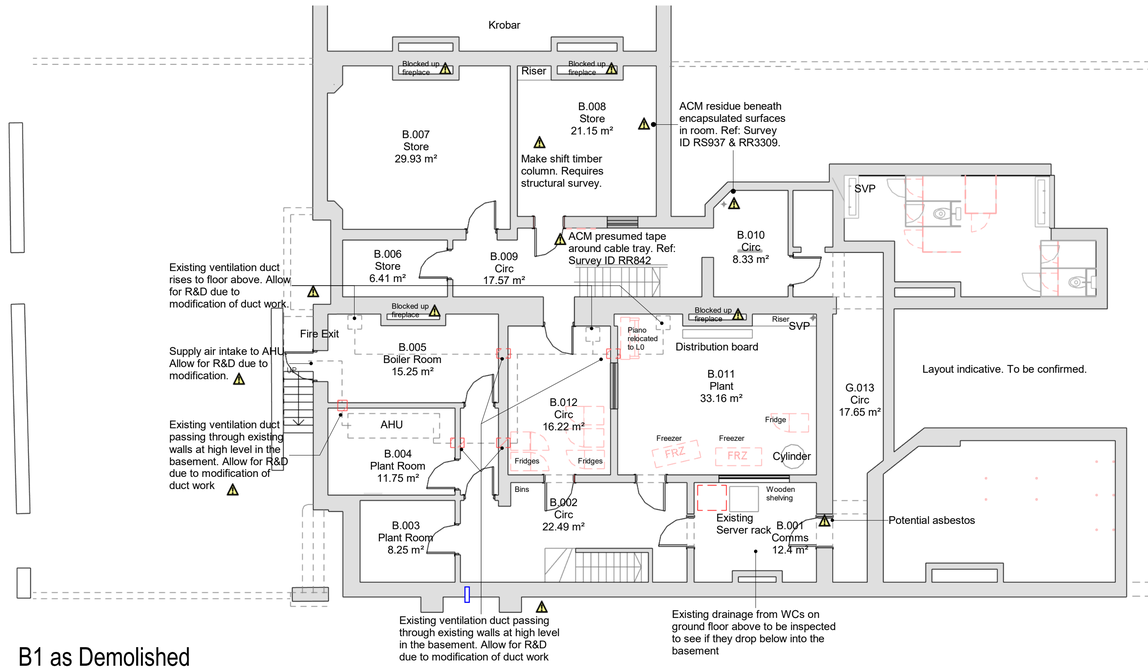


B1 as Demolished

1 : 100 @ A1

- R&D survey required for fire remediation works to basement
- Assess the basement for harmful micro-organisms, bird droppings or noticeable precense of animals, specifically rats to avoid risk of disease.
- The works in the basement should not produce lead dust, fume or vapour. Do not voluntarily strip, blast or burn off paint. Parts of the basement paint are also encapsulating asbestos. Refer to plan.
- As the basement is a confined space without ventilation do not use products containing isocyanates.
- Fridges and freezer are to be removed. Refrigerants can be toxic and flammable and due care is required not to damage the units.
- Removal of heavy loads within the basement will require proffesional removal teams and method statements submitting for review to avoid the risk of injury.
- To avoid legionella drain water systems during works to prevent water stagnation.
- Avoid cutting materials within the basement to control dust. Opening up works require dust control and all to wear appropriate PPE. Avoid dry sweeping within the basement.
- The existing gas operated ovens requires disconnection. Please refer to MEP drawings for advise on disconnection.

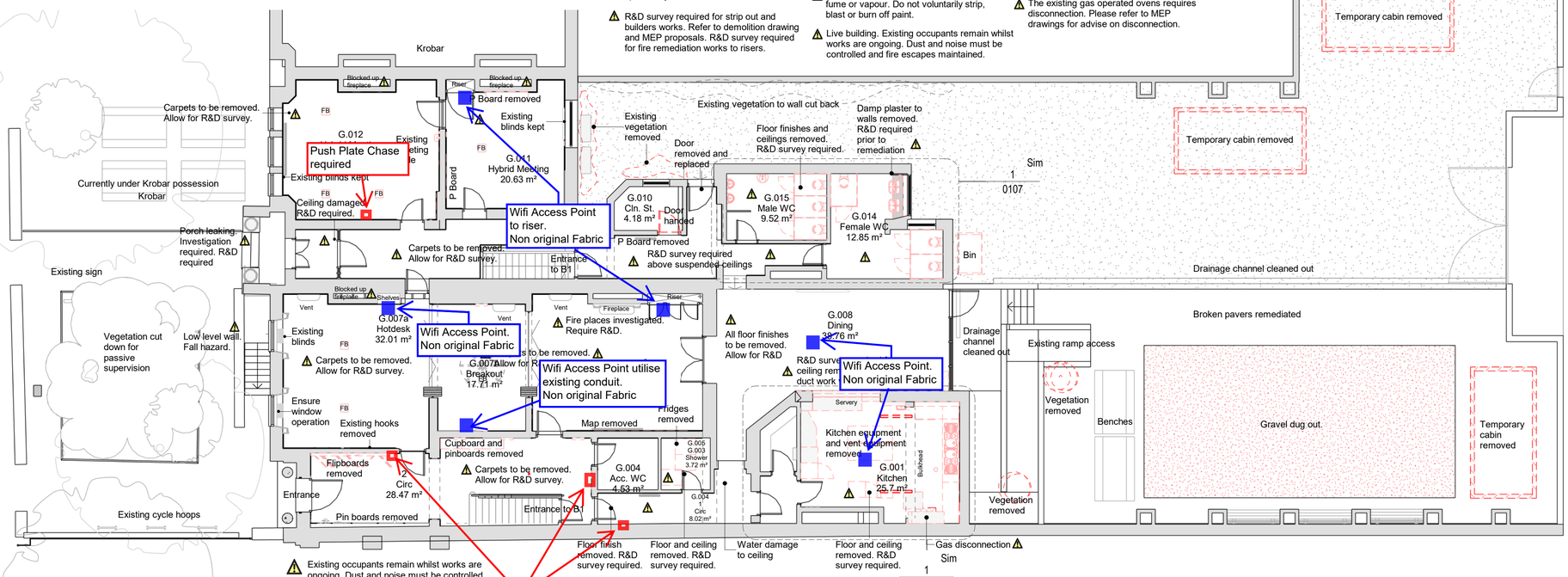
Works within the Scope of Works Areas

GENERALLY: STRIP OUT, REPAIRS AND ASSOCIATED WORKS

GA plans to be read in conjunction with individual room information. The following works are applicable to all areas within the scope of works:

1. Contractor to visit site prior to tendering to ascertain the extent and nature of the strip out. Contractor to ascertain type and extent of floor finishes, partitions etc during the visit. No claims shall be accepted for items that were identifiable during the visit.
2. Contractor to note that the scope of work areas identified in the architectural set of information relates to architectural works only. Contractor to check the M&E scope of works and to ascertain areas of M&E works that will be additional to those identified by the architectural pack. Contractor to assess all M&E routes and identify extent of break out and making good.
3. Contractor to take into account any discrepancies in floor screed thicknesses where walls are removed to ensure levelled floors meet the tolerances identified by British Standards.
4. Contractor to allow for levelling screeds where flooring is removed.
5. By the time the contractor takes possession of the site, all loose furniture should have been removed. Should any furniture have been left behind contractor to seek further instruction from the CA.
6. All fixed existing whiteboards, noticeboards, artwork etc to be carefully stripped out and set aside for reuse. Strip-out existing AV equipment and screens as identified by AV specialist.
7. Any stripped out ironmongery to be removed set aside for the University.
8. With the exception of fire signage, all signage identifying room names to be stripped out and set aside for the University.
9. Existing fire extinguishers to be removed and set aside for reuse.
10. For strip out of existing services refer to M&E information.
11. During the works the Contractor is to manage health and safety risks of site and at hand over the Client will become responsible for managing any residual safety risks of the incomplete building. To facilitate this, a residual risk register is to be provided by the Contractor at handover and the Contractor is to agree, in advance of handover, the extent of temporary protection measures that will be left in-situ and transferred to the Client. Included in this shall be an agreement of how risks to site works and visitors from fire and falling from height are to be managed where riser doors/walls are removed.
12. Any existing riser access platforms are to be managed as temporary works by the relevant co-ordinator & supervisor. If in doubt they should be managed as fragile coverings.
13. Asbestos has been identified, refer to asbestos report. Contractors should remain vigilant. Any additional asbestos identified or suspected to be notified to the client.
14. The contractor should treat waste from the strip out as potentially hazardous waste and take the necessary precautions and steps regarding the removal and disposal. These elements include, but not be limited to, the following issues:

- Boarding, existing partitions and sheeting
- Insulating products
- Grouts and mortars
- Existing ductwork and cabling
- Existing structural or lead painted metalwork
- Materials generally contaminated with vermin carcass' and excrement
- Sealant and fillers



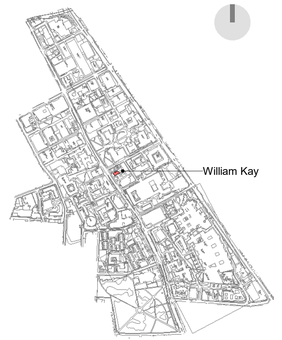
L0 as Demolished

1 : 100 @ A1

- Upon any fireplace investigations assess for harmful micro-organisms, bird droppings or noticeable precense of animals, specifically rats to avoid risk of disease.
- R&D survey required for strip out and builders works. Refer to demolition drawing and MEP proposals. R&D survey required for fire remediation works to risers.
- To avoid legionella drain water systems during works to prevent water stagnation.
- The works should not produce lead dust, fume or vapour. Do not voluntarily strip, blast or burn off paint.
- Live building. Existing occupants remain whilst works are ongoing. Dust and noise must be controlled and fire escapes maintained.
- Fridges and freezer are to be removed. Refrigerants can be toxic and flammable and due care is required not to damage the units.
- The existing gas operated ovens requires disconnection. Please refer to MEP drawings for advise on disconnection.
- Existing occupants remain whilst works are ongoing. Dust and noise must be controlled and fire escapes maintained.

NOTES

1. Do not scale from this drawing.
2. All measurements are in millimetres unless stated otherwise.
3. This drawing is to be read in conjunction with the specification and all relevant Architectural, Electrical, Mechanical and Structural drawings.
4. (c) University of Manchester this drawing must not be reproduced without permission.
5. Directorate of Estates and Facilities to be notified of any discrepancies.



0 2m 4m 8m

1:100 @ A1

Plans shown as indicative. Survey required. Plans have been drawn using UoM existing asset drawings.

Any MEP shown is as indivative and not to be used for pricing and construction.

Denotes area of strip out

Wifi upgrade - non original fabric

Chase required - Original fabric

Rev	Description	Date	By	Auth
P02	Updated R&D notes for MEP works as advised by TetraTech.	14-02-25	JL	JL
P01	First issue. Issued for comments.	29-10-24	JL	JL

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Drawing Status: PRELIMINARY

Project: UoM NZC Decant Works - 5668

Building Name: William Kay House
Building No.: 016AA
Site Name: William Kay House
Sub Site Name: Oxford Road
Drawing Title: William Kay B1 & L0 as Demolished

PM	Drawn	Checked	Authorised
ME	JL	FW	HMA

Scale @A1	Date	Date	Date
1:100	06-02-2024	06-02-2024	06-02-2024

Drawing Number: 5668-HMA-WK-ZZ-DR-A-0501
Revision: P02

Original Drawing Paper Size 841mm x 594mm

28/02/2025 17:20:18

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