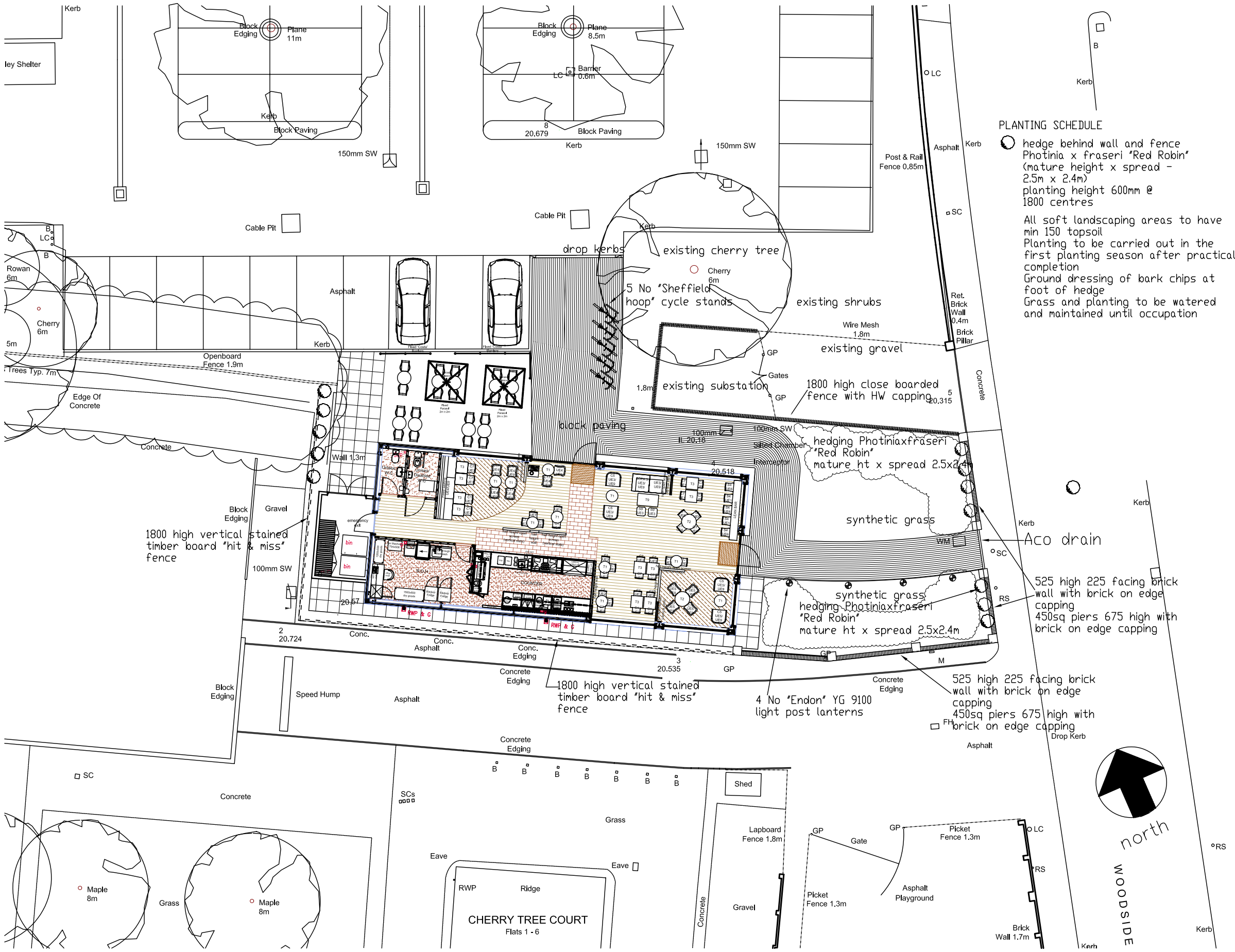

EXISTING SITE PLAN

SCALE 1:200

0 2 4 6 8 10m

PLANTING SCHEDULE

hedge behind wall and fence
Photinia x fraseri 'Red Robin'
(mature height x spread -
2.5m x 2.4m)
planting height 600mm @
1800 centres

All soft landscaping areas to have min 150 topsoil
Planting to be carried out in the first planting season after practical completion
Ground dressing of bark chips at foot of hedge
Grass and planting to be watered and maintained until occupation

PEP

PEP Project Management Ltd

CLIENT
COSTA COFFEE

PROJECT
EASTLEIGH

ADDRESS
CHANNON RETAIL PARK
WOODSIDE AVENUE
HAMPSHIRE
SO50 9NA

DRAWING TITLE
EXISTING SITE PLAN

JOB/DRAWING NO.	SCALE	DATE
A291014/01	1:200@A3	27/03/14

DRAWN BY	CHECKED BY
DS	AC

REVISIONS

REV.	DATE/DESCRIPTION

3rd Floor, Tring House, 77-81 High Street
Tring, Hertfordshire HP23 4AB
Tel: 01442 827106 Fax: 01442 825381
E-mail: admin@peppm.co.uk

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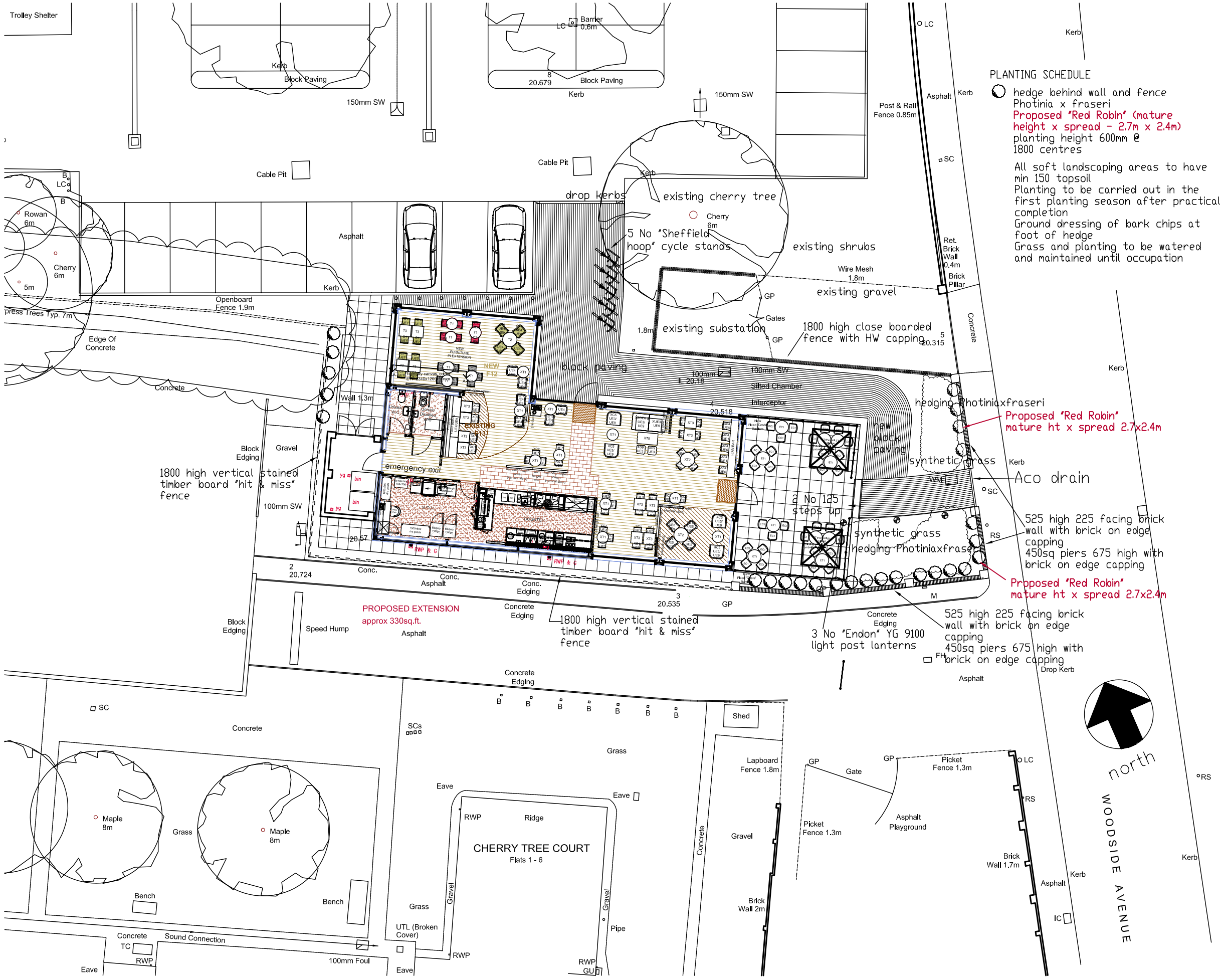

PROPOSED SITE PLAN

PLANTING SCHEDULE

hedge behind wall and fence
Photinia x fraseri
Proposed 'Red Robin' (mature height x spread - 2.7m x 2.4m)
planting height 600mm @ 1800 centres

All soft landscaping areas to have min 150 topsoil
Planting to be carried out in the first planting season after practical completion
Ground dressing of bark chips at foot of hedge
Grass and planting to be watered and maintained until occupation

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PEP Project Management Ltd

CLIENT: COSTA COFFEE

PROJECT: EASTLEIGH

ADDRESS: CHANNON RETAIL PARK, WOODSIDE AVENUE, HAMPSHIRE, SO50 9NA

DRAWING TITLE: SITE PLAN SHOWING PROPOSED EXTENSION

JOB/DRAWING NO.	SCALE	DATE
A291014/02	1:200@A3	27/03/14

DRAWN BY	CHECKED BY
DS	AC

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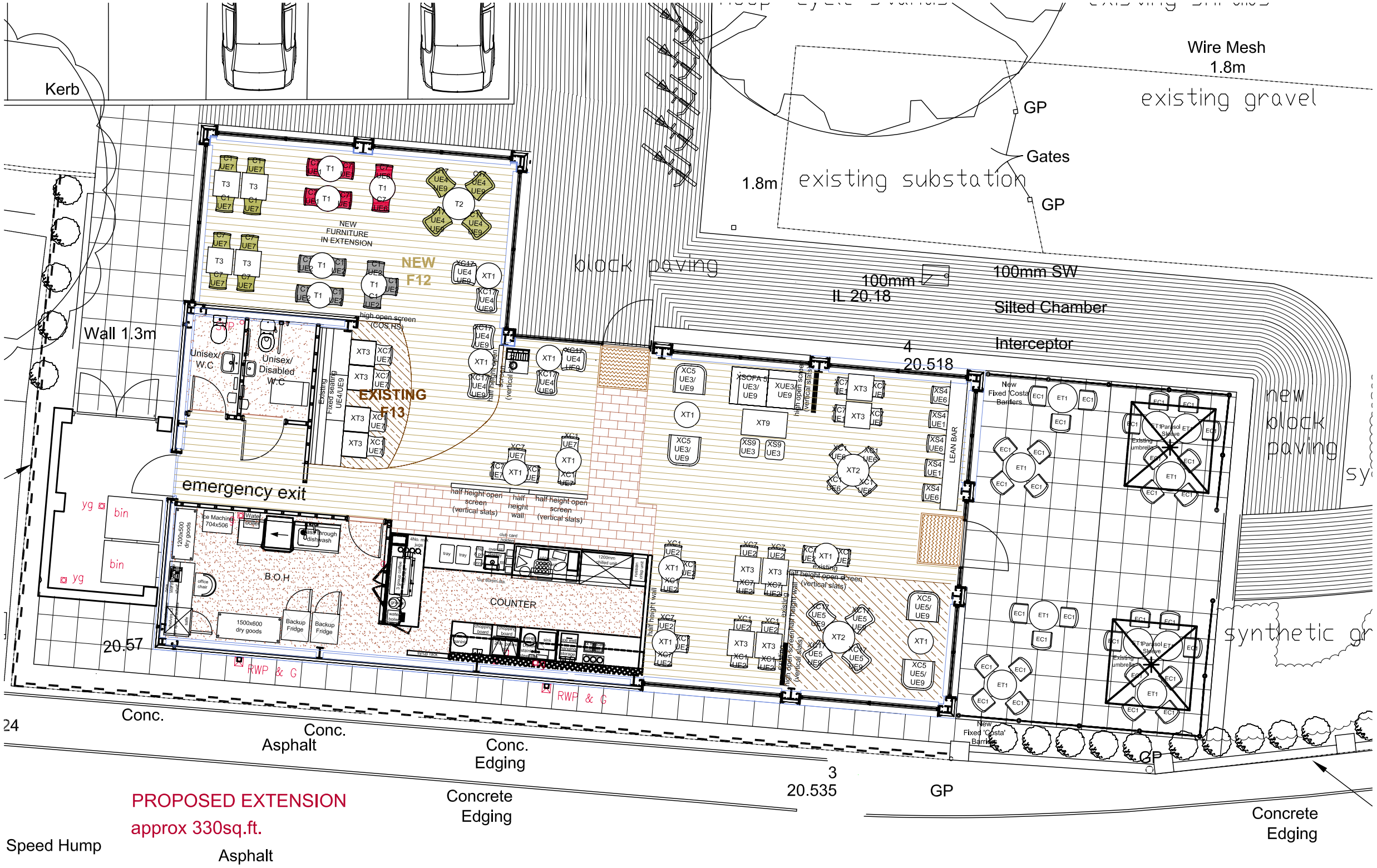

PROPOSED FLOOR PLAN

54 No. Existing Internal Covers	**24 No. Existing Internal Tables**
25 No. Proposed Internal Covers	**11 No. Proposed Internal Tables**
Total	
79 No. Internal Covers	**35 No. Internal Tables**

19 No. Existing External Covers	**09 No. Existing External Tables**
30 No. Proposed External Covers	**10 No. Proposed External Tables**
Total	
49 No. External Covers	**19 No. External Tables**

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PROJECT
EASTLEIGH

ADDRESS
CHANNON RETAIL PARK
WOODSIDE AVENUE
HAMPSHIRE
SO50 9NA

DRAWING TITLE
PROPOSED FLOOR PLAN
SHOWING EXTENSION

JOB/DRAWING NO.	SCALE	DATE
A291014/03	1:100@A3	27/03/14

DRAWN BY	CHECKED BY
DS	AC

REVISIONS

REV.	DATE/DESCRIPTION
A	28/03/13 Outside area revised

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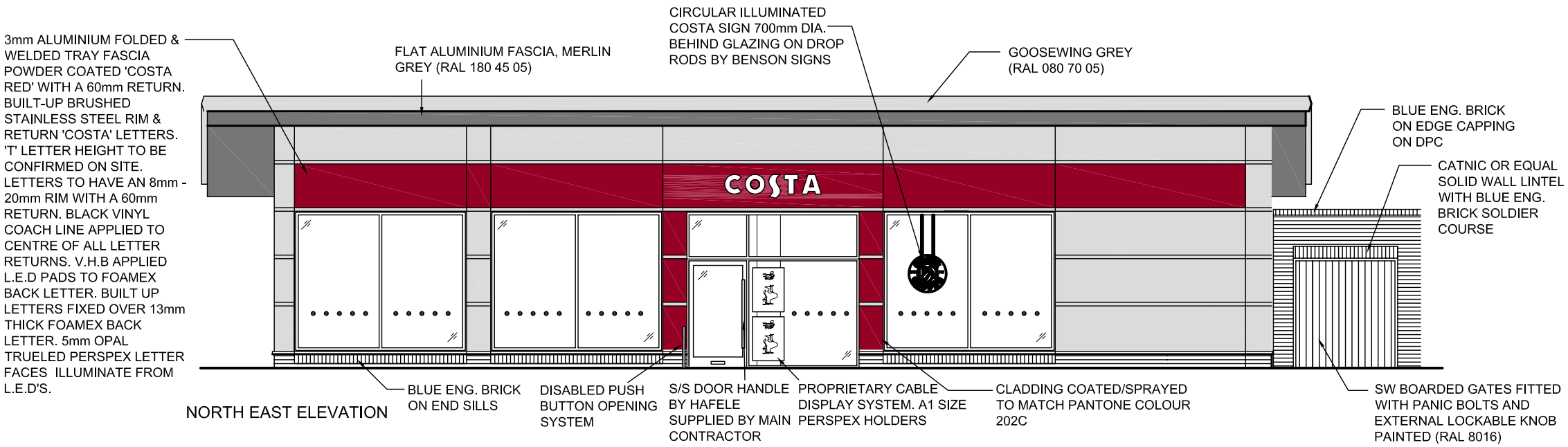
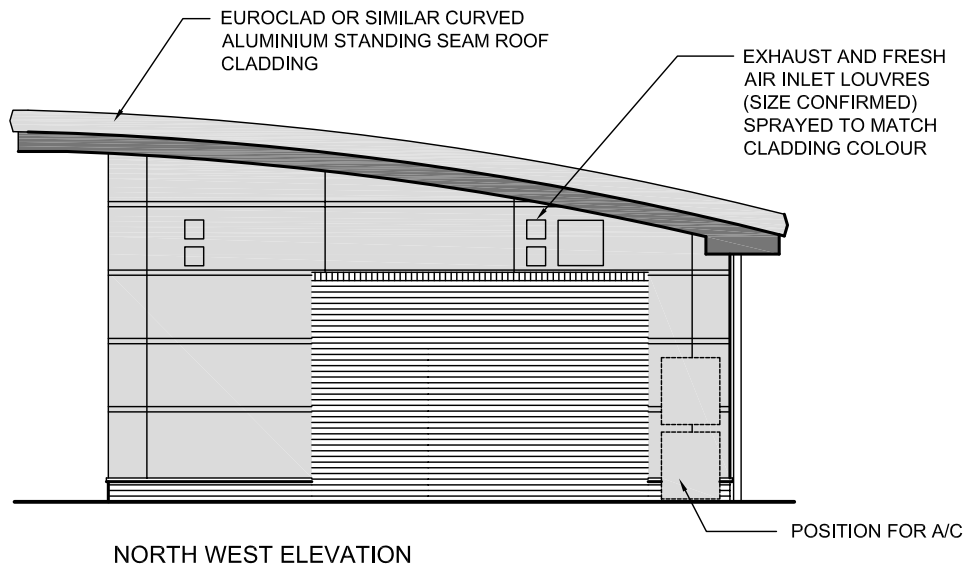


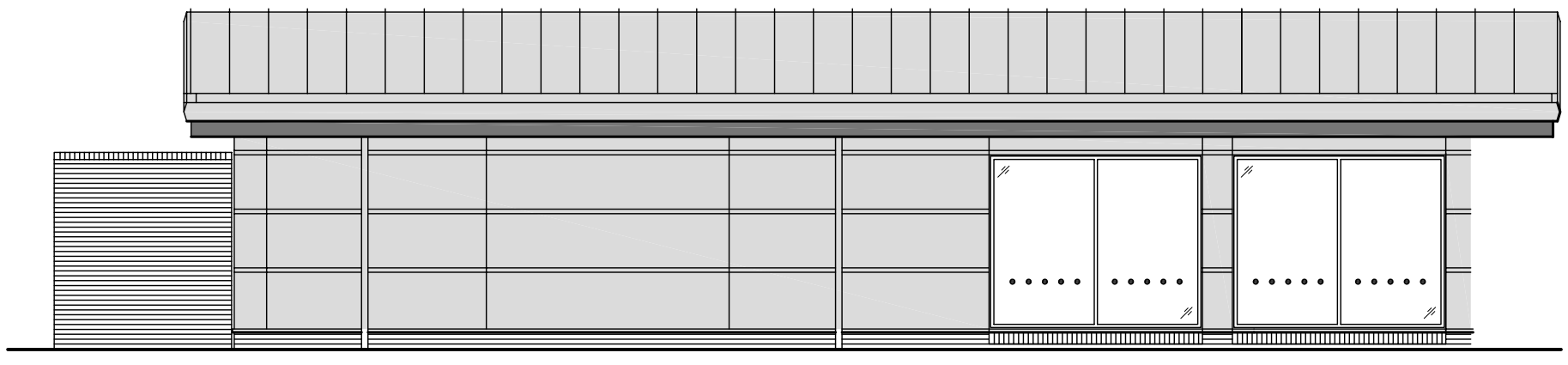
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

PEP

PEP Project Management Ltd

CLIENT

COSTA COFFEE

PROJECT EASTLEIGH

ADDRESS
CHANNON RETAIL PARK
WOODSIDE AVENUE
HAMPSHIRE
SO50 9NA

DRAWING TITLE
EXISTING ELEVATIONS

JOB/DRAWING NO.	SCALE	DATE
A291014/04	1:100@A3	27/03/14

DRAWN BY	CHECKED BY
DS	AC

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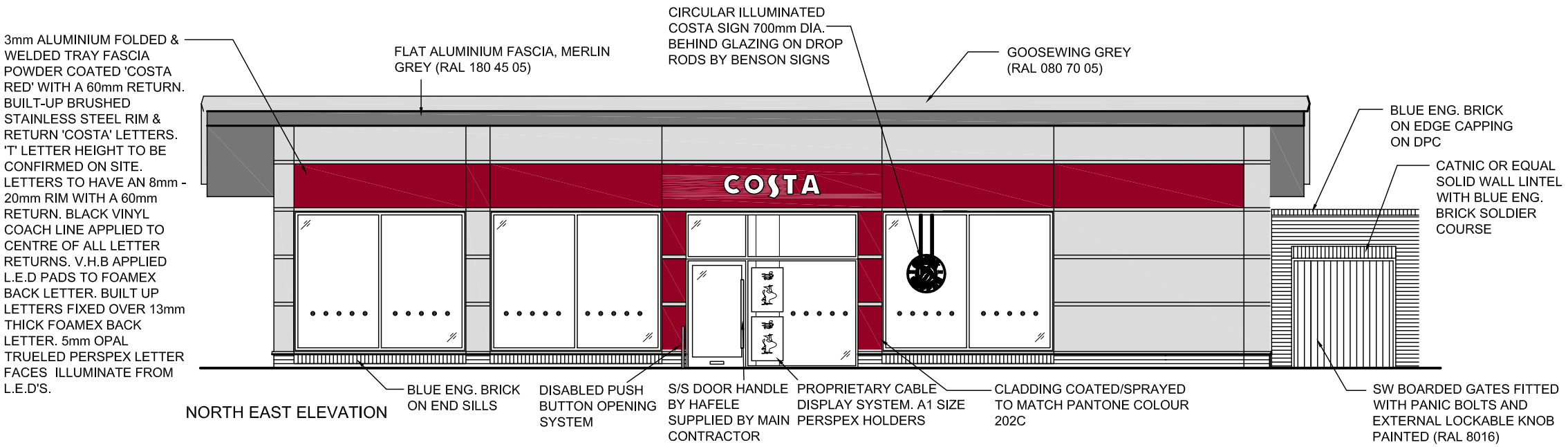
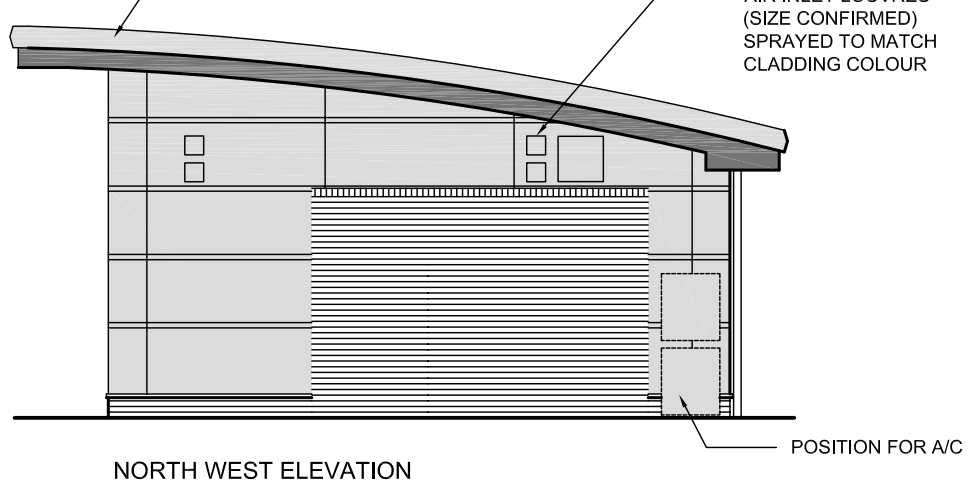


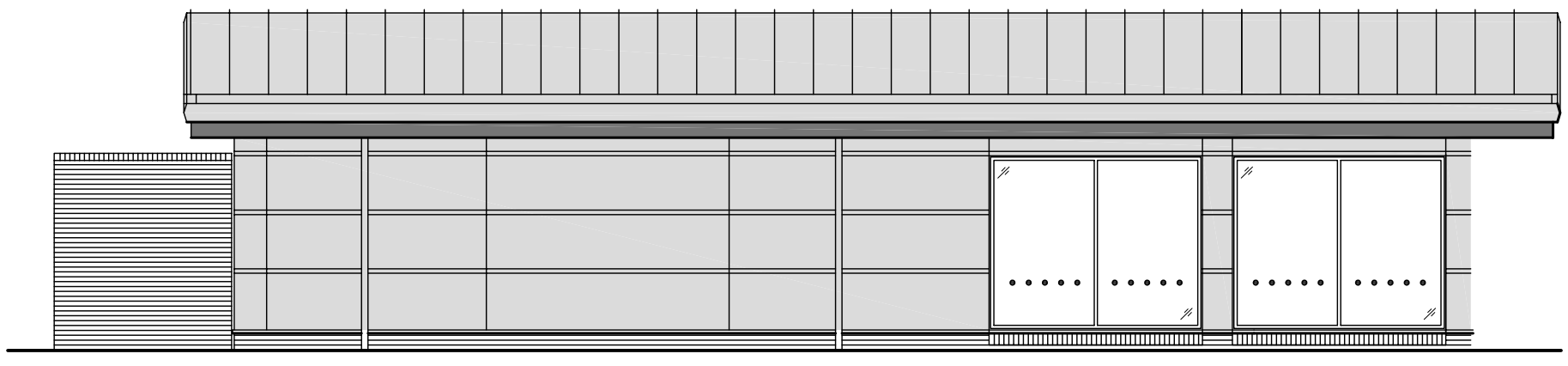
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

SCALE 1:100

0 1 2 3 4 5m

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COSTA COFFEE

PROJECT
EASTLEIGH

ADDRESS
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WOODSIDE AVENUE
HAMPSHIRE
SO50 9NA

DRAWING TITLE
EXISTING ELEVATIONS

JOB/DRAWING NO.	SCALE	DATE
A291014/04	1:100@A3	27/03/14

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DS	AC

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FASCIA SIGN TO BE RELOCATED TO CENTRE OF EXISTING BUILDING

PROPOSED EXTENSION



NORTH EAST ELEVATION

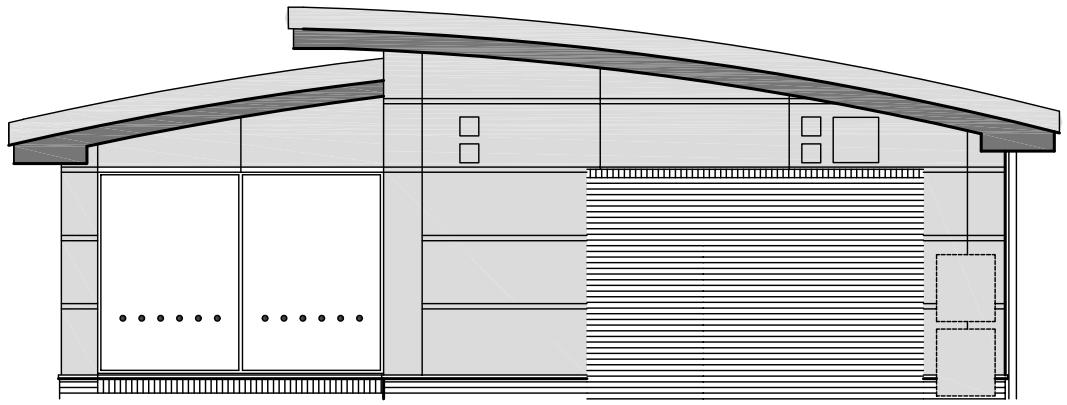
ALL MATERIALS, COLOURS ETC. TO MATCH EXISTING BUILDING

PROPOSED EXTENSION

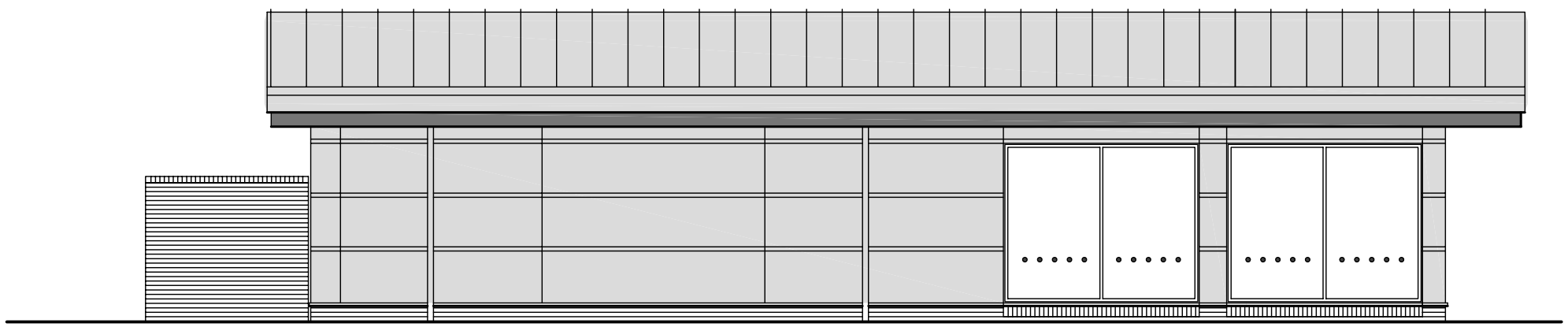


SOUTH EAST ELEVATION

PROPOSED EXTENSION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION (UNCHANGED)

PEP

PEP Project Management Ltd

CLIENT

COSTA COFFEE

PROJECT

EASTLEIGH

ADDRESS

CHANNON RETAIL PARK
WOODSIDE AVENUE
HAMPSHIRE
SO50 9NA

DRAWING TITLE

PROPOSED ELEVATIONS

JOB/DRAWING NO.	SCALE	DATE
A291014/05	1:100@A3	27/03/14

DRAWN BY	CHECKED BY
DS	AC

REVISIONS

REV.	DATE/DESCRIPTION

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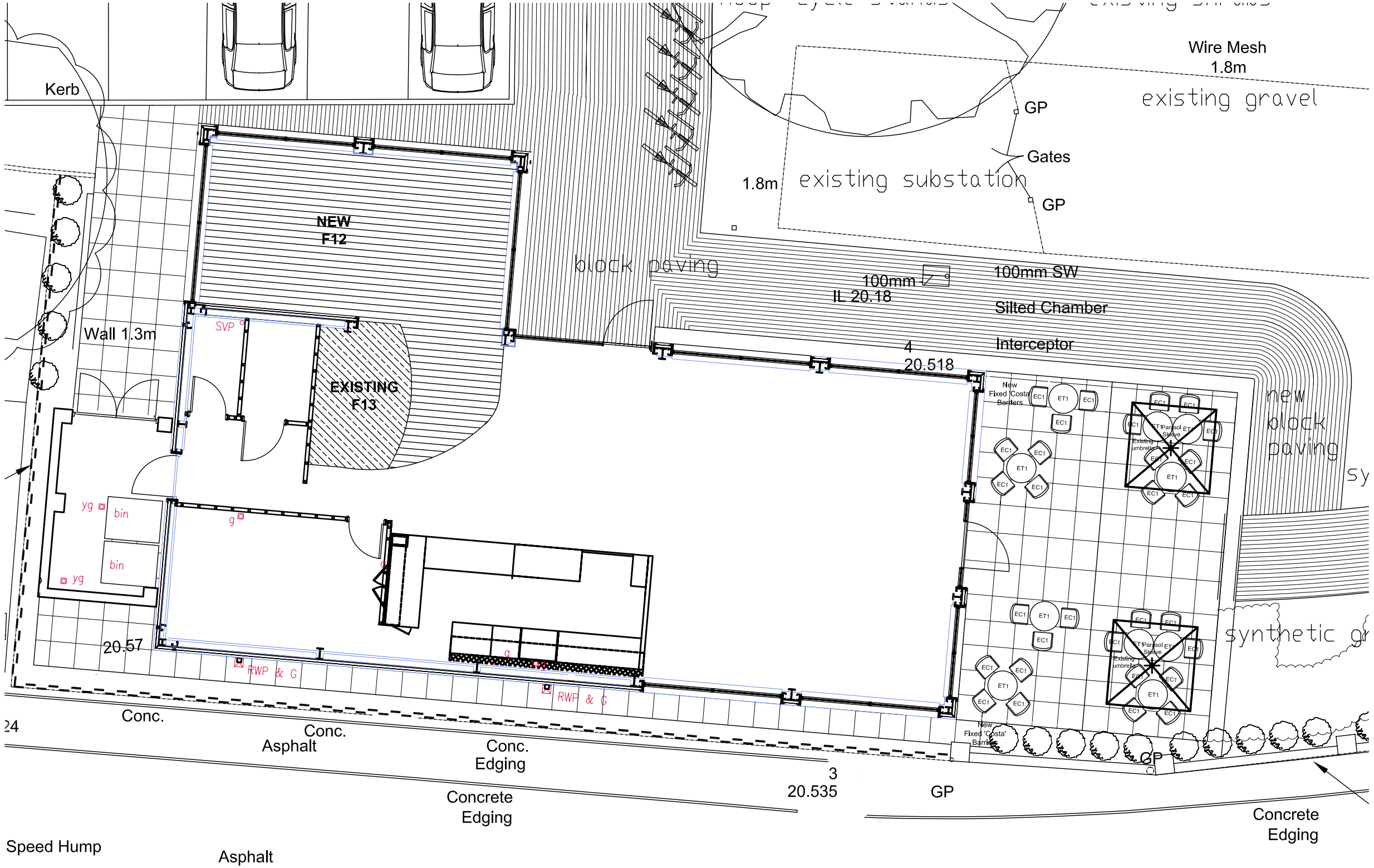

FLOORING FINISHES PLAN

PEP

PEP Project Management Ltd

CLIENT
COSTA COFFEE

PROJECT
EASTLEIGH

ADDRESS
CHANNON RETAIL PARK
WOODSIDE AVENUE
HAMPSHIRE
SO50 9NA

DRAWING TITLE
FLOORING FINISHES IN EXTENSION

JOB/DRAWING NO.	SCALE	DATE
A291014/06	1:100@A3	20/06/14

DRAWN BY	CHECKED BY
DS	AC

REVISIONS

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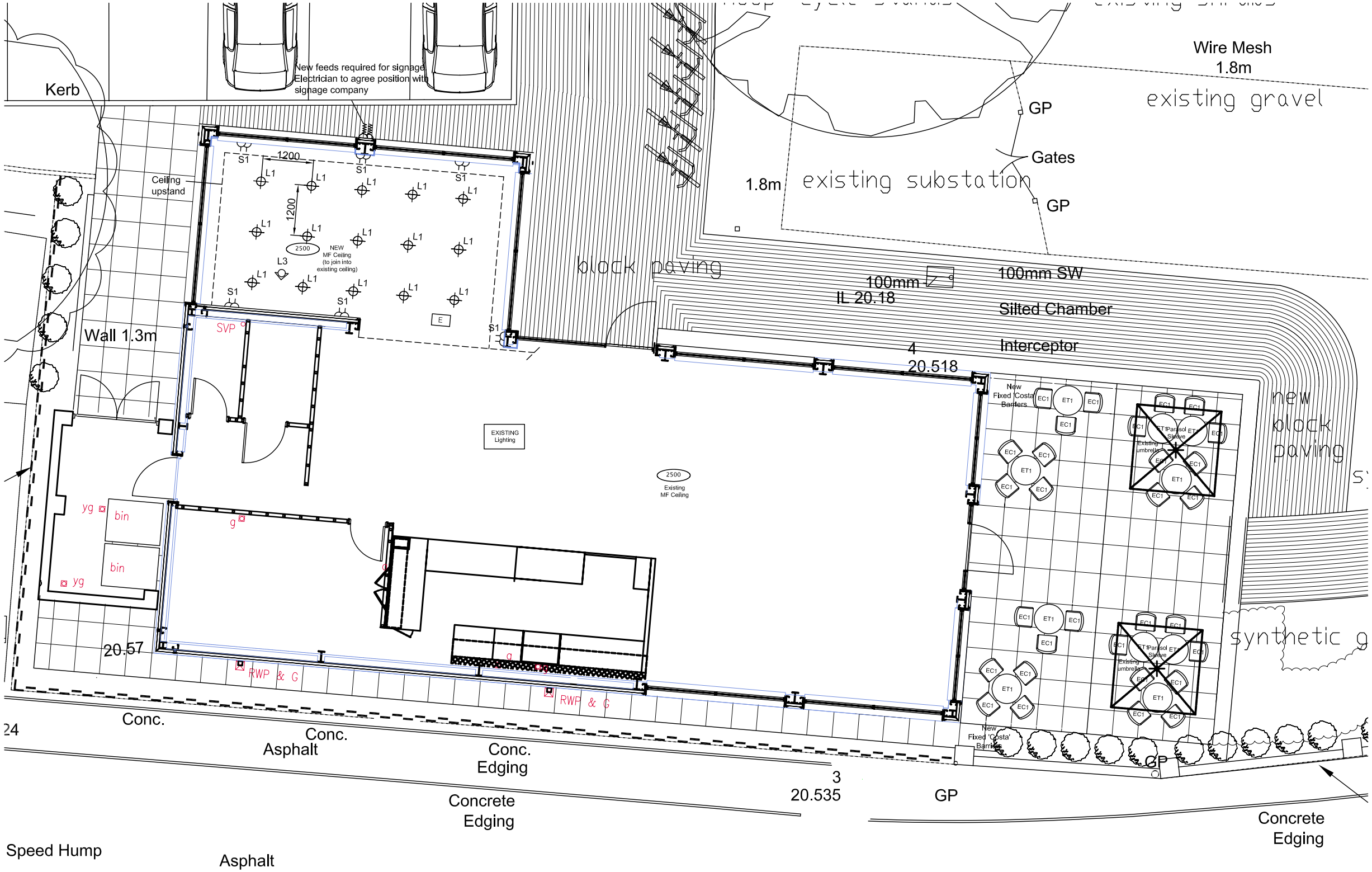

REFLECTED CEILING PLAN

PEP

PEP Project Management Ltd

CLIENT
COSTA COFFEE

PROJECT
EASTLEIGH

ADDRESS
CHANNON RETAIL PARK
WOODSIDE AVENUE
HAMPSHIRE
SO50 9NA

DRAWING TITLE
REFLECTED CEILING PLAN

JOB/DRAWING NO.	SCALE	DATE
A291014/07	1:100@A3	20/06/14

DRAWN BY	CHECKED BY
DS	AC

REVISIONS

REV.	DATE/DESCRIPTION

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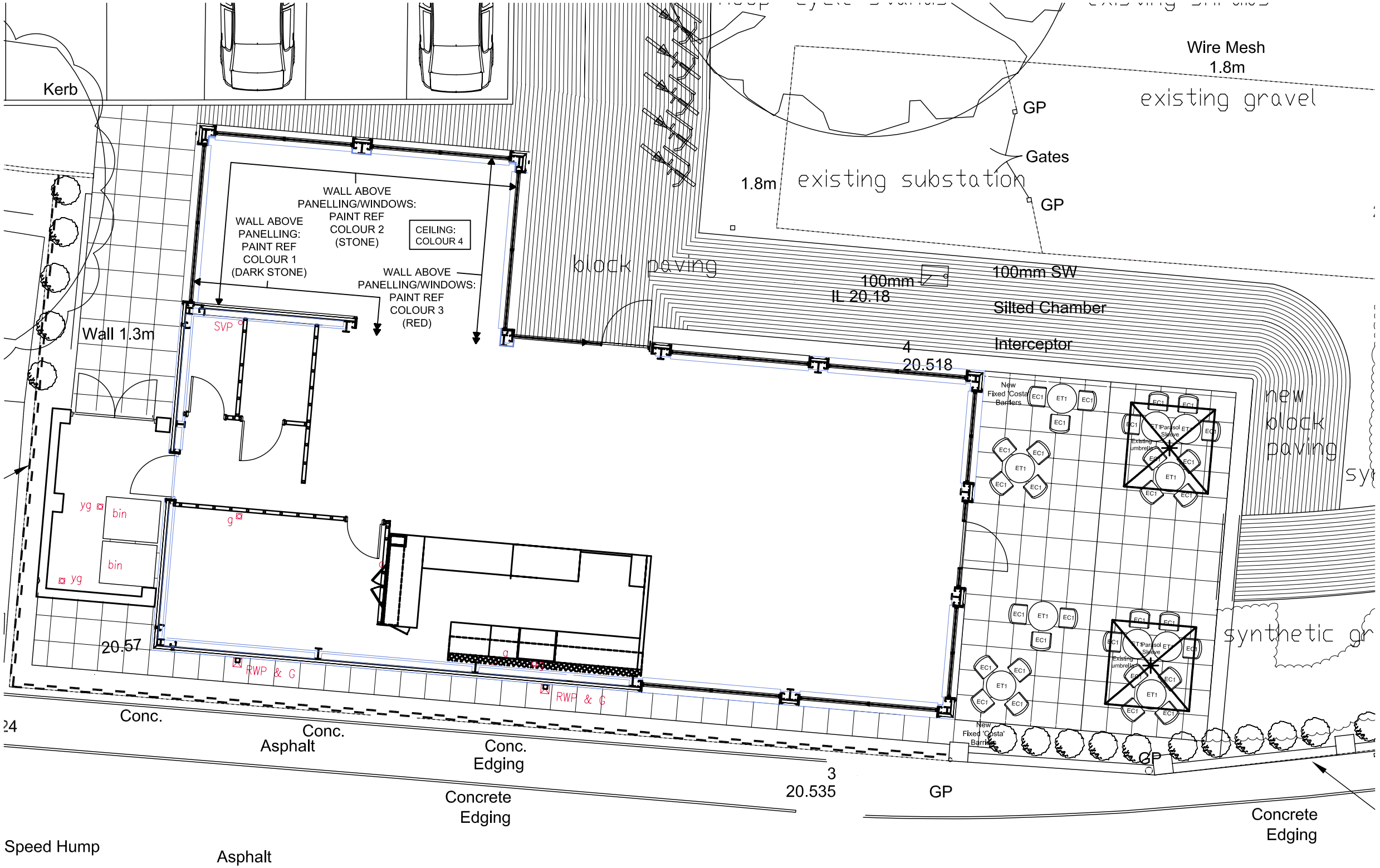

FINISHES PLAN

PEP

PEP Project Management Ltd

CLIENT
COSTA COFFEE

PROJECT
EASTLEIGH

ADDRESS
CHANNON RETAIL PARK
WOODSIDE AVENUE
HAMPSHIRE
SO50 9NA

DRAWING TITLE
FINISHES PLAN

JOB/DRAWING NO.	SCALE	DATE
A291014/08	1:100@A3	20/06/14

DRAWN BY	CHECKED BY
DS	AC

REVISIONS

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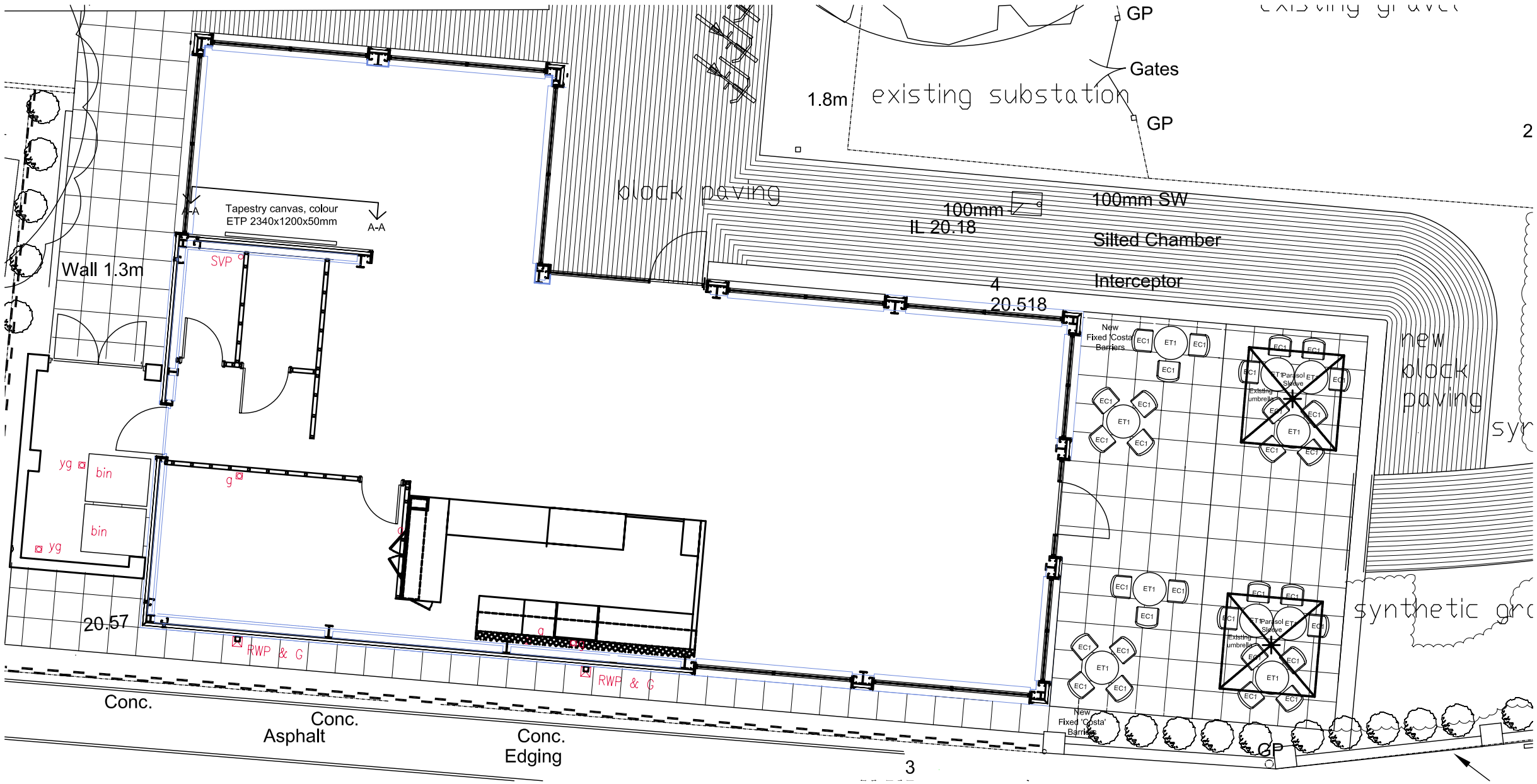
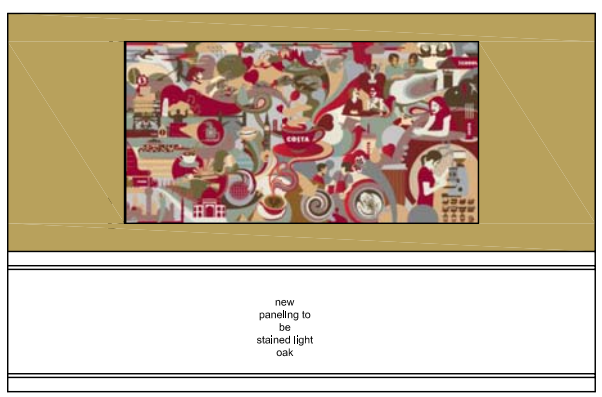


ARTWORK PLAN - SCALE 1:100



ELEVATION A-A - SCALE 1:50

PEP

PEP Project Management Ltd

CLIENT
COSTA COFFEE

PROJECT
EASTLEIGH

ADDRESS
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SO50 9NA

DRAWING TITLE
ARTWORK PLAN & ELEVATION

JOB/DRAWING NO.	SCALE	DATE
A291014/09	AS SHOWN @A3	20/06/14

DRAWN BY	CHECKED BY
DS	AC

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STANDARD INTERNAL FURNITURE REFERENCES	
T1	610mm dia. x 720(h) round table, solid wood top, Evolution Light Oak stain with black cast base by Warings Furniture or Polcom UK
T1P	610mm dia. x 1030(h) round table, solid wood top, Evolution Light Oak stain with black cast base by Warings Furniture or Polcom UK
T2	760mm dia. x 720(h) round table, solid wood top, Evolution Light Oak stain with black cast base by Warings Furniture or Polcom UK
T2P	760mm dia. x 1030(h) round table, solid wood top, Evolution Light Oak stain with black cast base by Warings Furniture or Polcom UK
T3	610x610mm square table, solid beech wood, Evolution Light Oak stain with black cast base by Warings Furniture or Polcom UK
T9	Low coffee table 1100x610x650(h)mm Evolution Light Oak stain with black cast base by Warings Furniture or Polcom UK

STANDARD INTERNAL FURNITURE REFERENCES	
C1	Kora Chair with upholstered seat, in Walnut stain
C7	Plain Timber Back Side Chair with upholstered seat, in Evolution Light Oak stain
C17	Tub Chair with upholstered back, leather (UE9) pad and front, in Walnut stain
C5	Gabriel Armchair with upholstered rear and front of back pad, leather (UE9) arms, in Walnut stain
Sofa 5	2 Seater Evolution Sofa with upholstered rear and front of back pad, leather (UE9) seat pad and arms in Walnut stain
S4	High Stool with upholstered seat in Evolution Light Oak stain
S9	Cube Stool, Stained Walnut (to base)

NON STANDARD UPHOLSTERY REFERENCES	
UE1	Sinclaire, Ramzi Redcurrant (Red Dog Tooth)
UE2	Sinclaire, Ramzi Jet (Grey Dog Tooth)
UE3	Sinclaire, Abercrombie Redcurrant (Red Stripe). For C17 chair piping, Christina Marrone, Presto PRES 716 Postbox
UE4	Sinclaire, Abercrombie Thistle (Green Stripe). For C17 chair piping, Sunbury Designs, Burlesque Apollo Violet (7404)
UE5	Sinclaire, Abercrombie Jet (Grey Stripe). For C17 chair piping, Christina Marrone, Presto PRES 724 Black
UE6	Sunbury Design, Eno Guava (8115) (Red spot)
UE7	Sunbury Design, Eno Calvados (8120) (Green spot)
UE8	Sunbury Design, Zodiac Fire (Large Spot). For C17 chair piping, Sunbury Designs, Burlesque Apollo Violet (7404)
UE9	Yarwood Leather, Camden Steel
NOTE: Fixed seating dimensions to be confirmed with main contractor prior to manufacture	

STANDARD EXTERNAL FURNITURE REFERENCES	
EC3	External Tatami stackable chair by Warings Furniture or Polcom UK
ET1	Outdoor table by Warings Furniture or Polcom UK

B.O.H FINISH REFERENCES	
Floor	See floor references legend with integral coving
Walls	Paint in colour ref- White, Dulux Trade Sterishield Quick Drying Eggshell Full height tiling to dishwash area and to sinks (150 sq.)
Ceiling	Colour 4 (cream) Dulux 20YY 61/127 plaster, Armstong Bioguard plain tile system
Door	FD30S with vision panel and 600mm high kick plates and digi lock
Woodwork	White gloss MDF or softwood
Lighting	Vapourproof fluorescent fittings

Dado panelling: Evolution light oak stain (see timber stains in manual)
Shopfront/windows/doors to be decorated RAL COLOUR 7022 (UMBRA GREY)

COLOUR REFERENCES	
COLOUR 1	DULUX 20YY22/129 (DARK STONE)
COLOUR 2	DULUX 30YY50/176 (LIGHT STONE)
COLOUR 3	DULUX 98RR10/318 (RED)
COLOUR 4	DULUX 20YY61/127 (CREAM)
COLOUR 5	DULUX 80YR32/339 (ORANGE)
COLOUR 6	DULUX 10YY49/378 (YELLOW)

STANDARD FLOORING REFERENCES	
F1	Amtico Flooring. Contractor must prepare all sub-floors before fitting Amtico, allowing for any ply/latexing to bring to line & level with adjoining floor finishes. Amtico to be laid 45 as shown on plan. Amtico ref: Amtico woods, Oak W710E, 115x915mm stripwood. tel: 02476 861498. Amtico to be laid strictly to manufacturers instructions.
F6	Amtico Flooring. Contractor must prepare all sub-floors before fitting Amtico, allowing for any ply/latexing to bring to line & level with adjoining floor finishes. Amtico to be laid 45 as shown on plan. Amtico ref: Amtico woods, Palisander W738, 115x915mm stripwood. tel: 02476 861498. Amtico to be laid strictly to manufacturers instructions.
F12	Amtico Flooring. Contractor must prepare all sub-floors before fitting Amtico, allowing for any ply/latexing to bring to line & level with adjoining floor finishes. Amtico to be laid horizontally as shown on plan. Amtico ref: Amtico woods, Washed Teak - W599, 152x915mm stripwood. tel: 02476 861498. Amtico to be laid strictly to manufacturers instructions. ORDER ASAP FOR ADDITIONAL LEAD IN TIMES
F13	Carpet Newhey Carpets Ltd, Tel: 01706 842 979. Ref: Connect Jet, Stock - ColorTEC+ with Evo black. Carpet is manaufactred 4m wide Contractor must prepare all sub floors before fitting carpets, allowing for any ply/latexing etc. & screeding where raised areas are removed. Durafit 650 double stick system. Carpet to be laid on 42oz underlay, 50% jute & 50% wool. Carpet to be laid strictly to manufacturers instructions. Seaming plans must be agreed with manufacturer & delivery dates confirmed. Installation: To BS 5325 Underlay UK
F15	Amtico Tiling. Contractor must prepare all sub-floors before fitting Amtico, allowing for any ply/latexing to bring to line & level with adjoining floor finishes. Amtico ref: Spacia SS5S3566 Ceramic Dark (305mm x 457mm bevelled) with 4mm wide Spacia SS3S3608 concrete stripping. tel: 02476 861498. Amtico to be laid strictly to manufacturers instructions. Laid in brickbond pattern
F18	Safety Flooring. Ref: Polysafe standard, 4150 Black Walnut. All joints to be hot welded in matching weld rod with coved skirtings. All to be laid strictly to manufacturers instructions.
F19	Synthetic Matting. Contractor to allow for all sub floor preparation, including latexing & any plywood bases to bring to line & level with adjoining floor finishes. Ref: Jaymart, ZigaZaga 2000,Advanced super quality heavy contract indoor/outdoor rubber crumb backed polypropylene synthetic brush entrance matting - with combined absorbancy & scraper actions, 10mm thick, colour - night shadow.
Allow for neatly cutting floor finishes at all gullies, waste pipes, manhole frames, etc. as required. All recessed manhole covers to be infilled with adjacent floor finish, laid to line & level with main floor.	

FLOORING FINISH JUNCTIONS	
Amtico to Carpet	Gradus ramped transition strip ref: RT46/AFT45, Colour Brown 6010-Y70R
Amtico to Safety Flooring	Butt edges together, ensure adjoining finishes are line & level.
Mattwell	Stainless Steel 'L' section by Main Contractor, Contractor to ensure that floor is raised or lowered to line & level with adjoining floor finishes. Suggested Proprietary mattwell frame suggested reference Gradus Folotrim TR range specification of models dependant on make up of floor
Stair Nosings	Public Side: Gradus safety stair edging to all step levels, where step edge is square or rakeback use AS21, where step edge is bullnose use AR3. Inserts White textured. Back of House: Gradus safety stair edging to all step levels, AS21. Inserts White textured.
Ceramic to Safety Flooring & Amtico flooring	Form ramp by butting 100mm wide 12mm plywood strip to edge of terracotta, butt fyrther 100mm wide 9mm plywood strip to edge of 12mm plywood and 100mm wide 6mm plywood strip to edge of 9mm plywood, latex over 9mm and 6mm plywood, extend latex further 150mm onto subfloor. Fix Gradus ramped transition strip to junction. REF 46/AFT45 colour brown 6010-Y70R

NOTE:
MAIN HVAC CASSETTES SHOWN, REFER TO SPECIALIST DRAWING FOR ALL HVAC REQUIREMENTS & DUCT ROUTES

LIGHTING REFERENCES	
L1	Recessed tilt downlight in polished. Lamps 7w Phillips LED GU10
L3	Polished chrome finish swivel downlight. Lamps 10w Phillips LED MR16
L11	Recessed LED downlight.
L22	Lighting fitting AR111/BL. Track EUR-TRA2-BL
L26	New pendant, height 375mm, 900mm dia. grey vinyl base, white inner, white outer 3 x 13w 4pin plc. Larger size can be used where site conditions dictate a need for a larger fitting: height 500mm, 1240mm dia.
L27	Table lamp veneer and chrome, 18w 4pin plc
L30	New wall light, patinated zinc, 165mm (w) x 275mm(h) (to be used in conjunction with textured wallpaper)
L31	Counter LED strip light, aluminium
Evo L6	Polished chrome table lamp, chrome and white cotton shade
LT6	Liet 6 Standard
LT6(U)	Liet 6 Ultra
LT12	Liet 12 Standard
LT12(U)	Liet 12 Ultra
For LED lights electrical contractor to contact supplier for wiring diagrams & transformer positions, counter to be pre-wired before arriving on site.	

CEILING REFERENCES	
SD	Smoke detector
HD	Heat detector
E	Polycarbonate non maintained emergency light fitting with 3 hr duration battery pack
RE	Recessed non maintained emergency light fitting with 3 hr duration battery pack
I.F.E	Wall mounted above exit door maintained emergency lighting luminaire with 3hr duration for interior enviroment
	CCTV
	Hearing Aid induction loop
BrG	Break glass point. Position at all exit & within servery & prep. Area
EXIT	Fire exit sign
WIFI	Wifi modem/router
PA	Panic alarm call point
	Telephone point
	Main distribution board

SOCKET REFERENCES	
S1	13A Twin switched outlet socket (200mm to U/S of socket above FFL in customer area)
S2	Contactum IP66 2 Gang 13A DP Switched Socket Stock code: 2356SR to BS 1363-2
S3	13A Twin switched outlet socket finished stainless steel
S5	13A fused spur
S7	Twin switched outlet socket clean supply
S8	240V, 32 amp single phase commando socket and plug

ELECTRICAL REQUIREMENTS:
MONITOR & EVIGILO CONTROL BOX
1no DSSO
POS BOX UNDER COUNTER
1no DSSO
CCTV CAMERA
1no DSSO in ceiling void above each till point (a min 300x300mm ceiling hatch to be provided in ceiling above till location, but not impinging on light positions)

CABLING REQUIREMENTS:
WIRE FROM CCTV DOME CAMERA
2no RG59 coiled up in ceiling void above till & taken back to location of CCTV control box in BOH & likewise left coiled up.
WIRE FROM POS BOX UNDER TILL
1no (2no. if till operation) core belden cable left coiled up under till & taken back to location of CCTV control box in BOH & likewise left coiled up

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PEP Project Management Ltd

CLIENT
COSTA COFFEE

PROJECT EASTLEIGH

ADDRESS
CHANNON RETAIL PARK
WOODSIDE AVENUE
HAMPSHIRE
SO50 9NA

DRAWING TITLE
LEGENDS

JOB/DRAWING NO.	SCALE	DATE
A291014/10	NTS@A3	20/06/14

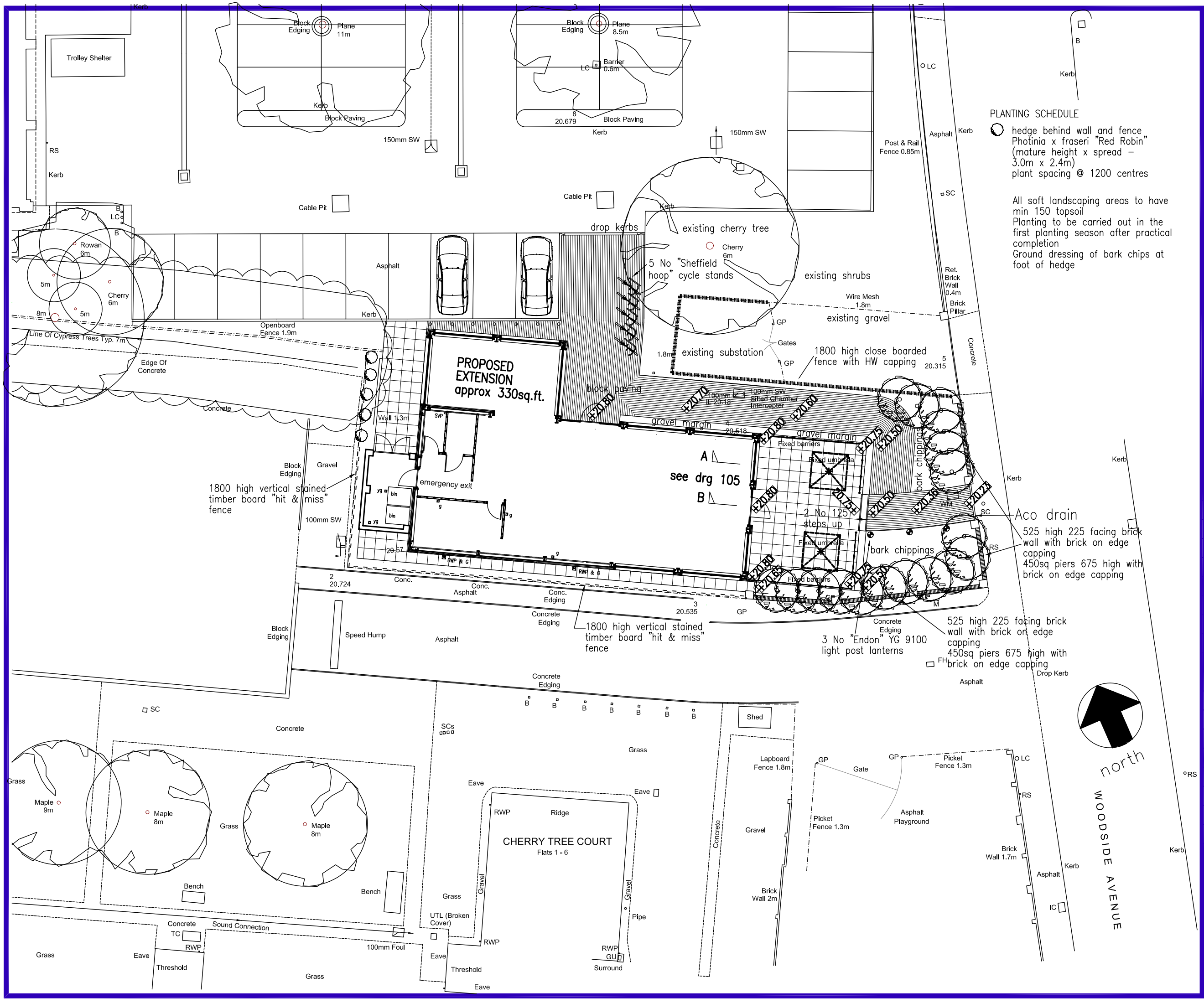
DRAWN BY	CHECKED BY
DS	AC

REVISIONS

REV.	DATE/DESCRIPTION

3rd Floor, Tring House, 77-81 High Street
Tring, Hertfordshire HP23 4AB
Tel: 01442 827106 Fax: 01442 825381
E-mail: admin@peppm.co.uk

GENERAL NOTES:
1. To be read inconjunction with other consultants drawings.
2. Check site conditions prior to commencement of work.
3. Any discrepancies to be reported directly to the Project Manager.
4. Do not scale off drawing. Use figured dimensions only.
5. All dimensions for existing buildings and openings to be checked on site



PLANTING SCHEDULE

hedge behind wall and fence
Photinia x fraseri "Red Robin"
(mature height x spread – 3.0m x 2.4m)
plant spacing @ 1200 centres

All soft landscaping areas to have min 150 topsoil
Planting to be carried out in the first planting season after practical completion
Ground dressing of bark chips at foot of hedge

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ADDRESS
CHANNON RETAIL PARK
WOODSIDE AVENUE
EASTLEIGH
HAMPSHIRE
SO50 9NA

DRAWING TITLE
PROPOSED EXTENSION FLOOR & SITE PLAN

JOB/DRAWING NO.	SCALE	DATE
A291014/ext101	1:200@A3 1:100@A1	27.3.14

DRAWN BY	CHECKED BY
JS	AC

REVISIONS

REV.	DATE/DESCRIPTION
A	30.6.14 Planting revised Ext seating area levels added
B	2.7.14 Ext seating area revised

3rd Floor, Tring House, 77-81 High Street
Tring, Hertfordshire HP23 4AB
Tel: 01442 827106 Fax: 01442 825381
E-mail: admin@peppm.co.uk

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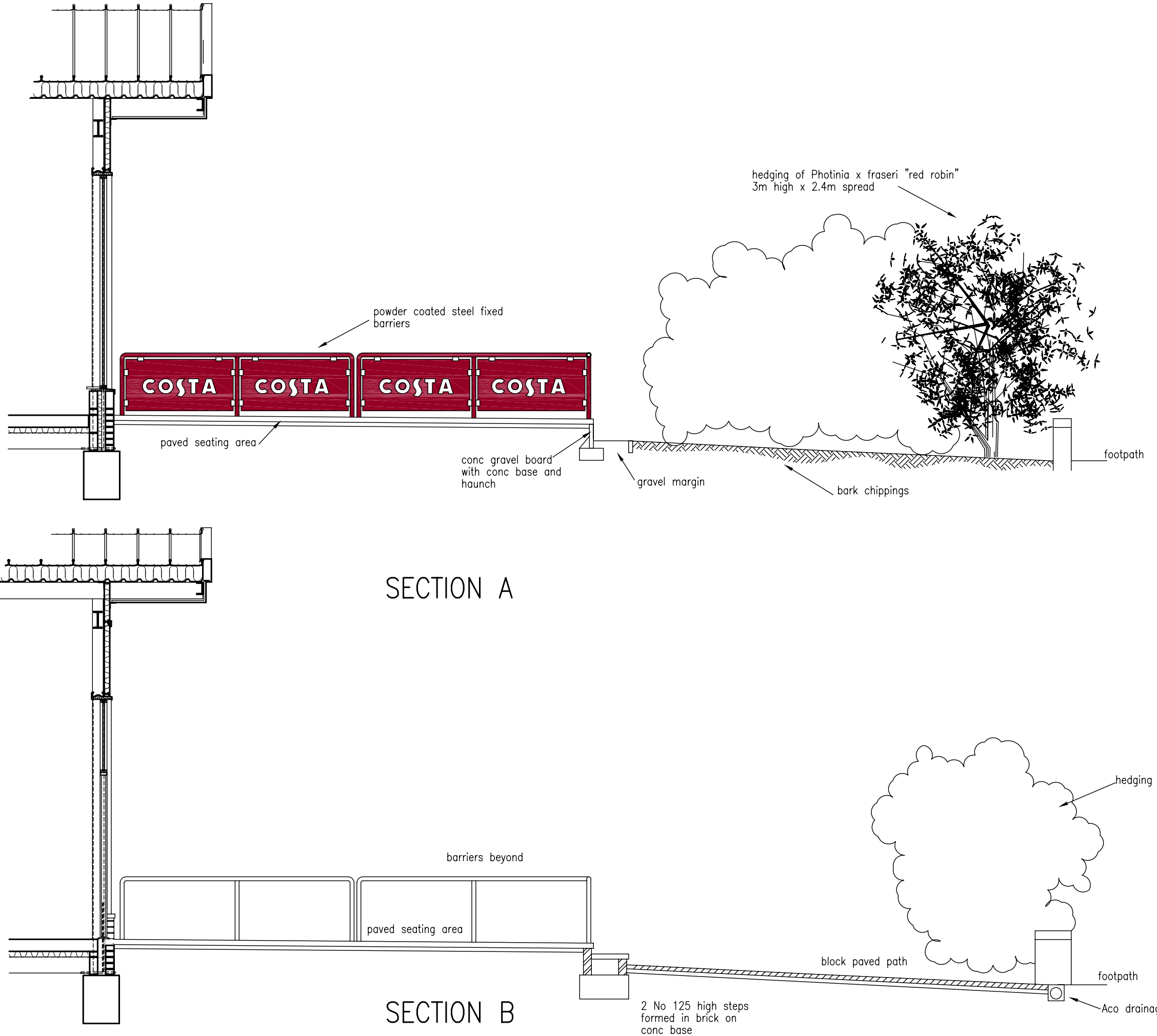

SECTION A

SECTION B

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PROJECT EASTLEIGH

ADDRESS
CHANNON RETAIL PARK
WOODSIDE AVENUE
EASTLEIGH
HAMPSHIRE
SO50 9NA

DRAWING TITLE
PROPOSED EXTENSION SECTIONS A & B

JOB/DRAWING NO.	SCALE	DATE
A291014/ext105	1:50@A3 1:25@A1	1.7.14

DRAWN BY	CHECKED BY
JS	AC

REVISIONS

REV.	DATE/DESCRIPTION
A	2.7.14 Ext seating area revised

3rd Floor, Tring House, 77-81 High Street
Tring, Hertfordshire HP23 4AB
Tel: 01442 827106 Fax: 01442 825381
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