

NOTES:

EXISTING EXTERNAL WALLS:

The Unit is existing and external walls are assumed to be insulated.
 ALL walls are to dry-lined to 300mm above FFL, with 50mm service void behind the plasterboard.

INTERNAL WALLS/FLOORS/CEILINGS:

COMPARTMENT CEILINGS/FLOORS BETWEEN COMMERCIAL USE AND FLAT/OFFICES ABOVE:-
 Compartmentation between floors to comply with ADB Table A2.
 Existing ceiling/floor construction is unknown but is believed to be concrete construction, TBC on site.
 GF is in retail use at present and flats above are existing. Existing ceiling/floor to be checked to ensure that it provides 60min. FR and Class O Surface Spread of Flame
 - if not, ceiling to be upgraded at which time additional sound insulation measures to be considered - obtain instructions from Client. Specification to be confirmed, depending on floor construction.

Plasterboard and skim ceiling to be installed on Metal Frame system to the Customer Area, and to customer visible Back Of House area, at 2900mm above FFL, including a 600x600mm service access panel. All new suspended ceiling and upstands to be finished with two coats black emulsion.

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.

NEW INTERNAL PARTITIONS: - British Gypsum Gyproc Gyppwall metal studing. All metal stud walls to be constructed in accordance with British Gypsum's details and specification. All joints to be fully supported, taped and filled. Max. stud spacing 600mm. All fire and sound resisting partitions and linings to be taken full height to us. Floor/roof above and junctions with existing structure to be acoustically sealed and fire stopped. Provide supplementary earth bonding to metal stud walls. Maintain integrity of compartments by careful making good with plaster to the satisfaction of Building Inspector. GENERAL:- 1 layer 12.5mm. Gyproc Wallboard each side. 120mm thick.

STONES: 30min. Fire Resistance - as (L). Stone walls to be taken full height and firestopped to adjoining walls and to us. 1st. floor to maintain fire resistance. Any air intake ducts etc. penetrating ceiling to be fire stopped and provided with fire dampers. The normal suspended ceiling cannot be relied upon to provide 30min. FR.

All new plasterboard walls and linings to Customer Area, are to be skimmed and finished with 2 coats Diamond Brilliant White emulsion.
 Back Of House areas are to be taped & jointed and finished with 2 coats Diamond Brilliant White emulsion.
 All customer visible walls at rear of counter to be finished with rough cast white stippled paint.
 All joints to be silicone sealed.

EXISTING FLOOR: - Structural Engineer to check that existing floor is adequate for new equipment loadings. Provide steel spreader plates under oven and other heavy equipment where required by S/Eng.
NEW FLOOR FINISHES: - 600x600mm anti-slip ceramic floor tiles to Customer Area, Polyflor Standard safety flooring to Back Of House areas with 150mm coved skirting.

TOILET PROVISION:

CUSTOMER TOILET: not required as no more than 12 seats.
STAFF TOILET: - Toilet facilities are provided remotely by the Shopping Centre Management Company.

DRAINAGE (CONTRACTOR/SPECIALIST DESIGN):

All drainage and plumbing work to be in accordance with BS4514, BS8301 and BS5572. New drainage to be designed by specialist competent sub-contractor and offered for inspection to Building Control at all pertinent stages prior to covering, including all adjustments or extensions to foul & surface water systems above & below ground.

STORM: - No alterations to existing.

FOUL: - No alterations to extg. u/g. drainage. All new waste connections above ground to 110mmØ SVP or pumped using "Sanimax" pump to nearest stack. Pipes and fixings in accordance with manufacturers' recommendations discharging into extg. foul drainage system.
 New horizontal 110mmØ SVP from WC to nearest SVP - max. length 6m, fall between 18mm & 90mm per metre.

All new waste connections above ground to existing SVP / substack discharging into existing foul drainage system.

All sink and basin traps to be 75mmØ deep seal tubular anti-siphonage. Waste pipes to be 38mmØ or 50mmØ PVCu, to suit length of run, and number of connections, with rodding points at all changes of direction, gradients as ADH1 table 2. Condensate drainage to be provided from indoor A/C unit. Common wastes to be 50mmØ, with air admittance valve at head of waste run as required.

Waste from WHB in Prep. Area and other remote fittings pumped using "Sanimax" pump to nearest stack. Pipes and fixings in accordance with manufacturers' recommendations.

HEATING, COOLING AND VENTILATION

Existing systems and fittings to be serviced by specialist sub-contractor and adjusted as necessary to suit new ceiling in Customer Area.
MECHANICAL VENTILATION TO STAFF TOILET (CONTRACTOR/SPECIALIST DESIGN): - Mechanical extract from toilets to give 15 l/s air change controlled by light switch with 20 minute overrun. Lobby to have fresh air supply. Door between toilet and lobby undercut or provided with ventilation grille.

SHOPFRONT: ALL TO TRUEDAN'S CURRENT SPECIFICATION.

Existing level access to be retained.
 Existing shopfront to be repaired as required, then prepared and repainted, colour TBC.
 Fit new "TRUEDAN" main signage - design TBC.
 Fit new "TRUEDAN" projecting sign - design TBC.

Manifestation - where required, manifestation to glazed windows and doors to be in accordance with Approved Documents N2 & M2. Manifestation to be in the form of 50mm diameter self adhesive IP 5805 light silver frosted vinyl 'pips' reverse applied to glazing @ 100mm centres. Install one set at 1500mm high from floor level, second set fitted at 1000mm from floor level.

SERVICES (CONTRACTOR DESIGN):

All plumbing and services work to be designed by specialist competent sub-contractor and offered for inspection to Building Control at all pertinent stages prior to covering, including all supply and return, hot & cold water supplies.

INCOMING SERVICES: - Details of all incoming supply and meter locations or sizes are to be confirmed with the Landlord. Contractor to agree meter enclosure details with Client when locations established. Electric, and water metered supplies may all be required. All materials, insulation, adhesive, tape and fixings to be suitable for use in a food environment. The following is given as indicative guidance only.

WATER: - Suitably sized potable metered supply with stop cock in accessible location. Pipework to be sealed where possible and any visible pipework painted white. All pipework in unheated areas to be insulated against frost. A double check valve to Water Regulations Specification must always be installed adjacent to the main incoming stopcock.

ELECTRIC: - Liaise with the electrical distribution company to ensure a suitably sized supply is available. Advise Client if this is not the case and arrange for new supply. New MCB distribution board with 25% spare capacity.

METER CUPBOARDS: - Electrical meter cupboard should be 30 min FR and not open to the internal ceiling void.

ELECTRICAL INSTALLATION: - To comply with BS7671:2018, the IEE Regulations (18th Edition). Surge protection is required - type 1, 2 or 3 to be advised by electrical contractor. All electrical work to be carried out by a NICEIC approved contractor. B.O.H. wiring will need to be installed in cable trays at high level as there is no suspended ceiling in this area.

LIGHTING: - to comply with Approved Document L2A (2010) & L2B (2011) in respect of controls, type of fittings and efficiency. Average lamp lumens per circuit watt to exceed 50. Diffusers to all light fittings to be TPA Class 1 PVCu, in accordance with Document B2, Section 6, Clauses 6.14-6.15.

LED recessed light fittings to Customer Area and Counter ceilings.

LED batten lights suspended on chains to Back Of House area.

Low energy cowl lights and timer will be required for external signage.

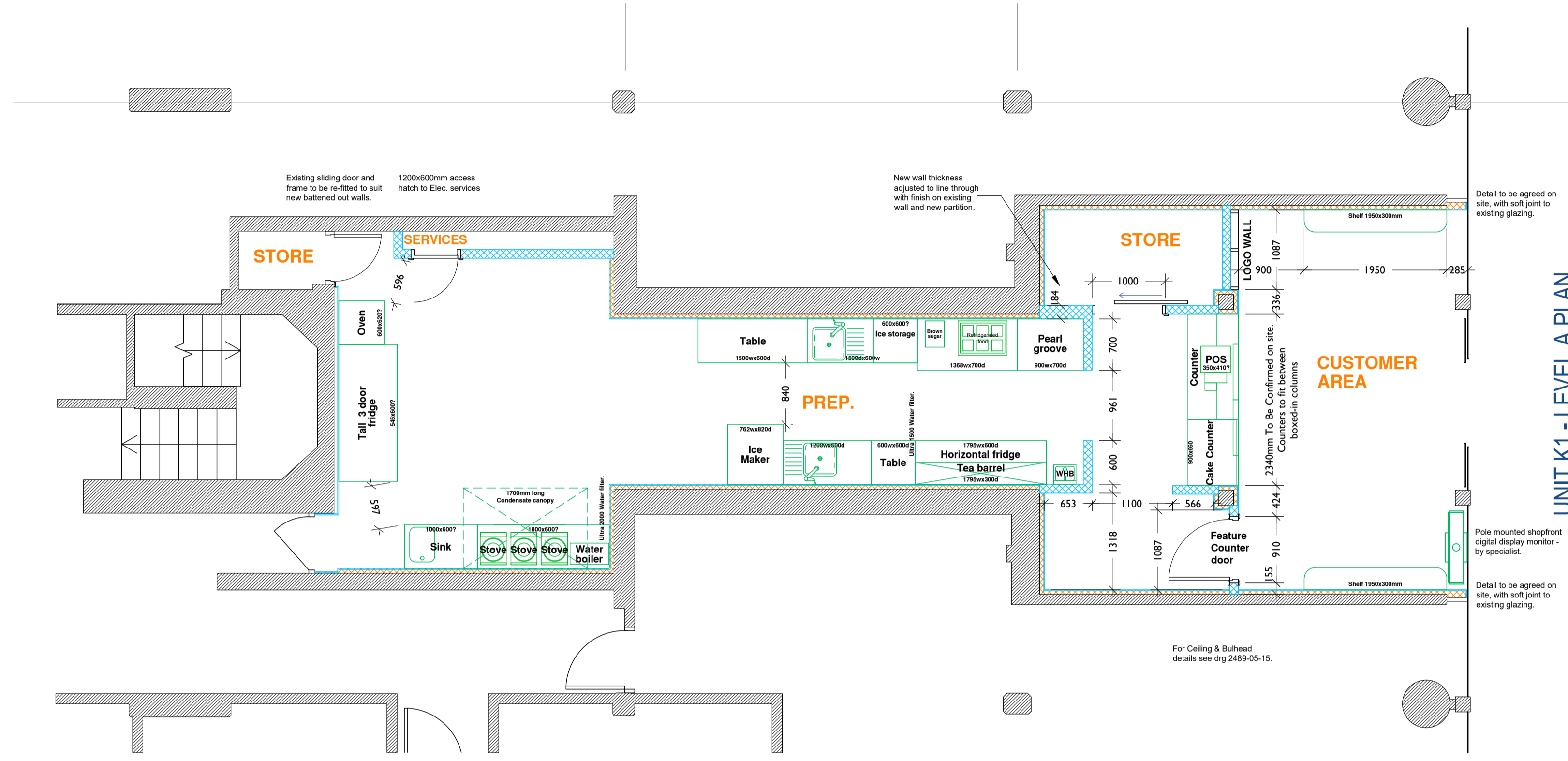
DOMESTIC HOT WATER: - Check and service existing electric hot water boilers

REFUSE:

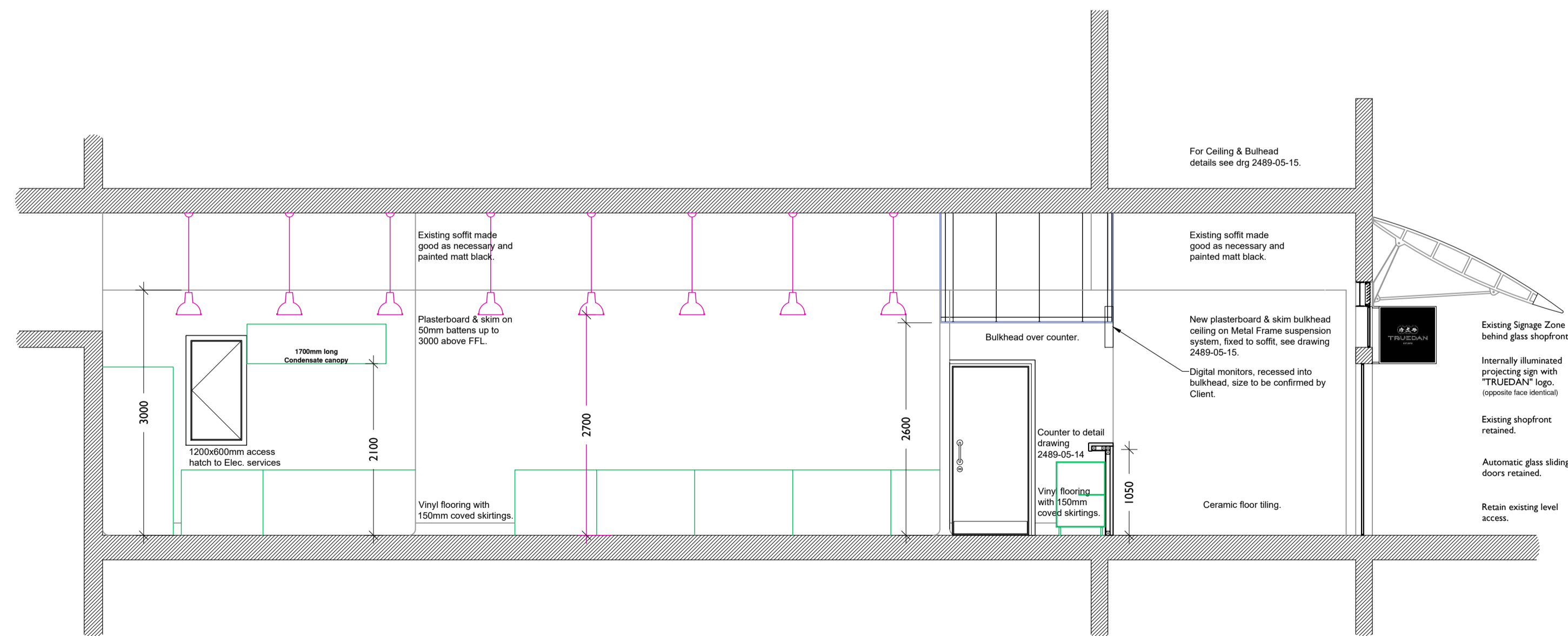
Standard 1100 litre Eurobins located to the rear of the premises as existing. Separate bins for general waste and recyclables.

EQUALITY ACT (2010):

Client to give due consideration as to how the requirements of the Equality Act (2010) are to be met in respect of means of access for employees and customers, and the provision of accessible sanitary facilities as specific requirements arise.



PROPOSED PLAN



PROPOSED SECTION

NOTES:

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK OR PREPARING MANUFACTURING DRAWINGS

DO NOT SCALE FROM THIS DRAWING

ANY DISCREPANCIES ON THIS DRAWING ARE TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY

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REV	AMENDMENT	DATE	CHKD
A	Equipment amended to Client's Requirements.	21/09/21	

WALL KEY

- Existing wall + 12.5mm plasterboard & skim on 50x50 sw treated battens to provide service zone.
- New stud partition - overall thickness 120mm, consisting 12.5mm plasterboard & skim finish on metal studs.

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CLIENT
 Truedan Ltd

PROJECT
 Unit K1
 Brunswick Centre,
 London.
 WC1N 2AW

DRAWING TITLE
 Construction Plan

SCALE @A1 DRAWN BY CHECKED DATE
 1:50 ST -- Aug21

DRAWING No REVISION
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CONSTRUCTION