

1. VERIFY MEASUREMENTS W/ CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, & NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.

2. ALL PARTITION DIMENSIONS SHOWN ARE TO FACE OF PARTITION FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

3. ALL NEW PARTITIONS TO BE PLASTER BOARDED, SKIM FINISH AND SANDED, AND PAINTED ALONG WITH ALL EXISTING WALLS AND COLUMNS PER INTERIOR FINISH SCHEDULE.

4. PROVIDE 100MM MINERAL WOOL SOUND INSULATION IN ALL NEW WALL PARTITIONS.

3. ALL WORK IS TO BE CARRIED OUT PER THE
- CURRENT UK BUILDING REGULATIONS.

5. CO-ORDINATE ALL PARTITION LOCATIONS WITH SELECTED FURNITURE AND FIXTURES.

6. PROVIDE HORIZONTAL BRACING AT THE TOP OF WALLS AS REQUIRED AT LOW FREE STANDING PARTITIONS.

7. PROVIDE DOUBLE STUDS, BLOCKING, BRACING AND BACK UP PLATES WHERE REQUIRED TO SUPPORT EQUIPMENT, MISCELLANEOUS ITEMS, I.E TYPICAL CASEWORK, CABINETS, GRAB BARS, TOILET ACCESSORIES, FIXTURES, SIGNS, HAND RAILING, ETC.

8. SIGNAGE GENERAL AND EMERGENCY INFORMATION, SUCH AS IDENTIFICATION OF TOILETS, ETC., SHALL COMPLY WITH ALL
- LOCAL/REGIONAL REGULATIONS.

9. PROTECT ALL EXISTING LANDLORD SPACES DURING DEMOLITION AND CONSTRUCTION. CO-ORDINATE ACCESS WITH LANDLORD'S REPRESENTATIVES.

10. G.C. IS REQUIRED TO APPLY FOR ANY REQUIRED LANDLORD PERMITS/PERMISSIONS PRIOR TO DEMOLITION & NEW CONSTRUCTION WORKS.

11. ALL CONCEALED PLYWOOD TO BE FIRE RETARDANT AS REQUIRED BY LOCAL CODE.

12. ALL FLOOR FINISHES TO BE SLIP RESISTANT (WET OR DRY) AND COMPLY WITH LOCAL CODES AND SAFETY RECOMMENDATIONS.

13. ALL SIGNAGE TO CLIENT SPEC. SUPPLIED AND INSTALLED BY G.C. IN ACCORDANCE WITH LOCAL CODES / REGULATIONS.

GREY SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN.

NEW SKIMMED PLASTERBOARD / BIRCH PLYWOOD FINISHED METAL STUD PARTITION / WALL LINING

NEW PLASTERBOARD 1 HR FIRE RATED METAL STUD PARTITION

G.C.:

DENOTES 'GENERAL CONTRACTOR'

EXISTING DOOR AND FRAME

NEW DOOR AND FRAME

PRE-FABRICATED WALLS SUPPLIED BY CLIENT INSTALLED BY G.C.

3

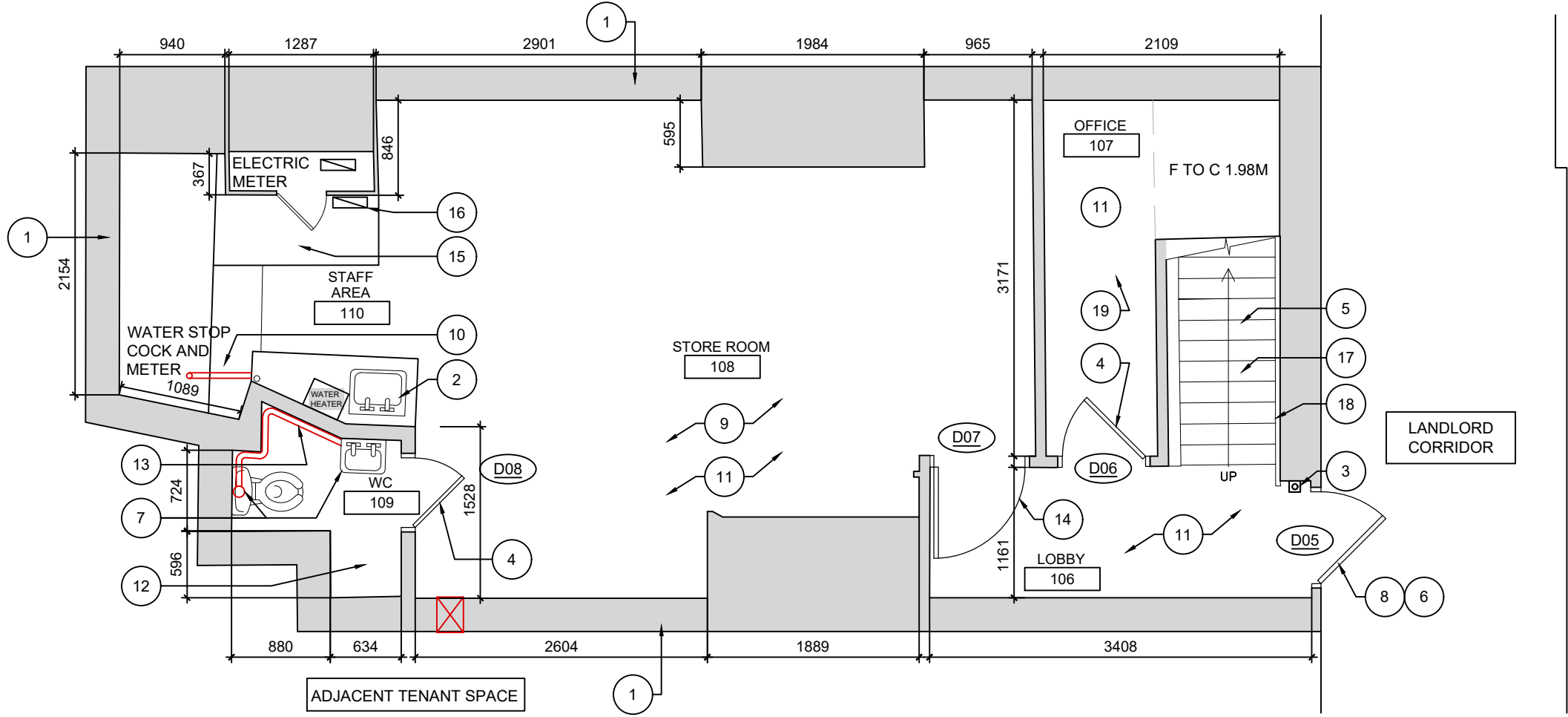
GENERAL CONSTRUCTION NOTES

SCALE: NTS

4

CONSTRUCTION LEGEND

SCALE: NTS



2

PROPOSED BASEMENT FLOOR PLAN

SCALE: 1=50

- 1

EXISTING LANDLORD DEMISE WALL
- 2

NEW KITCHEN COUNTER WITH SINK & SHELVING ABOVE. SUPPLIED & INSTALLED BY G.C. - G.C. TO PROVIDE SPEC OF KITCHEN FOR APPROVAL.
- 3

EXISTING FIRE BREAK GLASS UNIT TO BE RETAINED & PROTECTED DURING ALL WORKS.
- 4

EXISTING INTERNAL DOOR TO BE PAINTED - REFER TO DOOR SCHEDULE.
- 5

EXISTING STAIRS TO BE REFINISHED REPAIRED AS REQUIRED. REFER TO FLOOR FINISHES PLAN FOR DETAILS.
- 6

G.C. TO ENSURE LOCKING DEVICES TO EXTERNAL DOORS ARE IN FULL WORKING ORDER INCLUDING ANY MAGNETIC LOCK CONNECTIONS TO FIRE ALARM SYSTEM.
- 7

REMOVE EXISTING AND INSTALL NEW WHITE SANITARY FITTINGS
- 8

EXISTING LANDLORD REAR EXIT DOOR WITH PUSH PAD TO BE RETAINED AND PROTECTED DURING ALL WORKS BY G.C.
- 9

REMOVE ALL EXISTING TIMBER RACKING AND INSTALL NEW RACKING
- 10

FIRE STOP AROUND EXISTING PIPE WORK TO MAINTAIN THE 1 HOUR FIRE RATED COMPARTMENT SEPARATION BETWEEN TENANTS
- 11

ALL EXISTING WALL AND CEILING SURFACES TO BE PAINTED - COLOUR RAL 050 70 10 BAMBOO BEIGE
- 12

ALL EXISTING WALLS TO WC ARE TO BE SANDED DOWN / FILLED AND SANDED AS REQUIRED. PAINT WALLS WITH BREATHABLE STAIN BLOCKER AND PAINT FINISH RAL 050 70 10 BAMBOO BEIGE
- 13

ALL EXPOSED PIPEWORK TO BE PAINTED TO MATCH ADJACENT WALL SURFACES
- 14

REPLACE THE EXISTING DAMAGED FIRE DOOR WITH NEW FIRE RATED DOOR AND FRAME TO MATCH THE EXISTING - FITTED WITH DOOR CLOSER
- 15

EXISTING FORMICA WORK TOP TO BE RETAINED
- 16

EXISTING ELECTRICAL DISTRIBUTION PANEL
- 17

EXISTING RUBBER NOSINGS AND CARPET FINISH TO TREADS TO BE RETAINED AND CLEANED
- 18

ALL EXISTING HANDRAILS TO BE PAINTED COLOUR TBC AND CONTRAST WITH WALL COLOUR
- 19

CONTRACTOR TO ALLOW TO FIRE STOP AROUND BULKHEAD OF STAIRS AS IT INTERSECTS THE GROUND FLOOR TO MAINTAIN THE REQUIRED FIRE RATING SEPERATION

1

LEGEND

SCALE: NTS

ASTRID & MIYU



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DYNAMIC DESIGN STUDIO
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DÚN LAOGHAIRE, CO. DUBLIN, IRELAND

Mechanical, Electrical, Plumbing

Revisions		
REV 0 - CONSTRUCTION PROGRESS ISSUE	09 DECEMBER 2024	
REV 1 - CONSTRUCTION PROGRESS ISSUE	13 DECEMBER 2024	

KEY PLAN

Client Specific Drawing Designation

A101

Project
18 Market Street,
Manchester

Drawing Title
BASEMENT FLOOR PLAN

Seal & Signature	Drawing Date	DEC / 24
	Project No.	24061
	Drawn By	
	Checked By	
	Drawing No.	

NAME
REG NO

A-101.1