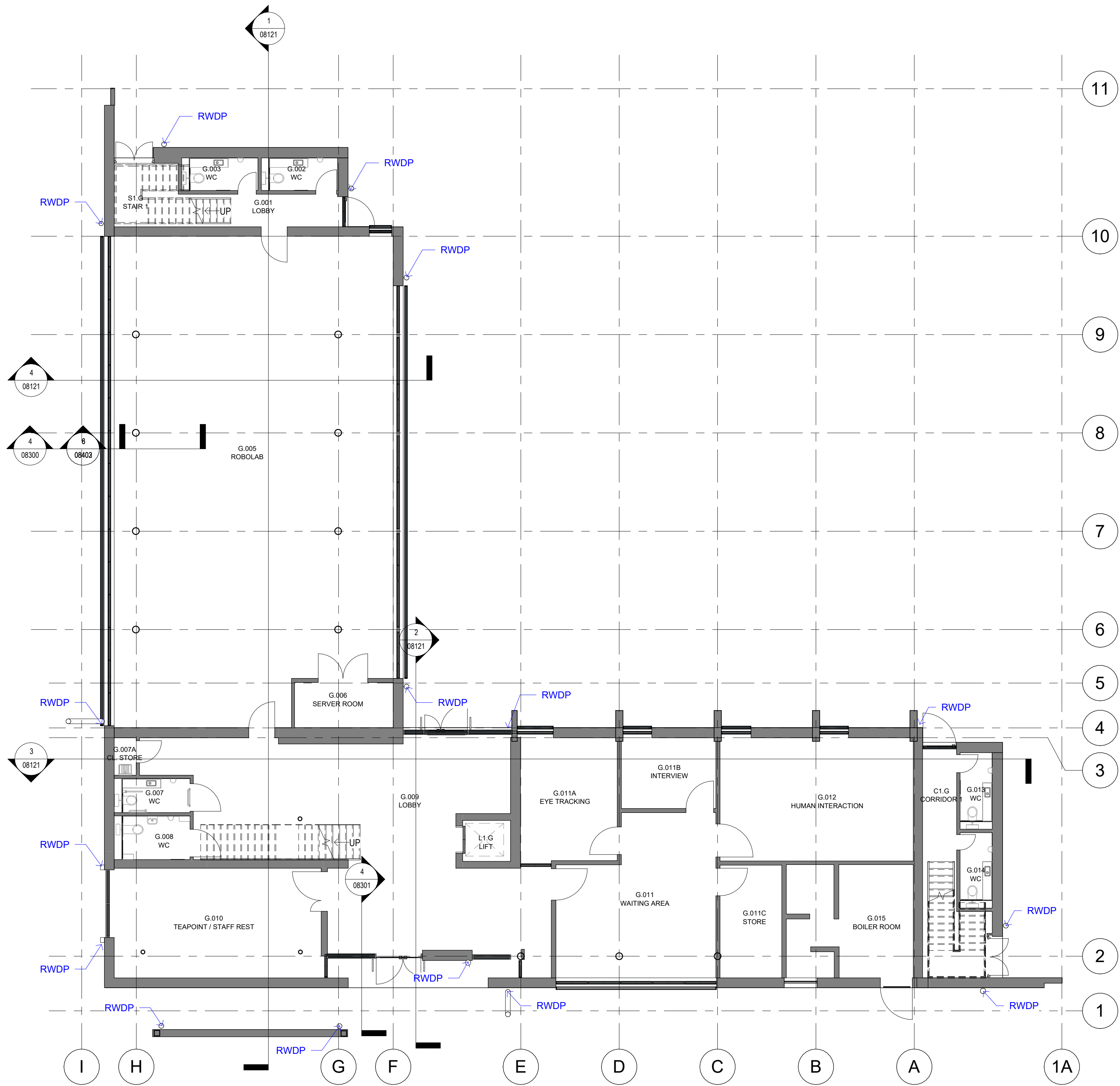




Planning- Proposed Ground Floor Plan
1 : 100

- NOTES
- DO NOT SCALE FROM THIS DRAWING.
 - ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
 - THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL RELEVANT ARCHITECTURAL, ELECTRICAL, MECHANICAL AND STRUCTURAL DRAWINGS.
 - UNIVERSITY OF MANCHESTER. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION.
 - DIRECTORATE O ESTATES AND FACILITIES TO BE NOTIFIED OF ANY DISCREPANCIES.

Scale Bars		TO BE USED ONLY AS GUIDANCE			
1:100	mm	0	1000	2000	3000
1:200	mm	0	5000	10000	15000
1:500	M	0	5	15	25
1:1250	M	0	10	30	70

CONSTRUCTION NOTES

Ceilings
See proposed ceiling plan for further details.
Generally ceiling retained and made good.
Existing concrete soffits to be made good and painted with Keim Mineral Paint.

Walls
Painted plaster and metal stud generally to be removed only as shown on Existing Plans and Demolition drawing. Areas to be retained are to be protected during the works. Note some areas of glass partitions and curved junctions are to be removed within plasterboard stud and partitions.
All demolitions and retained features to be agreed prior to commencement.
Existing walls retained to be redecorated. damp plaster removed and sealed / made good for new plaster skim and paint finish.
See wall finishes drawing for finishes details.
External walls to be cleaned, sanded back where required, repaired and repointed to match existing finishes.

Floors
See Proposed Floor Finishes Drawing for proposed and retained finishes.
Note: Floor to Robo lab and raised floor areas to be removed and new screed infill installed with floor boxes.
Existing timber stair treads and landings to be refurbished and intumescent coating added. Damaged timber raised floors to a second floor to be removed and replaced.
Escape stairs and lobbies finishes retained and cleaned.
Timber skirtings to be retained and made good / painted new added to new partitions areas.
Covered skirtings to WC and Cleaners stores only.

Doors
All existing laminate / veneer door to be retained and protected as shown.
Where new door indicated these shall be laminated doorsets with hardwood exposed lippings and FDO35 rated.
Acoustic doorsets required to meet 35dB(RW) to Robolab, Office, Meeting and Interview rooms spaces.
Hardwood Frames and Vision Panel to be acoustic and fire rated as noted on fire plans.
Access control on maglocks required to Robolab, Human Interaction and main office doors off the lobby.
Note: Doors are currently in oversized (tall) openings and allowance for standard door with over panel may be required for existing opening replacement doors and weights.

Windows
Existing external windows to be removed as part of LTM unless shown. Internal areas cleaned and redecorated as required.
LTM works will require removal of all windows and new cill boards, reveals and making good to walls will be required in all areas to match existing.
New 4m out roller blinds to be provided with chain operation in all areas.
Electronic operation of upper windows to be allowed with banks as agreed with layouts.
New windows and curtain walling to be Smart Systems Aluminium Aluberm 400 windows with Heritage inserts and MC Wall Curtain walling and Commercial doors. All double glazed low G Value insulated units U-Value 1.6

Skirtings
See Floor Finishes drawing for details.
New skirtings required to new partitions to be 18mm Timberinf 100mm high for gloss paint finish as existing.
New integral covered skirtings to be provided to the new safety floor areas in vinyl finish as per floor. Wet areas only.
Existing timber skirting to be made good, sanded and painted.

Fittings
Final requirements to be developed.
Robolab requires workshop lab benching as noted. Tall racking / shelving, ceiling mounted netting enclosure with blackout curtains and camera tracking. Lithium storage underbench cabinets and charging stations.
Office F&E as noted on plans to be reused from Prospect house unless noted as new with cable trays and new on desk power modules. New pedestals and acoustic screens required. See Furniture plans.
New tea points 2no. accessible kitchen points with sink, kneespace, cupboards and wall cupboards / worktop.
New WC as noted to lobby and refit of existing WC areas to include IPS, sanitaryware, vanity and PVC wall coverings.
AV to meeting rooms as AV packages.
Signage and noticeboards to be agreed. Wayfinding provisional sum allowance for UoM standard to be developed.

Roof Works
New roofs to compose of Bauder Total Roof System.
Upper Roof and Timber Deck areas to be Two layer self adhered warm roof with Blumem membrane. 120mm BauderPIR FA-TE Flatboard insulation on existing ply deck laid to falls. U-Value 0.18 required.
Works to include all outlets and calculations with associated flashings and trims to complete installation.
25 year guarantee and warranties as per EPAM07
Terrace Roof and Concrete deck areas to be Two layer self adhered warm roof with Blumem membrane. 100mm BauderPIR FA-TE Flatboard insulation on existing ply deck laid to falls. U-Value 0.21 or improved following review of strip strip out.
Works to include all outlets and calculations with associated flashings and trims to complete installation.
25 year guarantee and warranties as per EPAM07
Roof works to include creation of increased upstands to window walls for compliant upstand and waterproofing along with removal and repair to low level rendered walls to create a 150mm weathering upstand to block walls.
Bico access hatch and associated galvanised steel ladder with hoops required for upper roof access as drawings, along with 2no. step overs for changes in levels.
Roof to be supplied with freestanding collapsible perimeter guarding to areas with no existing guarding as noted on plans.
New external aluminium downpipes, hoppers and connections are required to connect to existing SW drainage systems.

P01 Planning Issue	22.08.25	MD
Rev Description	Date	By



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Drawing Status		STAGE 4	
Project University of Manchester- ITS & Computer Science			
Building Name Prospect House		Building No.	
Site Name Booth Street East, M13 9PL			
Sub Site Name			
Drawing Title Planning - Proposed GF GA Plan			
PM Avison Young	Drawn MT	Checked KMD	Authorised
Scale @A1 As indicated	Date 22.08.25	Date 22.08.25	Date
Drawing No. 7808-FA-PH-00-DR-A-08104			Revision P01