

CEILINGs FOR HEIGHTS AND SETTING OUT REFER TO DRAWING 07
NOTE:CEILING VOIDS OVER 2.4m A SECONDARY GRID WILL BE REQUIRED IN ACCORDANCE WITH S.E.'S DESIGN.

MF CEILINGs - FRONT OF HOUSE - Existing ceilings retained and made good / patch repaired to match in line and level with existing adjacent. Note where new sections of ceiling are required use the following specifications...
Gyframe 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 Gyframe MF12 Soffit Cleats and Gyframe MF8 Strap Hanger, or alternatively, Gyframe GA1 Steel Angle. Gyframe GA1 Steel Angle is thus the preferred suspension option when a plaster finish is specified to Gyproc boards. If Gyframe GA1 Steel Angle is used, it is recommended that it is fixed to the soffit via Gyframe MF12 Soffit Cleats. Lined with 1no. layers 12.5mm Gyproc plasterboard with a smooth plaster finish.

MF CEILINGs - BACK OF HOUSE
MF grid with lay in white vinyl tiles, Armstrong biograd plain tile system. Perimeter fixed as no suitable fixings above. Ceiling laid in allowing at least 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 for maintenance by Main Contractor, with positions to be confirmed in conjunction with drawings produced by IWP and to be confirmed on site with PM. NOTE: ALLOW FOR ALL B.W.I.C.W. HVAC INSTALLATION REFER TO DRAWINGS BY IWP FOR DETAILS

WALL TYPES - ALL TO BE INSTALLED IN STRICT ACCORDANCE WITH TECHNICAL GUIDANCE GIVEN IN BRITISH GYPSUM WHITEBOOK

STUD PARTITIONS - Up to 4.3m NOTE INSULATION TO TOILET PERIMETERS ONLY OMIT ELSEWHERE New 100mm insulated stud partitions to comprise of 70mm gyframe 'C' studs at max. 600mm centers, 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. NOTE: For heights over 3600mm used 400mm centers on studs up to 4300mm. Provide 50mm Rockwall Flexi insulation to all voids. Seal all edges.

STUD PARTITIONS-1 HOUR FIRE RATED - up to 3.9m New 100mm insulated stud partitions to comprise of 50mm gyframe 'C' studs at max. 400mm centers, with 2 no. 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.

FULL HEIGHT CURVED STUD PARTITION (1 hour fire rated)
130mm nominal width metal frame stud wall comprising 2No. Layers 12.5mm Gyproc plasterboard to each side of 72 EDCL 80 CurvelYner Channel GYPWALL 'C' Studs at 200mm c/c. All walls to be taken up to and securely fixed to underside of existing structural slab. All board joints to be staggered & fully supported. Provide all metal lathing & fair joint to existing.

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

ADDITIONAL 18mm PLY
18MM PLY strengthening to wall lining / stud wall construction - To provide additional strengthening for the mounting of equipment in the following areas. Toilets / managers desk / lockers / counter. 18mm ply on 25x50mm gyframe studs screwed into existing wall with 12.5mm gyproc plasterboard and skim over for linings and on MF studs in stud walls / boxings with additional nogginas as required. Allow for stop beads at ends and to return plaster back to existing structure

ABOVE GROUND DRAINAGE
(01) TOILETS-New 100mm dia. branch pipe to WC, with suitable Multiquick connector. Sinks fitted with 40mm dia. waste pipe with 75mm deep seal trap.
(02) WATER HEATER-New Condensate drain G ¾ hose connection (20 mm male) waste stand pipe to water heater
(03) CLEANERS SINK-New 50mm dia. waste pipe, with 75mm deep seal trap.
(04) ICE MACHINE-New 50mm dia. waste stand pipe to ice machine, 750mm high, with 75mm deep seal trap and tundish.
(05) DISHWASHER-New 50mm dia. waste stand pipe to dishwasher, 750mm high, with 75mm deep seal trap
(06) DISHWASHER SINK-New 50mm dia. waste pipe from Sink, with 75mm deep seal trap.
(07) WHB-New 50mm dia. waste pipe from WHB, with 75mm deep seal trap.
(08) ICE WELL-Ice Well drainage pipe to be made from flexible pipe linked to waste pipe with tundish supplied and fixed as appropriate. Supplied by Goyte Kitchen Manufacturers, 0161 975 0011.Tundish to be provided to prevent contamination. Allow for new 50mm dia waste pipe.
(09) COLD WATER TAP - New 50mm dia. waste pipe from Sink, with 75mm deep seal trap.
(10) COUNTER SINK-New 50mm dia. waste pipe from Sink, with 75mm deep seal trap.
(11) JUG RINSE -New 50mm dia. waste pipe from Sink, with 75mm deep seal trap.
(12) COFFEE MACHINES- New 40mm(min) dia. waste pipe from Coffee station, with 75mm deep seal trap and up-stand terminating 300mm below counter surface, washing machine type drainage connection should be installed on the waste system for the coffee machine to allow the drainage loop to the coffee machine to be connected to this and secured via a jubilee clip. The connection should be fitted to give adequate gravity drainage to ensure that the drain can flow freely.

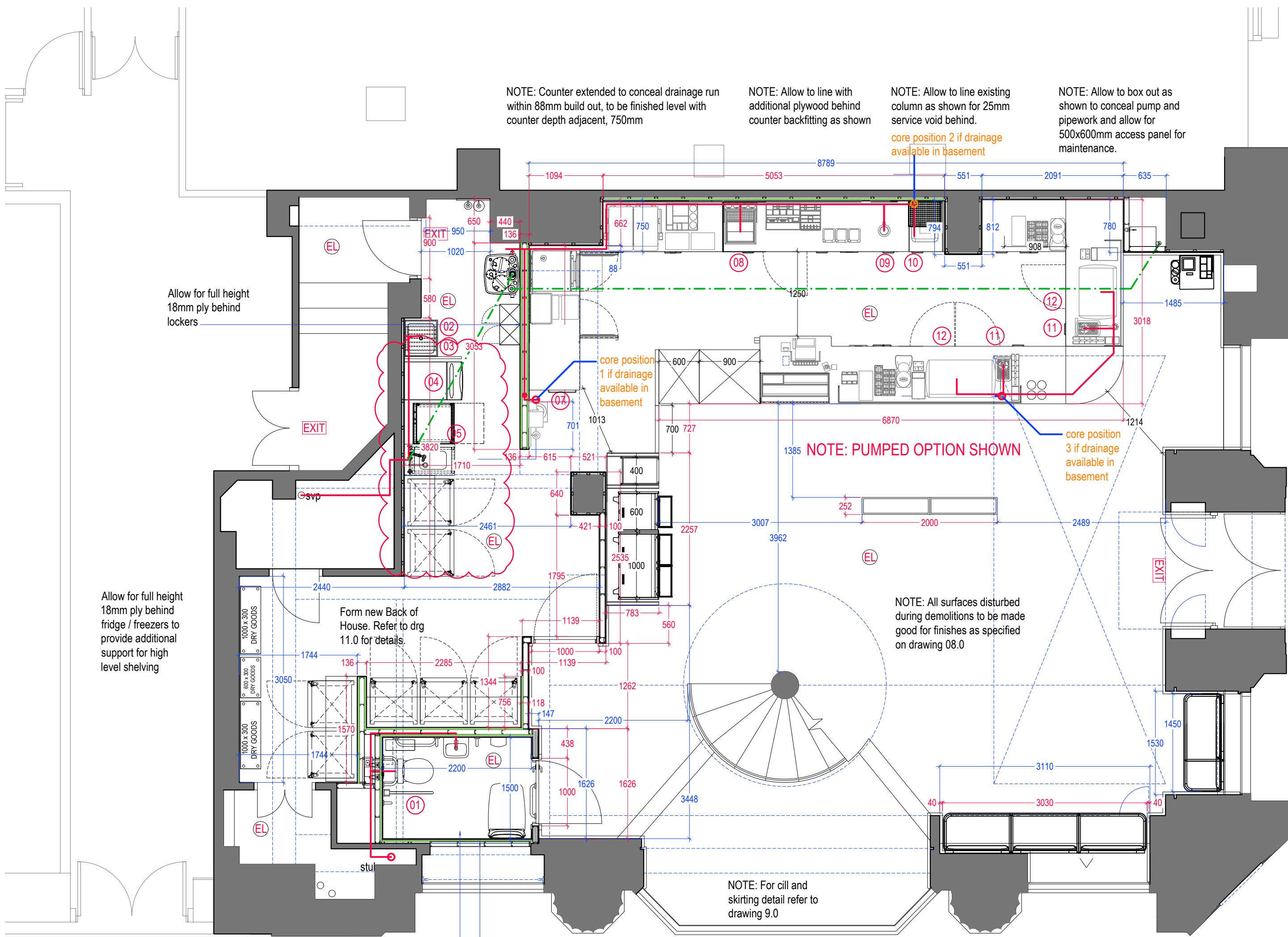
DRAINAGE KEY
----- New above ground waste pipe --- New waste pipe to run at high level
DRAINAGE GRADIENTS
The minimum gradient for 32, 40 and 50mm nominal size pipes should be 18mm/metre. The minimum fall for a 100mm waste pipe is 1 in 10. The maximum fall is 1 in 10

DOORS NOTE: FOR DOOR TYPE AND DETAILS REFER TO CURRENT COSTA MANUAL. CONTRACTOR TO CHECK ALL SITE DIMENSIONS AND STRUCTURAL OPENINGS PRIOR TO MANUFACTURE AND INFORM THE DESIGNER OF ANY DISCREPANCIES

PROTECTED ESCAPE ROUTE FROM FIRST FLOOR TO FINAL PLACE OF SAFETY.

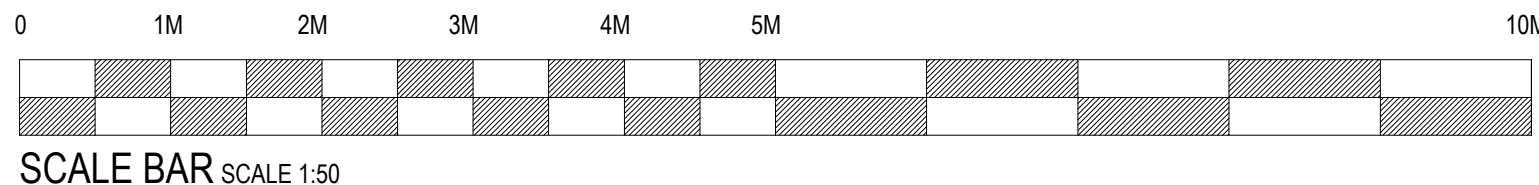
Allow for full height 18mm ply behind dishwash run and allow for access panels suitable for accessing existing rodding points on existing svp.

FIRST FLOOR PLAN SCALE 1:50



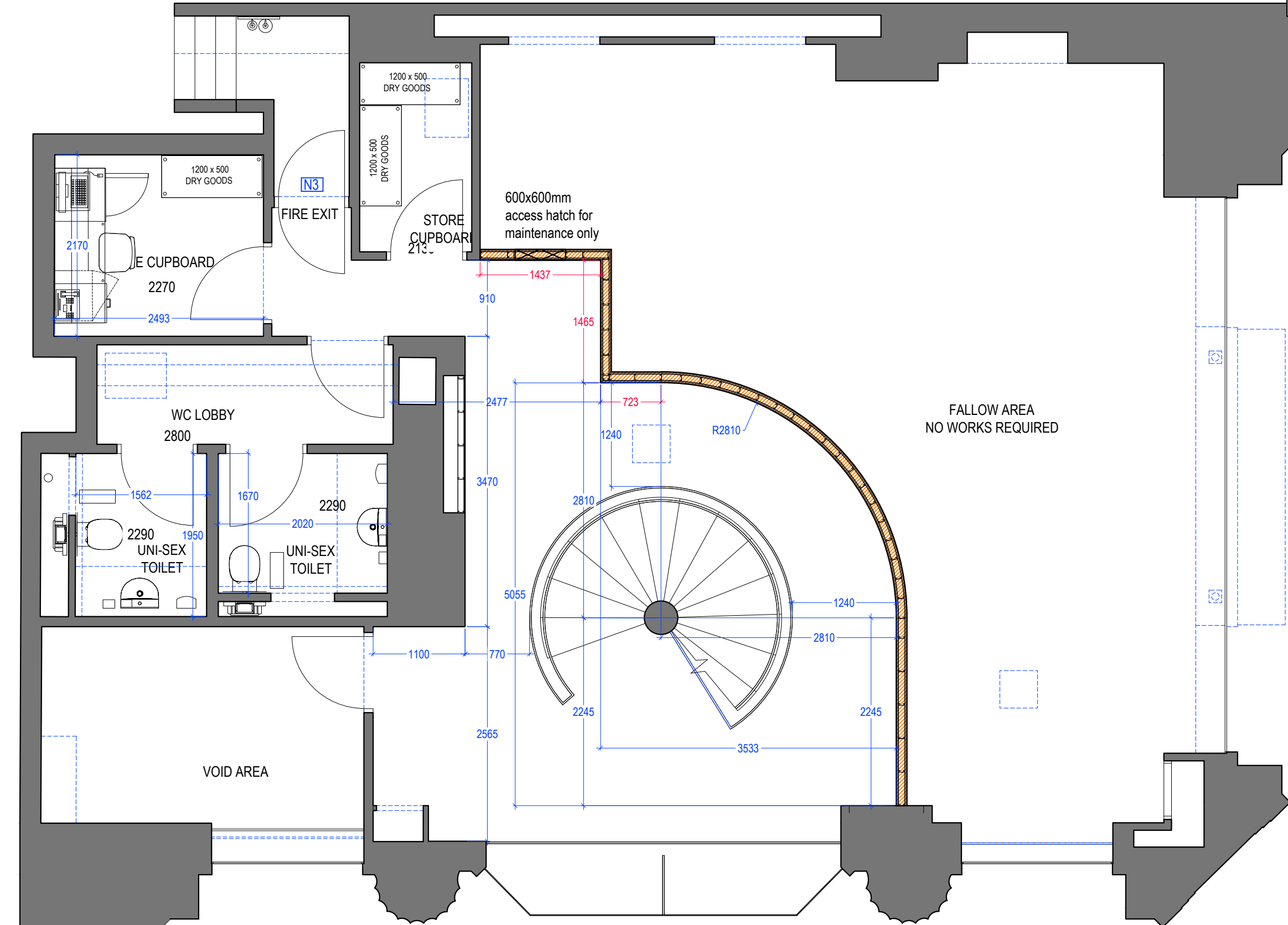
GROUND FLOOR PLAN SCALE 1:50

FOR SCREENS & JOINERY REFERENCES REFER TO DRAWING 08.0
ALLOW FOR 10MM SHADOW GAP BETWEEN GLAZING AND PANELING.



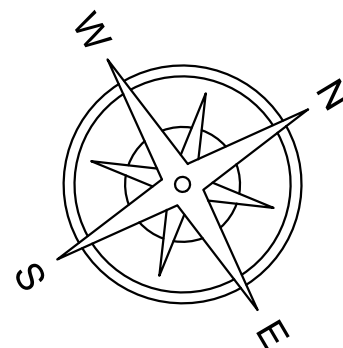
NOTE: TO BE READ IN CONJUNCTION WITH LATEST DESIGN GUIDE

This drawing is the copyright of Street Elle 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.



SECOND FLOOR PLAN SCALE 1:50

NOTE: DRAWING TO BE READ WITH DRAWING 06.1 - FIRE STRATEGY



NOTE: New linings only proposed where service runs need concealing all other walls to be retained and made good to receive finishes as specified on drawing 08.0

FAP & LMO existing positions to be retained and adapted to suit new layout and additional requirements of new compartments / void areas

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'.
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.
DOORS-To comply with Building Regulations for accessibility, the opening force at the leading edge of the door should be not more than 30N between 0° and 30° and not more than 22.5N between 30° and 60° of the opening cycle. Fire officers requirements - Doors indicated FD30S shall be resistance to both collapse and passage of flame for 30 minutes. Doors to be self closing fitted with a CE marked power 3 door closer to BS EN 1154:1997. 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 30N 8 screws at 150mm centres and insert intumescent seal into edges of door. Where required to be self-closing, closing system to be operated using a force not more than 30N at the leading edge from 0° (the door in the closed position) to 30° open, and not more than 22.5N at the leading edge from 30° to 60° of the opening cycle. Doors indicated FD60S, refer to wall types. 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. Doors indicated PB shall be provided with panic bolts together with a sign 'PUSH BAR TO OPEN' in 100mm white black capitals on a green background, displayed above the operating mechanism to BS EN 1125
ALLOW FOR ALL PACKING TIMBERS TO FRAMES AS NECESSARY.
ALL GLAZING TO COMPLY WITH APPROVED DOCUMENT PART K.
ALL IRONMONGERY TO COMPLY WITH APPROVED DOCUMENT PART M
ALL GLAZING IN CRITICAL LOCATIONS TO BE TO BS6262-4:2018
ALL PAINTED FINISHES TO BE IN SATIN OIL BASED EGGSHELL

SERVICE PIPEWORK - All new service pipes to be insulated. All pipework passing through slabs to be fitted with suitable sized intumescent collars. **DRAINAGE** - Drainage run over 3 metres to be fitted with AAV or Durgu valve. Exact location to be agreed with Project Manager. Tundish to be provided for both ice machine and ice well in counter to prevent contamination. **RODDING** allow for suitable access hatches for the purpose of maintenance with final positions t.b.c. with pm. Dimensions for setting out of new soil points taken from existing landlord's structure. **VENTING** - Building regulations require drain at the top of the drainage run to be vented. Landlord to confirm that this venting happens outside of Costa's demise at the top of the drain run. If venting is not provided, additional venting to foul drain is required, please allow for at least 1no. vented soil pipe to be vented to fresh air. AAV to be installed in accordance with BS EN 12380 Sanitary Pipework to be constructed and installed in accordance with the recommendations contained in BS EN 12056-2
UNIVERSAL ACCESSIBLE WC
Internal dimensions 2.2m x 1.5m arrangement of fitting within to comply with diagrams 18, 19 & 20 of approved document Part M2 - 2015 edition
UNIVERSAL TOILET - UNISEX
Section 4: Type B - fully enclosed self-contained UNIVERSAL TOILET
4.1 Reasonable provision will be made for Type B (fully enclosed self-contained universal toilet) if facilities meet all of the following.
The minimum dimensions and other provisions set out in Table 4.1.
The layout as set out with dimensions in Diagrams 4.1 and 4.2.
The common design provisions set out in Section 2.

DIMENSIONS
--- 778 --- DIMENSIONS IN RED JOINERY ITEMS FINISHED SIZED - JOINERY ITEMS
--- 778 --- DIMENSIONS IN BLACK, SETTING OUT DIMS TAKEN FROM WALL LININGS UNLESS STATED FROM EXISTING STRUCTURE
--- 778 --- BLUE DIMENSIONS SETTING OUT BETWEEN FINAL FINISHED CLEAR OPENING
ELECTRICAL INSTALLATIONS
Electrical installation to BS7671:2018. Emergency lighting to BS5266-1:2016 and fire alarm to BS5839-1:2017

se|a DESIGN GROUP

Client: COSTA COFFEE

Project: Manchester, Ship Canal House, King St 98

Org title: Proposed Setting Out & Services Plan

Scheme: Uplift v3.0

Scale: 1:50@A1 Date: 04.09.25

Org No: 240350/6.0 Rev: A

Org by: JJ Check: SH

Rev by: A: Updated following design review. SH 05.09.25

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