

GENERAL CONSTRUCTION NOTES

Specification notes to be read in conjunction with all other construction drawings, details, Mechanical and Electrical Sub-Contractors documentation & drawings

GENERALLY:

- The contractor is to conform to the current fire / health and safety regulations throughout the duration of the works.
- The contractor is to refer to all designers risk assessments and the Health and Safety Plan prior to starting demolition and strip out works, with particular reference to dealing with services and any potentially hazardous material.
- Protect the public and staff from the works and from all associated cables and equipment within the works.
- The contractor is instructed to refer to all available Asbestos information & the type 3 Asbestos survey prior to the commencement of demolitions.
- All construction / demolition works are to be carried out in accordance with regulation 4 of the control of asbestos regulations.
- Where existing ducts are indicated as being demolished or altered the contractor is carry out operations carefully to ensure that any live services are not disturbed during demolitions.
- Any existing drainage connections exposed during demolition works, which are not indicated on the drainage details drawing, are to be brought to the attention of the Architect.

Desk Study / Survey:

Scope: before starting demolition work, examine all available information, carry out a survey of the structures, site and surrounding area. Report and method statements:submit describing; form, condition and details of the structures; form, location and removal methods of any flammable, toxic or hazardous materials; type and location of adjoining and surrounding premises and work treatment areas which may be adversely affected by noise, vibration, dust or removal of structure; identification and location of services above and below ground, including those required for contractors own use ; arrangements for disconnection of services; sequence and method of demolition including details of any specific preweakening; arrangements for protection of personnel and the public, including exclusion of unauthorized persons; arrangements for control of site transport.

Workmanship and Materials:

To comply with the Building Regulations, British Standards, Codes of Practice, and other authoritative documents or technical approval certification including : Construction Products Directive (89 / 106 / EEC), the International Standards Organisation (ISO), the European Committee for Standardisation (CEN), and the British Board of Agreement. All materials shall be used in accordance with the manufacturers instructions and specification. All materials shall be suitable for the purpose they are used. The contractor shall take into account everything necessary for the proper execution of the works, whether or not indicated on the drawings or in this specification. All components to be installed strictly in accordance with the manufacturer's instructions and specification.

Partition Walls:

New internal plasterboard partitions to be constructed as partition legend as indicated on GA drawings. All partitions to be constructed in strict accordance with manufacturers details & recommendations to achieve necessary fire, acoustic and heights as highlighted on GA drawing to ensure that the fire compartment requirements are met. Nogging and pattresses to be provided where necessary for fixing of shelving, notice boards, screens, base and wall units etc. All new partitions to be taken up to structural soffit of floor above unless agreed otherwise. Existing floor assumed to be a raised access floor then the contractor is to check and replicate the existing detail.

Internal Doors - to classroom and corridors

New internal doors to solid core laminated finish. Where noted fire doors to achieve 30mins insulation and integrity to BS476: Part B: 1972 with rebated and pinned brush type seals where noted on schedule and GA Plan. Door frame to be in 44mm side and to suit wall width, Architraves to match existing an be approx. 48 x 19mm Oak with 3mm chamfer. To be read in accordance with door schedule and details. Plant room doors to be acoustic fire rated door sets with a min. 60min. fire resistance and min. 44db sound resistance.

Glazing:

Any glazing less than 800mm above FFL (or 1500mm in a door or side panel) is to be toughened, and to be suitable thickness as specified in regulation N1. Glazing to be in accordance with BSA EN 12600 and Fire Test Requirements of BS 476 Part 2: 1987. All large glazed areas to achieve a Class 1B1.

Switches / Data / Socket Outlets:

Generally, contractor is to assess the existing electrical services and connect new into existing, otherwise, all new switches and socket outlets for lighting and all other electrical equipment are to be provided at 450mm and 1200mm above finished floor level, all to suit the requirements of Approved Document 'M' of the Building Regulations. New socket & switches plates are to be in a contrasting colour to the surface on which they are fixed. Sockets and switches installed in partitions that are fire rated are to be fixed on 'putty pads'.

Electrical Installation:

To be read in conjunction with M & E Sub contractors drawings and specification. All wiring to comply with the current 18th edition of the IEE regulations and to conform to BS: 7671 amendment No. 1 - 2011 and all current guidance notes, on completion test certificates should be obtained covering all aspects of the installation. Sockets and switches provided at appropriate heights between 450mm and 1200mm above finished floor level, all to suit the requirements of approved document 'M' of the building regulations.

Emergency Lighting:

Generally, All emergency lighting fixtures are to be retained. Lighting fixtures to be assessed on site by main contractor and changed upon client request. To ensure all equipment is in accordance with 5266, part 1: 2005. Emergency lighting system to M & E engineers & specialist sub contractors details. Emergency lighting is to be provided to all escape routes in accordance with BS. 5266, part 1: 2005. Emergency lighting system to M & E engineers, specialist sub contractors details.

Fire Alarm Provision:

Generally, All Fire alarms and related services to be retained and adapted unless noted otherwise. Refer to services consultants details & drawings for locations of existing services (including fire alarm / detection system) and details of required stripping out / isolation. All work and installations to comply with the regulations and recommendations of the respective 'board' or 'authority' to the satisfaction of the inspector, and to be in accordance with M & E Consultants drawings and specification.

Heating & Ventilation Design

Heating system to be time and temperature controlled to provide an ambient temperature of 21degrees design relating to heating and ventilation is to be undertaken by a specialist engineer / sub contractor with appropriate recognised qualification. All installation work relating to heating and ventilation is to be undertaken by specialist engineer with appropriate recognised qualification and certified upon completion with copy of the commissioning certificate issued to building control. Operating and maintenance instructions must be given to the owner / occupier on completion.

Fire Compartmentation:

Fire compartmentation / Separation to be created as indicated. Fire stopping & upgrades required to fire compartments (relating directly to this scheme) are to be carried out by FIRAS accredited and certified specialist fire protection sub-contractor. All compartment walls are to extend to the underside of ceiling. Allowance to be made for structural movement between the junction of fire resisting elements. The accredited contractor on completion should supply a sheet which shows the number of the breach, its location and a detailed description and this should be accompanied by a plan layout which shows the location of all breaches. Additionally, all breaches on completion of the repair should have an adhesive label attached showing the appropriate number and this should be photographed. The plans, descriptive sheets and record photographs should on completion be bound into a file and issued.

Visual Contrast:

All internal decor and fittings are to contrast visually with each other, so that the difference in light reflectance value between two adjacent elements of the building, or between an element and a fitting, is greater than 30 points. this is to include walls, floors, skirtings, architraves, doors, ironmongery, grab rails etc., to satisfy approved document part 'M' of the building regulations & BS8300, refer to finishes drawings for further details.

Floors, Finishes & Skirtings:

Generally retainedas existing, new skirtings boards to match profile and finishes as existing.

Protection Of Ductwork:

Where ductwork penetrates fire resisting construction, securely fix mechanical dampers to structure installed where possible within the thickness of the construction. The dampers will be installed allowing for inspection, testing and maintenance of the damper and the actuator. Fire dampers will be classified to BS EN 13501-3 (or BS. 476 part 8 or part 22) and will have the same fire integrity as the wall or floor they penetrate.

Fire Signage & Fire Fighting Equipment:

New fire signage & fire fighting equipment to be provided as part of the refurbishment & alteration works, in accordance with B.S. 5499 : Part 1 : 1984. New fire signage to incorporate 'flame' symbol.

Emergency Lighting & Fire Detection:

Emergency lighting to B.S. 5266 and B.S. 5266 & fire detection system to B.S. 5839 to be provided, in accordance with the M & E Consultants drawings and specifications.

Mechanical & electrical engineering works:

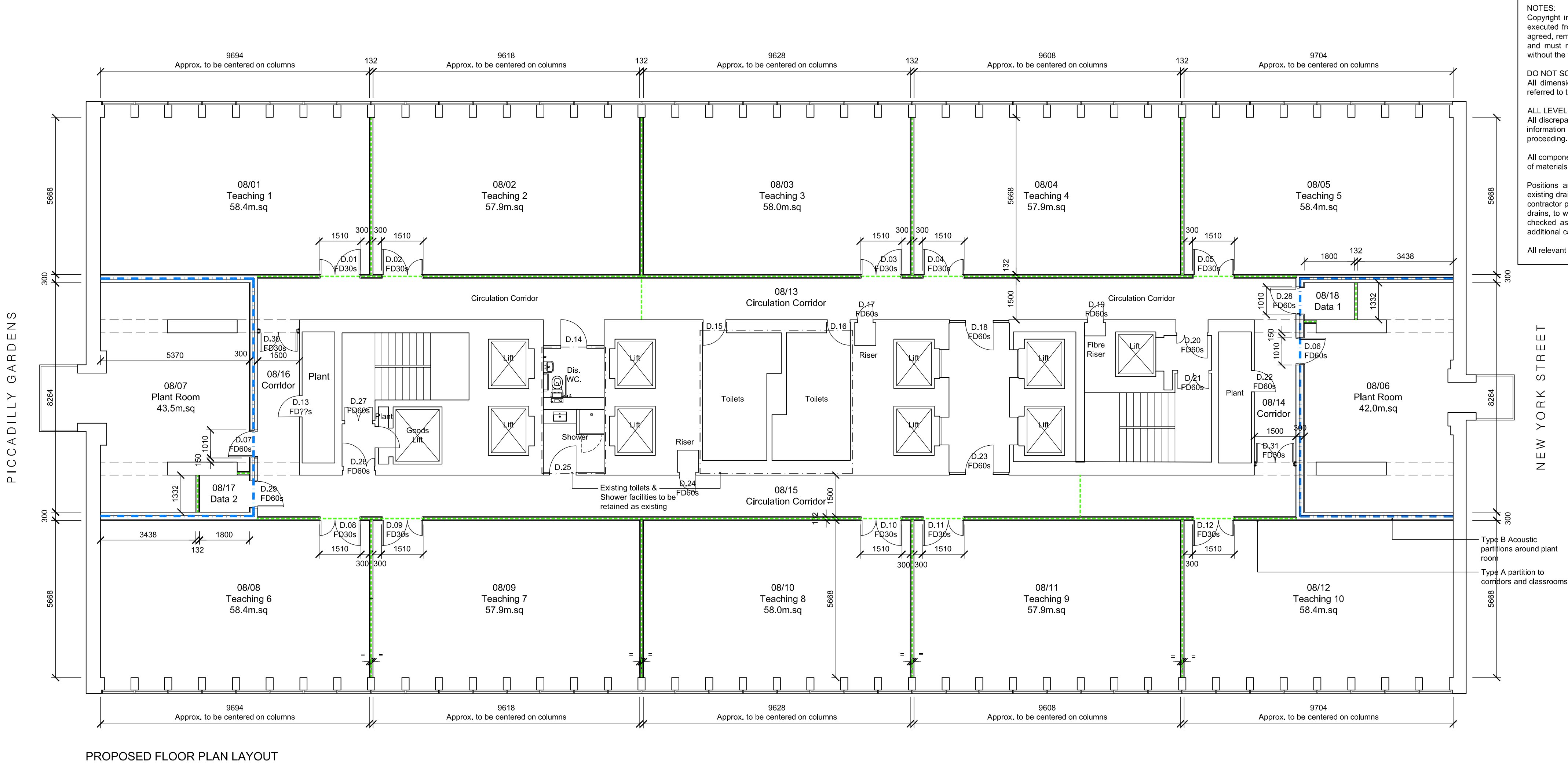
For further details with respect to m & e installations / works refer to consultants drawings, details and specifications.

Drainage:

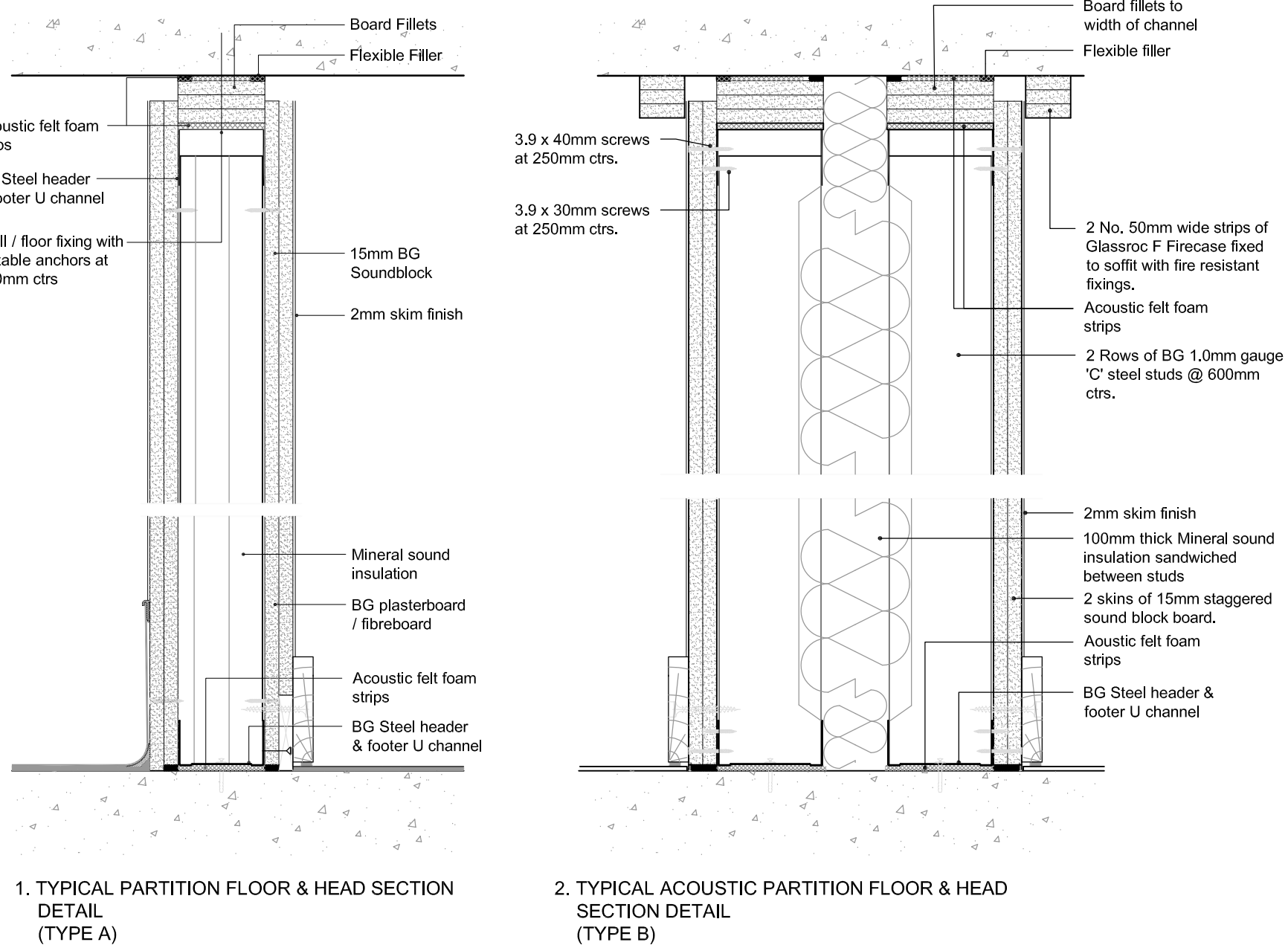
All drainage installations retained as existing.

Frames:

New timber door frames are to be formed from soft/hardwood. Dimensions of finished frame to comply with BS4787: Part 1: 1980. The stops are to be formed integral to the frame. The frames are to be rebated as required to accept fire, blackout or acoustic seals as indicated on the schedule.



PROPOSED FLOOR PLAN LAYOUT



1. TYPICAL PARTITION FLOOR & HEAD SECTION DETAIL (TYPE A)

2. TYPICAL ACOUSTIC PARTITION FLOOR & HEAD SECTION DETAIL (TYPE B)

PARTITION LEGEND

	TYPE A	132mm Full height wall
	TYPE B	300mm Full height wall

British Gypsum Gypwall Quiet with '70AS50' Acoustuds @ 600mm ctrs with 50mm Isover acoustic partition roll APR1200 with 2.no layers of 15mm 'Soundbloc' plasterboard to both sides. to receive skim coat and paint finish or to client details and specifications.

Max '1' high - 57dB - 60mins Fire - Severe Duty

Wall to be carried up to underside of floor / soffit level and securely fixed and sealed at base, firestopped accordingly where indicated on plan using a fire barrier / batts system or similar.

British Gypsum Twin Frame Audio (A326002) (A) (E) comprising of 2 rows of '92S10' 'C' studs @ 600mm centres with Gyproframe 99 FC 50 Cross bracing at 3600mm centres, 100mm Isover cladding roll 40 acoustic insulation, 2. layers of staggered 15mm British Gypsum 'Soundbloc' plasterboard fixed to both sides with skim coat and paint finish. All fixed in accordance with manufacturers details and specifications.

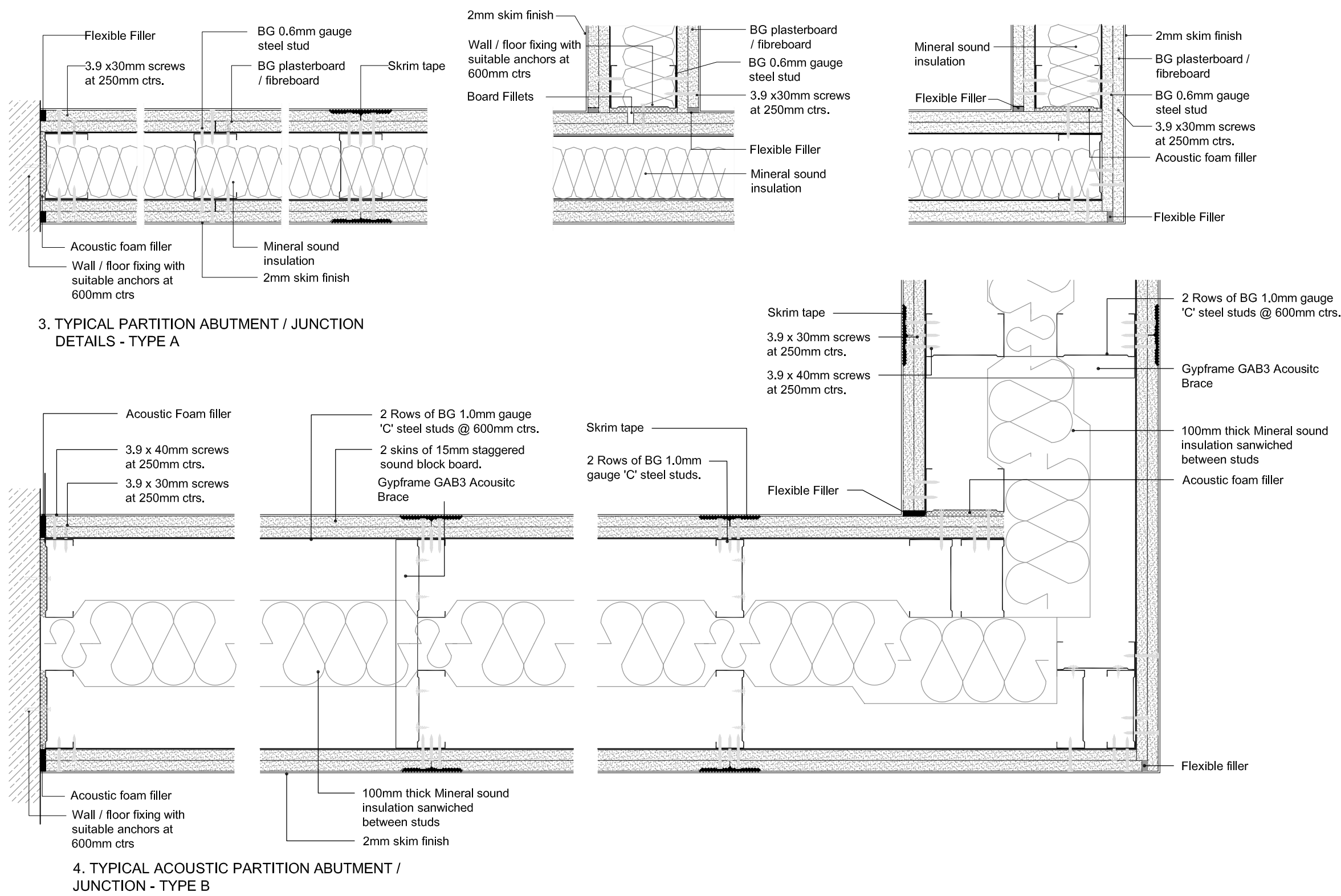
Max '4.0m' high - 69dB - 60mins Fire Integrity & Insulation - Severe Duty

To be carried up to underside of floor construction and sealed for fire and acoustic

Notes:

Partition details & #Specifications indicate skim finish. If preferred, boards can be tapered edge and joints taped and filled.

Pattresses to be installed to teaching screen position. As shown on drawing 3004



3. TYPICAL PARTITION ABUTMENT / JUNCTION DETAILS - TYPE A

4. TYPICAL ACOUSTIC PARTITION ABUTMENT / JUNCTION - TYPE B

NOTES:
Copyright in all documents prepared by the architect and any works executed from these documents and drawings, shall unless otherwise agreed, remain the property of the architect and must not be reproduced by, lent or disclosed to, a third party without the written consent of Good and Tillotson.
DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architect before proceeding.
ALL LEVELS TO BE CHECKED ON SITE.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architect before proceeding.
All component sizes and references to be checked prior to the ordering of materials.
Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure they are suitable to accommodate additional capacity and the type of effluent being connected.
All relevant boundary positions are to be checked prior to proceeding.

PICCADILLY GARDENS

NEW YORK STREET

Type B Acoustic partitions around plant room
Type A partition to corridors and classrooms

Rev Revision Int. Date

Client:

University of Law

Project:

City Tower, Manchester - Additional Teaching Rooms

Location:

City Tower
8th Floor
2 New York St,
Manchester
M1 4HJ

Good & Tillotson Chartered Architects

2 The Studios,
318 Chorley Old Road,
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BL1 4JH

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Drawing Title:

Proposed General Arrangement Plan &
Partition Set Out

G&T Job No: Scale: Drawn: Checked: Date:

2209 1:100 @ A1 MJG RPW 02.08.22

Drawing Purpose: Status: Revision:

Construction

BIM Project: Origin: Zone: Level: Type: Note: Dwg No:

2209-GTA-XX-08-DR-A-3003