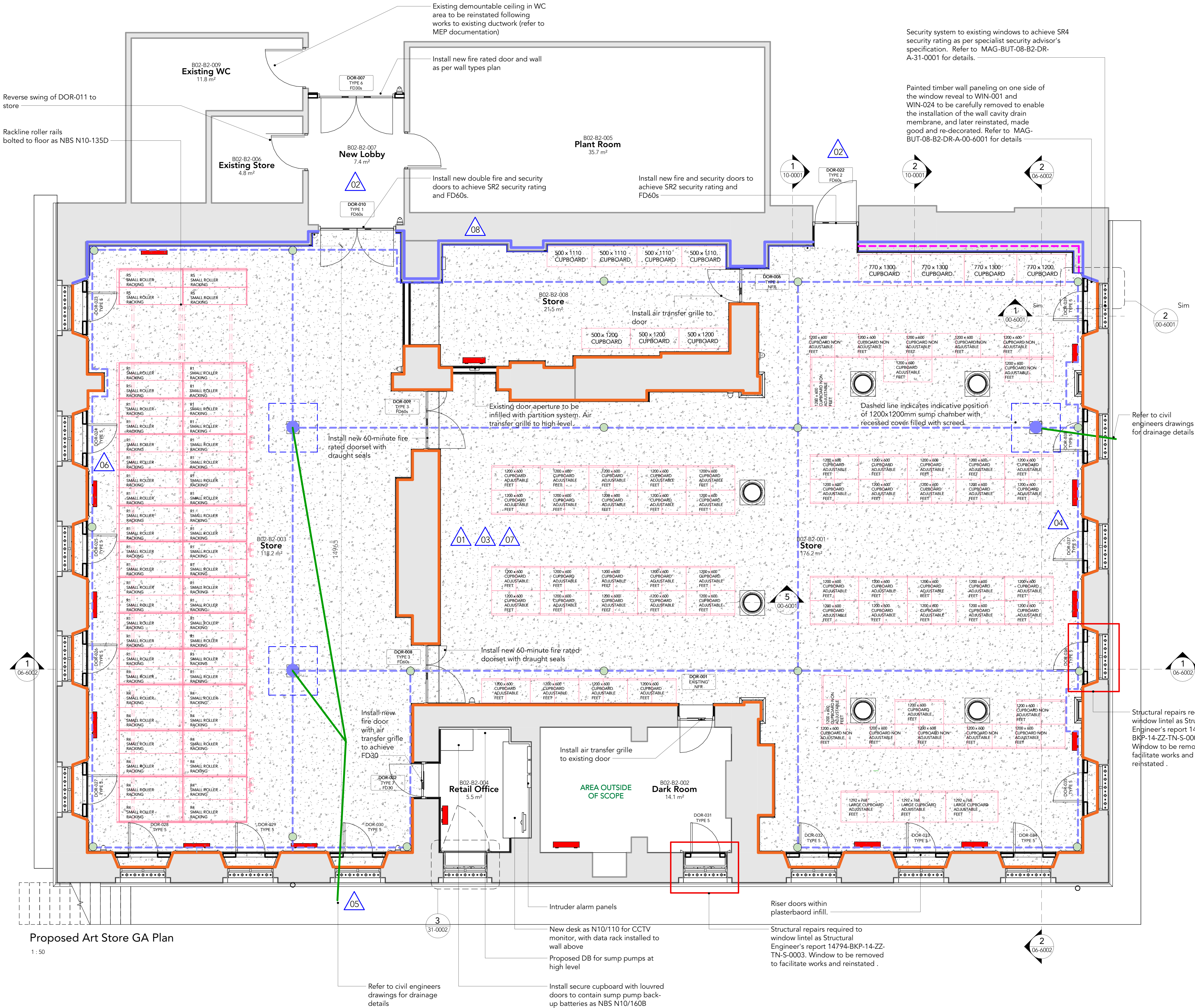




GENERAL NOTES:

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.

- For references and descriptions to work items, refer to separate **Architectural Specification 9518NBS** and **Architectural Restoration Specification document 9518RS**. 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.
- Any discrepancies to be brought to the Architects attention as soon as possible.
- The 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.
- Waterproofing works to specialist suppliers design. Waterproofing information is design intent only - refer to specialist designer for further details.
- 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-00-6001 - Section details MAG-BUT-08-B2-DR-A-06-6002 - GA Section MAG-BUT-08-B2-DR-A-10-0001 - Waterproofing details MAG-BUT-08-B2-DR-A-22-0001 - Wall types and tanking plan MAG-BUT-08-B2-DR-A-22-0003 - Typical tanking details MAG-BUT-08-B2-DR-A-31-0001 - Window proposals 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

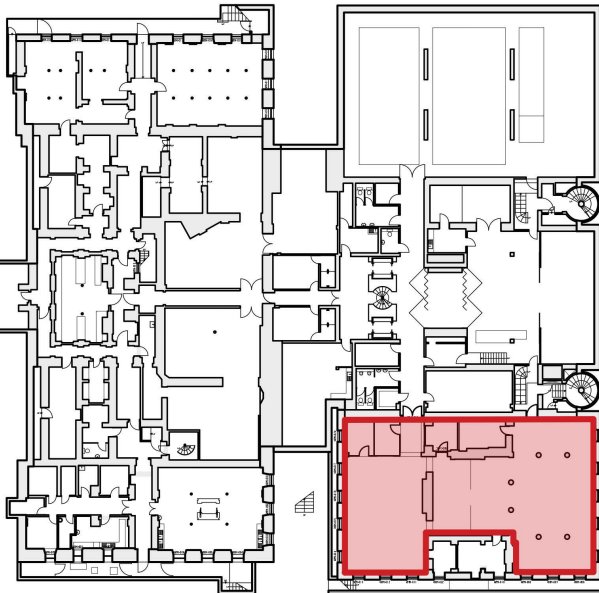
DESIGN NOTES

- Slab design by Structural Engineer is based on unit area loadings provided by roller racking supplier, not point loading.
 - Details of access control and other security measures to specialist suppliers design.
 - All furniture to be provided by client.
 - Internal window shutters to be redecorated. Works to windows refer to MAG-BUT-08-XX-SH-A-31-0001.
 - Existing air infiltration paths including external window grilles to be sealed as much as is practicable in accordance with results of air path investigations.
 - 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.
 - All proposed works illustrated here are subject to Listed Building Consent approval.
 - 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.

- Risk of unauthorised access/theft/vandalism. Scaffold to be secured and site security procedures to be agreed and reviewed regularly throughout works. (0.4)
- Asbestos - insufficient asbestos information available. Refurbishment / demolition survey to be commissioned prior to works starting. (0.4)
- 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)
- 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)
- Contamination within ground to be excavated. Contaminated material to be removed in accordance with COSHH and HSE requirements. (5.3)
- 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 is to be PAT tested to ensure in working order due to water ingress. (5.4)
- 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)
- 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. (5.4)

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

KEY PLAN



KEY

- Extent of new concrete floor slab - No gas membrane to be provided due to low risk location.
- Refer to Structural Engineer's drawing MAG-BKP-08-B1-DR-S-10-0200 for details of new slab.
- 20mm floor membrane to specialist supplier's design applied under new screed as M20/624D.
- 8mm cavity drain membrane to full height of wall to specialist supplier's design and M20/624D.
- 8mm cavity drain membrane to height of skirting only to specialist supplier's design and as M20/624D.
- Sump chamber (dashed line) incorporating 2no. pumps (with drainage and electrical outlet to specialist sub contractor details).
- Refer to MEP and civil engineer's drawings for details of containment and drainage respectively.
- Drainage channel to specialist suppliers design and as R16/34SD
- New wall / element - New linings over wall cavity drain membranes are to be proprietary dry lining system or plaster refer to MAG-BUT-08-B2-DR-A-22-0001
- Extent of insulation and VCL behind proprietary dry lining system as K10-111
- Proposed new radiators to be floor fixed to the screed in accordance with Structural Engineer's recommendations, and additionally tied back to the wall at the top with 'Support TKK' fixing in accordance with manufacturer recommendations.
- Position of wall flushing port/ floor stainless steel access port with recessed lid as R16-34SD

Rev	Date	Intls	Details
P01	17/05/24	HB	Stage 4 for acceptance
P02	07/05/24	HB	Stage 4 for acceptance
P03	19/04/24	HB	Stage 4 for acceptance
P04	28/03/24	SK	Stage 4 for design co-ordination
P05	02/02/24	CH	Stage 3 acceptance
P06	20/12/23	CH	S3 design coordination
P07	12/09/23	CH	Updated to EA report
P08	24/08/23	CH	Updated to RCD comments
P09	04/08/23	CH	Stage 3 issue

© The moral rights of the author are hereby asserted.
This drawing and design is the sole property of Buttress Ltd and must not be reproduced without permission.
Buttress Ltd is Registered in England and Wales. 3805973



Buttress

Manchester 41 Bengal Street, Manchester M4 6AF
0161 236 3303
www.buttress.net

Leeds Clockwise, Yorkshire House, Greek Street, Leeds LS1 5SH
0113 539 7965



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

Drawing ref Proposed Basement GA Plan

Date 17/05/2024 16:58:03
Checker
Job No: 9604
Scale As indicated
Size A1
Status Preliminary

Project **Design** **Volume** **Level** **Type** **Role** **Number** **Rev**
MAG-BUT-08-B2-DR-A-00-4001-P09