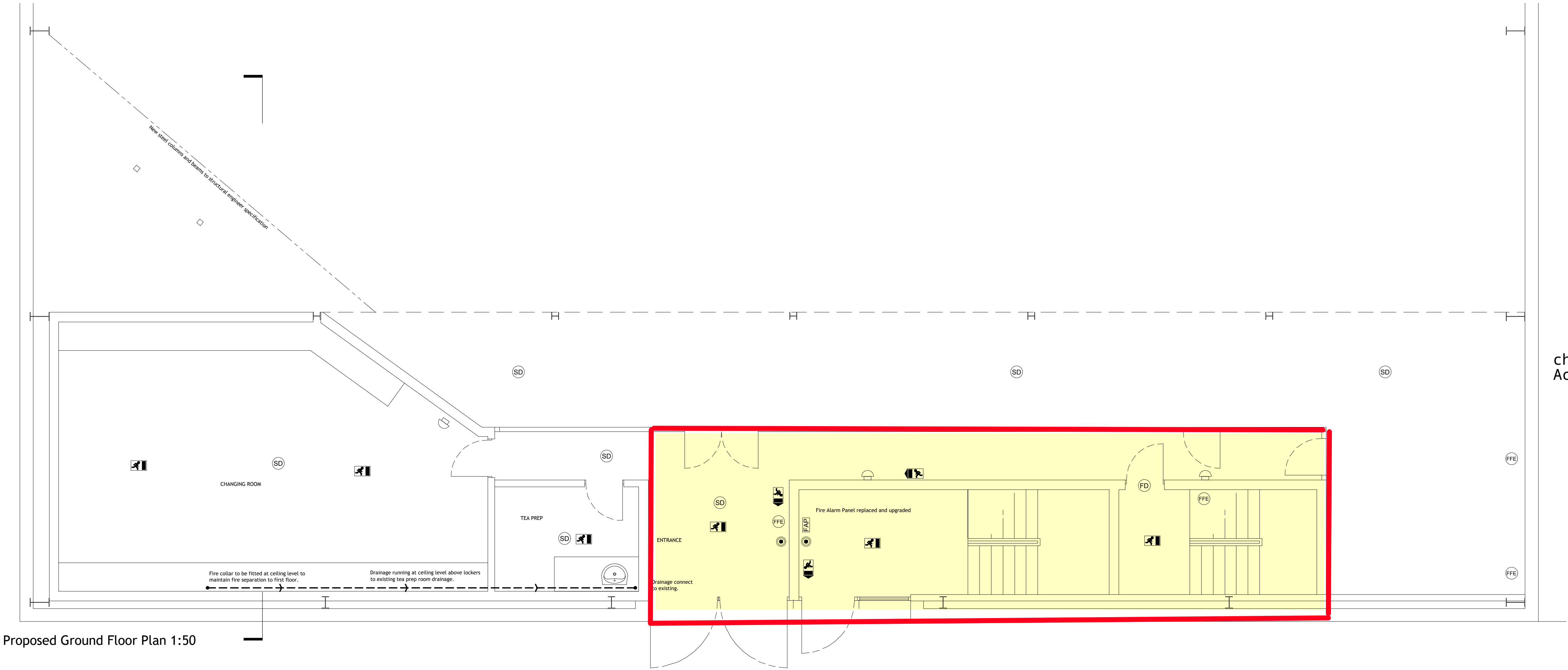


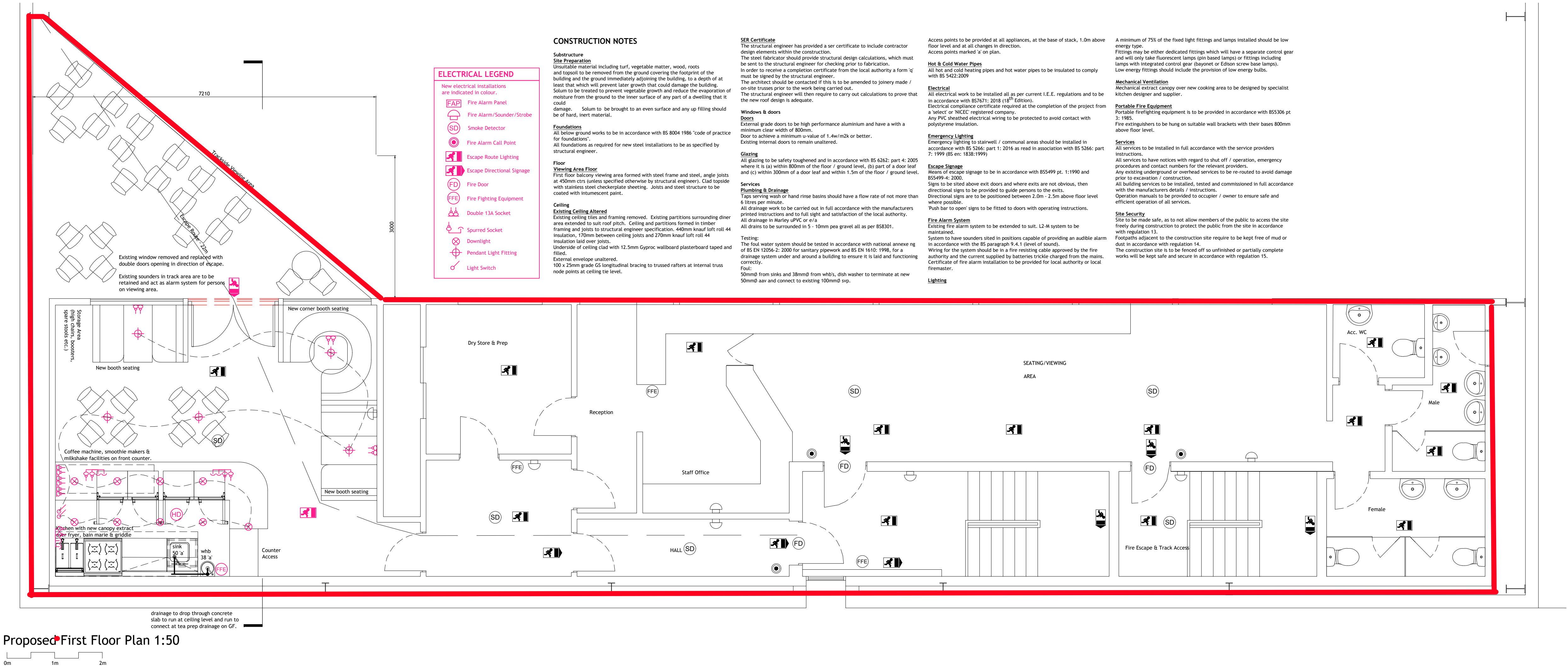
licensed area

no sale or consumption
access only to 1st FL

children and young persons allowed
Access to all public parts



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

CONSTRUCTION NOTES

Substructure
Site Preparation
Unsuitable material including turf, vegetable matter, wood, roots and topsoil to be removed from the ground covering the footprint of the building and the ground immediately adjoining the building, to a depth of at least that which will prevent later growth that could damage the building. Solum to be treated to prevent vegetable growth and reduce the evaporation of moisture from the ground to the inner surface of any part of a dwelling that it could damage. Solum to be brought to an even surface and any up filling should be of hard, inert material.

Foundations
All below ground works to be in accordance with BS 8004 1986 'code of practice for foundations'. All foundations as required for new steel installations to be as specified by structural engineer.

Floor
Viewing Area Floor
First floor balcony viewing area formed with steel frame and steel, angle joists at 400mm c/c/s (unless specified otherwise by structural engineer). Clad topside with stainless steel checkplate sheeting. Joists and steel structure to be coated with intumescent paint.

Ceiling
Existing Ceiling Altered
Existing ceiling ties and framing removed. Existing partitions surrounding diner area extended to suit roof pitch. Ceiling and partitions formed in timber framing and joists to structural engineer specification. 40mm knauf loft roll 44 insulation, 70mm between ceiling joists and 270mm knauf loft roll 44 insulation. Underside of ceiling clad with 12.5mm Gyproc wallboard plasterboard taped and raised. External envelope unsaturated. 100 x 25mm grade G5 longitudinal bracing to trussed rafters at internal truss node points at ceiling tie level.

SER Certificate
The structural engineer has provided a ser certificate to include contractor design elements within the construction. The steel fabricator should provide structural design calculations, which must be sent to the structural engineer for checking prior to fabrication. In order to receive a completion certificate from the local authority a form 'q' must be signed by the structural engineer. The architect should be contacted if this is to be amended to joinery made / on-site prior to the work being carried out. The structural engineer will then require to carry out calculations to prove that the new roof design is adequate.

Windows & doors
Doors
External grade doors to be high performance aluminium and have a minimum clear width of 800mm. Door to achieve a minimum u-value of 1.4w/m2K or better. Existing internal doors to remain unaltered.

Glazing
All glazing to be safety toughened and in accordance with BS 6262: part 4: 2005 where it is (a) within 800mm of the floor / ground level, (b) part of a door leaf and (c) within 100mm of a door leaf and within 1.5m of the floor / ground level.

Services
Plumbing & Drainage
Faucets serving wash or hand rinse basins should have a flow rate of not more than 6 litres per minute. All drainage work to be carried out in full accordance with the manufacturers printed instructions and to full sight and satisfaction of the local authority. All drainage in Marley uPVC or e/s. All drains to be surrounded in 5 - 10mm pea gravel all as per BS8301.

Testing
The foul water system should be tested in accordance with national annex ng of BS EN 12056-2: 2000 for sanitary pipework and BS EN 1610: 1998, for a drainage system under and around a building to ensure it is laid and functioning correctly. Fault: 50mmØ from sinks and 38mmØ from whb's, dish washer to terminate at new 100mmØ aww and connect to existing 100mmØ swp.

Access points to be provided at all appliances, at the base of stack, 1.0m above floor level and at all changes in direction. Access points marked 'x' on plan.

Hot & Cold Water Pipes
All hot and cold heating pipes and hot water pipes to be insulated to comply with BS 5422:2009.

Electrical
All electrical work to be installed all as per current I.E.E. regulations and to be in accordance with BS7671: 2018 (18th Edition). Electrical compliance certificate required at the completion of the project from a 'select' or NICEIC registered company. Any PVC sheathed electrical wiring to be protected to avoid contact with polystyrene insulation.

Emergency Lighting
Emergency lighting to stairwell / communal areas should be installed in accordance with BS 5266: part 1: 2016 as read in association with BS 5266: part 7: 1999 (BS en: 1838:1999).

Escape Signage
Means of escape signage to be in accordance with BS499 pt. 1:1990 and BS499-4: 2000. Signs to be fixed above exit doors and where exits are not obvious, then directional signs to be provided to guide persons to the exits. Directional signs are to be positioned between 2.0m - 2.3m above floor level where possible. Push bar to open signs to be fitted to doors with operating instructions.

A minimum of 75% of the fixed light fittings and lamps installed should be low energy type. Fittings may be either dedicated fittings which will have a separate control gear and will only take fluorescent lamps (pin based lamps) or fittings including lamps with integrated control gear (daylight or Edison screw base lamps). Low energy fittings should include the provision of low energy bulbs.

Mechanical Ventilation
Mechanical extract canopy over new cooking area to be designed by specialist kitchen designer and supplier.

Portable Fire Equipment
Portable firefighting equipment is to be provided in accordance with BS5306 pt 3: 1985. Fire extinguishers to be hung on suitable wall brackets with their bases 800mm above floor level.

Services
All services to be installed in full accordance with the service providers instructions. All services to have notices with regard to shut off / operation, emergency procedures and contact numbers for the relevant providers. Any existing underground or overhead services to be re-routed to avoid damage prior to excavation / construction. All building services to be installed, tested and commissioned in full accordance with the manufacturers details / instructions. Operation manuals to be provided to occupier / owner to ensure safe and efficient operation of all services.

Site Security
Site to be made safe, as to not allow members of the public to access the site freely during construction to protect the public from the site in accordance with regulation 13. Footpaths adjacent to the construction site require to be kept free of mud or dust in accordance with regulation 14. The construction site is to be fenced off so unfenced or partially complete works will be kept safe and secure in accordance with regulation 15.

Fire Alarm System
Existing fire alarm system to be extended to suit. L2-M system to be maintained. System to have sounders sited in positions capable of providing an audible alarm in accordance with the BS paragraph 9.4.1 (level of sound). Wiring for the system should be in a fire resisting cable approved by the fire authority and the current supplied by batteries trickle charged from the mains. Certificate of fire alarm installation to be provided for local authority or local firemaster.

Lighting

R S
A+D