ADC Offices @ Park Place: Manchester: (Building Regulations).
GENERAL CONSTRUCTION DETAILS
HEALTH & SAFETY (C.D.M. REQUIREMENTS).
Risk Assessment.

This present risk assessment shall be in accordance with regulations 15 .Of the construction design & management regulations 1994
1). The present risk assessment is formed undertaken under the full C.D.M. regulations as
a) The contract works will not be completed within 28 working days.
b) The contract works will involve more than 4No. Persons on site at any one time.
A method statement is required however the following points should be considered by client/contractor before construction on site begins
2). The works are adjacent to neighbouring properties and are assess to a public footpath / highway therefore consideration is to be given to the protection of these areas.
3). Consideration is to be given to the protection of people entering and leaving the premises during the construction contract period.
4). Consideration is to be given to the safe storage and handling of construction materials / plant and the protection of store/access.
5). Consideration is to be given to the prevention of access to the works area by the public (children in particular).
6). All consideration in respect of "The Construction (Health & Safety Welfare Regulations 1996" and other statutory obligations

CAVITY WALL CONSTRUCTION (All elevations as applicable @ all levels).

NB- THE FOLLOWING SPECIFICATION BELOW IS SUBJECT TO EXPOSURE OF EXISTING EXTERIOR WALL CONSTRUCTION ON ACTS THEREOFORE IF THE EXISTING CONSTRUCTION IS DIFFERENT THEN CONSTRUCT NEW EXTERIOR WALL CONSTRUCTION TO MATCH THROUGH WITH THE EXISTING CONSTRUCTION DETAIL.
Allow for 150mm thick engineer skin brickwork to approved sample to match existing brickwork, in mortar ratio 1:3 with plasticiser and service thereafter to be 300mm min. with CATNIC wall ties @ 450mm o/c vertically and 900mm o/c horizontally and @ 300mm o/c around openings.
Inner leaf of cavity wall to be 100mm thick blockwork in mortar ratio 1:4 with plasticiser and allow for 11mm thick THISTLE DRI-COAT plaster base with 2mm thick THISTLE MULTI FINISH skim over to internal face of inner leaf.
Allow for complete cavity insulation fulfil with ROCKWOOL roll 50mm thick total cavity insulation slabs held in place with 50mm diameter retaining clips to CATNIC provision (NB- SUBJECT TO EXPOSURE OF EXISTING WALL CONSTRUCTION).
N.B. The construction gives a U - Value less than 0.45W/m2K.
N.B – NEW BLOCKWORK TO BE HI STRENGTH 7.0 N/mm² BLOCKWORK THROUGHOUT.

SURFACE SPREAD OF FLAME (Applicable to all levels)

Allow as follows the surface spread of flame requirements for the following areas:
N.B. Check manufacturers specification of surface /decoration finish for classification.

CIRCULATION AREAS & HORIZONTAL ESCAPE CORRIDORS /VERTICAL ESCAPE STAIRWELLS-	Class .0
OFFICE TYPE AREAS-	Class .1.
TOILET AREAS-	Class .3.
KITCHENS/STAFF ROOMS & INFORMATION TECHNOLOGY AREAS ETC -	Class. 1.
BOILER ROOM/BASEMENT AREAS-	Class. 1.

WINDOWS/DOORS (All levels)

Allow for high performance Timber window/door frames with full gloss stain / paint finish to approved with clear double glazing panels
N.B. Allow for window opening lights to be 1/20th of the individual room floor area with trickle vents @ window heads.
Main entrance doors to be high performance timber with double glazed panels with full gloss stain / paint finish and suitable letter box provided.
Personnel/fire doors to be fitted flush doors to approved specification with pemko bolts in solid softwood frames with full gloss paint finish.
N.B:- ALL NEW WINDOWS TO MATCH THROUGH WITH THE EXISTING WINDOWS IN SECTIONAL DETAIL / STRUCTURAL OPENING SIZE ETC AND ALL IRONMONGERY & SECURITY LOCKS / SYSTEMS TO APPROVED SAMPLES
ALLOW FOR TRICKLE VENTS AT HEAD OF ALL NEW WINDOWS TO PROVIDE VENTILATION OF 400 mm2/m2.

INTERNAL COMPARTMENTATION MASONRY WALLS (Where denoted on all levels)

Allow for 100mm thick blockwork masonry wall (z) in mortar ratio 1:6 with plasticiser.
(N.B. This is a 7.0 N/mm2 loadbearing block and is subject to the structural engineer's specification where walls are deemed load bearing).
Allow for 11mm thick THISTLE DRI-COAT plaster base with 2mm thick THISTLE MULTI FINISH skim over to existing exposed building shell masonry walls. (Construction provides the min. of 60 minutes plus fire resistance).
(Install following manufacturer installation instructions).

PLASTERWORK (to existing building shell masonry walls @ all levels).

Allow for 11mm thick THISTLE DRI-COAT plaster base with 2mm thick THISTLE MULTI FINISH skim over to existing exposed building shell masonry walls.
Allow provisionally for replastering whole of No 3A (To RHS of central staircase on plan layout) and assess No 3 LHS replastering works in size (i.e. minor patch plastering works where deemed necessary / where modifications have been made etc.).
NB- This is a plastering system suited to damp conditions therefore apply as per manufacturers recommended specification to areas denoted in separate remedial works/dilapidation's schedule.

FIRE/COMPARTMENTATION (Applicable to all levels)

Compartmentation/fire stops-Provide Fire resistant construction / intumescent firestops/firepipe sleeves/fire fender barriers to give a maximum fire resistance between the specified areas listed below to maximus Compartmentation fire resistance.

BETWEEN OFFICE TYPE AREAS AND HORIZONTAL ESCAPE CORRIDORS/VERTICAL ESCAPE STAIRWELLS	30minutes
BETWWEN CORRIDOR WALLS/DOORS ADJOINING OFFICE TYPE AREAS ALONG DESIGNATED ESCAPE CORRIDOR ROUTES	30minutes
BETWEEN VERTICAL STAIRWELL ESCAPE ROUTES AND ADJOINING OFFICES /HORIZONTAL ESCAPE CORRIDORS	30minutes
BETWEEN EACH FLOOR LEVEL (BASEMENT TO SECOND FLOOR LEVEL).	4(minutes

Apply FIRESTORE or QUELFIRE intumes mastic to small diameter pipes / FIRESTORE or QUELFIRE pipelock to pipeworks / FIRESTORE or QUELFIRE fender barriers to ducts (Where passing through separating construction to the above areas (denoted by affix "FS" on plan layouts).

GROUND FLOOR LEVEL
FLOOR MODIFICATIONS

Existing Structural floor to No 3 @ LHS ground floor level

Retain existing structural floor and allow for overboarding to provide level floor finish using 22mm thick flooring grade chipboard & generally to comply with specification.
Allow for LOCALLY EXPOSE EXISTING JOISTS TO CHECK FOR POSSIBLE SIGNS OF DRY WET ROT. IF FOUND FOLLOW SPECIALISTS TREATMENT METHODS.

Existing Structural floor to No 3a @ RHS ground floor level

Allow for new trimmed and graded timber floor joists to structural engineers specification to carry imposed commercial floor load and allow for CATNIC MS header/hangers to new floor joists.
Allow for SUSPENDED FLOOR CONSTRUCTION. (Ground floor area only-LHS).
Lowered new GYPROC metal frame suspended ceiling to retaining cross/office & corridor areas denoted with the following constructions detail:
MF1 – ceiling section-main support section (prime dimension-80 x 36mm)gauge 0.55mm length 3600mm.
MFSA – perimeter channel – perimeter support for MF1s (prime dimension 20 x 27 x20mm gauge 0.5mm / length 3600mm.
MFP1 – primary support channel – primary support for MF1s (prime dimension 15 x45mm gauge 0.9mm / length 3600mm.
GA1 – fixed angle hanger - (prime dimensions 25 x 25mm / gauge 0.55mm / length 2300mm).
Install ceiling joists MF1s @ mm/ 1200mm o/c with hangers fixed directly to the structural ceiling /transverse soffit (modify used angle hanger lengths to suit variable suspended ceiling heights as necessary).
Underdraw metal frame ceiling grid with 1no. Layer of 12.5mm thick GYPROC wallboard (hydro board (cream coloured) with 2mm thick THISTLE board skim by BRITISH GYPSUM to form ceiling grid mm/ capable imposed load (no/ weight of board – 42kg/m.sq.).
FLOOR to SUSPENDED CEILING HEIGHT TO BE as denoted on sectional drawings (subject to site conditions/restriction (hoist).

SUSPENDED CEILING CONSTRUCTION. (Ground floor area-RHS).

Install new M.F ceiling grid with ARMSTRONG lay-in grid suspended ceiling tile system to approved sample (installed as per manufacturers specification).
FLOOR to SUSPENDED CEILING HEIGHT TO BE as denoted on sectional drawings (subject to site conditions/restriction (hoist).

SUSPENDED CEILING UNDERDRAWN WITH P BD / SKIM TO LHS

No 3 – LHS.

REMOVE EXISTING STUDWORK TO EXISTING CORNER OFFICE INCLUDING CORNER RECESS AND MAKE GOOD DISTURBED SURFACES

CREATE STAIRWELL VOID WITH PARTIAL REMOVAL OF EX. TIMBER FLOOR. RETAINING EX TIMBER TRIMMER. B1 KEYED INTO WEB OF EX. BEAM WITH TIMBER PACKING. ENCASE TO PROVIDE A MIN FR OF 60MINS.

REMOVE EXISTING SINK / WHB AND ASSOCIATED PLUMBING AND WASTES MAKING GOOD DISTURBED SURFACES

CLEAR WIDTH OF EXTERNAL STAIRS AND LANDING TO BE SAME CLEAR WIDTH BETWEEN DOOR JAMBS OF D1.

DASHLINE DENOTES OUTLINE OF EXISTING STEPS AND LANDING TO BE REMOVED.

NEW 100 MM F/W DRAINAGE RUN LAID TO FALL IN NEW DRAINAGE TRENCH INTO EX. M.H. MOLE

NEW PEDESTRIAN PROTECTION FOOTPATH AS SPECIFIED OPPOSITE

GLASS BLOCK END

GLASS BLOCK WALL PANEL

OFFICE

DENOTES NEW FULL HEIGHT STUD WALLAS SPEC

FR60 JUMBO STUD COMPARTMENT WALL TO STAIRWELL – FULL HEIGHT

FR30 PYRAN GLASS SUPERVISION PANEL IN MONOLUX BEADS

REOPEN FIREPLACE FOR NEW COALIGAT EFFECT FIRE INSTALLED BY CORGI APPROVED

BOARDROOM

BLOCK OFF EX DOOR OPENING AND PLASTER TO FACE

EX BEAM OVER

EX JOIST SPAN

STAIRWELL NEW BALUSTRADE

VESTIBULE

D1 HELD OPEN DURING WORKING HOURS

NEW CONCRETE LANDING TO SEPERATE SPEC. TO REPLACE EXISTING LANDING REMOVED AND MAKE GOOD DISTURBED SURFACES

THERMOPLASTIC LINES TO DENOTE CAR PARKING BAYS.

NEW BRICKWORK WALLS AND PIERS TO FORM NEW RAMP PROVIDE HANDRAILS TO BOTH SIDES OR CENTRALLY AT TWO LEVELS (900 and 600)

CONSTRUCT NEW PEDESTRIAN PROTECTION FOOTPATH USING MARSHALLS TEGULA CONC PAVING SETS LAID IN RANDOM COURSE PATTERN WITH RANDOM SIZE PAVERS COLOUR – RED / CHARCOAL MULTI KERB – KEYKERB BULLNOSE CONC KERBS IN CONC HAUNCH / MORTAR BED PACKING TO MANU SPEC

PROPOSED GROUND FLOOR PLAN. – b.regs.

YARD/CAR PARK AREAS

Modify existing Tarmacadam car parking and yard areas with the following modifications denoted on the proposed site plan layout and the proposed ground floor plan – building regulations

Pedestrian Footpaths

Using powered disc saw cut into existing Tarmacadam Car Park finish and install new pedestrian refuge footpaths following the manufacturers installation specification
Allow for MARSHALL 's 80mm thick Tegula concrete paving setts laid in a random course fashion as shown with random size pavers.
Pavers laid on level laying course sand on 150mm smooth granular hoggin compacted sub base all as per manufacturers specification.
Allow for MARSHALL 's Keykerb Bullnose concrete kerbs in concrete haunching and mortar packing bed detail as specified by the manufacturer
Colour- RED / CHARCOAL MULTI.
NB- Pedestrian footpaths to be 100mm above Tarmacadam car park level and planting bed specification to be confirmed @ later date to approved scheme.

Tarmacadam Car Parking Areas.

Retain existing Tarmacadam car parking areas and modify where specified to incorporate pedestrian refuge footpaths/ planting beds making good Tarmacadam surface construction to match through with existing construction detail where applicable using dense bituminous surface on well compacted hardcore base.
Allow for professional power wash of existing Tarmacadam surface once modified to approval.
Allow for car-parking spaces to be delineated with white thermoplastic lines (space dimensions 2.5/3mm wide x 5000mm long).
N.B. see proposed car park plan for layout details.

Security Bollards Installation

Install 24no new security cast iron Bollards by MARSHALL 's reference- MSF 102 (Size- 250 square root x 1000mm height). Bollard roots encased in concrete boot as per specialist manufacturer specification.
Allow for Bollards to be painted with gloss BLACK paint with GOLD highlighting

STUD WALL CONSTRUCTION (Gyproc Jumbo m.f.stud system / compartmentation walls to ground floor areas).

DISABLED TOILET SPECIFICATION (Ground floor area).

CLEANERS STORE (Ground floor area)

FIRE DOORS(All levels as denoted)

NO SUS CEILING TO CENTRAL STAIRWELL.

GYPROC M F SUS CLG U/DRAWN WITH P BD

NEW LAY IN GRID SUSPENDED CEILING TO RHS

No 3a – RHS.

NEW BEAM B2 OVER TO CARRY LOAD IMPOSED BY EXISTING MASONARY WALL ALL TO ST ENG' SPEC'

MAINTAIN 300 MM CLEAR WHEELCHAIR ACCESS TO SIDE OF DOORS D4,D5,D8

EX. STAIRS 14 RISERS TO HALF LANDING

160 RISERS 280 GOING

REMOVE EX. BLOCKWORK AND MAKE GOOD DISTURBED AREAS

NEW CAVITY WALL CONST'N AS SPEC WITH VERT DPC AND COLD BRIDGE INSUL'AT JAMBS

VOID TO OUTSIDE

FL TO U/S HALF LNDG 2185

BLOCK OFF EX DOOR OPENING WITH CAVITY WALL CONST'N

DEMOLISH EXISTING BLOCKWORK LOBBY AND MAKE GOOD DISTURBED SURFACES

1200 mm 1:12 MAX GRADIENT.

RAMP UP

EX RISERS – 170 MM
EX TREADS – 270 MM

DETAIL TO APPROVED DESIGN DETAIL WITH BALUSTRADE CAPABLE OF WITHSTANDING FORCE OF 0.74 KN/M2

NEW RETAINING WALLS AND FOUNDATIONS CONST'D AROUND TO ST. ENG SPEC

REMOVE AND CLEAN EX. STONE TREADS AND RISERS ALLOWING FOR NEW TO MATCH IF REQ'D

UP

EX. BALUSTRADE RETAINED HERE.

EM. EXIT ONLY

NEW VERT. DPC AND COLD BRIDGE INSULATION DETAIL AS SPEC TO BE REOPENED / NEW WINDOWS AND DOORS

REMOVE EXISTING BLOCKWORK BLOCKED OFF WINDOWS BOTH SIDES AND INSTALL NEW WINDOW TO APPROVED DESIGN

MAKE GOOD BRICKWORK JAMBS FOLLOWING FOR COLD BRIDGE INSULATION DETAIL

NEW DOOR OPNG

CONC LINTEL OVER NEW DOOR OPENING

STORE

CONSTRUCT NEW 7KN BLOCKWORK WALL OFF EX. BEAM IN CELLAR WALL THICKNESS – 100MM WITH DOT/DAB P.B.D TO FACE BOTH

NEW 75 x 250 mm SC3's FLOOR JOISTS AT 400 mm C/C.

DENOTES REMOVAL OF EXISTING WALL CONSTN MAKING GOOD DISTURBED SURFACES.

BLOCK OFF EX. ACCESS DOOR WITH 100MM THICK BLOCKWORK WITH 11MM PLASTER AND 2MM SKIM TO FACE.

DRAINAGE REQUIREMENTS/ MODIFICATIONS (all floor levels)

STEELWORK

FIRE PROTECTION(All levels)

REMOVE EX. STUD WALLS AND MAKE GOOD DISTURBED SURFACES

ALLOW FOR 1000MM WIDE STRUCTURAL OPENING FOR DISABLED DOOR TO DISABLED TOILET TO CONFORM TO DOC. M OF B REGS

MAKE GOOD BRICKWORK DEFECTS TO ARCH OVER.

DISABLED W.C.

NEW STUD

NEW LINTEL OVER

NEW BELFAST SINK

cleaner

NEW WB UP

NEW 100MM

NEW RWP HOPPER INTO NEW SW DRAINAGE RUN

NEW GLAZED WINDOW INTO EX WINDOW OPNG

BRICK UP EX WINDOW OPENING WITH BRICKWORK TO 1:3 MORTAR USE EXPANET S.S STARTER BARS FROM STRUCTURAL WINDOW JAMBS

BLOCK OFF EX DOORWAY WITH BLOCKWORK IN 1:1:6 MORTAR OF S.S STARTER BARS. ALLOW FOR 11MM PLASTER WITH 2MM SKIM TO FACE.

NEW 75 x 250 mm SC3's FLOOR JOISTS AT 400 mm C/C

NEW SOIL/WASTE STACK TO EXISTING DRAINAGE OUTLET/ MANHOLE IN EXISTING BASEMENT BELOW

BRICK UP EX WINDOW AS DESCRIBED PREVICUSLY – WB/W9

E NOV 99 RAMP ADDED
D – SEPT 99 – DRAINAGE LAYOUT MODIFIED
C – AUG 99 – RHS STORE AREAS WALL AND FLOORS ADJUSTED CONSTN
B – JULY 99 – STAIRCASE AMENDED AND ADDITIONAL STMC AMENDMENTS ADDED.
A – JULY 99 – STMC AMENDMENTS ADDED AND NEW STAIRCASE DESIGN ADJUSTED.

New Steps / Landings & Balustrades.

Modify existing stone section step flight risers & treads as per proposed building regulations proposed ground floor plan allowing for careful removal and reuse if possible of nonework sections/allow for new if required to match existing) and construct new 215mm thick solid frost resistant brickwork retaining wall surrounded using 1:3 mortar ratio with plasticiser (subject to structural engineers specification) constructed off new mass concrete foundations to structural engineers details.
Allow for stone capping over solid brickwork wall and install/fix new decorative balustrade detail (review of retaining a horizontal force of 0.74KN/m (subject to BCO requirement).
NB- SEE SEPARATE CONSTRUCTION DETAIL FOR GREATER INFORMATION.

Central Entrance Exterior Landing/Paving.

Allow for careful removal & professional clean of the existing riven stone flags and replace existing uneven sub base with level well compacted granular mortar sub base with level compacted sand layer over. Replace existing cleaned riven stone flags together with new to match existing (Quantity as necessary)

New Disabled Chairlift.

Install new disabled Chairlift in space provided to provide disabled access into building @ central entrance.
Allow for careful removal of existing stone treads/risers and steppings ready for reuse then excavate and cart away removed surplus/extra down to Tarmacadam level and provide Tarmacadam sub base to u/side of Chairlift to key through with existing.
Construct new 215mm thick solid frost resistant brickwork retaining wall surrounded using 1:3 mortar ratio with plasticiser (subject to structural engineers specification) constructed off new mass concrete foundation to structural engineers details.

GRAINGE

CLIENT: ADC Communications
No 3 – 3a Park Place Manchester.

DRAWING: PROPOSED GROUND FLOOR PLAN Building Regulations.

SCALE: 1:50 DATE: June 99

DWG. No: PP/14 REV: E

GRAINGE LIMITED.
Suite 2B, Atlantic Business Centre, Atlantic Street, ALTRINCHAM, CHESHIRE, WA14 5NQ
Tel: 0161-928 3629 Fax: 0161-928 3631