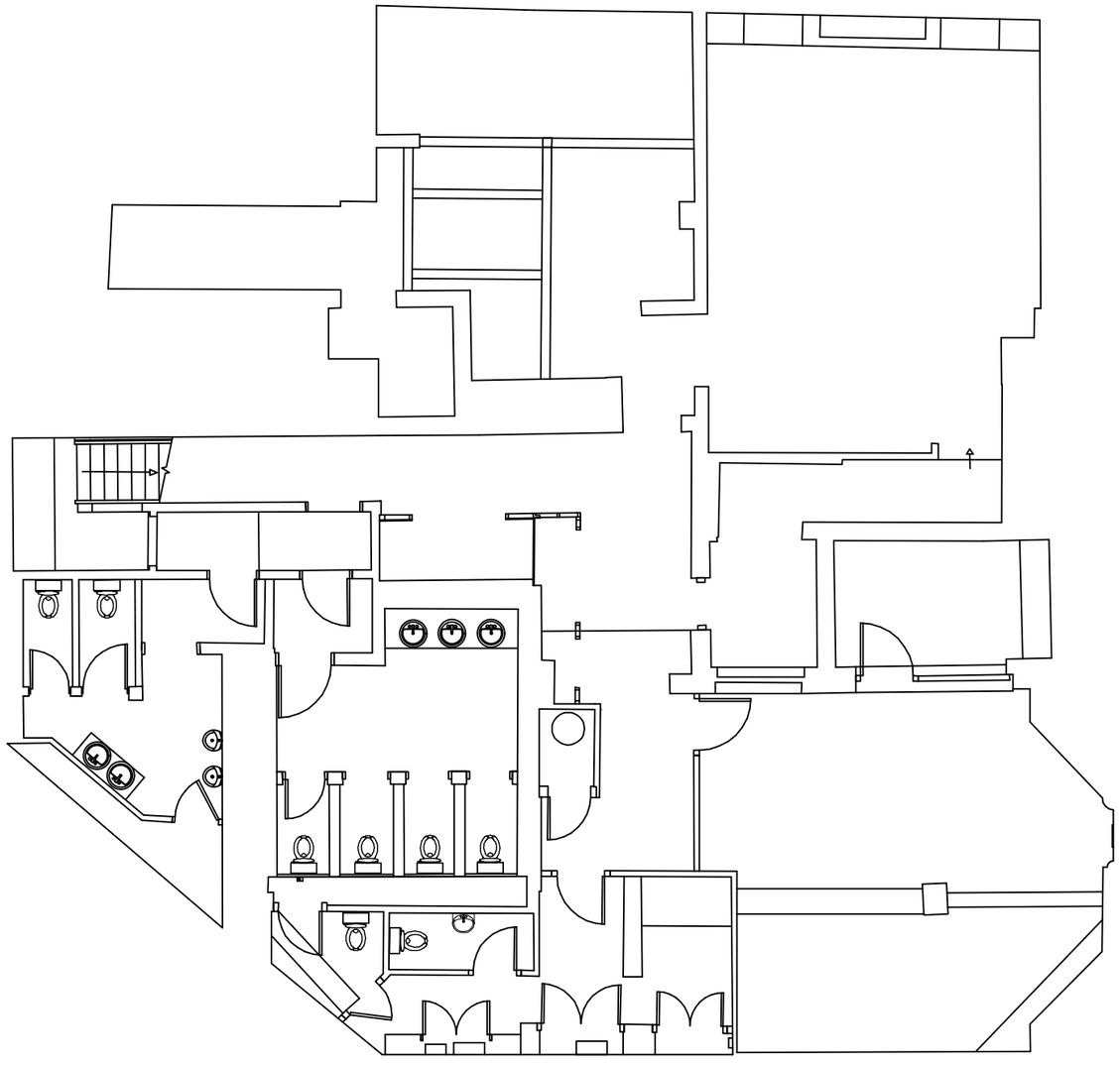

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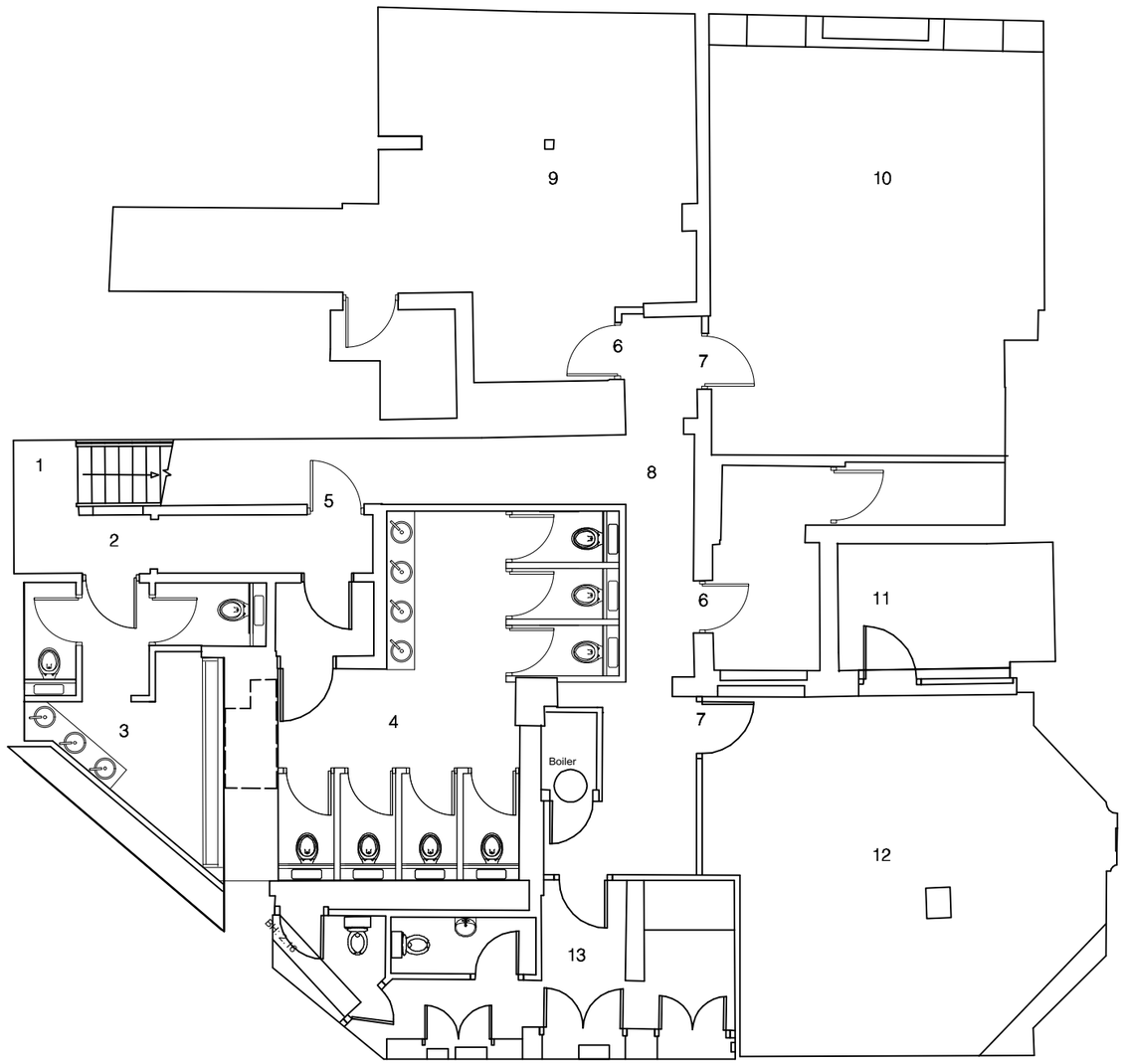
PROJECT	KENNEDY'S DIDSBURY MANCHESTER
CLIENT	JOHN KENNEDY
DATE	MARCH 2025
JOB NO	KD/1/25
DRAWING NO	KD - 01 - 11
TITLE	BASEMENT FLOOR PLAN EXISTING
SCALE	1 : 100 (AT A3)



FOR NOTES PLEASE REFER TO DWG KD - 01 - 02 - 13

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PROJECT	KENNEDY'S DIDSBURY MANCHESTER
CLIENT	JOHN KENNEDY
DATE	APRIL 2025
JOB NO	KD/1/25
DRAWING NO	KD - 01 - 02 - 12 - REV 2
TITLE	BASEMENT FLOOR PLAN PROPOSED REV 2
SCALE	1 : 100 (AT A3)

1. STAIRCASE TO TOILETS TO HAVE WALLS MADE GOOD AND PAINT FINISH IN RED OXIDE COLOUR EGGSHELL. FORMED HANDRAIL ON BRASS BRACKETS MORELLS STAIN AND VARNISH FINISH COLOUR TBC.. TREADS AND RISERS TO BE MADE GOOD, HAVE DARK OAK LVT FINISH WITH CONTRASTING BRASS NOSING.

2. CORRIDOR TO TOILETS TO HAVE WALLS MADE GOOD AND ANY STUDWORK ADJOINING TOILETS REMOVED, MF STUDWORK 6MM PLY, FOIL BACKED PLASTERBOARD TO SIT IN FRONT OF BRICKWORK, DRYLINED WITH PAINT FINISH IN RED OXIDE COLOUR EGGSHELL. EXISTING POLYSAFE FLOOR REMOVED, CONCRETE SCREEDED AS NECESSARY AND MADE GOOD AND HAVE DARK OAK LVT FINISH. CONTRACTOR TO COST FOR FITTING CLIENT PICTURES TO WALLS

3. MALE TOILETS TO BE STRIPPED BACK TO SHELL, ALL STUDWORK CUBICLES AND FITTINGS REMOVED EXISTING BRICKWORK WALLS TO BE ASSESSED, MADE GOOD AND TANKED IF REQUIRED. NEW OPENING FORMING DOORWAY TBC BY ENGINEER, ALLOW FOR CREATING OPENING IN BRICKWORK WITH LINTELS NEW FD30S 6 PANEL DOOR TO TOILET ENTRANCE WITH BRASS PUSH PAD AND D HANDLE, BRASS FIRE RATED SELF CLOSING HINGES AND INTUMESCENT SMOKE SEALS PAINT FINISH IN EGGSHELL. NEW MF STUDWORK FORMING EXTERNAL WALLS AND CUBICLES TO TOILETS. 6MM PLY, FOIL BACKED PLASTERBOARD, DRYLINED WITH PAINT FINISH IN EGGSHELL TO UPPER LEVEL, TILED FINISH TO 1100MM HIGH BELOW. DARK GREEN TILES 200X100MM SET IN BRICK PATTERN WITH WHITE EPOXY GROUT FINISH AND GREEN MATCHING BEAD TO CORNERS. FORMED TIMBER BEAD TO TOP OF TILES WITH MITRED CORNERS MORELLS DARK OAK STAIN AND VARNISH FINISH. PANELLED TIMBER DOORS TO CUBICLES 50MM GAP TO BASE, BRASS HINGES AND BRASS THUMBTURN INDICATOR BOLTS. BACK TO THE WALL PANS BLACK SEATS WITH CONCEALED CISTERNS. BACK PANEL PANEL IN FINISHED FACE 18MM PLY WITH FORMED BEAD MITRED CORNERS FORMING 3 PANELS, CENTER PANEL FORMING ACCESS PANEL ON BRASS BUDGET LOCKS. SINK UNIT WITH TURNED LEGS AND TIMBER TOP STAINED AND VARNISH FINISH TO HAVE INSET OVAL CERAMIC SINKS WITH NON CONCUSSIVE MIXER TAP. CABINET TO HAVE CUT AWAY AND TOP VARNISHED PRIOR TO FITTING SINK, SINK TO BE SILICONE SEALED. STAINLESS STEEL URINAL WITH CONCEALED CISTERN AND PIPEWORK WITH ACCESS PANEL FLOORING TO BE BLACK ALTRO WITH CURVED FORMERS TO ALL WALLS TO FORM SKIRT IN 1 PIECE. ALL JOINTS SEAM WELDED INSTALLED TO MANUFACTURERS RECOMMENDATIONS. NEW MF CEILING THROUGHOUT DRYLINED WITH PAINT FINISH.

4. FEMALE TOILETS TO BE STRIPPED BACK TO SHELL, ALL STUDWORK CUBICLES AND FITTINGS REMOVED EXISTING BRICKWORK WALLS TO BE ASSESSED, MADE GOOD AND TANKED IF REQUIRED. NEW OPENING FOR CUBICLES TBC BY STRUCTURAL ENGINEER, ALLOW FOR CREATING OPENING IN BRICKWORK WITH STEEL BEAM, NEW MF STUDWORK FORMING EXTERNAL WALLS AND CUBICLES TO TOILETS. 6MM PLY, FOIL BACKED PLASTERBOARD, DRYLINED WITH PAINT FINISH IN EGGSHELL TO UPPER LEVEL AND TILED FINISH TO 1100MM HIGH BELOW. DARK GREEN TILES 200X100MM SET IN BRICK PATTERN WITH WHITE EPOXY GROUT FINISH AND GREEN MATCHING BEAD TO CORNERS. FORMED TIMBER BEAD TO TOP OF TILES WITH MITRED CORNERS MORELLS DARK OAK STAIN AND VARNISH FINISH. PANELLED TIMBER DOORS TO CUBICLES 50MM SPACE TO BASE, BRASS HINGES AND BRASS THUMBTURN INDICATOR BOLTS. BACK TO THE WALL PANS BLACK SEATS WITH CONCEALED CISTERNS. BACK PANEL IN FINISHED FACE 18MM PLY WITH FORMED BEAD MITRED CORNERS FORMING 3 PANELS, CENTER PANEL FORMING ACCESS PANEL ON BRASS BUDGET LOCKS. ANTIQUE CABINET SUPPLIED BY CLIENT FORMING SINK UNIT TO HAVE INSET OVAL CERAMIC SINKS WITH NON CONCUSSIVE MIXER TAP. CABINET TO HAVE CUT AWAY AND TOP VARNISHED PRIOR TO FITTING SINK, SINK TO BE SILICONE SEALED. STAINLESS STEEL URINAL WITH CONCEALED CISTERN AND PIPEWORK WITH ACCESS PANEL FLOORING TO HAVE EXISTING FLOOR REMOVED SUB FLOOR MADE GOOD AND SCREEDED IF NECESSARY, BLACK AND WHITE VICTORIAN STYLE CHEQUERED FLOOR TILE WITH DIAMOND BOARDER TO ALL SIDES AND MATCHING TILED SKIRTING. WHITE EPOXY GROUT.

5. NEW FD30S DOOR WITH FIRE RATED SELF CLOSING HINGES, INTUMESCENT SMOKE SEALS BRASS PUSH PLATE AND D HANDLE. TO HAVE ACESS CONTROL LOCK AND SUITED 5 LEVER MORTICE LOCK. PAINT FINISH IN EGGSHELL.

6. NEW FD30S DOOR WITH FIRE RATED SELF CLOSING HINGES, INTUMESCENT SMOKE SEALS BASIC PUSH PLATE AND D HANDLE. TO HAVE TO HAVE ACESS CONTROL LOCK AND SUITED 5 LEVER MORTICE LOCK. PAINT FINISH IN EGGSHELL.

7. NEW FD30S DOOR WITH FIRE RATED SELF CLOSING HINGES, INTUMESCENT SMOKE SEALS BASIC PUSH PLATE AND D HANDLE. TO HAVE TO HAVE ACESS CONTROL LOCK PAINT FINISH IN EGGSHELL.

8. CORRIDOR TO HAVE EXISTING STUDWORK OR BRICKWORK WALLS MADE GOOD WITH NEW PAINT FINISH IN EGGSHELL. CEILING TO BE MADE GOOD AND BOARDED IN FIRELINE BOARD AS NECESSARY DRYLINED WITH PAINT FINISH IN EMULSION

9. BEER CELLAR, EXISTING STEEL PILLAR TO BE REMOVED TO ENGINEERS SPEC CREATING OPEN SPACE. FLOOR TO BE MADE GOOD AND RECEIVE NEW PAINT FINISH IN GREY FLOOR PAINT. BRICKWORK WALLS TO BE MADE GOOD AND HAVE PAINT FINISH IN WHITE EGGSHELL. PROVIDE 18MM WBP PLY BOARDS WALL MOUNTED WITH PAINT FINISH IN WHITE EGGSHELL FOR FIXING DISPENSE EQUIPMENT TO WALLS WHERE NECESSARY. CEILING TO BE INSULATED IN MIN 100MM KINGSPAN INSULATION BOARDED IN FIRELINE BOARD, DRYLINED WITH PAINT FINISH IN WHITE EGGSHELL. NEW ELECTRICALLY OPERATED BARREL DROP SYSTEM TO BE CONFIRMED COST FOR PROVIDING A NEW CHEQUERPLATE GLAVENISED STEEL BARREL DROP DOOR AND FRAME. ALLOW FOR BOXING IN TO WALLS IN PLY SURROUNDING BARREL DROP WHERE NECESSARY PAINT FINISH IN EGGSHELL.

10. ROOM TO HAVE EXISTING BOARDING TO WALLS, CEILING AND DRYLINING FINISHED OPENING TO WALL MEETING OFFICE TO BE INFILLED WITH STUDWORK. 76X50MM S/W CARCASS, BOARDED IN 18MM PLY, FIRELINE BOARD DRYLINED WITH PAINT FINISH IN EMULSION. FLOORING TO AREA TBC WITH CLIENT AND CONTRACTOR.

11. OFFICE TO HAVE EXISTING BOARDING TO WALLS, CEILING AND DRYLINING FINISHED WITH FIRELINE BOARD AS NECESSARY DRYLINED WITH PAINT FINISH IN EMULSION. FLOORING TO AREA TBC WITH CLIENT AND CONTRACTOR.,

11. OFFICE TO HAVE EXISTING BOARDING TO WALLS, CEILING AND DRYLINING FINISHED WITH FIRELINE BOARD AS NECESSARY DRYLINED WITH PAINT FINISH IN EMULSION. FLOORING TO AREA TBC WITH CLIENT AND CONTRACTOR. NEW FD30S DOOR TO SAFE ROOM WITH FIRE RATED SELF CLOSING HINGES, INTUMESCENT SMOKE SEALS PUSH PLATE AND D HANDLE. TO HAVE 5 LEVER MORTICE LOCK. PAINT FINISH IN EGGSHELL.

12. STAFFROOM TO HAVE EXISTING BOARDING TO WALLS, CEILING AND DRYLINING FINISHED WITH FIRELINE BOARD AS NECESSARY DRYLINED WITH PAINT FINISH IN EMULSION. FLOORING TO AREA TBC WITH CLIENT AND CONTRACTOR.

13. BACK OF HOUSE TOILET STAFF TOILET AREAS TO BE MADE GOOD, CEILING AND DRYLINING FINISHED WITH FIRELINE BOARD EXISTING FITTINGS RETAINED WHERE POSSIBLE AND HAVE NEW PAINT FINISH TO WALLS IN EGGSHELL.

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JOB NO	KD/1/25
DRAWING NO	KD - 01 - 02 - 13
TITLE	BASEMENT FLOOR PLAN NOTES
SCALE	NOT TO SCALE