

GROUND FLOOR LAYOUT

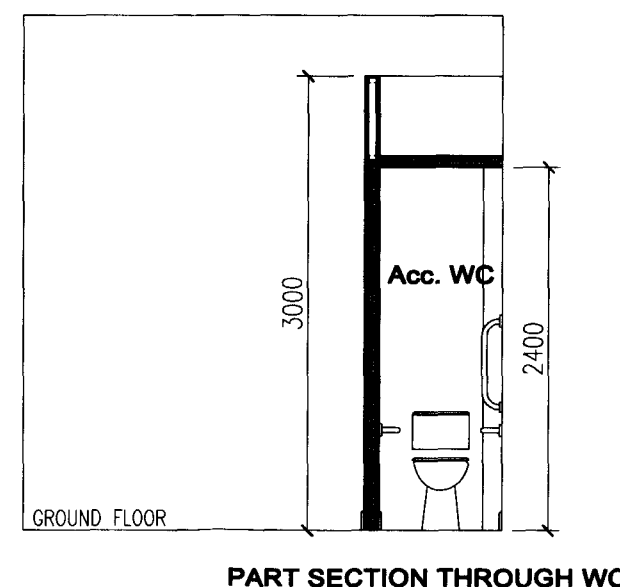


PROPOSED RESTAURANT/DELI
11 SICILIAN AVENUE
CAMDEN

GROUND FLOOR PROPOSED GA

Drg. No. 20-100 Date Sept 11

1:50 @ A3



PART SECTION THROUGH WC

SCOPE OF WORK:

CONSTRUCT NEW ACCESSIBLE TOILET ENCLOSURE COMPRISING METAL STUDS WITH 2No. LAYERS 12.5mm PLASTERBOARD EITHER SIDE. ALLOW FOR TIMBER SURROUND TO DOOR OPENING FOR SECURE FIXINGS.

FULLY FILL CAVITY WITH ROCKWOOL OR EQUAL QUILT INSULATION TO PROVIDE SOUND PROOFING.

CONSTRUCT ENCLOSURE WITH PLASTERBOARD CEILING AT 2400mm ABOVE FLOOR LEVEL. CEILING TO BE CONSTRUCTED USING TIMBER JOISTS SUPPORTED OFF WALLS AND BATTEN FIXED TO WALL.

CONTINUE ALL WALLS UPTO APPROX 3000mm ABOVE FLOOR LEVEL (AGREE ON SITE) TAPE AND SKIM FINISH ALL PLASTERBOARD WALLS / CEILING READY TO RECEIVE PAINT FINISH (CLIENT COLOUR CHOICE)

FIX INNER LAYER OF 12mm PLYWOOD WHERE FIXINGS REQUIRED FOR WC AND GRAB RAILS. INFILL RECESS IN WALL WITH PLYWOOD AND PLASTERBOARD ON TIMBER FRAMING TO PROVIDE SUITABLE SECURE FIXINGS FOR GRAB RAILS.

ALLOW FOR NEW LIGHTING TO TOILET (CLIENT CONFIRM) WITH AUTO PIR SENSOR SWITCHING. ALLOW FOR NEW CEILING MOUNTED WC EXTRACT FAN 30L/S CONNECTED TO DUCTWORK TAKEN TO EXTERNAL AIR. FAN TO BE CONNECTED TO LIGHT SWITCHING WITH OVER RUN FACILITY.

INSTALL NEW SOLID SINGLE LEAF DOOR AND FRAME WITH STAINLESS STEEL IRONMONGERY (CLIENT CHOICE) INCLUDE DOOR CLOSER AND THUMBTURN LOCKING. SUPPLY AND INSTALL NEW MDF ARCHITRAVES AND 125x16mm MDF SKIRTINGS GLOSS PAINT FINISH, COLOUR WHITE.

ALLOW FOR CORE DRILLING THROUGH GROUND FLOOR SLAB 2No. PENETRATIONS TO TAKE TOILET WASTE (110mm DIA) AND WATER SUPPLY PIPEWORK. SEAL AROUND SERVICES IN PENETRATIONS WITH FIRE RESISTANT SEALANT (NULLIFIRE OR EQUAL)

INSTALL NEW WHITE WC AND WASHBASIN AND ALL ASSOCIATED WHITE WASTE PIPEWORK. INSTALL NEW AIR ADMITTANCE VALVE TO WC WASTE AT HIGH LEVEL WITHIN TOILET. CONNECT TOILET AND SINK WASTE INTO BASEMENT WC WASTES, EXACT ROUTE TO BE CONFIRMED ON SITE. BOX NEW WASTE PIPEWORK FULLY WITH PLASTERBOARD ON TIMBER FRAME AND SKIM FINISH READY FOR DECORATION (TBC)

TOILET, BASIN AND FITTINGS TO BE CONFIRMED WITH CLIENT.

INSTALL NEW PLASTICS COATED GRAB RAILS TO SUIT ACCESSIBLE WC LAYOUT.

INSTALL NEW 40mm DIA TIMBER HANDRAIL ON SUITABLE BRACKETS TO STAIRCASE. (WALL SIDE) ENSURE HANDRAIL PROJECTS MIN 300mm PAST BOTH TOP AND BOTTOM RISE.

(EXACT FINISH AND STYLE OF HANDRAIL TO BE CONFIRMED)

ALLOW FOR CONSTRUCTION OF CONTINUATION HANDRAIL ABOVE STAIRCASE AND ADJACENT WINDOW TO MATCH EXISTING.

REVIEW EXISTING SMOKE DETECTION AND REPLACE AS REQUIRED FOR MAINS WIRED CEILING MOUNTED SMOKE DETECTOR.

FULLY FILL, SAND AND PRIME ALL INTERNAL WALLS READY TO RECEIVE DECORATION (CLIENT TO ISSUE PAINT COLOUR SCHEME TO DECORATOR)

SAND AND PRIME EXISTING TIMBER STAIRCASE, ARCHITRAVES AND SKIRTINGS READY FOR GLOSS PAINT FINISH (WHITE TBC)

EXISTING GROUND FLOOR TERRAZZO FINISH TO BE PROFESSIONALLY CLEANED AND RETAINED. EXISTING BASEMENT TILE FLOOR FINISH TO BE RETAINED AND CLEANED. EXISTING STAIRCASE TO HAVE NEW VINYL FINISH AND NOSING APPLIED.

NEW SERVRY AND DELI COUNTERS AND FURNITURE TO BE SOURCED BY CLIENT.