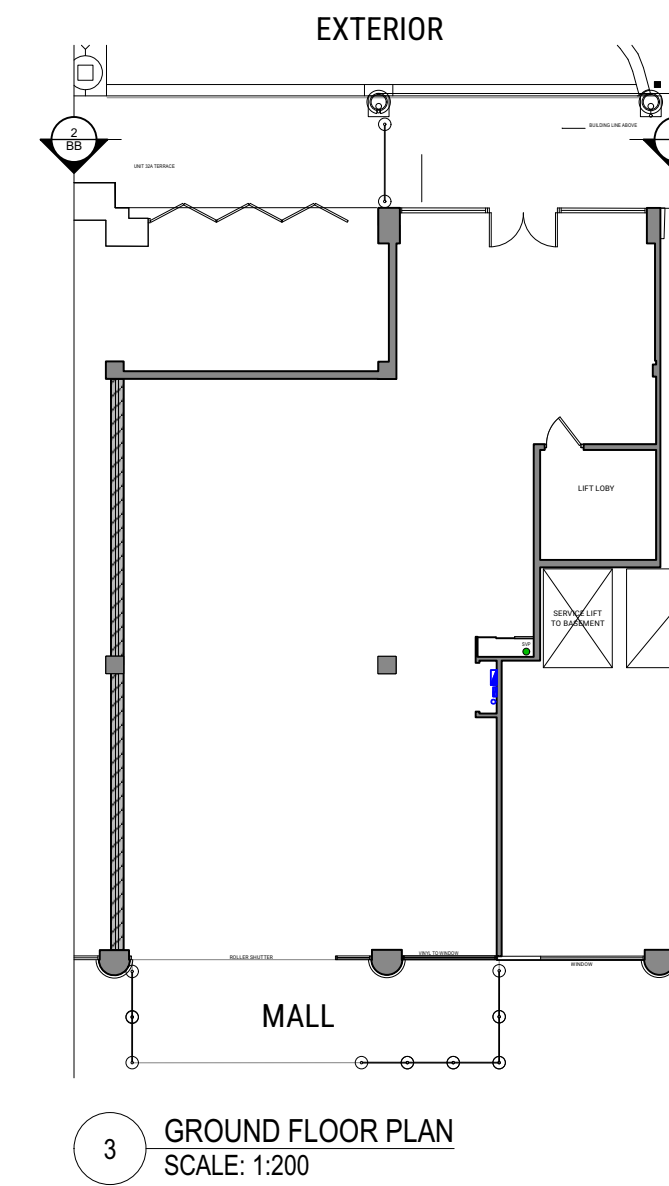


REV	DESCRIPTION	DATE	BY
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3 GROUND FLOOR PLAN
SCALE: 1:200

PROJECT NOTE: BUILDING SAFETY ACT

DRAWINGS PREPARED BY THE FRUITFUL DESIGN CONSULTANCY LTD ARE INTENDED TO ILLUSTRATE DESIGN INTENT, FACILITATE INITIAL REVIEW BY BUILDING CONTROL AUTHORITIES AND ENABLE INITIAL COSTINGS BY THE CLIENT'S NOMINATED CONTRACTOR. THE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES AND THE FRUITFUL DESIGN CONSULTANCY LTD IS NOT ACTING AS A PRINCIPAL DESIGNER UNDER THE BUILDING REGULATIONS AND BUILDING SAFETY ACT 2022. PRIOR TO THE PROJECT PROGRESSING TO THE CONSTRUCTION PHASE, THE CLIENT IS TO APPOINT BOTH A PRINCIPAL CONTRACTOR AND A PRINCIPAL DESIGNER TO OVERSEE THE DESIGN DEVELOPMENT AND CONSTRUCTION.

THE CLIENT IS FURTHER ADVISED OF THE REQUIREMENT TO APPOINT A PRINCIPAL DESIGNER UNDER THE COM REGULATIONS.

GENERAL BUILDING CONTROL NOTES:

ALL M+E SERVICES/SYSTEMS INCLUDING (BUT NOT RESTRICTED TO) SMOKE & HEAT DETECTORS, BREAK GLASS, SMOGERS, EMERGENCY LIGHTING, VOID/CEILING DETECTION, SPRINKLERS AND LED VOID INDICATORS ARE TO BE DESIGNED BY OTHERS AND TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS. THE ELECTRICAL AND FIRE ALARM CONTRACT IS TO BE LET ON A DESIGN AND BUILD BASIS. CONTRACTORS UNDERTAKING ELECTRICAL WORK, MUST BE NICEIC REGISTERED WITH 'APPROVED' STATUS, AND TO BE CONFORMANT WITH THE BS REGULATIONS 18TH EDITION AND BS 7671 CONTRACTORS WILL BE REQUIRED TO DEMONSTRATE THAT THEY HAVE AN UP TO DATE 'APPROVED' CERTIFICATION.

EMERGENCY LIGHTING TO COMPLY WITH BS 5266-1:2016.

ELECTRICS TO COMPLY WITH BS 7671: 2018.

GLAZING TO COMPLY WITH BS 6262:2005.

FIRE DETECTION TO BS 5839 2019- L2

FIRE SUPPRESSION TO BS 12945:2019

DRAINAGE NOTES:

ALL PIPING TO COMPLY WITH CURRENT LUL, BUILDING REGS AND APPLICABLE BRITISH STANDARDS.

KITCHEN WASTES: 30MM DIAMETER

BASIN WASTES: 32 MM DIA UP TO 1.7 M

WC WASTES: 110MM DIA. UP TO 4 M MAX

SINK WASTES: 40MM DIA. UP TO 3 M

ELECTRICAL NOTES:

ELECTRICAL FIXTURES

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 30MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 2M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS.

WITHIN THIS HEIGHT RANGE:

* LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900MM AND 1.1M ABOVE FLOOR LEVEL.

* STANDARD SWITCHED OR UNWITCHED SOCKET OUTLETS AND OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TELEVISION SHOULD BE POSITIONED AT LEAST 40MM ABOVE FLOOR LEVEL. ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP, FIXTURES SHOULD BE AT LEAST 150MM ABOVE THE PROJECTING SURFACE.

EMERGENCY LIGHTING

ELECTRICAL ENGINEER TO ENSURE EMERGENCY LIGHTING IS FULLY FUNCTIONAL AT ALL TIMES. ESCAPE LIGHTING IS REQUIRED NOT ONLY ON TOTAL FAILURE OF SUPPLY TO THE SYSTEMS LIGHTING BUT ALSO ON A LOCALISED CIRCUIT FAILURE.

FIRE NOTES:

FIRE DETECTION TO BE INSTALLED AND TESTED TO THE LATEST VERSION OF TO BS5839 PART 1 FIRE DETECTION AND ALARM SYSTEMS IN BUILDINGS. FINAL DESIGN BY SPECIALIST CONTRACTOR TO CATEGORY L2.

EMERGENCY LIGHTING TO BE INSTALLED AND TESTED TO BS 5266-1 EMERGENCY LIGHTING PART 1: 'CODE OF PRACTICE FOR THE EMERGENCY ESCAPE LIGHTING OF PREMISES', BS EN 1838 LIGHTING APPLICATIONS - EMERGENCY LIGHTING AND BS EN 50172 'EMERGENCY ESCAPE LIGHTING SYSTEMS: DIRECTIONAL FIRE EXIT SIGNAGE TO BS5499 AND BS ISO 7010.

SPRINKLER DESIGN AND INSTALLATION BY SPECIALIST CONTRACTOR. SYSTEM DESIGNED IN ACCORDANCE TO CURRENT BS EN 12845 AND FCOR REQUIREMENTS, AND INSTALLED BY LPS1048 ACCREDITED CONTRACTOR.

WHEN CARRYING OUT ALTERATIONS TO AN EXISTING SPRINKLER INSTALLATION, ARRANGEMENT SHALL BE MADE TO ENSURE OCCUPIED AREAS WILL HAVE ADEQUATE PROTECTION UNLESS A FULL FIRE RISK ASSESSMENT HAS BEEN UNDERTAKEN.

AIR CONDITIONING AND AUDIO SYSTEMS TO SHUT DOWN UPON ACTIVATION OF FIRE ALARM

SURFACE FINISHES TO WALLS AND CEILING TO MEET BUILDING CONTROL OFFICERS MINIMUM SURFACE SPREAD OF FLAME REQUIREMENTS, TYPICALLY:

SMALL ROOMS UNDER 30M2: D-S3.02

OTHER ROOMS: C-S3.02

CIRCULATION SPACES: B-S3.02

ALL EXIT DOORS SHOULD BE MAINTAINED SO AS TO BE CAPABLE OF BEING OPENED EASILY AND IMMEDIATELY FROM THE INSIDE WHEN REQUIRED. ANY DOORS ON THE ESCAPE ROUTES SHOULD NOT REQUIRE THE USE OF A KEY, CARD, SCANNER, CODE OR SIMILAR SYSTEM, FOR PERSONS TO EXIT THE PREMISES IN THE EVENT OF A FIRE.

FALLOW SPACES TO HAVE LIMITED FIRE LOAD AND BE CLEARED OUT AND LEFT STERILE. FALLOW SPACES ARE MANAGER SPACES WHERE IGNITION SOURCES ARE SEPARATED FROM FIRE LOAD. FALLOW SPACES CANNOT UNDER ANY CIRCUMSTANCE BE USED FOR STORAGE OR ANY OTHER USE, INCLUDING DRY GOODS STORAGE FOR CHAIRS ETC. ABSOLUTELY NOTHING FALLOW AREAS TO BE ACCESSED FOR MAINTENANCE ONLY BY TRAINED PERSONAL.

CONTRACTOR TO INSTALL FIRESTOP INTUMESCENT MASTIC AND ANY PROPRIETARY SLEEVING REQUIRED TO ALL PENETRATIONS BETWEEN WALLS, FLOORS & CEILING, INCLUDING FIRE DAMPERS TO SERVICES PASSING THROUGH FIRE WALL.

INSTALLATION TO BE FULLY TESTED AND COMMISSIONED PRIOR TO HANDOVER. FULL EMERGENCY LIGHTING, FIRE ALARM SYSTEM AND SPRINKLER INSTALLATION COMMISSIONING AND TESTING CERTIFICATION TO BE PROVIDED TO THE BLACK SHEEP COFFEE DESIGN TEAM ON COMPLETION. ON COMPLETION OF THE SCHEME AND ON OCCUPATION, THE CLIENT SHOULD BE AWARE OF THE NEED TO COMPLETE/REVIEW THEIR FIRE RISK ASSESSMENT (FRA) IN ACCORDANCE WITH THE REGULATORY BEFORE FIRE SAFETY ORDER 2005.

CLIENT
CONILON LTD



PROJECT
UNIT 32, THE HOWARD CENTRE, WELWYN
GARDEN CITY, AL8 6HA

DRAWING TITLE
SURVEY ELEVATIONS

PROJECT ID
192

DRAWN BY
JMO

SCALE
1:50

DATE
04/24

DRAWING NO
192 - 004

REVISION

DRAWING STATUS

TENDER



2 ELEVATION BB - EXTERIOR
Scale: 1:50

THE EXISTING GLAZED SHOPFRONT IS BEING REPLACED TO CREATE A NEW ENTRANCE FROM THE EXTERIOR SUBJECT TO A SEPARATE PLANNING APPLICATION BY THE LANDLORD - REFER TO PLANNING APPLICATION 6/2024/0986/FULL

THIS DRAWING ILLUSTRATES THE EXISTING SHOPFRONT

