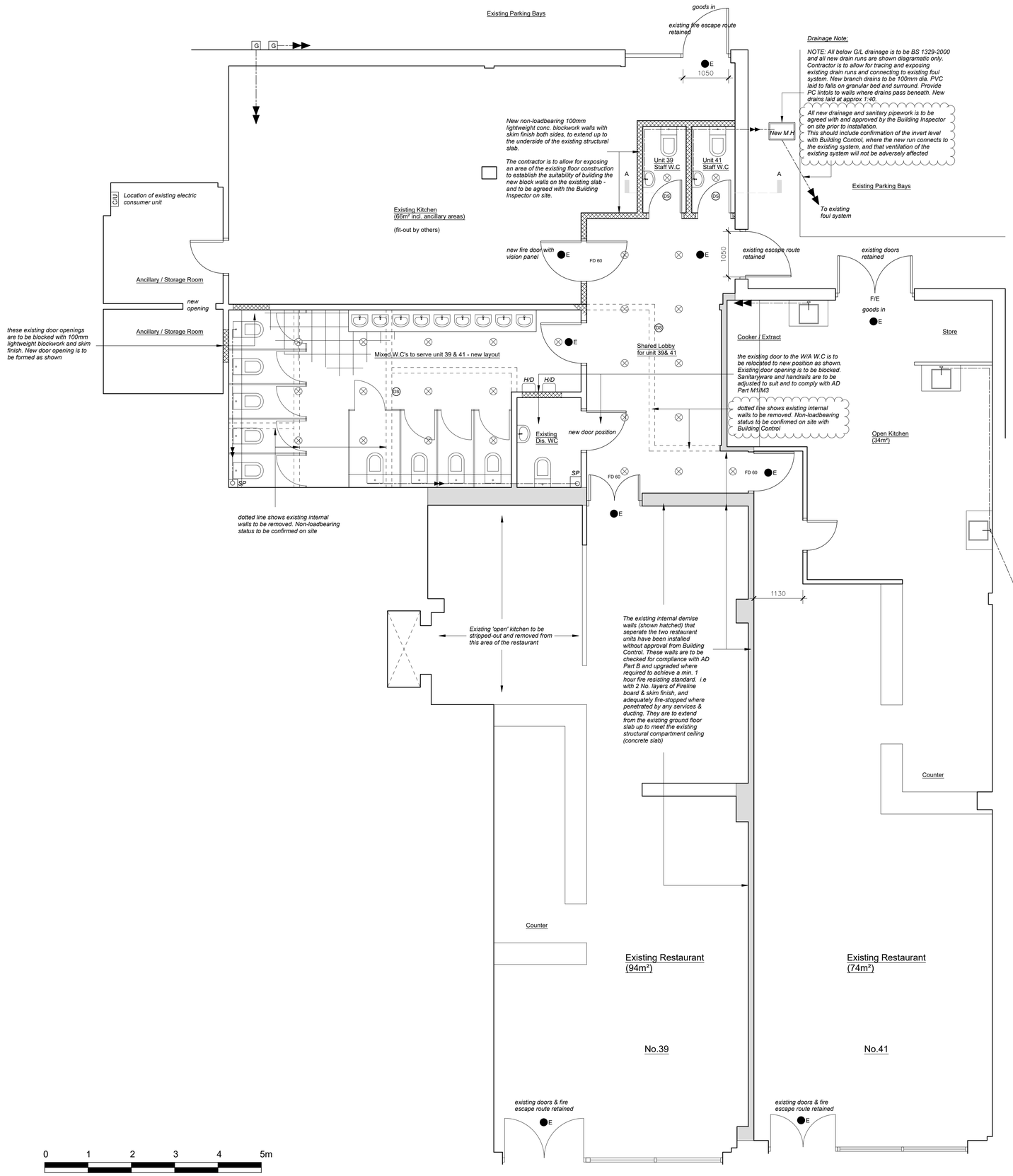


39-41 Bridge Street - As Proposed Plans

Sanitary Provisions Note:

The provision of new customer sanitary accommodation shown on the plans has been calculated and designed to meet BS 6465-1 Table 10. It has been assumed that customers will be 50% male & 50% female.

The existing wheelchair accessible toilet will be maintained with minor modifications as noted on the drawings.

New staff facilities are provided in acordance with BS 6465-1

Each toilet is to be provided with a ducted extract fan capable of extracting 30 litres/sec, with 15 min overrun, and to terminate to external air.

All above G/L plumbing is to be BS EN752. WC's to be connected to existing SP's via 100mm dia PVC soil pipes via 100mm outlet. Basins to be provided with 32mm dia PVC wastes with 75mm D/S anti-vac traps.

Exact drain runs to be agreed with B.C Officer on site and are to connect to the existing foul system

Services and Ventilation

The existing (singular) gas, electric & water supply and meter is to be split to provide incoming services for the two separately demised restaurant Units 39 & 41.

- A new gas supply is to be provided into Unit 39 (Unit 41 new gas supply has been installed)
- A new three phase electric supply and meter is to be provided for Unit 41
- A new mains water supply is to be provided to Unit 41

When submitting a quotation for the works the contractor is requested to allow for providing a written report from a registered (gas safe) engineer describing the suitability of the existing heating, hot water, and mechanical ventilation systems within the building, and their recommendations for the future provisions for the two restaurant units.

Heating and hot water is currently provided by a boiler located in Unit 39.

The above report should include for a new or relocated boiler to serve Unit 39, and a new boiler to provide for Unit 41.

The existing mechanical extract and ventilation system should be checked for its suitability to adequately provide for two separately demised units and where required a new system should be proposed.

Toilet Finishes:

The contractor is to allow for a ceramic floor tile finish to all toilet areas, and 300mm splash back tiling to wash basin areas.

Cubicles to be MFC (melamine faced chipboard) or similar, full height, and with contrasting colour doors.

Automatic hand dryers should be provided to each toilet.

W.C's to be free standing with concealed cistern. Wash hand basins to be recessed counter top (Armatige Shanks Contour 21 range or similar)

Fire Strategy Note:

The existing Fire Alarm and detection system to the premises (including all emergency lighting) is to be tested for compliance, and retained as existing during the refurbishment works.

The two demised restaurant units, are each to be served by an electrically operated Fire Alarm & Detection System to meet AD Part B and to BS 5839, and to the approval of Building Control (& Fire Dept.)

This fire escape strategy is for the two existing restaurant layouts and has been based on AD Part B Vol.2 .

The location of final escape doors and travel distances should be within those specified by AD Part B Vol.2, Table 2 (for purpose group 4) ie. max. travel distance 18m in one direction

Escape widths are based on;

Occupant Capacity for the 'restaurant' is based on Floor Space Factors as per AD Part B Vol.2 Table C1 (excludes area for sanitary accommodation and fixed structure) with areas as follows;

Unit 39 Restaurant (excluding W.C's)
= 94m² / 1.0m² p/p
= 94 occupants

Kitchen Area
66m² / 7.0m² p/p
= 10 occupants

Total
= 104 occupants

Escape Width
= up to 110 occupants
= 850mm min. escape width
(As per AD Part B2, Table 4)

Unit 41 Restaurant (excluding W.C's)
= 74m² / 1.0m² p/p
= 74 occupants

Kitchen Area
34m² / 7.0m² p/p
= 5 occupants

Total
= 79 occupants

Escape Width
= up to 110 occupants
= 850mm min. escape width
(As per AD Part B2, Table 4)

Total combined occupancy for both Units 39 & 41 = 183 occupants

Escape Width
= up to 220 occupants
= 1050mm min. escape width
(As per AD Part B2, Table 4)

Subject to confirmation from Building Control & Fire Department

New Demise Walls

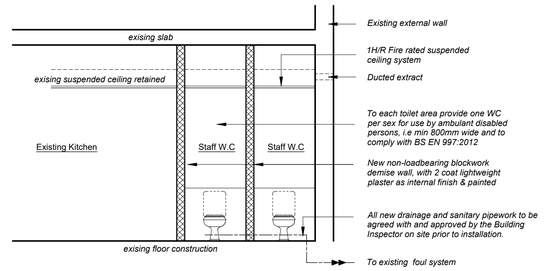
New internal non-loadbearing conc. blockwork compartment walls, to provide separation between restaurant demise / kitchen and new sanitary accommodation, is to achieve a min. 60min fire resistance standard & severe duty rating.

The contractor is to allow for exposing an area of the existing floor construction to establish the suitability of building the new block walls on the existing slab - and to be agreed with the Building Inspector on site.

The new compartment wall is to extend up to the existing structural slab and where required to be fire stopped at ceiling level. All services / penetrations through this wall are to be adequately fire stopped.

There should be no changes to the construction or integrity of the existing compartment walls or floors, other than those described above or noted on the plans.

Where new suspended ceilings are provided, and where repair is required, this should achieve a min. 60min F/R standard & min. 43dB sound resistance where residential uses are above.
i.e with 2No. layers of 12.5mm fireline board & skim.



Proposed Section A-A 1:50

Building Regulations Note:

The contractor is responsible for notifying Building Control of the start date of the works, no later than 2 working days prior to the commencement - and agreeing with them the Inspection Service Plan for the entirety of the works.

Note: The electrical installation is to be carried out by a person competant to do so. It is to be designed, installed, and checked and tested to BS7671. Upon completion a certificate confirming compliance will be required by building control.

E *Emergency lighting to be provided to each WC, escape route and at each fire exit, and is to be connected to the fire detection system*

Illuminated fire exit signage should be provided in accordance with AD Part B, and comply to BS5499 Pt4 2000 - i.e should be located at each doorway, and escape route which provides an exit and means of escape from a fire or other emergency situation

DS *Mains operated interlinked smoke detector to integrate with the existing fire detection system within the building - exact locations to be agreed on site with Building Inspector*

⊗ *LED recessed Downlight*

Rev C - B.C queries - notes added	17.02.20
Rev B - Issued for 'Regularisation'	19.12.19
Rev A - General notes added	12.12.19

C M A
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Client
Residential Trust Ltd & Farnpoint Ltd

Project
39-41 Bridge Street
Walton-On-Thames

Description
Proposed Plans
Refurbishment to provide
New toilets for restaurant units

Status
For Approval

Scale	Drawn	Date
1:50	CDM	AUG'19
Job number	Drawing number	Revision
1281	03	C

Original size 100mm @ A1