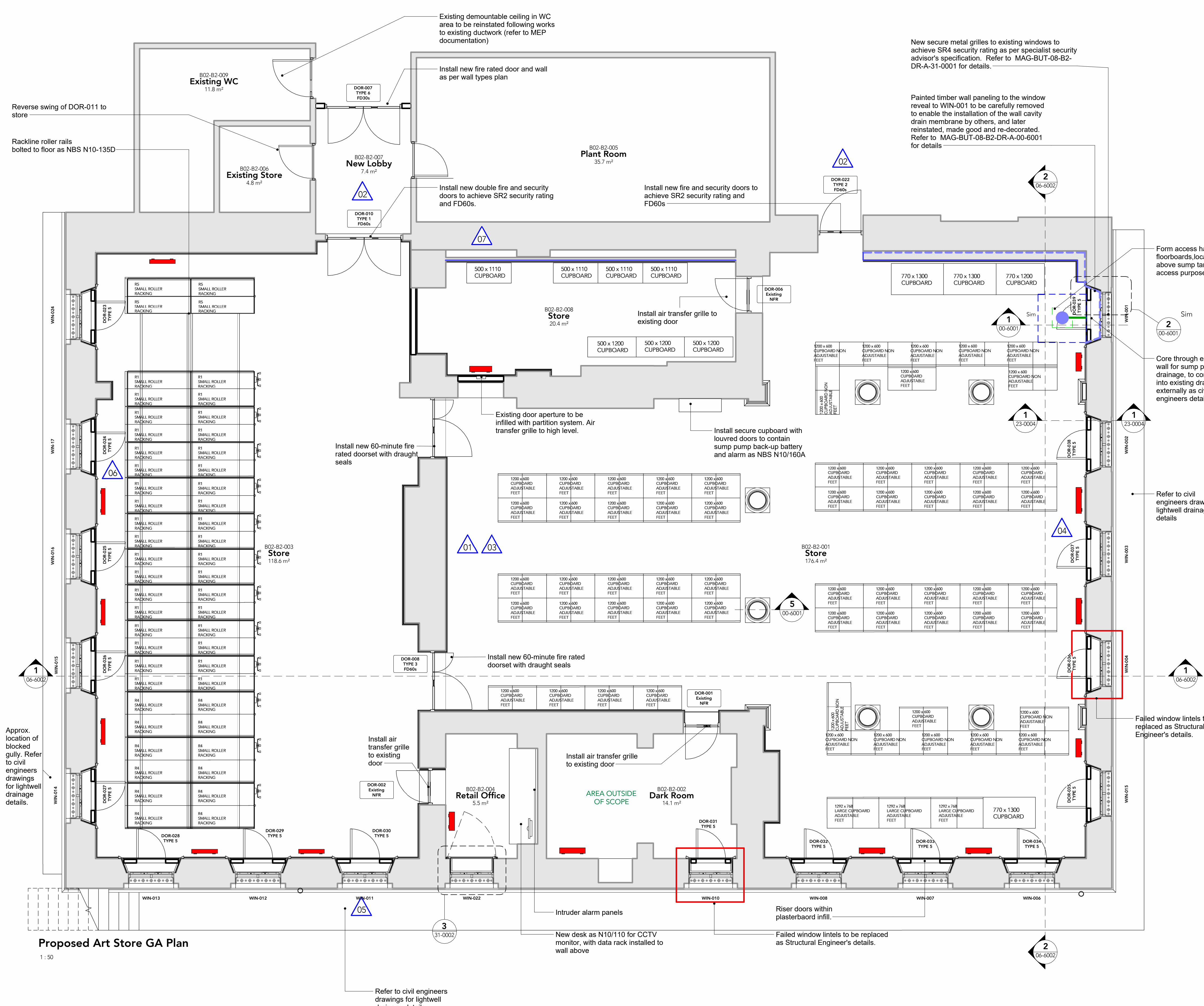




GENERAL NOTES:

All construction shall be undertaken and completed in strict accordance with all drawings, specifications, statutory Building and Planning regulations, Health and Safety regulations, all relevant codes of practice requirements and manufacturers' recommendations and instructions.

Any discrepancies in constructional information should be reported immediately to the contract administrator prior to commencement of any work.

1. For references and descriptions to work items, refer to separate Phase 1 NBS Specification, 9518RS Architectural Restoration Specification and Phase 2 Conservation Specification.

2. All dimensions must be checked on site before proceeding. Dimensions of new work are to be adjusted to suit the existing where necessary. Do not assume that the existing structure or details are plumb, square or level.

3. Any discrepancies to be brought to the Architects attention as soon as possible.

4. The 10 year waterproofing guarantee provided by MAG, corrected as far as reasonably possible to align with pointcloud survey data. All measurements to be checked on site.

5. The waterproofing guarantee provided for the cavity drain membrane is for hydrostatic ground water pressures under normal site conditions and does not cover surface water flooding events.

6. The 10 year waterproofing guarantee protects against water penetration to the treated area only, therefore does not cover water penetration through the floor areas.

7. Waterproofing works to specialist suppliers design. Waterproofing information is DESIGN INTENT ONLY - refer to specialist designer for further details.

8. The following drawings are to be read in conjunction: MAG-BUT-08-B2-DR-A-00-4001 - Proposed plan MAG-BUT-08-B2-DR-A-00-1001 - Alterations plan MAG-BUT-08-B2-DR-A-05-0001 - 5 - Internal elevations MAG-BUT-08-B2-DR-A-00-4001 - Section details MAG-BUT-08-B2-DR-A-06-0002 - GA Section MAG-BUT-08-B2-DR-A-22-0001 - Wall Types Plan MAG-BUT-08-B2-DR-A-22-0002 - Wall Lining Details MAG-BUT-08-B2-DR-A-23-0001 & 2 - Floor Repairs MAG-BUT-08-B2-DR-A-23-0003 - Floor Details MAG-BUT-08-B2-DR-A-23-0004 - Vent Details MAG-BUT-08-B2-DR-A-31-0001 - Window proposals and schedule MAG-BUT-08-B2-DR-A-32-7002 - Door details MAG-BUT-08-B2-DR-A-35-4002 - Reflected Ceiling Plan MAG-BUT-08-B2-DR-A-35-4003 - Ceiling details MAG-BUT-08-B2-DR-A-40-0001 - Finishes plan

To be read in conjunction with the associated structural and MEP documentation for Work Package 8

DESIGN NOTES

01 Refer to Structural Engineer's drawings for strengthening proposals to existing timber floor

02 Details of access control and other security measures to specialist suppliers design.

03 All furniture to be provided by client.

04 Internal window shutters to be redecorated. Works to windows refer to MAG-BUT-08-XX-SH-A-31-0001.

05 Existing air infiltration paths to be sealed as much as is practicable in accordance with results of air path investigations.

06 Clear space between roller racking units and the offset from walls have been confirmed in line with ARUP report recommendations, allowing for maintenance access and radiator positioning.

07 Existing wall between the Athenaeum art store and the rest of the building is noted on record drawings as a 60m compartment wall. Any penetrations through wall as part of the works to be fire stopped, and remediation works to be undertaken as required to ensure integrity of compartmentation.

CDM Regulations 2015

To be read in conjunction with Designer's Hazard and Risk register (MAG-BUT-00-ZZ-HS-A-XX-0001). Correlating risk numbers are shown in brackets

11 Risk of unauthorised access/theft/vandalism. Scaffold to be secured and site security procedures to be agreed and reviewed regularly throughout works. (0.4)

12 Asbestos - R&D survey has been completed and no ACMs have been found. Limitations to the survey apply, refer to survey FS1283 for details.

13 Paint analysis has revealed existing paint finishes to have a very high lead content. Where required to remove failing paint the Principal Contractor is to provide RAMS to ensure general controls are in place such as PPE, respiratory equipment and good hygiene in line with HSE guidance. (0.16)

14 Removal of floor prior to replacement may cause structural instability. Principal Contractor to manage any ongoing risk. Detailed method statements and RAMS to be provided by contractor. (5.2)

15 Contamination within ground to be excavated. Contaminated material to be removed in accordance with COSHH and HSE requirements. (5.3)

16 Live services - existing electrical equipment in vicinity of works. Source of supply to all electrical equipment to be identified and isolated for the duration of the works. "All existing electrical equipment to be retained to be -PAT tested to ensure in working order due to water ingress-(5.4)

17 Drainage - flood risk. Discharge of collected water from the new cavity drainage membranes and channels should be drained to appropriate drainage system. Permissions to be sought for drainage as required. Appropriate non-return valves to be installed. (5.5)

18 Risk of flooding and associated damage to building and contents. Maintenance schedule to be developed for the sump pumps (maintenance to be undertaken by specialist) as failure of mechanical pumps could result in flooding, and blockage of the cavity by silt or lime or other contaminants could also result in flooding. The design of the system by the waterproofing specialist is to allow for clearing of silt should blockages occur in the system including discharging drains. Back up pumps/batteries and alarms to be provided to mitigate risks. (5.6)

KEY PLAN

KEY

- New wall lining system, refer to 22-0001 wall types plan
- Approximate location of sump chamber (dashed line) incorporating 2no. pumps with drainage and electrical outlet to specialist suppliers details.
- Associated wall/ floor flushing ports as specialist supplier's details.
- Floor Hatch
- Approximate extent of cavity drain membrane and drainage channel, refer to specialist suppliers design for details.
- Proposed new radiators to be floor fixed, and additionally tied back to the wall at the top with 'Support TKS' fixing in accordance with manufacturer recommendations.

MANCHESTER CITY COUNCIL

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Certified **Corporation**

Project Title Manchester Art Gallery
Client Manchester City Council
Location Mosley St, Manchester M2 3JL

Drawing ref Proposed Basement GA Plan

Date 29/11/2024 16:45:31 Scale As indicated

Checker Checker Size A1

Job No: 9604 Status Preliminary

Project	Origin	Volume	Level	Type	Role	Number	Rev.
MAG-BUT-08-B2-DR-A-00-4001-P10							

