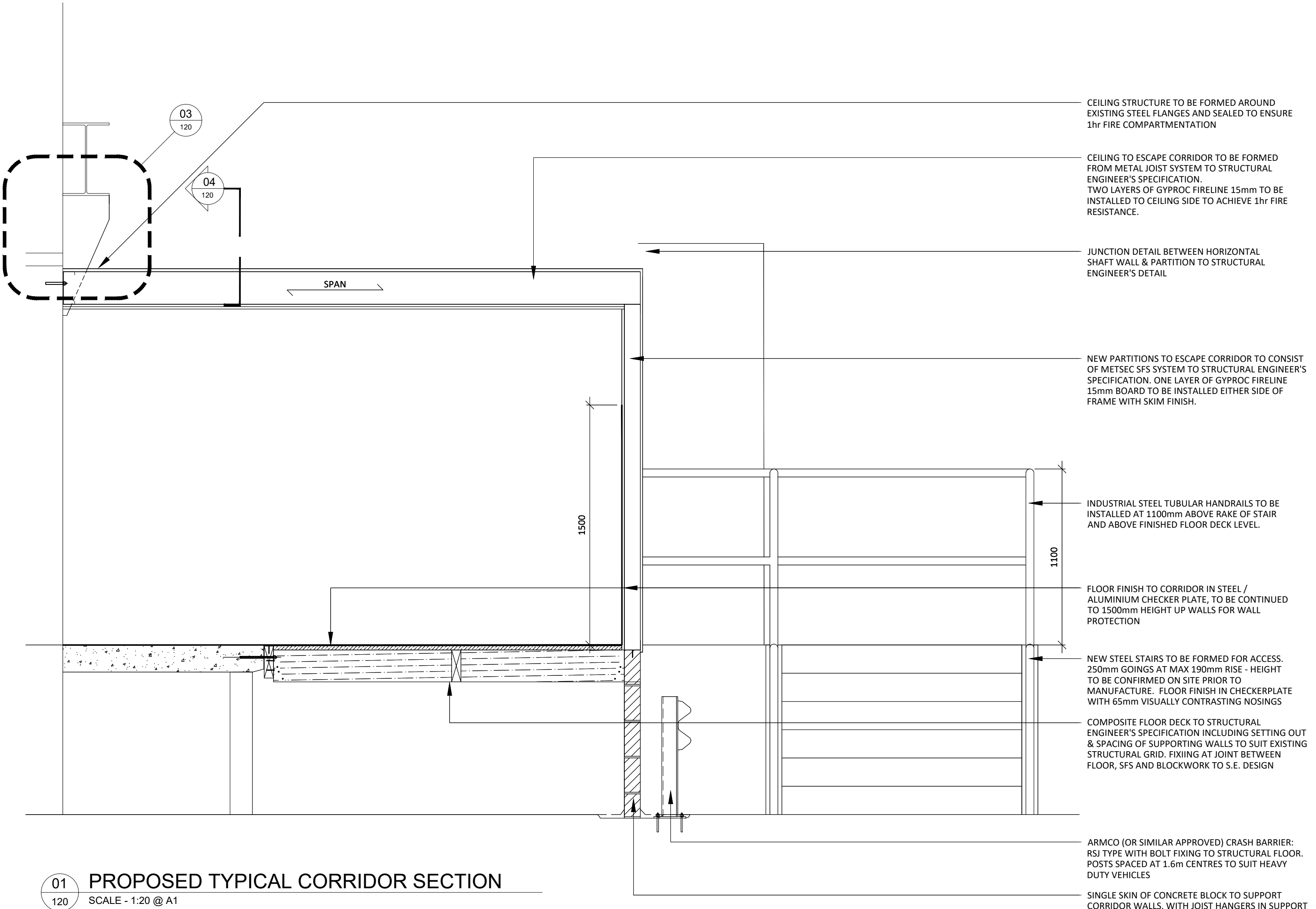
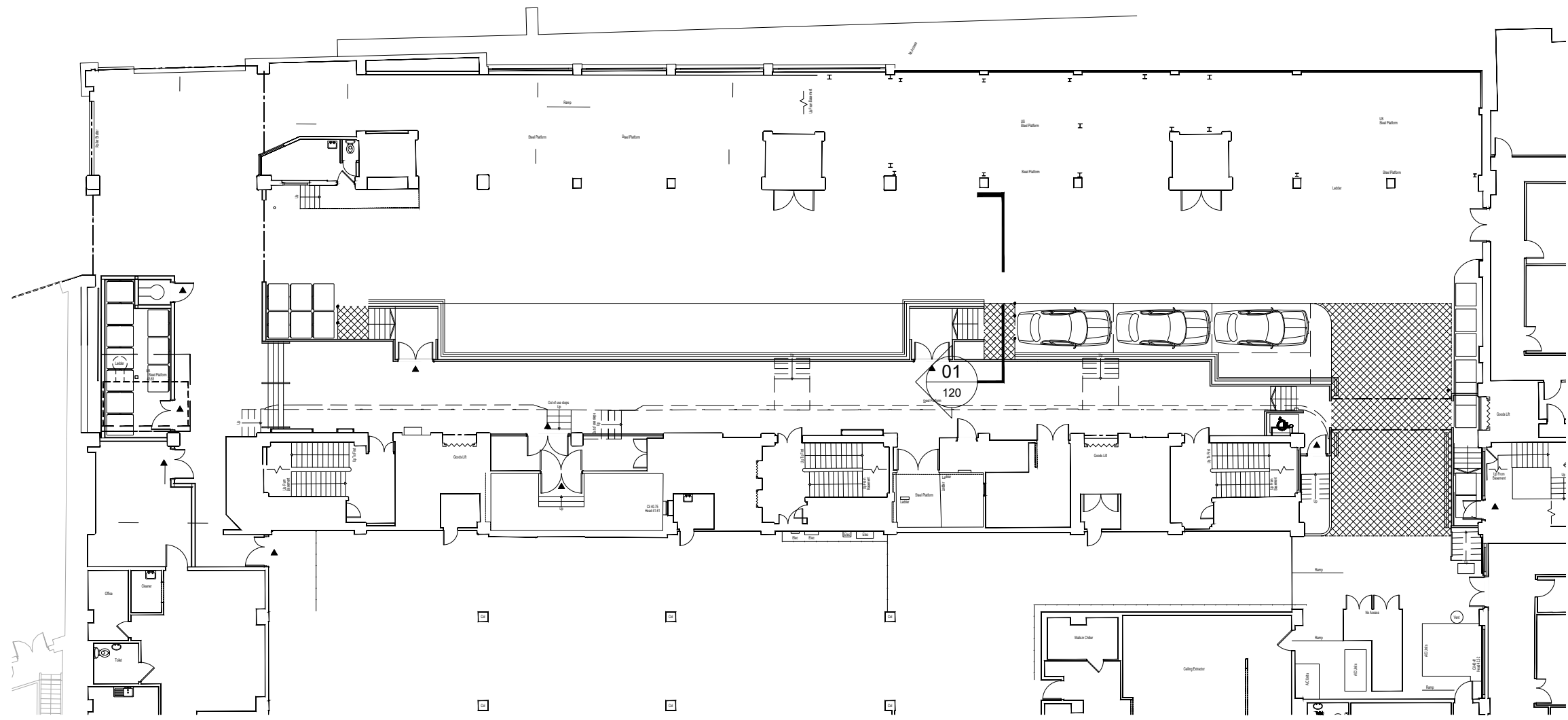


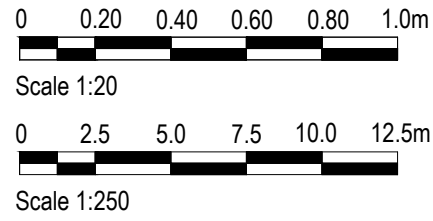
- GENERAL NOTES:
- ALL STEELWORK TO BE COATED IN INTUMESCENT PAINT TO ACHIEVE 1hr FIRE RESISTANCE.
 - SUITABLE WALL/CEILING MOUNTED LIGHTING TO BE AGREED BETWEEN CLIENT & MAIN CONTRACTOR. WEIGHT OF FIXINGS SUBJECT TO BRITISH GYPSUM ADVICE IF TO BE SUSPENDED TO CEILING MOUNTED CONDUIT WITHIN NEW CORRIDOR
 - FIRE ALARM INSTALLATION TO BE IN ACCORDANCE WITH BS 5839
 - EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH BS 5266
 - ESCAPE ROUTE SIGNAGE TO BE TO BS ISO 3864-1 AND BS 5499-4
 - RETAINED ELECTRICAL SERVICE BOARDS WITHIN ESCAPE CORRIDOR TO BE BOXED IN WITH FIRE RESISTANT FRAMING TO 1hr FIRE RESISTANCE
 - CONTRACTOR TO REVIEW LEVEL OF EXISTING FLOOR AT LINE OF SHUTTERS TO ENSURE CONTINUOUS LEVEL FINISH TO MAINTAIN FIRE BARRIER.
 - FIRELINE BOARD SUBJECT TO REVIEW PRIOR TO CONSTRUCTION ISSUE



01 120 PROPOSED TYPICAL CORRIDOR SECTION
SCALE - 1:20 @ A1



02 120 GROUND FLOOR REFERENCE PLAN
SCALE - 1:250 @ A1
AS PROPOSED



NOTES

ORIGINAL A1

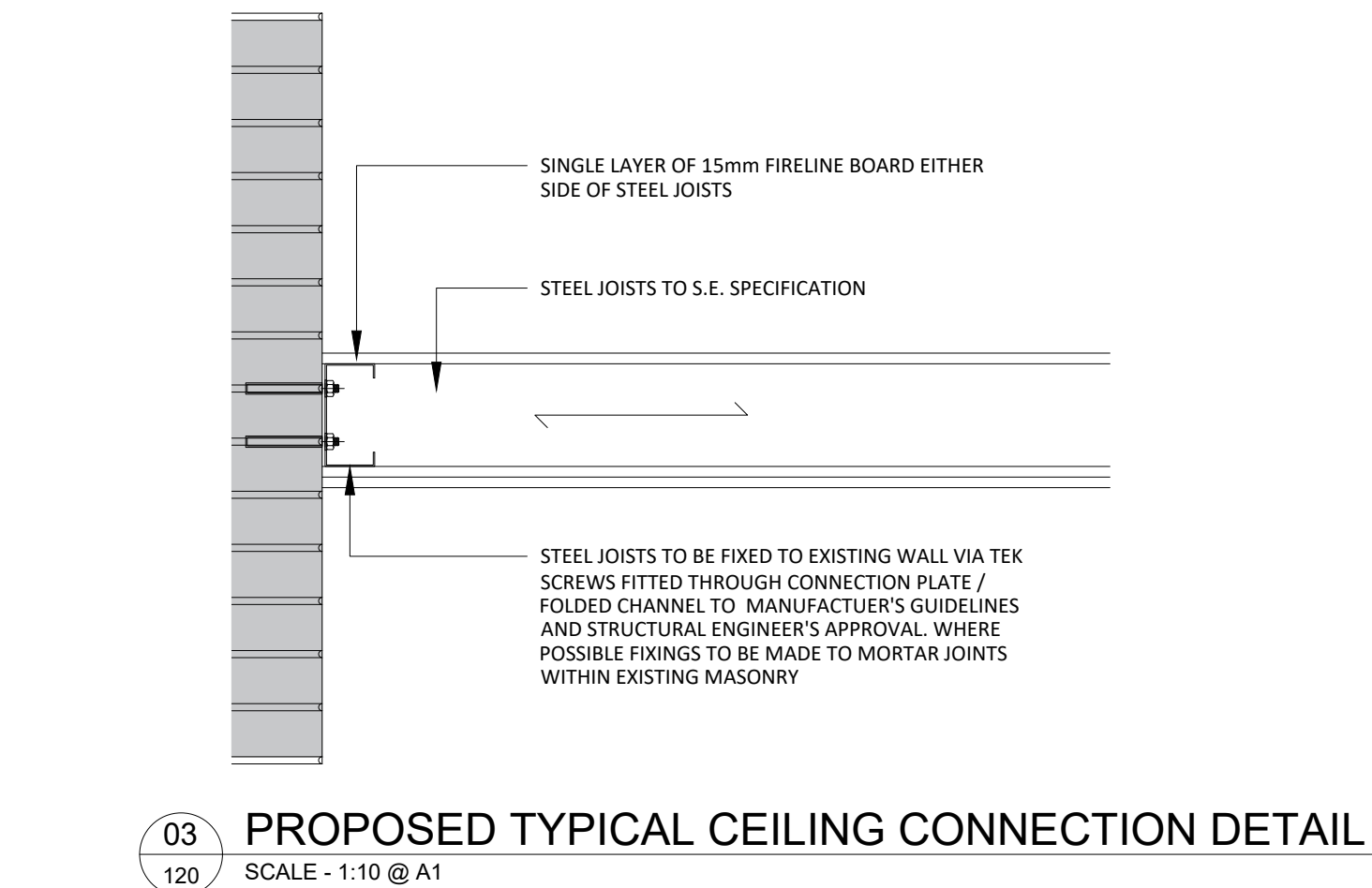
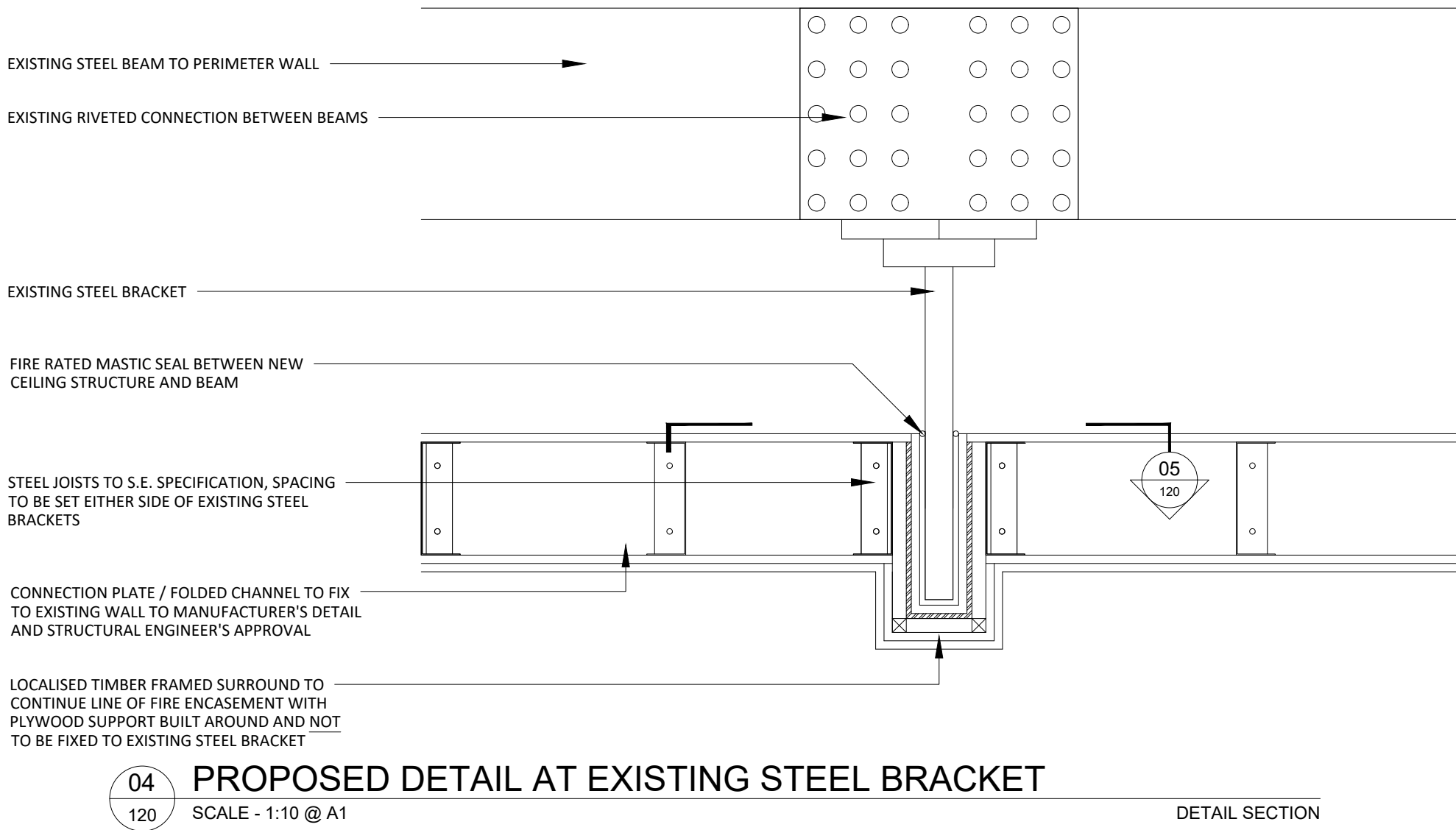
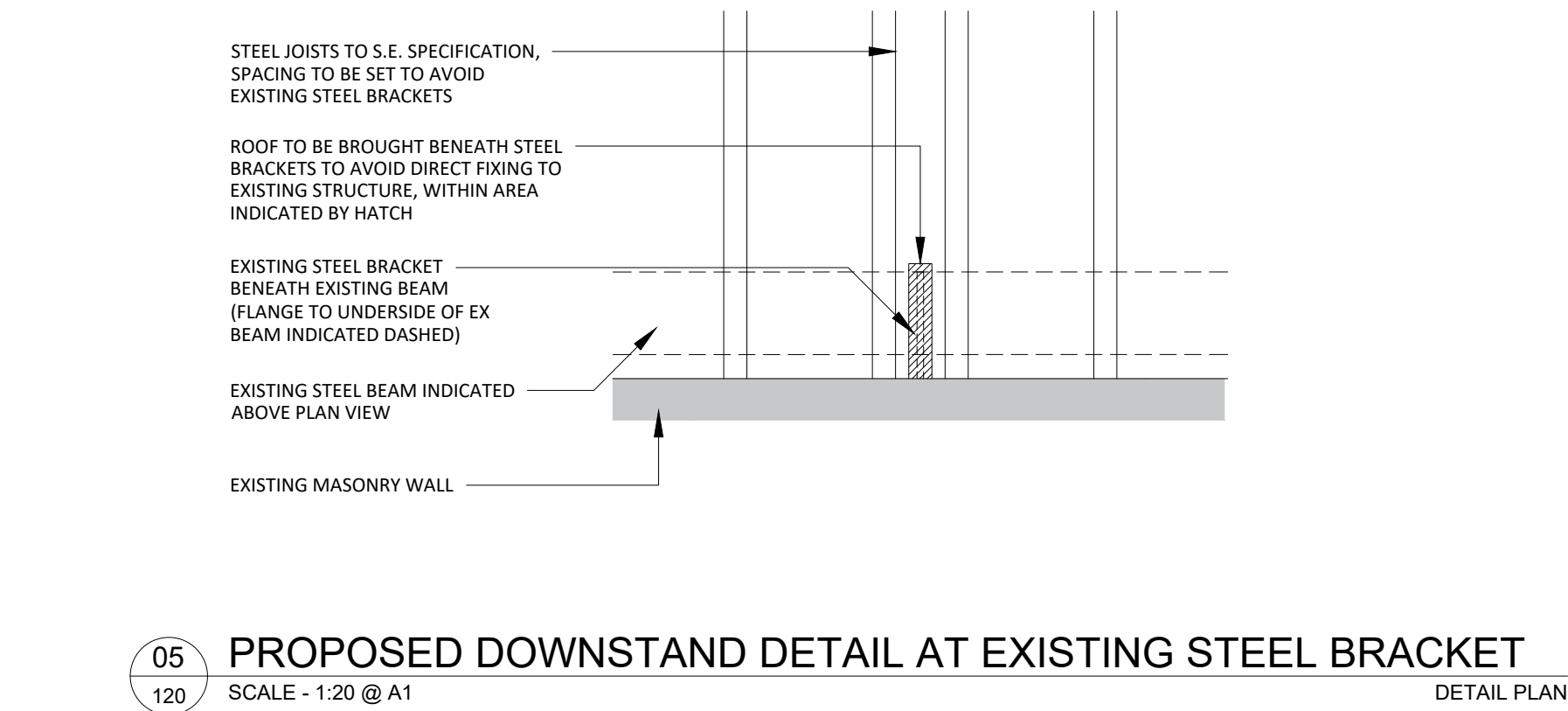
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
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FOR PLANNING
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION DWLLP: DW2329-S-01-E-03-D

GENERAL NOTES:



DEMOLITION NOTES:

- ALL STRIPOUT AND DEMOLITION WORKS TO BE UNDERTAKEN WITH DUE CARE & DILIGENCE TOWARDS THE HERITAGE ASSETS AND ORIGINAL FABRIC OF THE BUILDING
- WHERE POSSIBLE CONTRACTOR TO REMOVE ANY PARTITIONS, FIXINGS, ENGAGEMENT, PIPEWORK AND SERVICES, PANELLING, ETC BY HAND TO ENSURE MINIMAL RISK TO THE ORIGINAL FABRIC OF THE BUILDING
- DRAWINGS TO BE READ IN CONJUNCTION WITH SUPPLEMENTARY PLANNING INFORMATION, DRAWINGS & SCHEDULES
- PRIOR TO ANY WORKS COMMENCING, DETAILED SURVEYS TO BE UNDERTAKEN WITH ASSESSMENT CARRIED OUT OF THE AREAS TO BE DEMOLISHED AND SUPPORTING SUBSTRUCTURE/BELOW GROUND SUPPORT REVIEWED BY STRUCTURAL ENGINEER
- CONTRACTOR TO IMMEDIATELY NOTIFY PROJECT TEAM OF ANY HERITAGE ASSETS DISCOVERED AS PART OF STRIP OUT AND ENSURE NO DAMAGE IS CAUSED PRIOR TO INSPECTION AND ASSESSMENT ALONGSIDE HERITAGE CONSULTANTS
- SURVEY TO BE UNDERTAKEN TO DETERMINE LOCATION OF ALL SERVICES, BOTH ABOVE AND BELOW GROUND, INCLUDING THOSE REQUIRED FOR CONTRACTOR'S USE AND IF NECESSARY, PRECAUTIONS UNDERTAKEN BY TRAINED AND COMPETENT PROFESSIONALS TO ARRANGE FOR THE SAFE DISCONNECTION AND REMOVAL
- IDENTIFY AND LOCATE ALL FLAMMABLE, TOXIC AND HAZARDOUS MATERIALS, INCLUDING LEAD-BASED PAINT. CONTRACTOR TO PROVIDE DETAILED METHOD STATEMENT FOR THE SAFE REMOVAL, TREATMENT AND DISPOSAL OF UNSAFE MATERIALS.
- CONTRACTOR TO PROVIDE MANAGEMENT PLAN FOR THE POTENTIAL REUSE/RECYCLING OF REDUNDANT MATERIALS AND A TEMPORARY STORAGE PLAN
- ALL WORKS TO BE UNDERTAKEN WHICH ARE LIKELY TO AFFECT THE EXISTING/NEW SERVICES MUST BE CARRIED OUT IN ACCORDANCE WITH BYELAWS AND REGULATIONS OF THE RELEVANT STATUTORY AUTHORITY
- EXISTING SERVICES LIKELY TO BE AFFECTED BY THE WORKS/ARE WITHIN THE WORKING AREA ARE TO BE IDENTIFIED AND MARKED IN ACCORDANCE WITH THE NATIONAL JOINT UTILITIES' GUIDELINES ON THE POSITIONING AND COLOUR CODING OF UNDERGROUND UTILITIES' APPARATUS' GUIDELINES.

- DRAINS AND ASSOCIATED MANHOLES, INSPECTION CHAMBERS, GULLIES, VENT PIPES AND FITTINGS MUST BE PROTECTED THROUGHOUT THE WORKS. CONTRACTOR TO MAINTAIN NORMAL FLOW DURING THE WORKS AND LEAVE CLEAN AND IN WORKING ORDER AT COMPLETION OF THE WORKS.
 - SERVICE BYPASS CONNECTIONS - CONTRACTOR TO PROVIDE AS NECESSARY TO MAINTAIN THE CONTINUITY OF SERVICES TO OCCUPIES AREAS OF THE SITE ON WHICH THE DEMOLITION/DECONSTRUCTION IS BEING UNDERTAKEN AND TO ADJOINING SITES/PROPERTIES. ENSURE A MINIMUM OF 72 HOURS NOTICE IS PROVIDED TO NEIGHBOURS IF A SHUTDOWN IS NECESSARY DURING THE PROJECT.
 - IF ANY DAMAGE IS CAUSED TO SERVICES DURING THE CONTRACTED WORKS, THE CONTRACTOR MUST NOTIFY RELEVANT SERVICE AUTHORITIES AND THE OWNER/OCCUPIER OF THE SITE. ONCE DAMAGE ASSESSMENTS ARE UNDERTAKEN AND COMPLETED BY THE RELEVANT PROFESSIONALS THEN REPAIRS MUST BE COMPLETED TO THE STANDARDS SET BY THE RELEVANT SERVICE AUTHORITY OR OWNER.
 - DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH BS6187
 - PARTLY DEMOLISHED STRUCTURES MUST BE LEFT IN A SAFE AND STABLE CONDITION BY THE CONTRACTOR, WITH ADEQUATE TEMPORARY SUPPORT AT EACH STAGE TO PREVENT RISK OF UNCONTROLLED COLLAPSE. MAKE SECURE OUTSIDE OF WORKING HOURS.
 - TEMPORARY WORKS - CONTRACTOR TO PREVENT OVERLOADING DUE TO DEBRIS
 - CONTRACTOR TO PREVENT ACCESS BY UNAUTHORISED PERSONS DURING THE WORKS AND OUT OF HOURS
 - ANY AREA WHERE THERE IS A RISK OF FALLING (SLAB OPENINGS, EXPOSED EDGES) MUST BE GUARDED AT ALL TIMES. A MANAGEMENT PLAN AND RISK ASSESSMENT SHOULD BE PROVIDED BY THE CONTRACTOR FOR REVIEW BY THE PRINCIPAL DESIGNER PRIOR TO WORKS BEING UNDERTAKEN. ALL TEMPORARY BARRIERS MUST BE DESIGNED TO WITHSTAND THE LOADING REQUIREMENTS SET OUT IN THE BUILDING REGULATIONS AND DETERMINED BY THE BUILDING CONTROL OFFICER/AUTHORITY.
 - CONTRACTOR TO PROTECT THE DAMP PROOFING DURING THE WORKS AND AVOID ALL UNNECESSARY DAMAGE. ALLOW FOR REPAIRS TO THE EXISTING DAMP PROOFING IF REQUIRED
- ALL STRUCTURAL ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.

3.05	05/12/23	REVISED FOR PLANNING Connection details added following LPA comments	SO	ARB
3.04	15/06/23	UPDATED FOLLOWING REVISED STRUCTURAL DESIGN	SO	ARB
3.03	25/05/23	REVISED FOLLOWING STRUCTURAL DESIGN	SO	ARB
3.02	04/10/22	REVISED FOLLOWING BUILDING INSPECTOR COMMENTS	SO	ARB
3.01	21/09/22	REVISED IN LINE WITH ALTERNATIVE ESCAPE OPTION	SO	ARB
3.00	28/07/22	ISSUED FOR INFORMATION	SO	ARB
REV	DATE	DESCRIPTION	DRAWN	CHECKED

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CLIENT

bruntwood

PROJECT

ST JAMES' BUILDING 61-95 OXFORD ROAD, MANCHESTER M1 6EG

DRAWING REFERENCE

LOADING BAY FIRE CORRIDOR TYPICAL PROPOSED SECTION

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
20 - 097	varies@A1	28.05.22	SO	ARB
DRAWING REFERENCE		STAGE	REV	
AXI - 120		3	05	