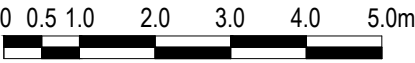


DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
COPYRIGHT PROTECTED.



Scale 1:100

FOR TENDER
DO NOT USE FOR CONSTRUCTION

GENERAL TENDER NOTES:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, SIGNAGE ETC.

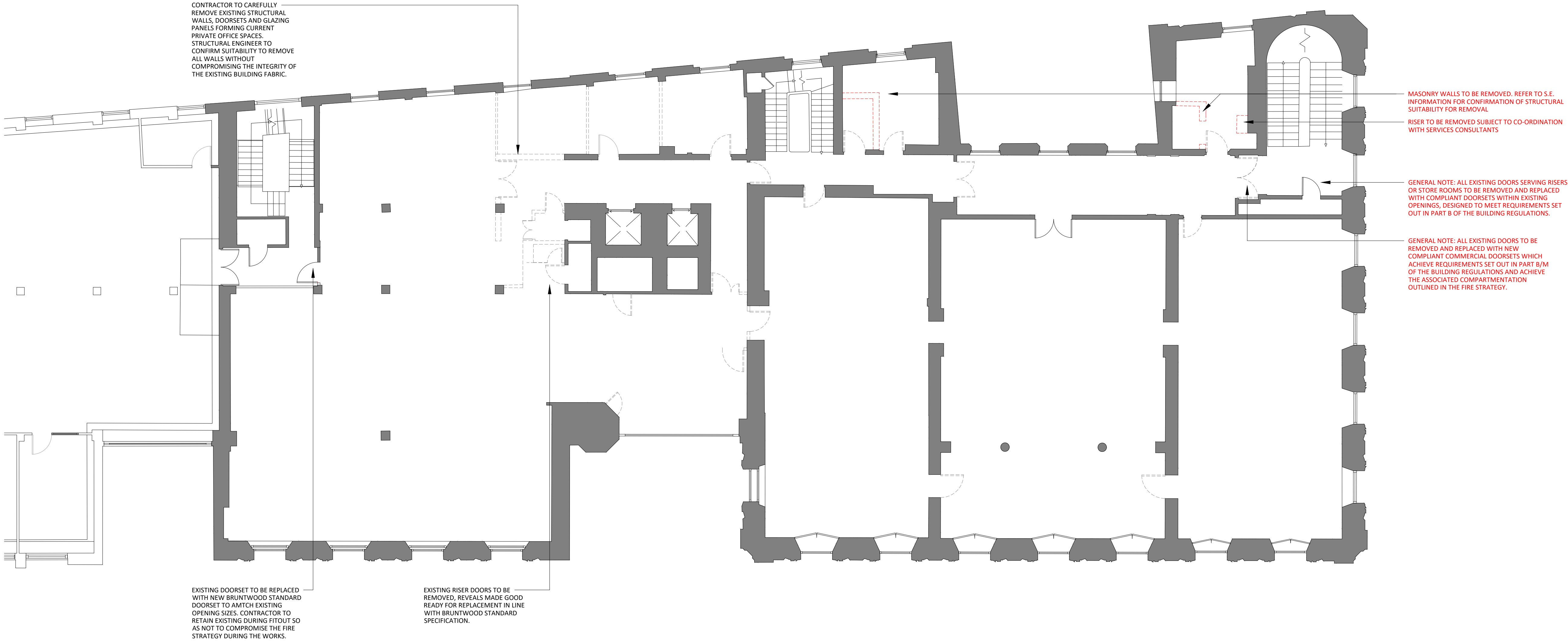
DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING STAGE 4 INFORMATION:

- STRUCTURAL ENGINEER'S DESIGN & RECOMMENDATIONS (DWLP)
- HERITAGE REPORT (PAUL BUTLER ASSOCIATES)
- M&E AND FIRE STRATEGY (HILSON MORAN)

DEMOLITION NOTES:

- ALL STRIPOUT AND DEMOLITION WORKS TO BE UNDERTAKEN WITH DUE CARE & DILIGENCE TOWARDS THE HERITAGE ASSETS AND ORIGINAL FABRIC OF THE BUILDING
- WHERE POSSIBLE CONTRACTOR TO REMOVE ANY PARTITIONS, FIXINGS, ENCASEMENT, PIPEWORK AND SERVICES, PANELLING, ETC BY HAND TO ENSURE MINIMAL RISK TO THE ORIGINAL FABRIC OF THE BUILDING
- ENSURE ALL HIGH LEVEL DECORATIVE MOULDINGS, CORNICES AND FEATURES ARE RETAINED AND NO FURTHER DAMAGE IS CAUSED TO THE ORIGINAL FABRIC
- ANY WORKS AROUND ORIGINAL COLUMNS TO BE UNDERTAKEN WITH CARE TO ENSURE NO FURTHER DAMAGE INCURRED TO THE ORIGINAL FABRIC
- DRAWINGS TO BE READ IN CONJUNCTION WITH SUPPLEMENTARY PLANNING INFORMATION, DRAWINGS & SCHEDULES
- PRIOR TO ANY WORKS COMMENCING, DETAILED SURVEYS TO BE UNDERTAKEN WITH ASSESSMENT CARRIED OUT OF THE AREAS TO BE DEMOLISHED AND SUPPORTING SUBSTRUCTURE/BELOW GROUND SUPPORT REVIEWED BY STRUCTURAL ENGINEER
- CONTRACTOR TO IMMEDIATELY NOTIFY PROJECT TEAM OF ANY HERITAGE ASSETS DISCOVERED AS PART OF STRIP OUT AND ENSURE NO DAMAGE IS CAUSED PRIOR TO INSPECTION AND ASSESSMENT ALONGSIDE HERITAGE CONSULTANTS
- SURVEY TO BE UNDERTAKEN TO DETERMINE LOCATION OF ALL SERVICES, BOTH ABOVE AND BELOW GROUND, INCLUDING THOSE REQUIRED FOR CONTRACTOR'S USE AND IF NECESSARY, PRECAUTIONS UNDERTAKEN BY TRAINED AND COMPETENT PROFESSIONALS TO ARRANGE FOR THE SAFE DISCONNECTION AND REMOVAL
- IDENTIFY AND LOCATE ALL FLAMMABLE, TOXIC AND HAZARDOUS MATERIALS, INCLUDING LEAD-BASED PAINT. CONTRACTOR TO PROVIDE DETAILED METHOD STATEMENT FOR THE SAFE REMOVAL, TREATMENT AND DISPOSAL OF UNSAFE MATERIALS.
- CONTRACTOR TO PROVIDE MANAGEMENT PLAN FOR THE POTENTIAL REUSE/RECYCLING OF REDUNDANT MATERIALS AND A TEMPORARY STORAGE PLAN
- ALL WORKS TO BE UNDERTAKEN WHICH ARE LIKELY TO AFFECT THE EXISTING/NEW SERVICES MUST BE CARRIED OUT IN ACCORDANCE WITH BYELAWS AND REGULATIONS OF THE RELEVANT STATUTORY AUTHORITY.
- EXISTING SERVICES LIKELY TO BE AFFECTED BY THE WORKS/ARE WITHIN THE WORKING AREA ARE TO BE IDENTIFIED AND MARKED IN ACCORDANCE WITH THE NATIONAL JOINT UTILITIES' GUIDELINES ON THE POSITIONING AND COLOUR CODING OF UNDERGROUND UTILITIES' APPARATUS' GUIDELINES.
- DRAINS AND ASSOCIATED MANHOLES, INSPECTION CHAMBERS, GULLIES, VENT PIPES AND FITTINGS MUST BE PROTECTED THROUGHOUT THE WORKS.
- CONTRACTOR TO MAINTAIN NORMAL FLOW DURING THE WORKS AND LEAVE CLEAN AND IN WORKING ORDER AT COMPLETION OF THE WORKS.
- SERVICE BYPASS CONNECTIONS - CONTRACTOR TO PROVIDE AS NECESSARY TO MAINTAIN THE CONTINUITY OF SERVICES TO OCCUPIES AREAS OF THE SITE ON WHICH THE DEMOLITION/DECONSTRUCTION IS BEING UNDERTAKEN AND TO ADJOINING SITES/PROPERTIES. ENSURE A MINIMUM OF 72 HOURS NOTICE IS PROVIDED TO NEIGHBOURS IF A SHUTDOWN IS NECESSARY DURING THE PROJECT
- IF ANY DAMAGE IS CAUSED TO SERVICES DURING THE CONTRACTED WORKS, THE CONTRACTOR MUST NOTIFY RELEVANT SERVICE AUTHORITIES AND THE OWNER/OCCUPIER OF THE SITE. ONCE DAMAGE ASSESSMENTS ARE UNDERTAKEN AND COMPLETED BY THE RELEVANT PROFESSIONALS THEN REPAIRS MUST BE COMPLETED TO THE STANDARDS SET BY THE RELEVANT SERVICE AUTHORITY OR OWNER.
- DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH BS6187
- PARTLY DEMOLISHED STRUCTURES MUST BE LEFT IN A SAFE AND STABLE CONDITION BY THE CONTRACTOR, WITH ADEQUATE TEMPORARY SUPPORT AT EACH STAGE TO PREVENT RISK OF UNCONTROLLED COLLAPSE. MAKE SECURE OUTSIDE OF WORKING HOURS.
- TEMPORARY WORKS - CONTRACTOR TO PREVENT OVERLOADING DUE TO DEBRIS
- CONTRACTOR TO PREVENT ACCESS BY UNAUTHORISED PERSONS DURING THE WORKS AND OUT OF HOURS
- ANY AREA WHERE THERE IS A RISK OF FALLING (SLAB OPENINGS, EXPOSED EDGES) MUST BE GUARDED AT ALL TIMES. A MANAGEMENT PLAN AND RISK ASSESSMENT SHOULD BE PROVIDED BY THE CONTRACTOR FOR REVIEW BY THE PRINCIPAL DESIGNER PRIOR TO WORKS BEING UNDERTAKEN. ALL TEMPORARY BARRIERS MUST BE DESIGNED TO WITHSTAND THE LOADING REQUIREMENTS SET OUT IN THE BUILDING REGULATIONS AND DETERMINED BY THE BUILDING CONTROL OFFICER/AUTHORITY
- CONTRACTOR TO PROTECT THE DAMP PROOFING DURING THE WORKS AND AVOID ALL UNNECESSARY DAMAGE. ALLOW FOR REPAIRS TO THE EXISTING DAMP PROOFING IF REQUIRED

ALL STRUCTURAL ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.



01 SECOND FLOOR BUILDERS WORKS AS PROPOSED
022 SCALE - 1:100 @ A1 PLAN

NOTE: **RED NOTATION** / DASHED LINE DENOTES PROPOSED STRIPOUT WHICH IS SUBJECT TO PLANNING PERMISSION AND ARCHITECT / PLANNING CONSULTANT ADVISES AGAINST REMOVAL UNTIL FULL PLANNING APPROVAL IS RECEIVED FROM MCC.
BLACK NOTATION / DASHED LINE DENOTES PROPOSED STRIPOUT WHICH WAS PREVIOUSLY DETERMINED TO HAVE LITTLE / NO HERITAGE VALUE AND APPROVED FOR REMOVAL BY MCC AS PAR OF INITIAL APPRAISAL PRIOR TO PLANNING SUBMISSION.

4.00	04/04/22	ISSUED FOR TENDER	ARB	FWF
REV	DATE	DESCRIPTION	DRAWN	CHECKED

A

X

I

ADDRESS

TELEPHONE

EMAIL

COMPANY No

41 SOUTH KING STREET, MANCHESTER, M2 6DE

+44 (0)161 879 7357

www.aki.studio

11847325

CLIENT

bruntwood

PROJECT

BRUNTWOOD
38 MOSLEY STREET
MANCHESTER M2 3AZ

DRAWING REFERENCE

SECOND FLOOR PLAN
BUILDERS WORKS SCHEDULE
AS PROPOSED

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
20 - 059	1:100@A1	14.01.22	ARB	SO

DRAWING No	STAGE	REV
AX1 - 022	4	00