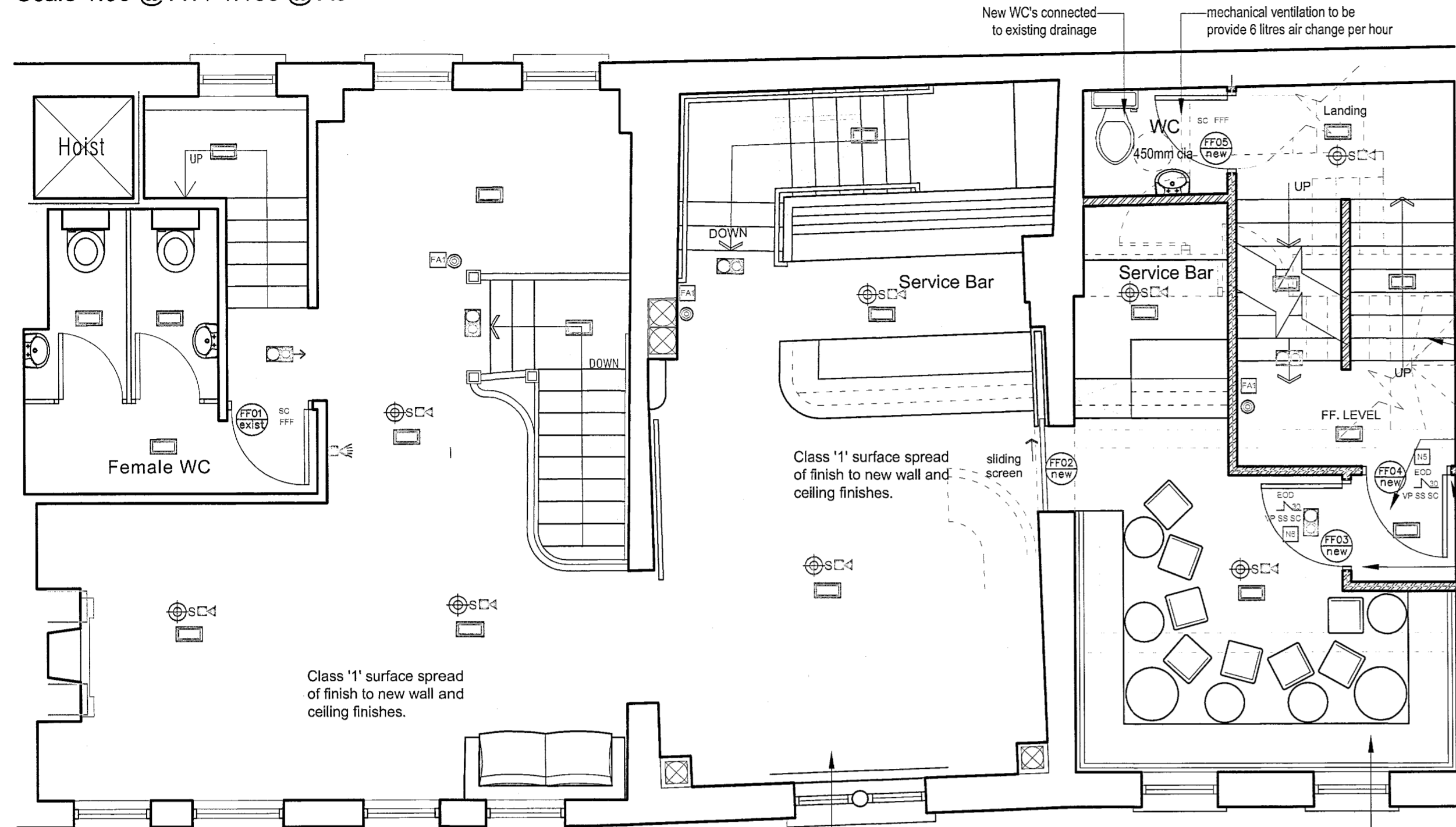


# Proposed General Arrangement Plans

Scale 1:50 @ A1 / 1:100 @ A3



### key to fire symbols

	Maintained self contained emergency exit light with appropriate Euro legend and 3 hour integral battery pack
	non maintained self contained emergency lighting with 3 hour integral battery pack
	Maintained self contained emergency lighting with 3 hour integral battery pack and 30dB siren
	Wall mounted siren with integral strobe light
	audible warning device
	ceiling mounter smoke detector
	ceiling mounter heat detector
	ceiling mounter smoke detector in roof void
	fire alarm call point
	refuge call point
	disabled refuge panel
	fire alarm panel
	interface with fire detection system
	easy opening device
	free from fastenings
	fire resistant glazing
	push bar to open
	self closing device
	vision panel
	cold smoke seal
	fire resisting door 30 mins minimum
	fire resisting door 60 mins minimum
	general fire notice
	fire exit - keep clear notice
	fire door - keep shut notice
	push bar to open notice
	fire door - keep locked notice
	fire door - keep locked notice

Exit signs and notices to BS 5499 pt. 1  
All emergency lighting to comply with BS 5266  
Existing fire detection system and alarms to be retained and adjusted where necessary to comply with BS 5839:1:2002

- ### Building Control Notes
- Contractor to confirm that the site is free from contamination or provide details of the remediation strategy including any building protection measures where contamination with a harmful effect on the building or the health and safety of the occupants has been identified.
  - Walls formed to provide a minimum 1 hour period of fire resistance to be formed from either 100mm block work or with 75x38mm stud work at 300mm centres lined on both side with 12.5mm Gyproc Fireline board. Joints to be staggered and drylined finish applied. All ceilings to be lined with 2 layers of 12.5mm Gyproc Fireline board. Joints to be staggered and drylined finish applied. New structural steel to be clad with 2 layers of 12.5mm Gyproc Fireline board. Joints to be staggered and drylined finish applied. All as per recommendations and specifications as provided by British Gyproc.
  - Class '0' finish to plastered wall to be achieved with water based emulsion paint finish. Class '0' finish to timber clad walls and ceilings to be achieved with the application of ZeroFlame clear coatings, applied as per manufacturers recommendations. Certification of supply and application to be provided by the contractor.



REV	NOTE	DATE	INITIAL
A	Floor arrangement amended	14-09-18	GD
B	Third floor plan omitted, adjustments to second floor.	12-10-18	MR
C	Roof terrace extended	19-10-18	MR
D	Building Control notes added	15-11-18	MR
E	Exterior seating omitted - changes to roof, second & first floor plans. Bar plan change to second floor.	29-01-19	MR
F	Roof terrace over No. 16 omitted.	02-05-19	GD
G	Roof terrace omitted.	28-06-19	MR
H	Amendments to second floor plan, new Office, cold room and equipment shown.	08-10-19	MR
I	Existing column on ground floor retained.	03-12-19	GD
J	Building Control notes added. Hoist omitted.	03-12-19	GD



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www.ooda.ie

### STAGE INFORMATION

wall key:

	new walls - for fire rating refer to Architects details and specifications
	existing walls
	demolitions

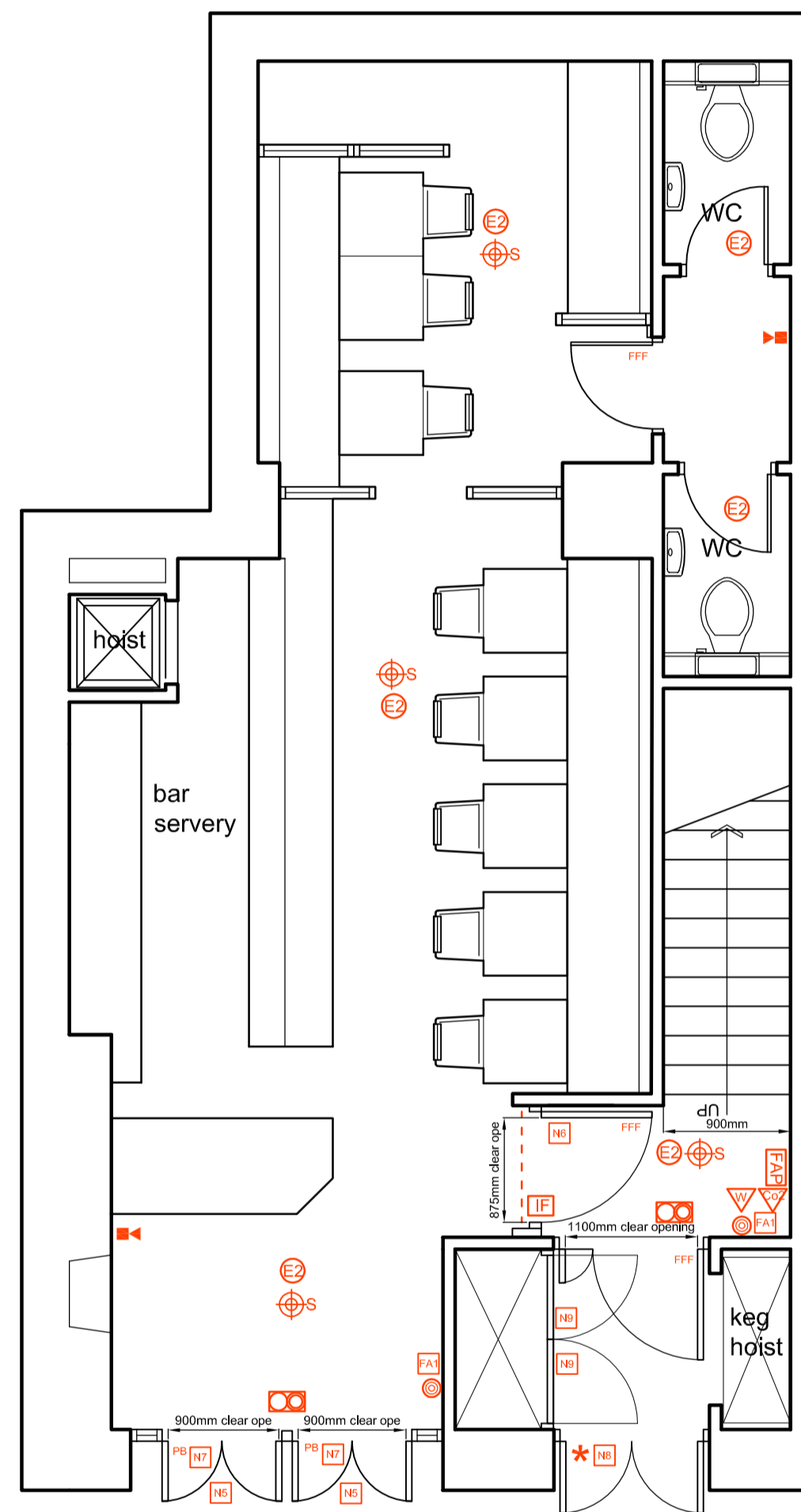
**CLIENT:** Janine Kane  
**JOB:** 12-18 Church Lane  
**TITLE:** Proposed GA Plans

**SCALE:** 1:50 @ A1 / 1:100 @ A3  
**DATE:** Sept '18  
**DRAWING NO.:** 18079-01

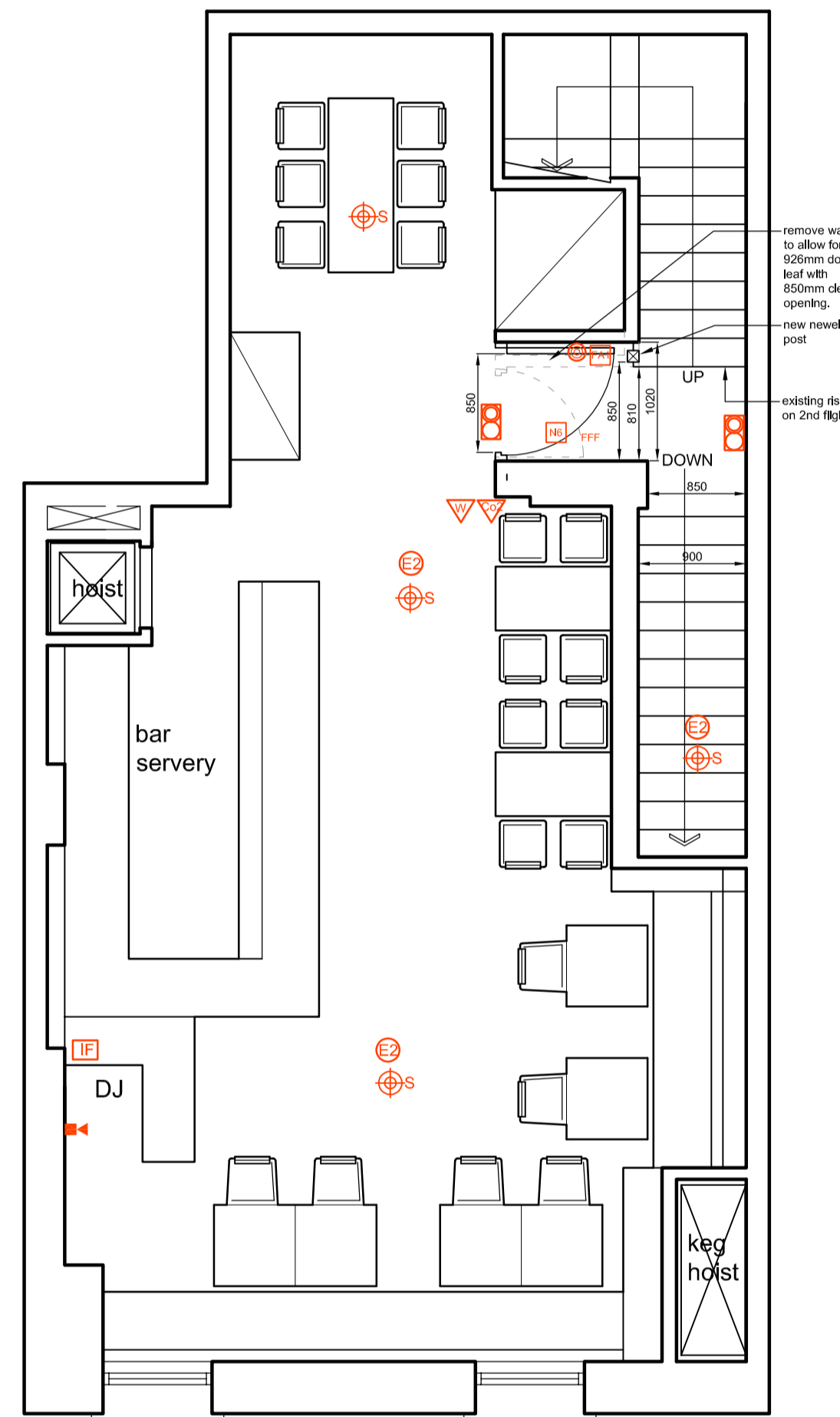
**FILE:** 18079  
**DRAWN BY:** GD  
**REVISION:** J

**GENERAL CONTRACTORS NOTE**  
All levels and dimensions to be checked on site and any discrepancies should be referred to O'Donnell O'Neill Design Assoc.Ltd. for their direction. Work to figure dimensions ONLY. Do not scale off these drawings. It is the responsibility of the appointed contractor to ensure that both they and their nominated sub contractors, their nominated suppliers, and the client direct nominated sub contractors and suppliers ensure that all materials and workmanship comply with the relevant Building Regulations and that all Health and Safety regulations are implemented. All to be in full compliance with The Building Regulations (Northern Ireland) 2012 Technical Booklets. Refer to engineers drawing for all structural elements details.

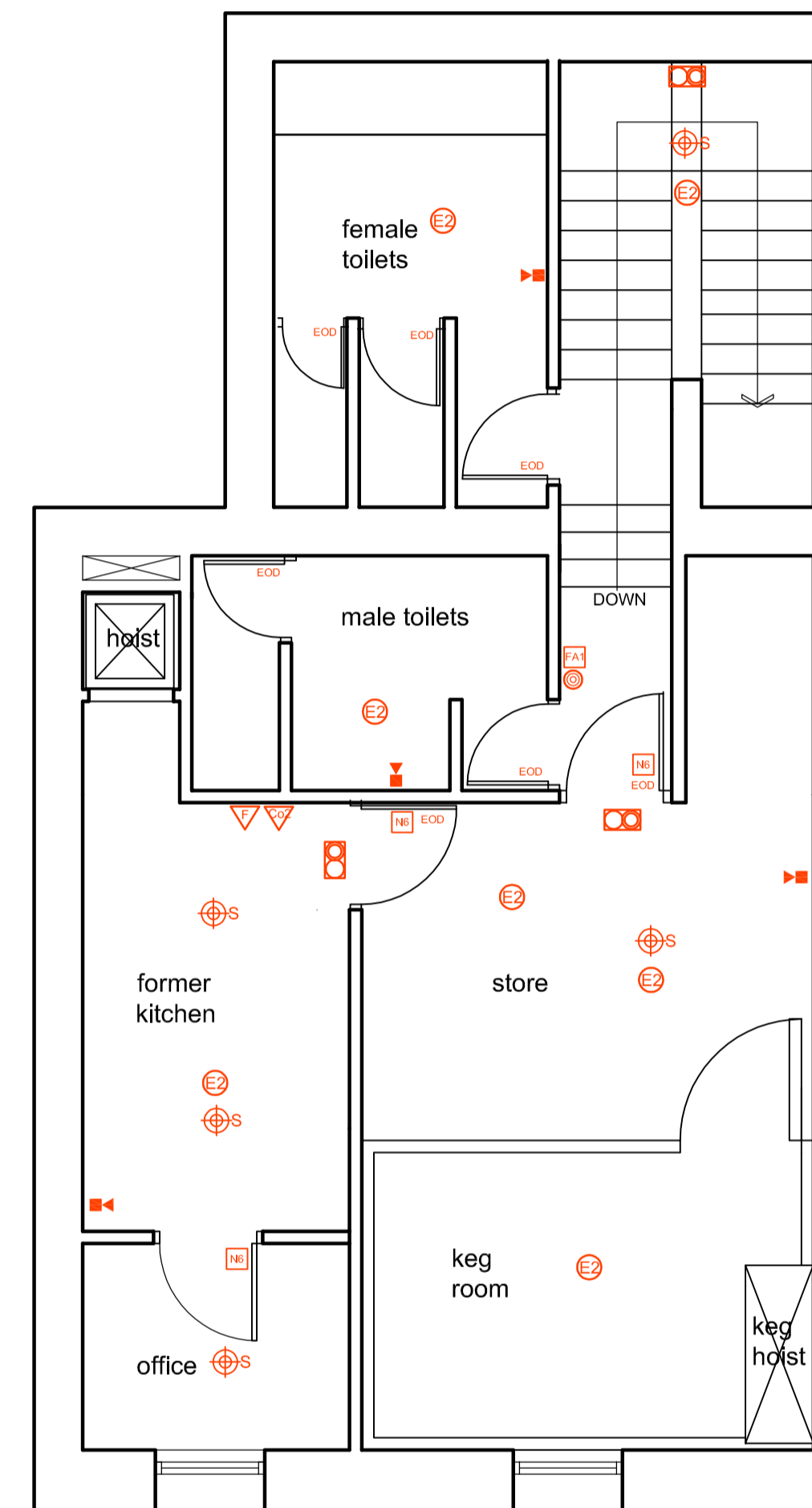
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Ground Floor



First Floor (proposed)

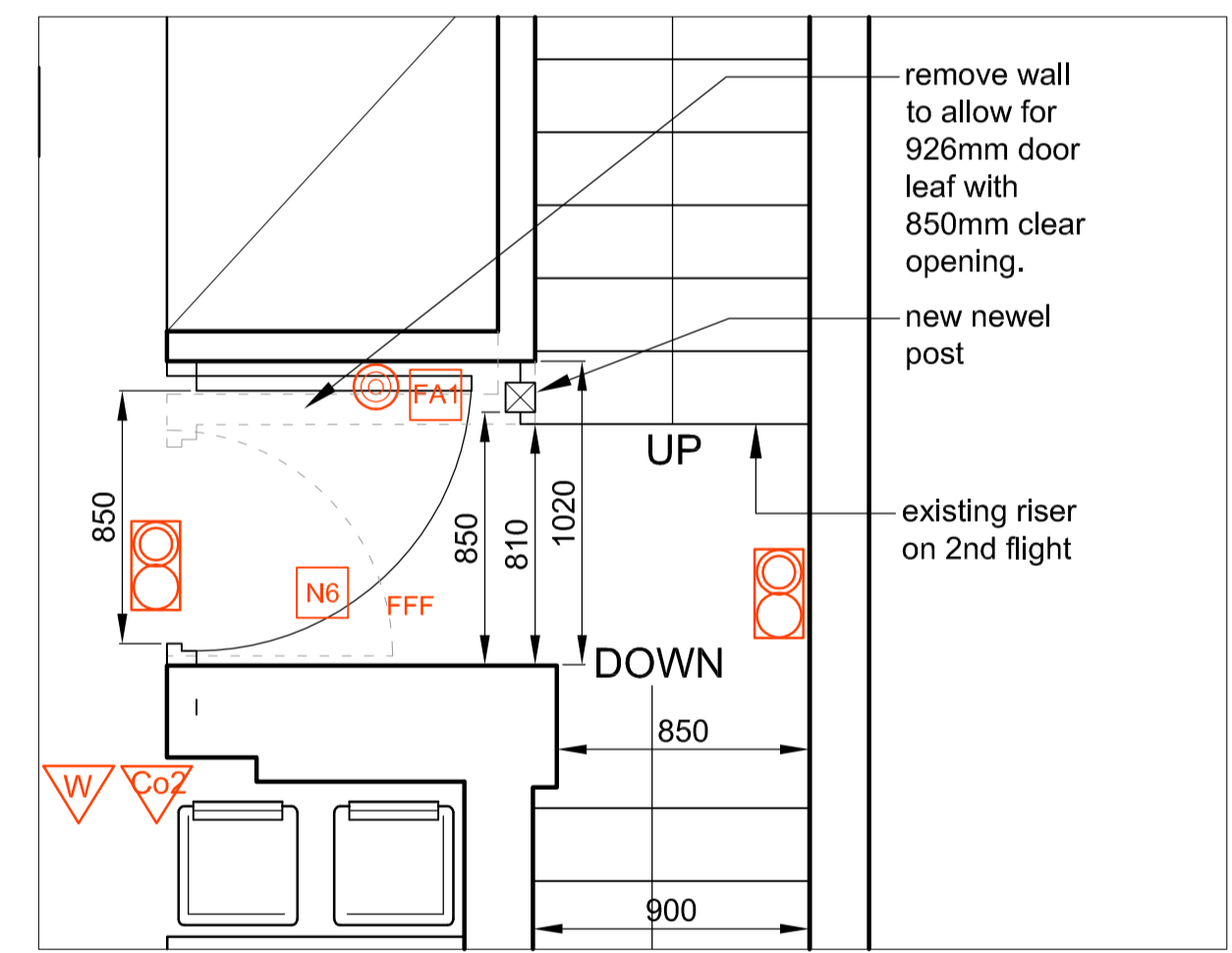


Second Floor

**key to fire symbols**

	maintained, self contained emergency exit sign with appropriate Euro legend and 3 hour integral battery pack	ESD	easy opening device
	non maintained, self contained emergency lighting with 3 hour integral battery pack	FFP	free from fastenings
	maintained, self contained emergency lighting with 3 hour integral battery pack - photo resist	FRG	fire resistant glazing
	wall mounted speaker with integral strobe light	FS	push bar to open
	audible warning device	SD	self closing device
	ceiling mounted smoke detector	VP	vision panel
	ceiling mounted heat detector	SS	cold smoke seat
	ceiling mounted smoke detector in roof void	JN	fire resisting door 30 mins minimum
	fire alarm call point	JN	fire resisting door 60 mins minimum
	refuge call point	FA	general fire notice
	disabled refuge panel	NI	"fire exit - keep clear" notice
	fire alarm panel	NI	"fire door - keep shut" notice
	interface with the detection system	NI	"push bar to open" notice
	"HARFR fire shutter linked for the detection system"	NI	to remain unlocked and in open position while premises are in use
		NI	"fire door - keep locked" notice

Fire detection system, emergency lighting and exit signs and portable fire fighting equipment to comply fully with the following BS codes:  
 Exit signs and notices to BS 5499 pt. 1  
 All emergency lighting to comply with BS 5266: 2005  
 Fire detection systems and alarms to BS 5839:1:2002 (L1)  
 Extinguishers and other fire fighting equipment shall comply with BS5423 and/or BS5274



First floor detail - 1:25

**REVISIONS:**  
 Revision A 09-12-15  
 Proposed adjusted door opening on 1st floor amended.

**GENERAL CONTRACTORS NOTE**

All levels and dimensions to be checked on site and any discrepancies should be referred to O'Donnell O'Neill Design Assoc. Ltd. for their direction. Work to figured dimensions ONLY. Do not scale off these drawings.  
 It is the responsibility of the appointed contractor to ensure that both they and their nominated sub contractors, their nominated suppliers, and the client direct nominated sub contractors and suppliers ensure that all materials and workmanship comply with the relevant Building Regulations and that all Health and Safety regulations are implemented. All to be in full compliance with The Building Regulations Technical Documents 1997-2015. Refer to engineers drawing for all structural elements details.

wall key:

	new walls - for fire rating refer to Architects details and specifications
	existing walls
	demolitions



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 email belfast@ooda.ie  
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**STAGE INFORMATION**

**General Contractors Note:**

It is the responsibility of the appointed contractor to ensure that both they and their nominated sub contractors, their nominated suppliers, and the client direct nominated sub contractors and suppliers construct all elements of the project in full compliance with The Building Regulations (Northern Ireland) 2012 Technical Booklets.

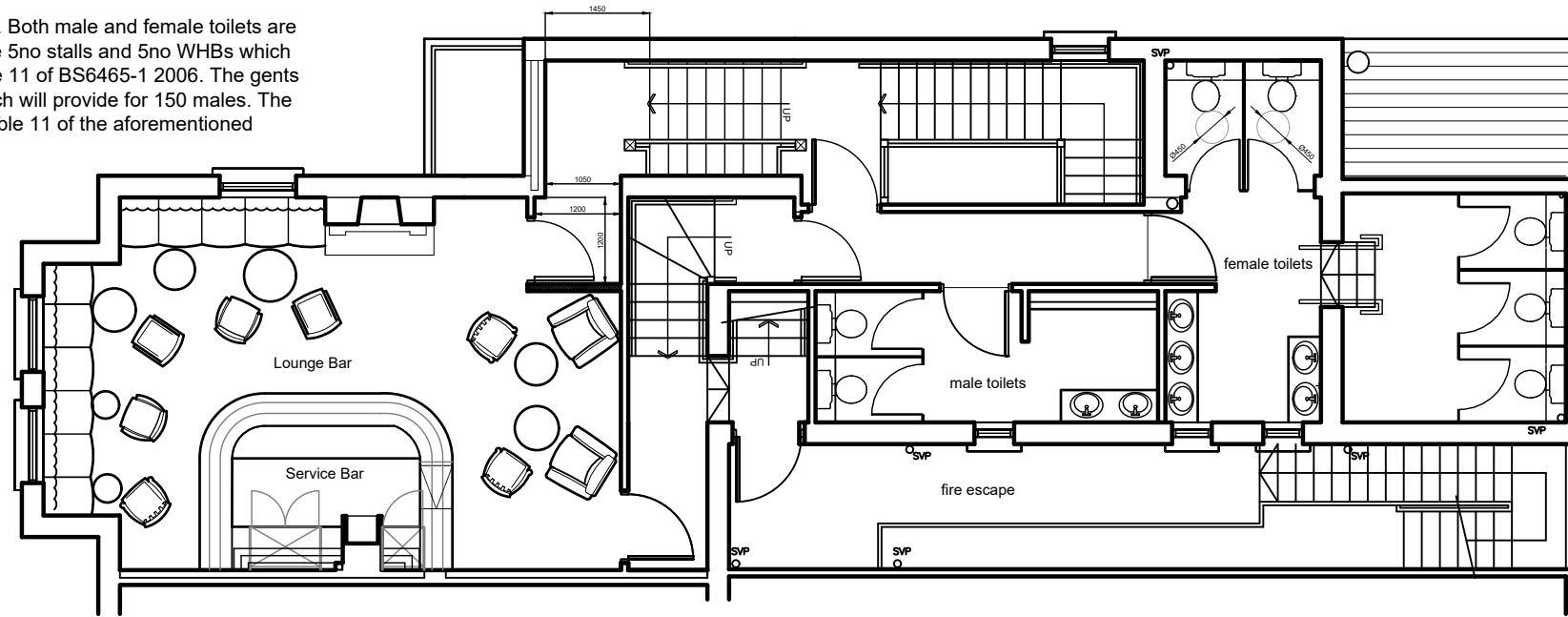
<b>CLIENT:</b> Janine Kane	
<b>JOB:</b> The Spaniard	
<b>TITLE:</b> Proposed fire safety plans	
<b>SCALE:</b> 1:50 (A1)	<b>FILE:</b> 1598
<b>DATE:</b> Dec 2015	<b>DRAWN BY:</b> GD
<b>DRAWING NO:</b> 1598-01	<b>REVISION:</b> A

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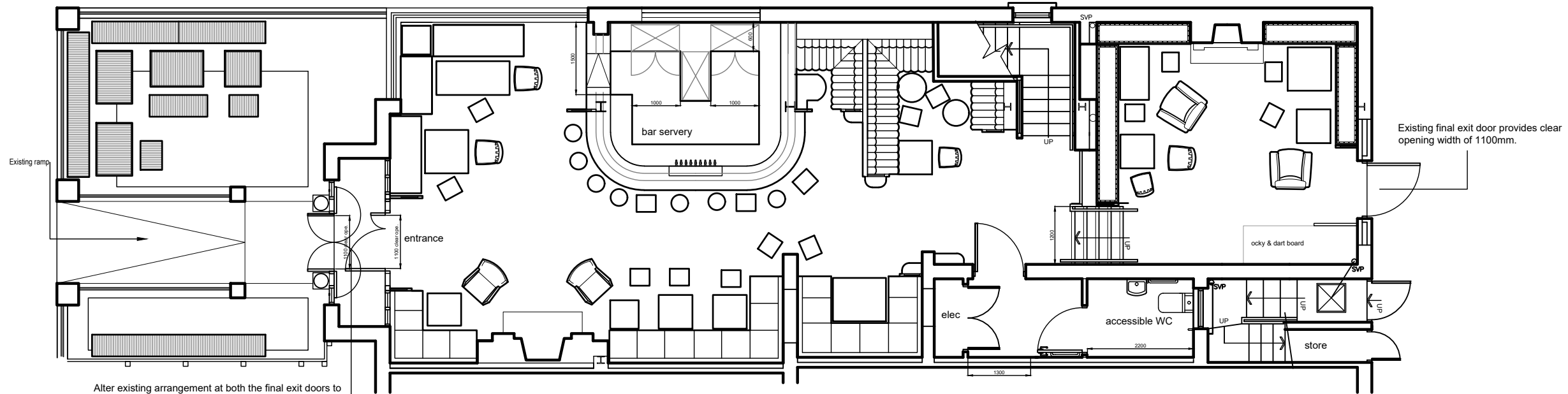


**TOILET PROVISION FOR CUSTOMERS**

There is an accessible wc facility on the ground floor. Both male and female toilets are situated on the first floor. The female toilets comprise 5no stalls and 5no WHBs which will provide for 125 females in accordance with Table 11 of BS6465-1 2006. The gents toilet is equipped with 2no stalls and 3no urinals which will provide for 150 males. The male toilets will require 3no WHBs to comply with Table 11 of the aforementioned standard..



EXISTING FIRST FLOOR LAYOUT



EXISTING GROUND FLOOR LAYOUT

**EXIT CAPACITY**

The internal area allocated to customer use on the ground floor extends to approximately 85m<sup>2</sup> (excluding area behind the bar). Using the standard 2 persons per M<sup>2</sup> this would equate to 170 persons. However, the arrangement of fixed seating is likely to reduce this number to circa 140 persons. There is an outside seating area which could cater for around 30 persons. It is possible that the onset of inclement weather would cause persons in the external area to move indoors at a time when the premises would be busy. Customer numbers on the ground floor could therefore increase to around 170. The numbers on the small first floor lounge which is provided with settees and the like are likely to be no more than 30. The staff compliment is likely to be circa 10 giving a total occupancy of 210.

This assessment relates to the provision of a variation in the entertainment licence which is not required to extend to the first floor. Whilst the first floor has a separate alternative escape route, it cannot be discounted that some persons on the first floor would attempt to escape via the accommodation stairs and the ground floor final exits. Thus, assuming the total compliment on the first floor uses this latter alternative, the total pressure on the exit capacity would be 210.

There are two final exits on the ground floor. One is via the rear final exit door which gives 1100mm clear opening width (COW). The existing final exit arrangement at the front of the premises will need to be altered to cater for the additional required exit capacity as it has to be assumed that one of the exits on the ground floor will be unavailable.

It is proposed to increase the COW at both the final exit doors and the internal vestibule doors to at least 1100mm. However, physical constraints may result in a maximum available COW of only 1070mm. According to BS9999 2017, the occupancy for a category 2 risk profile can be determined from  $1070/4.1 = 260$  persons. This is comfortably in excess of the 210 person capacity required.

The justification for employing BS9999 2017 arises from the fact that the building has in place a package of fire safety measures in compliance with the minimum stipulated in clause 15 of that standard and that management oversight could now be determined to meet the definition of level two in table 5 of clause 7.

JEGGY NETTLE STRANMILLIS ROAD BELFAST
VARIATION IN ENTERTAINMENT LICENCE
Acorn Inspections Design and survey of electrical engineering services and fire safety systems
Date: 6.7.19 Scale: 1:100 on A3