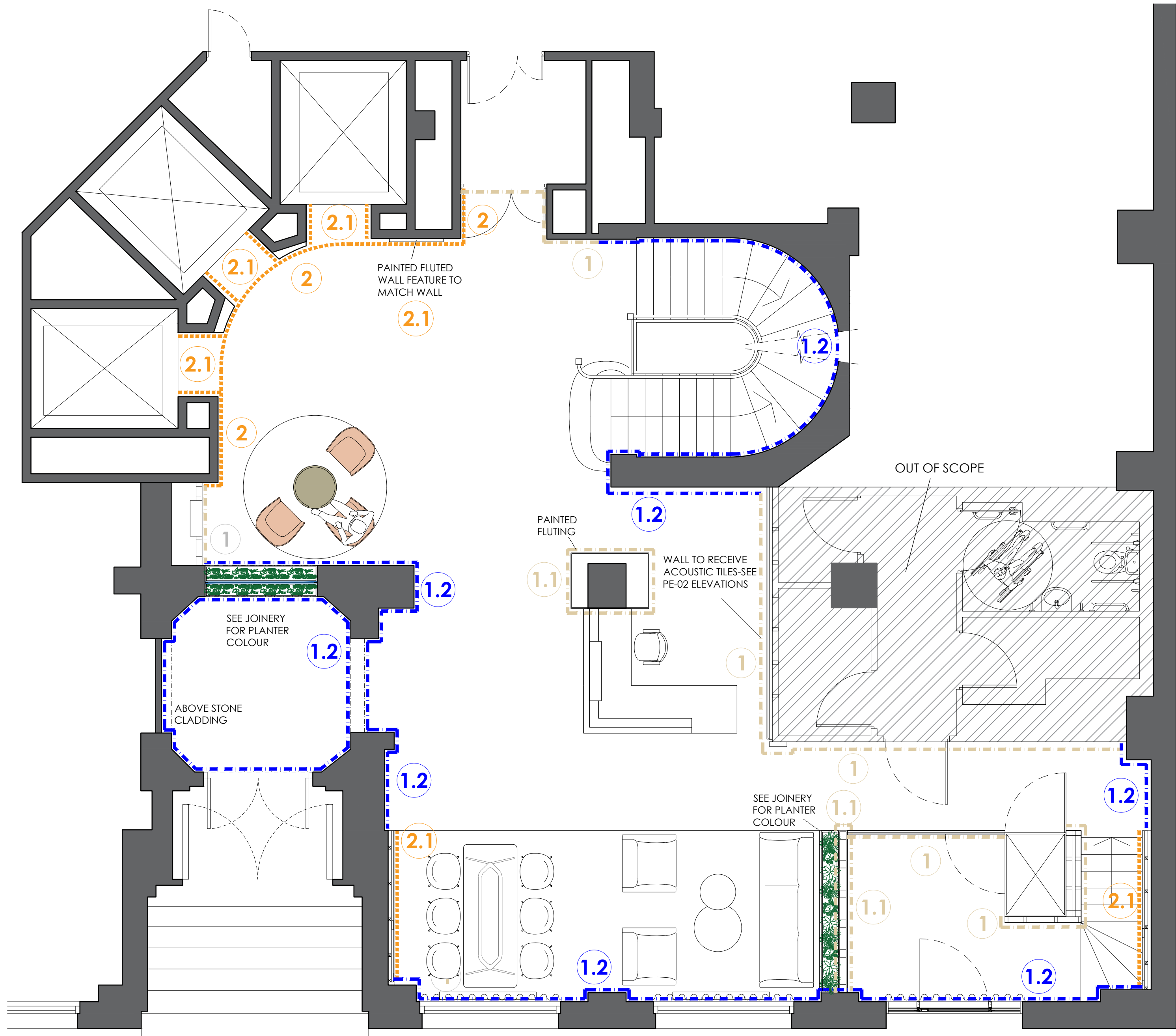


SHIP CANAL HOUSE, MANCHESTER

GROUND FLOOR DECORATION LAYOUT



RESPONSIBILITIES & WORKMANSHIP NOTES FOR CONTRACTOR AT CONSTRUCTION STAGE FOLLOWING TENDER

GENERAL
All drawings are **DESIGN INTENT** only for pricing at Tender stage.
All dimensions should be checked on site for Construction and issues raised prior to manufacturer or order.
It is the responsibility of the Contractor and Sub-Contractors to provide shop drawings for sign off on all aspects of the project at Construction stage, including M&E works. Any variations from the Tender drawings needs to be agreed with the design team, including Building control & the Fire Officer.
All products to be install to manufacturers recommendations and checked for suitable with the existing building services on site.
Please note, the drawings and specification are to be read in conjunction with all related detail drawings and information issued by the Design team, with issues being raised by the contractor prior to works on site.

MATERIALS AND WORKMANSHIP
Design, materials and workmanship are to comply with the latest editions of the relevant British Standards codes of practices and are to be in accordance with good building practice and suitable for the purposes of the works. Construction is to be carried out using materials and components which conform to the latest British Standards specification, workmanship shall comply with the latest British Standards Codes of Practice and BS 8000 ('Workmanship on Building Sites'). Where no British Standard specification exists for particular materials or components, the materials or components shall be of the best quality available. Where no British Standard Codes of Practice exists for particular operations, the workmanship shall conform to the highest particular standards laid down by the operatives trade federation, recognised good practice and appropriate Agreement certificates. All proprietary systems, materials and components shall be delivered, stored, handled, prepared fixed and protected as appropriate, all in accordance with manufacturers written instructions and recommendations.

SURFACE SPREAD OF FLAME
Generally all wall and ceiling surfaces to be class 1 minimum (class 0 to 1 hour fire protected areas).

Ceilings
All ceiling systems to be installed as RCP and ceiling details.

FABRICS, COVERS, CURTAINS, DECORATIONS AND CARPETS etc:
Fabrics or decorations to be constructed from materials which have passed the BS 5667:part 2 Type B test or have been treated to render them fire retardant to the same standard. A certificate of compliance to be provided by suppliers for all materials used.
Floor coverings will fall within the 'low' category as defined in BS 5287 when tested in accordance with BS 4790 (The Hot Metal Nut Method for Testing Flammability of Textile Floor Coverings). A certificate of compliance to be provided by suppliers.

MECHANICAL & ELECTRICAL PRODUCTS
All M&E products specified in the tender drawings to be checked and approved by qualified M&E engineers or qualified Sub-Contractors. Building Services related to specified products also need to be checked & comply with the latest regulations. Any anomalies on site need to be raised with the design team prior to installation (E.G Incorrect specification of Sanitaryware to water pressure, or required Lux Levels to latest Regulations of any specified feature lighting)

SETTING OUT & SITE DIMENSIONS
All setting out needs to be checked on site and dimensions shown on drawings are for design intent only. Any anomalies on site need to be raised with the design team prior to manufacture and installation.

JOINERY ITEMS, BESPOKE & PRE-MANUFACTURED WORKS
All joinery and Bespoke items, including doors, vanity units and toilet cuticles are all DESIGN INTENT ONLY. All manufacturers and Sub-Contractors to provide shop drawings for sign off by the design team.
If these are not provided the design team can not be held responsible for these works on site. All joinery work should be to Manufacturers Recommendations. Use templates for fixed joinery items where required.

DECORATION NOTES

- Unless otherwise stated, all existing plasterboard ceilings & bulkheads to receive new Dulux Diamond Matt emulsion paint finish. Colour:- **RAL 9010 White**
- 2 existing Doors, Frames & Architraves (into office suite and Grd Floor toilets) to be sanded and prepared to receive 2 coats eggshell paint finish. Colour: **Ral 9022 Pearl Light Grey**
- To be read in conjunction with elevations PE-01 & PE-02

DECORATION KEY

- 1** --- Walls to receive paint colour, Dulux Matt emulsion paint. Colour:- 40YY 60/103 (Colour TBC prior to order)
- 1.1** --- Timber panels & fluting to receive feature paint colour, Dulux Eggshell paint. Colour:- 40YY 60/103 (Colour TBC prior to order)
- 1.2** --- Original structural walls to receive breathable paint finish, Farrow & Ball Estate Emulsion (SD rating 0.01) or similar and approved by English Heritage. Colour to match Dulux Reference:- 40YY 60/103 (Colour TBC prior to order)
- 2** --- Walls to receive feature paint colour, Farrow & Ball Matt emulsion paint. Colour Reference: Ball Green N0, 75 (Colour TBC)
- 2.1** --- Timber panels & fluting to receive feature paint colour, Dulux Eggshell paint. Colour:- Reference: Ball Green N0, 75 (Colour TBC)

All Colours TBC by Client and samples to be provided on site for approval

NOTE TO STAIRCORE:
Existing original wall tiling to stairwell to be retained and protected.
Walls above tiling to be painted Dulux Diamond Matt-Colour:- 40YY 60/103.
Upper levels to stairwell & lift lobbies to be confirmed in future works (TBC)

2 JOINERY ITEMS - SHELVING & PLANTERS AROUND GLASS SCREEN
To be painted Farrow & Ball Modern Eggshell paint.
Colour Reference: Studio Green N0, 93

NOTES
ALL DECORATIONS TO BE IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.

SAMPLE PATCH ON SITE REQUIRED FOR APPROVAL BY BSD & CLIENT PRIOR TO FULL COVERAGE

This drawing is the property of **bluesky** Design and must not be copied or otherwise reproduced. All dimensions must be checked on site before commencing work. This drawing was produced using AutoCAD 2019.

**NOTE: ALL DRAWING INFORMATION
SUBJECT TO SITE SURVEY AND DRAWING
UPDATES POST STRIP-OUT**

Rev	Date	Description	Initials
F	14.07.23	EXISTING DOOR COLOUR AMENDED TIMBER SCREEN REMOVED	PB
E	12.07.23	UPDATES FROM ENG-HERITAGE BREATHABLE PAINT ADDED	PB
D	06.04.23	UPDATES FROM CLIENT MEETING	PB
C	14.03.23	NEW SCHEME DESIGN FOR COSTING	PB
B	13.12.22	HERITAGE ISSUE	ST
A	05.12.22	NOTE ADDED ISSUED FOR TENDER	ST

FOR TENDER

Client:
GROSVENOR

Project:
**SHIP CANAL HOUSE
CAT A REFURBISHMENT**

Address:
**KING STREET
MANCHESTER**

Drawing Title:
**GROUND FLOOR
DECORATION LAYOUT**

Date: 25.11.2022

Project Number: 1308

Scale: 1:50@A1

Drawn by: ST

Drawing Number:
1308-0G-DC-01F