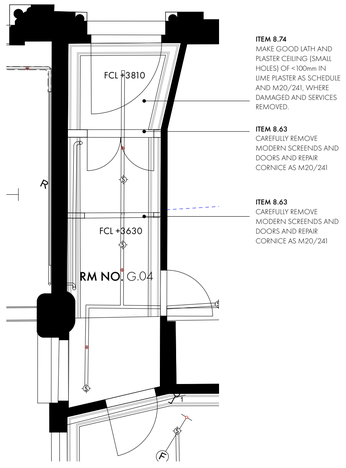
REVISION	DATE	DESCRIPTION
-	22/07/22	INITIAL ISSUE

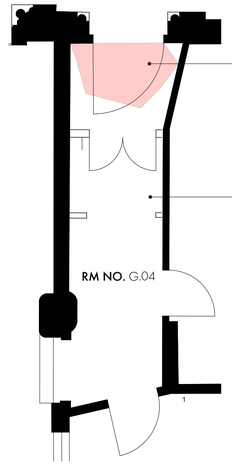


ITEM 8.74
MAKE GOOD LATH AND PLASTER CEILING (SMALL HOLES) OF <100mm IN LIME PLASTER AS SCHEDULE AND M20/241. WHERE DAMAGED AND SERVICES REMOVED.

ITEM 8.63
CAREFULLY REMOVE MODERN SCREENDS AND DOORS AND REPAIR CORNICE AS M20/241

ITEM 8.63
CAREFULLY REMOVE MODERN SCREENDS AND DOORS AND REPAIR CORNICE AS M20/241

REFLECTED CEILING PLAN



ITEM 8.59
CAREFULLY REMOVE EXISTING ENCAUSTIC FLOOR TILES. PROVIDE NEW FLOOR TO MATCH ADJACENT. ALLOW PC SUM FOR MISSING TILES. ALL AS C41/120

ITEM 8.60
CAREFULLY REMOVE CARPET AND OVERBOARDING TO FLOOR ALLOW PC SUM FOR REPAIR

FLOOR FINISHES PLAN

REFER TO **L0100 - L0105** FOR EXISTING PLANS
REFER TO **L1000 - L1009** FOR GENERAL ARRANGEMENT PLANS
REFER TO **L0120 - L0125** FOR SHOWROOM DEMOLITION PLANS
REFER TO **L1600 - L1605** FOR PROPOSED EXTERNAL ELEVATIONS
REFER TO **L0230 - L 0259** FOR INTERNAL REPAIR AND REPLACE WORKS
REFER TO **A2200-A2215** FOR WINDOW REPAIR WORKS
REFER TO **A2301** FOR DOOR REPAIR WORKS

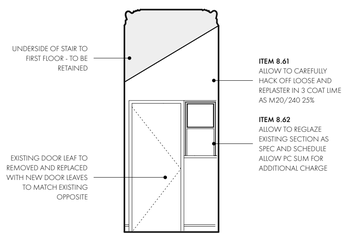
REFER TO CHAMBERS CONSERVATION **REPAIR SoW** FOR ITEMISED REAPIR WORKS
REFER TO CHAMBERS CONSERVATION **REPAIR SPECIFICATION** FOR NBS CLAUSES
REFER TO CHAMBERS CONSERVATION **HISTORIC FABRIC INVENTORY** FOR RETAINED ITEMS

KEY.

ALLOW TO REMOVE ALL EXISTING SERVICES AND MAKE GOOD AS SPECIFICATION, PIECE IN BRICK AS C41/112 OR PATCH LIME PLASTER AS M20/240

PAINTED BRICKWORK TO BE STRIPPED BACK

NEW OPENINGS TO BE MADE IN EXISTING FABRIC. REFER TO DEMOLITION DRAWINGS, STRUCTURAL METHOD STATEMENT AND S.E DETAILS FOR LINTEL SPECIFICATION. ALLOW TO QUOIN UP BRICKWORK AT JAMBS



UNDERSIDE OF STAIR TO FIRST FLOOR - TO BE RETAINED

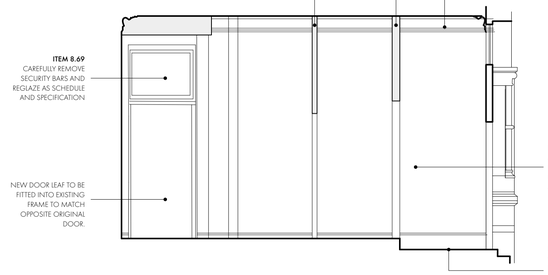
ITEM 8.61
ALLOW TO CAREFULLY HACK OFF LOOSE AND REPLASTER IN 3 COAT LIME AS M20/240 25%

ITEM 8.62
ALLOW TO REGLAZE EXISTING SECTION AS SPEC AND SCHEDULE ALLOW PC SUM FOR ADDITIONAL CHARGE

EXISTING DOOR LEAF TO REMOVED AND REPLACED WITH NEW DOOR LEAVES TO MATCH EXISTING OPPOSITE

ELEVATION A

PHOTOGRAPH 01 - ELEVATION A



ITEM 8.63
CAREFULLY REMOVE EXISTING MODERN PARTITIONS AND MAKE GOOD WHERE CORNICE IS DISTURBED AS SCHEDULE AND M20.

PLASTER CORNICE - TO BE RETAINED.

ITEM 8.69
CAREFULLY REMOVE SECURITY BARS AND REGLAZE AS SCHEDULE AND SPECIFICATION

NEW DOOR LEAF TO BE FITTED INTO EXISTING FRAME TO MATCH OPPOSITE ORIGINAL DOOR.

ITEM 8.65
ALLOW TO CAREFULLY HACK OFF LOOSE AND REPLASTER IN 3 COAT LIME AS M20/240 50%

ITEM 8.59
CAREFULLY REMOVE EXISTING ENCAUSTIC FLOOR TILES. PROVIDE NEW FLOOR TO MATCH ADJACENT. ALLOW PC SUM FOR MISSING TILES. ALL AS C41/120

ELEVATION B

GENERAL NOTES

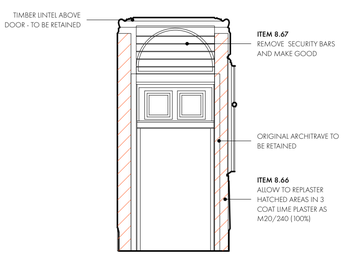
DRAWINGS SHOULD BE READ IN CONJUNCTION WITH SCHEDULE OF WORKS AND SPECIFICATION.

SCHEDULE ALSO CONTAINS OTHER GENERAL REPAIR ALLOWANCES AND SPECIFICATION CROSS REFERENCES NOT NOTED ON DRAWINGS

LINTELS TO BE ASSESSED BY S.E AND TIMBER SPECIALIST ALL TO BE RETAINED AND REPAIRED UNLESS TESTING CONFIRMS THAT THEY ARE COMPROMISED STRUCTURALLY.

REFER TO OMI WINDOW AND DOOR SCHEDULES FOR WORKS TO EXISTING WINDOWS AND DOORS.

ALLOW TO REMOVE ALL EXISTING SERVICES AND MAKE GOOD AS SPECIFICATION, PIECE IN BRICK OR PATCH LIME PLASTER AS M20/240



TIMBER LINTEL ABOVE DOOR - TO BE RETAINED

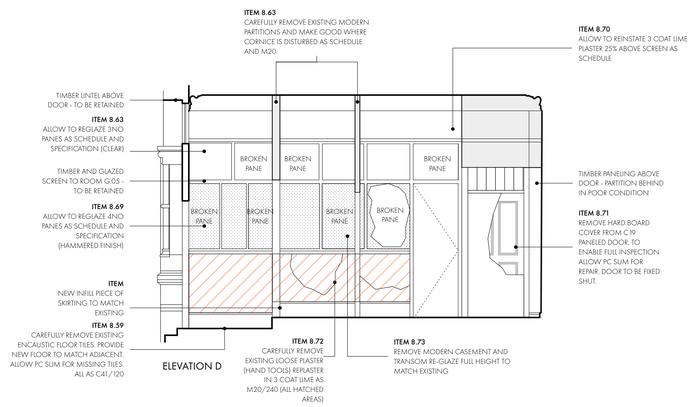
ITEM 8.67
REMOVE SECURITY BARS AND MAKE GOOD

ORIGINAL ARCHITRAVE TO BE RETAINED

ITEM 8.66
ALLOW TO REPLASTER HATCHED AREAS IN 3 COAT LIME PLASTER AS M20/240 (100%)

ELEVATION C

PHOTOGRAPH 02 - ELEVATION C



ITEM 8.63
CAREFULLY REMOVE EXISTING MODERN PARTITIONS AND MAKE GOOD WHERE CORNICE IS DISTURBED AS SCHEDULE AND M20.

ITEM 8.70
ALLOW TO REINSTATE 3 COAT LIME PLASTER 25% ABOVE SCREEN AS SCHEDULE

TIMBER LINTEL ABOVE DOOR - TO BE RETAINED

ITEM 8.63
ALLOW TO REGLAZE 3NO PANES AS SCHEDULE AND SPECIFICATION (CLEAR)

TIMBER AND GLAZED SCREEN TO ROOM G.05 - TO BE RETAINED

ITEM 8.69
ALLOW TO REGLAZE 4NO PANES AS SCHEDULE AND SPECIFICATION (HAMMERED FINISH)

ITEM
NEW INFILL PIECE OF SKIRTING TO MATCH EXISTING

ITEM 8.59
CAREFULLY REMOVE EXISTING ENCAUSTIC FLOOR TILES. PROVIDE NEW FLOOR TO MATCH ADJACENT. ALLOW PC SUM FOR MISSING TILES. ALL AS C41/120

TIMBER PANELING ABOVE DOOR - PARTITION BEHIND IN POOR CONDITION

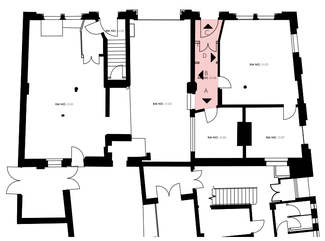
ITEM 8.71
REMOVE HARD BOARD COVER FROM C19 PANELED DOOR. TO ENABLE FULL INSPECTION ALLOW PC SUM FOR REPAIR. DOOR TO BE FIXED SHUT.

ITEM 8.72
CAREFULLY REMOVE EXISTING LOOSE PLASTER (HAND TOOLS) REPLASTER IN 3 COAT LIME AS M20/240 (ALL HATCHED AREAS)

ITEM 8.73
REMOVE MODERN CASEMENT AND TRANSOM RE-GLAZE FULL HEIGHT TO MATCH EXISTING

ELEVATION D

PHOTOGRAPH 03 - ELEVATION D



KEY PLAN

OMI Architects

31 Blackfriars Road, Salford, Manchester, M3 7AQ
+44(0)161 832 3242 / info@omiarchitects.com / www.omiarchitects.com

PROJECT	LAYSTALL STREET – LISTED BUILDING				
DRAWING	REPAIR AND REPLACE ELEVATIONS - ROOM G.04				
DATE	FEB' 22	DRAWN BY	RP	SCALE	1:50 @A1
JOB NO.	1383	DWG.NO.	1383-OMI-00-ZZ-DR-A-L0233--		