



RESIDUAL RISK
Wherever possible unnecessary risk is designed out of the project. Residual risk is the risk that remains after the assessment and identified on the relevant drawings with this symbol. Refer to the note and the relevant measures in the Health & Safety documentation

a

TENANT FIT-OUT
Construction of room / new partitions, overall height 2700mm, as follows:

PARTITIONS

1/ Office
Framework wall 75 x 50 s/w stud framework @ 400 centres

Insulation 100mm Knauf APR 1200 mineral wool quilt

External Face Scaffold board/ Corrugated Steel Sheets fixed back to stud framework

Internal 12.5mm Plasterboard / Plaster Skim finish

Roof 150 x 100 Joists @ 400 centres, exposed finish with 18mm Sterling board above to be used as lightweight storage deck

2/WC
Framework wall 75 x 50 s/w stud framework @ 400 centres

Insulation 100mm Knauf APR 1200 mineral wool quilt

External Scaffold board

Internal 12.5mm Plasterboard / Plaster Skim finish

Roof 150 x 100 Joists @ 400 centres, exposed finish with 18mm Sterling board above to be used as lightweight storage deck

3/ Physio Room
Framework wall 75 x 50 s/w stud framework @ 400 centres

Insulation 100mm Knauf

External 12.5mm Plasterboard / Plaster Skim finish

Internal 12.5mm Plaster board / Plaster Skim finish
Roof 150 x 100 Joists @ 400 centres, exposed finish with 18mm Sterling board above to be used as lightweight storage deck

INTERNAL DOORS
Standard 2040 x 826 x 44 door blanks, faced both sides with scaffold boards.

FRONT COUNTER

Construction of front counter with spine wall in 75 x 50 s/w stud framework @ 400 centres faced with Scaffold board/ Corrugated Steel Sheets fixed back to stud framework and varying in height from 1800mm adjacent doorway / 1200mm to remainder, with solid surface material / Granite worktops to rear supported on base units / leg frames.

Front counter to incorporate hand wash sink and separate single bowl sink with H+CWS and 38mm trapped wastes with connection to existing FW pop-ups.

SALES COUNTER

Construction of sales counter with in 75 x 50 s/w stud framework @ 400 centres faced with Scaffold board/ Corrugated Steel Sheets fixed back to stud framework

WC PROVISION / DRAINAGE / SERVICES
Existing services extended / adapted to suit proposed use.

New toilet provision to include Accessible WC in compliance with Approved Document M and additional unisex WC with drainage connections to existing FW pop-ups and complete with AAV's

VENTILATION

Mechanical ventilation with heat recovery to retail space to archive 5-6 air changes/ hr. Final details/ route to extract and input air to be confirmed.
Mechanical extract to WC's to achieve 15 l/s - final details / route to extract to be confirmed
Ventilation to Office area - final details / route to extract to be confirmed

INTERNAL FINISHES

WALLS

SIPS panels internally to be battened out and lined with 12.5mm Plasterboard with joints taped and filled for direct paint finish

Party wall with unit 2 - joints taped and filled for direct paint finish Remaining (blockwork) walls and RC columns to be left fairfaced

CEILING

Existing RC soffit to be left fairfaced

FLOORS

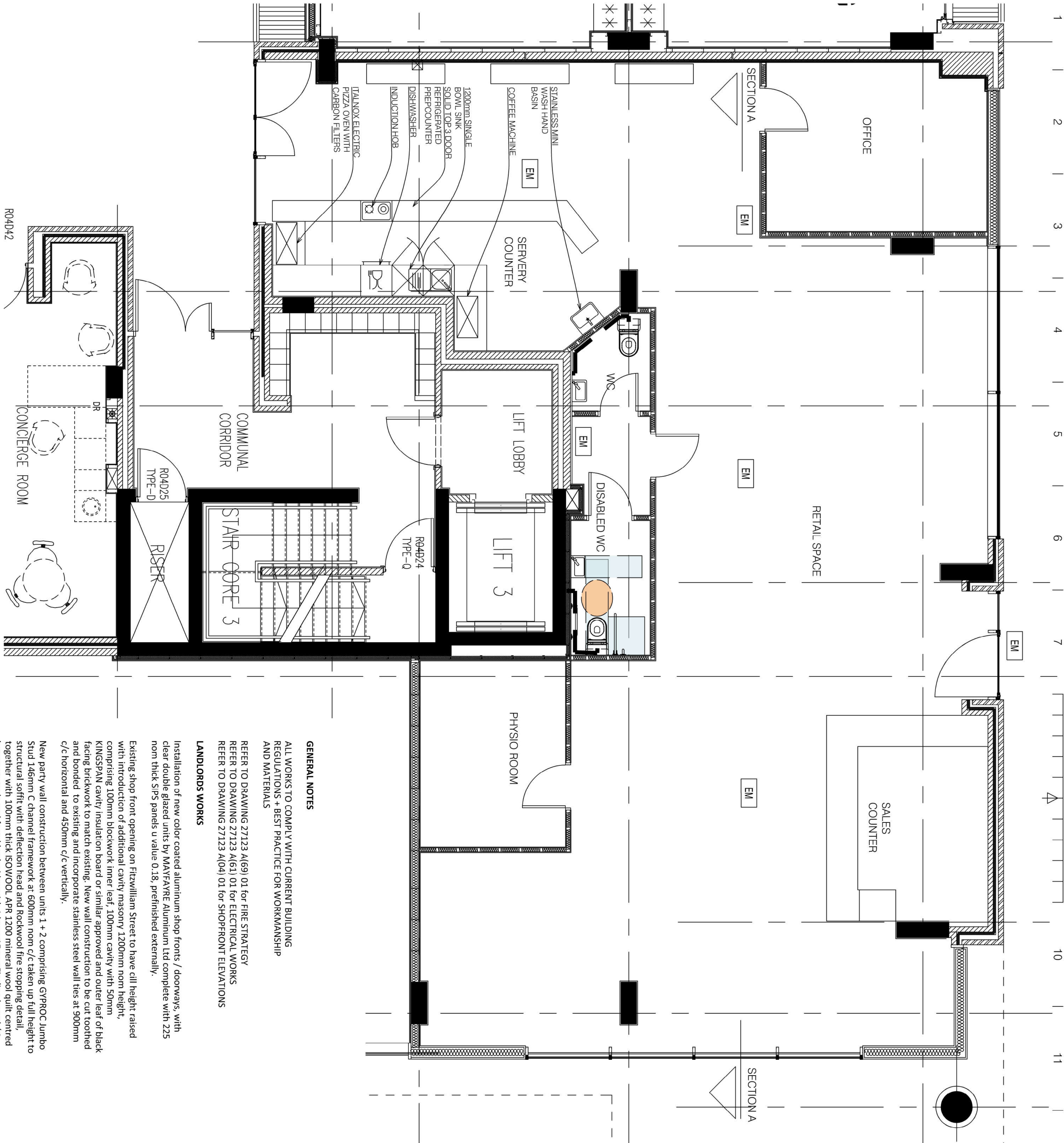
Floor finish to front counter / servery area to be anti-slip ceramic tiles - details TBC

Elsewhere, existing power-floated concrete floor slab to be left fairfaced and sealed.

NB - Entrance doors off Fitzwilliam Street and the Plaza to incorporate ramped threshold finished in aluminium checker plate - final details / Gradient / length of thresholds to be agreed with Building Control.

EQUIPMENT / FF+E

Details of equipment / appliances to front counter to be confirmed



GENERAL NOTES
ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS + BEST PRACTICE FOR WORKMANSHIP AND MATERIALS
REFER TO DRAWING 27123 A(69) 01 for FIRE STRATEGY
REFER TO DRAWING 27123 A(61) 01 for ELECTRICAL WORKS
REFER TO DRAWING 27123 A(04) 01 for SHOPFRONT ELEVATIONS

LANDLORDS WORKS

Installation of new color coated aluminum shop fronts / doorways, with clear double glazed units by MAYFAVRE Aluminum Ltd complete with 225 mm thick SIPS panels u value 0.18, prefinished externally.

Existing shop front opening on Fitzwilliam Street to have cill height raised with introduction of additional cavity masonry 1200mm nom height, comprising 100mm blockwork inner leaf, 100mm cavity with 50mm KINGS PAN cavity insulation board or similar approved and outer leaf of black facing brickwork to match existing. New wall construction to be cut toothed and bonded to existing and incorporate stainless steel wall ties at 900mm c/c horizontal and 450mm c/c vertically.

New party wall construction between units 1 + 2 comprising GYPROC Jumbo Stud 146mm C channel framework at 600mm nom c/c taken up full height to structural soffit with deflection head and Rockwool fire stopping detail, together with 100mm thick ISOWOOL APR 1200 mineral wool quilt centred between studs and faced both sides with 1 layer 15mm Fireline board / 1 layer 15mm Soundbloc board, with board joints staggered. Boards to be taped and filled for direct decoration in Cyclomania unit. Boards skinned finished in unit 2.



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GATEWAY PLAZA RETAIL

BARNISLEY
CYCLOMANIA

GA PLAN
GROUND FLOOR

27123 A(02)01

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