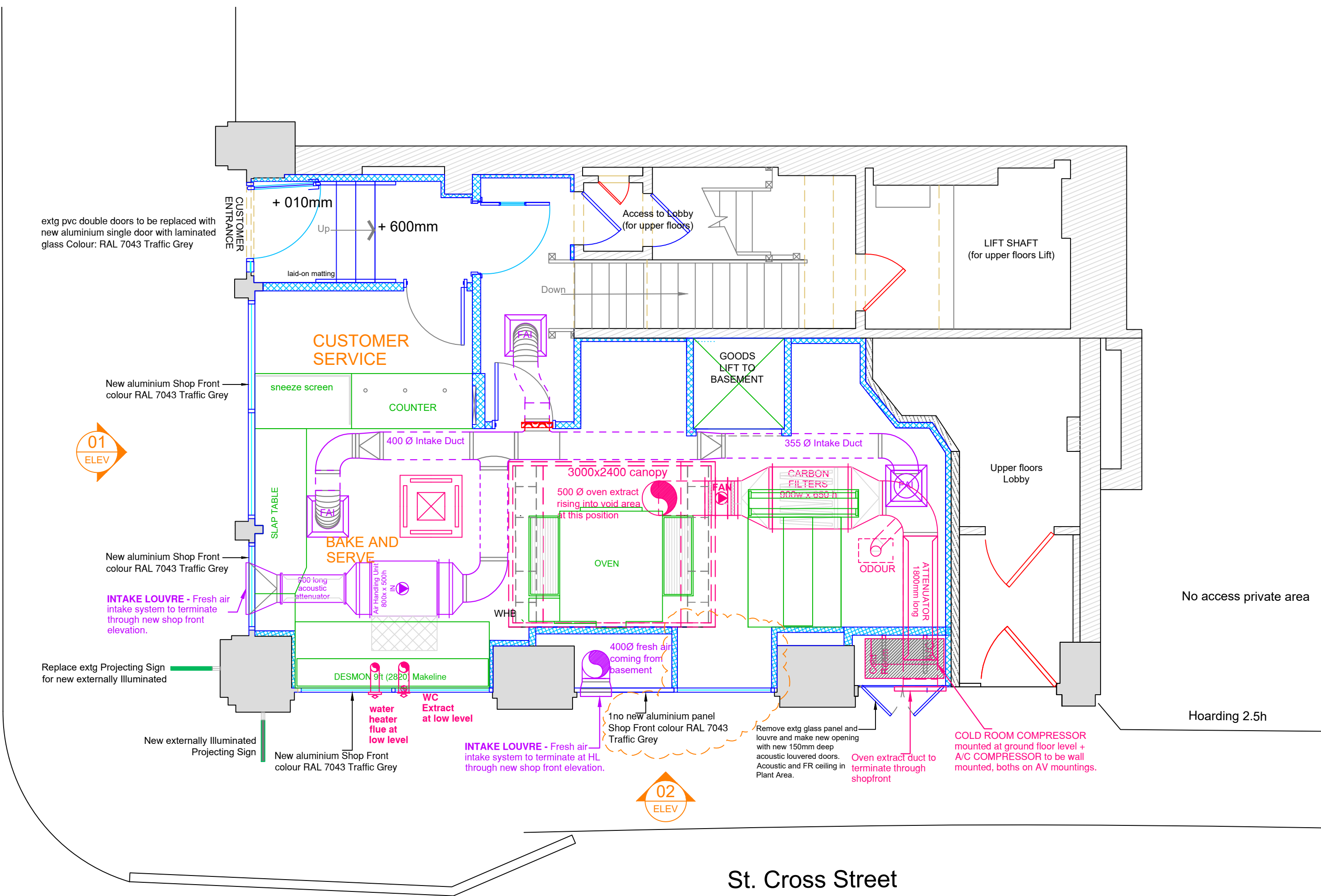
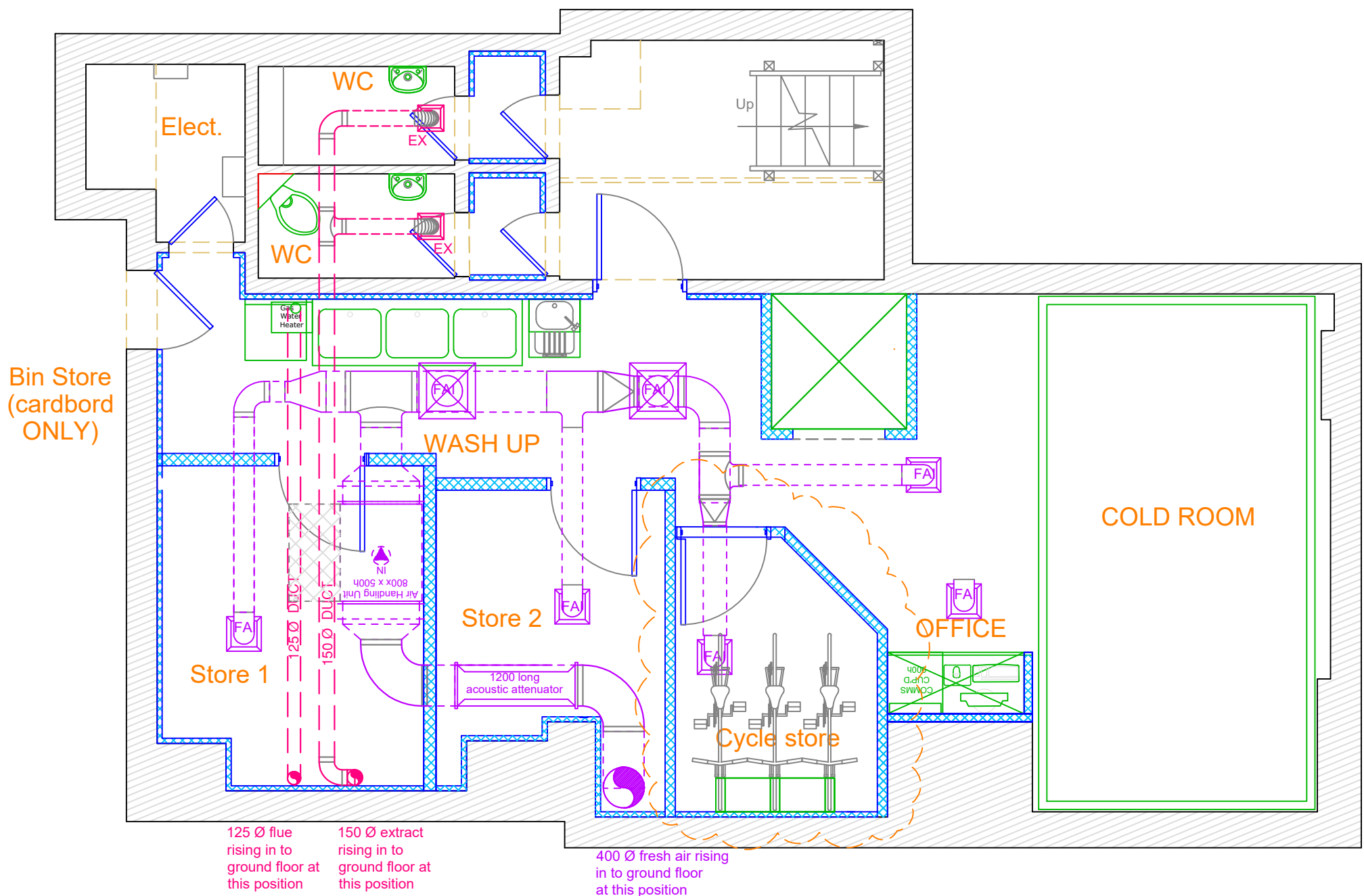


FARRINGTON ROAD



GF
PLAN
GROUND FLOOR
GA PLAN



BS
PLAN
BASEMENT
GA PLAN

HEATING, COOLING AND VENTILATION:

DETAILED DESIGN BY SPECIALIST SUB-CONTRACTORS AND AS IN ACCORDANCE WITH SUPPORTING ANNEX B DOCUMENT. All work to be carried out in full compliance with the Building Regulations, Gas Safety Regulations, CIBSE Codes and DEFRA "Guidance on the control of odour and noise from commercial kitchen exhaust systems" to the satisfaction of Local Authority Planners and EHO. Refer to Client's Standard Specification for Ventilation and Air-Conditioning System (rev. J 17/07/12 or as subsequently amended) which takes precedence over this drawing. Efficiency and controls of heating, cooling and ventilation systems to be in accordance with the "Non-Domestic Heating, Cooling and Ventilation Compliance Guide" 2006. BRCS to be provided with copies of commissioning certificates for all installed services including air leakage test of ductwork on completion. Log book to be provided in accordance with Section 4 of ADL2A/B(2010) including full details of building and fixed building services including commissioning certificates, operating manuals and maintenance/servicing requirements. All plant, ductwork, conduits etc to be protected against damage and corrosion, have a minimum number of joints and be designed to prevent the ingress of rodents and insects.

AIR CONDITIONING (CONTRACTOR DESIGN):- Split ceiling mounted cassette unit and ceiling suspended unit in Bake and Serve area, with remote compressor unit and linking pipe work and cables. A/C compressor to be wall mounted on AV mounts in plant room. Plant room to be ventilated through louvered doors into the street.

COLD ROOM COMPRESSOR (CONTRACTOR DESIGN):- to be located adjacent. Cold Room compressor to be floor mounted on anti-vibration mounts, with linking cables and refrigerant pipes back to internal Cold Room.

MECHANICAL VENTILATION TO TOILETS & INTERNAL ROOMS (CONTRACTOR/SPECIALIST DESIGN):- Mechanical extract from toilets to give 15 l/s, air change controlled by light switch with 20 minute overrun. Lobbies to have fresh air supply. Door between toilet and lobby undercut or provided with ventilation grille. All internal rooms to be provided with either forced ventilation via external fan and ductwork, or by independent local wall mounted fans.

MECHANICAL EXTRACTION FROM OVEN (CONTRACTOR/SPECIALIST DESIGN):- Detail design to satisfy EHO and LA requirements. Oven to be wired so that operation only possible if mechanical extraction to oven hood is operating. New galvanised steel extract duct from oven hood, with internally mounted fans (capable of at least 30-40 air changes per hour). All fixings to have anti-vibration mountings. Extract duct to incorporate an Acoustic Attenuator, Melinex faced, 1800mm long with 33% free area, mounted adjacent to fan to reduce noise breakout. Extract duct to terminate at high level 1m above eaves level. Carbon filter with a dwell time of 0.2sec to be incorporated within the system. Fan and other system details as specified within the Annex B document.

SUPPLY AIR (CONTRACTOR/SPECIALIST DESIGN):- 2 No of Supply air (1No for Ground Floor and 1No for Basement) to be provided via shop front intake louver with bird/rodent guard (sized on a min. free area of 50% and max. velocity of 2.5m/s.), accessible fresh air filter to EU4 standard, an axial flow fan and internal ductwork terminating in ceiling mounted diffusers. LPHW heater battery to be provided in fresh air intake duct (connection from gas-fired combi boiler if provided, otherwise electric, in which case 3 phase supply will be required - obtain guidance from Client). Fresh air system to be designed to replace 100% of extract air volume. Supply to office minimum 10 l/s (occupant. Extraction is to be via the main ventilation system (min. 30-40 air changes/hour). Sound attenuator for basement 1200mm long with 30% free area to be provided between AHU and external air onto St. Cross Street. Sound attenuator to be supplied for ground floor 900mm long with 35% free area to be provided between AHU and external air onto Farringdon Road. 2No Intake grille in shop front to be **PPC RAL 7043**.

ANTI-VIBRATION:- Compressors, fans and AHU to be mounted on proprietary rubber or neoprene turret type vibration isolators, each having a static deflection not less than 3mm under the load of the unit, 4 isolators are required to each item of plant, one to each corner. All fans and AHUs must have flexible connections to the ductwork - the connections should be "loose" (not taut) when installed and should typically be formed using rubber or neoprene sheet material, NOT canvas type.

FIRE/SMOKE DAMPERS:- To be installed in all fire resisting or compartment walls, ceilings and floors. Duct to be separated from combustible materials by a minimum of 25mm of non-combustible insulation.

DUCT & OTHER SERVICES PENETRATIONS THROUGH FIRE RESISTING AND COMPARTMENT WALLS, FLOORS & CEILINGS. Fire/smoke intumescent dampers to be installed in all fire resisting or compartment walls, ceilings and floors, fire resistance to be at least that of the wall. All openings for ducts and services to be formed as tight as possible to the minimum opening size required for the duct. Duct to be separated from combustible materials by a minimum of 25mm of non-combustible insulation. Any voids around ducts/services to be sealed with intumescent foam eg Rockwool Fire & Acoustic foam / Acoustic & Intumescent sealant (suitable for sealing gaps up to 30mm to a depth of 250mm).

SHOPFRONT:
IN ACCORDANCE WITH PROJECT STAR (2013) SHOPFITTING MANUAL UK & IRELAND, SECTION 2.
New shopfront to comply with Approved Documents M & N. Extruded aluminium frames, Mullions and transom rails, powder coated Traffic Grey (RAL 7043). Principal entrance door to match, minimum 1000mm effective clear opening, with concealed self-closing device, heavy duty letter plate incorporating draught flap/seals, full height pull handles (visually contrasting and not cold to the touch) to both sides, and locks in accordance with Client's specification. Traffic Grey (RAL 7043) PPC aluminium faced insulated stall riser 300mm high.
There are three existing step at the principal entrance door and it will not be possible to provide level access. However, the entrance door is fully visible from the counter a management policy will be put in place whereby a buzzer will be provided at the entrance door for the use of wheelchair users. A member of staff will take the customer's order or assist them in entering the premises.
All glazing will comply with BS 952, BS 6262 (Code of Practice for Glazing in Buildings), CP152, Approved Document N and BS6206:1981 and subsequent revisions. Glazing to critical locations to be LAMINATED (NOT toughened) safety glass (all panes within 800mm of FFL/GL & all panes within 1500mm of FFL/GL in a door or in a side panel within 300mm of a door), minimum Class B rated to BS6206:1981 in doors or door side panels over 900mm wide. Class C elsewhere. Impact resistant from both sides.
Window film applied internally for security/privacy. Opaque frosted Silver vinyl film where required to be fully obscured, colour to match Pantone 13-4403 TPX Silver Birch or equivalent.

INTERNAL WALLS/FLOORS/CEILINGS:
FLOOR SLAB BETWEEN PROPOSED AS USE AND FLATS ABOVE:- Existing floor is believed to be concrete construction. Sound insulation to be upgraded by the provision of a single layer of 12.5mm British Gypsum Gyproc Wallboard TEN plasterboard (minimum mass 10kg/m²), fixed using 16mm deep British Gypsum RB1 resilient bars on 38mm deep treated timber cross battens fixed to u/s. concrete floor, with an absorbent layer of mineral wool (minimum density 10kg/m³) within the void eg. 25mm thick British Gypsum Isover Sound Deadening Floor Roll. Concrete floor is presumed to provide 60min. FR but fire resistance to be up upgraded as necessary. If existing 1st floor is found to be timber construction then existing ceiling to be retained & construction upgraded to give improved fire resistance (60min. FR, Class O Surface Spread of Flame) and airborne sound insulation. If extg. ceiling is lath & plaster this should be supported by chicken wire securely fixed to joists. Gypliner Universal suspended ceiling system with Gyprafe GL1 Lining Channels at 450mm maximum centres, fixed through extg. ceiling into extg. joists leaving a cavity of between 50mm minimum to 145mm maximum. 50mm Isover APR 1200 insulation in the cavity. Insulation to be continuous and uncompressed. Ceiling lining to be 2 layers of 12.5mm Gypsum Fireline board with staggered taped and filled joints. No ductwork to be installed within void.

FLOOR BETWEEN GROUND AND BASEMENT:
Presumed to be timber structure and a minimum of 60min FR to be required if not existing.

EXISTING FLOOR:
Structural Engineer to check that existing floor is adequate for new loadings eg. Oven, makeline, racking, compressor, etc. Cold Room to have an insulated base.

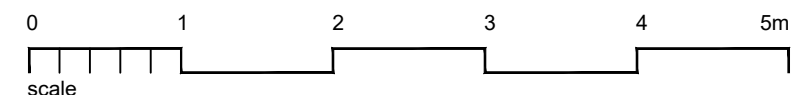
EXISTING WALLS/PARTITIONS TO BE REMOVED:
Where existing walls/partitions are shown as being removed, existing floors, ceilings & abutting walls are to be repaired and made good as necessary. Construction of all internal walls TBC before removal. S/Eng. advice to be sought if walls are solid or if stud partitions are thought to be load bearing.

EQUALITY ACT (2010):
Even if not required under current Building Regulations, consideration should be given as to how the requirements of the Equality Act (2010) are to be met in respect of means of access for employees and customers, the provision of accessible sanitary facilities, etc..

DELTA BRAVO GROUP LTD NOTES:
Proposed plans & elevations have been prepared on the basis of drawings; provided by Survey Solutions to Delta Bravo Ltd.
Delta Bravo Ltd accept no liability for the accuracy or completeness of the original drawings. "As-built" unit must be checked against the drawings prior to any works.
Delta Bravo Group Ltd copyright. This drawing shall not be reproduced without express written permission from DBG.
Delta Bravo Group accept no responsibility or liability for drawing alterations carried out by others and have not checked such alterations.
This drawing shall not be scaled to ascertain any dimensions.
Asbestos survey required prior to commencement.
Contractor/Structural Engineer to confirm load bearing walls.

- Existing masonry wall to be retained.
- Existing stud and plasterboard wall to be retained.
- Existing cavity wall to be retained (assumed construction where shown as broken line).
- (a.) New stud partition.
- (b.) New 30min. FR stud partition, full height and firestopped to u/s. roof/1st. floor, or alternatively to u/s. of new 30min. FR ceiling if provided.
- (c.) New 60min. FR stud partition, full height and firestopped to u/s. roof/1st. floor, or alternatively to u/s. of new 60min. FR ceiling if provided.
- ceiling height
- suspended ceiling height
- existing beam height
- window cill & head height

GROSS INTERNAL FLOOR AREA
Ground Floor 66 m² [710.4 ft²]
Basement 72.5 m² [780ft²]
TOTAL: 138.5 m² [1490.80 ft²]



REV	AMENDMENT	DATE
D	Added Cycle store in Basement and replace 1no aluminium panel for glass as req by PO.	16.10.19
C	Acoustic attenuators for fresh air & extract updated further to Noise Consultants advice. SR	24.06.19
B	Added AHU in Basement.	19.06.19
A	Revised extract during route.	06.06.19

NOTES:
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK OR PREPARING MANUFACTURING DRAWINGS
ANY DISCREPANCIES ON THIS DRAWING ARE TO BE NOTIFIED TO THE DESIGNER IMMEDIATELY

DELTA BRAVO LIMITED
DESIGN • CONSTRUCTION • SHOPFITTING • PROJECT MANAGEMENT
Academy House
London Road
Camberley
Surrey
GU15 3HL

CLIENT:
THE MSG GROUP

PROJECT
73 Farringdon Road,
London, EC1M 3

TITLE
Proposed Ground Floor and Basement Plan

SCALE @ A1
1:50
DRAWN BY
M W
DATE
03.05.19

DRAWING No
DB503- GA05
REVISION
D