

GENERAL NOTES:

Non-harmful historic building cleaning and restoration:
To brick arches and external exposed brickwork walls
Cleaning process to brick soffits and brickwork walls to be shotblasting as detailed on following statement from Specialists Contractor: "Blast cleaning is the process used to clean an item/substrate by use of propelled aggregate or abrasive material using compressed air. The aggregate is placed into a mobile pressurised container (blast pot) and connected to a mobile compressor. Aggregate delivery is controlled by a safety air switch trigger, which when engaged, propels the aggregate down a hose to the nozzle being pointed at the substrate by the operator. When the trigger is released the system shuts down. The proposed aggregate is the same as used on previous phase project on same building, his was an inert non-metallic silicate abrasive - medium grade, with angular grain ranging from 0.2>1.7mm in size. The blast process through to deposition is approx. 100psi". If highly toxic lead-based paint is found after paintwork analysis, then safe alternative restoration & treatment to be implemented to specialist contractor design. Cleaning process to be achieved without causing harm to the listed building substrate or the environment.

Internal walls:
New British Gypsum partitions with:
- Two layers of 12.5mm Soundbloc plasterboard each side of 70mm Gypframe 'C' Studs at 600mm centres.
- Partition thickness 122mm from plasterboard face to plasterboard face
- Sound insulation Rw dB = 52
- Skim both sides + painting
- 50mm Isover APR 1200 to all stud cavities to comply with Part E Building Regs. Allow for 15mm plywood patressing on bathroom side and elsewhere as required to contractor design & coordination.
Note: All areas / materials damaged by adjacent demolitions & construction works to be made good as required.

Drying to staircase wall:
British Gypsum Gypframe system with Gyproc ThermoLine insulated plasterboard, or similar as required to be fixed to existing masonry wall and to be lined with 12.5mm wallboard + skimming & painting. All construction details to partition specialist contractor design

All Floors:
Repairs concrete floor as necessary & install latex screed on existing concrete floor ready to receive floor finishes. Construction details to contractor design.

Existing Windows:
Keep existing timber frame, to be cleaned & repainted and made good as necessary. Keep as existing opaque glass pane to top of windows.
New double glazed glass panes to comply with building regulations, installed to existing frame to be repainted to colour to match existing. Existing ironmongery to be serviced / made good / replaced as necessary.

Existing Rooflights
Velux rooflights to be retained, checked and serviced if necessary.

Finishes - To Client's choice

STUDIO FURNITURE

All furniture shall comply with the following general requirements:
• Tops to cabinets (drawers, chests, and the like) shall be minimum 30mm.
• All cabinet units shall have a bottom (i.e. if the bottom drawer is removed, the floor covering should not be visible).
• Structural rails made from solid timber shall be incorporated - fixing shall be by dowel. Cam fixed joints are not acceptable - all joints shall be doweled.
• End panels shall be 18mm thickness with gloss finish. All end panels to be gloss.
• Drawer boxes shall be metal box on runners. Base shall be grooved into box and made from plywood /MDF.
• Drawer fronts shall be separate.
• All edges of panels and drawer fronts shall have a 3mm PVC edge.
• All exposed fixings shall be uniform.
• Plastic cover caps shall be fitted to all exposed fixings.
• Mastic sealant to be low modulus - colour to be agreed.
• Hinges to wardrobe doors - shall be minimum 3Nr per door and shall be 170 degree hinges.
• Brass plated stays and bolts shall be included.
• All bedroom furniture shall be laminated finish and shall have integrated handles.
• All exposed corners of furniture (including bed frames) shall have rounded corners.
• Strength and stability of all furniture shall have been tested and approved to BS 4875, Parts 7 and 8, Level 4 and 5
• MFC panels must meet the requirements of BS 3962-6 Parts 4 and 5 and rated to BS 6250 Severe for horizontal surfaces
• All fabrics used in upholstery shall have abrasive resistance in excess of 100,000 rubs.
• All cupboards and draws to included soft closers or an approved method to stop slamming.
• Curtains to each study bedroom - Grey coloured blackout fire resistant with deep heading to be self-coloured thermal lined including nylon track and hooks.

KITCHENETTE

Kitchenette specifications and construction details to kitchen specialist designer and to include the following employer requirements. Contractor to submit proposal for Client's approval.

Kitchen units and accessories to be with Gloss finish colour light grey. Units and worktop to be fitted in accordance with the manufacturers instructions.
Note: Contractor to check on site suitability of existing walls to receive fixings and to install patressing on partitions if necessary.

All kitchen carcasses shall be FIRA accredited and shall have a minimum of 18mm in thickness with all exposed carcass/shelving edged in PVC edging tape. The carcasses shall be supplied rigid built supported on adjustable legs with detachable plinths and be constructed using a cam and dowel construction method, and incorporate a solid rear panel of minimum thickness 13mm. All carcasses are to colour co-ordinate with door fascias. Door fascias are to be high gloss finish with a minimum of 18mm thickness and connected via 170 degree hinges with detachable mount plate and 3 way adjustment. Side end panels to be high gloss Finish to match doors.

All units are to be sited to ensure that no handles clash on opening with any fixtures/fittings or are impeded by walls etc, or affect appliance operation.

Kitchen units to have integrated handles.
All drawers and unit doors to be fitted with soft closers.
Soft plastic seal to be applied to kick plinths and end panels.
1 Cutlery drawer must be provided to each Kitchen.

Sink :
Stainless steel single bowl sink with single lever mix tap.

Worktop :
Submit proposal

Units & doors :
Front / end blanking panels, doors & plinth (where appropriate) to be Gloss finished. Colour scheme light grey.

Kitchen waste connections:
Sink unit to be provided with 75mm deep seal anti-syphon trap and 38mm dia UPVC waste. Waste pipe routed above floor slab. Pipes to be laid to falls and connected onto existing drainage system. Allow for making good as necessary.

NOTE:
Please note kitchenette on 3D images is for illustrative purposes only. Detailed kitchen design (including white goods) to kitchen specialist contractor. Submit drawings for client approval prior fabrication.

NOTE:
Sockets location for white goods to be installed / located to manufacturers recommendations - to be coordinated by M&E subcontractor.

Electrical Installation
All electrical work is to meet the requirements of Part P (electrical safety) and to be designed, installed, inspected and tested by a person competent to do so.

Lighting:
The design and installation of the lighting is the design responsibility of the contractor. 100% of new light fittings to be low energy fittings.

Key to Kitchenette units:

- Integrated Stainless Steel Recirculation Cooker Hood & chimney connected to extraction ventilation ducts as on M&E design and specifications. Cooker Hood with light including filter and ducting kit.
- Ceramic 2 ring Hob - Hotpoint or equivalent; stainless steel/black glass
Integrated single combi oven with integrated microwave and grill.
Stainless steel finish
Note: Fire blanket (1200mm x 1200mm) fixed to location adjacent kitchenette
- Coloured Acrylic Splashback above worktop, full length and 300mm along retaining wall adjacent hob
- Worktop dark grey finish / Stainless Steel
- Stainless Steel Sink with chromed mix tap Plug is not to incorporate chain and must be a strainer system type.
- Under counter unit Fridge / Freezer A+ Energy Rated

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Kitchenette view for illustrative purposes only Scale N.T.S.

Furniture Item Nr	Description	Size	Material
1	Bespoke headboard inclusive of shelving unit	Site dim(H)x 1400(W) x 200	Kronospan MFC 18mm
1A	Headboard infill gap to window cill	site dimension	Kronospan MFC 18mm
2	Wall Protector	As headboard(H) x 2200(W) x 18	Kronospan MFC 18mm
3	Mattress	1400 x 2000 x 210	Crib 5, 1000 spring water proof mattress
4	Metal Bed Base	1400 x 2000 x 450	Reinforced powder coat black in colour
5	Double wardrobe	1000 x 1900 x600	Kronospan MFC 25mm carcass with contrasting 18 mm doors
6	Under desk 3 drawer unit	730 x 500 x 600	Kronospan MFC 18mm
7	Desktop	2000 x 600 x 30	Kronospan MFC 18mm
8	Under desk open shelving unit	730 x 400 x 600	Kronospan MFC 18mm
9	Wall Shelving units x 2	1000 x 300 x 250	Kronospan MFC 18mm with high gloss backing panel
10	3nr hat and coat hooks fixed to backing board	100 x 600 x 18	Kronospan MFC 18mm
11	Safety glass mirror fixed to back board	1360 x 680 x 18	Mirror size 1200 x 500 x 6
12	Acrylic panel or sundela pin board	2000 x 450 x 6	
13	Dining table & chairs	750 dia	Submit proposal
14	One / Two seater sofa as applicable	1400 x 700	Submit proposal

Note: Furniture sizes to be considered indicative only, final design may vary subjected to specialist furniture contractor advise and recommendations. Please note tender drawings based on partial survey of building and on the assumption that studios are equally replicated on floors, room dimensions may vary due to specific peculiarities of each existing wall & columns which slight differ on each floor. Contractor to check all dimensions on site.
Furniture contractor to:
- Undertake full survey of each room to ensure correct fit of furniture within room space;
- Design room layouts & colour scheme;
- Submit design & material specifications to client for approval in writing before fabrication.

WALL FINISHES

A Three coats (one mist; two full coats) Dulux Diamond matt emulsion (standard BS colour ranges) on plasterboard base; Dulux Diamond White or similar Approved.
All pipework to be concealed. Where applying to existing surfaces, contractor to make good and prepare existing wall appropriately. Installations to manufacturer recommendations

B Feature concrete columns and brickwork walls to be cleaned and made good as necessary, if required to be shotblasted to Specialists Contractor design. Concrete columns finishes paint colour to RAL 7046 or as identified by paint analysis (Fire protection requirements to be advised by structural engineer or specialist contractor). Existing condition to be confirmed after demolitions.

Feature cast iron columns to be cleaned and made good as required, and to be repainted with fire intumescent coating, RAL 7046 or as identified by paint analysis.

C Coloured Acrylic Splashback above kitchen worktop, full length and along wall adjacent hob. Colour sample to be approved by Client; silicone mastic strip to worktop and Splashback; colour of mastic to match worktop.
Where applying to existing walls, contractor to make good and prepare existing wall appropriately. Installations to manufacturer recommendations

D A washable uPVC proprietary panelling system such as Altro Whiterock Hygienic Wall System or Aqua board or similar approved by the Employer shall be provided full height to all walls with ensuite and accessible bathrooms.
All exposed pipework to be concealed. Where applying to existing walls, contractor to make good and prepare existing wall appropriately. Installations to manufacturer recommendations

FLOOR FINISHES

A Forbo Flooring Systems - Allura acoustic flooring system (or similar and approved). Ref: Submit proposal, colour to Client's choice or to match existing surrounding areas already refurbished. Installations to manufacturer recommendations Install latex screed on existing concrete floor. Repairs to concrete floor as necessary. Construction details to contractor design.

B Hard wearing Forbo vinyl safety sheeting. Contractor choice, submit proposals. Installations to manufacturer recommendations. Install latex screed on existing concrete floor. Repairs to concrete floor as necessary. Construction details to contractor design.

SKIRTINGS

A Install new Softwood 19 x 100mm high pencil rounded; eggshell finish and treated with primer (junction between vinyl floor to be adequately sealed with clear silicone as appropriate). Architrave to be flush with Skirting face. The use of scotias and quadrants is to be avoided. All door keeps to be neatly cut out and decorated. Apply primer coating to stop wood knots and resins from showing through paint, two coats undercoat and one eggshell.

B No Skirting, cut & suitably glue vinyl to floor next to edge of concrete columns + add silicone beading of colour to match vinyl to finish edge of vinyl to brickwork to contractor design.

CEILINGS

A Three coats matt emulsion to plasterboard British Gypsum MF ceiling.
Moisture resistant plasterboard to bathrooms, ensuites and wc's ceilings.
Ensuite ceilings to have appropriate lockable access hatches as required for maintenance of M&E equipment on ceiling void, size to be advised by M&E consultant / contractor.
Where applying to existing ceilings, contractor to make good and prepare existing ceilings appropriately. Installations to manufacturer recommendations

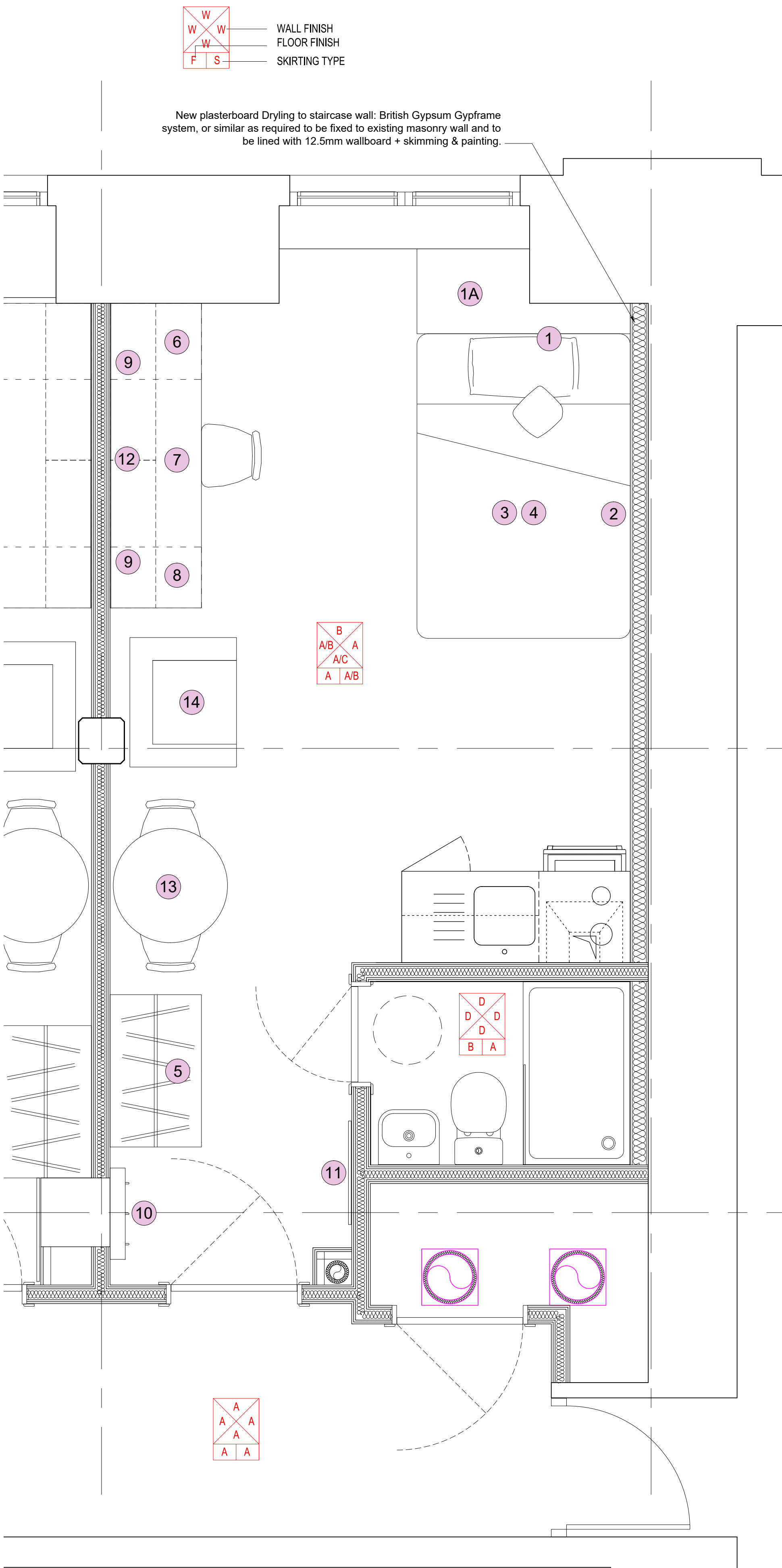
B - Where existing soffit vaulted brick arch have been rendered and painted, render to be retained to avoid damaging structural integrity of floor. Render to be made good and repainted as necessary to contractor design.
- Where soffit / ceiling brickwork is already exposed, brickwork to be cleaned & shotblasted to be exposed & to be made good as necessary, to specialist contractor design. Brickwork pointing to be made good as necessary to match existing. Repairs to structural ceiling / floor to redundant floor penetrations to be made as necessary to structural engineer details. Existing condition of soffits to be confirmed after demolitions of existing suspended ceilings. Feature floor steel beams to be cleaned and made good as required, and to be repainted with fire intumescent coating to RAL 7046 or as identified by paint analysis

TRIMS AND THRESHOLDS

All trims between floor finishes to be supplied by Schluter, Type and finish as required, installation to manufacturer recommendations

ENSUITE

Ensuite floor finishes, sanitaryware, brassware to be installed on proposed layout. Contractor to install patressing on partitions as necessary.
Sanitaryware & brassware to be by Ideal Standard or equal approved. Contractor to submit proposal for Client's approval.
Ideal Standard Wash hand basin 'i.life A 40cm handrinse basin', 1 taphole, semi-pedestal option, size w:400mm x d:360mm.
Ideal Standard WC 'Compact close coupled/back to wall toilet pan', Collection Concept Space, Height 400mm, Width 360mm, Depth 605mm.
Ideal Standard '1200 x 700 x 30mm shower tray' including 655mm x 2000mm wet room panel, idealclean clear glass.
All Ideal Standard sanitary to include all accessories as required, or equal approved. Installation to manufacturer recommendations.
Allow also for:
• Mirror - 6mm thick laminated with concealed fixings. Approximately 600 x 1000 with light above
• 1 nr. coat hook to back of door
• Towel rail
• Wall mounted stainless steel shelf within shower enclosure



Typical Studio Layout Scale 1:20

NOTES

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.
The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996
The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

THIS DRAWING IS SUBJECT TO LISTED PLANNING & BUILDING REGULATION APPROVAL FURTHER INFORMATION / CHANGES MAY BE REQUIRED



Drawing Status: PLANNING

A4	Removed drylining to external walls & updated notes as requested by Planning.	25.01.2023
A3	Updated notes	19.01.2023
A2	Upgraded drylining to external walls to Building Control request	10.01.2023
A1	Updated annotations to Planning request	26.10.2022
A	Planning Issue	04.10.2022
REV	DESCRIPTION	CHECK DATE

CLIENT
Centurion Student Services (UK) Ltd trading as Dwell Student Living

PROJECT
MSV Central Block B, Dwell Student Living Lower Chatham St, Manchester M1 5SX

DRAWING
Typical Studio Layout

SCALE	DATE	DRAWN	CHECKED
A1 @ 1:50	07.2022	PB	
DRAWING NO	CAD REFERENCE NO	REVISION	
C-0520-120		A4	

