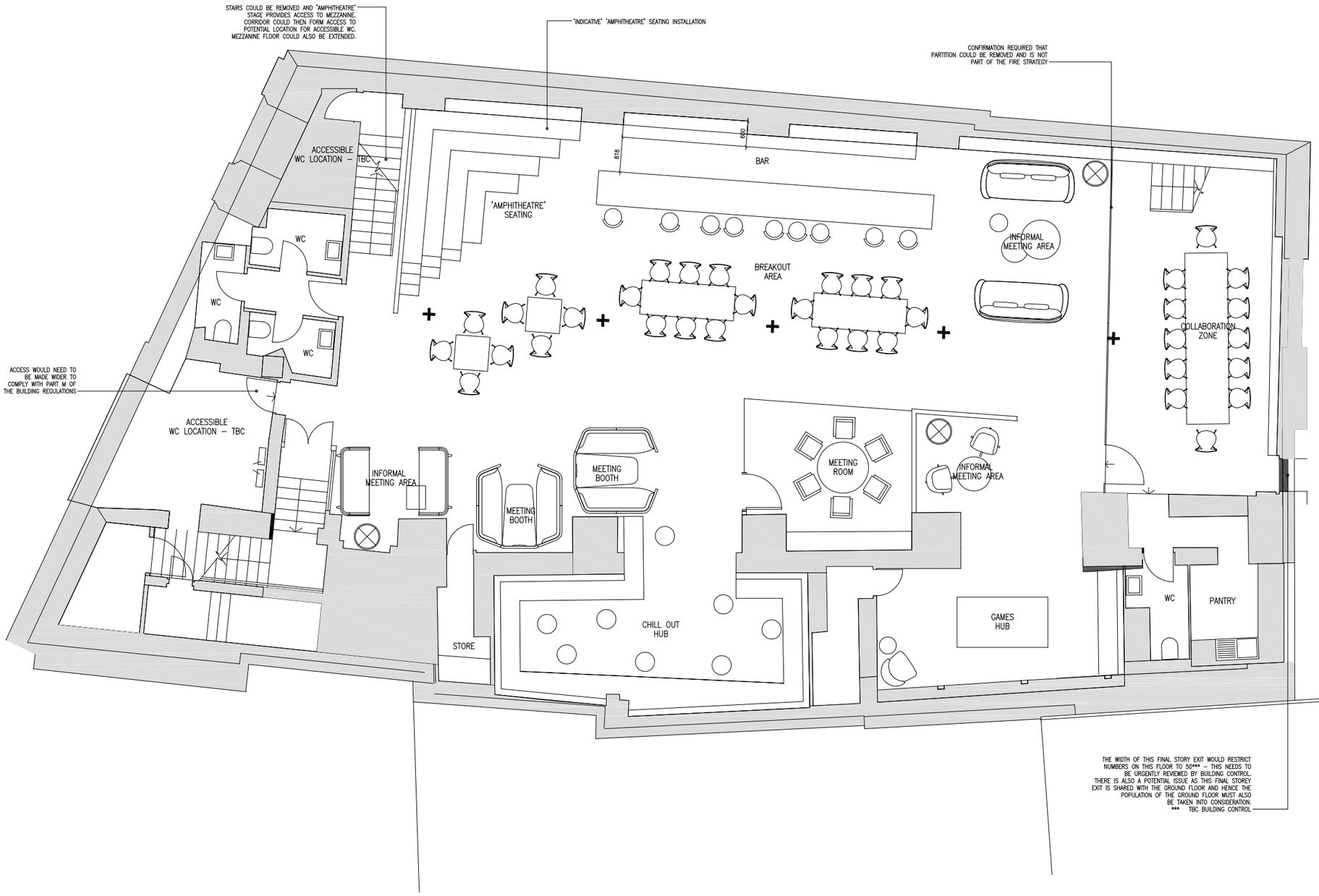

Lower Ground Floor Occupancy Notes

1 No. Meeting Room - 6 person
1 No. Bar
1 No. Breakout Area
1 No. Collaboration Area
3 No. Informal Meeting Areas
1 No. Amphitheatre Seating
1 No. Chillout Hub
1 No. Games Hub
2 No Meeting Booths

Areas

NIA = 3,066 Sq Ft / 285 sq m**
** Areas provide by Sedley Place

Building Control Notes

Consideration to the statutory requirements with regards to the potential maximum occupancies of this building is required by the client.

It is important to consider and include the Ground Floor and Lower Ground Floor Mezzanine Occupancy in relation to the below occupancy provision, particularly with regards to Fire & WC Provisions.

WC Provision
Maximum Occupancy = 62

We have assumed that it would be acceptable to calculate the maximum WC provision for this floor in conjunction with the Lower Ground & Mezzanine Levels which would provide a maximum occupancy of 125 people on these floors.

Means of Escape
Limited to 50** based on door width noted on adjacent plan. Clarification required in relation to ground floor escape via this floor and how this might affect the maximum occupancy.
**This number requires further input and clarification from Building Control and the Fire Officer.

Fresh Air
Based on an assumption that the fresh air has been designed on a 1:10 people to sq m calculation then the maximum occupancy would be 28 people.

All guidance notes provided above need to be verified by Building Control, Fire Consultant and MEP Consultant.

0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
SCALE BAR IN mm

DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY

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Rev	Date	Reason for Issue	Initials
P2	15.03.17	Issued For Information	LA
P1	09.03.17	Issued For Information	LA

The Boutique Workplace Company

29 Clerkenwell Road

Lower Ground Floor Space Plan

CR(SK)107
Scale 1:50@A1 P2

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