

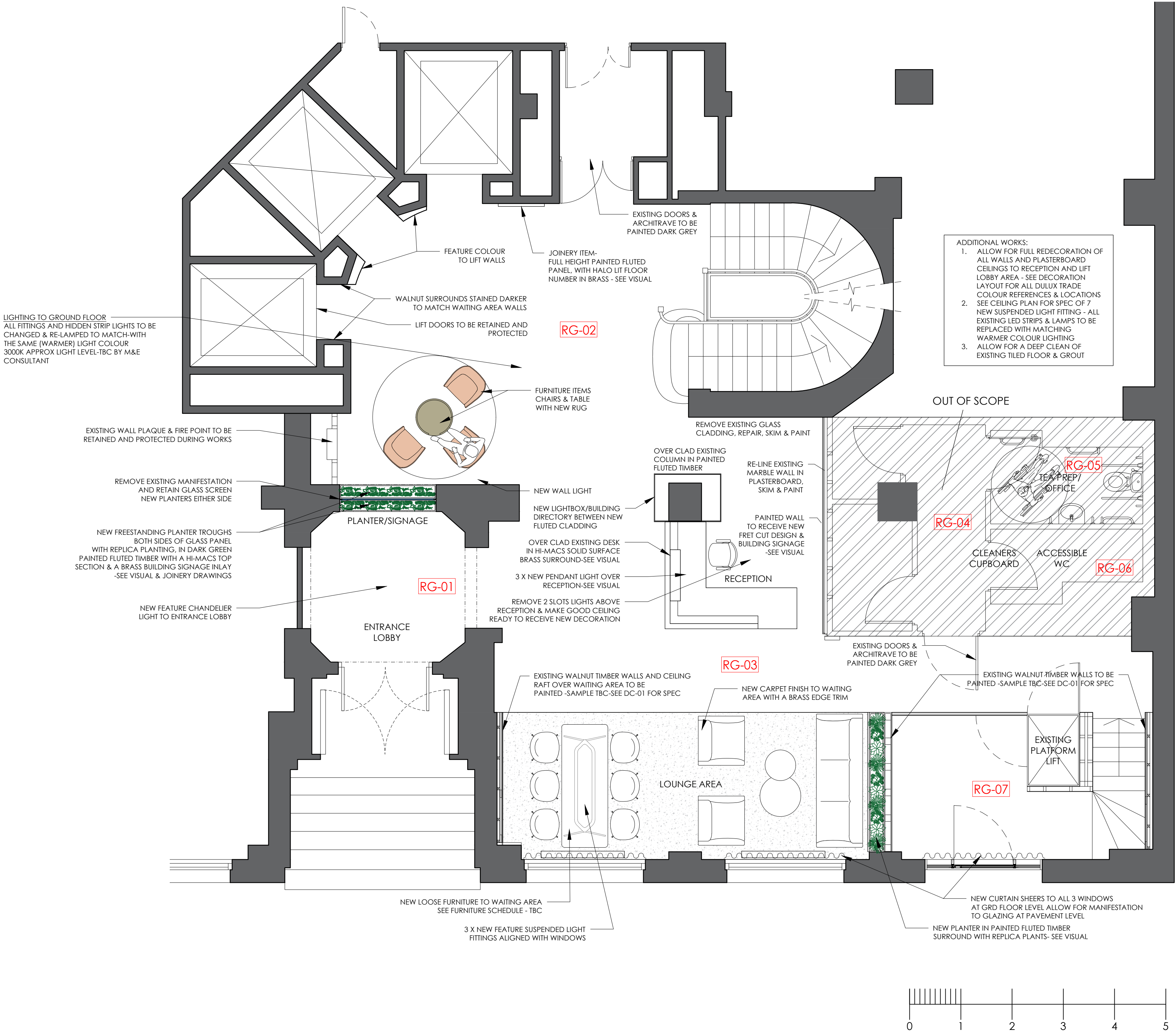
SHIP CANAL HOUSE, MANCHESTER

GROUND FLOOR

GENERAL ARRANGEMENT

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



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).

CEILING

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)

BUILDING REGS

All elements of the Cat A fitout works with this drawing package must comply with the latest Building & Fire Regulations and final Construction Drawings need approval by qualified Building Control & Fire Officers.

It is the duty of the Building Control officer/**Consultant** to plan check all drawings and raise any concerns to the design team prior to works commencing on site.

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 cubicles 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.

Rev	Date	Description	Initials
H	18.07.23	TIMBER SCREEN OMITTED	PB
G	12.07.23	UPDATES FROM ENG-HERITAGE	PB
F	06.04.23	UPDATES FROM CLIENT MEETING	PB
E	17.03.23	NEW SHELVING UPDATED	PB
D	14.03.23	NEW SCHEME DESIGN FOR COSTING	PB
C		NOT ISSUED FLOOR HEATERS ADDED	ST
B	13.12.22	HERITAGE ISSUE	ST
A	05.12.22	WC LAYOUT REVISED ISSUED FOR TENDER	ST

Client:	GROSVENOR
Project:	SHIP CANAL HOUSE CAT A REFURBISHMENT
Address:	KING STREET MANCHESTER
Drawing Title:	GROUND FLOOR GENERAL ARRANGEMENT
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Drawing Number:	1308-0G-GA-01H

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