16/25274

**Books of Council and Session**

**Extract Registered 23 Jun 2016**

LICENCE FOR WORKS AGREEMENT

AVIVA LIFE & PENSIONS UK LIMITED
COSTA LIMITED

ros.gov.uk

deed extract

**Registers of Scotland**
Meadowbank House, 153 London Road, Edinburgh, EH8 7AU
DX 550903 Edinburgh 9 LP 51 Edinburgh 5
T: 0131 659 6111

**THIS LICENCE FOR WORKS AGREEMENT**

**BETWEEN:**

(1) **AVIVA LIFE & PENSIONS UK LIMITED**, incorporated under the Companies Acts (Registered Number 03253947) and having their Registered Office at Aviva, Wellington Row, York, North Yorkshire, Y090 1WR and includes where the context so requires their successors as landlords under the Lease (the "**Landlords**") and

(2) **COSTA LIMITED**, incorporated under the Companies Acts (Registered Number 01270695 and having their Registered Office at Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE and includes where the context so requires their permitted successors as tenants under the Lease (the "**Tenants**")

**WHEREAS:**

(A) The Landlords are the landlords under the Lease;

(B) The Tenants are the tenants under the Lease;

(C) The Tenants have requested, and the Landlords have granted, consent to the Works on the conditions set out below

**IT IS AGREED** by the Parties as follows:

**1. DEFINITIONS AND INTEPRETATION**

***Definitions***

1.1 In this Agreement:

"**Building**": any building of which the Property forms part;

"**CDM Regulations**": the Construction (Design and Management) Regulations 2015;

"**EPC**": an energy performance certificate in terms of The Energy Performance of Buildings (Scotland) Regulations 2008;

"**Lease**": the lease between the Landlords and the Tenants dated on or around the date hereof and to be registered in the Books of Council and Session;

"**Parties**": the Landlords and the Tenants;

"**Property**": ALL and WHOLE the retail shop unit on the ground and first floors known generally as One/Three Murraygate, Dundee being the subjects more particularly described in the Lease;

"**Schedule**": the schedule annexed to this Agreement;

"**Term**": the term of the Lease together with any continuation whether by Act of Parliament, tacit relocation or otherwise;

"**Verifier**": a verifier as defined in the Building (Scotland) Act 2003;

"**Working Day**": a day on which clearing banks in Edinburgh and Glasgow are open for normal business; and

"**Works**": the works shown on the drawings and specification set out in Part 2 of the Schedule.

***Interpretation***

1.2 In this Agreement, unless otherwise specified or the context otherwise requires:

1.2.1 any reference to one gender includes all other genders;

1.2.2 words in the singular only include the plural and *vice versa*;

1.2.3 any reference to the whole is to be treated as including reference to any part of the whole;

1.2.4 any reference to a person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality) and that person's personal representatives, successors or permitted assignees; words importing individuals include corporations and *vice versa*;

1.2.5 any references to this Agreement or to any other document are references to this Agreement or to that other document as varied, supplemented, assigned, novated or replaced (in each case other than in breach of the provisions of this Agreement) from time to time;

1.2.6 any reference to a Clause, Condition, Schedule or Part of the Schedule is to the relevant Clause, Condition, Schedule or Part of the Schedule of or to this Agreement;

1.2.7 any reference to a statute or statutory provision includes any subordinate legislation which is in force from time to time under that statute or statutory provision;

1.2.8 any reference to any statute, statutory provision or subordinate legislation is a reference to it as it is in force from time to time taking account of any amendment or re-enactment;

1.2.9 any phrase introduced by the words "including", "include", "in particular" or any similar expression is to be construed as illustrative only and is not to be construed as limiting the generality of any preceding words;

1.2.10 a document will be duly executed only if it is executed in such manner as meets the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995;

1.2.11 any obligation on, or right granted or reserved to, the Landlords may be fulfilled or exercised by managing agents in place of or in addition to the Landlords;

1.2.12 any action to be performed on a day which is not a Working Day is to be performed on the immediately following Working Day;

1.2.13 references to writing or written do not include faxes or e-mail;

1.2.14 where at any one time there are two or more persons included in the expression "Tenants" obligations contained in this Agreement which are expressed to be made by the Tenants are binding jointly and severally on them and their respective executors and representatives whomsoever without the necessity of discussing them in their order but not so as to impose any continuing liability on an assignor following a permitted assignation of the tenants' interest under the Lease;

1.2.15 if the Tenants are a firm or partnership:

(a) the obligations of the Tenants under this Agreement are binding jointly and severally on all persons who are or become partners of the firm at any time and their respective executors and representatives whomsoever as well as on

the firm and its whole stock, funds, assets and estate without the necessity of discussing them in their order;

(b) except in the circumstances set out in Clause 1.2.15(c) the obligations set out in Clause 1.2.15(a) remain in full force and effect even if:

(i) the firm or partnership is dissolved;

(ii) any changes take place in the firm or partnership whether by the assumption of a new partner or partners or by the retiral, bankruptcy or death of any individual partner; or

(iii) there is a change in the firm name.

(c) if any person, who by virtue of his being a partner, is bound to implement the Tenants' obligations, then on such person ceasing to be a partner the Landlords, on request, will release such person and his representatives from all obligations on the Tenants under this Agreement subsequent to the date when such person ceases to be a partner (or, if later, the date of such request) provided that it is established to the Landlords' reasonable satisfaction that any such release does not materially adversely affect the strength of the Tenants' financial covenant or their ability to implement their obligations under this Agreement; and

1.2.16 any reference to "reasonable consent" means the prior written consent of the party in question, such consent not to be unreasonably withheld or delayed.

***Headings***

1.3 The headings in this Agreement are included for convenience only and are to be ignored in construing this Agreement.

***Schedule***

1.4 The Schedule forms part of this Agreement.

**2. GRANT OF CONSENT**

Subject always to the terms and conditions specified or referred to in this Agreement, the Landlords **CONSENT** to the Tenants carrying out the Works.

**3. TENANTS' OBLIGATIONS**

The Tenants will:

3.1 comply in all respects with the conditions set out in Part 1 of the Schedule.

3.2 indemnify the Landlords against any charge to tax and any interest and penalties payable in respect of or arising out of the Works.

**4. LEASE OBLIGATIONS**

On completion of the Works, all the Tenants' obligations contained in the Lease will apply *mutatis mutandis* to the Property in its then altered state.



4

5. **RENT REVIEW**

Any effect on rental value attributable to the Works will be disregarded for the purposes of the rent review provisions in the Lease.

6. **REINSTATEMENT AT EXPIRY**

At the end of the Term or the earlier termination of the Lease (howsoever arising) if and to the extent required by the Landlords in accordance with the provisions of the Lease the Tenants will at their own cost reinstate and make good the Property in compliance with:

6.1 the provisions of the Lease; and

6.2 the conditions set out in Part 1 of the Schedule as if references in that Part of the Schedule to the Works were references to the works for such reinstatement and making good.

7. **IRRITANCY**

The Landlords' right of irritancy contained in the Lease will be exercisable not only in the event of any breach by the Tenants of the Tenants' obligations contained in the Lease but also in the event of any breach of any of the Tenants' obligations contained in this Agreement.

8. **RIGHTS OF OTHERS**

This Agreement is granted subject to the rights of the owners and occupiers of all adjoining and neighbouring premises, whose rights must not be infringed by the Tenants.

9. **COSTS**

9.1 Each party will bear their own costs in connection with:

9.1.1 the approval of the Works;

9.1.2 the preparation, execution and completion of this Agreement; and

9.1.3 the inspection and approval of the Works during the course of the Works and after the completion of the Works.

9.2 The Tenants will pay within five Working Days after written demand the costs of registering this Agreement in the Books of Council and Session and obtaining two extracts (one for the Landlords and one for the Tenants).

10. **NO WARRANTY**

No representation or warranty is given or implied on the part of the Landlords as to either the suitability of the Property (or the Building) for the Works, or as to whether the Works or any removal or reinstatement of them may be lawfully carried out.

11. **RATIFICATION OF LEASE**

Except in so far as amended by this Agreement, the Parties confirm that the whole provisions of the Lease will remain in full force and effect.

**12. CONSENT TO REGISTRATION**

The Parties consent to the registration of this Agreement for preservation and execution: **IN WITNESS WHEREOF** these presents typewritten on this and the 4 preceding pages, together with the Schedule of 2 parts, are executed as follows:- they are signed for and on behalf of Aviva Life & Pensions UK Limited by Andrew Matthews, an authorised signatory, at Norwich, on 3 June 2016, in the presence of Linda Palmer of Aviva Legal Services, Surrey Street Norwich; and they are signed for and on behalf of Costa Limited by Iain Reid Innes McHardy, an attorney, conform to Power of Attorney dated 20 November 2015, at Edinburgh on 15 June 2016, in the presence of Julie Gorrie of No. 2 Lochrin Square, 96 Fountainbridge, Edinburgh, EH3 9QA.

A. Matthews
NOR16/1767

Julie Gorrie
(WITNESS)

**This is the Schedule referred to in the foregoing Licence for Works Agreement between Aviva Life & Pensions UK Limited and Costa Limited**

**Part 1**

**Conditions**

**1. INSURANCE**

1.1 In carrying out the Works to take such action as the Landlords may reasonably require or their insurers may properly require to ensure that the Landlords' insurances are not rendered void or voidable or the policy monies under them withheld in whole or in part.

1.2 To produce, if requested by the Landlords or their insurers, a written certificate of value of the Works for insurance purposes.

1.3 To pay to the Landlords any increased or extra premium payable for insurance of the Property and any other adjoining or neighbouring premises owned or occupied by the Landlords as a result of the carrying out of the Works.

1.4 At the commencement, and throughout the carrying out, of the Works, to procure that the Tenants' contractors have in force the normal contractual insurances (including suitable public liability cover), and, in so far as any risks which are likely to arise from the carrying out of the Works are not already covered by the insurances effected in terms of the Lease or this Agreement, to insure or cause to be insured such risks (in so far as they can reasonably be insured) to the reasonable satisfaction of the Landlords and on reasonable request to produce to the Landlords the policy or policies of such insurance together with receipts for the current premiums.

**2. CONSENTS**

At the Tenants' own expense:

2.1 prior to the commencement of the Works to obtain all necessary statutory and other third party consents (including, if required, planning permission and building warrant) in relation to the carrying out of the Works and to produce copies of them (together with all docquetted drawings) to the Landlords;

2.2 to comply with all conditions attaching to such consents; and

2.3 within one month after completion of the Works to submit a completion certificate to the Verifier and as soon as received from the Verifier to produce a copy of the notice of acceptance of a completion certificate and a copy of the original completion certificate to the Landlords.

**3. STATUTORY REQUIREMENTS**

To comply with all applicable general or local Acts of Parliament, bye-laws, orders, instruments and regulations made under them and the regulations made by and the requirements of the local and any other requisite authority, including, in so far as they apply to the Works, the Control of Asbestos Regulations 2012 (in pursuance of which the Tenants will deliver to the Landlords on request all requisite asbestos records and treatment plans) and the CDM Regulations and:

3.1 where the CDM Regulations apply:

3.1.1 the Tenants will be the sole client in respect of the Works for the purposes of the CDM Regulations;

3.1.2 where the Works are notifiable in terms of the CDM Regulations, the Tenants will notify the Health & Safety Executive and to forward a copy of the notification to the Landlords within three Working Days of it being sent to the Health and Safety Executive;

3.1.3 the Tenants will ensure that the Health & Safety file (as defined in the CDM Regulations) is properly prepared, reviewed and updated in accordance with the CDM Regulations and will supply to the Landlords a copy of the Health & Safety file (duly completed in accordance with the CDM Regulations) as soon as practicable after the completion of the Works;

3.2 where the CDM Regulations do not apply, the Tenants will supply to the Landlords such drawings and other information as the Landlords may reasonably require in relation to the Works in order to allow the Landlords to update the Health & Safety file for the Property (or the Building);

3.3 the Tenants will procure that copyright licences are obtained so that all the material in the Health & Safety file may be copied and used by the Landlords or any other party to enable them to comply with their duties under the CDM Regulations and for other related purposes.

**4. EPCS**

4.1 In the case of Works which may adversely affect either an existing EPC rating or the efficiency of the use of energy or water within the Property (or the Building), to provide sufficient information to the Landlords to enable the Landlords to ascertain the effect of the Works, and to implement any reasonable suggestions that the Landlords make to avoid or minimise any such adverse effect which suggestions must be appropriate in the context of the Premises forming part of a listed building.

4.2 In the case of Works which necessitate the provision of a new EPC, to obtain a new EPC at the Tenants' cost and to provide a copy of such EPC to the Landlords.

4.3 In the case of Works to any plant, equipment or services in the Property (or the Building) which affect the energy efficiency of such plant, equipment or services, to provide such information about the energy efficiency of the altered plant or equipment as the Landlords reasonably require.

**5. NOTIFICATION**

To notify the Landlords or their surveyors in writing not less than five Working Days prior to the date of commencement of the Works and immediately after the Works have been completed.

**6. TIMESCALE**

To commence the Works (if not already commenced) within three months from the last date of execution of this Agreement and to complete the Works within six months from the last date of execution of this Agreement.

**7. CONDUCT OF WORKS**

7.1 At the Tenants' own expense to carry out the Works in a proper and workmanlike manner with good quality materials and to the satisfaction of the local and any other requisite authority, and, where an appropriate British Standard Specification or British Standard Code of Practice issued by the British Standards Institution is current at the last date of execution of this Agreement, to procure that all goods and materials used or supplied are, and all workmanship is, in accordance with that standard.

7.2 To carry out the Works with the least inconvenience, disturbance or disruption reasonably practicable to the Landlords and to the owners and occupiers of adjoining or neighbouring premises and to make good to the reasonable satisfaction of the Landlords all damage arising out of or incidental to the Works including any damage to such adjoining or neighbouring premises.

7.3 To take all proper precautions during the progress of the Works to ensure that the safety of the structure of the Property (or the Building) is not endangered in any way.

**8. INSPECTION**

To permit the Landlords and their surveyors and/or architects and/or engineers at all reasonable times to inspect the progress of the Works and the quality of the materials and workmanship used and provided always that the Landlords shall not be entitled to require any works which have been enclosed or covered up to be uncovered for such inspection unless the Landlords demonstrate reasonable grounds to indicate that such works have not been properly carried out.

**9. LANDLORDS' NOTICES**

9.1 To carry out and complete such works and to do such things as the Landlords acting reasonably may specify in a notice in writing to the Tenants as being necessary to comply with the obligations on the part of the Tenants contained in this Agreement.

9.2 Failing the carrying out and completion of such works and the doing of such things within two months after such notice (or within such other reasonable period as may be specified in such notice having regard to the nature and extent of the outstanding works or things) to:

9.2.1 permit the Landlords to carry out all or any of such works and do all or any of the things specified in such notice; and

9.2.2 pay to the Landlords on demand the properly incurred cost of carrying out and completing such works or doing such things with interest thereon at the rate specified in the Lease as applicable to unpaid rent from the date or dates of disbursement by the Landlords until payment.

**10. INDEMNITY**

To indemnify the Landlords (except in so far as covered by the insurances referred to in the Lease (or which would have been so covered had the Landlords complied with their obligations in respect of insurance as contained in the Lease) and in Condition 1 of this Part of the Schedule) effectually against:

10.1 all actions or other proceedings, costs, claims, losses and demands howsoever arising in relation to the carrying out and completion of the Works; and



9

10.2 any liability due to any requirements of the Health and Safety at Work Etc Act, 1974 by reason of or arising out of the Works other than any criminal sanctions imposed by the court under this legislation.

Provided that the Landlords shall not admit any liability to any third party without first notifying the same to the Tenants and taking such reasonable action in respect thereof as the Tenants may reasonably require (subject to the Tenants undertaking to meet any proper costs thereby incurred by the Landlords).

**Part 2**

**Drawings and Specification showing the Works**



And the said Lords grant Warrant for lawful execution hereon.

EXTRACTED by me having commission to that effect from the Keeper of the Registers of Scotland.

SF

North

W E

S

SITE LAYOUT SCALE 1:1250@A3

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REVISIONS:
A - SCHEMATIC ISSUE -03.11.2015 - CR
B - FULL PACK ISSUE - 13.11.2015 - CB
C - PROPLAN MAP ADDED 1:100 - 16.11.2015 - CB
D - EXTERNAL SEATING OUTLINE AMENDED - 19.11.2015 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED SITE LAYOUT |
| SCALE: | 1:1250@A3 |
| DRAWN BY: | CR |
| PROJECT MANAGER: | SR |
| DATE: | 02.11.2015 |

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2.0
D

EXISTING GROUND FLOOR PLAN SCALE 1:100@A3

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REVISIONS:
A - SCHEMATIC ISSUE - 03.11.2015 - CR
B - FULL PACK ISSUE - 13.11.2015 - CB
C - EXISTING LAYOUT UPDATED FOLLOWING STRIPOUT - 18.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | EXISITING PLAN |
| SCALE: | 1:100@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 03.11.2015 |

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2.1
C

EXISTING FIRST FLOOR PLAN SCALE 1:100@A3

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|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | EXISITING PLAN |
| SCALE: | 1:100@A3 |
| DRAWN BY: | CR |
| PROJECT MANAGER: | SR |
| DATE: | 03.11.2015 |

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2.2
B

EXISTING ELEVATIONS SCALE 1:50@A3

EXISTING SHOP FRONT

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| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | EXISITING ELEVATIONS |
| SCALE: | 1:50@A3 |
| DRAWN BY: | CR |
| PROJECT MANAGER: | SR |
| DATE: | 03.11.2015 |

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2.3
B

MARINE/HYBRID/PARITY

GENERAL NOTES

| | |
|---|---|
| INTERNAL COVERS: | 101 |
| INTERNAL TABLES: | 36 |
| EXTERNAL COVERS: | 12 |
| EXTERNAL TABLES: | 5 |

| | |
|---|---|
| GF SALES AREA: | 1824ft² |
| | 169.5m² |
| GF BOH/WC AREA: | 318ft² |
| | 29.5m² |
| TOTAL GF AREA: | 2142ft² |
| | 199m² |

- SUBJECT TO SITE SURVEY AND STRUCTURAL ENGINEER'S REPORT

| FURNITURE LEGEND | | |
|---|---|---|
| 1 | TACO CHAIR | 34 |
| 4 | SPINDLE CHAIR | 28 |
| 11 | EERO FULLY UPHOLSTERED | 14 |
| 21 | EERO ARMCHAIR | 8 |
| 22 | ORIS ARMCHAIR | 4 |
| 25 | AGAR LARGE ARMCHAIR | 4 |
| 31 | LEATHER CUBE | 2 |
| 41 | MS1 SOFA | 1 |
| 53 | RIBBED BANQUETTE | 1 |
| C1 | COFFEE TABLE CIRCULAR 610mmØ | 3 |
| C2 | COFFEE TABLE CIRCULAR 700mmØ | 1 |
| T1 | SQUARE CAFE TABLE 510mm² | 21 |
| T3 | CIRCULAR CAFE TABLE 610mmØ | 4 |
| T4 | CIRCULAR CAFE TABLE 700mmØ | 6 |
| ST1 | SHARING TABLE 3000 X 900mm | 1 |
| EC-BK | JOSH CHAIR BLACK | 8 |
| EC-BN | JOSH CHAIR BROWN | 4 |
| ET1 | EXTERNAL TABLE | 5 |

GENERAL LAYOUT SCALE 1:100@A3

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REVISIONS:

A - SCHEMATIC ISSUE - 26.10.2015 - CB
B - DRY STORE RELOCATED TO FIRST FLOOR. ADDITIONAL SEATING AREA CREATED AT REAR. EXTERNAL SEATING ADDED - 27.10.2015 - CB
C -BIN STORE & DDA SECTION ADDED -03.11.2015 - CR
D - FULL PACK ISSUE - 13.11.2015 - CB
E - EXTERNAL STREET FURNITURE SHOWN, EXTERNAL SEATING AMENDED - 20.11.2015 - KG
F - DDA PUSH PAD SHOWN FOR ENTRANCE DOOR, MULTIDECK PULLED FORWARD FOR IMPROVED VISIBILITY - 26.02.2016 - KG
G - LAYOUT UPDATED FOLLOWING STRIPOUT - 16.05.2016 - CB
H - MINOR AMENDMENTS TO FURNITURE TYPES - 23.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED GF GENERAL LAYOUT |
| SCALE: | 1:100@A3 |
| DRAWN BY: | KG |
| PROJECT MANAGER: | SR |
| DATE: | 26.10.2015 |

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www.s-g-m.co.uk

3.0 H

MARINE/HYBRID/PARITY

GENERAL NOTES

| | |
|---|---|
| FF BOH/WC AREA: | 759ft² |
| | 70.5m² |
| FF FALLOW AREA: | 1620ft² |
| | 150.5m² |
| TOTAL AREA: | 2379ft² |
| | 221m² |

- SUBJECT TO SITE SURVEY AND STRUCTURAL ENGINEER'S REPORT
- DOORS TO FALLOW AREAS TO BE KEPT LOCKED AND FITTED WITH GREEN BREAK GLASS POINTS IF ON A DESIGNATED FIRE ESCAPE ROUTE.

## FIRST FLOOR GENERAL LAYOUT SCALE 1:100@A3

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REVISIONS:
A - SCHEMATIC ISSUE - 26.10.2015 - CB
B - DRY STORE MOVE TO FIRST FLOOR - 27.10.2015 - CB
C - FULL PACK ISSUE - 13.11.2015 - CB
D - DOOR ON FIRE EXIT ROUTE SHOWN OPEN - 20.11.2015 - KG
E - FIRE RATED LOBBY ADDED TO FIRST FLOOR - 07.12.2015 - KG
F - WATER BOOSTER ADDED, WCS & OFFICE RECONFIGURED TO SUIT - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED FIRST FLOOR GENERAL LAYOUT |
| SCALE: | 1:100@A3 |
| DRAWN BY: | KG |
| PROJECT MANAGER: | SR |
| DATE: | 26.10.2015 |

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3.1
F

FASCIA SECTION SCALE 1:20@A3

600MM DIAMETER X 38MM THICKNESS FOAMEX DOUBLE-SIDED PROJECTING SIGN WHITE VINYL DETAIL TO BOTH SIDES BLACK STAINLESS STEEL FIXING BRACKET WITH A BLACK ALUMINIUM BOX SECTION COVER PLATE TO HIDE FIXINGS. (X2) 300 X 75 X 75MM ALUMINIUM BOX SECTION FINISHED BLACK. WITH INTERNAL WHITE L.E.D. ILLUMINATION. OPAL PERSPEX DIFFUSERS. TOTAL PROJECTION 750MM.

PROJECTING SIGN ELEVATION SCALE 1:20@A3

MANUALLY OPERATED RETRACTABLE FABRIC AWNING, FABRIC COSTA RED.WALL MOUNTED TYPE "WANDMONTAGE EURO-PRASIDENT" CONTACT SHADES OF COMFORT' 01452 751970 FOR FURTHER DETAILS. AWNING BOX AND FRONT METAL EDGE TO BE FINISHED RAL 7022. SKIRT BRANDING TO READ ' HOME OF IRRESISTABLE COFFEE'.

AWNING SECTION SCALE 1:50@A3

600MM DIAMETER X 38MM THICKNESS FOAMEX DOUBLE-SIDED PROJECTING SIGN WHITE VINYL DETAIL TO BOTH SIDES BLACK STAINLESS STEEL FIXING BRACKET WITH A BLACK ALUMINIUM BOX SECTION COVER PLATE TO HIDE FIXINGS. (X2) 300 X 75 X 75MM ALUMINIUM BOX SECTION FINISHED BLACK. WITH INTERNAL WHITE L.E.D. ILLUMINATION. OPAL PERSPEX DIFFUSERS. TOTAL PROJECTION 750MM.

EXISTING BON MARCHE PROJECTING SIGN

A1 POSTER FRAME

EXISTING SHOPFRONT & DOOR HANDLES RETAINED AND FINISHED RAL 7022 BY COSTA CONTRACTOR

EXISTING PILASTER TO BE RETAINED AS IS

EXISTING GLAZING RETAINED

INDIVIDUAL ILLUMINATED LETTERS ON A 60mm DEEP ALUMINIUM PANEL, STOVE ENAMELED RAL7022. 60mm DEEP COSTA LETTERS TO CONSIST OF 20mm COSTA RED RIM & RETURN WITH BLACK VINYL KEY LINE AROUND THE MIDDLE OF THE RETURN OF EACH LETTER & OPAL PERSPEX FRONT FACES. ILLUMINATION THOUGH LETTER FACES ONLY. 350mm 'T' HEIGHT

EXISTING BODY SHOP PROJECTING SIGN

NEW ALUMINIUM FASCIA PANEL FINISHED RAL 7022

EST.1971.

2mm ALUMINIUM FLATCUT LATTERING FINISHED MATT WHITE BONDED DIRECTLY TO FASCIA TRAY/AREA. 90mm HIGH

2 NO RETRACTABLE AWNINGS WITH PLAIN COSTA RED FABRIC AND BLACK VALANCE. 'HOME OF IRRESISTIBLE COFFEE' LOGO TO VALANCE.

FROSTED PRODUCT LIST VINYL

EXISTING PILASTER TO BE RETAINED AS IS

DDA PUSH PAD, LOCATION TBC ONSITE. CAN BE LOCATED ON POST IF REQUIRED

BEAN HEART FROSTED VINYL APPLIED INTERNALLY

EXISTING BLACK NON-SLIP TILED LOBBY TO BE RETAINED & MADE GOOD IF REQUIRED

EXTERNAL ELEVATION SCALE 1:50@A3

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REVISIONS:
A - SCHEMATIC ISSUE - 26.10.2015 - CB
B - AWNING SECTION ADDED - 27.10.2015 - CB
C - FULL PACK ISSUE - 13.11.2015 - CB
D - DDA PUSH PAD ADDED - 26.02.2016 - KG

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED EXTERNAL ELEVATIONS |
| SCALE: | AS SHOWN |
| DRAWN BY: | KG |
| PROJECT MANAGER: | SR |
| DATE: | 21.10.2015 |

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D

GENERAL NOTES

CONTRACTORS MUST CONFIRM ALL DIMENSIONS ON SITE BEFORE COMMENCING WORKS

SETTING OUT LAYOUT SCALE 1:100@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - MULTIDECK PULLED FORWARD TO IMPROVE VISIBILITY - 26.02.2016 - KG
C - SITE DIMS UPDATED FOLLOWING STRIPOUT - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED GF SETTING OUT LAYOUT |
| SCALE: | 1:100@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 14.02.2015 |

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GENERAL NOTES

CONTRACTORS MUST CONFIRM ALL DIMENSIONS ON SITE BEFORE COMMENCING WORKS

SETTING OUT LAYOUT SCALE 1:100@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - DOOR ON FIRE EXIT ROUTE SHOWN OPEN - 20.11.2015 - KG
C - FIRE LOBBY ADDED, DIMS UPDATED - 07.12.2015 - KG
D - SETTING OUT UPDATED TO SUIT NEW CONFIGURATION - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED FF SETTING OUT LAYOUT |
| SCALE: | 1:100@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 14.02.2015 |

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D

DRAINAGE SETTING OUT LAYOUT GF

SCALE 1:100@A3

DRAINAGE SETTING OUT LAYOUT FF

SCALE 1:100@A3

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REVISIONS:
A - SCHEMATIC ISSUE - 26.10.2015 - CB
B - DRY STORE MOVED TO FIRST FLOOR - 27.10.2015 - CB
C - FULL PACK ISSUE - 13.11.2015 - CB
D - DOOR ON FIRE EXIT ROUTE SHOWN OPEN - 20.11.2015 - KG
E - FIRE LOBBY ADDED TO FIRST FL - 07.12.2015 - KG
F - MINOR AMENDMENTS TO GF SVP POSITION, FIRST FLOOR MENS WC TO BE CONNECTED TO GROUND FLOOR SVP - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED SERVICES SETTING OUT LAYOUT |
| SCALE: | 1:100@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 26.10.2015 |

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5.2
F

LEGEND:

- HOT WATER SUPPLY
- COLD WATER SUPPLY
- ABOVE GROUND DRAINAGE

GENERAL NOTES:

ALL WASTE PIPES FROM WASH HAND BASINS TO BE 38mm Ø

ALL SOIL PIPES FROM TOILETS TO BE 100mm Ø

AIR ADMITTANCE VALVES TO BE PROVIDED ON DRAINAGE RUNS GREATER THAN 3 METERS

AIR ADMITTANCE VALVES NOT REQUIRED IF PUMPING ALL NEW PIPES TO BE UPVC

COUNTER AND BOH DRAINAGE LAYOUT SCALE 1:50@A3

GF WC DRAINAGE LAYOUT SCALE 1:50@A3

FF WC DRAINAGE LAYOUT SCALE 1:50@A3

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REVISIONS:

A - FULL PACK ISSUE - 13.11.2015 - CB

B - FIRST FLOOR WC DRAINAGE UPDATED - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED DRAINAGE LAYOUT |
| SCALE: | 1:50@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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B

GROUND FLOOR FRONT OF HOUSE ELECTRICAL LAYOUT

SCALE 1:100@A3

GENERAL NOTES:

FOR ELECTRICAL REQUIREMENTS TO COUNTER REFER TO STANDARD COUNTER DETAILS.

MAIN CONTRACTOR TO CONNECT ALL ILLUMINATED SIGNAGE WITHIN COSTA DEMISE TO MAINS POWER.

WIRE FROM FROM POS UNDER TILL - SHOPFITTER TO INSTALL 4-CORE BELDEN CABLE BETWEEN EACH TILL PRINTER (CABLE LEFT COILED UP UNDER TILL) LOCATION OF CCTV CONTROL BOX IN BOH & LIKEWISE LEFT COILED UP.

GROUND FLOOR BOH ELECTRICAL LAYOUT

SCALE 1:50@A3

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REVISIONS:
A - FULL PACK ISSUE 13.11.2015 - CB
B - ADDITIONAL SOCKETS ADDED NEAR SHARING TABLE, ELEC SUPPLY NOTED FOR DDA PUSH BUTTON - 26.02.2016 - KG
C - SOCKET POSITIONS UPDATED FOLLOWING STRIPOUT - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED GF ELECTRICAL LAYOUT |
| SCALE: | AS SHOWN |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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GENERAL NOTES:

FOR ELECTRICAL REQUIREMENTS TO COUNTER REFER TO STANDARD COUNTER DETAILS.

MAIN CONTRACTOR TO CONNECT ALL ILLUMINATED SIGNAGE WITHIN COSTA DEMISE TO MAINS POWER.

WIRE FROM FROM POS UNDER TILL - SHOPFITTER TO INSTALL 4-CORE BELDEN CABLE BETWEEN EACH TILL PRINTER (CABLE LEFT COILED UP UNDER TILL) LOCATION OF CCTV CONTROL BOX IN BOH & LIKEWISE LEFT COILED UP.

FIRST FLOOR ELECTRICAL LAYOUT SCALE 1:50@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - DOOR ON FIRE EXIT ROUTE SHOWN OPEN & FUSED SPUR REMOVED FROM DOOR - 20.11.2015 - KG
C - NOTE ADDED FOR MAGNETIC HOLD OPEN DEVICE - 07.12.2015 - KG
D - ELECTRICAL PLAN UPDATED TO SUIT AMENDED LAYOUT - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED FF ELECTRICAL LAYOUT |
| SCALE: | AS SHOWN |
| DRAWN BY: | CR |
| PROJECT MANAGER: | SR |
| DATE: | 02.11.2015 |

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D

GROUND FLOOR REFLECTED CEILING & GRAPHICS LAYOUT SCALE 1:100@A3

GRAPHICS TO BE MARINE COLOURWAY

GENERAL NOTES:
REFLECTED CEILING TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEER'S DRAWINGS

FOR LIGHTING REQUIREMENTS TO COUNTER PLEASE REFER TO STANDARD COUNTER DETAILS

NEW STYLE ELECTRICAL SWITCH CUPBOARD ABOVE DADO RAIL PAINTED TO MATCH WALL COLOUR. CONSISTING OF:
LIGHT SWITCHES, INTRUDER ALARM, REMOTE KEY PAD, EMERGENCY LIGHT TEST SWITCHES & DISABLED WC RESET BUTTON. No 1.

SHOPFITTER TO INSTALL 2 NO. RG59 SHOTGUN CABLE (PER CAMERA), COILED-UP IN CEILING VOID ABOVE TILL & TAKEN BACK TO CONTROL BOX IN BOH, & LIKEWISE LEFT COILED UP.

SMOKE DETECTION TO BE ADDED TO ALL CEILING VOIDS MORE THAN 800MM

| GROUND FLOOR LIGHTING LEGEND | | |
|---|---|---|
| | 1500/600mm LONG VAPOUR PROOF POPULAR PACK BATTEN WITH 1 NO. 58W LAMP | 6 |
| W1 | W1 FIXED ASYMMETRIC LED DOWNLIGHT WITH SPECULAR COLLAR FOR ARTWORK. | 36 |
| W2 | W2 FIXED ASYMMETRIC LED DOWNLIGHT WITH SATIN COLLAR FOR MENUBOARD. | 4 |
| D1 | D1 RECESSED ADJUSTABLE LED DOWNLIGHT WITH SPECULAR COLLAR. FOR USE ABOVE TABLES & MULTIDECK. | 77 |
| ES | ES- EMERGENCY NON MAINTAINED FITTING REF: SPETZIA, FROM ESCAPEZONE.NET | 2 |
| B | POPPY B 300mmØ RED SUSPENDED AT 1700mm AFFL | 3 |
| | WALL MOUNTED VANDAL RESISTANT FLOOD LIGHT WITH SEPERATE PIR SENSOR | 1 |
| | DAISY A 195mmØ BY NORTHERN LIGHTS SUSPENDED AT 2000mm AFFL | 10 |
| | DOCK FLOOR LAMP RED | 1 |

| ART WORK | | | | |
|---|---|---|---|---|
| 0 | TYPE | CODE | SIZE | P/L |
| 1 | STENCIL | WM-3M | 1600X1600 | |
| 2 | WALL PAPER | DW GRIND 2 | REQUIRES SURVEY | |
| 3 | CANVAS | CA-7M | 700X850 | P |
| 4 | CANVAS | CA-10 | 700X850 | P |
| 5 | CANVAS | CA-3M | 700X850 | P |
| 6 | FRAMED | P26 | 470X390 | L |
| 7 | FRAMED | P13 | 470X390 | L |
| 8 | FRAMED | P34 | 470X560 | P |
| 9 | FRAMED | P38 | 1000X850 | L |
| 10 | FRAMED | P33 | 470X560 | P |
| 11 | FRAMED | P15 | 470X390 | L |
| 12 | FRAMED | P35 | 470X390 | L |
| 13 | CANVAS | COB 5M | 2300X1000 | L |
| 14 | FRAMED | COB-8R | 900X1200 | P |
| 15 | MIRROR | | 1200X1200 | |
| 16 | WALLPAPER | DW 3B-M | 3500X2000 | L |
| 17 | FRAMED | COB-7R | 900X1200 | P |
| 18 | FRAMED | COB-9R | 900X1200 | P |
| 19 | WALLPAPER | DW TREE 2M | 3900X2000 | L |
| 20 | CANVAS | COB-1R | 1400X1400 | |
| 21 | CANVAS | CSR-G2U | 500X700 | P |
| 22 | CANVAS | UK-CSR-G3-R | 500X700 | P |
| 23 | MIRROR | | 2300X1200 | L |
| 24 | CANVAS | CSR-G1-U | 500X700 | P |
| 25 | CANVAS | CSR-F1U | 500X700 | P |
| 26 | FRAMED | HLG-5 | 540X512 | L |
| 27 | FRAMED | HLP-6 | 700X600 | L |
| 28 | FRAMED | HLG-4R | 710X530 | L |
| 29 | FRAMED | HLP-4 | 780X970 | P |
| 30 | FRAMED | HLP-2 | 700X600 | L |
| 31 | 3 NO. A4 FRAMES | | | P |
| 32 | STENCIL | FGR-2 | 1850X900 | L |
| 33 | FOAMEX | MI-1 | 940X940 | |
| 34 | FOAMEX | MENU BOARDS | 1840X940 | P |
| 35 | FOAMEX | DK-1 | 940X940 | |
| 36 | A1 FRAME | | | P |
| 37 | STENCIL | WM-4 | 1680X560 | L |
| 38 | MIRROR | | 740X870 | P |
| 39 | FRAMED | R10P | 760X870 | P |
| 40 | FRAMED | R12P | 760X870 | P |
| 41 | FRAMED | R11P | 760X870 | P |
| 42 | STENCIL | WC | 1400X930 | P |
| 43 | COMMUNITY BOARD | NBL-1 | 1200X830 | L |
| 44 | NEWSPAPER RACK | | | |
| 45 | A2 FRAME | | | P |

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - MULTIDECK PULLED FORWARD, LIGHTING & ARTWORK REVISED TO SUIT - 26.02.2016 - KG
C - LIGHTING & ARTWORK LAYOUT UPDATED FOLLOWING STRIPOUT. GRAPHIC NUMBER 25 RELOCATED TO FIRST FLOOR - 17.05.2016 - CB
D - UPDATED A/C LAYOUT ADDED - 19.05.2016 - CB

CLIENT: COSTA COFFEE
PROJECT NUMBER: 110064
PROJECT: 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE
DRAWING TITLE: PROPOSED GF REFLECTED CEILING & GRAPHICS LAYOUT
SCALE: 1:100@A3
DRAWN BY: CB
PROJECT MANAGER: SR
DATE: 13.11.2015

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D

GRAPHICS TO BE MARINE COLOURWAY

GENERAL NOTES:
REFLECTED CEILING TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEER'S DRAWINGS

FOR LIGHTING REQUIREMENTS TO COUNTER PLEASE REFER TO STANDARD COUNTER DETAILS

NEW STYLE ELECTRICAL SWITCH CUPBOARD ABOVE DADO RAIL PAINTED TO MATCH WALL COLOUR.
CONSISTING OF:
LIGHT SWITCHES, INTRUDER ALARM, REMOTE KEY PAD, EMERGENCY LIGHT TEST SWITCHES & DISABLED WC RESET BUTTON. No 1.

SHOPFITTER TO INSTALL 2 NO. RG59 SHOTGUN CABLE (PER CAMERA), COILED-UP IN CEILING VOID ABOVE TILL & TAKEN BACK TO CONTROL BOX IN BOH, & LIKEWISE LEFT COILED UP.

SMOKE DETECTION TO BE ADDED TO ALL CEILING VOIDS MORE THAN 800MM

| GROUND FLOOR LIGHTING LEGEND | | |
|---|---|---|
| | 1500/600mm LONG VAPOUR PROOF POPULAR PACK BATTEN WITH 1 NO. 58W LAMP | 2 |
| W1 | W1 FIXED ASYMMETRIC LED DOWNLIGHT WITH SPECULAR COLLAR FOR ARTWORK. | 5 |
| D1 | D1 RECESSED ADJUSTABLE LED DOWNLIGHT WITH SPECULAR COLLAR. FOR USE ABOVE TABLES & MULTIDECK. | 17 |
| ES | ES- EMERGENCY NON MAINTAINED FITTING REF: SPETZIA, FROM ESCAPEZONE.NET | 2 |

## FIRST FLOOR REFLECTED CEILING & GRAPHICS LAYOUT SCALE 1:100@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - DOOR ON FIRE EXIT ROUTE SHOWN OPEN & FIRE SIGNAGE FOR OTHER ROUTE REMOVED - 20.11.2015 - KG
C - FIRE LOBBY ADDED - 07.12.2015 - KG
D - LIGHTING & ARTWORK UPDATED TO NEW LAYOUT, LIGHTING QUANTITIES AMENDED. GRAPHIC NO. 25 RELOCATED TO FIRST FLOOR - 18.05.2016 - CB
E - UPDATED A/C LAYOUT ADDED - 19.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED FF REFLECTED CEILING & GRAPHICS LAYOUT |
| SCALE: | 1:100@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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E

MARINE WALL FINISHES LEGEND

- M1 — RAL 7022 (SHOPFRONT/CEILINGS)
- M2 — LIGHT WARM GREY DULUX 00 YY 470 36 (INTERNAL WALLS/CEILINGS)
- M3 — MID WARM GREY DULUX 30 YY 250 26 (INTERNAL WALLS)
- M4 — MARINE BLUE DULUX 90 BG 080 75 (INTERNAL WALLS)
- M5 — MUSTARD YELLOW DULUX 30 YY 503 44 (INTERNAL WALLS)
- M6 — COSTA RED 98RR 10/318 (SIGNAGE/REAR DOOR/INTERNAL WALLS)
- WC1 — WC TILING OPTION 1: BVWH1A 200X100 WHITE TILE, MAIN TILE BVBL1A 200X100 BLACK TILE, FEATURE BAND CEILING PAINT FINISH RAL 9010
- S — WALLS TO BE WHITE GLOSS PAINT WITH FULL HEIGHT 150MM SQUARE WHITE GLOSS TILING AROUND DISHWASH AREA AND SINKS. CEILING ARMSTRONG BIO-GUARD PLAIN TILE SYSTEM
- W — WALLPAPER

FLOOR FINISHES LEGEND

- F2 — JOHNSONS TILES, MON06N 600X600 SLATE. GROUT:MAPEI 113
- F10 — AMTICO AROW7900 FUMED OAK
- F14 — MODULEO FLOORING, I SAFE FIRST 5991, TAXI BLACK
- F16 — JAYMART ZIGGA ZAGGA, 50, NIGHT SHADOW

WALL PANELLING:

W□1-TD:
950MM TILED DADO PANEL WITH TIMBER CAPPING AND DECORATIVE BAND . JOHNSONS TILES DEW SAV05A _ DECORATIVE BAND- SAV05D MAPEI 113 DARK GREY

W□1 S□M:
950mm HIGH SHUTTERING PLY, WITH IRREGULAR 'V' GROOVE, MEDIUM STAIN

COUNTER:
BUMP : PRV4 GLOSS - RED
MAIN COUNTER : SHUTTERING PLY MEDIUM
COUNTER TOP: CORIAN LAVA ROCK
BACK COUNTER TILES: SAV05A DEW - MAPEI 113 GROUT

## GROUND FLOOR WALL, FLOOR & CEILING FINISHES LAYOUT SCALE 1:100@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - WALL FINSHES AROUND MULTIDECK UPDATED - 26.02.2016 - CB
C - WALL FINISHES UPDATED FOLLOWING STRIPOUT - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED GF WALL, FLOOR & CEILING FINISHES LAYOUT |
| SCALE: | 1:100@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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9.0 C

MARINE WALL FINISHES LEGEND

- M1 — RAL 7022 (SHOPFRONT/CEILINGS)
- M2 — LIGHT WARM GREY DULUX 00 YY 470 36 (INTERNAL WALLS/CEILINGS)
- M3 — MID WARM GREY DULUX 30 YY 250 26 (INTERNAL WALLS)
- M4 — MARINE BLUE DULUX 90 BG 080 75 (INTERNAL WALLS)
- M5 — MUSTARD YELLOW DULUX 30 YY 503 44 (INTERNAL WALLS)
- M6 — COSTA RED 98RR 10/318 (SIGNAGE/REAR DOOR/INTERNAL WALLS)
- WC1 — WC TILING OPTION 1: BVWH1A 200X100 WHITE TILE, MAIN TILE BVBL1A 200X100 BLACK TILE, FEATURE BAND CEILING PAINT FINISH RAL 9010
- S — WALLS TO BE WHITE GLOSS PAINT WITH FULL HEIGHT 150MM SQUARE WHITE GLOSS TILING AROUND DISHWASH AREA AND SINKS. CEILING ARMSTRONG BIO-GUARD PLAIN TILE SYSTEM
- W — WALLPAPER

FLOOR FINISHES LEGEND

- F2 — JOHNSONS TILES, MON06N 600X600 SLATE. GROUT:MAPEI 113
- F10 — AMTICO AROW7900 FUMED OAK
- F14 — MODULEO FLOORING, I SAFE FIRST 5991, TAXI BLACK
- F16 — JAYMART ZIGGA ZAGGA, 50, NIGHT SHADOW

WALL PANELLING:

W□1-TD:
950MM TILED DADO PANEL WITH TIMBER CAPPING AND DECORATIVE BAND . JOHNSONS TILES DEW SAV05A _ - DECORATIVE BAND- SAV05D MAPEI 113 DARK GREY

W□1 S□M:
950mm HIGH SHUTTERING PLY, WITH IRREGULAR 'V' GROOVE, MEDIUM STAIN

COUNTER:
BUMP : PRV4 GLOSS - RED
MAIN COUNTER : SHUTTERING PLY MEDIUM
COUNTER TOP: CORIAN LAVA ROCK
BACK COUNTER TILES: SAV05A DEW - MAPEI 113 GROUT

FIRST FLOOR WALL, FLOOR & CEILING FINISHES LAYOUT SCALE 1:100@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - DOOR ON FIRE EXIT ROUTE SHOWN OPEN - 20.11.2015 - KG
C - WALL FINISHES SHOWN TO FIRE RATED LOBBY - 07.12.2015 - KG
D - FINISHES UPDATED TO SUIT AMENDED LAYOUT - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED FF WALL, FLOOR & CEILING FINISHES LAYOUT |
| SCALE: | 1:100@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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9.1
D

ELEVATION A-A SCALE 1:50@A3

ELEVATION A-A cont. SCALE 1:50@A3

ELEVATION B-B SCALE 1:50@A3

KEY PLAN SCALE 1:200@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - ELEVATIONS UPDATED TO SUIT NEW LAYOUT - 18.05.2016 - CB
C - DIMS ADDED TO WALLPAPERS - 20.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED INTERNAL ELEVATIONS |
| SCALE: | 1:50@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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10.0
C

ELEVATION D SCALE 1:50@A3

ELEVATION E SCALE 1:50@A3

KEY PLAN SCALE 1:200@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - MULTIDECK PULLED FORWARD - 26.02.2016 - KG
C - ELEVATIONS UPDATED FOLLOWING STRIPOUT - 18.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED INTERNAL ELEVATIONS |
| SCALE: | 1:50@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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10.1
C

ELEVATION D SCALE 1:50@A3

ELEVATION E SCALE 1:50@A3

ELEVATION F SCALE 1:50@A3

ELEVATION G SCALE 1:50@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - DOOR ADDED TO ELEVATION - 07.12.2015 - KG
C - ELEVATIONS UPDATED TO SUIT NEW LAYOUT - 18.05.2016 - CB
D - WALLPAPER DIMS ADDED - 20.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED INTERNAL ELEVATIONS |
| SCALE: | 1:50@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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10.2
D

### 3.3.11 Upholstery Fabrics & Scatter Cushions - Marine

The following ranges have been used within scheme to date.

GENERAL NOTES

| | |
|---|---|
| INTERNAL COVERS: | 101 |
| INTERNAL TABLES: | 36 |
| EXTERNAL COVERS: | 16 |
| EXTERNAL TABLES: | 6 |

NYLON GLIDES TO BE FITTED TO ALL INTERIOR AND EXTERIOR FURNITURE

UPHOLSTERY FINISHES LAYOUT SCALE 1:100@A3

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REVISIONS:

A - FULL PACK ISSUE - 13.11.2015 - CB
B - LAYOUT UPDATED FOLLOWING STRIPOUT - 17.05.2016- CB
C - MINOR AMENDMENTS TO UPHOLSTERY IN LINE WITH QUOTE - 23.05.2016- CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED UPHOLSTERY FINISHES LAYOUT |
| SCALE: | 1:100@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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11.0
C

COUNTER FINISHES:

BUMP : PRV4 GLOSS - RED

MAIN COUNTER : SHUTTERING PLY MEDIUM

COUNTER TOP: CORIAN LAVA ROCK
BACK COUNTER TILES: SAV05A DEW - MAPEI 113 GROUT

PROPOSED COUNTER PLAN SCALE 1:50@A3

KNEE RECESS SECTION SCALE 1:20@A3

PROPOSED BACK COUNTER ELEVATION SCALE 1:50@A3

PROPOSED SIDE COUNTER ELEVATION SCALE 1:50@A3

PROPOSED FRONT COUNTER REAR ELEVATION SCALE 1:50@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - EMERGENCY CUT OFF SWITCH REMOVED - 19.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED COUNTER DETAILS |
| SCALE: | AS SHOWN |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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12.0
B

GROUND FLOOR BOH LAYOUT SCALE 1:50@A3

GF WC LAYOUT SCALE 1:50@A3

FF OFFICE & WC LAYOUT SCALE 1:50@A3

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB
B - DOOR ON FIRE EXIT ROUTE SHOWN OPEN - 20.11.2015 - KG
C - FIRE LOBBY & DOOR ADDED AT TOP OF STAIRS - 07.12.2015 - KG
D - LAYOUT UPDATED FOLLOWING STRIPOUT - 17.05.2016 - CB

| | |
|---|---|
| CLIENT: | COSTA COFFEE |
| PROJECT NUMBER: | 110064 |
| PROJECT: | 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE |
| DRAWING TITLE: | PROPOSED BOH & WC LAYOUT |
| SCALE: | 1:50@A3 |
| DRAWN BY: | CB |
| PROJECT MANAGER: | SR |
| DATE: | 13.11.2015 |

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13.0
D

## FURNITURE

| CODE | STYLE | TRADITIONAL | HYBRID | MODERN |
|---|---|---|---|---|
| | DINING TABLE | | | |
| T1-T4<br>T5-T8 | T1-4 CAFE TABLES<br>T5-T8(1100H) POSEUR TABLES | ● | ● | ● |
| | SHARING TABLE | | | |
| ST1-ST3 | ST1-ST3 SHARING TABLE<br>Sizes ST1 - 3000 x 900mm<br>ST2 - 2100 x 900mm<br>ST3 - 1950 x 900mm | ● | ● | ● |
| ST4 | ST4 SHARING TABLE | ● | ● | |
| ST5 | ST5 SHARING TABLE | | ● | ● |
| ST6 | ST6 SHARING TABLE | | ● | ● |
| ST7 | ST7 SHARING TABLE | | ● | ● |
| | COFFEE TABLE | | | |
| C1/C2 | C1/C2 COFFEE TABLE ROUND<br>Sizes: C1 -810mm diameter<br>C2 -700mm diameter | ● | ● | ● |
| C3 | C3 COFFEE TABLE OVAL | ● | ● | ● |
| C4/C5 | C4/C5 COFFEE TABLE ROUND<br>Sizes C4 - 610mm diameter<br>C5 - 700mm diameter | | ● | ● |
| C6 | C6 COFFEE TABLE OVAL | | ● | ● |

## FLOOR FINISHES

F2.
Name: Johnson Tiles Modern Range
Code: MON66N
Size: 600 x 600 x 11 mm
Colour : Slate
Slip Resistance: R10
Grout: Mapei 113 (Dark Grey)
Cost bracket: Parity
Colour Palette: Marine

F3.
Name: Domus Tiles Marazzi
Code: Costa Timber 15P
Size: 150 x 900 x 10mm
Colour : DMC7D5, Natural
Slip Resistance: R10
Grout: Mapei 113 (Dark Grey)
Cost bracket: Parity
Colour Palette: Marine, Tangerine, Berry
Note: Don't use with wallpanelling WP1-SPL & WP1-SPLT

F14.
Name: Moduleo Flooring
Code: 'i safe first' 5991
Size: Sheets (on the roll)
Colour : Taxi Black
Cost bracket: Parity
Colour Palette: Marine, Tangerine, Berry
Floor finish to wrap up the wall to create skirting 150mm high.
Usage: Only use in BOH, Counter & WC's

F16.
Name: Jaymart Flooring, Zigga Zagga
Code: 50
Colour : Night Shadow
Slip Resistance: R10
Cost bracket: Parity
Colour Palette: Marine
Use: Entrance Matting

## WALL PANELLING

WP1-SPM

Name: Shuttering Plywood Panelling with irregular v-groove, medium stain finish
Size: 950 / 1100 mm high dado panelling
Colour: Stain morrells wood finish jacobean 0182/400 thinned down using 50% thinners + top coat 5% A/C lacquer.
Cost Bracket: Parity
Colour Palette: Marine, Tangerine, Berry
Usage: Dado Panelling, throughout store

Note: Don't use this panelling with floor finish F17.

WP1-TD

Name: Tiled Dado panelling + Timber capping
Size: 950 / 1100 mm high dado panelling
Colour : Johnson Tiles, Dew SAV05A + 1x single tile decorative band SAV05D
Grouting: Mapei 113 dark grey
Timber Capping: Finish to match timber counter front
Cost Bracket: Parity
Colour Palette: Marine, Berry
Usage: Dado Panelling use in counter area + linking corridors only, avoid using in seating areas unless store is very small

| COUNTER BUMP | MAIN COUNTER |
|---|---|
| Tile - PRV4 Gloss - Red | Shuttering Ply - Medium |

## WALL FINISHES

Neutral Colours

Mcolour - 1
Name: Umbra Grey
Code: RAL 7022
Usage: Shop front /Ceilings

Mcolour - 2
Name: Light warm grey
Code: Dulux 00 YY 470 36
Usage: Internal wall colour / Ceilings

Mcolour - 3
Name: Mid warm Grey
Code: Dulux 30 YY 250 26
Usage: Internal wall colour

Accent colours

Mcolour - 4
Name: Marine Blue
Code: Dulux 90 BG 080 75
Usage: Internal wall colour

Mcolour - 5
Name: Mustard Yellow
Code: Dulux 30YY50344
Usage: Internal wall colour

Mcolour - 6
Name: Costa Coffee Red
Code: 98RR 10/318
Usage: Signage / Rear Door / Internal wall colour (* Used Sparingly)

Name: Johnson Bevel Brick Ceramic
Code: BVWH
Size: 200 x 100 x 7.5mm
Colour : White
Grout: Mapei , black grout only
Tile setting out options : Stackbond / Brickbond

Cost bracket: Parity
Colour Palette: Marine, Tangerine, Berry
Usage: Splash back to back counter, main wall tiles in WC's

Name: Johnson Bevel Brick Ceramic
Code: BVBL
Size: 200 x 100 x 7.5mm
Colour : Black
Grout: Mapei , black grout only
Tile setting out options : Stackbond / Brickbond

Cost bracket: Parity
Colour Palette: Marine, Tangerine, Berry
Usage: Splash back to back counter, decorative band in WC's

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REVISIONS:
A - FULL PACK ISSUE - 13.11.2015 - CB

CLIENT: COSTA COFFEE
PROJECT NUMBER: 110064
PROJECT: 1-3 MURRAYGATE, DUNDEE, ANGUS DD1 2EE
DRAWING TITLE: SCHEDULE OF FINISHES
SCALE: N/A
DRAWN BY: CB
PROJECT MANAGER: SR
DATE: 13.11.2015

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15.1
A

| Door reference | Location | Fire Rating | Typical structural opening | Architrave | Frame Finish | Typical door leaf | Door Finish | Door Seals | Door Glazing |
|---|---|---|---|---|---|---|---|---|---|
| D01 | Disabled WC | N/A | 1000x2100 (or site specific) | Architraves to be 75mm wide square edges rndf stained in colour to match dado panelling finish depth of architraves to suit depth of wall panelling to either side. | Painted hardwood (or existing) to match architrave finish | 926 x 2040mm (or site specific) solid core flush door paint grade (subject to building control approval) | Black laminate faced | N/A | N/A |
| D02 | Unisex WC (Lobby) | N/A | 800x2100 (or site specific) | | Painted hardwood (or existing) to match architrave finish | 726 x 2040mm (or site specific) solid core flush door paint grade (subject to building control approval) | Black laminate faced | N/A | N/A |
| D03 | Unisex WC (Cubicle) | N/A | 800x2100 (or site specific) | | Painted hardwood (or existing) to match architrave finish | 726 x 2040mm (or site specific) solid core flush door paint grade (subject to building control approval) | Black laminate faced | N/A | N/A |
| D04 | BOH Entrance | FD30S | 1050x2100 (or site specific) | | Painted hardwood (or existing) to match architrave finish | 926x 2040mm (or site specific) solid 30min fire door paint grade (subject to building control approval) | Black laminate faced | Combined smoke and intumescent | 750 x 200mm Vision panel VP to have mirrored film only when safe is within view of door |
| D05 | BOH Intermediate | N/A | 1050x2100 (or site specific) | Architraves to be 75mm wide square edges rndf stained to match dado panelling depth of architraves to suit depth of wall panelling to either side | Painted hardwood (or existing) to match architrave finish | 926x 2040mm (or site specific) solid core flush door paint grade (subject to building control approval) | Gloss painted where not customer facing | N/A | N/A |
| D06 | BOH Intermediate (Fire Rated) | FD30S | 1050x2100 (or site specific) | | Painted hardwood (or existing) to match architrave finish | 926x 2040mm (or site specific) solid 30min fire door paint grade (subject to building control approval) | | Combined smoke and intumescent | N/A |
| D07 | Office door (From BOH) | FD30S | 1050x2100 (or site specific) | | Painted hardwood (or existing) to match architrave finish | 926x 2040mm (or site specific) solid 30min fire door paint grade (subject to building control approval) | | Combined smoke and intumescent | N/A |
| D08 | Plant room | FD30S | 800x2100 (or site specific) | | Painted hardwood (or existing) to match architrave finish | 726 x 2040mm (or site specific) solid 30min fire door paint grade (subject to building control approval) | | Combined smoke and intumescent | N/A |
| D09 | Final Exit | FD30S | Site specific | | Painted hardwood (or existing) to match architrave finish | Site specific solid 30min. fire door paint grade (subject to building control approval) | | Combined smoke and intumescent | N/A |

D01

D02

D03

D04

D05

D06

D07

D08

D09

| Typical ironmongery schedule<br>PRODUCT | D01 | D02 | D03 | D04 | D05 | D06 | D07 | D08 | D09 | D10 | D11 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Ironmongery from Lloyd Worrall (01908 643364)** | | | | | | | | | | | |
| 100mm st/steel ball bearing butt hinges | / | / | / | / | / | / | / | / | / | / | / |
| Cylinder lockset | | | | / | | | / | / | | | |
| Mortice lock latch -brushed s/s leverlatch handle | / | / | / | / | | | / | / | | / | / |
| Digital lock | | | | / | | | / | | | | |
| Door closer fitted to opening side of door | / | / | / | / | / | / | / | / | | / | / |
| Kick plate (150 mm) | / | / | / | | / | / | / | / | / | / | / |
| Kick plate (600 mm) | | | | / | | | | | | | |
| Indicator Bolt | | | / | | | | | | | | |
| Internal snib | | | / | | | | | | | | |
| Magnetic door catch interfaced with fire alarm | | | | | | | | | | / | |
| Green emergency break glass for door lock release (where required) | | | | / | | | | | | | |
| Disabled WC thumbturn and release with indicator | / | | | | | | | | | | |
| Pull handle (330 mm centers) | | | | | | | | | | | |
| Pull handle | | | | | | | | | | | |
| Push Plates (125 x 250 mm) | | | | | / | / | | | | | |
| Floor stop | | | | | | | | | | | |
| Coat hook with wall bumper | / | | / | | | | | | | | |
| Wall Stop | | | | | | | | | | | |
| Panic latch/ push bar | | | | | | | | | / | | |
| Redar disabled emergency release | | | | | | | | | | | |
| SAA Spyhole | | | | | | | | | | | |
| Deadlock & escutcheons | | | | | | | | | / | | |
| SAA Bolt | | | | | | | | | | | |
| Aluminum corner guards (1800 mm long) | | | | | | | | | | | |
| Stainless steel corner guards (1800 mm long) | | | | | | | | | | | |
| Aluminium transfer grille to toilet doors (200 x 100 mm) | / | / | / | | | | | | | | |
| Ryobi Universal Door Closer & Disabled Door | / | | | | | | | | | | |
| Swing-up grab bar | | | | | | | | | | | |
| Grab bar | | | | | | | | | | | |
| Pull bar | | | | | | | | | | | |
| Padded back rest | | | | | | | | | | | |
| Night Latch break dome glass | | | | | | | | | | | |
| 300 mm surface pull handle | | | | | | | | | | | |
| Costa shop front door handles back to back fixing | | | | | | | | | | | |
| Push pad panic bolt | | | | | | | | | | | |
| Letter Box | | | | | | | | | | | |
| Letter Box inner Cover) | | | | | | | | | | | |
| **Bansons Signs** | | | | | | | | | | | |
| Women WC door signage | / | / | / | | | | | | | | |
| Male WC door signage | / | / | / | | | | | | | | |
| Disabled WC door signage | / | | | | | | | | | | |
| Unisex WC door signage | | | | | | | | | | | |
| Baby change sign | / | | | | | | | | | | |
| | | | | | | | | | | | |
| **Fire Signage** | | | | | | | | | | | |
| Fire Door Keep Shut | | | | / | / | / | / | | / | / | / |
| Fire Door Keep Locked | | | | | | | | / | | | |
| Fire Exit Keep Clear | | | | | | | | | / | | |
| Staff fire Action Notice | | | | | | | | | | | |
| Push Bar to Open | | | | | | | | | / | | |
| Pull to open sign | | | | | | | | | | | |
| Danger Electrical Equipment- High Voltage | | | | | | | | / | | | |
| **Other Signage** | | | | | | | | | | | |
| Private Door Sign | | | | / | | | | | | | |
| | | | | | | | | | | | |

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SCALE: N/A
DRAWN BY: CB
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## LIGHTING LEGEND

| | |
|---|---|
| | 1500mm LONG VAPOUR PROOF POPULAR PACK BATTEN WITH 1 NO. 58W LAMP |
| W1 | W1 FIXED ASYMMETRIC LED DOWNLIGHT WITH SPECULAR COLLAR FOR ARTWORK. |
| W2 | W2 FIXED ASYMMETRIC LED DOWNLIGHT WITH SATIN COLLAR FOR MENUBOARD. |
| D1 | D1 RECESSED ADJUSTABLE LED DOWNLIGHT WITH SPECULAR COLLAR. FOR USE ABOVE TABLES & MULTIDECK. |
| D2 | D2 RECESSED ADJUSTABLE LED DOWNLIGHT WITH SATIN COLLAR. |
| | L19 SURFACE MOUNTED OPAL LIGHT WITH ALUMINIUM BEZEL & EMERGENCY LIGHT FITTING. LAMP: 16w 2D LAMP |
| | RECESSED EXTERNAL DOWN LIGHT REF:NLJ8/GU10-7W LED WITH WHITE TRIM |
| | WALL MOUNTED VANDAL RESISTANT FLOOD LIGHT WITH SEPERATE PIR SENSOR |
| | LP8. DAISY B PENDANT BY NORTHERN LIGHTS. SILVER |
| | G1 TRACK LIGHT BY ATRIUM |
| | LP4. 1200mmØ CRYSTAL RING SUSPENDED ~~FEATURE LIGHT BY NORTHERN LIGHTS~~ |
| B | LP11 POPPY 300mmØ RAL 3003 |

## ELECTRICAL LEGEND

| ITEM | DESCRIPTION |
|---|---|
| 13LL | LOW LEVEL 13 AMP KNIGHTSBRIDGE SCREWLESS 13AMP 2 GANG SWITCHED SOCKET WITH DUAL USB CHARGER BRUSHED CHROME WITH BLACK INSERT SF9902BC |
| 13CS | BELOW COUNTER 13 AMP TSSO CLEAN SUPPLY - RED FINISH |
| 13BC | BELOW COUNTER 13 AMP TSSO - WHITE FINISH |
| 32BC | BELOW COUNTER 32 AMP SINGLE PHASE ISOLATOR - WHITE FINIISH |
| 13HL | HIGH LEVEL 13 AMP TSSO - STAINLESS STEEL FINISH |
| 13AC | ABOVE COUNTER 13 AMP TSSO - STAINLESS STEEL FINISH |
| 13LLR | LOW LEVEL 13 AMP TSSO IN RETAIL AREA - STAINLESS STEEL FINISH |
| 20DW | 20 AMP 3 PHASE DISHWASHER SUPPLY - WHITE FINISH |
| 32DW | 32 AMP 3 PHASE DISHWASHER SUPPLY - WHITE FINISH |
| F | 13 AMP FUSED SPUR |
| | MAIN DISTRIBUTION BOARD |
| BP | BELL PUSH |
| | BELL SOUNDER |
| | TELEPHONE / FAX POINT |

## CEILING LEGEND

| ITEM | DESCRIPTION |
|---|---|
| SD | SMOKE DETECTOR |
| HD | HEAT DETECTOR |
| F | FIREMAN'S SWITCH |
| E | CODE: L16. POLYCARBONATE NON MAINTAINED SURFACE MOUNTED EMERGENCY LIGHT FITTING WITH 3 HR DURATION BATTERY PACK. LAMP: 16w 2D LAMP KING UK LAMP CODE: LL080 |
| RE | GLADE 1W - LED DOWNLIGHT PRODUCT CODE: E/GL/LED/NM3 / 1W / WH |
| I.F.E | CODE: L18. CEILING MOUNTED ABOVE EXIT DOOR MAINTAINED EMERGENCY LIGHTING LUMINAIRE WITH 3 HOUR DURATION FOR INTERIOR ENVIRONMENT. LAMP: 8w T5 FLUORESCENT |
| | FIRE ALARM SOUNDER |
| | FIRE ALARM SOUNDER WITH FLASHING BEACON TO MEET BS5839 |
| | BREAK GLASS POINT - 1350mm AFFL |
| | GREEN BREAK GLASS POINT. DIGI LOCK TO OPEN ON ACTIVATION OF FIRE ALARM OR POWER FAILURE - 1350mm AFFL |
| | CCTV CAMERA |
| | NIGHT LIGHT |

## DRAINAGE LEGEND

| ITEM | DESCRIPTION |
|---|---|
| | HOT WATER SUPPLY |
| | COLD WATER SUPPLY |
| | PUMPED DRAINAGE |
| | CHANNELED DRAINAGE RUN |
| | STOP COCK |

## HAZARD LEGEND

| ITEM | DESCRIPTION |
|---|---|
| | SIGNIFICANT DESIGN RISKS & SITE HAZARDS |
| | AVOID OR PREVENT A PARTICULAR ACTION |
| | ENCOURAGE A PARTICULAR ACTION |
| | CONVEY SOME RELEVANT CDM INFORMATION |

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SCALE: N/A
DRAWN BY: CB
PROJECT MANAGER: SR
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**BUILDING WARRANT NOTES:**

PLASTERBOARD CEILING TO SEATING AREA, ABOVE COUNTER & TOILETS.

600 X 600 WHITE PLASTIC FACED PLASTERBOARD IN A WHITE EXPOSED CEILING GRID SYSTEM WITHIN BACK OF HOUSE AREA.

NON-FIRE RATED STUD PARTITIONING CONSISTING OF 70MM METAL STUDS AT MAXIMUM 600MM CENTRES FACED BOTH SIDES WITH ONE LAYER OF 12.7MM PLASTERBOARD

ALL WALL & CEILING SURFACES TO BE MINIMUM CLASS 1 SURFACE SPREAD OF FLAME.

ALL ELECTRICAL WORKS TO COMPLY WITH BS7671:2008 AND CURRENT IEE REGULATIONS.

ALL NEW ABOVE GROUND DRAINAGE TO BE UPVC.

WASTE PIPES FROM URINALS TO BE 50MM DIAMETER (ABOVE GROUND DRAINAGE).

WASTE PIPES FROM WC'S TO BE 100MM DIAMETER (ABOVE GROUND DRAINAGE).

WASTE PIPES FROM BOH/DISHWASH AREA EQUIPMENT TO BE 75MM DIAMETER (ABOVE GROUND DRAINAGE).

WASTE PIPES FROM COUNTER AREA TO BE 38MM DIAMETER (ABOVE GROUND DRAINAGE).

AIR ADMITTANCE VALVES TO BE PROVIDED AT HEAD OF RUN WHERE MORE THAN ONE TRAPPED ITEM IS CONNECTED TO THE SAME WASTE PIPE.

AIR ADMITTANCE VALVES TO BE PROVIDED ON DRAINAGE RUNS GREATER THAN 3 METRES.

AAV'S TO HAVE 'BBA' CERTIFICATE (BRITISH BOARD OF AGREEMENT), BE ACCESSIBLE AND VENTILATED.

SALES AREA VENTILATION RATE BASED UPON AVERAGE OCCUPANCY OF 36 COVERS WITH 10LITRES/ SEC PER PERSON. BOH AREA DESIGNED FOR 10 AIR CHANGES PER HOUR. WC AREAS 10 AIR CHANGES PER HOUR.

VENTILATION PLANT PROVIDED WITH VARIABLE SPEED CONTROL FOR COMMISSIONING PURPOSES. SPECIFIC FAN POWER OF VENTILATION PLANT IS 0.463 THERE IS NO ELECTRIC HEATING TO TEMPER FRESH AIR IN WINTER. THIS IS DEALT VIA THE USE OF A HEAT RECOVERY UNIT.

NO STRUCTURAL WORK PROPOSED

ALL PROPOSED SANITARY PIPEWORK WILL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS IN BS EN 12059-2:2000

MINIMUM CLEAR OPENING WIDTHS OF ALL NEW DOORS TO BE 825MM. THE CLEAR OPENING WIDTH CAN BE REDUCED TO 800MM WHEN THE DOOR IS APPROACHED HEAD ON

ALL NEW HOT WATER PIPES TO BE INSULATED AGAINST HEAT LOSS IN ACCORDANCE WITH BS 5422 : 2001

DOMESTIC HOT WATER PROVIDED VIA ELECTRIC BOILER PLANT WITH INTEGRAL CONTROLS. SPACE HEATING PROVIDED BY SPLIT SYSTEM HEAT PUMP AIR CONDITIONING UNITS WITH COP OF 3.01. AC UNITS HAVE INDIVIDUAL RETURN AIR SENSING FOR ROOM TEMPERATURE CONTROL.

THE DIGITAL LOCK WILL FAIL TO THE UNLOCKED POSITION ON OPERATION OF THE FIRE ALARM SYSTEM, ON LOSS OF ELECTRICAL POWER OR SYSTEM ERROR, ON ACTUATION OF THE MANUAL DOOR RELEASE UNIT (TYPE A) TO.BS EN 54:PART 11:2001 IT IS CONNECTED TO, POSITIONED AT THE DOOR ON THE SIDE APPROACHED BY OCCUPANTS MAKING THEIR ESCAPE. THE LOCK IS OF ELECTRO MAGNETIC TYPE.

LIGHTING PROVIDED WITH CENTRALISED 'LAST MAN OUT' SWITCHING INTERLOCKED WITH AIR CONDITIONING AND VENTILATION PLANT TO PREVENT SYSTEMS OPERATION WHEN STORE UNOCCUPIED.

THE LIGHTING INSTALLATION IS DESIGNED TO A STANDARD CORPORATE IMAGE THROUGHOUT ALL STORES IN THE UK. THE LIGHTING USED IS FOR "DISPLAY" LIGHTING PURPOSES. THE LIGHTING INSTALLATION EXCEEDS THE REQUIRED VALUES OF ILLUMINATION LEVEL DESCRIBED IN THE "CIBSE" GUIDE FOR INTERIOR LIGHTING.

EMERGENCY LIGHTING SYSTEM WILL BE PROVIDED, DESIGNED AND INSTALLED IN ACCORDANCE WITH BRITISH STANDARD 5266 PART 1 1999 AS READ IN ASSOCIATION WITH BS5266 PART 7 1999.

THE MECHANICAL SERVICES INSTALLATION WILL PROVIDE COMFORT HEATING AND COOLING (SEE IWA MECHANICAL SERVICES DRAWING FOR FURTHER DETAILS). THE INSTALLATION WILL COMPLY WITH THE GUIDANCE IN CIBSE GUIDE B:2001, INSTALLATION AND EQUIPMENT DATA, SECTION B2, VENTILATION, AND AIR CONDITIONING

AUTOMATIC FIRE ALARM AND DETECTION SYSTEM WILL BE PROVIDED, DESIGNED AND INSTALLED IN ACCORDANCE WITH BS 5839 PART 1 2002. CATEGORY L2 TYPE SYSTEM.

AN ESCAPE ROUTE AND CIRCULATION AREA SHOULD HAVE A CLEAR HEADROOM OF AT LEAST 2 METERS. IN A DOORWAY IT MAY BE REDUCED TO NOT LESS THAN 1.9 METERS.

COSTA STANDARD SPECIFICATION CALLS FOR CIBSE COMMISSIONING CODE OF STANDARDS TO BE EMPLOYED.

STAFF TRAINING IS CARRIED OUT UPON HANDOVER OF COMPLETED PROJECT FOR ALL SYSTEMS AND OPERATION AND MAINTENANCE MANUALS PROVIDED WHICH INCLUDE AS FITTED INSTALLATION DRAWINGS.

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