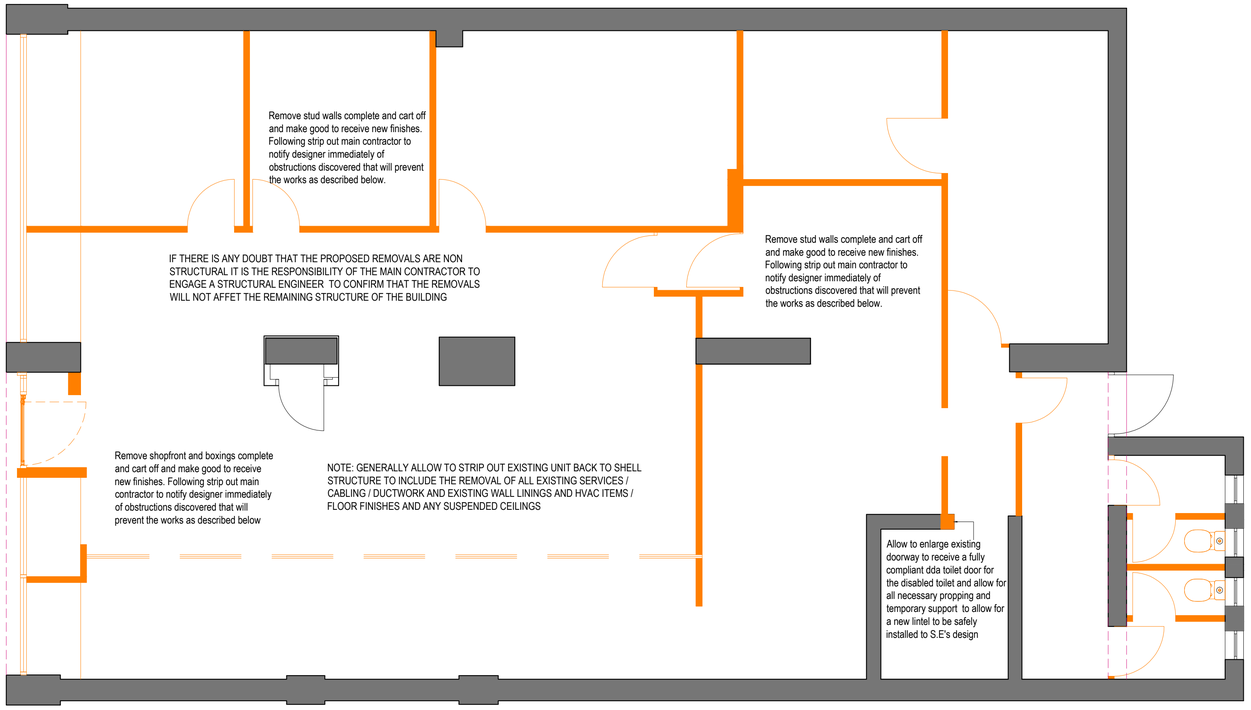
This drawing is the copyright of Street Eite Associates Limited.
Do not scale from drawings. All dimensions and levels to be checked on site prior to commencement of work or manufacture of items. Notify SEA of any discrepancies.
This drawing to be read in conjunction with specifications, specialist drawings and any bill of quantities.
The Contractor is to comply with all relevant statutory legislation whether or not specifically stated on these drawings.



DEMOLITION PLAN - DEMOLITIONS SHOWN IN ORANGE SCALE 1:50

Provide lean bar as per S+T standard detail 3185/511 and stain timber top to match wall panelling, light shuttering ply, WP1-SPL.

Provide timber cladding to Multideck and stain timber to match wall panelling, light shuttering ply, WP1-SPL, refer to drg 215211/12.1 &12.2 for details.

Allow to box out wall with full height stud to dimensions as shown on plan

Provide timber lean bar to counter stained to match wall panelling, light shuttering ply, WP1-SPL, refer to drg 215211/12.1 &12.2 for details.

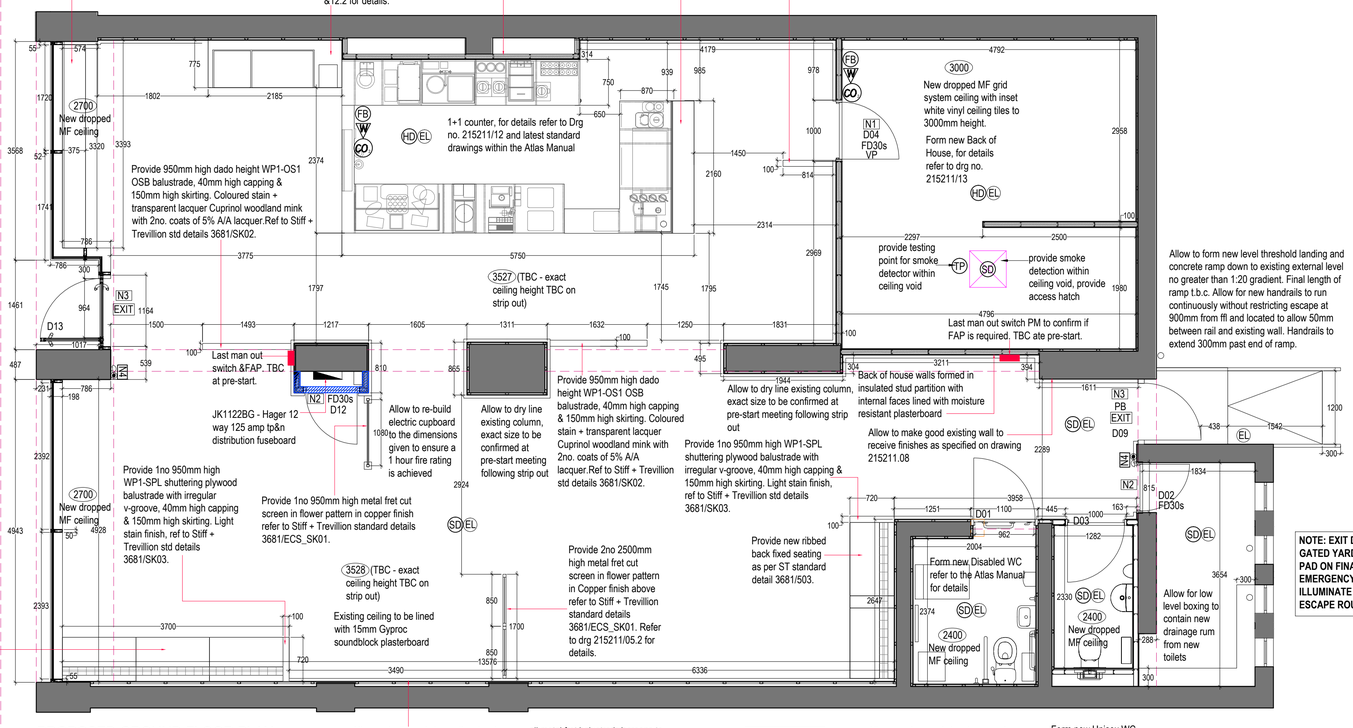
Provide 950mm high dado height WP1-OS1 OSB balustrade, 40mm high capping & 150mm high skirting. Coloured stain + transparent lacquer Cuprinol woodland mink with 2no. coats of 5% A/A lacquer.Ref to Stiff + Trevillion std details 3681/SK02.

Allow for new full height glazed shopfront Shopfront/windows glazing PILKINGTON ACTIV SUNCOOL 6MM/66/33 - 6mm Pilkington Active coated toughened glass 16mm argon filled cavity 6mm Pilkington Suncool 66/33 coated toughened glass) Powder coated aluminum glazing bars and door with 198x52mm uprights supports as shown on plan finished in Umbra Grey, RAL 7022, with tiled stall riser to match the height of existing black granite stall riser in the adjacent unit. Refer to drawing 215211.04 for details

Form new new full height glazed recessed lobby to allow for the door to open outward in the direction of escape travel.

Allow for new full height glazed shopfront Shopfront/windows glazing PILKINGTON ACTIV SUNCOOL 6MM/66/33 - 6mm Pilkington Active coated toughened glass 16mm argon filled cavity 6mm Pilkington Suncool 66/33 coated toughened glass) Powder coated aluminum glazing bars and door with 198x52mm uprights supports as shown on plan finished in Umbra Grey, RAL 7022, with tiled stall riser to match the height of existing black granite stall riser in the adjacent unit. Refer to drawing 215211.04 for details

Provide new ribbed back fixed seating as per ST standard detail 3681/503.



PROPOSED GROUND FLOOR PLAN SCALE 1:50

Allow to dry line existing wall and make good to receive finishes as specified on drawing 215211.08

all metal fret balustrade/screens to be fixed to floor with coach bolts & finished in copper to match screens

Fit audio/visual beacons within all W.C's to trade area

Allow to enlarge existing door opening to allow for full DDA compliant toilet door to be installed. Allow for new lintel over to S.E's design and allow for a minimum 150mm bearing at both ends.

Main contractor to install 450x1200 mirror to wall adjacent whb. Mirror to be fixed 4 tiles above floor level within DDA WC

Form new Unisex WC, refer to the Atlas manual for standard details

0 1M 2M 3M 4M 5M 10M

SCALE BAR SCALE 1:50

NOTE: EXIT DOOR DISCHARGES INTO A GATED YARD. ALLOW TO PROVIDE PUSH PAD ON FINAL EXIT GATE AND EMERGENCY LIGHTING TO FULLY ILLUMINATE THE FULL EXTENT OF THE ESCAPE ROUTE

DOORS NOTE: FOR DOOR TYPE AND DETAILS REFER TO DRAWING 215211/15
CONTRACTOR TO CHECK ALL SITE DIMENSIONS AND STRUCTURAL OPENINGS PRIOR TO MANUFACTURE AND INFORM THE DESIGNER OF ANY DISCREPANCIES.

DEMOLITIONS: ALL DEMOLITIONS ARE TO BE CONDUCTED IN STRICT ACCORDANCE WITH SPECIALIST DETAILS AND METHOD STATEMENTS. STRUCTURAL DEMOLITIONS ARE TO BE CONDUCTED IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS. IT IS THE MAIN CONTRACTORS RESPONSIBILITY TO INFORM THE PROJECT MANAGER TO ENGAGE A STRUCTURAL ENGINEER IF THERE IS ANY DOUBT.

HEAT/SMOKE DETECTION

Heat detectors indicated thus; (HD) and smoke detection indicated thus; (SD) to be installed where shown and are to be linked to the fire alarm system. All detectors to include integral bell sounders.

Emergency escape lighting indicated thus; (EL) to the areas shown, being fed by a source independant of the main electrical supply. The system shall be 'Maintained' type and complying with BSCP 5266 Part 1: 2011.
All emergency light luminaries to comply with BS 4533 Section 102.22: 1990.

FIRE OFFICERS REQUIREMENTS DOORS

Doors indicated FD30S shall be resistance to both collapse and passage of flame for 30 minutes. Doors to be self closing fitted with a overhead door closer (not rising butts). Door frames shall have 12mm rebated door stops and are to be fitted with a combined intumescent smoke seal. Alternatively where door frames are to be retained, remove existing door stops and provide and fix new 25x35mm softwood door stops, fixed to lining using 30 No. 8 screws at 150mm centres and insert intumescent seal into edges of door.

Doors indicated VP shall include a vision panel of area not exceeding 1200mm2, comprising 6mm thick Georgian wired cast or polished glass bedded in an intumescent glazing compound and fixed into position using hardwood beads and brass screws and cups.

ALL NEW DETECTORS TO BE WIRED BACK TO LANDLORDS FAP IN ACCORDANCE WITH FIT OUT SPECIFICATION DOCUMENT AND LANDLORDS REQUIREMENTS, TBC AT PRE-START BY PM

FIRE FIGHTING EQUIPMENT

All equipment is to be hung on wall brackets mounted 1m above floor level.

Fire equipment indicated thus;
(2O) (W) 9.0L water type fire extinguisher, type 13A.
2kg carbon dioxide type fire extinguisher.
(FB) 1.0 x 1.0m fire blanket.
All fire fighting equipment shall comply with BS 5306.

NOTICES AND SIGNS ETC.

Provide and fix the following notices to doors where indicated.
Signs to comply with the requirements of BS 5499.

N1 Fire door keep shut.
N2 Fire door keep locked when not in use.
N3 Fire exit - Keep Clear
N4 Staff Fire Notice

SURFACE FINISHES TO WALLS

The surface finish in the premises should not fall below the following standards:-
A) Means of escape routes - Class O as defined in Appendix A of approved document B of the Building Regulations 2000.

FURNITURE AND FURNISHINGS - FLAMMABILITY

a) New upholstered seating furniture should satisfy as a minimum standard, the cigarette and match ignitability tests specified in British standard 5852; pt. 1 Fire Tests for Furniture - Methods for the ignitability by smokers' Materials of Upholstered Composites for Seating' and the crib ignition source of British Standard 5852; pt. 2 - `Fire Tests for Furniture - Methods of Test for the Ignitability of Upholstered Composites for Testing by Flame source'.
b) Curtains and other textile hangings should be inherently flame-retardant or be treated with a durable flame retardant. They should be capable of complying with the Type B performance requirements of British Standard 5867 pt. 2 - `Specification for Fabrics for Curtains and Drapes - Flammability Requirements'.
c) Water soak test. Any fabric which has received a flame retardant treatment should be subjected to a water soak test detailed in BS 5651.

FIRE OFFICERS REQUIREMENTS

DOORS

Doors indicated PB shall be provided with panic bolts together with a sign `PUSH BAR TO OPEN' in 100mm white block capitals on a green background, displayed above the operating mechanism to BS EN 1125

FIRE ALARM

Alarm sounders eg. bells, hooters or sirens to be installed where they will give a clear audible warning throughout the building upon the actuation of an alarm call point, heat detector or smoke detector, the type of alarm sounder is such that it cannot be confused with any other sound and that it will be heard distinctly in every part of the building, above any background noise. An automatic fire detection system of type L2 and complying with the relevant clauses of BS 5839 pt. 1; 2013. It is recommended that the system to be provided is submitted for approval before installation.

Break glass call points denoted thus: ◎

DECORATIVE PANELING over 60m2 will need to be pre-finished with aquafire or similar approved pre-treatment to achieve a 1 hour fire protection

DRAINAGE

Drainage run over 3 metres to be fitted with Durgo valve. Exact location to be agreed with Project Manager
All waste pipes from wash hand basins to be 38mm diameter All soil pipes from toilets to be 100mm diameter.
Service penetrations through slabs or separating walls to be fitted with 1 hour intumescent collars or 1 hour fire dampeners

SERVICE PIPEWORK

All new service pipes to be insulated. All pipework passing through slabs to be fitted with suitable sized intumescent collars.

DIMENSIONS

All setting out dims taken from linings

SLAB PENETRATIONS

All service voids to be fire stopped to achieve a 1 hour fire rating and all service penetrations to be sealed with suitably sized intumescent collars to provide 1 hour fire rating.

ELECTRICAL INSTALLATIONS

Electrical installation to BS7671 amendment 1. Emergency lighting to BS5266 and fire alarm to BS5839

WALL TYPES

INSULATED STUD PARTITIONS
New 100mm insulated stud partitions to comprise of 70mm gypframe 'C' studs at max. 600mm centres, with 1no. layer 12.5mm plasterboard & skim both sides. All board joints to be staggered & fully supported. Provide all metal lathing & fair joint to existing.
Outer layers of bathroom sides of all partitions to be moisture resistant type.
Provide 50mm Rockwall Flexi insulation to all voids.
Seal all edges with Rockwool Acoustic Sealant.

INSULATED STUD PARTITIONS - 1 HOUR FIRE RATED <3600mm
New 100mm insulated stud partitions to comprise of 70mm gypframe 'C' studs at max. 600mm centres, with 1no. layer 12.5mm GYPROC FIRELINE plasterboard & skim both sides. All board joints to be staggered & fully supported. Provide all metal lathing & fair joint to existing.
Outer layers of bathroom sides of all partitions to be moisture resistant type.
Provide 50mm Rockwall Flexi insulation to all voids.
Seal all edges with Rockwool Acoustic Sealant.

WALL LININGS

DRY LINING TO EXISTING WALLS - UNLESS STATED OTHERWISE ON DRAWING. 12.5mm gyproc plasterboard and skim applied using 25x50mm gypframe screwed into existing wall. Allow for stop beads at ends and to return plaster back to existing structure

STEEL COLUMN LININGS T.B.C. if required following strip out

DRY LINING TO ACHIEVE 1 HOUR F/R TO EXISTING COLUMNS - 15mm Glasroc F FIRECASE boards are positioned board to board using a Glasroc Impulse Staple Gun or similar, and fixed to Gypframe GA1 steel angle with Glasrco F FIRECASE screws at 150mm centres. Board joints staggered by minimum 600mm between adjacent sides. 60mm wide Glasroc F FIRECASE backing strip as required.

MF CEILINGS - FRONT OF HOUSE

CEILINGS
MF Ceilings - Gypframe Casoline MF ceiling system or similar installed as per manufacturers recommended installation method.Fixing points for suspending the metal grid are required at 1200mm centres in each direction. Suitable fixing devices should be employed when fixing to the structure.The ceiling grid can be suspended from a concrete soffit using Gypframe MF12 Soffit Cleats and Gypframe MFB Strap Hanger, or alternatively, Gypframe GA1 Steel Angle. Gypframe GA1 Steel Angle is thus the preferred suspension option when a plaster finish is specified to Gyproc boards. If Gypframe GA1 Steel Angle is used, it is recommended that it is fixed to the soffit via Gypframe MF12 Soffit Cleats.

CEILINGS - FRONT OF HOUSE - ACOUSTIC (1 hour fire rated) IF REQUIRED T.B.C. BY BUILDING CONTROL OFFICER

EXISTING CEILING LINED WITH 15mm GYPROC SOUNDBLOCK PLASTERBOARD on 25x50mm acoustic battens with 50mm rockwool isover insulation laid over

MF CEILINGS - BACK OF HOUSE

CEILINGS
Back of House MF grid with lay in white vinyl tiles.
Perimeter fixed as no suitable fixings above. Ceiling laid in allowing at lest half a tile at the perimeter. Dimension of perimeter tiles (mineral fibre and metal), should be set out so that the perimeter tiles are in excess of 1/2 a module.

HVAC REQUIREMENTS
HVAC by LL to be in accordance with Costa HVAC consultants drawings (IWP tel: 01926 810818) Note: Access Trap doors to be provided by Main Contractor, as indicated on the section of MF ceiling drawing 215211/08 and in conjunction with drawings produced by IWP

SEA DESIGN GROUP

Client: COSTA

Project: 332-334 PALATINE ROAD
Northenden, Executive Coffee

Drawing Title: PROPOSED STRIP OUT /SETTING OUT PLAN

Scheme: HYBRID // TANGERINE // PARITY

ISSUED FOR COMMENT

APPROVED FOR CONSTRUCTION

Scale: 1:50@A1 Date: 02.11.16

Drg No: 215211/05.1 Rev:

Drg By: JJ/CM Check: GE

Revisions By:

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