

Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

- Key
- Removal of existing fabric / wall finishes
 - Proposed new fabric/fixtures/fitings
 - Make good & redecorate walls
 - New Marmoleum floor finish to room
 - New carpet tile floor finish to room
 - Non-slip VOC epoxy paint to floor

General Notes

- This drawing is to be read in conjunction with the Schedule of Works and the M&E Engineer's details.
- Final location of repairs to be undertaken are to be agreed with the Architect/M&E Engineer on site. The Contractor is to ensure that allowance is made for further inspection and confirmation of repairs within the programme.
- In any project involving fabric repairs the tendered drawings may have been prepared in advance of the contract period and are reflective of the condition of the time of survey. The contractor and/or sub-contractor is to allow in the program a period of two weeks to reappraise the drawings and confirm the scope of works to each identified area once safe access has been provided.
- For references and descriptions to work items, refer to separate Schedule of Works document QP Works Schedule. Any works item is presented in numbered form.
- 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.
- The Contractor must report any discrepancies to the Architect before proceeding. Generally repairs are to be undertaken in isolated locations.

CDM Regulations 2015

- Risk of asbestos exposure during abatement. Refer to R&D survey. PPE to be worn and removal to be undertaken by competent person. Report any suspected ACMs discovered during works.
- Risk of lead paint contact during removal. Refer to lead paint survey. PPE to be worn and removal to be undertaken by competent person.
- Risk of respiratory harm through removal of galvanised ducting and fume cupboards (sawdust residue and contaminated polypropylene). Appropriate PPE to be worn and removal undertaken by competent person.
- Risk of injury from dismantling objects overhead. Appropriate PPE to be worn and safety procedures followed.
- Risk of overlap with users of building/reduced access to some areas. Phasing of works to be followed throughout.
- Risk of tripping due to uneven floor surface. Protection to be implemented throughout.
- Risk of injury moving machinery/materials. Manual handling to be kept to a minimum / limited distance.
- Risk of unauthorised access/theft/vandalism. Site security procedures to be implemented and reviewed throughout works.

Rev Date/Intls Details

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Buttress

41 Bengal St
Manchester
M4 6AF

T 0161 236 3303
E contact@buttress.net
W www.buttress.net

Project Title	Queens Park Conservation Studio
Client	Conlon Construction Ltd
Location	Queens Park, Manchester
Drawing Title	Basement Floor Plan Proposed Layout

Date	27/02/23	Scale	1:100
Checked	NC	Orig Paper Size	A1

Status **P1**

Project: Origin: Zone: Level: Type: Disc: Number: Rev:

9450 - BA - B1 - BF - DR - A - (04)001 -

B01-B1-018

Lime plaster and skim all walls and make good ceiling as **RS 21**.
Redecorate ceiling as **RS 23** and walls as **NBS M60/111**.
Install LED lighting to plasterwork soffits as **M&E's specification**.
Install lighting controls and PIR sensors as **M&E's specification**.
Lay low-VOC self levelling screed as **NBS M50/460**.
Install Forbo Marmoleum floor finish as **M50/150**.
Lintels to altered openings as SE's design.
Install new FD305 single doors DOR-053, inc all ironmongery etc.;
paint grade finish as **NBS NBS L20/485**.
Co-ordinate installation of walk-in-freezer as **NBS N10/330**.

B01-B1-017

Renew decayed lintels to WIN-013 and WIN-014 in accoya as **RS 17.4** and H&R recommendations. Allow for reinstatement of plaster and joinery to match original material and moulded profiles.
B01-B1-013
Install new hardwood double doors DOR-052 with arched profile as **NBS L20/482**.
Install new external roller security shutter to door as **NBS L20/610**.
Install machinery workshop equipment as **NBS N10/360**.
Associated services as **M&E's specification**.
Non-slip low VOC epoxy paint finish to existing floor.

B01-B1-010

Form sw stud partition as **NBS K10/15**. Include for forming abutments and openings within partitions.
Form new FD30 glazed screen within brick archway, to include integrated glazed door FD30 DOR-044 as **NBS L20/483**.
Alter existing ramp as **NBS** to ensure compliance with Doc M.
Form new ramp and provide powder-coated steel handrail and balustrade as **NBS L40/470** and **NBS L40/550**.
Install new FD305 single doors DOR-043 and DOR-50 inc all ironmongery etc.; paint grade finish as **NBS L20/484**.
Install new FD305 double door DOR-051, inc all ironmongery etc.; paint grade finish as **NBS L20/486**.
Install access control to DOR-043, DOR-050 as **NBS L20/484** and DOR-051 as **NBS L20/486**.
Install fire alarm interface to access control doors as **M&E's specification**.
Provide ironmongery to form new entrance from existing lobby door DOR-049.
Lime plaster and skim all walls as **RS 21**.
Redecorate ceiling as **RS 23** and walls as **NBS M60/111**.
Wall treatments to RTC's proposals. Redecoration finish TBC.
Lay low-VOC self levelling screed as **NBS M50/460**.
Install Forbo Marmoleum floor finish to rooms as **M50/150**.
Form mat-well within entrance lobby as **NBS N10/300**.
Install LED lighting to plasterwork soffits as **M&E's specification**.
Refix existing Wi-Fi devices to soffit as **M&E's specification**.
Install new power supplies and LED lighting to external entrance to proposed lobby as **M&E's specification**.
Install lighting controls and PIR sensors as **M&E's specification**.
Install power supplies to internal doors to facilitate access control as **M&E's specification**.
Install of new video intercom system from new entrance doors in proposed Lobby, linking to Ground Floor Main Entrance and Library area as **M&E's specification**.
Install 1 no. external, 4 no. internal additional CCTV cameras to link into existing CCTV system, as **M&E's specification**.

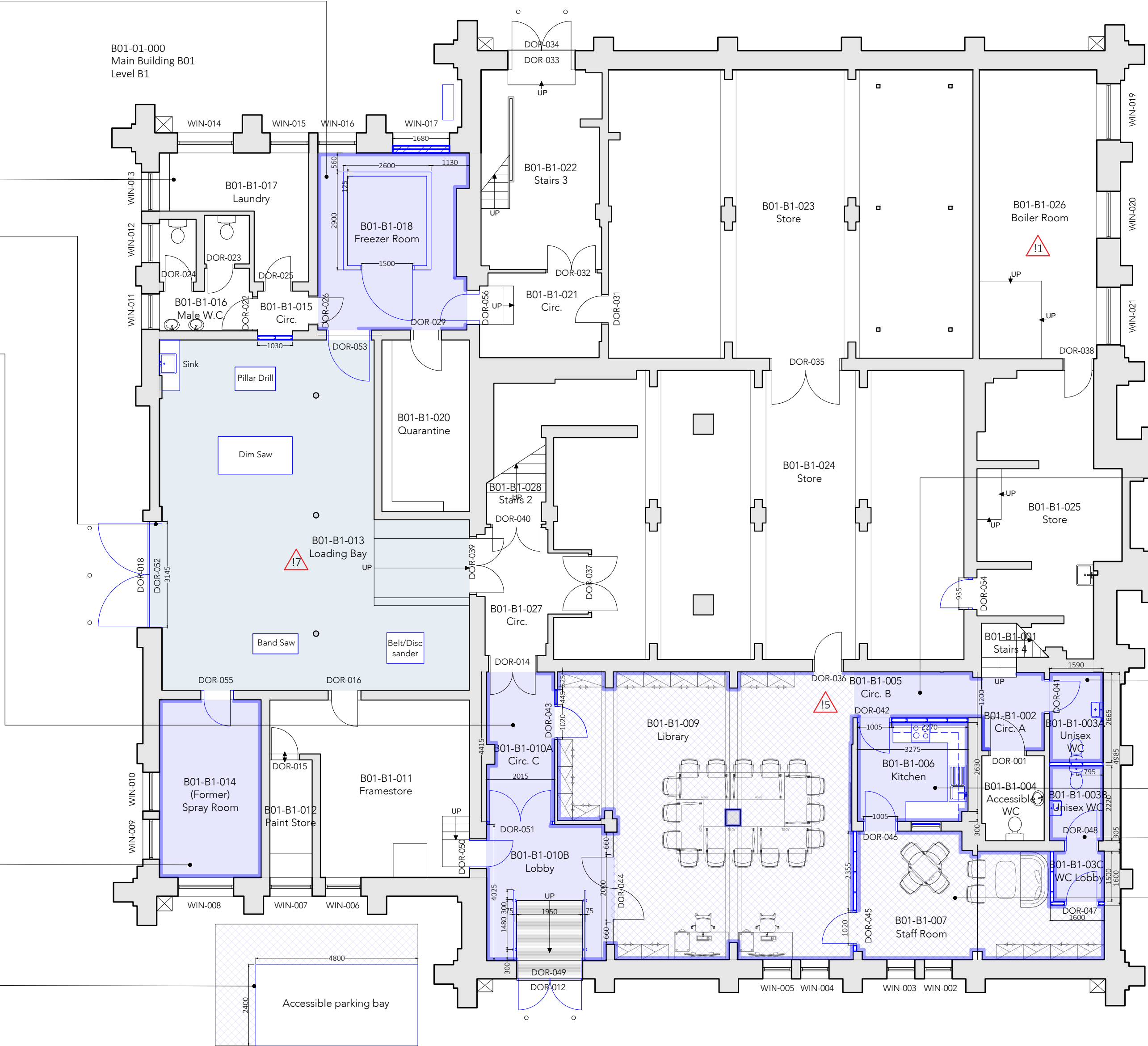
B01-B1-014

Take up approx. 5 no. floorboards to the east and west perimeter in position shown and carry out partnering type repairs as **RS 17**.
Lime plaster and skim all walls and make good ceiling as **RS 21**.
Redecorate ceiling as **RS 23** and walls as **NBS M60/111**.
Lay low-VOC self levelling screed as **NBS M50/460**.
Install Forbo Marmoleum floor finish as **M50/150**.

External Works

Provision of handstanding for new accessible parking bay with signage as **NBS Q21/125**, with level access to proposed accessible entrance.
Install external lighting to new accessible entrance and ground floor main entrance door as **M&E's specification**.
Install anti-ram raid bollards to 3nr external entrances as **NBS Q50/31**.

Clear of all internal and external downpipes as **RS 16**.
Clear all rainwater outlets at ground level and above entrance porch as **RS 16**. Co-ordinate drainage survey /report of all underground surface water drains and undertake repairs to drains as required.



B01-B1-005
Lime plaster and skim all walls as **RS 21**.
Redecorate ceiling as **RS 23** and walls as **NBS M60/111**.
Wall treatments to RTC's proposals. Redecoration finish TBC.
Lay low-VOC self levelling screed as **NBS M50/460**.
Install Forbo Marmoleum floor finish as **M50/150**.
Installation of LED lighting to suspended ceilings within Room 009 as **M&E's specification**.
Install LED lighting to plasterwork soffits as **M&E's specification**.
Install lighting controls and PIR sensors as **M&E's specification**.
Refix existing Wi-Fi devices to soffit as **M&E's specification**.
Allow for statutory signage throughout building as **NBS N15/110**.

B01-B1-002
Lime plaster and skim all walls as **RS 21**.
Redecorate ceiling as **RS 23** and walls as **NBS M60/111**.
Wall treatments to RTC's proposals. Redecoration finish TBC.
New suspended ceiling grid and tiles with shadow batten as **NBS K40/10**.
Lay low-VOC self levelling screed as **NBS M50/460**.
Install Forbo Marmoleum floor finish to rooms as **M50/150**.
B01-B1-006
Refer to Buttress Drawing 9450-BA-B1-BF-DR-A-(74)002 for detail of works to kitchen.

B01-B1-003A, B01-B1-003B, B01-B1-03C
Refer to Buttress Drawing 9450-BA-B1-BF-DR-A-(74)001 for detail of works to WCs and lobby.

B01-B1-007, B01-B1-009
Form stud partition as **NBS K10/15**. Include for forming abutments and openings within partitions.
Lintels to altered openings as SE's design.
Install new FD305 single door DOR-047, inc all ironmongery etc.; paint grade finish as **NBS L20/484**.
Lime plaster and skim all walls as **RS 21**.
Redecorate ceiling as **RS 23** and walls as **NBS M60/111**.
Wall treatments to RTC's proposals. Redecoration finish TBC.
Lay low-VOC self levelling screed as **NBS M50/460**.
Install heavy duty carpet tiles to rooms as **NBS M50/130**.
New suspended ceiling grid and tiles with shadow batten to B-01-B1-007 only, as **NBS K40/10**.
Installation of LED lighting to suspended ceilings within Room 009 as **M&E's specification**.
Allow for suspended cable management tray to ceilings.
Install LED lighting to plasterwork soffits as **M&E's specification**.
Install lighting controls and PIR sensors as **M&E's specification**.
Refix existing Wi-Fi devices to soffit as **M&E's specification**.
Install perimeter trunking for power and data connections along external wall of library as **M&E's specification**.
Install induction loop to library area as **M&E's specification**.
Install 55" wall mounted smart TV monitor within library area as **NBS N10/320**.
Install 4 no. blackout roller blinds to windows as **NBS N10/240**.
Co-ordinate installation of client-supplied furniture.



0m 1m 2m 3m 4m 5m

1:50 @ A1