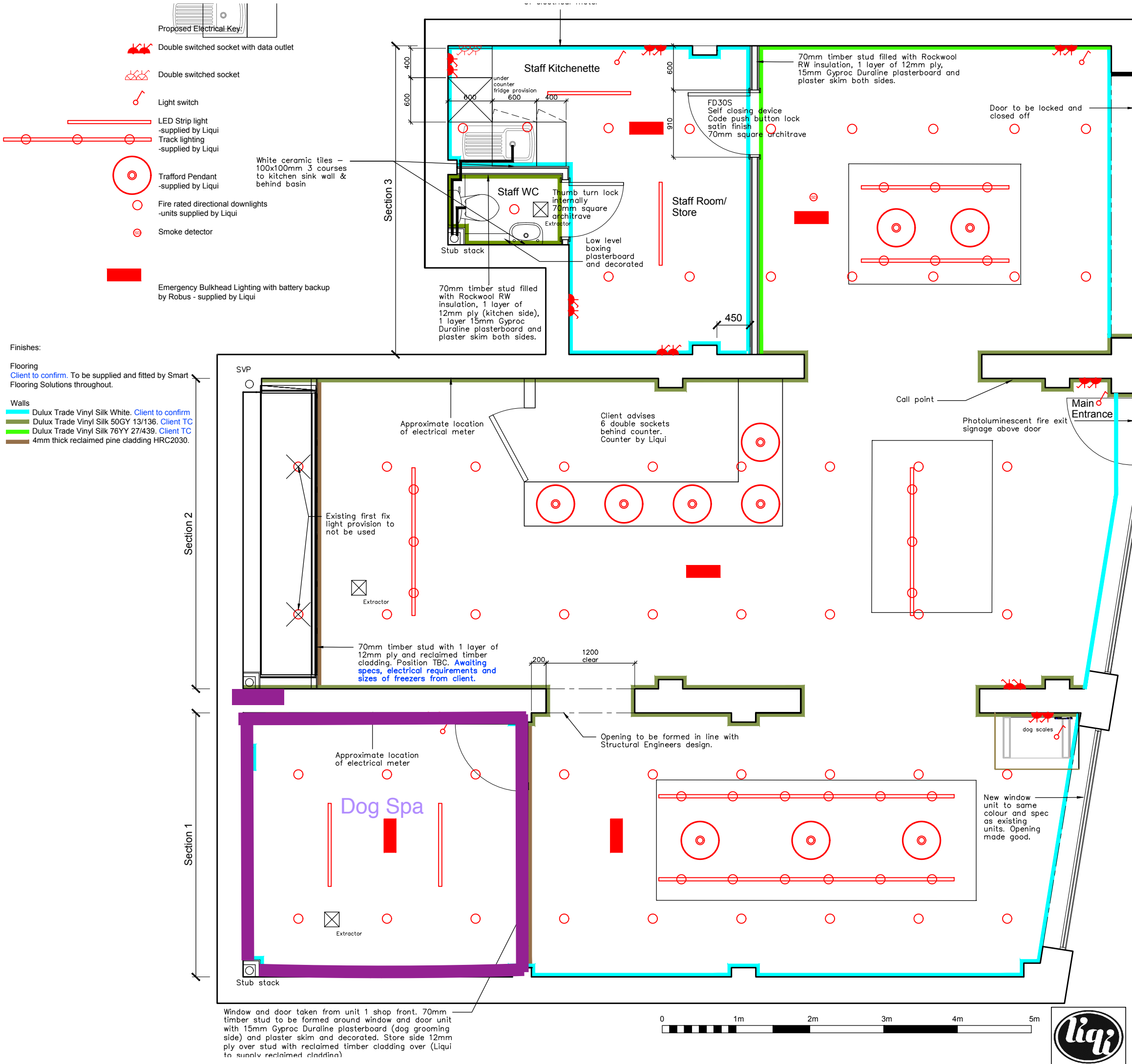




All works are to be carried out in accordance with the relevant sections of the Building Regulations 2000, Structural Engineers details and calculations (where applicable), Current British Standards, European standards as applicable, Codes of Practice and Manufacturers recommendations

The drawings and drawing notes do not purport to cover each and every item required to complete the project, the notes are not a specification of works, the sub contractor is advised to verify the full extent of the works with the client.

Figured dimensions shall be followed in preference to dimensions scaled from the drawing, but all dimensions are to be checked on site, and taken from the building before any work is commenced or orders placed with suppliers. Prior to commencement the sub contractor is to undertake all necessary site investigations to confirm the existing structure, service routes etc. conflicts to be advised immediately.

The sub contractor is to set out and construct the works to ensure compliance with the intent of the drawings and to ensure satisfactory fit at junctions.

All parties are advised of their obligations under the CDM REGULATIONS Construction (Design and Management) Regulations.

FOUL WATER DRAINAGE
All existing foul drainage, (pipes, runs, I.C.s. etc) to be established on site prior to commencement of works.
All new drainage connections to be 110 mm dia. u.P.V.C. pipes.
Where proposed drainage run passes through existing wall/ foundations, form opening within same, with a min. clearance of 50mm all round the pipe, with plain concrete lintel over, mask resultant opening around the pipe on both sides with rigid sheet material, to prevent the ingress of fill or vermin, and fill void around pipe with compressible sealant to prevent entry of gas.

All drainage works to comply with BS 8301: 1985 together with all relevant manufacturer's instructions as appropriate.

ABOVE GROUND DRAINAGE
Plastic plumbing system complying with BS 5572: 1978. Installed in accordance with all relevant manufacturer's instructions.

All fittings to be provided with 75mm deep anti syphonic traps, (W.C. Pan to incorporate 50 mm deep trap).

Stub stack to be boxed in with 25mm insulation, timber stud, 15mm Gyproc Duraline, plaster skim and decorated.

MECHANICAL VENTILATION
Provide and fix mechanical extract fans within internal W/C, capable of extracting at a rate of 15 ltr/sec. Mechanical extract fan, to be linked to light switch, with 15 min. overrun, ensure a 10 mm gap is provided under the door into internal rooms to provide an air inlet.
Provide and fix within kitchen separate mechanical extract fans, capable of extracting at a rate of 30 ltr/sec.

All extract fans to discharge directly to the outside, position of all extract fans, ducts, grills, etc. to be agreed on site to suit conditions found.

Extractor fans are to be white plastic.

ELECTRICS
Extend/ Adapt existing electrical installation, to serve the new areas, all works to comply with the current edition of the IEE Regulations, together with any amendments as appropriate, together with BS 7671: 2001 Positions/ type of all new electrical fittings, to be agreed with the client (all switches and socket outlets are to be located between 450mm and 1200mm from F.F.L.).

The installation is to be carried out professionally by an NIECIC Registered contractor, and is to be inspected and tested during and at the end of installation, to verify compliance with the above, with a signed completion certificate being issued on completion of the project.

Electric sockets, switches, outlets are to be white plastic.
Lighting to follow the requirements in the Non-Domestic Building Services Compliance Guide.

Interlinked smoke detection system in line with BS:5839

WATER
Wholesome water will be provided to kitchen area. Water (kitchen and WC) to be heated via existing electric water heater.

INTERNAL PARTITIONS (Studwork)
To be 70 mm Timber stud partitions, at max. 400 mm centres, covered with 12.5 mm Gyproc Wallboard with all four edges supported and fixed with 41 mm Gyproc Drywall Timber Screws at max. 300 mm (reducing to 200 mm centres to external angles) centres to all supports. Joints to be filled and reinforced with jute scrim 90 mm wide and plastered with Thistleboard finish applied in 2 No. coats 5 mm thick overall, all in accordance with manufacturers instructions.

WINDOWS/ DOORS
All new windows to be glazed with (min. 20 mm) sealed double glazed low-E units, to achieve a U-Value of 1.6 W/m2 K.
All glazing to doors (including internal) together with any glazing within 300 mm (horizontally) to either side of doors, and any other glazing within 800 mm of F.F.L. to comply with BS 6206: 1981. For safe breakage and to be clearly marked as such (one pane per window/ door). FENSA certificate required.

FIRE SAFETY
M1 fire detection system with call point adjacent to entrance door and sounders installed to ensure 65dB throughout. Flashing beacon to dog grooming area in Section 1 in accordance with BS5839 part 1 2017.
The emergency lighting and exit signage layouts to follow BS 5266 -1-2016 and BS5499 part 1 2002 respectively.

PROJECT Browns Natural Pet Store, Ferring			
DRAWING Proposed Ground Floor Plan			
STAGE			JOB NO.: 307
			DATE : 24/01/2018
DWG NO.	SCALE	REVISION :	DRAWN :
AL-100	1:50@A3	E	RY
Do not scale: use figured dimensions only: check dimensions on site: notify Liqui of any discrepancies: copyright Liqui Group			