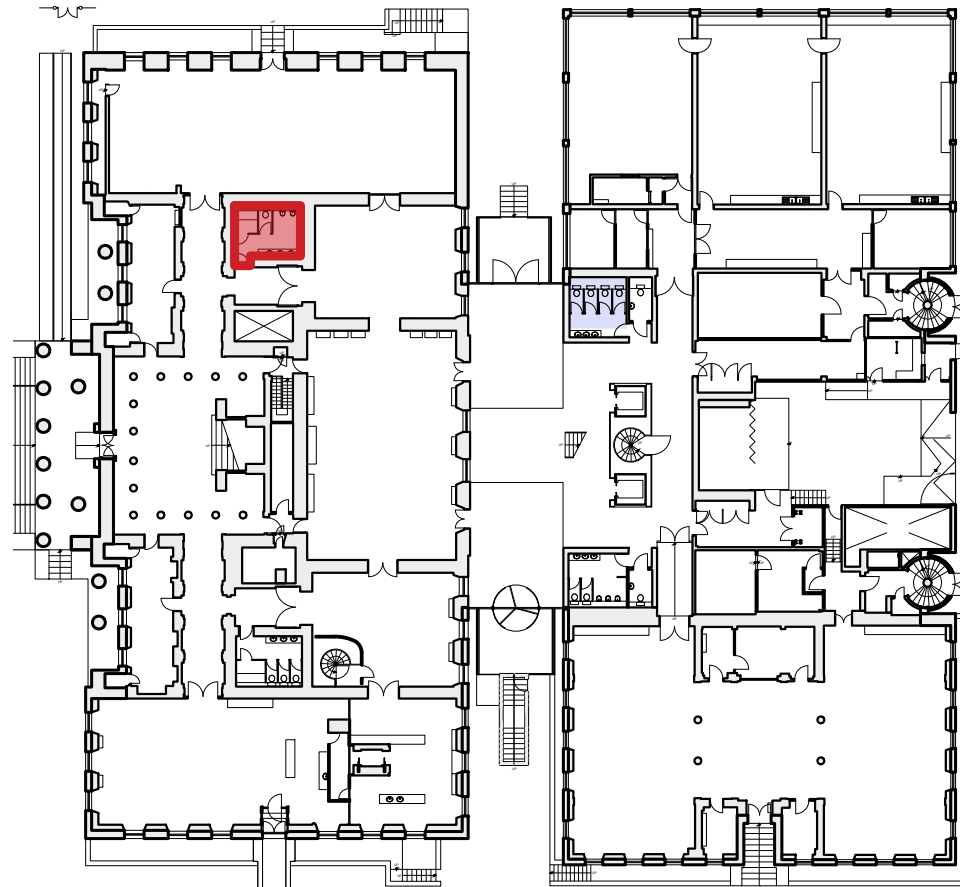


KEY PLAN



KEY

- Room within scope of works
- Room outside scope of works

General Notes

- For references and descriptions to work items, refer to separate Architectural Specification 9518NBS and Architectural Restoration Specification document 9518RS. Any work 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.
- To be read in conjunction with the following drawings:
(22) 0001 - Internal Partition Types and Details
(32) 0001 - Internal Door Details
(35) 0001 - Suspended Ceiling Details
(74) 0009 - Sanitaryware Details
To be read in conjunction with MEP drawings

P03	10/10/23 HB	Stage 4 Issue - updated as RCG/ client comments
P02	16/08/23 HB	Stage 4 Issue
P01	08/06/23 HB	Stage 3 Issue

Rev Date/Intls Details

© 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: 3385773



Buttress

41 Bengal St
Manchester
M4 6AF

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

Project Title	Manchester Art Gallery
Client	Manchester City Council
Location	Mosley Street, Manchester

Drawing Title	Proposed Ungendered Family WC Ground Floor and Ceiling Plans
---------------	---

Date	08/06/23	Scale	1:20
Checked	EK	Orig Paper Size	A1

Status **Preliminary**

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

MAG - BUT - 05 - 00 - DR - A - 74 - 0001 **P03**

PROPOSED UNGENDERED FAMILY WC
1:20

PROPOSED REFLECTED CEILING PLAN
1:20

Proposed Family WC | Removals

All existing wall (including finish, board and associated studwork), floor and ceiling finishes are to be removed back to substrate.

All existing fittings and fixtures (including doors) are to be removed, excluding existing drainage and services to be retained.

Assumed extent of existing wall lining to be removed and replaced with new Gypliner Single wall lining system as K10/165.

Proposed Family WC | Product Specifications

No.	Product (all products listed are 'or equal')	Finish	Product Ref.
1	Venesta full height IPS	Solid Grade Laminated Panels, Glazed Flashings, Noir	Frameduct
2	British Gypsum full height partitions	See adjacent table	H206015(A)
3	Dolphin WC pan Dolphin electronic cistern	Vitreous China, White Glaze	DC2005 DB5510.E
4	Commercial Washrooms solid surface baby change unit with under counter storage and integrated 'Johann' sink	Counter top: Solid surface in Glazed White Below counter: Solid grey laminate in Oak Tonsurelle	Sink: RLD104A
5	Integrated nappy bin with access panel below	Brushed stainless steel (S6)	N/A
6	Dyson Airblade tap (client supply item)	Brushed stainless steel	WD05
7	Dolphin sanitary bin	Brushed stainless steel	BC980
8	Dolphin paper towel dispenser	Brushed stainless steel	DP3106
9	Dolphin hooks	Brushed stainless steel	BC402
10	Dolphin Infrared Flush Plate	Flusher coated to match IPS	DB5580
11	Large flush mirror with SS. surround	Brushed stainless steel Surround: matt black	N/A
12	Dolphin integrated soap dispenser (1l)	Brushed stainless steel	BC637
13	Dolphin loo roll dispenser	Brushed stainless steel	BC266
14	400x125mm shelf (950mm from FFL, joinery item)	Softwood, painted to match IPS colour	N/A

Proposed Family WC | Wall, Floor, Ceiling Finishes

Item	Product/ application	Finish	Product Ref.
Wall Tiles	Johnson Tiles Style Range, 240x60x11.3mm, grey grout + 10mm square finishing strip (PPC to match grout colour)	White Matt	STY01M
Skirting	Half height tiling to 1275mm from FFL		
Skirting	1no. horizontal tile as above specification	Graphite	STY06M
Wall Paint	Edward Bulmers Natural Paint (emulsion) All areas above tiles	Naples Yellow	N/A
Ceiling	Zentia Ultima+ Suspended Ceiling (600x600mm)	White	Ultima + Finesse
Floor Tiles	Johnson Tiles Concreto Range 605x305x7.8mm	Grey Grip	CCR03G

*Please note: Refer to architectural specification 9815NBS for detailed specification information

Proposed Family WC | MEP Fittings*

Item	Fitting	Location**	Requirements***
LIGHTING			
A	New LED recessed light fitting as MEP Engineer's specification	Lobby	to be dimmable + programmable
B	New LED recessed light fitting as MEP Engineer's specification	Cubicles	to be dimmable + programmable
C	New suspended feature pendant lighting as MEP Engineer's specification	Above wash trough	to be dimmable + programmable
PD	New presence detector as MEP Engineer's specification	Cubicles + Lobby	
VENTILATION			
EG	150 dia. extract air valve to connect to existing system, as MEP Engineer's Spec.	Cubicles + Lobby	
FIRE / AV systems			
VA	Replaced sounder and visual alarm base, as MEP Engineer's Spec.	Lobby	
SD	Replaced smoke detector with sounder and visual alarm base, as MEP Engineer's Spec.	Lobby	
PA	Existing speaker to be refitted into new suspended ceiling	Lobby	

*Please note: Refer to MEP documentation for detailed specifications

**Luminaires to be set out as centrally to enclosing room as possible within ceiling grid

*** All fittings to be set in to the suspended ceiling tiles weighing more than 1.5kg are to have a wooden pattress incorporated to support the load

DESIGN NOTES

- 01 New door with vision panel
- 02 Layout utilises existing drainage provisions.
- 03 Limited space for manoeuvring pushchairs within cubicles.
- 04 Limited space for manoeuvring pushchairs in the WC corridor, particularly if corridor baby change is in use
- 05 Wheelchair turning circle is possible adjacent to the entrance to the family WC, however there is insufficient space for the turning circle within the cubicles thereby making them inaccessible for wheelchair users.
- 06 Door to be fitted with swing hinge to allow door to open outwards in emergency situation. Please note door would swing into activity space.

CDM Regulations 2015

To be read in conjunction with project hazard and risk register, correlating risk numbers are shown in brackets

11 Risk of asbestos exposure during demolition works. R&D survey to be undertaken and recommendations of asbestos surveyor's report adhered to. Any suspected ACMs discovered during works to be reported (0.6)

12 Risk of overlap with users/members of the public. Phasing of works and possession of site to be agreed to restrict public access to working areas (0.3)

13 Noise disturbance - risk of causing hearing impairment and nuisance noise to site personnel / staff / visitors (0.8)

14 Dust - risk of causing ill health to site personnel / staff / visitors within the vicinity of the site (0.9)

15 Risk of injury moving materials. Manual handling to be kept to a minimum, workers to use hoists to transport materials to and from ground level (0.10)

16 Phasing of works must be planned to ensure a sufficient number of toilets are available during works (0.3) (3.1)