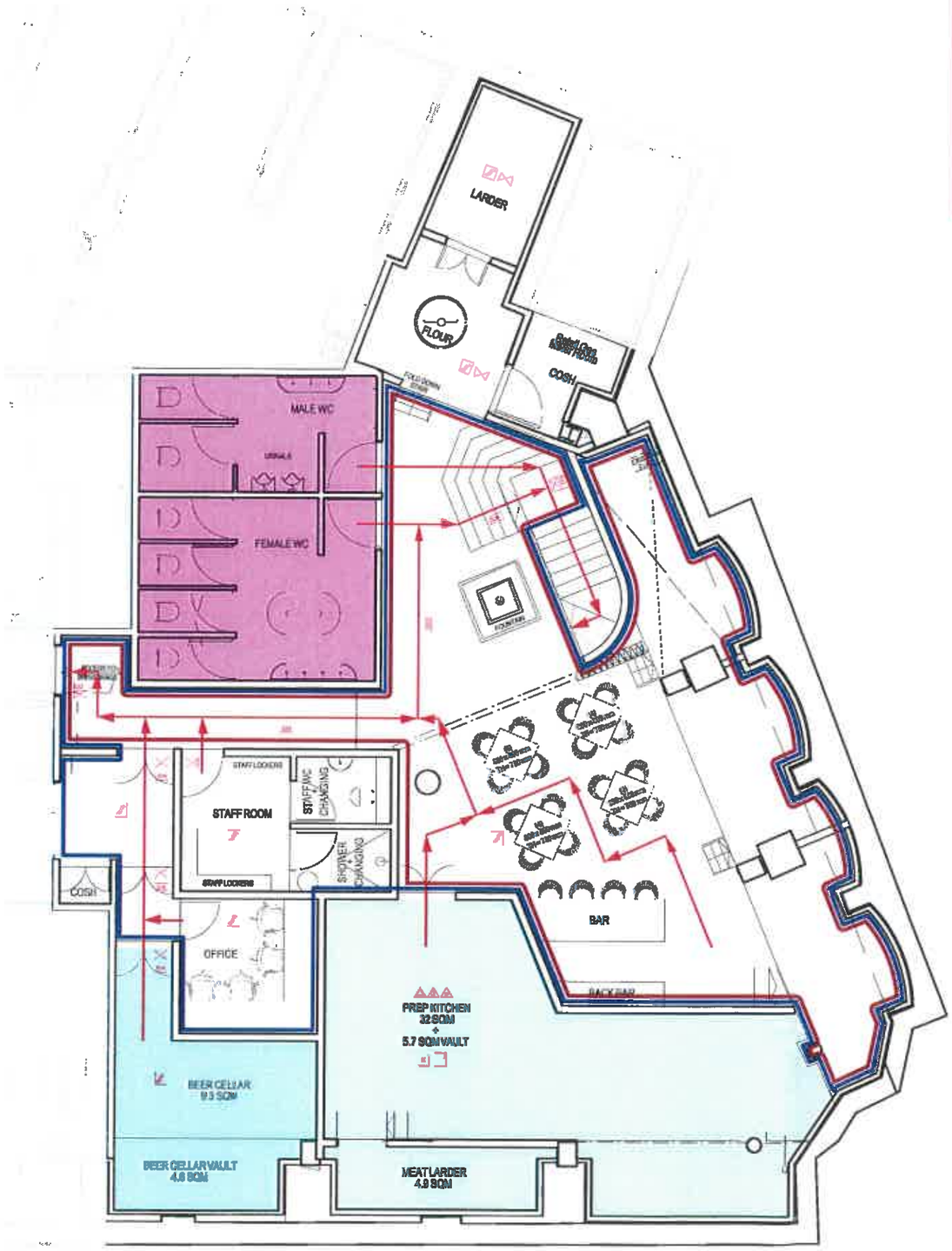

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LICENSING

THE POSITION OF FIRE AND SAFETY EQUIPMENT AS SHOWN ON THE PLAN OR SUCH OTHER POSITION AS AGREED FROM TIME TO TIME IN CONSULTATION WITH THE FIRE AUTHORITY
ANYTHING SHOWN ON THIS PLAN WHICH IS NOT REQUIRED BY THE PLAN REGULATIONS IS FOR ILLUSTRATIVE PURPOSES ONLY, AND DOES NOT FORM PART OF THE PREMISES LICENCE

NOTE UNIT WILL MONITOR LANDLORDS ALARM AND SEND SIGNAL TO LANDLORDS SYSTEM IN EVENT OF FIRE

NOTE ALL STAFF WILL BE TRAINED ON FIRE STRATEGY AND FIRE WARDENS APPOINTED AND TRAINED.

NOTE THAT INITIAL FIRE RISK ASSESSMENT UNDERTAKEN BY HALL & KAY FIRE ENGINEERING IN OCTOBER 2018 WITH UPDATED RISK ASSESSMENT TO BE COMPLETED ON 14 NOVEMBER

AREA COVERED BY EMERGENCY LIGHTING

ILLUMINATED FIRE ESCAPE SIGN

FIRE EXIT/EXIT OR EMERGENCY EXIT NOTICE GRAPHIC SYMBOL

FIRE ESCAPE KEEP CLEAR

FIRE DOOR KEEP LOCKED SHUT

WATER FIRE EXTINGUISHER

FIRE BLANKET IN CONTAINER

CARBON DIOXIDE FIRE EXTINGUISHER

FIRE ALARM CALL POINT WITH FIRE ACTION SIGN ADJACENT, THE LOCATION OF WHICH SHOULD BE SHOWN ON THE FIRE SAFETY AND EVACUATION PLAN FOR THE PREMISES.

SMOKE DETECTOR

HEAT DETECTOR

SMOKE GLASS

Specifications

BELOW TO BE REVISED ACCORDINGLY
DRAWINGS TO BE READ IN CONJUNCTION WITH DEMOLITION DRAWINGS.
DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS DETAILS.
DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CLIENT DIRECT SUBCONTRACTOR DRAWINGS.
DRAWINGS TO BE READ IN CONJUNCTION WITH PLANNING DRAWINGS AND LICENSING DRAWINGS.

STRUCTURE
ALL STRUCTURAL WORKS TO BE CARRIED OUT TO ENGINEER'S SPECIFICATION. ALL STEELWORK TO BE FIRE PROTECTED TO 30M INTUMESCENT PAINT OR 15.8 SEN PLASTERBOARD.

EXTERNAL WALLS
REFER TO EXTERNAL ELEVATION DRAWINGS FOR DETAILS AND SPECIFICATIONS. EXISTING COLUMNS, CORNICES AND STUCCO DETAILS TO BE PROTECTED AND CAREFULLY KEPT GOOD DURING NEW FAÇADE WORKS.

PARTITIONS
REFER TO DRAWINGS FOR SPECIFICATION OF NEW PARTITIONS. INCLUDE LOCAL PATCHING AND INFILLING AS REQUIRED IN CONSTRUCTION TO SUIT NEW LAYOUT.

CEILINGS
REMOVE ALL REDUNDANT SERVICES AND PLASTERBOARD. NEW HVAC TO BE KEPT IN PLACE FOR INSPECTION PRIOR TO CLOSING CEILING. ALL HVAC TO BE KEPT AS HIGH AS POSSIBLE TO CEILING. ALLOW FOR POSSIBLE REDECORATING TO ENTIRE CEILING IF NECESSARY.

INTERNAL WALLS
TIMBER STUD AND PLASTERBOARD UNLESS SPECIFIED OTHERWISE.

FLOOR FINISHES
ALL FLOOR FINISHES TO RUN FLUSH THROUGHOUT UNLESS SHOWN STEPPED. CONTRACTOR TO ALLOW FOR EXTRA BUILD UP WHERE NECESSARY. REFER TO SCHEDULE NOTES FOR SPECIFICATIONS OF FLOOR FINISHES.

WALL FINISHES
REFER TO INDIVIDUAL NOTES FOR SPECIFICATIONS OF WALL FINISHES. REFER TO DRAWINGS FOR DETAILS OF SPARKLING + MADE GOOD.

FRONTAGE
REFER TO EXTERNAL ELEVATIONS FOR DETAILS OF SIGNS, NEW GLAZING AND DECORATION.

NEW INTERNAL DOORS
NEW DOORS TO BE SOLID CORE DOORS AS SPECIFIED, FINAL DETAILS TO BE AGREED WITH CONTRACTOR. DOOR LINING TO BE 10MM WIDER THAN THICKNESS OF WALL AND TO PROVIDING FROM WALL TO ALLOW SKIRTINGS & ARCHITRAVES TO RUN INTO SIDE OF DOOR LINING.

DOOR STOPS TO BE 10MM AND FULLY INTEGRATED INTO DOOR LINING AS SHOWN. ALLOW FOR DOORS AND LININGS TO BE SITE PAINTED IN MONORAIL IN COLOUR TO BE CONFIRMED BY ARCHITECT AND APPROVED BY CLIENT.
REFER TO REMOVAL NOTES FOR UNNECESSARY DOORS.

SANITARY INSTALLATION
SET IN POSITION ALL SANITARY FITTINGS, INCLUDE FOR CONNECTING ALL SANITARY AND KITCHEN WASH UP APPLIANCES TO THE CONNECTED SEAL WASTE PIPING TO RUN IN CONCEALED POSITIONS TO DRAINAGE STACK POSITIONS.
ALL NEW SANITARY WARE AND APPLIANCES TO BE ROUTED INTO SMITH'S DRAINAGE RUNS AND BRANCHES.

COLD WATER
MAIN CONTRACTOR TO INSPECT EXISTING COLD WATER DISTRIBUTION AROUND SITE AND ALLOW FOR NEW DISTRIBUTION PIPE WORK TO SINK, WASHBASINS, WCS, KITCHEN APPLIANCES AND BAR APPLIANCES AND OTHER FITTINGS WHERE REQUIRED INCLUDING PROVIDING ISOLATING STOPCOCKS.

SYSTEM TO BE DESIGNED BY MAIN CONTRACTOR FOR APPROVAL BY CLIENT & ARCHITECT. PIPEWORK TO BE CONCEALED WHERE POSSIBLE. ANY EXPOSED PIPEWORK TO BE NEATLY RUN IN EXPOSED COPPER PIPES WITH TRADITIONAL METAL CLIPS.

HEATING AND HOT WATER
ALLOW FOR HEATING TO RUN OFF NEW AIR CONDITIONING UNIT. MAIN CONTRACTOR TO ENSURE SPECIFY PRODUCT AND PERFORMANCE.

ELECTRICS
REFER TO SPECIALIST MEP DRAWINGS
FULL ELECTRICAL DESIGN AND DETAILS, BY MAIN CONTRACTOR TO SUIT SPECIALIST BAR AND KITCHEN EQUIPMENT SPECIFICATIONS AND ARCHITECTS DRAWINGS.
ALL WIRING TO COMPLY WITH REGULATIONS AND FULLY IN ACCORDANCE WITH PART P OF THE CURRENT UK BUILDING REGULATIONS. CERTIFICATION TO BE ISSUED. ALL WIRING TO BE FULLY CONCEALED WHERE POSSIBLE OR IN TRUNK PAINTED METAL CONDUIT WITH BRASS CLIPS IF EXPOSED. ALL ELECTRICAL REQUIREMENTS TO KITCHEN & BARS TO BE SPECIFIED BY CLIENT NOMINATED KITCHEN SPECIALIST OR OTHER CLIENT CONTRACTED SUB-CONTRACTOR.

CONTRACTOR TO ALLOW FOR ALL ENGINEERING WORKS IN CONNECTION WITH CLIENT DIRECT SUB-CONTRACTORS AND TO LIAISE DIRECTLY WITH ALL DIRECTS TO PROGRESS INTO CONSTRUCTION PERIOD.
ALL ELECTRICAL INSTALLATIONS ARE INDICATIVE. EXACT POSITIONS OF ALL ELECTRICAL OUTLETS AND SWITCHES TO BE CONFIRMED ON SITE. ALL VISIBLE SOCKETS AND SWITCHES, SPEAKERS, ETC, VISIBLE SPURS, ETC TO BE MATT BLACK OR SIMILAR APPROVED. ANY CONCEALED SWITCHES OR SOCKETS IN CUPBOARDS TO BE FAITH FOR LOSS.

FIRE ALARM
NEW SYSTEM TO BE L1 SYSTEM IN ACCORDANCE WITH BS5839 IN ACCORDANCE WITH LANDLORDS REQUIREMENTS AND TO MEET CURRENT BUILDING REGULATIONS, FINAL POSITIONS OF ALL DEVICES TO BE APPROVED BY ARCHITECT. ELECTRICAL CERTIFICATE TO BE ISSUED UPON COMPLETION OR HANDOVER.
EXISTING SYSTEM TO BE CHECKED + RECORDED IF SUITABLE/TBA WITH MAIN CONTRACTOR + CLIENT.

LIGHTING - REFER TO LIGHTING KEY SYMBOLS FOR SPECIFICATIONS
REFER TO ELECTRICIAN DRAWINGS TO BE READ IN CONJUNCTION WITH LIGHTING LAYOUTS ON PLANS. ALL LIGHTING CIRCUITS TO BE DIMMABLE UNLESS INDICATED OTHERWISE. ALL VISIBLE LIGHTING FLEX TO BE 2 CORE DOUBLE INSULATED TWISTED FABRIC LIGHTING FLEX COLOR TBC. MAIN CONTRACTOR TO BE RESPONSIBLE FOR LIGHTING LAYOUT & SIGNAGE.

SECURITY
AS PER CLIENT SPECIFICATION ALLOW FOR NEW WORKS + RECONNECTION TO EXISTING SECURITY SYSTEM IF APPLICABLE.
REFER TO DRAWINGS BY CLIENT DIRECT SUBCONTRACTOR.

AWNING & SIGNAGE
REFER TO EXTERNAL ELEVATIONS FOR DETAILS. ALLOW FOR AWNING AND SIGNAGE AS SHOWN ON EXTERNAL ELEVATIONS.

Drawing Notes

Key

Extent of Boundary single stage =
Fire evacuation Escape Route =

Denotes area to be used for the provision of regulated entertainment /provision of entertainment facilities/ provision of late night refreshment/ sale by retail of alcohol. =

WCs =
Fixed Joinery =
Loose Joinery =
Kitchen =

Specifications

Paper History

1 Preparation

2 Concept Design

3 Developed Design
A - 2018.05.24 - Client

4 Technical Design

5 Specialist Design

6 Construction

7 Use & Aftercare

Project
Bart's Square
58 West Smithfield, London EC1A 9DS

Drawing Title
Proposed Licensing
Lower Ground Floor Plan

Scale
1 - 100 @ A3
1 - 50 @ A1

Revision
A

Client
Wright + Bell

Drawn
MW

Dwg
CO

4.07 The Tea Building
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London E1 6JJ

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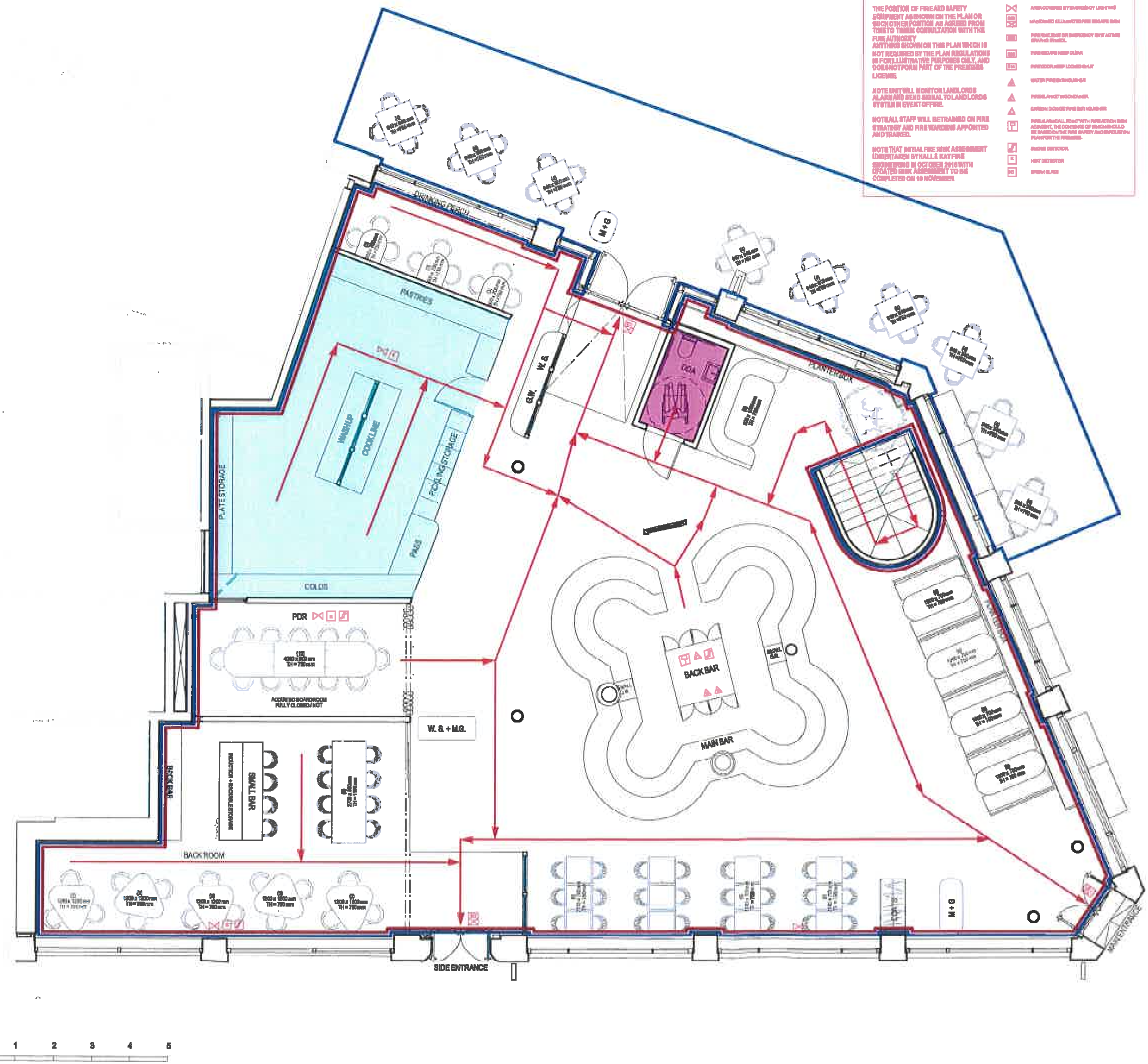

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- AREA COVERED BY EMERGENCY LIGHTING
- MAINTAINED ILLUMINATED FIRE ESCAPE SIGN
- FIRE EXIT, EXIT OR EMERGENCY EXIT ACTIVE GRAPHIC SYMBOL
- FIRE ESCAPE KEEP CLEAR
- FIRE DOOR KEEP LOCKED SHUT
- WATER FIRE EXTINGUISHER
- FIRE BLANKET
- CARBON DIOXIDE FIRE EXTINGUISHER
- FIRE ALARM CALL POINT
- SMOKE DETECTOR
- HEAT DETECTOR
- BREAK GLASS

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Report omissions and issues to the Architect.
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