

FORM NEW DDA TOILET COMPLETE INC. NEW METAL INSULATED STUD WALLS, PLASTER AND SKIM PLUS NEW PAINTED TIMBER SKIRTING TO BOTH SIDES. NEW DDA COMPLIANT DOORSET AND FRAME (926MM WIDE DOOR) AND ALL APPROPRIATE IRONMONGERY. ALLOW PLY LINING TO WALLS FOR SECURE FIXING OF RADIATOR AND BABY CHANGE UNIT.

FORM NEW UNDERGROUND DRAINAGE ROUTE. EXCAVATING DOWN TO REDUCED LEVELS AND LAYING NEW 100MM DIA WASTE PIPES CONNECTING INTO EXISTING MANHOLE ALL TO A MINIMUM FALL OF 1:40. MAKE GOOD ALL EXCAVATIONS AND TRENCHING WITH GRAVEL AROUND WASTE PIPE TO A DEPTH OF 100MM AND SUITABLE AGGREGATE/CONCRETE ABOVE. LEAVE READY FOR NEW FLOOR FINISHES.

ENSURE ALL EXCAVATIONS/PIPE RUNS THAT PASS THROUGH WALLS/FOUNDATIONS ARE UNDERTAKEN AS PER STRUCTURAL ENGINEERS DETAILS.

INSTALL NEW ABOVE GROUND WASTE AND WATER SUPPLIES/PLUMBING TO SUIT NEW LAYOUT.

EXISTING MAN HOLE

ASBESTOS PRESENT IN BITUMEN SINK PADS

BUILDERS WORKS NOTES

GENERALLY

This drawing is to be read in conjunction with the structural engineers drawings and calculations and any other drawing which may be applicable supplied by the client.

All work and materials are to comply with current, relevant British Standards, codes of practice and building regulations approved documents.

The main contractor and subcontractors where applicable will be responsible for checking on site dimensions and reporting any discrepancies to the consultants.

DEMOLITION

The demolition of all structural elements is to be undertaken in strict accordance with the structural engineers requirements where applicable. All walls etc. indicated in broken lines to be carefully removed. Main Contractor to provide all necessary propping & supports to maintain the existing structure. Main Contractor to provide all necessary protection to the retained works and cart away all surplus materials from site. Disturbed areas to be made good to match existing surfaces. All redundant plumbing and wastes to be carefully removed. redundant drains to be capped off at floor level and plugged with concrete.

INTERNAL WALLS

Gyframe 70 S 50 'C' stud partitions to comprise of 70 x 39mm cold-rolled steel studs with a 'C' section profile. One layer Gyproc plasterboard/Fireline board fixed with suitable British Gypsum screws at 300mm centres (200mm centres at external angles) Gyframe 'C' studs at specified centres. Gyframe Channel suitably fixed to floor at 600mm centres. Gyproc Sealant for optimum sound insulation. Gyproc jointing material bulk fill where gap exceeds 5mm. Gyframe GFT1 Fixing T or Gyframe GFS1 Fixing Strap progressively inserted between board edge and studs to support horizontal board joints. Gyframe 'C' stud suitably fixed to wall at 600mm centres with rockwool or similar approved mineral fibre insulation. All pipes and ducts to be fire stopped where passing through 1/2 hour fire wall using proprietary 'Nullifire' System B pipe closers or similar approved collars. Exposed walls in AWP areas to receive 12.5mm insulated British Gypsum wall board and skim finish as specified. All exposed walls to be finished ready to receive wallpaper or painted finish as specified.

VENTILATION

Occupiable rooms to have windows with opening lights one twentieth of floor area and background ventilation of 4000sq.mm for floor areas up to 10sq.m. Where greater than 10sq.m. at the rate of 4000sq.mm of the overall floor area. (background ventilation to be trickle ventilators or airbrick having hit and miss ventilators.)

Commercial kitchen to have ventilation system by specialist. Licensed areas to have mechanical extraction or balance ducted system to m&e consultants details.

Sanitary accommodation to have windows with opening lights one twentieth of the floor area or mechanical ventilation to extract at the rate of 6 litres/second per w.c. or three air changes per hour and background ventilation or 4000sq.mm per w.c. Where sanitary accommodation is without opening windows, provide mechanical ventilation to extract at the rate of 6 litres/second per w.c. with a 15 minute overrun. Provide air inlet into the room (10mm gap below the door).

DRAINAGE

Connections to existing drains to be to the building inspector's approval.

PLUMBING

All sanitary pipework installations to be carried out in U.V.P.C. to C.P. 301. All materials to conform to B.S. EN 12056-2:2000 All wastes running below floors, cellar ceilings etc. to have rodding access at bases and changes in direction. Horizontal runs to be on metal hangers from underside of joists at 1200mm centres to a minimum fall of 1:40.

W.C.'s to have 100mm branch connections swept in the direction of flow. Wash hand basins to have 32mm dia. Wastes with 75mm deep seal traps, where three or more basins are served by a common waste, 50mm dia. branch pipe to be used. Urinals to have 50mm dia. wastes with 75mm deep seal traps. Sinks, shower trays and baths to have 40mm dia. Wastes with 75mm deep seal traps. All wastes from commercial kitchen fittings to be fitted with deep seal traps, all sizes in accordance with manufacturers recommendations and to discharge via a grease trap prior to entering the foul drainage system.

Internal gullies to be back-inlet type1, sealed and fitted with a removable access plate. Foul waste pipes internally to be vented by automatic air admittance valves on stub stacks. Valves to be hunter 'nouveau' relief type to B.S. EN 12056-2:2000.

Soil and vent stacks to be to B.S.301 minimum 100mm dia. terminating 900mm minimum above the head of any opening within 230mm of the stack. Top of stack to be fitted with a durable 'balloon cover'.

Waste pipe support centres to be as manufacturers details.

FIRE WARNING SYSTEM

To comply with British Standard 5839: Part 1: 2002 & 2017.

EMERGENCY LIGHTING SYSTEM

To comply with British Standard 5266: Part 1: 2016. (Maintained 2 hour duration) and BS EN 1838, 2013.

FIREFIGHTING EQUIPMENT

To comply with British Standard EN3, British Standard

FIRE ESCAPE SIGNAGE

To comply with B.S. 5499.

Key



BH



BH



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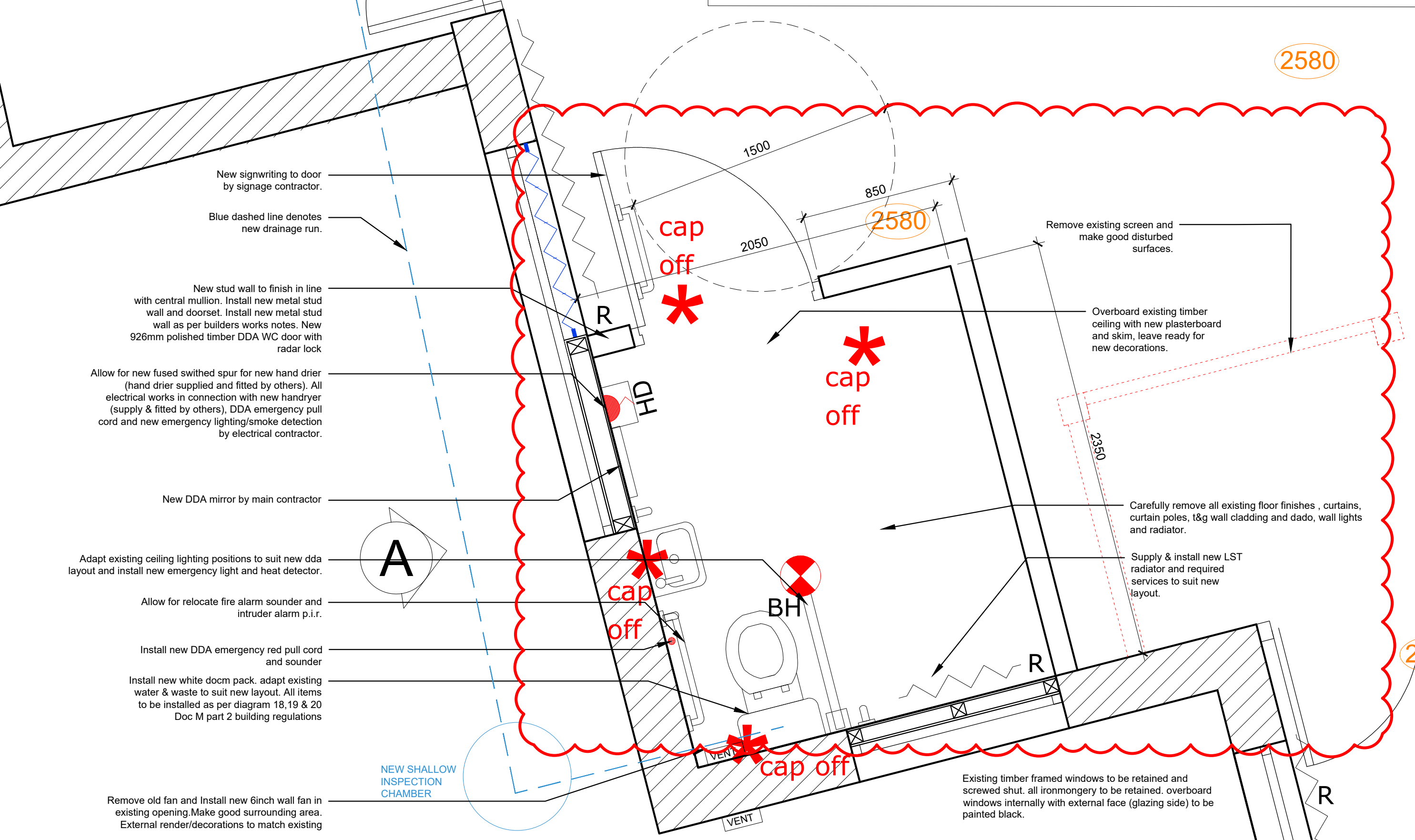


Indicates new fused spur



Indicates new emergency pull cord. Alarm/sounder to be fitted so visible from the bar

This drawing should be read in conjunction with all drawings and schedules prepared as part of the design package. Ensure site dimensions are checked prior to manufacture and installation. Ensure all joinery is restrained to structural envelope as necessary. All finishes to be applied as manufacturers instructions.

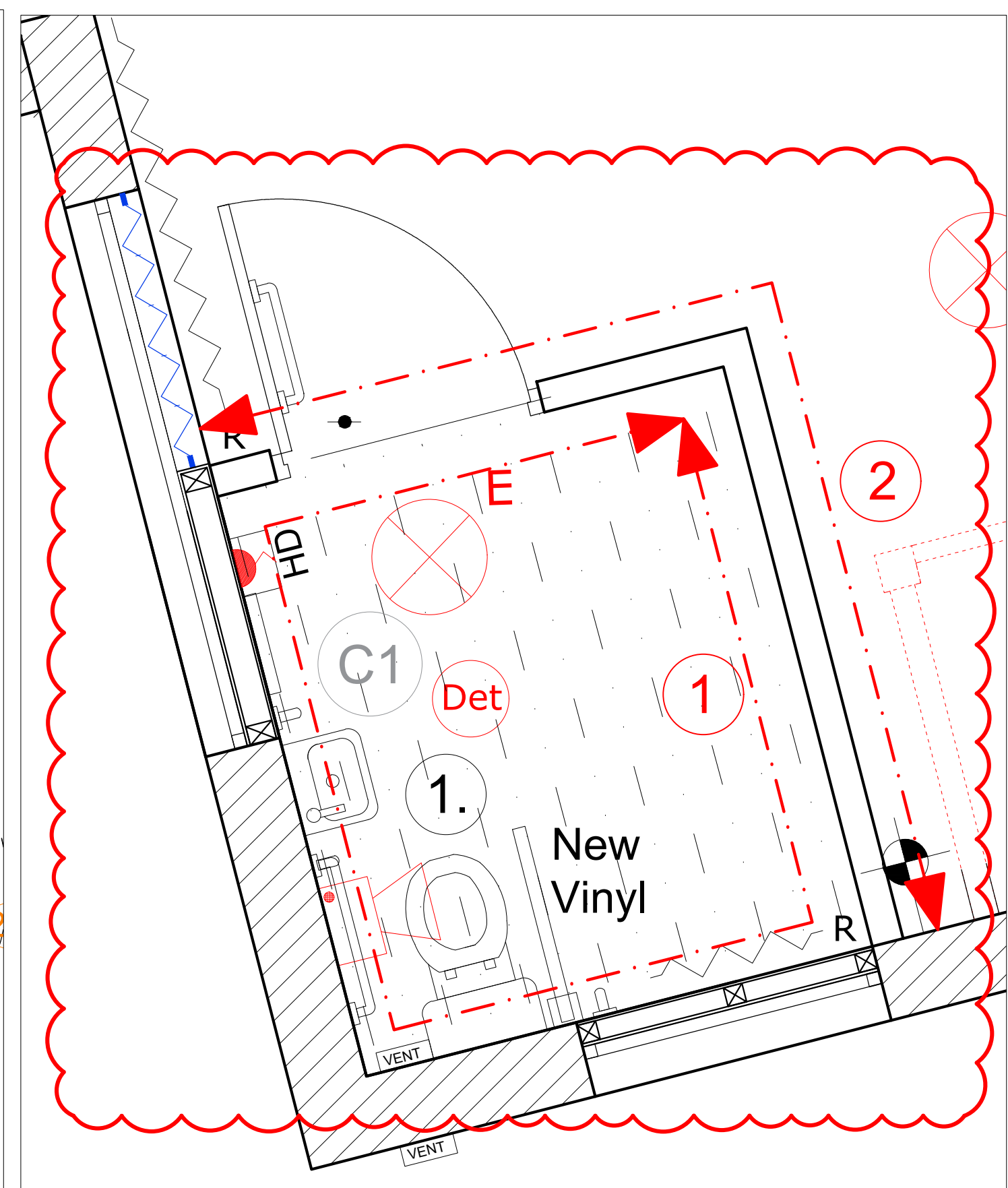


PROPOSED BUILDERS WORKS PLAN
SCALE 1:20

CEILING FINISHES	Ref.	Description	Specification
	(C1)	2 full coats Dulux Trade Heritage vinyl matt - Romney Wool	ROMNEY WOOL

NOTES:
All finishes to be installed in accordance with the manufacturer's recommendations. New plaster areas: Plaster to be sound, clean & fully dry. Seal plaster with a 10% thinned mist coat.

WALL FINISHES	Ref.	Description	Specification
	(1)	New 1500mmH tiling with paint above	New grey tiling up to 1500mm Tile ref: 300x100 Primo Graphite tile in horizontal brick bond pattern with Mapei-Anthractite grout Supplier: Nick Firth Grout colour- Anthracite. Above 1500mm- Dulux Trade Eggshell- Pebble Grey
	(2)	Walls to receive new paint finish above and below dado. Allow for new dado.	Above dado: Dulux Trade diamond matt 10YY 26/321 Below dado: Dulux Trade scuffshield matt 90BG 11/101



PROPOSED FINISHES PLAN
SCALE 1:20

FLOOR FINISHES	Symbol	Description	Specification
	(1)	Supply and lay new vinyl flooring.	Altro flooring - Ref: Altro - Wood Safety Collection - WSA2002 - Vintage Cherry.

ALLOW FOR SILICON SEALANT AROUND ALL SANITARYWARE JUNCTIONS WITH FLOOR FINISHES

ALL FINISHES TO BE INSTALLED AS MANUFACTURER'S RECOMMENDATIONS

C	New stud wall moved to edge of window	EY	09.01.25
B	New vent moved back to existing vent position	EY	28.04.25
A	Building regulations note added. Baby change remove	EY	24.04.25
Rev	Revision Details	Initials	Date

newman|gauge

E.design@newmangaugae.com T. 0121 212 9800
12-14 Regent Place Birmingham B1 3NJ
newmangaugae.com

Client

**Mitchells
& Butlers**

Project

**THE GEORGE
GRAVESEND**

Drawing Title

**PROPOSED FINISHES &
BUILDERS WORKS PLAN**

Project Type

SIZZLING PUB & GRILL

Date	Scale	Drawn By
MAR'25	1:20@A1	RO
Project No.	Drawing No.	Revision
3193	401	C

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0 1 2
1:20 metres