

FIRE ALARM SYSTEM to BS5839-1:2017 Classification L1. L1 classification includes automatic fire detection in all rooms, on all escape routes and in all voids over 800mm in height. Sounders positioned throughout the building to achieve a minimum of 65dB(A) throughout the building. In areas of high ambient noise sound levels the fire alarm sound levels should be 5dB(A) above the normal noise level although not exceeding 120dB(A). 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 independent of the main electrical supply. The system shall be 'Maintained' type and comply with BS 5266-1: 2016.
Break glass call points denoted thus: **(C)** Sounders denoted thus: **(S)**

ALL NEW DETECTORS TO BE WIRED BACK TO FAP. LANDLORDS REQUIREMENTS MAY INCLUDE INTERFACING WITH JOINED UP ALARM SYSTEM, 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:
(C) 6.0Ltr FOAM type fire extinguisher.
(CO) 2kg carbon dioxide type fire extinguisher.
(FB) 1.0 x 1.0m fire blanket.
All fire fighting equipment shall comply with BS 5306.

EMERGENCY LIGHTING DESIGNED / INSTALLED AND CERTIFIED BY THE ELECTRICIAN TO BS 5266-1:2016 AND SHOWN AS **(EL)** INDICATIVELY ADJACENT

FINAL EXITS NOTED AS... **(EXIT)** AND HAVE BEEN CONFIRMED AS VIABLE ESCAPE ROUTES THAT LEAD TO A PLACE OF ULTIMATE SAFETY. DIRECTIONAL ESCAPE SIGNS DESIGNED / INSTALLED AND CERTIFIED BY THE ELECTRICIAN TO BS 5499-4:2000.

NOTICES AND SIGNS ETC.
Provide and fix the following notices to doors where indicated. Signs to comply with the requirements of BS 5499. In accordance with BS 5499, make sure the fire exit sign is displayed immediately above the exit opening or, if this is not possible, choose a position where the sign can be clearly seen and is least likely to be obstructed or obscured by smoke.
(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
B2 (Internal fire spread (linings))
All new wall and ceiling finishes, should achieve the following classifications.
Small rooms under 30m² D-s3, d2 (Class 3)
Other rooms C-s3, d2 (Class 1)
Circulation spaces B-s3, d2 (Class 0)

DECORATIVE TIMBER PANELING - WALL & CEILING. If over 60m² will need to be pre-finished with envirograph pre-treatment to achieve a 1 hour fire protection. This applies to wall and ceiling finishes only. Fixed seating / counter / multidecks and free standing balustrades should not be included in this area calculation. Dado paneling and skirting / architraves should also be omitted.

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
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 block 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 EGG SHELL

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 Durgo 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

se|a DESIGN GROUP

Client:
COSTA COFFEE

Project:
Manchester
Oxford Road Station

Drg title:
Proposed Strip Out,
Setting Out & Services Plan

Schema: Uplift v3.0

Scale: 1:50@A1 Date: 13.08.24

Drg No: 223265/6.0 Rev: A

Drg by: JJ Check: MS/CW

Rev by: A: Updated following design review. ES 19.08.24

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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 - New 100mm insulated stud partitions to comprise of 70mm gypframe '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. Seal all edges.

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. NOTE due to odd angles of existing structure it will be necessary to use timber studs out down from 25mm depth to suit to provide the required setting out shown adjacent.

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 gypframe 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 noggins as required. Allow for stop beads at ends and to return plaster back to existing structure

BENCH

Demolitions Plan SCALE 1:50

NOTE: Allow to dry
line walls throughout

NOTE: Allow for additional
packers as required to bring
wall lining line and level

Bespoke lean
bars. See drawing
4.0 for details

Allow to install UA
doorbell including
sticker, refer to drg
5.0 for details

Existing waiting
room bus stop
sign to be refaced

New digital POS
sign to sit central
to glazing

Bespoke lean
bars. See drawing
4.0 for details

ABOVE GROUND DRAINAGE
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 pipe 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.

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 Goyle Kitchen Manufacturers, 0181 975 0011. Tundish to be provided to prevent contamination. Allow for new 50mm dia waste pipe.

COUNTER SINK-New 50mm dia. waste pipe from Sink, with 75mm deep seal trap.
CLEANERS SINK-New 50mm dia. waste pipe, with 75mm deep seal trap.
ICE MACHINE-New 50mm dia. waste stand pipe to ice machine, 750mm high, with 75mm deep seal trap and tundish.
DISHWASHER SINK-New 50mm dia. waste pipe from Sink, with 75mm deep seal trap.
DISHWASHER-New 50mm dia. waste stand pipe to dishwasher, 750mm high, with 75mm deep seal trap.

BLENDER-The drain must be able to accommodate a 1-1/8 inch (29 mm) diameter drain tube. A minimum of 1 inch (25 mm) air gap is required between the end of the drain tube and the drain to ensure proper flow.

DRAINAGE KEY
--- New above ground waste pipe

DOORS NOTE: NO NEW DOORS PROPOSED ALLOW TO ENSURE EXISTING IN GOOD WORKING ORDER AND MAKE GOOD FOR FINISHES AS SPECIFIED ON DRAWING 08.0

FOR SCREENS & JOINERY REFERENCES REFER TO DRAWING 08.0

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 40. The maximum fall is 1 in 110

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

SCALE BAR SCALE 1:50

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

DIMENSIONS
--- DIMENSIONS IN RED JOINERY ITEMS FINISHED SIZED - JOINERY ITEMS
--- DIMENSIONS IN BLACK, SETTING OUT DIMS TAKEN FROM WALL LININGS UNLESS STATED FROM EXISTING STRUCTURE
--- 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