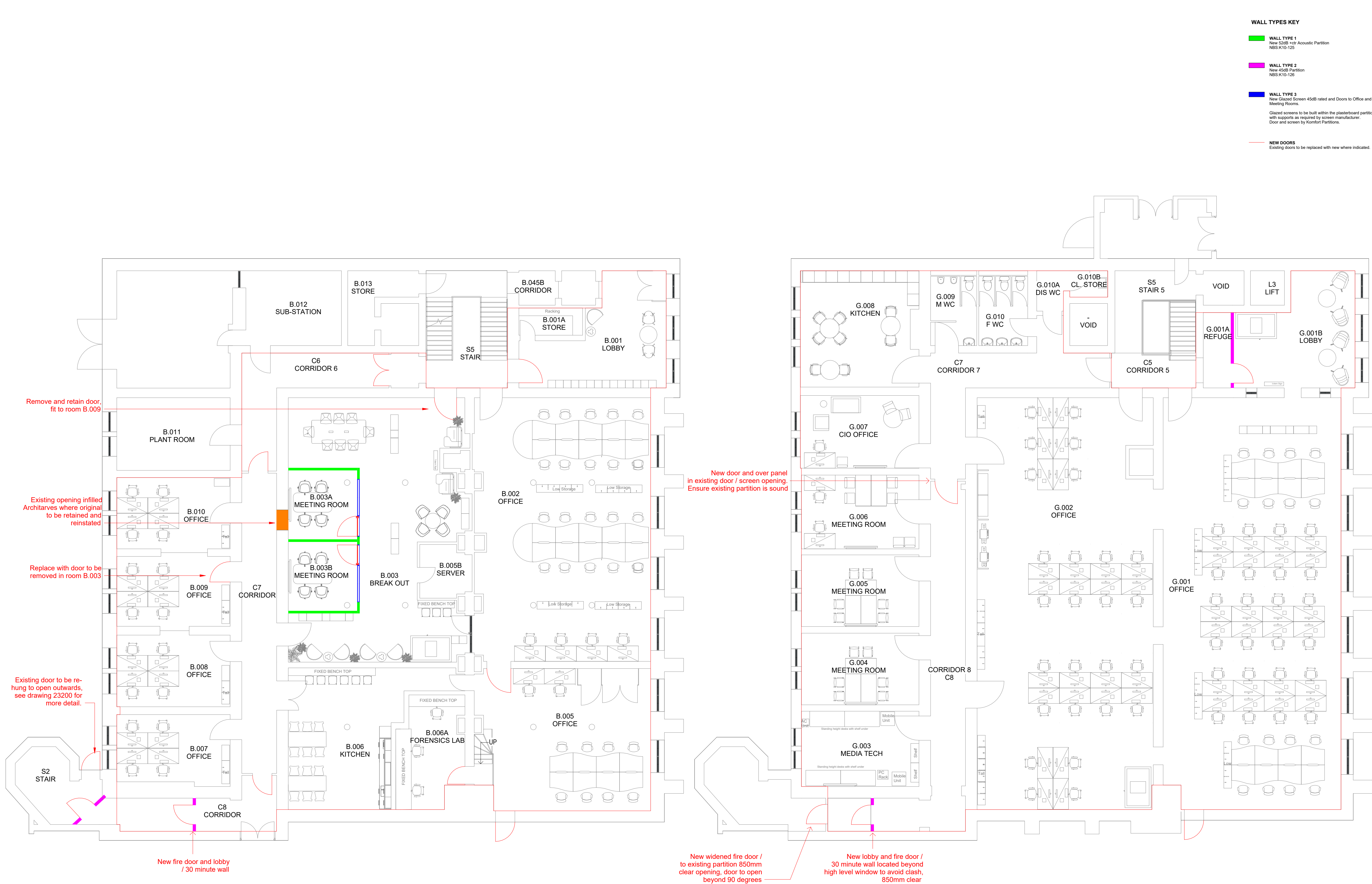




Proposed Lower Ground Floor
1 : 100

Proposed Lower Ground Floor Mezzanine
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	1000	2000	3000	4000
1:200	mm	1000	2000	3000	4000
1:500	M	5	10	15	20
1:1250	M	10	20	30	40

EDDIE NEWCOMB NOTES:

AREA FOR REFURBISHMENT

CONSTRUCTION NOTES

CEILINGS

See proposed ceiling plan for further details. Generally ceilings retained and made good. Existing concrete / brick soffits to be made good and painted with Kern Mineral Paint.

WALLS

Painted plaster to solid walls and metal stud generally to be retained and non-original infill removed only as shown on Existing Plans and Demolition drawing. Areas to be retained are to be protected during the works. 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 lime plaster skim and paint finish. Note: Areas of damp to walls and ceilings to be investigated and made good prior to works. Exposed brickwork to be retained. Allowance for acoustic walls paneling / feature walls to be included and subject to acoustic review. See wall finishes drawing for finishes details.

FLOORS

See Proposed Floor Finishes Drawing for proposed and retained finishes. Note: Floor to Lower Ground Mezzanine corridor is original feature tiles to be retained and protected / made good. Floor to corridor areas under existing carpets to be investigated for original terrazzo features. Damaged timber raised floors to be removed and replaced, redundant openings infilled. Main stairs and lobbies finishes retained and cleaned.

DOORS

All existing solid panelled doors to be retained and protected as shown for redecoration and new ironmongery. Existing glazed entrance doors to be retained. Where new doors indicated these shall be laminated doorsets with hardwood exposed lipings and FD30S rated as required. Acoustic doorsets required to meet 50dBW to office, meeting and breakout room spaces. Hardwood Frames and Vision Panel to be acoustic and fire rated as noted on fire plans / door schedules. Access control on maglocks required where indicated and existing access control retained. Note: Some non-original doors to corridor and offices are to be replaced where budgets allow as per drawing notes.

WINDOWS

Existing external windows to be retained unless shown. Internal areas cleaned and redecorated as required. New dim out roller blinds to be provided with chain operation to all areas. Large vaulted areas to Lower Ground Mezzanine may require electronic operation due to opening heights.

SKIRTINGS

See Floor Finishes drawing for details. Forensics Lab requires workshop benching to be 18mm Timber torus profile 200mm high for gloss paint finish. New skirting to be provided to new vinyl floor finishes, as per floor finishes drawing. All existing timber skirting to be made good, sanded and painted. Areas to be reviewed prior to strip out.

FITTINGS

Final requirements to be developed. Forensics Lab requires workshop benching as noted. Wall racking / shelving to be included. Media Tech new high level benching/shelf and existing furniture relocated. Office FFE as noted on plans to be desk, chairs and low level storage relocated from Kilburn Offices. Audit required for final FFE re-use on removal and storage. Allowance to be made for new meeting room furniture and break out areas / pods as noted on furniture plans and schedules. New racking and shelving to stores. All lockers to fit areas recorded from Kilburn. AV to meeting rooms new and relocated as AV schedules from ITS. Signage and notice boards to be agreed. PV sum for new wayfinding as UoM standards to be developed.

P08 Stage 4 Tender Issue	21.08.25	MD
P07 Stage 4 Issue	24.07.25	MD
P06 Stage 4 Draft issue	04.07.25	MD
P05 Updated furniture layout	01.07.25	MD
P04 Updated furniture layout	11.06.25	MD
P03 Layout updates to B.003	16.04.25	MD
P02 Minor updates for RDS Issue	20.03.25	KMD
P01 Updated to client comments	28.02.25	KMD
Rev Description	Date	By

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Drawing Status STAGE 4

Project University of Manchester ITS & Computer Science

Building Name Eddie Newcomb Building No.

Site Name Burlington Street

Sub Site Name

Drawing Title Proposed LGF & LGF.M GA Plans

PM	Drawn	Checked	Authorised
Avision Young	MD	KMD	
Scale @A1	Date	Date	Date
As indicated	21.08.25	21.08.25	
Drawing No.	7808-FA-EN-00-DR-A-11100		Revision P08