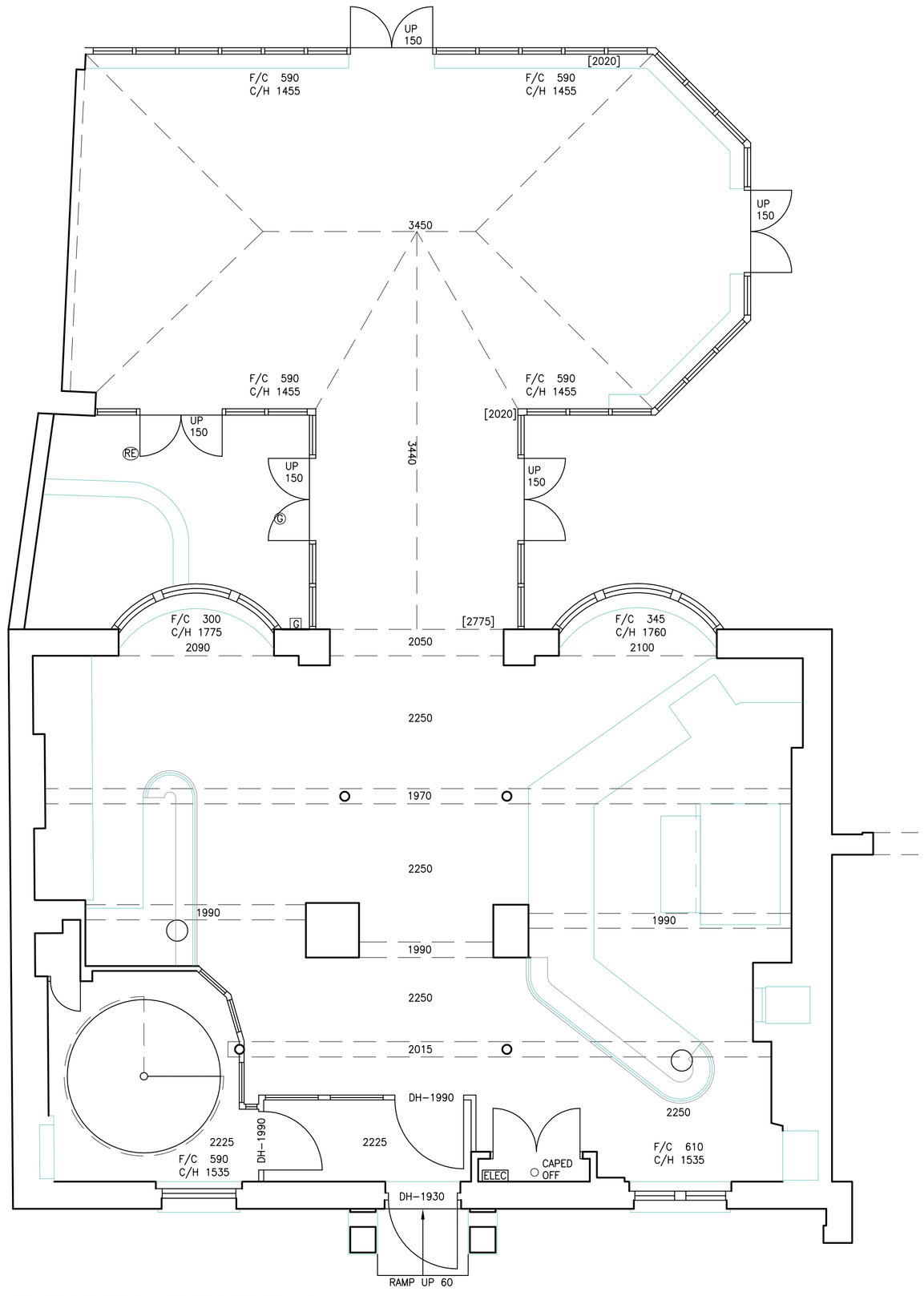
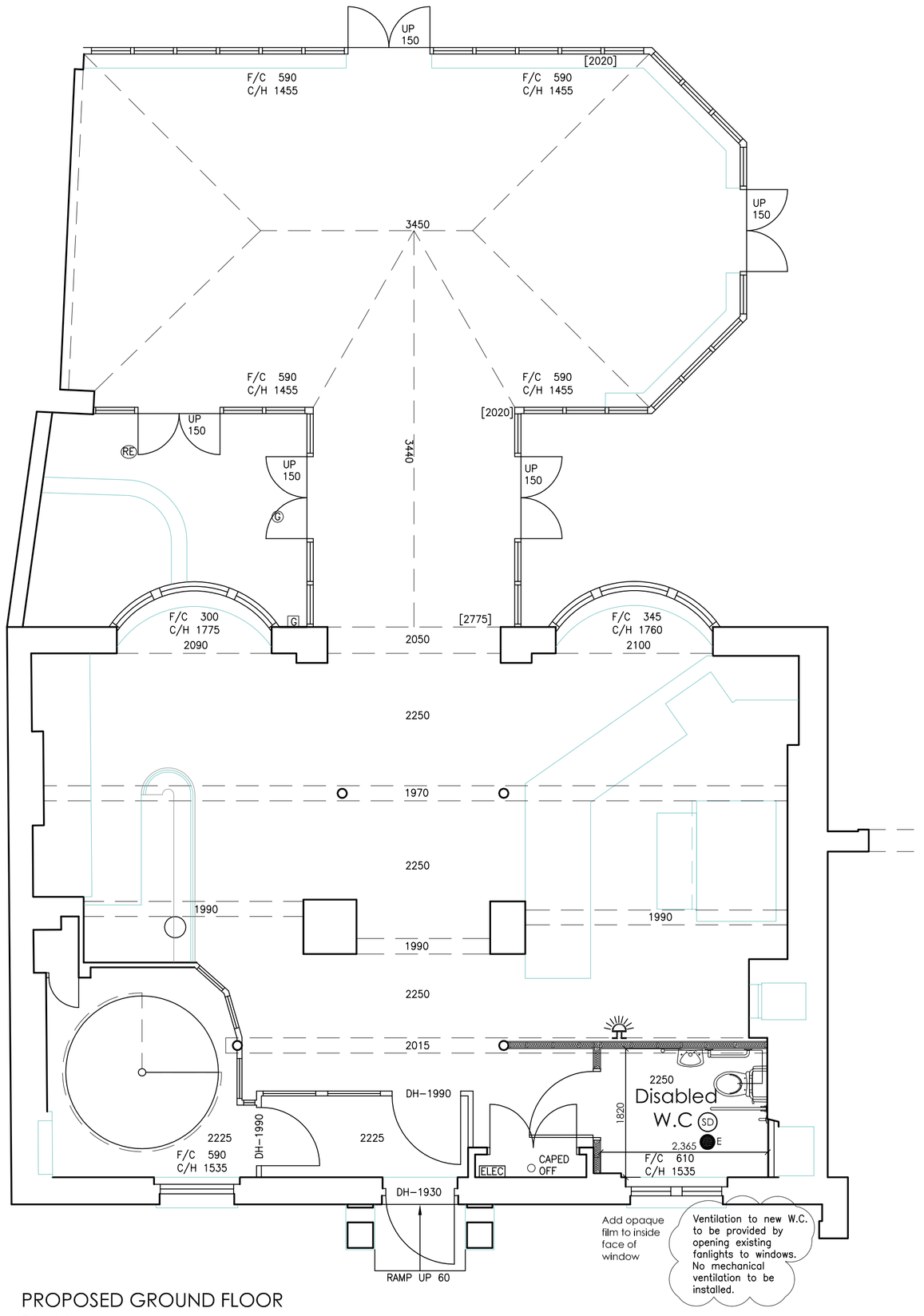


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

0 1 2 3 4 5
METRES SCALE 1:50

SPECIFICATION NOTES

DRAINAGE (ALL TO BE CONIRMED AND AGREED ON SITE)

All wastes to B.S.5572.
Soil stack 110mm dia.pvc with large radius bend at base in the ground and to terminate in caged terminal min. 1000mm above highest eaves level.
Wash hand basin and Sink wastes to be 50mm dia. with 75mm deep seal anti-syphon traps, solvent welded joints, rodding access at all 90 degree bends and base of stack.
All stub stacks are to be provided with rodding access.

WALL CONSTRUCTION

Stud partitions 70mm Gypframe C studs @ 600mm Max centres with 12.5mm Wallboard & skim/set each side.
Line internal disabled wc wall with 15mm plywood
(Rockwool isowool with a density of 10kg/m2) is to be installed between metal studs.

WINDOWS / DOOR

Entrance door and Internal doors are to have a minimum clear opening of 800mm for disabled access within building.
All windows as indicated on drawings to have a minimum of 1/20 floor area openable to all rooms, total window area to each room to be not less than 1/10 of floor area.

Safety glazing to be installed in critical areas inside building. These areas are as follows :-
– In doors and door side lights between finished floor level and 1500mm high.
– In internal and external walls and partitions between finished floor and 800mm high.
NOTE: all safety glazing to comply with B.S.6206.

GLAZING

All glazing in windows within 800mm of floor level to be safety glass conforming to B.S.6202:1981.
All glazing in doors and side lights 300mm either side of a door within 1500mm of floor level to be safety glass as above.

VENTILATION

Ventilation to new W.C to be provide by existing openable fanlights to existing window. No mechanical ventilation to be installed on the instruction of the Conservation at the Locoal Authority.

GENERAL NOTES

All work is to comply with current British Standards, Codes of Practice and Building Regulations as applicable. Workmanship shall be in accordance with good building practice and should at least comply with BS 8000 and the latest applicable Codes of Practice. Proprietary materials to be fixed/applied in accordance with manufacturers recommendations.

Any conflicting information is to be confirmed with TMAD before commencing the works. No responsibility can be accepted for dimensions scaled from drawings and Contractors are expected to check all dimensions and details before commencing work. Do not scale drawings.

No responsibility can be accepted for estimates of work or orders placed for materials based the drawings while still being considered by the Local Authority and pending amendments.

If different materials are used on site the Contractor must ensure that they comply with the currents BS Codes and quality and are suitable for the purpose.

All work to be carried out in accordance with current Building Regulations and BS Codes of Practice. All dimensions are to be checked on site by the Contractor prior to commencement of the works. Errors and omissions are to be reported immediately.

Any existing structure with increased loading due to new works must be checked for suitability prior to commencement. Replacement and underpinning at the direction of the Designer or Engineer.

All existing drainage shown on the drawings is assumed and must be verified by testing and excavation by the Contractor before works commence.

All works adjacent to the boundary or party walls within 3m distance must not be started without the neighbor's having advance notification and consents under the Party Wall etc. Act, 1996. Foundations adjacent to boundary are to be eccentric and must not encroach the boundary.

The Contractor is responsible for all the temporary works deemed necessary to maintain the stability of the existing structure during the works. All new work to be bonded to existing by metal profiles unless noted otherwise.

No variation to the design on the drawings are to be made without the Designers prior approval and approval from the Local Authority where applicable.

Painting and decorating to BS6150.
Joinery and ironmongery to BS1186.
Preservatives to timber BS5268 with all cut ends treated, brush applied.

GENERAL NOTES

1. ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH BS 7671 (I.E.E WIRING REGULATIONS 17th EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.
2. AT LEAST ONE THIRD OF ALL NEW ROOMS WILL BE FITTED WITH HIGH EFFICIENCY LIGHT FITTINGS. (i.e. LIGHT FITTINGS ONLY CAPABLE OF ACCEPTING LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT). THESE FITTINGS ARE TO BE POSITIONED IN ROOMS OR CIRCULATION AREAS MOST FREQUENTLY USED.
3. ON COMPLETION OF THE ALTERATIONS TO THE EMERGENCY LIGHTING AND FIRE ALARM SYSTEM, CERTIFICATES FOR THE DESIGN, INSTALLATION & COMMISSIONING ARE TO BE SUBMITTED FOR BOTH SYSTEMS IN ACCORDANCE WITH BS 5266 AND 5839 RESPECTIVELY. COPIES OF THE CERTIFICATION SHOULD BE MADE AVAILABLE ON COMPLETION.
4. PLEASE NOTE THE REGULATORY REFORM (fire Safety) ORDER REQUIRES CERTAIN FIRE PRECAUTIONS TO BE PROVIDED AND MAINTAINED WHEN THE PREMISES ARE OCCUPIED.
   THE ORDER ALSO REQUIRES THE RESPONSIBLE PERSON TO CARRY OUT A FIRE RISK ASSESSMENT IF PERSONS ARE TO BE EMPLOYED IN THESE PREMISES, OR A LICENCE IS IN FORCE UNDER ANY OTHER ACT OR REGULATION
5. ANY NEW HEATING AND LIGHTING SYSTEMS WILL REFLECT THE GUIDANCE IN THIS PART INCLUDING:
   LIGHTING SYSTEMS SHOULD ADHERE TO PARA 54 TO66 INCLUDING EFFICANCY LOCAL SWITCHING/PRESENTS DETECTION ETC.
   AIR HANDLING PLANT TO REFLECT PARA 48 TO 51
   INSULATION ENCAPSULATING ANY HOT PIPE SYSTEM, STORAGE VESSELS OR DUCTS.
   ENERGY METERING FOLLOWING THE GUIDANCE GIVEN IN CIBSE TM 39.
   COMMISSIONING CERTIFICATES ARE TO BE ISSUED FOR ALL NEWLY FIXED BUILDING SERVICES ON COMPLETION.
6. All soil pipes fitted with rodding eyes as indicated on plans are to a have access hatch at that location .

KEY

- E — EMERGENCY LIGHT FITTINGS
- SD — SMOKE DETECTOR
- VISUAL & AUDIBLE ALARM INDICATOR
- DENOTES NEW METAL STUD WALLS

Note

All drainage is to be confirmed and agreed on site.

All dimensions are to be checked by contractor and agreed on site.

SURFACE OF WALL & CEILING SHOULD HAVE A SURFACE SPREAD OF FLAME CLASSIFICATION OF:–CLASS 0: IN CIRCULATION SPACE & ESCAPE ROUTES,CLASS 1: IN ALL ROOMS OTHER THAN THOSE SMALLER THAN 30msq; CLASS 3: IN SMALL ROOMS NOT EXCEEDING 30msq.

No.	Rev.	Initial.	Date.
B	Fan in window omitted	TAM	6.5.11
A	Disabled W.C. size revised	TAM	7.1.11

Project: PIZZA EXPRESS
Stanford Cottage,
Stanford Sq,
Warwick Street,
Worthing,
West Sussex. BN11 3DJ

Description:

EXISTING & PROPOSED GROUND FLOOR PLAN

Dimensions indicated must be checked on site before manufacture by contractor, any discrepancy should be reported immediately.

DRN. TMAD	DRG. No. 279/10/01
SCALE 1.50@A1&1:100@A3	REV. A B
DATE OCT 2010	

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