



PLAN 1:50

REV. C. JULY 2008 "AS BUILT" PLANS  
REV. D. AUG. 2009 A/C UNITS +  
SECTION LINE ADDED.

REV. E. DEC. 2009 - SHOP FRONT  
AMENDMENTS

REV. F. FEB. 2010 SHOP FRONT  
AMENDED.

REV. B. MARCH 2008 LAYOUT AMENDED.  
REV. A. FEB. 2008 LAYOUT AMENDED

**CONSTRUCTION NOTES FOR ALTERATIONS TO EXISTING BUILDING AT:  
101 - 105 SOUTHAMPTON ROW, LONDON**

**CEILINGS** - Existing structural concrete floor between ground floor units and residential flats above to be retained. New suspended ceilings to be fitted throughout to provide sound resistance. Allow for min. number of support hangers secured to underside of concrete. Ceiling to be constructed in s.w. framework with feature vaulted areas to Client's design choice. Ceiling finish to be in approved sound block board with min. 100mm thick mineral wool absorbent material with a density of at least 10Kg/m<sup>3</sup>. Allow for min. 100mm gap to top of insulation. Note that existing ceilings are high enough to allow for this type of construction.

**WALLS** - Existing walls repaired & made good where necessary. Alterations all as indicated on plans. All existing walls that are to be removed are non load bearing. New partition walls around kitchen area to be built in insulated Jumbo metal stud partitioning to supplier's recommendations.

**DOORS** - New entrance doors to be fitted opening outwards in new entrance lobby, formed in aluminium glazed units by Specialist contractor. Warm air curtain recommended in lobby area. Existing entrance doors to be fixed open during opening hours. All new internal doors to be 1/2 hr. F/R and fitted with vision panels.

**FLOORS** - Existing concrete floors to all areas to be retained, and cleaned up as required by Contractor. Part of front area and service areas to rear to be tiled or Rhino vinyl type finish. Restaurant areas to be carpeted. Exact details to be agreed by Client.

**DRAINAGE** - New kitchen sink drainage to be directed to nearest s&vp serving adjacent existing toilets below ground floor level. Bar area sink also to be directed to nearest s&vp. Fire dampers to be fitted where required. Note that basement car park is below this area.

**MECHANICAL VENTILATION** - Toilets to achieve 15litres per sec. with 15 mins. overrun. Rates may be intermittent ie. when in use. Any existing extract units to be upgraded as necessary. Kitchen extract canopy by Specialist supplier / installer. Details attached to plans.

**LIGHTING** - Existing lighting system adapted to suit.

**FIRE PRECAUTIONS** - Existing system adapted to suit and to comply with the following items. Fire alarm system to comply with BS5839. Emergency lighting to comply with BS5266 part 1 1988. Fire safety display signs & notices to conform to BS5499 part 1 1984. Illuminated exit signs to conform to BS2560. Fire fighting equipment to comply with BS5423.

**HEATING & VENTILATION** - as existing system.

**ELECTRICAL** - All electrical work to be approved by Registered Contractor with all necessary certificates served on completion.

**PROPOSED PLANS**

**PROPOSED ALTERATIONS TO  
101-105, SOUTHAMPTON ROW  
LONDON WC1B 4HH**

Date Nov. 2007

Drawn JR

Scale 1:50

Drg. No. A.S.R.L. 07/2 F