

BRIEF DESCRIPTION OF WORKS
FULL INTERNAL & EXTERNAL REFURBISHMENT WITH SOME STRUCTURAL WORK TO CREATE A THRO' FIREPLACE. FULL REFURBISHMENT OF LADIES AND GENTS WC.
NEW EXTERNAL DINING / PATIO AREA.

EXTERNAL
FULL REDECORATION, MAINTENANCE AND COMPLETE NEW SIGNAGE SCHEME.
NEW LIGHTING, OPENING UP 1 NO WINDOW TO FUNCTION ROOM AREA TO CREATE PATIO DOORS ON TO NEW PATIO AREA.
REPAIRS / DEMOLITION OF EXISTING OUT BUILDING.

INTERNAL
RETAIN EXISTING BAR SERVERY, COMPLETE NEW BACKFITTING, REMOVE EXISTING OVER BAR.
REMOVE EXISTING RAISED AREA, COMPLETE NEW FLOOR FINISHES.
STRUCTURAL WORKS TO CREATE THROUGH FIREPLACE AND BETTER VISIBILITY BETWEEN BAR AND EXISTING FUNCTION ROOM.
OPENING UP EXISTING WINDOW TO CREATE FRENCH DOOR ACCESS TO PATIO.

ALLOW FOR REMOVING THE EXISTING FIXED SEATING, RAISED FLOOR & BALUSTRADING MAKING GOOD READY FOR NEW TIMBER FLOOR FINISH, NEW FIXED SEATING & GLAZED SCREEN WITH DETAILS T.B.C.

FORM A NEW FULL HEIGHT FALSE COLUMNS USING STUD PARTITIONING TO COMPRISE OF 95x45mm S/W STUDS AT 400mm CENTERS WITH 95x45mm S/W NOGGINS, SOLE & PLATES FACED IN 12.5mm PLASTERBOARD & DECORATIVE TIMBER CLADDING WITH FINAL DETAILS T.B.C.

FORM NEW TIMBER GLAZED SCREEN WITH GLAZED UPPER PANEL HAVING NEW GLAZING TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS PART N DIAGRAM 1 & BS6206: 1981 - SPECIFICATION FOR IMPACT PERFORMANCE REQUIREMENTS FOR FLAT SAFETY GLASS FOR USE IN BUILDINGS & BS6262: 1982 CODE OF PRACTICE FOR GLAZING IN BUILDINGS AND PART 4 - 1994; SAFETY RELATED TO HUMAN IMPACT.

FORM NEW FULL HEIGHT FALSE COLUMNS & GLAZED TIMBER SCREENS ALL AS DETAILED ELSEWHERE.

TO THE HATCHED AREA ALLOW FOR GRUBBING UP THE EXISTING TARMACADAM HARDSTANDINGS AND LAY TO SUIT EXISTING FALLS NEW 'ADDAGRIP' ADDASET RESIN BOUND AGGREGATE SURFACING COMPRISING OF 22MM 'BUFF' SURFACE COURSE ON 60MM AC 14 OPEN SURF ASPHALT ON A GEOTEXTILE MEMBRANE ON 150MM MINIMUM WELL CONSOLIDATED TYPE 3 GRANULAR HARDCORE SUB-BASE ON TERRAM 900/1000/ADVANTAGE GEOTEXTILE MEMBRANE ON EXISTING SUB-BASE.
FINAL SURFACE COLOUR TO DESIGNER APPROVAL.

LAY NEW STONE PIN EDGE FLUSH KERB TO THE PERIMETER EDGE OF THE NEW TERRACE SURFACING.

FORM 8N0. 550X550MM DECORATIVE STONE BOLLARDS AS SHOWN ON PLAN & PROPOSED ELEVATIONS RANGING FROM FINISHED HEIGHTS ABOVE GROUND LEVELS FROM 1050 - 1750MM.
FORM NEW STONE BOLLARDS USING 150MM THICK SAWN STONE TO MATCH THE EXISTING STONE QUOINS TO THE EXISTING BUILDING, TO BE BUILT OFF 850X850X450MM INDIVIDUAL MASS CONCRETE FOOTINGS. FIT A NEW 600X600X75MM SAWN STONE PIER CAP TO EACH STONE BOLLARD WITH A CENTRAL HOLE DRILLED FOR A NEW POWER CABLE TO FEED A NEW DECORATIVE LANTERN LIGHT FITTING TO EACH NEW BOLLARD.

SUPPLY & FIT NEW 200X200MM TANALISED OAK CORNER POSTS WITH TOP CHAMFERED PYRAMID DETAIL TOGETHER WITH ROPES FIXED BETWEEN POSTS - ALL AS SHOWN ON PLAN & PROPOSED ELEVATIONS RANGING FROM FINISHED POSTS HEIGHTS ABOVE GROUND LEVELS FROM 875 - 1425MM.
NEW POSTS ARE TO BE SET IN NEW 450X450X450MM INDIVIDUAL MASS CONCRETE FOOTINGS.
NEW ROPE & ROPE / POST WALL PLATE BRACKETS TO BE TO DESIGNER APPROVAL.

ALLOW FOR PROVIDING A NEW ELECTRICAL SUPPLY TO THE TERRACE BOLLARD LIGHTS WITH A NEW ELECTRIC SUB-MAINS CABLE SUPPLY PROTECTED WITHIN A CABLE DUCT WITH THE FINAL CABLE ROUTES & DETAILS TO BE AGREED ON SITE.

FORM NEW STONE STEPS BETWEEN THE TERRACE LEVELS WITH WITH EQUAL STONE RISERS BETWEEN 170 - 190MM & A MINIMUM 300MM WIDE STONE TREAD. DUE TO THE DIFFERENCE IN TERRACE LEVELS WHERE NECESSARY FORM NEW STONE WALLING TO THE TERRACE PERIMETER PLINTH EDGE USING 150MM THICK STONE TO APPROVAL BEDDED IN CONCRETE HAUNCHINGS TAKEN TO A SUITABLE BEARING TOGETHER WITH A 150MM WIDE X 50MM STONE COPING / EDGE NOSING TO APPROVAL.
TO THE TOP NEW TREAD PROVIDE A 400MM 'CORDUROY' WARNING SURFACE (TO DESIGNER APPROVAL) AND PROVIDE APPARENT CONTRASTING NOSINGS 55MM WIDE ON BOTH THE NEW TREAD & RISER.

ALLOW FOR FORMING A 'LEVEL' UPPER TERRACE AREA - AS DETAILED ELSEWHERE ALLOW FOR GRUBBING UP THE EXISTING TARMACADAM HARDSTANDINGS AND LAY TO SUIT EXISTING FALLS NEW 'ADDAGRIP' ADDASET RESIN BOUND AGGREGATE SURFACING COMPRISING OF 22MM 'BUFF' SURFACE COURSE ON 60MM AC 14 OPEN SURF ASPHALT ON A GEOTEXTILE MEMBRANE ON LAYERS OF 150MM MINIMUM WELL CONSOLIDATED TYPE 3 GRANULAR HARDCORE SUB-BASE ON TERRAM 900/1000/ADVANTAGE GEOTEXTILE MEMBRANE ON EXISTING SUB-BASE WITH FINAL SURFACE COLOUR TO DESIGNER APPROVAL.

ADDITIONAL BUILDING REGULATION NOTES

Part B - Fire Safety
- New elements of structure to achieve a minimum 60 minutes fire resistance.
- Any alterations to the building's fire alarm should be designed and installed to BS 5839 pt 1.
- Any alterations to the emergency lighting should be in accordance with BS 5266 pt 1 and include the open plan areas exceeding 60m2, all windowless accommodation and toilet accommodation over 8m2.
- Fire signage should be provided in accordance with BS 5499 pt 1.
- All doors on escape routes to be readily operable without the use of a key.
- Walls and ceilings to have Class 0 surface spread of flame rating to circulation spaces with Class 1 elsewhere other than to small rooms which can be Class 3.
- Test certificates will be required upon completion for the emergency lighting and fire alarm systems.
- Please note their continuing requirement for owner/end users to carry out a continual assessment under the Regulator reform Order (RRO) which came into force in October 2006.

Part J - Combustion Appliances
- Details are to be provided for approval of all proposed heating appliances, flues, air supply and display of information where appropriate and available.

Part K - Protection for Fall, Collision & Impact
- Provide safety glazing in all critical locations as shown on Diagram 5.1 AD K which should be in accordance with BS 6206
- Glazing manifestation to be provided at two heights between 850 and 1000mm and 1400 and 1600mm above floor level where appropriate.

Part L - Conservation of Fuel & Power
- Any new lighting, heating & ventilation systems should be designed in accordance with the Non-Domestic Building Services Compliance Guide. Commissioning certificates to be provided on completion.
- Due regard should be paid to energy saving controls to all new installations.

Part M - Access & Use
- New doors to be in accordance with the clear effective door widths in Table 2, have vision panels located between 500 and 1500 mm above floor level, be operable by use of a closed fist requiring no greater force than 30N to open and have appropriate colour contrast between doors, door frames, door furniture and surrounding backgrounds.
- New steps where provided are to comply with AD M Diagram 4, with equal rises 150-170mm, goings 300-400mm, 400mm 'corduroy' warning surface, apparent contrasting nosings 55mm wide on both tread and riser, etc.
- Handrails should to be maintained to the existing front entrance steps.
- Colour contrasting schemes should be adopted to walls, floors, doors (including leading edges) and grab rails.

REPLACE THE EXISTING GAS STOVE WITH A NEW WOOD BURNING STOVE TO BE SUPPLIED & FITTED BY A CLIENT APPOINTED SPECIALIST WHO WILL BE RESPONSIBLE FOR CARRYING OUT AN INSPECTION OF THE EXISTING CHIMNEY & FLUE.
THE CLIENT APPOINTED SPECIALIST IF NECESSARY IS TO SUPPLY & FIT A NEW TWIN WALLED METAL FLUE & COWL TO BE INSTALLED TO LATEST BRITISH STANDARDS FOR INSTALLATION OF CHIMNEYS AND FLUES FOR APPLIANCES AND BURNING SOLID FUEL PART ONE CODE OF PRACTICE FOR MASONRY CHIMNEYS AND FLUE PIPES, DEPENDENT ON THE HEAT OUTPUT OF THE GAS FIRE, DETAILS OF ANY COMBUSTION AIR REQUIREMENTS ARE TO BE CONFIRMED.

REMOVE THE EXISTING DOOR & FRAME MAKING GOOD TO FINISHES AS NECESSARY.

ALLOW FOR REMOVING THE EXISTING PUBLIC LOUNGE FIRE & FIREPLACE AND FORM A NEW STRUCTURAL OPENING THROUGH THE EXISTING LOADBEARING CHIMNEY BREAST MAKING GOOD TO ALL FINISHES, FITTING NEW NAYLOR R6 HI-SPEC R.C LINTELS OVERS (1 PER LEAF) IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS, THE TOP OF THE NEW STONE HEARTH IS TO BE FORMED AT 600MM TO THE TOP AND TO THE UNDERSIDE OF THE NEW LINTELS IS TO BE A HEIGHT OF 2500MM - ALL FINISHED HEIGHTS ARE SUBJECT TO CONFIRMATION ON A FIREPLACE DETAIL DRAWING.
FIT A 100MM THICK SAWN STONE HEARTH TO DESIGNER APPROVAL TO FORM A FLAT HEARTH, MORTAR BEDDED ON NEW / EXISTING MASONRY WALLING WITH A NEW FEATURE GAS FIRE SUPPLIED & FITTED BY SPECIALIST.
SUPPLY & FIT A MATT BLACK STEEL 4 SIDED FEATURE CANOPY TO DESIGNER APPROVAL WITH A NEW TWIN WALLED METAL FLUE & COWL ALL TO BE SUPPLIED & FITTED BY CLIENT APPOINTED SPECIALIST TO BE INSTALLED TO LATEST BRITISH STANDARDS FOR INSTALLATION OF CHIMNEYS AND FLUES FOR APPLIANCES AND BURNING SOLID FUEL PART ONE CODE OF PRACTICE FOR MASONRY CHIMNEYS AND FLUE PIPES, DEPENDENT ON THE HEAT OUTPUT OF THE GAS FIRE, DETAILS OF ANY COMBUSTION AIR REQUIREMENTS ARE TO BE CONFIRMED.

ALLOW FOR FORMING A NEW STRUCTURAL OPENING TO THE EXISTING LOADBEARING WALL MAKING GOOD TO ALL FINISHES WITH NEW STRUCTURAL SUPPORT OVER TO BE FITTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS, THE HEIGHT OF THE NEW 'MID HEIGHT' OPENING IS TO HAVE A BOTTOM CILL HEIGHT OF 1100MM AND A HEIGHT OF 2260MM TO THE UNDERSIDE OF THE NEW SUPPORT OVER - WITH ALL FINISHED HEIGHTS SUBJECT TO CONFIRMATION.
ANY NEW BEAMS TO TO CLAD WITH 2NO. LAYERS OF 12.5MM GYPROC WALLBOARD & SKIM TO GIVE 1 HRS FIRE RATING.

ALLOW FOR REMOVING THE EXISTING WINDOW AND WIDEN THE EXISTING MASONRY OPENING MAKING GOOD TO ALL FINISHES, READY FOR A NEW STONE HEAD, STEEL BEAMS & MASS CONCRETE PADSTONES ALL TO BE FITTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DETAILS.
ALL NEW BEAMS TO TO CLAD WITH 2NO. LAYERS OF 12.5MM GYPROC WALLBOARD & SKIM TO GIVE 1 HRS FIRE RATING.
SUPPLY & FIT NEW DOUBLE GLAZED / TOUGHENED GLAZED HARDWOOD FRAMED FRENCH DOORS, FRAME & GLAZED SIDELIGHTS WITH ALL NEW GLAZING TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS PART N DIAGRAM 1 & BS6206: 1981 - SPECIFICATION FOR IMPACT PERFORMANCE REQUIREMENTS FOR FLAT SAFETY GLASS FOR USE IN BUILDINGS & BS6262: 1982 CODE OF PRACTICE FOR GLAZING IN BUILDINGS AND PART 4 - 1994; SAFETY RELATED TO HUMAN IMPACT.
NEW DOORS & SIDELIGHTS TO HAVE STONE JAMBS & HEAD TO MATCH THE EXISTING DETAILING TOGETHER WITH A NEW STONE STEP WITH A MAX. 190MM HIGH RISER.

ALLOW FOR MAKING GOOD THE GROUND LEVELS AS NECESSARYTO PROVIDE LEVEL ACCESS BETWEEN THE STONE BOLLARD & OAK POST AS INDICATED.

NEW STONE WALL PLINTH & STONE COPING / NOSING AS DETAILED ELSEWHERE.

FUSION BY DESIGN

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NOTE TO ALL CONTRACTORS:-
Under NO circumstances must dimensions be scaled from this drawing. All contractors must be responsible for taking and checking all dimensions upon visiting site. All contractors must advise the DESIGNER immediately, in writing, of any discrepancies.

This drawing is to be read in conjunction with the bill of quantities / specification and any related drawing. The contractor must ensure that all items detailed on this drawing are included when tendering even if not covered by the specification. The Designer must be advised in writing of all such items. Any discrepancies between drawings and specification must be resolved with the Designer prior to commencing works.

All structural work must be carried out in strict accordance with the drawing and calculations provided by the appointed Structural Engineer. All structural work must be inspected at all relevant stages by both the Structural Engineer and Building Inspector, any changes or alterations must have their express written approval. Any costs incurred due to either claims for damages, loss of trade, etc by failing to do so will be the sole liability of the contractor.

All works must be carried out in strict accordance with all Local Authority, British & European Standards. If in doubt, it is the responsibility of the contractor to contact all relevant parties.

BUILDING REGULATION NOTES:

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING REGULATIONS AND ANY AMENDMENTS.
ALSO ANY RELEVANT BRITISH STANDARDS & CODES OF PRACTICES.

RETAIN THE EXISTING EMERGENCY LIGHTING SYSTEM AND ADAPT TO FIRE OFFICERS REQUIREMENTS AND TO SUIT NEW LAYOUT. SYSTEM TO BE 2-HR MAINTAINED TYPE AND COMPLY WITH BS: 5266 PART 1 - 2005.

RETAIN THE EXISTING AUTOMATIC FIRE ALARM SYSTEM AND ADAPT TO SUIT NEW LAYOUT. SYSTEM TO BE FULLY AUDIBLE IN PARTS OF THE PREMISES AND COMPLY WITH BS: 5839 PART 1- 2002.

MEANS OF ESCAPE TO COMPLY WITH FIRE OFFICER / BUILDING CONTROL REQUIREMENTS.

PROVIDE FIRE & H&S NOTICES AND FIRE EXTINGUISHERS AS REQUESTED BY FIRE OFFICER / BUILDING CONTROL.

EXISTING HEATING & VENTILATION INSTALLATION TO RETAINED & SERVICED AND EXTEENDE TO SUIT NEW LAYOUT.

ALL UPHOLSTERED FURNITURE TO COMPLY WITH LOCAL AUTHORITY AND FIRE OFFICERS REQUIREMENTS AND MEET THE PERFORMANCE REQUIREMENTS FOR MEDIUM HAZARD IN BRITISH STANDARD 7176 : 1995 AND SHOULD BE RESISTANT TO THE IGNITION SOURCE : SMOULDERING CIGARETTE OF BS EN 1021-1 : 1994, IGNITION SOURCE: MATCH FLAME EQUIVALENT OF BS EN 1021-2 : 1994, AND IGNITION SOURCE 5 IN SECTION 4 OF BS 5852 : 1990. CERTIFICATES OF COMPLIANCE SHOULD BE PROVIDED ON COMPLETION.

WALLS AND CEILINGS TO CIRCULATION SPACES TO BE CLASS 0 SURFACE SPREAD OF FLAME, ELSWHERE TO BE CLASS 1 OTHER THAN SMALL ROOMS WHICH CAN BE CLASS 3.

GLAZING TO INTERIOR SCREENS AND DOORS:
ALL NEW INTERIOR SCREENS AND DOORS TO BE FORMED IN HARDWOOD WITH NEW GLAZING TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS PART N & BS6206: 1981 SPECIFICATION FOR IMPACT PERFORMANCE REQUIREMENTS FOR FLAT SAFETY GLASS FOR USE IN BUILDINGS & BS6262: 1982 CODE OF PRACTICE FOR GLAZING IN BUILDINGS AND PART 4 - 1994; SAFETY RELATED TO HUMAN IMPACT.

ELECTRICAL WORK
ALL ELECTRICAL WORK TO MEET THE PROVISIONS OF BUILDING REGULATIONS PART 'P' (ELECTRICAL SAFETY).
ALL NEW ELECTRICAL INSTALLATIONS REQUIRE TEST CERTIFICATES UPON COMPLETION SUPPLIED BY A SUITABLE COMPETENT ELECTRICAL INSTALLATION COMPANY.
ANY NEW DOWNLIGHTERS FITTED SHOULD COMPLY WITH PARTS B, E & L OF BUILDING REG'S.

LEGEND:

- ILLUMINATED EXIT SIGN.
- MAINTAINED EMERGENCY LIGHT.
- BREAK GLASS FIRE ALARM CALL POINT.
- ELECTRONIC FIRE ALARM SOUNDER (24V DC).
- HD — AUTOMATIC HEAT DETECTOR.
- SD — AUTOMATIC SMOKE DETECTOR
- ✱ — HALF HOUR FIRE RESISTING SELF-CLOSING DOOR & FRAME, WITH COMBINED INTUMESCENT FIRE & SMOKE SEALS. DOOR TO HAVE 'FIRE DOOR - KEEP SHUT' NOTICES TO BOTH SIDES UNLESS OTHERWISE INDICATED.
- ✱✱ — ONE HOUR FIRE RESISTING DOOR & FRAME, WITH COMBINED INTUMESCENT FIRE & SMOKE SEALS. DOOR TO HAVE 'FIRE DOOR - KEEP LOCKED' NOTICE TO EXTERNAL FACE UNLESS OTHERWISE INDICATED.
- PBTO — DOOR FITTED WITH 'PUSH BAR TO OPEN' DEVICE.

A.	BUILDING CONTROL NOTES ADDED.	25.11.13

Revision

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Job Title
STRAFFORD ARMS PH
PARK DRIVE STAINBOROUGH
NR BARNSLEY S75 3EW

Drawing Title
PROPOSED GROUND FLOOR PLAN
BUILDING REGULATIONS

Scale	Drawing No	Revision
1:50	2920 -06	A
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