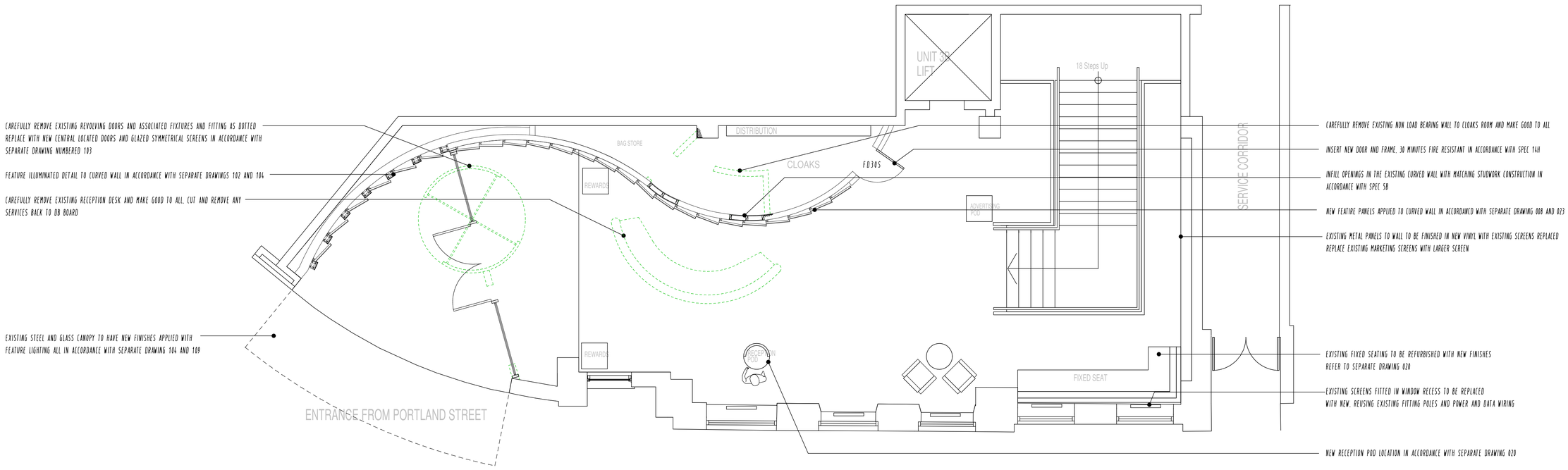
COLOURED DOTTED LINES REPRESENT STRIPPING OUT OF NON ORIGINAL HISTORICAL FIXTURES, MAKE GOOD TO ALL SURFACES



1. GENERAL NOTES

1.A CONSTRUCTION NOTES:
The building works specification notes are provided across drawings 102/103 inclusive and apply throughout unless specifically stated otherwise. Drawings must be read in conjunction with each other and all drawings issued for this project including all structural engineers, mechanical engineer's and interior designer's drawings, etc. Any conflict between information is to be reported to Dakota for clarification before work proceeds

1.B ISSUE OF DRAWINGS:
The drawings to be used for construction purposes are all those issued by Dakota only when confirmed in writing. The current revision must be used as and when issued for construction. Drawings marked Preliminary may be used for discussion and guidance for pricing, but must never used for construction purposes.

1.C QUALITY OF MATERIALS AND WORKMANSHIP:
All materials and workmanship shall be in accordance with the Building Regulations Approved Documents and the latest relevant British Standards / Codes of Practice where no specific standard is quoted. All proprietary products and materials are to be installed, fitted and used fully in accordance with manufacturer's instructions, recommendations and advice, and the Designer advised of any conflict identified before work proceeds. The main contractor must obtain Dakotas approval in all cases where products are to be substituted for those specified.

1.D SITE CLEARANCE AND STRIP-OUT:
The building shell should be clear of obstruction on the Main Contractor's occupation and no stripping out or demolition work are required. Obtain Dakota's instructions regarding any features found not shown on the plans of existing. Locate all existing services and provide protection throughout the contract.

1.F SURVEY INFORMATION:
All the drawings are based on the drawings provided by the Landlord Dakota cannot accept any liability, or guarantee the accuracy of that information, and all details must be checked on site before commencement of any works, and as work proceeds. Dakota must be consulted on all significant discrepancies before effected works proceed.

1.G SETTING-OUT DIMENSIONS:
All setting out dimensions and coordinates provided are to existing finished wall faces or to the construction face of new brick, block, or stud work prior to the addition of plaster, plasterboard, boarding, tiling or any other applied finishes. Dimensions to steel columns relate to the centre line of the steel, and all steels columns are central on the grid line unless clearly dimensioned otherwise.

1.H HEALTH AND SAFETY:
See the Health and Safety file issued for this Project.

3. STRUCTURAL WORKS

3.A STRUCTURAL DESIGN
All structural works to be fully in accordance with the Structural Engineer's drawing but the with setting out of all main beams and columns as Dakotas setting out information, which must be checked against on site conditions in relation to the surrounding building fabric before manufacture. Any discrepancies to be clarified with Dakota before any production or associated works commence.

3.E FIRE PROTECTION TO STEELWORK
Columns and beams not totally enclosed within partitions and floors providing half hour fire protection, and not specifically noted as being left exposed to be encased in 15mm thick Gyproc Glasroc FireCase 'S' boards staple-fixed board-to-board using a Glasroc Impulse Staple Gun (or similar) or alternatively using Glasroc FireCase Screws of appropriate length. Board joints on adjacent sides are staggered by a minimum 600mm. All fully in accordance with Gyproc's instructions and recommendations. This provides One hour fire protection but same standard to be used for half hour. Use of intumescent paint instead will be allowed subject to approved in writing and certification of final application.

5. STUDWORK PARTITIONS & FRAMING

5.A STUDWORK PARTITIONS - General
The partition thicknesses quoted on the builder's works and setting out drawings relates throughout to the stud size prior to the addition of any linings. Additional dimensions may be provided on the interior design drawings relating to finished partition thicknesses that may need to be achieved through the addition of battens or extra layers or plasterboard to the contractor's choice. Partitions shown on plan with faces in line with existing walls must be set out allowing for all linings required to give a flush final finish

5.B.1 METAL STUD PARTITION - Standard
146mm, 92mm and 70mm Gyoframe 'C' or similar approved galvanised steel stud partition systems fixed fully in accordance with manufacturer's recommendations, with studs at 400mm centres. Lined with 12mm wallboard to both faces and a plaster skim finish unless otherwise stated on interior design drawings. Stud sizes as dimensioned on setting out drawings, subject to maximum height of 3.6m for 70mm studs and 4.5m for 92mm studs. 12mm thick plywood to partitions behind plasterboard where general fixings are required, i.e. kitchen areas, bar back fittings, toilets etc. Mechanical and kitchen contractors to confirm areas for plywood and any other fixing requirements, and provide loadings for engineer's approval before fixing. Heads of all 70mm stud partitions are to have lateral restraint provided by the M+E ceiling. See separate notes.

All 92mm and 146mm stud partitions are to extend full height where the British Gypsum s standard min 20mm deflection head detail must be used to fix to the underside of the of structural soffit. Mineral wool infill to provide thermal resistance as noted on plans, to completely fill cavity.

5.C STUDWORK PARTITIONS - Half Hour Fire Resistant
All as specified for standard partition, but all these partitions must extend up to underside of the fire resistant ceiling and 50mm mineral wool insulation provided to all cavities if thermal insulation is not applicable. Perimeter and all openings to be fire sealed

5.D STUDWORK PARTITIONS - One Hour Fire Resistant
Stud framing all as standard partition, but finished with 2 layers of 12.5mm plasterboard to both faces with joints staggered and skim plaster finish and must continue full height sealed up to fire resistant ceiling 100mm thick mineral fibre insulation between studs.

5.F STUDWORK PARTITIONS - Loadbearing & Fire Resistant
146x50mm or 100x50mm softwood studs or longer if specified by the structural engineer. at 400mm centres between matching softwood sole and head plates, to studwork partitions supporting the floor/plant deck over. Double studs to be provide at openings, unrestrained ends and beam support points, or additional studs or posts built into thickness of partition if required by the structural engineer. 12mm sheathing plywood to be fixed to one face of partitions where noted to provide lateral bracing, fixed in to the structural engineer's specification. Plasterboard finish and plywood for fixings as noted for half hour fire resistant partitions.

5.H CASINGS AND BOXING OUT
Services, plumbing and ventilation ducts and similar to be enclosed only where indicated with 42mm Gyoframe 'C' stud or 38x38mm softwood framing with 12mm plasterboard finished as specified for adjacent walls. Access panels suitably sized for maintenance purposes, constructed using 12mm plywood, screw and cup fixed. Thermal insulation and vapour barrier required for internal RWPs.

8. JOINERY

8.A JOINERY ITEMS - General
Doors, windows, staircase balustrading and other fit out items covered here are generally detailed and dimensioned on the drawings but the contractors should take all working dimensions from site and allow tolerances to suit their own working practices coordinating with all those involved.

8.B DOORS - General
See the detailed Door Schedule drawings for full details of door designs, finishes, dimensions and ironmongery requirements. Flush thresholds to be achieved at all internal and external doorways. Also see notes on Fire Resistance and Escape requirements.

8.B.2 DOORS - Internal
Proprietary doors to be used wherever possible, unless specified as purpose made. Pre-finished doors to be fully protected from any damage.
Doors to be finished as below unless specified otherwise:
Stained/polished hardwood finishes require min 4 coats of non-combustible A/C lacquer over the stain with fine sanding between each coat. Samples to be provided for Dakotas approval.
Painted finishes require 2 coats of gloss finish over 1 coat undercoat over 1 coat primer, with light sanding between each coat, with appropriate knotting and stopping.
Flush thresholds (max 5mm change in level) to be achieved at all doorways, with proprietary edging suitable for the proposed floor finishes, or provide threshold strips if specified on floor finishes plan.

8.B.4 DOORS - Dimensions
Standard metric sized doors are to be used unless clearly specified otherwise. The main contractor is responsible for checking and coordinating all dimensions of structural openings to tie in with actual manufactured frames, lining thicknesses and door sizes with whatever tolerances they feel appropriate for their own working practices for each wall or partition construction type. The coordinated opening widths allow 15mm packing. The coordinated height is from finished floor level and allowances may be required for floor finishes and thresholds.

8.B.5 DOORS - Ironmongery General
All ironmongery to be fully schedule by the appointed supplier complying with any specific requirements set out on the door schedule. Lever type door handles to be provided on doors with latches to comply with DDA requirements. All handles to be fixed at a height of 1000mm above floor, or matching those on existing retained doors providing this is within the range 900 to 1100mm. Fire resistant doors must be provided with 3 No steel hinges and overhead closers.

10. INTERNAL FINISHES

10.A PLASTERBOARD - General
All plasterboard to wall, partitions and ceiling to have a plaster skim finish unless specified otherwise on the interior design drawings. Skim coat may be omitted within voids where this is fully hidden from general view and plasterboard is being provided solely as fire or vapour barrier protection. Moisture resistant grade plasterboard to be used in all potentially damp areas, such as Kitchens, Toilets, Washrooms, Cellars, etc.

10.B PLASTER CEILINGS - Suspended
British Gypsum Gasoline MF metal frame suspended ceiling system fitted fully in accordance with Manufacturer's instructions, with 12mm plasterboard. This ceiling will provide lateral restraint to all partitions and frame members must be fixed to head rails of partitions to Manufacturer recommendations.

10.C.3 PLASTER CEILINGS - Half Hour Fire Resistant
MF ceiling as note 10B, but with 1 layer of 15mm Gypsum Wallboard and framework support provided to all joints and against perimeter walls. All abutments and junctions sealed with intumescent mastic. Recessed light fittings are not allowed in this ceiling. See note on services passing through fire compartments.

10.D PLASTER CEILINGS - Maintenance Access Hatches
Cygnor, Profilex standard access panels with beaded frames and budget locks, finished to match ceiling to be used where access is required by the M&E designer. Either 300x300mm or 450x450mm depending on location and M&E servicing requirements. Larger hatchways if required to be formed using 18mm plywood finished as ceiling with 100x32mm softwood framekining and painted softwood architrave.

10.M FLOOR FINISHES - Flush Finishes Throughout
Main contractor to ensure that all new finishes are flush at all internal and external thresholds, abutting existing finishes, and at all changes of surface finish. Dakota must be consulted regarding any change of level greater than 5mm, except where timber floor finishes abut other finishes then diminishing edge strips are to be used, providing the change of floor is no greater than 10mm. A step no greater than 10mm may be acceptable at external door thresholds only, providing the top edge is rounded or chamfered.

11. PLUMBING

11.A PLUMBING GENERALLY - Existing & New
All retained existing plumbing to be checked and rodded/cleaned as necessary. New and replacement plumbing to be as noted below, connecting to existing drainage points. No works required to below ground drainage, or to existing SVPs.

11.B PLUMBING - Waste Pipes
All plumbing to BS5572: 1978 and BS5481: 1977.
All fittings to connect to wastes via 75mm deep seal anti-syphon traps.
Waste sizes to be:-
WCs = 100mm Urinals = 32mm
Wash hand basins = 32mm Kitchen Sinks = 38mm
Glass washers and ice machine flow level hundchl = 38mm
Common waste runs = 50mm
All waste connections to SVPs to be min 215mm from WC branch connections. Rodding access to be provided at all bends, with appropriate access hatches in any surrounding boxing.

11.C DRAINAGE & SVPs - Above Ground
100mm PVC-U soil vent pipes, including stub stacks, with access plates at all junctions, changes in direction and 150mm above finished ground floor level. SVPs to terminate at ridge vents where possible. Provide full weatherproofing of external terminals with all necessary flashings, etc. Automatic air admittance valves (AAAVs) where specified and to all stub stacks. AAAVs in roof voids to be fitted with manufacturer's insulating cover to ensure operation in freezing conditions. Suspended drain runs and offsets to be fully supported as manufacturer's recommendations.

11.D PH Toilet:
Physically Handicapped toilet to have 900mm wide access door (opening outwards), internal dimensions, all necessary handrails, grips, etc. to fully comply with Diagrams 18 and 19 of Approved Document 'M' of The Building Regulations. Also see the Interior Design drawings.

11.E AMBULANT DISABLE TOILETS
Cubicles noted as Ambulant to have seat height, coat hooks, handrails, a clear space of min 800x800mm, an outward opening door with grab rail, all as Figure 56 of BS 8300:2009

11.H.1 'SANISPEED' PUMPED SUMP UNIT
To be provided only if gravity drainage point is not available.
Pump unit by Saniflo Ltd or similar approved to take wastes in location shown on plan, installed in base fitting. Main contractor to install wastes and 32mm dia discharge pipework to SVP via route as shown on the plan. All pumped pipework fittings and installation fully in accordance with Saniflo's recommendations.

14. FIRE PRECAUTIONS

EMERGENCY LIGHTING, FIRE DETECTION & ALARM SYSTEM, ESCAPE SIGNAGE AND FIRE FIGHTING EQUIPMENT.
See Notes 11.B to 11.F on the electrical layout drawings, for full requirements for all these items.

14.A FIRE PRECAUTIONS - General
1. See separate construction notes relating to walls, partitions, floors, steelwork, etc. for the fire resistant requirements for each of these elements.
2. Dakota must be advised of any discrepancies between Dakotas design drawings, the M&E contractor's working drawings and the as built installation, whether due to specialist design changes, on site circumstances, Fire Officer's requirements, or for any other reason.
3. In all cases the latest relevant BS must be followed.

14.G FIRE ESCAPE DOORS External doors with min 850mm clear width, providing escape in case of fire, marked 'FE' on plan, to be opening outward with panic bolts/latches in accordance with BS 7273:Part 1, and no other form of bolts or locks. Push bar to open in emergency sign in 100mm high white text on a green background, fixed immediately above the push-bar/release mechanism. Warning signs to be fitted if doors are security alarmed. All escape doors to have external emergency lighting as specified under Emergency Lighting. Door thresholds to be flush. Internal doors on fire escape routes to open in direction of escape and to have no form of bolts or locks. Magnetic door locks may be fitted providing these fail safe in the event of a power failure or activation of the fire alarm.

14.H FIRE RESISTING DOORS Doors marked FD30S indicates half hour fire resisting door fitted with 30 minute intumescent fire and smoke seals rebated into door frame. FD60S for one hour fire doors. To have an overhead closer and 'Fire Door - Keep Clear' signs both sides, unless normally locked and fitted with a 'Fire Door - Keep Locked' sign. All to be in accordance with BS4678:Pt.2 1972. Doors marked FD120 indicates 2.0 minute fire resisting door fitted with 25mm doors stops glued and screwed to lining, and to have an overhead closer unless normally locked signed as such. Internal Fire doors may be held open with magnetic stays that release on power failure or activation of the fire alarm.

14.J FIRE RESISTANT CEILINGS
Recessed lights or other fittings penetrating through the ceiling must not be used in any fire resistant ceiling unless specifically detailed to maintain the full fire resistance. Proprietary hoods made to suit specific light fittings may only be used when approved in writing by Dakota.

14.K EXISTING FIRE RESISTANT ELEMENTS
All existing fire resistant doors, walls, floors, ceilings, barriers, fire-stopping etc. are to be identified on site and checked for integrity. Dakota to be consulted regarding any apparent sub-standard conditions for instructions on making good, or if there is any doubt regarding the required fire resistance of any element.

14.L SURFACE SPREAD OF FLAME LININGS
All wall and ceiling finishes to public areas to achieve a minimum of Class 1, all escape routes to be Class 0, and 'small rooms' (Max. 30m²) to be Class 3, unless specified otherwise by nominated Fire Consultant. N.B. Suppliers to be responsible for ensuring that any specialist finishes or materials comply with the required rating (and obtain written evidence of compliance to be passed to Designer) OR to check and be responsible for achieving any requirements in excess of these standards.

13. SERVICES

13.A ELECTRICAL, HEATING AND VENTILATION - General
All electrical and mechanical works to be fully in accordance with the performance specification produced by Appointed Consulting Engineers and the interior design lighting layouts. The M&E sub-contractor is to provide full design details and all necessary testing certificates required to satisfy the requirements of the Building Regulations, and as required by the client. Full design details of the M&E installation is to be approved by both engineer and Dakota prior to commencement of the works, and must include all dead loads for the structural engineer's approval. Ventilation system to BS 5588 Part 9 to provide the following minimum standards:
Toilets: 14-16 air changes per hour ducted to outside air.
Public Licensed areas: 10-12 air changes per hour.
Kitchen: 18-22 air changes per hour.
All other areas: 10-12 air changes per hour.

0 1 2 3 4 5m

REV:	DESCRIPTION:	INITIAL	DATE:

PROJECT:	BENTINS MANCHESTER		INFORMATION
TITLE:	PROPOSED GF PART PLAN LOBBY DEMOLITION AND BUILDING		COMMENT
CLIENT:	BENTINS GABINOR	SCALE: 1:50 A1	APPROVAL
DATE:	OCT 24	DRAWN BY: MF	TENDER
DRAWING NO.:	5601 24 108	REVISION:	CONSTRUCTION

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES AND ENGINEERED TO BE REFERRED TO THE SUPERVISING OFFICER

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