GENERAL NOTES

The aim of the works will be, through reinstatement, to conserve and retain as much of the original structure, fabric and decorative features of the existing building as practicably possible. To achieve this there are a number of areas where recently applied new works will need to be removed and works surrounding them made good. The removal will establish the true extent of the remedial works, but for the purpose of this information, it is assumed that this making good be suitable for the age, condition and period of the design.

All works to be approved by Contract Administrator prior to commencement. All colours and joinery details, sizes and profiles are to be agreed with the Contract Administrator. Generally it is assumed that all patch repair and replacement in key areas will sympathetically match the existing feature work.

Prior to commencement of the works a meeting will be co-ordinated with the client to undertake a joint inspection of the existing buildings.

The client is to identify any loose furniture remaining in the building at transfer of possession of site to main contractor that is deemed to be deemed waste and should be carted from site by the contractor.

Main contractor to be responsible for any and all site dimensions required for the duration of the project.

Drawings are based on measured survey carried out by Survey Systems. All details and scope of works should be carefully assessed on site prior to pricing and construction.

Drawing to be read in conjunction with all necessary technical compliance drawings and existing and proposed plans, site plans and elevations.

Details and proposals to be read in conjunction with structural engineer's and M&E drawings and reports.

All notes and drawings to be read in conjunction with Heritage Report. This document should be referred to in all cases.

If there are any queries relating to any aspect of the proposed works, please seek advice and clarification from the client.

Contractor to allow for segregation of all recyclable materials from general waste stored on site.

DEMOLITION WORKS NOTES

Item 01
Remove all identified sanitaryware no longer required and cart from site. Cut back all non-required services to slab level and cap as deemed appropriate by M&E engineer. See M&E engineer for details.

Item 02
Remove all kitchen units, sinks etc. and store on site for reuse. Cut back all non-required services to slab level and cap as deemed appropriate by M&E engineer. See M&E engineer for details.

Item 03
Remove existing door and door frame as identified on the drawings. Make good existing opening and prepare for installation of new door frame and door.

Item 04
Staircase, treads, risers, handrails and balustrades are to be treated all as per Timber Report Specification. Clean down and prepare all painted surfaces to receive new paint system.

Item 05
Make good all reveals, soffits and sills to new window in previously bricked-up existing opening. Plasterboard and skim all reveals and soffits and add timber sill to match existing. Prepare all surfaces for proposed finishes.

Internal Walls - Generally
Make good any defects or imperfections in preparation for new wall finish. Provide new plaster skim finish to walls where necessary.

External Walls - Internal surfaces
Remove all insulated plasterboard lining to inner face of external wall where the boarding has materially affected the existing architraves, skirting and ceiling cornices. Make good any damaged existing wall finishes where necessary and prepare for decoration.

Floors - Generally
Check condition of existing timber floor joists, treat/replace as necessary. Clean out debris from floor void, ensure that all air grates are clean and that ground floor void is fully ventilated. Replace where necessary the existing timber floor boards with new floor boards, size to match existing use treated timber.

Take up all new floor finishes as identified by the client. Check that recent previous making good and patch repair is sound and prepare for new floor finish. Make good any damaged skirting in each room or replace to match existing and prepare all skirting for new decoration.

Ceilings - Generally
Clean all existing coving, picture rails, cornicing, ceiling roses etc. with great care. Patch repairs to all features as necessary. Make good any defects or imperfections in preparation for new ceiling finish. Provide new plaster skim finish to all ceilings.

Recently added suspended ceilings to conceal services are to be removed wherever possible, and in all hallways. Removal is assumed to reveal existing features such as ceiling cornices that are to be made good.

Recently added suspended ceilings to conceal services to bathrooms are to remain only in instances where there is services concealment and partial removal would create odd shaped or positioned bulkheads. Should no bulkheads be required then removal and refurbishment as previously described is to occur.

Doors - Generally
Refer to proposed drawings to show location of new door openings required. Strip back all recent fan lights to internal doors and make good generally with plasterboard and skim finish to receive decorative finish. Lintels to proposed openings to be provided by structural engineer.

Windows - Generally
Make good and prepare all soffits, window cills and reveals for new finish, patching and replacing where necessary.

EXTERNAL WORKS NOTES

Timber Bay Window Surrounds:
- Repair bays
- Where beyond repair, to be replaced with new structure to match existing

Render/Stucco Finish:
- Patch repair existing
- Provide new top coat to entire coverage

Downpipes and Water Goods:
- Current plastic downpipes to be replaced with aluminium

Paint Finishes:
- Repaint white render in Buttermilk lime based external paint
- Repaint top of bays and other similar areas in external black paint

External Doors:
- Main feature original doors to be retained and repaired
- New common ironmongery to all
- Fanlight glazing above main doors to be repaired where necessary and cleaned and repainted

External Accretions:
Other external works, including but not limited to lighting, are to be agreed with the LPA at a later stage

PROPOSED WORKS NOTES

Work to Common Areas
Plasterwork:
- All decorative plasterwork to be repaired, replaced and reinstated where possible

Timberwork:
- All timberwork to be repaired, replaced and reinstated where possible
- Refer to Timber Inspection report for details

Staircase:
- Refurbish and repaint stairs

Staircase Balustrade and Spindles:
- Expose and refurbish spindles and handrails
- Compliance with Part K of Building Regulations has been agreed previously with Building Control and the existing design is considered acceptable in this instance

Doors to Apartments:
- Doors to be replaced with new timber door sets painted black
- Ironmongery to be consistent throughout
- Doors to be certified to BS PAS 24, WCL2, or LPS 1175 SR2. With view finder.
- Inner frame within original large Victorian frame to be removed for more generous door opening
- All doors to apartments to be FD30S min with self-closer with smoke seals etc., fitted to manufacturer's details
- All apartment front doors to have min 47 RwdB rating.

Floor Finishes:
- Any damaged floor boards to be repaired or replaced
- Tiles to ground floor. Apply latex levelling screed and adhere/grout as per manufacturer's recommendations.
- Exposed timber floor to stairs and half landings to be made good, sanded, cleansed and painted. Allow for 2no base coasts and 2no finishing coats.

Wall Finishes:
- Walls to be painted. Prepare substrate, ensure clean and free of dust etc. Provide 2no mist coat base and 2no finishing coats to all areas.

Work to Apartments
Internal Walls (non-load bearing):
- To be reconfigured in order to improve internal apartment layouts
- New partition walls to be 48mm metal gyp-frame 'C' stud with 2no layers 12.5mm SoundBloc board each side. Max height 3400mm. Allow for outer layer of build up to be tile backer board to all bathrooms to take proposed wall tiles. All walls to span from floor to structural soffit. Fix with deflection heads and ensure fully sealed. All new internal walls to be min 30 fire rated.

Decorative Plasterwork:
- Existing areas of decorative plasterwork identified to be renovated
- Any new internal partitions will butt up to existing decorative plaster

Internal Timberwork:
- Existing areas of decorative timberwork identified to be renovated and repaired

Internal Doors:
- Remove all existing doors and frames installed as part of recent renovations (poor quality) and, where retention is not possible, replace architraves
- Apartment entrance doors to be self-closing and fire rated to suit Building Regulations requirements

Floor Finishes:
Floor finishes and final locations to be confirmed by the client, however it is likely to be:

- Carpet to bedrooms. Provide grips and 8mm underlay prior to laying finish. Provide metal transition strips to all doorways.
- Tiles or vinyl to bathrooms and kitchens, complete with half-tile skirting for tiles and coved formed skirting for vinyl. Provide metal transition strips to all doorways.
- Exposed floor boards to hallway and living/dining room areas to be made good, sanded, cleaned and painted. Allow for 2no base coasts and 2no finishing coats.

Wall Finishes:
- Main walls to be painted. Prepare substrate and ensure clean and free of dust etc. Provide 2no mist coat base and 2no finishing coats to all areas.
- Where not already complete bathrooms to be part tiled. Allow for full height tiling to shower areas and tiling up to 1500mm or nearest full height tile to all other areas.
- Kitchens to be part tiled. Allow for full height tiles above all worktop surface, or between worktop surface and wall mounted cupboards.

Drainage:
- Generally, proposed kitchens and bathrooms etc. are located in close proximity to existing drainage locations. Allow for linking into existing drainage connections.
- New locations may require new drainage. Where required allow for new SVPs to be taken to ground level and provide new underground drainage link in to existing drains, taking in to account falls etc.
- See M&E and structural engineer drawings for further information.
- Allow for full cleaning of all drainage upon completion of project

Basements
- No works proposed to the basement other than the replacement of defective ground floor timberwork. See Timber Inspection Report for details.

Mechanical and Electrical
- See M&E engineer's drawings and reports for full list of M&E engineer proposals

Structural Works
- See structural engineer's drawings and reports for full list of proposals



FIRST FLOOR PLAN - EAST END

0 500 1000 1500 2000 3 5 10

north

KEY

- Walls to be removed
- Doors to be removed / filled-in
- Walls to be added
- Doors to be added
- Fanlights to be removed
- Suspended ceilings to be removed
- Insulated plasterboard linings to be removed and replaced

DLA DESIGN

REVISIONS

GENERAL NOTES

This drawing is for design intent purposes only and is based no measured building survey produced by Survey Systems in March 2019.

The drawing is subject to design development and to Local Authority Planning Department and Building Control / Approved Inspector approval.

Do not scale off this drawing. Work to figured dimensions only. Any discrepancies should be brought to the attention of DLA Architecture immediately. All dimensions are in millimetres, unless otherwise stated.

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PROJECT
WHITWORTH PARK MANSIONS
MANCHESTER

TITLE
FIRST FLOOR PLAN
EAST END

SCALE 1:50 @ A1
DATE 17/09/19
DRAWN BW
REVIEWED SR
DRAWING NO 2016-071/204
REVISION -
FILE PATH T:\2016\2016-071\CAD\05-Autocad\Dwgs\204
STATUS PRELIMINARY