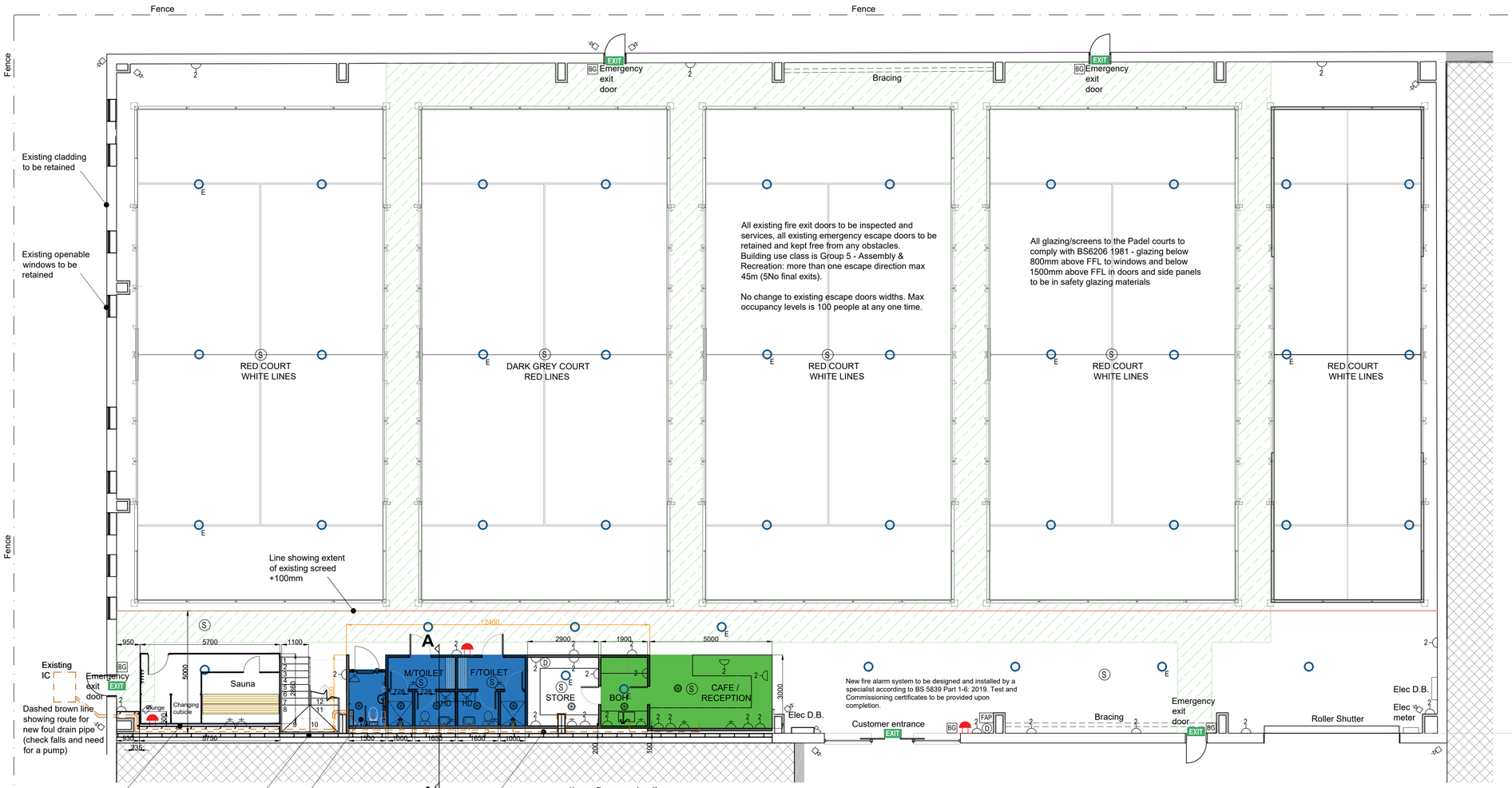
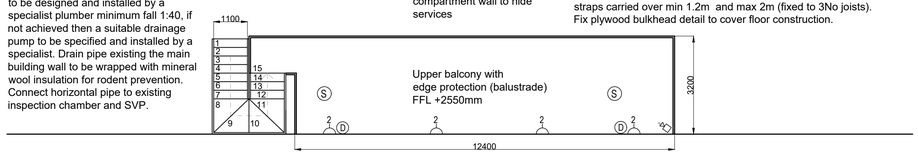
Do not scale this drawing - In all cases figured dimensions to be followed.
All dimensions to be checked on site prior to works commencing.
Copyright 2025.



Drainage
New foul drainage pipe 100mm dia to be ran over the existing floor, plumbing to be designed and installed by a specialist plumber minimum fall 1:40, if not achieved then a suitable drainage pump to be specified and installed by a specialist. Drain pipe existing the main building wall to be wrapped with mineral wool insulation for rodent prevention. Connect horizontal pipe to existing inspection chamber and SVP.

Upper floor construction:
22mm Plywood Floorboards on 170x63mm C16 joists 400mm c/c supported off the new blockwork. Fix one row of Catnic herringbone joists struts at mid of each span. Double up joists under stud partitions. Joists fixed to wallplates with Catnic hangers. Galv joist hangers to walls to BS 6178 and to timber to BS EN 10142.
Lateral restraint to be installed to first floor joists with 30 x 5mm galv straps carried over min 1.2m and max 2m (fixed to 3No joists).
Fix plywood bulkhead detail to cover floor construction.

Proposed Floor Plan



Proposed Upper Floor Plan

N
0 2 4 6 8 10

KEY:

- NEW SALES/CAFE COUNTER
- NEW CHANGING ROOMS
- NEW 3no. DOUBLE COURTS
  NEW 1no. SINGLE COURT
- CIRCULATION AREAS
- Foul drain pipe 100mm or 40mm
- LED Energy efficient light fitting
- LED IP65 fire rated light fitting with emergency pack
- Running man LED sign/light.

POWER

- New 13amp double socket between 450mm - 1200mm high
- Single way light switch
- Two way light switch
- Hand dryer
- CCTV camera
- Smoke Detector
- New Fire Alarm Bells
- Single CAT 5 point (comms port)
- Extract fan as specification
- 13amp Fuse box isolator switch
- Fire alarm panel
- Breakglass Fire Alarm Call point

All new doors to be 838mm wide with structural opening 950mm wide x 2100mm high. Wheelchair accessible toilet to be 926mm wide panel door with structural opening 1050mm x 2100mm high.
All doors fitted with ironmongery to comply with BS EN 1634-1:2000.

Ventilation
Mechanical ventilation (extractor fans) 10 liter/sec to changing rooms, toilets, shower cubicles, BOH and 15 liter/sec to counter area. Circulation areas to be mechanically ventilated at 0.5 liter/sec/m²
ducted to external air.
Main open space is ventilated via openable windows, roller shutter and doors.

General Notes:

1. All works are to comply with the requirements of the Building Regulations latest edition and the British Standards referred to therein.

2. All dimensions are to be checked on site prior to work commencing and prior to placing orders. Any discrepancies to be reported to the Designer/Contract Administrator.

3. New lighting layout provided to comply with the requirements of BS 5266, to the approval of the FIRE OFFICER. LED Emergency light fittings to be provided as necessary to escape enclosures/toilets/inner rooms.

4. Smoke detector operated fire alarm system to be installed, number and layout of smoke detectors to be agreed with the FIRE OFFICER, all to be in accordance with BS 5839 Part 1 2017 & amp

5. Smoke & heat detectors to be provided in all rooms and ceiling voids all as shown on drawing, ceiling void is excluded here due to a minimum void dimension.

6. Upper floor construction with timber joists and timber decking as detailed.

7. Steps between landing levels to have max 170mm risers, min 250mm treads and handrails to be provided both side at 900mm above nosing line. Steps to have closed treads and risers. Stairs are min 1100mm clear width (measured between handrails). All nosings are to be made apparent with permanently contrasting material 55mm wide on both the tread and the riser. There should be a light reflectance difference between the stairs and the nosing of at least 30 points.

8. Balustrade to be provided for the upper floor, to provided for all areas that have differences in level of 380mm or more - on flights of stairs guarding should be at least 900mm high, elsewhere guarding should be at least 1100mm. Gaps should be no greater than 100mm sphere ball, Guarding should be capable of resisting loadings given in (BS 6180:2011/UK) 1.5 kN/m.

9. 'FIRE EXIT' signs to be BS 5499 to be provided to be visible from all parts of store as indicative drawing. Exact locations to be confirmed as per Contractor's Design subject to Building Control and Fire Officers recommendations. New emergency lighting to comply with BS 5266 Part 1 2016.

10. All doors on escape routes to be free of fastenings other than 'panic'.

11. Recently installed customer entrance doors to be automatic bi-parting operation. Door gear to be 'FAIL SAFE' in the event of power failure and/or activation of fire alarm. Doors to be connected and commissioned by specialist contractor. Doors to have finger anti-trap sensors (Dual Sense all to EN 16005).

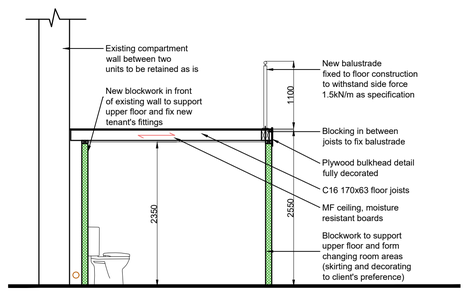
12. Break glass fire alarm actuation points to be provided adjacent each final exit, linked to new automatic fire alarm system.

13. All doors marked FD30S to have 30 minutes fire resistance doors frame and leaf with 30 minute smoke seal protection around inner sides of door frame. No change to the existing building fabric or existing emergency escape doors, new fit out work should complay with Regulatory Reform (Fire Safety) Order 2005. Fire Risk Assessment will be prepared by a specialist and handed to the relevant person. A Responsible Person will have control of the premises as a business to comply with current regulations, fire precautions should be in place such as but not limited to: fire extinguishers, keep clear emergency escape routes at all times and record keeping.

14. This is unheated sport space,specifications to comply with AD L2 A and 'Non-Domestic Building Compliance Guide 2015' and specialist contractor's final design.

15. Mechanical ventilation to be provided to all rooms (exclude sales area). All fans to be operated via an occupant detecting sensor and toilets to have a 15 minutes overrun. Air inlet to be provided by allowing a 10mm deep air gap below the doors. All as specialist contractor's final design.

16.Please ensure surface linings to walls and ceilings in accordance with Table 6.1 of Approved Document B Volume 2. Rooms of max 30m2 linings permitted to Class 3, other rooms to be Class C-s3,d2 and circulation spaces Class B-s3, d2.



Section A-A
Scale 1:50

Revision	Description	Date	By

JCA CONSULTING

Client: ACE Padel

Project: ACE Lytham, 1A Scafell Road, FY8 3HE

Drawing: Proposed Floor Plan

Set up size:	A1		
Scale:	1/100	Drawn by:	AR
Date:	24-04-2026	Checked by: -	Date: -
Drawing Number:	20260927-BR-02	Revision:	-