



KEY		NOTES
(W1)	1 hour fire rated full height stud wall.	PARTITIONING: All internal partitions should be formed in a metal studwork system at centres specified by British Gypsum. Each partition should run to full height to underside of structural envelope. Unless noted otherwise each partition should be a minimum 30mins Fire Resistance with a minimum of 2 layers 12.5mm plaster board. 1hr partitions e.g. around plant rooms, refuse store and other high risk areas should have a minimum of double board linings to both sides of stud work, as per British Standards. WALLS: Unless directed otherwise all walls to be prepared, filled, unbonded and plaster skimmed to British Gypsum standards. GENERAL: Drawings will be required for all joinery setting out and public health water and waste for submission to the local authority. COUNTER CONSTRUCTION: Counter to be formed out of MR MDF with all the necessary conduit runs pre-cut ready for cable runs. As detailed all counter finishes to be in moisture resistant substrates. All perimeter surfaces to be minimum 18mm MR MDF laminated or veneered as directed. SIGNAGE: Nominated signage contractor to survey and record existing external sign areas prior to applying standard signage package. External signage to be fully illuminated. Power to be supplied to all external signage and lighting, menu boxes to be supplied and fitted to all sites. SITE SURVEYS: At site set up the main contractor is to ensure a full survey is undertaken to verify site dimensions and allow the full set out and floor marking of all set out dimensions. Any discrepancies with plans should be highlighted at this stage to the designer to allow for adjustments in layout and design as required. DECORATED PLASTER WALLS: Minimum 3 coats emulsion from the specified range, in eggshell onto pre prepared plaster skim wall, rub down and fill in-between coats. Allow for cutting in to lines shown and internal and external corners. All holes to be filled and rubbed down with fine grade paper prior to decoration. All areas of uneven and incomplete plaster work to be reported to site agent and repaired as necessary by nominated subcontractor. All plaster bead shadow gaps to be raked out and cleaned prior to decorations. Any gaps between plaster work and surrounding finishes to be filled with suitable filler or flexible sealant. DECORATED JOINERY: Any gaps between joinery and surrounding finishes to be filled with suitable filler or flexible sealant. Class 'O' rated substrates e.g. MDF should be used as necessary. Where no Class 'O' substrate is available a fire and flame retardant lacquer should be applied to the same rating. Either product should be agreed in writing with the local fire authority prior to manufacture. Certification will be required as proof of rating in either case. FIRE RATINGS: Unless specifically stated otherwise a fire rating of class 'O' should be adopted for all combustible wall panelling and claddings. A rating of class 1 should only be adopted following consultation with the Local Fire Authority and Building Control Officer. Certification must be supplied for rating through out prior to inspection by the local authority.
(W2)	Full height stud wall, 30 min FR	
(W3)	Plaster finish ready for new finishes.	
(W4)	Skim finish / make good ready for new painted decoration.	

Make good as required.

Existing door, allow for making good and redecoration. Allow for new vinyl application to window.

Allow to strip back wall and remove door as shown hatched, and make good walls, floors and ceiling.

Electrical boards to be located in this cupboard.

New boiler location for new heating system to be located here. Allow for water supply and waste through wall to new boiler.

Existing electrical panels to be relocated to suit reduced space, all within adjacent unit's demise. Works to be done by Landlord.

New stud wall to full height. Allow for 1 hour fire protection between units. New wall by Landlord. Extent of wall by landlord to be confirmed. Assume as minimum section shown with hatch will not be completed by Landlord.

Extend water services to coffee station counter.

Vinyl graphic application to windows, by client. Refer to shopfront elevation B11.

Window display, by client.

Internally illuminated double sided projection side to sign manufacturer's detail. Allow for power.

Existing entry door to be relocated to side panel as shown. Allow to reposition and reuse existing glazing if possible.

Internally illuminated exterior fascia signage, suspended from soffit above. Detail by signage contractor. Allow for power.

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Updated bar details.	02.01.18	B
Space behind counter increased.	22.11.17	A

REVISION DETAILS	DATE	REV.
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CLIENT
Dartebrooke Coffee Ltd

PROJECT TITLE
Dartebrooke Coffee Leather Lane

PROJECT ADDRESS
1 Leather Lane, London, EC1N 2TD

DRAWING TITLE GENERAL ARRANGEMENT PLAN	DATE 23.10.2017
	SCALE 1:50 @ A3

DRAWING NO. VD55.DC01.AP02	REV. B
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