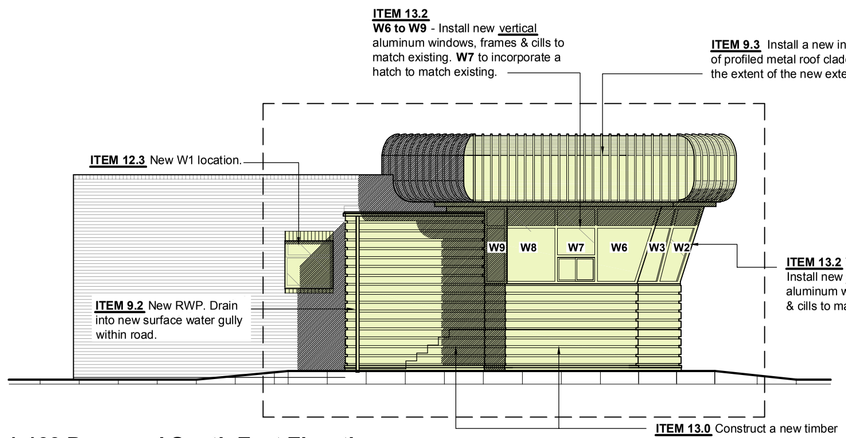
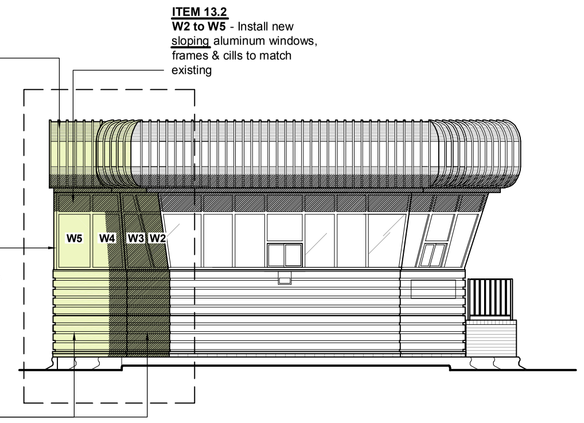
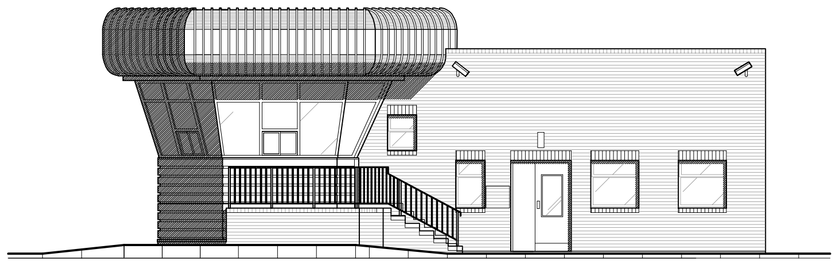


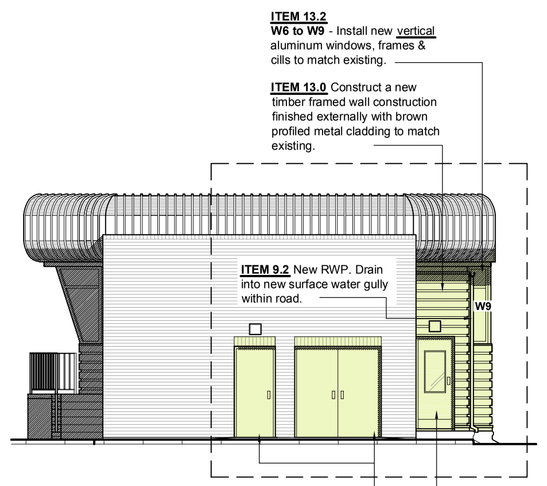
1:100 Proposed South East Elevation



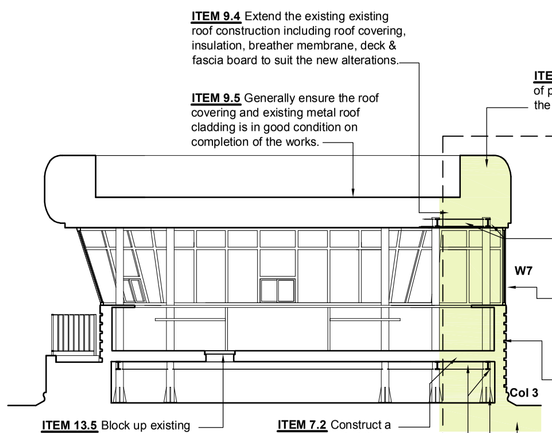
1:100 Existing North East Elevation

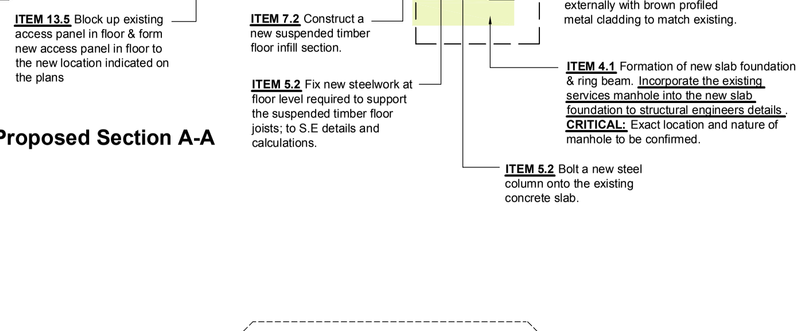


1:100 Existing South East Elevation

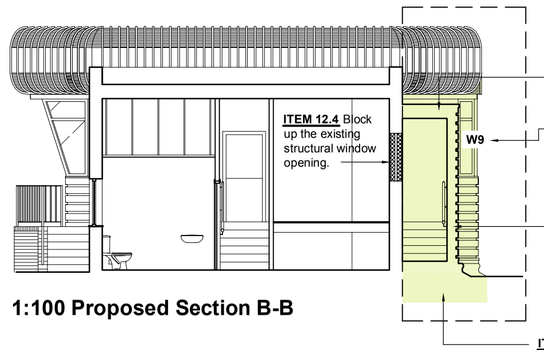


1:100 Existing South West Elevation

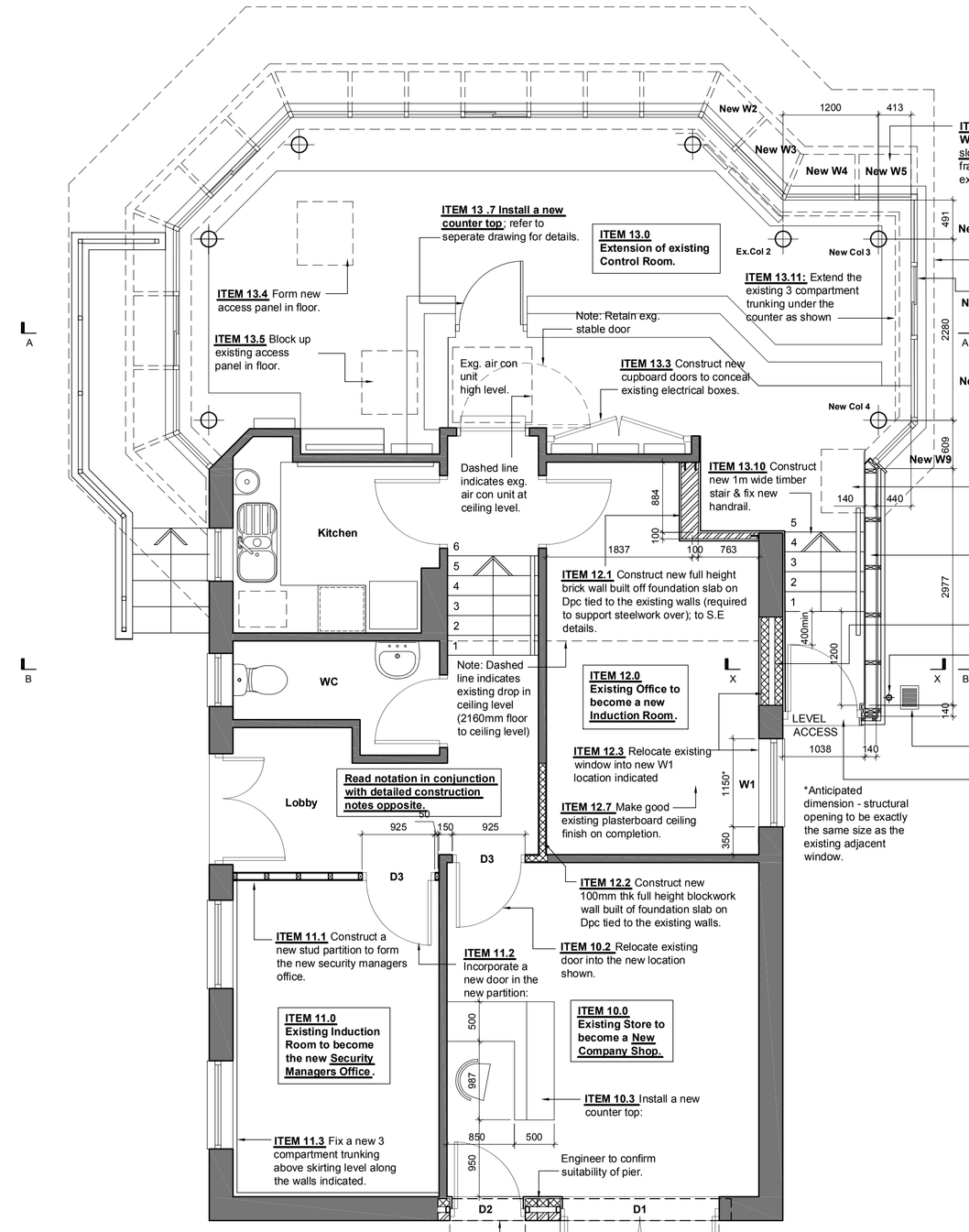




1:100 Proposed Section A-A



1:100 Proposed Section B-B



1:50 Proposed Plan

10.0 - Existing Store to become a new Company Shop.

ITEM 10.1 Modify the existing structual opening ready for new double doors required for fork lift truck access & new pedestrian access door; Modify the existing structural opening to suit the new openings set out on the plans incorporating a 440mm wide pier with a construction to match existing (suitability of pier to be confirmed by the structural engineer). Build in insulated cavity closers to suit the existing cavity width. Insert suitable birtley combined steel lintels over to suit the span of the new openings with min. 150mm end bearing, cavity tray over with blocked ends and weep holes to either end. Construct a soldier course brick header over the doors to match existing. Make good the internal plasterboard finish on completion.

ITEM 10.11 - Install a new 838mm wide pedestrian access door & frames and also new double doors & frames to suit a 2m wide structural opening; generally to match the existing entrance doors - exterior grade flush plywood door ready to be painted blue on site to match existing. No glazed aperatures required. Incorporate DPC's and mastic sealant at jambs & heads. Install new weatherstrips, stainless steel threshold strip and ironmongery; 2No. lever handles, hinges, locks, overhead door closers & kickplates. Fix a new external electric light over the pedestrian entrance door. Incorporate flush bolts to passive leaf to the double doors.

ITEM 10.2 Relocate existing structural door opening in masonry wall into new location ready for a new replacement door; Strip out the existing door and frames and re-locate the existing structural opening in the concrete blockwork wall as shown. Include for relocating the existing conc. lintel. opening. Fix a new 838 FD30 SC flush plywood solid core door & frames ready to be painted on-site incorporating stainless steel ironmongery, vision panels & cold smoke seals in accordance with part M of the building regulations. Include 2No. lever handles, hinges, locks, overhead door closer & kickplates. Modify the skirtings to suit. Make good the internal plasterboard finishes on completion.

ITEM 10 .3 Install a new counter top: Refer to seperate drawing for details.

ITEM 10 .3 M&E; Lighting: Strip out the existing lighting including any redundant cabling - make good the remaining finishes. Install new VDU compatable lighting & emergency lighting to specialist sub contractor design & installation. **Power & data:** Incorporate new trunking within the new counter - 4 x power and 2 x data sockets - refer to seperate detail (location and number of points to be confirmed/agreed by end-user). **Smoke detectors:** Ensure smoke detectors are in full working order.

11.0 Existing Induction Room to become the new Security Managers Office.

ITEM 11.1 Construct a new timber stud partition to form the new security managers office; Partially take down the existing plasterboard ceiling sufficient to construct a new full height timber stud partition fixed to the u/s of the roof structure. Timber stud partition to consist of SC3 SW studs @ 400ctrs; noggins between studs @ 1200mm staggered centres. Seal all the gaps to the edges of the new framing with intumescent mastic; incorporate door frames: fix securely to stud framing to fit accurately plumb and level. Provide additional noggins for M&E fittings and co-ordinate fixing of partitions with M&E subcontractors to incorporate cables and pipework for M&E installations. Make good the plasterboard ceiling and wall finish on completion of the works. Fix new half round MDF skirtings with size and profile to match existing ready to be painted on-site.

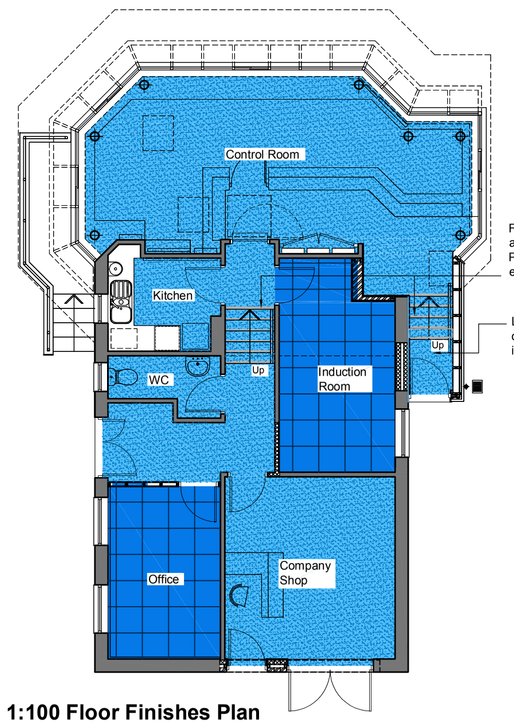
ITEM 11.2 Incorporate a new door in the new partition: Incorporate a new 838 FD30 SC flush plywood solid core door & frames into the stud partition ready to be painted on-site including stainless steel ironmongery, vision panels & cold smoke seals in accordance with part M of the building regulations. Include 2No. lever handles, hinges, locks, overhead door closer & kickplates.

ITEM 11 .3 M&E; Lighting: Strip out the existing lighting including any redundant cabling - make good the remaining finishes. Install new VDU compatable lighting & emergency lighting to specialist sub contractor design & installation. **Power & Data:** Install new 3 compartment trunking above the existing skirtings to the location indicated on the plans incorporating a total of 6 x power and 2 x data sockets - ensure the end user is happy with the location of the trunking and number of points prior to installation. **Smoke detectors:** Ensure smoke detectors are in full working order.

ITEM 11 .4 Fittings & Fixtures: Refix the notice boards, white boards and pictures on completion.

ITEM 11.5 New Shelving: Include for new 300mm deep, 900mm wide x 4 tiers white laminated shelving fixed to the wall to the location agreed with the end user.

ITEM 10 .1 & 10.11 Modify existing structural opening & Install new double doors required for fork lift truck access + install new pedestrian access door. Install new light over pedestrian entrance door.



1:100 Floor Finishes Plan

Finishes General Notes

Install new non-slip vinyl floor covering; Polyflor Polysafe 'standard', colour: Arctic Blue ref: 4130.

Install new anti-static carpet tile Heckmondwike 'supercord' colour: Pacific Blue carpet tiles.

1). Fix new white painted half round MDF Skirtings to the new walls & partitions indicated on the working drawings - ensure size and profile matches existing.
2). Fix new white painted 65 x 18mm MDF Architraves to the new doors.
3). Apply a latex leveling screed to the new screed within the entrance lobby area.
4). Include for all necessary trims and underlay etc. to ensure that the finished levels of each of the floor covering types are level.
5). Install 6mm thick t&g flooring grade WBP below all vinyl areas if required to ensure the finished surface of the vinyl; runs flat and smooth. Fix the plywood to the floor using 10g x 50 long countersunk screws and plugs at no more than 150mm ctrs. Adhere vinyl to ply using 'sigaway underlayment system'.
6). Install black PVC coverstrip between all changes in floor finishes.
7). Levels must run through at changes in floor finishes i.e must be 'flush fitting'.
8). Re-decorate throughout. Decorative finishes: Make good existing finishes to give a smooth unblemished finish; in any event ensure that all surfaces are suitably cleaned and dry prior to application of finishes. Paint finishes as follows: Existing plastered surfaces: 2 coats emulsion, vinyl matt, colour: magnolia throughout - however apply eggshell to WC and kitchens areas. New plastered surfaces; with additional sealer coat first as above. Existing Softwood / MDF joinery; 1 coat undercoat, 1 finish coat gloss paint; New Softwood / MDF joinery with additional knot, stop and priming first, and 2 coats undercoat as above. Generally softwood/MDF joinery to be coloured white internally and blue externally to match existing. Note: the ceilings are finished with plasterboard which will need re-decorating; colour: white.

This drawing is copyright. All dimensions are anticipated. Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the architects before proceeding.

MWE Architects drawings and specification to be read and used in conjunction with the information supplied by the structural engineers, mechanical and electrical engineers and any specialist sub-contractor design information. Any conflict between the information to be reported immediately to the Architect.

Health and Safety

Generally: Drawing to be read in conjunction with project drawings, schedules, specifications and the relevant structural engineers and specialist sub-contractors drawings. All works to be designed/supplied/installed in strict accordance with the relevant British standards and codes of practice, manufacturers recommendations or agreement certificate, and where applicable the relevant approved document of the current edition of the Building Regulations and to the full satisfaction of the Local Authority. All site works shall be subject to the quality standards set by the specified manufacturers, the relevant clause of BS8000.

Health and Safety Plan: Read in conjunction with health and safety plan and to all CDM 2007 health and safety documentation relating to this development.

Summary of duties under CDM 2007:

Designers: 1 - Eliminate risks during the design stage & provide information about remaining risks [refer separate to Risk Assessment document]. 2 - Inform client of CDM 2007 duties. Clients: 1 - Appoint CDM co-ordinator. 2 - Retain and provide access to the health and safety file. Principle Contractor: Develop and maintain the health and safety plan (provided by client appointed CDM co-ordinator) and have the health and safety plan approved by the CDM coordinator.

Asbestos

Obtain a copy of the the existing on on-site Asbestos register & carry out a full asbestos survey prior to start on site. All works to be carried out in accordance with current legislation and best working practices. On discovery of asbestos containing materials, give notice to Architect & Client immediately of suspected asbestos containing materials discovered during demolition work. Avoid disturbing such materials. Refer also to the pre construction health and safety information.

M&E General notes

M&E design and installation; to specialist sub-contractor design & installation. Completed installation must comply with current I.E.E. Regulations, 17th edition - BS 7671: 2008 and all relevant codes of practice. The complete electrical installation shall only be installed and inspected by a certified electrician in compliance with part 'P' of the approved document. 2006 edition - (testing and inspection)

Emergency lighting system; to BS 5266 - 1: 2005 and BS - EN 50172, ICEL 1006, CIBSE LG12

Fire detection to BS 5839 - 1 : 2002 (+ amendment 2008)

Office lighting standards - CIBSE LG7 - 2005 (lighting of offices) + BSEN 12464 - 1 - 2002

Intruder detection systems to BS-EN 50131: 2006 (+ amendment 2009)

Location and heights of switches and socket outlets located between 450mm and 1200mm from the finished floor level in accordance with the approved document part 'M'.

Ventilation for non residential buildings, generally to BS - EN 13779: 2002. The performance will be achieved by providing the airflow rates set out in the approved document part 'F': Whole building ventilation rate for air supply to offices 10l/s per person. Server Room & I.T room air extraction rate of 20l/s per machine. Food and beverage preparation area within I.T office15 l/s (microwave and beverages only).

Compliance with other legislation/standards: Electricity at work regulations 1989 as amended. Electrical safety, quality and continuity regulations 2002 as amended.

12.0 Existing Office to become a new Induction Room.

ITEM 12.1 (Also refer to item 6.1) Construct new brick wall ; built off foundation slab on Dpc required to support steelwork over; to structrual engineers details. Use engineering brickwork secured to the existing walls with stainless steel starter bars and ties at ties at 225mm vertical centres. Build in galvanised timber joist hangers @ 400 centres to support timber floor over - refer to separate joist plan for details. Form 215 x 215 x 440 conc. padstone at roof level to the location indicated on the roof structure plan required to support the metal roof structure over; all to S.E details. Make good plasterboard finish both sides. Fix new half round MDF skirtings with size and profile to match existing ready to be painted on-site.

ITEM 12 .2 (Also refer to item 6.2) Construct new full height blockwork wall. Build 100mm thk. 7N/mm2 dense blockwork wall on dpc onto the existing slab and secured to the existing walls with stainless steel starter bars and ties at ties at 225mm vertical centres. Build in galvanised timber joist hangers @ 400 centres to support timber floor over - refer to separate joist plan for details. Make good plasterboard finish both sides. Fix new half round MDF skirtings with size and profile to match existing ready to be painted on-site.

ITEM 12.3 Relocate existing window into new location W1 indicated; Form a new structural window opening in the existing wall at the location indicated exactly the same size and at same level as the existing window indicated for re-location. Include for insulated cavity closers. Insert a new combined steel lintel - Birtley or equivalent over with min. 150mm end bearing and soldier course brickwork header to match existing. Cavity tray laid over steel lintel with blocked ends dressed into weep holes at either end of header. Carefully remove the existing window and fix into the new structural window opening. Make good the internal plasterboard finish on completion. Seal window internally and externally with suitable mastic sealant.

ITEM 12.4 Block in the existing structural window opening; With a blockwork construction generally to match existing. Make good plasterboard finish both sides on completion.

ITEM 12 .5 M&E; Lighting; Strip out the existing lighting including any redundant cabling - make good the remaining finishes . Install new VDU Compatable lighting & emergency lighting to specialist sub contractor design & installation.

Smoke detectors; Ensure smoke detectors are in full working order.

ITEM 12.6 Fittings & Fixtures; Refix pictures on completion.

ITEM 12.7 Make good existing plasterboard ceiling finish on completion.

ITEM 13.0 Extension of existing Control Room.

ITEM 13.0 Construct a new external timber framed wall construction to the extent indicated on the plans and elevations. External timber framed wall construction generally to match existing; Min 'u' value; Extension of the existing wall to achieve a min 'u' value no less than 0.28w/m2k. Brown (colour to match existing) plastisol coated profiled metal cladding fixed over breather membrane over 9mm OSB sheathing board to 175 x 50mm SW timber stud framing @ 400 ctrs (anticipated size to match existing) filled with 100mm insulation quilt fixed to the inside face; on dpc bolted to the concrete ring beam foundation to structural engineers details. Construct new brown brickwork plinth to match existing (refer to detail) (Incorporate air bricks & telescopic sub floor vents in the area of the floor void under the control room between the ring beam and metal cladding @ 1.8m centres & 600mm from corners - refer to floor plan). Mortar to be rain and frost resistant: 1:3 mortar mix to be used below cill level. Use FL or FN quality brickwork. Fix new plasterboard on vapor control layer to inside face of the walls. Incorporate a new external entrance door. Fix new half round MDF skirtings with size and profile to match existing ready to be painted on-site.

ITEM 13.1 Install a new 838mm wide entrance door & frames; generally to match the existing entrance doors - exterior grade flush plywood door ready to be painted blue on site to match existing with upper double glazed aperture - size to match existing with clear toughened glass. Incorporate DPC's and mastic sealant at jambs & heads. Install new weatherstrips, stainless steel threshold strip and ironmongery, 2No. lever handles, hinges, locks, overhead door closer & kickplates. Fix a new external electric light over the entrance door.

ITEM 13.2 W2 to W9 Install new double glazed aluminum windows, frames & cills to match existing; to the locations indicated on the plans and elevations. Min 'u' value; New replacement windows to achieve a min 'u' value no less than 1.8 w/m2k for the whole unit including glass and frames in accordance with part L2B of the building regulations. Ensure the windows are fabricated and installed to the correct angle indicated on the plans i.e. forward sloping to the front elevation (ensure the angle of the windows matches existing) and installed vertically to the side elevation. Incorporate an aluminium framed window hatch to **W7** to match existing. Ensure the colour and finish of the frames matches the existing frames. Use low 'e' double glazed hermetically sealed to BS5713, Manufactured by a BSI licensed firm and delivered to site with BSI kite mark to that effect. Alternatively, the fabricator must hold a current BBA certificate & have their number & BBA logo labelled on the frames. Security standard internal fixing method for glazing beads. **Dimensional co-ordination;** Allow for the frame-to-opening tolerances as recommended by the manufacturer; order sizes to measurements taken on site; the contractor remains responsible for ensuring that the components fit properly and accurately into the openings.

ITEM 13.3 Construct new cupboard doors to conceal existing electrical boxes; Fix new full height white laminated and lockable access cupboard doors over the existing electrical boxes incorporating suitable ironmongery and white 'D' handles. Include for all SW framing and accessories/hinges etc to complete the installation. Ensure sufficient ventilation in cupboard.

ITEM 13.4: Form new access panel in floor; Form a new lockable access panel in the floor to the location indicated on the plan (avoid any cabling etc) exactly the same size as the existing access panel in the floor; use SW framing min C16 grade size 150 x 50mm. Fix 22mm thk. weyroc floor surface ready to receive new vinyl floor finish. Ensure access panel is flush with the existing floor. Include for all accessories/hinges & suitable recessed stainless steel pull handle etc to complete the installation.

ITEM 13.5 Block up existing access panel in floor; On completion of item 4.2; removed the exposed hinges & pull handle & screw the existing access panel shut.

ITEM 13.6: Install a new access panel in floor; Fix a new 800 x 600mm lockable access panel in the floor required for access to the existing services manhole to the location indicated no the plan; use SW framing min C16 grade size 150 x 50mm. Fix 22mm thk. weyroc floor surface ready to receive new vinyl floor finish. Ensure access panel is flush with the existing floor. Include for all accessories/hinges & suitable recessed stainless steel pull handle etc to complete the installation.

ITEM 13 .7 Install a new counter top; Refer to seperate drawing for details.

ITEM 13.8 M&E installation; Generally modify the existing M&E installation to suit the new layout to specialist sub-contractor deign and installation. **Lighting;** Supplement the existing lighting with additional recessed light fixtures with diffusers to match existing to suit the new layout to specialist sub contractor design & installation. **Power & data;** Extend the existing 3 compartment trunking under the counter to to suit the new layout to specialist sub contractor design & installation and also to suit the end users requirements. Refer to the plan for the location of the new 3 compartment trunking. **Air conditioning;** Ensure air conditioning unit is in full working order. **Smoke detectors;** Ensure smoke detectors are in full working order. (There is a smoke detector in the floor void).

ITEM 13.9 Plasterboard ceiling and wall finishes; Extend the existing plasterboard ceiling finish with 15mm thk. Gyproc 'fireline board' to suit the extent of the new alterations. (Ensure all structural steelwork is protected to provide 1Hr fire rating: use either 1 layer of 15mm Gyproc 'fireline' board or 2 layers of staggered plasterboard.) Finish the timber frame wall with 12.5mm plasterboard on breather membrane fixed to the timber frame studwork.

ITEM 13.10 Construct new timber stairs and handrail. 1m wide Min 250mmm going; Max 180mm rise (to match existing). Generally; The stairs will comply with the approved document part M&K, in that; All step nosings are to be distinguished through contrasting brightness. Top and bottom landing lengths are in accordance with part K1. Ensure min. 400mm between the leading edge of the entrance door and the stair. Steps have a suitable tread nosing profiles - Fix new heavy duty aluminum with anti-slip PVC insert nosings (see diagram 30 of the approved document M & K). Handrails to stairs to be min. 900mm above pitch line of stair.

ITEM 13.11 Misc: Refix any external signage and M&E fittings and fixtures on completion of the works - to the locations agreed beforehand with the client and end-user.

Rev.A - AET - 10.09.12 - Steelwork alterations amended following recieving information from engineer. Existing construction of internal walls amended from timber stud to conc.

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Client: HEINEKEN UK Ltd	Job No. 12024	Dwg No. B-104	
Job Title: Alterations to existing gatehouse. Royal Brewery, Manchester.	Scale 1:50 1:100	Rev. A	
Description: Proposed Plans, Elevations, Sections & Floor finishes Plan.	Date 13.08.12		
	Drawn by AET		
	Checked by	Date	