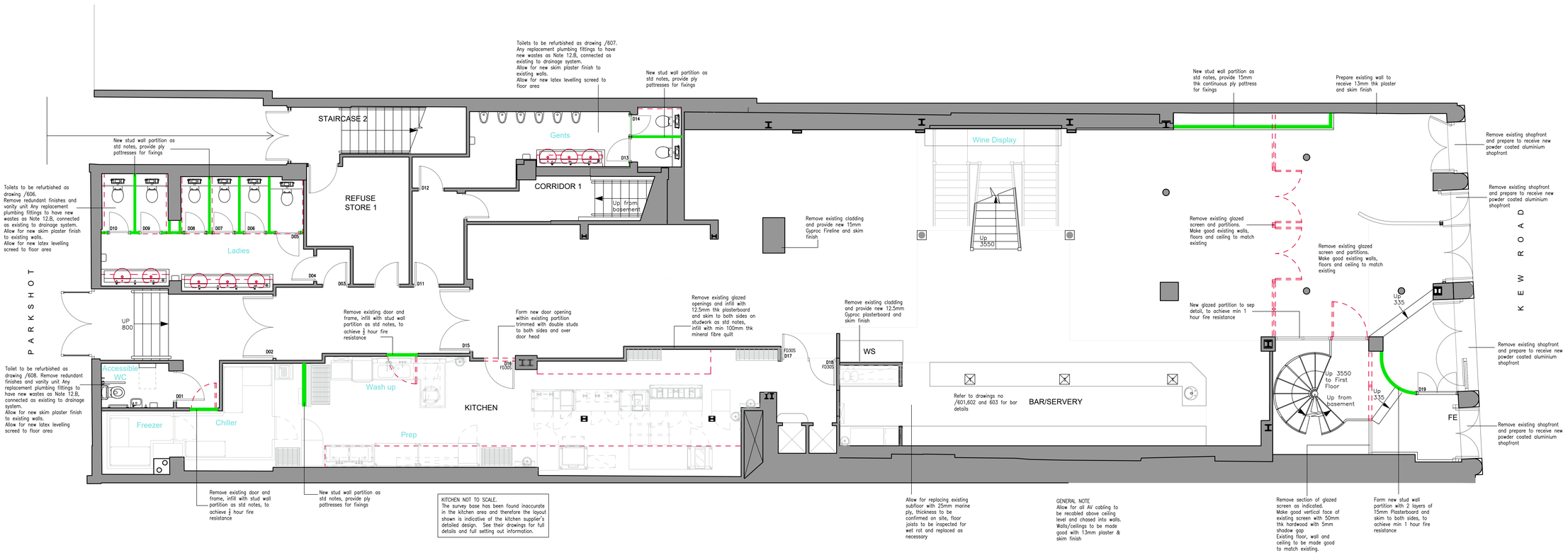

1. GENERAL NOTES

1.A CONSTRUCTION NOTES:
The building works specification notes provided on this drawing apply throughout unless specifically stated otherwise. Drawings must be read in conjunction with all drawings issued for this project including all structural engineers, mechanical engineer's and interior designer's drawings, etc. Any conflict between information is to be reported to Design Coalition for clarification before work proceeds

1.B ISSUE OF DRAWINGS:
The drawings to be used for construction purposes are all those issued by Design Coalition only when confirmed in writing. The current revision must be used as and when issued for construction. Drawings marked 'Preliminary' must only ever be used for discussion and general guidance for pricing, and must never used for the construction purposes.

1.C QUALITY OF MATERIALS AND WORKMANSHIP:
All materials and workmanship shall be in accordance with the Building Regulations Approved Documents and the latest relevant British Standards / Codes of Practice where no specific standard is quoted. All proprietary products and materials are to be installed, fitted and used fully in accordance with manufacturer's instructions, recommendations and advice, and Design Coalition advised of any conflict identified before work proceeds. The main contractor must obtain Design Coalition's approval in all cases where products are to be substituted for those specified.

1.D SITE CLEARANCE AND STRIP-OUT:
The building shall be handed over to the Main Contractor with all existing furniture, equipment, fixtures, fittings etc. intact. All such items are to be retained and protected throughout the contract unless clearly shown for removal on the drawings, or otherwise instructed. Obtain Design Coalition's instructions regarding any features found not shown on the plans of existing. Locate all existing services and provide protection throughout the contract.

1.E DEMOLITION WORKS:
All demolition works must be carried out in accordance with approved method statements, that include all necessary Health and Safety provisions appropriate for the works being undertaken.
All known loadbearing elements being removed must be inspected by the structural engineer prior to removal and all new structural support work implemented fully in accordance with the engineer's instructions. Contractor to provide all temporary supports as necessary.
All other walls, partitions, piers, ceilings, raised floors, etc, and similar elements being removed to be checked for any loadbearing issues, including beams, plant, equipment, ceiling supports, ductwork, pipework, etc., and the structural engineer is to be consulted as necessary prior to removal. Any new structural work to be also agreed with Design Coalition prior to demolition works. Voids behind elements noted for removal to be checked for hidden services and structure in case this might prevent the full opening up required for the scheme and Design Coalition consulted on any such discoveries before any significant removal works proceed.

1.F SURVEY INFORMATION:
All the drawings are based on the drawings provided by others and Design Coalition cannot accept any liability, or guarantee the accuracy of that information, and all details must be checked on site before commencement of any works, and as work proceeds. Design Coalition must be consulted on all significant discrepancies before effected works proceed.

1.H HEALTH AND SAFETY:
See the Health and Safety file issued for this Project.

1.I SECOND FLOOR LEVEL
Plans of any second floor are not available. All contractors to ensure they are aware of the extent and location of floors and ceilings to other areas of the building, ensure that all fire protection is maintained during the works and advise Design Coalition of any significant lack of fire protection, and ensure that the necessary health and safety procedures are followed regarding any works that involve opening up of floors.

1.J BUILDING CONTROL APPROVAL
The main contractor is to contact the Building Control Authority or Agent on commencement of the works and enable them to carry out all and any inspections they may wish to undertake, including the final inspection of the completed works. Any works directed by Building Control to ensure compliance with the Regulations is to be carried out, but Design Coalition must be consulted beforehand if such works result in additional cost or depart significantly from the provided construction drawings.

3. STRUCTURAL WORKS

3.A STRUCTURAL DESIGN
All structural works to be fully in accordance with the Structural Engineer's drawing, but the with setting out of all main beams and columns as Design Coalition's setting out information, which must be checked against on site conditions in relation to the surrounding building fabric before manufacture. Any discrepancies to be clarified with Design Coalition before any production or associated works commence.

3.C STRUCTURAL STEELWORK
The steelwork supplier's detailed drawings must be submitted to Design Coalition for approval prior to manufacture. All steelwork to be delivered blast cleaned to SA2.5 and painted one coat epoxy zinc phosphate primer, 75 microns. See interior design drawings for final painting of any exposed steelwork. Also see fire protection requirements.

3.E FIRE PROTECTION TO STEELWORK
Columns and beams not totally enclosed within partitions and floors providing half hour fire protection, and not specifically noted as being left exposed: to be encased in 15mm thick Gyproc 'Glasroc FireCase S.' boards staple-fixed board-to-board using a Glasroc Impulse Staple Gun (or similar) or alternatively using Glasroc FireCase Screws of appropriate length. Board joints on adjacent sides are staggered by a minimum 600mm. All fully in accordance with Gyproc's instructions and recommendations. This provides One hour fire protection, but same standard to be used for half hour. Use of intumescent paint instead to be approved in writing.

5. STUDWORK PARTITIONS & FRAMING

5.A STUDWORK PARTITIONS – General
The partition thicknesses quoted on the builder's works and setting out drawings relates throughout to the stud size prior to the addition of any linings. Additional dimensions may be provided on the interior design drawings relating to finished partition thicknesses that may need to be achieved through the addition of battens or extra layers or plasterboard to the contractor's choice. Partitions shown on plan with faces in line with existing walls must be set out allowing for all linings required to give a flush final finish.

5.B TIMBER STUD PARTITION – CLS STUDWORK
63x36mm or 90x38mm CLS timber studs at max. 400mm centres between sole and head plates, and double studs to door openings and open ends. Form plasterboard to both faces with skim plaster finish giving nominal overall widths of 95mm or 120mm, unless otherwise stated on interior design drawings. Heads of all stud partitions are to have lateral restraint provided by the ceiling.

5.C STUDWORK PARTITIONS – Half Hour Fire Resistant
All as specified for standard partition, but all these partitions must extend up to underside of the fire resistant ceiling and 50mm mineral wool insulation provided to all cavities if thermal insulation is not applicable. Perimeter and all openings to be fire sealed.

8. JOINERY

8.A JOINERY ITEMS – General
All plasterboard to wall, partitions and ceiling to have a plaster skim finish unless specified otherwise on the interior design drawings. Skim coat may be omitted within voids where this is fully hidden from general view and plasterboard is being provided solely as fire or vapour barrier protection. Moisture resistant grade plasterboard to be used in all potentially damp areas, such as Kitchens, Toilets, Washrooms, Cellars, etc.

10.B PLASTER CEILINGS – Suspended
British Gypsum CasoLine MF metal frame suspended ceiling system fitted fully in accordance with Manufacturer's Instructions, with 12mm plasterboard. This ceiling will provide lateral restraint to all partitions and frame members must be fixed to head rails of partitions to Manufacturer recommendations.

10.F WALL LININGS – Kitchen
All kitchen walls except those hidden behind the freezer and chiller units to be lined with hygienic white board full height with flexible joints to manufacturer's recommendations, fixed over plasterboard to studwork walls, and direct to plaster on the blockwork cookline wall. Fully sealed joint to be formed at junction of freezer and chiller units with side walls.

10.M FLOOR FINISHES – Flush Finishes Throughout
Main contractor to ensure that all new finishes are flush at all internal and external thresholds, abutting existing finishes, and at all changes of surface finish. Design Coalition must be consulted regarding any change of level greater than 5mm, except where timber floor finishes abut other finishes then diminishing edge strips are to be used, providing the change of floor is no greater than 10mm. A step no greater than 10mm may be acceptable at external door thresholds only, providing the top edge is rounded or chamfered.

8.B DOORS – General
See the detailed Door Schedule drawings for full details of door designs, finishes, dimensions and ironmongery requirements. Flush thresholds to be achieved at all internal and external doorways. Also see notes on Fire Resistance and Escape requirements.

8.B.1 DOORS – External Timber
Standard proprietary doors to be used wherever possible, unless specified as purpose made. External doors to have a 'U' value less than 3.0W/m2C, with any glass shown to be factory sealed double glazing with a 'U' value less than 2.0W/m2C. Frames with proprietary draught seals to all edges with a proprietary threshold seal ensuring a flush threshold (max 12mm change in level), is achieved. To be fixed in openings with galvanised mild steel cramps at 450mm vertical centres. Timber weatherboard fitted at foot.

8.B.5 DOORS – Ironmongery General
All ironmongery to be fully schedule by the appointed supplier complying with any specific requirements set out on the door schedule. Lever type door handles to be provided on doors with latches to comply with DDA requirements. All handles to be fixed at a height of 1000mm above floor, or matching those on existing retained doors providing this is within the range 900 to 1100mm. Fire resistant doors must be provided with 3 No steel hinges and overhead closers.

8.C.2 WINDOWS AND DOORS– Aluminium
Glazed windows and doors framed in a proprietary powder coated aluminium system by specialist supplier with all opening lights and doors fitted with proprietary double seal draught excluders. Generally 100x45mm box sections with toughened double glazing of 28mm units with 6mm clear toughened glass externally, 16mm Argon Gas filled cavity with black spacer bars and 6mm clear toughened low "E" glass internally, throughout. Polyester powder coated finish to colour specified on the drawings or as confirmed by the CA. To be fitted fully in accordance with suppliers recommendations including types of expanding foam and mastic sealants. Full working details to be submitted to Design Coalition for approval prior to manufacturer. Interior doors and screens to lobbies to be single glazed in 6mm toughened glass but otherwise to the same standard. Glass thicknesses to be confirmed by the supplier as suitable for the overall sheet sizes proposed to withstand impact forces to the relevant British Standards.

8.D.1 GLAZING – Safety Glass
Glazing in all locations to be toughened glass to BS6262 part 4: 2005 and BSEN 12600:2002, unless clearly specified otherwise.

8.D.2 GLAZING – Manifestation
Full height glazing to have manifestation on the glass at two levels; 850 to 1000mm and 1400 to 1600mm above the floor, in the form of a logo or sign min 150mm high, or decorative feature; min 50mm high, in accordance with paragraph 2.24 of Approved Document Part 'M'. To be supplied and fitted by the Signage Contractor. Detailed design and application method (film/etching), to be submitted by the signage contractor for approval prior to installation.

8.G. BALUSTRADES AND GUARDING GENERAL
All balustrades, screens and low walls providing edge protection to a drop of over 380mm to be min 1100mm high (min 1000mm high elsewhere), and include no gaps exceeding 99mm, and exclude any horizontal features that children could climb. Construction and fixings to withstand horizontal loads in accordance with BS 6399-1: 1996 & BS 6180: 2011 and structural engineer consulted if in doubt.

10. INTERNAL FINISHES

10.A PLASTERBOARD – General
All electrical and mechanical works to be designed by the appointed sub-contractor, based on Design Coalition indicative layouts and the existing installation, fully in accordance with MAE's standard requirement and to all current relevant British Standards and Codes of Practice. The M&E sub-contractors are to provide all necessary testing certificates required to satisfy the requirements of the Building Regulations. Where Planning permission or the discharge of Planning conditions is required for external plant then the appointed contractor will also be required to provide information on noise, smoke and odour control, etc. as may be necessary.

13.C ELECTRICAL – General
All electrical works to be fully in accordance with BS 7671:2008, as amended 2011. All light and other switches, heating/ventilation controls, fire alarm call points etc., to be located at the same height throughout, matching door handle heights if in the range of 1000 to 1100mm, or at 1050mm otherwise. All power sockets to be a min 400mm above floor level or min 150mm above worktops, and a max 1200mm above floor. All the above fittings to be min 350mm from internal corners or other projections that may restrict ease of access.

11. PLUMBING

11.A PLUMBING GENERALLY – Existing & New:
All retained existing plumbing to be checked and rodded/cleaned as necessary. New and replacement plumbing to be as noted below, connecting to existing drainage points. No works required to below ground drainage, or to existing SVPs.

11.B PLUMBING – Waste Pipes:
All UPVC plumbing to BS EN 12056-2:2000 and BS EN 1401-1:2019
All fittings to connect to wastes via. 75mm deep seal anti-syphon traps.
Waste sizes to be:-
W.C.'s = 100mm Urinals = 32mm
Wash hand basins = 32mm; Kitchen Sinks = 38mm
Glass washers and ice machine (low level tundish) = 38mm;
Common waste runs = 50mm;
All waste connections to SVP's to be min 215mm from WC branch connections. Rodding access to be provided at all bends, with appropriate access hatches in any surrounding boxing.

11.D PH Toilet:
Physically Handicapped toilet to have 900mm wide access door (opening outwards), internal dimensions, all necessary handrails, grips, etc... to fully comply with Diagrams 18 and 19 of Approved Document 'M' of The Building Regulations. Also see the Interior Design drawings.

11.E AMBULANT DISABLED TOILETS
Cubicles noted as Ambulant; to have seat height, coat hooks, handrails, a clear space of min 800x800mm, an outward opening door with grab rail, all as Figure 56 of BS 8300:2009.

11.G KITCHEN FAT OIL AND GREASE (FOG) TREATMENT
All dishwashing equipment and sinks in the wash-up and food prep areas are to discharge through a floor mounted proprietary stainless steel grease trap. Size, type and capacity of the grease trap/s to be specified by the specialist kitchen equipment supplier. Marked on the plan as 'GRU'.

13. SERVICES

13.A ELECTRICAL, HEATING AND VENTILATION DESIGN – General
SIGNAGE AND FIRE FIGHTING EQUIPMENT.
See Notes 14.B to 14.F on the electrical layout drawings, for full requirements for all these items.

14. FIRE PRECAUTIONS

14.A FIRE PRECAUTIONS – General
1. All these notes apply in full to new works only. Existing installations, fittings, etc., are to be checked for compliance and Design Coalition must be consulted regarding anything non-compliant, faulty or damaged. All existing elements to be retained unless clearly instructed otherwise.
2. Design Coalition must be consulted on any discrepancies between Design Coalition's design drawings, the M&E contractor's working drawings and the as built installation, whether due to specialist design changes, on site circumstances, Fire Officer's requirements, or for any other reason.
3. In all cases the latest relevant British Standard must be followed.

14.G FIRE ESCAPE DOORS
External doors with min 850mm clear width, providing escape in case of fire, marked 'FE' on plan and not providing general public access such as entrance doors which are unlocked at all times the premises are in use, to be provided with panic bolts/latches in accordance with BS EN 1125:1997, and no other form of bolts or locks. 'Push bar to open in emergency' sign in 100mm high white text on a green background, fixed immediately above the push bar/release mechanism. Warning signs to be fitted if doors are security alarmed. All escape doors to have external emergency lighting as specified under Emergency Lighting. Door thresholds to be flush. Internal doors on fire escape routes to open in direction of escape and to have no form of bolts or locks. Magnetic door locks may be fitted providing these fail safe in the event of a power failure or activation of the fire alarm.

14.H FIRE RESISTING DOORS
Doors marked 'FD30S' indicates half hour fire resisting door fitted with intumescent fire and smoke seals rebated into door frame. One hour fire doors noted as FD60S require a hardwood frame with a density greater than 650 kg/m3. All to be in accordance with BS476:23 1987. All to have an overhead closer and 'Fire Door – Keep Clear' signs both sides, unless normally locked and fitted with a 'Fire Door – Keep Locked' sign. Internal Fire doors may be held open with magnetic stays that release on power failure or activation of the fire alarm.

14.I FIRE STOPPING AND INTUMESCENT FIRE COLLARS
All openings and penetrations through fire resistant partitions and ceilings to be fully sealed around ducts, pipes, conduits, cables, etc. Surrounding fire resistant materials (plasterboard etc.) to be fitted tight with proprietary intumescent mastic used to completely seal joint. Intumescent foam is not to be used except where approved for partitions (typically for cable trays), and must then completely fill the full width of the partition.
'Quelfire' or similar 1 hour fire resisting intumescent fire collars to all pipe penetrations through fire resisting walls and floors where pipe diameter is greater than 38mm except for cast iron or steel pipes. Ventilation ducts passing through fire resistant partitions and ceilings to be fitted with fire dampers. All fire stopping materials to be installed fully in accordance with the manufacturer's recommendations.

14.J FIRE RESISTANT CEILINGS
Recessed lights or other fittings penetrating through the ceiling must not be used in any fire resistant ceiling unless specifically detailed to maintain the full fire resistance. Proprietary hoods made to suit specific light fittings may only be used when approved in writing by Design Coalition.

14.K EXISTING FIRE RESISTANT ELEMENTS
All existing fire resistant doors, walls, floors, ceilings, barriers, fire-stopping etc. are to be identified on site, and checked for integrity. Design Coalition to be consulted regarding any apparent sub-standard conditions for instructions on making good, or if there is any doubt regarding the required fire resistance of any element.

14.P SURFACE SPREAD OF FLAME – Existing and New Boarding
See the interior design drawings /501 onward for extent of any wall boarding, that may require Class '0' treatment. Any ceiling boarding must be Class '0'. Certification required on completion.

NOTES

Do not scale drawing. Use figured dimensions only. All dimensions must be taken from actual site measurements where shown critical to the work. Any discrepancies must be reported immediately to the Architect before work proceeds.

This drawing must be read with and checked against any structural or other specialist drawings issued.

The contractor is to comply in all respects with the current Building Regulations, whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundations or buried services. Such work is assumed to be subject to the warnings and cautions that are investigated by the Contractor and suitable methods of foundations as provided.

This drawing is to be read in conjunction with all other standard Mitchells & Butlers specifications and documentation.

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REVISIONS

REV	DESCRIPTION	BY	DATE

PROJECT
1 Kew Road
Richmond

BRAND
ALL BAR ONE

BUN 8966

TITLE
Ground Floor Plan
Builders Works

DRAWN	SCALE @ A0	SCALE @ A2	DATE
LD	1:50	1:100	June 24

CHECKED	PROJECT/DRAWING NO.	REVISION
-	4706/301	