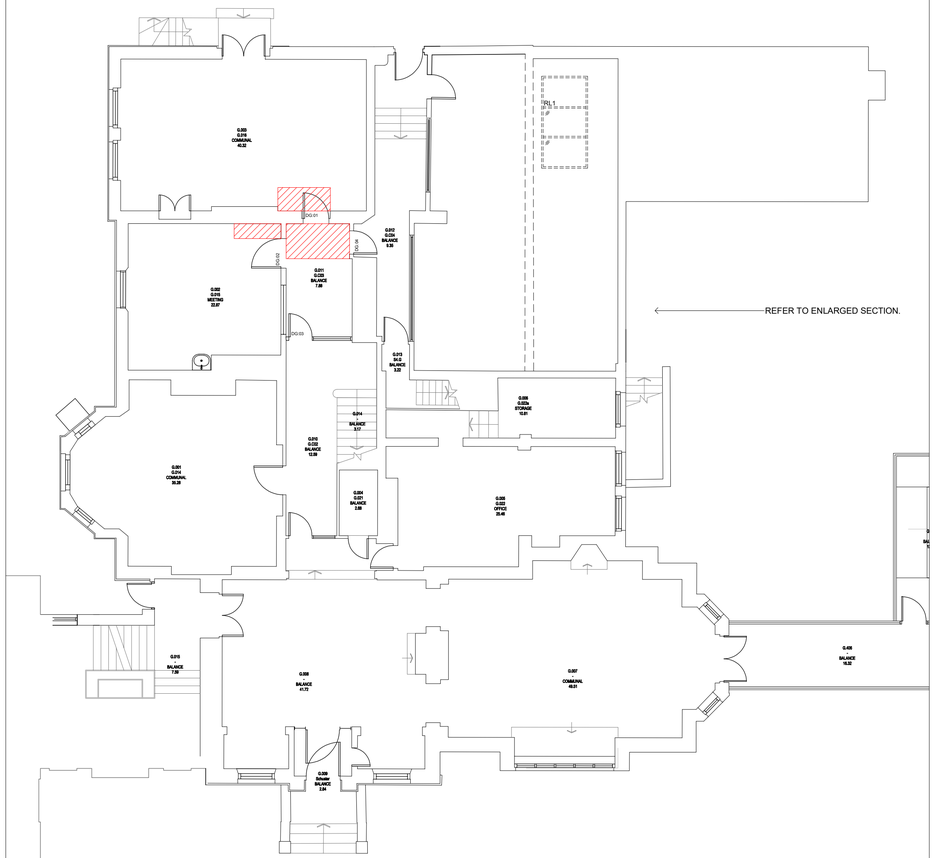
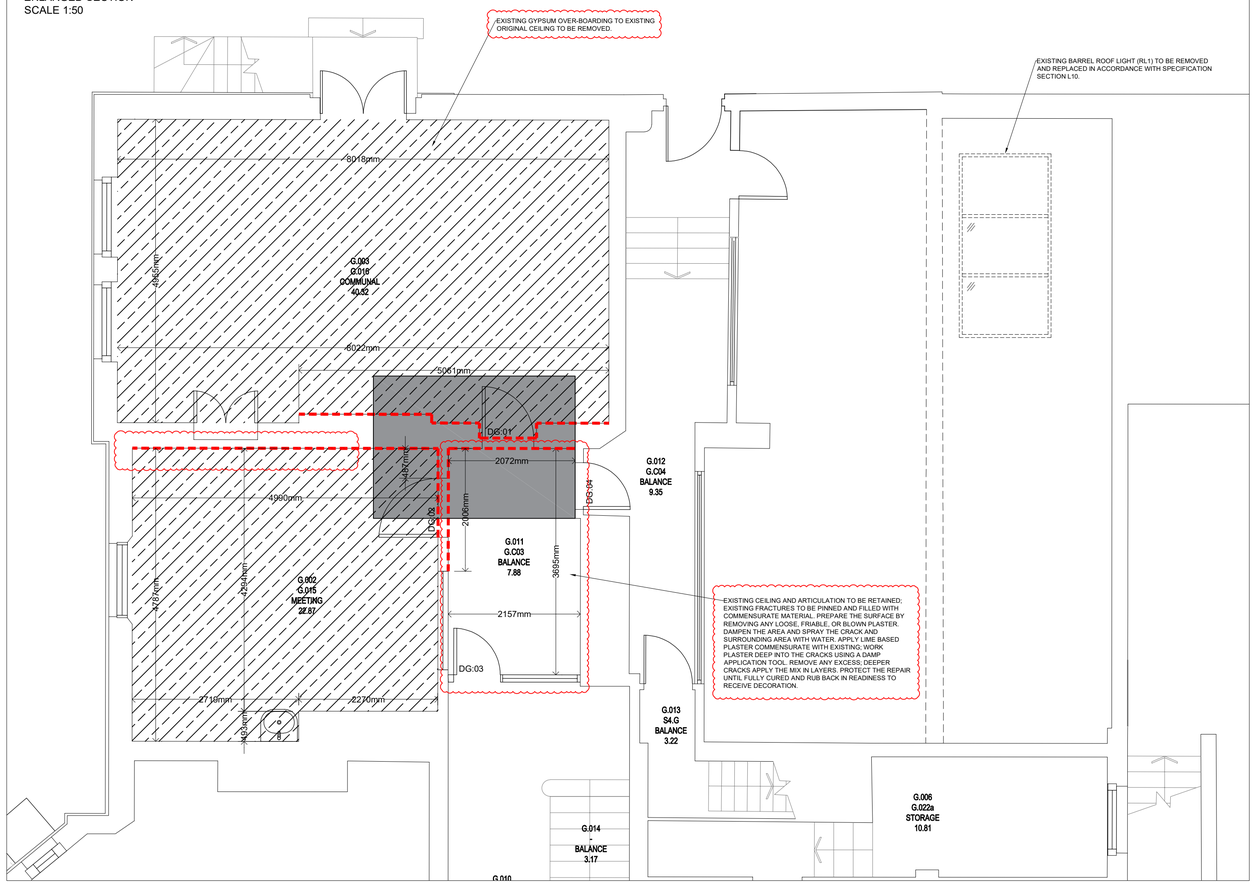
GROUND FLOOR LOCATION PLAN
SCALE 1:100



GROUND FLOOR ARRANGEMENT PLAN
ENLARGED SECTION
SCALE 1:50



MATERIAL AND WORKMANSHIP NOTES:

FLOORING SCHEDULE:

G.002 - SUPPLY AND INSTALL NEW SHEET CARPET
G.003 - EXISTING POLISHED TIMBER FLOOR TO BE RETAINED AND RE-CONDITIONED.
G.011 - SUPPLY AND INSTALL NEW SHEET CARPET

ALL FLOORING TO BE INSTALLED IN ACCORDANCE WITH SPECIFICATION SECTION M50 AND THE MANUFACTURERS REQUIREMENTS.

WHERE REQUIRED ALLOW FOR REMOVING EXISTING TIMBER FLOORBOARDS IN ORDER TO FACILITATE OTHER WORKS (I.E. JOIST REPLACEMENT ETC.). EXISTING BOARDS UNAFFECTED BY DECAY ARE TO BE RETAINED ON SITE AND REINSTATED PRIOR TO RECEIVING NEW COVERINGS. DEFECTIVE / ROTTEN BOARDS ARE TO BE REPLACED TO MATCH EXISTING PROFILE.

TO ALL ROOMS / AREAS AS IDENTIFIED SUPPLY AND INSTALL NOMINAL 6MM PARTICLEBOARD OVER EXISTING FLOORBOARDS FIXED DOWN AT 150-200MM CENTRES. SUPPLY AND INSTALL NEW SHEET CARPET FLOOR COVERINGS INCLUDING ASSOCIATED UNDERLAY, CARPET GRIPPERS AND TRANSITION STRIPS AT THRESHOLDS AND BETWEEN FLOORING TYPES ALL IN ACCORDANCE WITH SPECIFICATION SECTION M50 AND THE MANUFACTURERS RECOMMENDATIONS.

TO ALL ROOMS / AREAS AS IDENTIFIED SUPPLY AND INSTALL NOMINAL 6MM PARTICLEBOARD OVER EXISTING FLOORBOARDS FIXED DOWN AT 150-200MM CENTRES. APPLY PROPRIETARY SELF-LEVELING SCREED IN ACCORDANCE WITH SPECIFICATION SECTION M10. SUPPLY AND INSTALL NEW SLIP RESISTANT VINYL FLOORING AND TRANSITION STRIPS AT THRESHOLDS AND BETWEEN FLOORING TYPES ALL IN ACCORDANCE WITH SPECIFICATION SECTION M50 AND THE MANUFACTURERS RECOMMENDATIONS; ALLOW FOR COMPLIMENTARY WELD ROD TO ALL SEAMS AND CLEAR MASTIC SEALANT AND JUNCTION WITH SKIRTING / BASE UNITS; TO

TO ROOMS IDENTIFIED DRUM SAND EXISTING TIMBER FLOOR (SANDING ALONG THE GRAIN OF THE WOOD) FILLING GAPS WITH PROPRIETARY FILLER, CLEANING, PREPARE SURFACES AND APPLY CLEAR INTERNAL FLOOR VARNISH IN ACCORDANCE WITH SPECIFICATION SECTION M60.

DECORATIONS:

PREPARE ALL NEW PLASTERED SURFACES (WALLS AND CEILINGS) IN READINESS TO RECEIVE NEW DECORATIONS. ALL SURFACES ARE TO BE SUITABLY FILLED WHERE NECESSARY AHEAD OF DECORATION TO REMOVE INDENTATIONS, BLEMISHES ETC. TO ENSURE A SMOOTH FINISH IS ACHIEVED.

ALL NEW AND EXISTING PLASTER WORK (WALLS; CEILINGS, ARTICULATION) TO BE DECORATED WITH VAPOUR PERMEABLE MINERAL BASED PAINT IN ACCORDANCE WITH SPECIFICATION SECTION M60 AND THE MANUFACTURERS REQUIREMENTS; TO
- G.002
- G.003
- G.011

ALL NEW AND EXISTING PREVIOUSLY DECORATED JOINERY TO BE DECORATED IN ACCORDANCE WITH SPECIFICATION SECTION M60 AND THE MANUFACTURERS REQUIREMENTS; TO
- G.002
- G.003
- G.011

JOINERY:

WHERE REQUIRED IN ORDER TO FACILITATE THE PROPOSED WORKS CAREFULLY REMOVE EXISTING ITEMS OF JOINERY (I.E. DOORS, SKIRTING, ARCHITRAVES ETC.) AND RETAIN FOR RE-INSTATEMENT, UPON COMPLETION OF ASSOCIATED WORKS (I.E. PLASTER REPAIRS, FLOORING, TIMBER REPAIRS ETC.) REINSTATE TO ORIGINAL POSITIONS AND PREPARE IN READINESS FOR RE-DECORATION AS REQUIRED.

CEILINGS:

SCOPE OF WORKS AND EXTENT TO BE READ IN CONJUNCTION WITH HALESTONE PLASTER SURVEY REPORT (REF: PN9140_Halestone_Report 01_ St Anselm Hall_Plaster Survey).

TO AREAS IDENTIFIED REMOVE EXISTING PLASTER ONLY TO LATHE AND PLASTER CEILINGS AND DISPOSE OF MATERIALS ARISING FROM SITE. EXISTING TIMBER LATHING ARE TO BE RETAINED AND SECURED TO EXISTING JOISTS AS REQUIRED. AS REQUIRED WHERE EXISTING LATHING HAS FAILED / DETERIORATED / DECAYED ALLOW FOR PROVIDING NEW / ADDITIONAL LATHING IN ACCORDANCE WITH SPECIFICATION SECTION M20; 30-38x6mm RIVEN LATHS PREFERRED; SPACED 8-10mm APART IN STRAIGHT LINES; JOINTS 3mm WIDE CENTRED OVER SUPPORTS STAGGERED NOT MORE THAN EVERY EIGHTH LATH FIXED WITH 25mm (MIN.) GALVANISED CLOUT NAILS.

EXISTING SOUND SECTIONS OF CEILING PLASTER AND CEILING ARTICULATION WHERE NOT DAMAGED IS TO BE RETAINED IN-SITU WITH EXISTING CEILING TO BE REMOVED CUT AWAY ALLOWING FOR UNDERCUTTING AND JOINTING WITH RETAINED SECTIONS. EDGES OF THE REMOVED SECTIONS ARE TO BE CUT OUT TO A SQUARE / RECTANGULAR AREA WITH STRAIGHT EDGES WITH A SLIGHT UNDERCUT TO RETAINED SECTIONS.

APPLY NEW LIME PLASTER TO TIMBER LATHE CEILING IN ACCORDANCE WITH SPECIFICATION SECTION M20. LIME-BASED SYSTEM TO BE NHL 3.5 ST ASTIER OR EQUIVALENT APPROVED.

LATHES TO BE DAMPENED WITH FINE MIST SPRAY; BASE COAT TO BE PUSH FIRMLY THROUGH THE LATHS TO ENSURE 'STRONG 'NIB' KEY; SCRATCH COAT TO BE APPLIED WHILE BASE COAT IS STILL 'GREEN' ALLOWING FOR A SCRATCHED KEY FOLLOWED BY FINAL FINISHING COAT SMOOTHED AND PREPARED FOR DECORATION.

WHERE EXISTING CEILING ARTICULATION (I.E. CORNICES, RIBS ETC.) ARE TO BE REPLACED AS A RESULT OF THE PRESCRIBED CEILING PLASTER REPLACEMENT NEW CASTING ARE TO BE PROVIDED USING THE MOULDINGS / TEMPLATES TAKEN.

WALL LININGS:

SCOPE OF WORKS AND EXTENT TO BE READ IN CONJUNCTION WITH HALESTONE PLASTER SURVEY REPORT (REF: PN9140_Halestone_Report 01_ St Anselm Hall_Plaster Survey).

TO ALL AREAS OF DEFECTIVE WALL PLASTER IDENTIFIED; CAREFULLY REMOVE AND PREPARE SURFACES IN READINESS TO RECEIVE NEW LIME-BASED PLASTER FINISH IN ACCORDANCE WITH SPECIFICATION SECTION M20. DEFECTIVE / DAMAGED PLASTER IS TO BE REMOVED BY NON-MECHANICAL MEANS TO EXPOSE THE MASONRY SUBSTRATE BENEATH STARTING FROM THE MIDDLE OF BLOWN PATCHES / AREA AND WORKING OUTWARDS UNTIL AN AREA OF SOLID ADHESION IS REACHED. EDGES OF THE REMOVED PATCH ARE TO BE CUT OUT TO A SQUARE WITH STRAIGHT EDGES WITH A SLIGHT UNDERCUT TO RETAINED SECTIONS.

THE CONTRACTOR IS TO NOTIFY THE CA OF ANY AREAS OVER AND ABOVE THOSE INDICATED THAT REQUIRES REMOVAL.

WHERE EXISTING PLASTER HAS BEEN REMOVED APPLY NEW LIME PLASTER TO EXISTING PREPARED SUBSTRATE IN ACCORDANCE WITH SPECIFICATION SECTION M20 AND THE SYSTEM MANUFACTURERS RECOMMENDATIONS. LIME-BASED SYSTEM TO BE NHL 3.5 ST ASTIER OR EQUIVALENT APPROVED.

ENSURE THERE IS A GOOD KEYING SURFACE; REMOVE ANY LOOSE MATERIAL SUBSTRATES SHOULD BE CLEAN AND FREE FROM GREASE. DAMPEN THE SURFACE TO PREVENT RAPID SUCTION; A MIST SPRAY WILL SUFFICE BUT ON VERY POROUS WALLS SEVERAL APPLICATIONS OF WATER IN THE HOURS PROCEEDING APPLICATION MAY BE REQUIRED. ANY LARGE VOIDS IN THE SUBSTRATE SHOULD 'DUBBED OUT' PRIOR TO THE BASE COAT APPLICATION WITH A COMMENSURATE MIX.

AFTER DAMPING APPLY THE LIME PLASTER IN TWO COATS OF APPROX. 8-10mm. THE FIRST COAT SHOULD BE LEFT TO STIFFEN UP PRIOR TO FLOAT COMPRESSING; THE BASE COAT SHOULD BE SCRATCHED OVER USING A SUITABLE WIRE COMB TO ENSURE ADEQUATE KEY FOR SUBSEQUENT COATS.

ONCE THE BASE COAT HAS HARDENED APPLY FLOAT COAT AND FLOATED UP PRIOR TO APPLICATION OF FINISHING COAT. NEWLY LAID WALL PLASTER MUST BE KEPT MOIST IMMEDIATELY POST APPLICATION OF THE FINAL COAT; WITH PARTICULAR ATTENTION TO UPPER SECTIONS AS WATER DRAINS DOWN; UNTIL FULL HYDRAULIC SET. FINISHED SURFACES ARE TO BE PREPARED IN READINESS TO RECEIVE NEW COMMENSURATE DECORATIONS.



PHOTO 3: CEILING / WALL DAMAGE WITHIN G.002.



PHOTO 4: WALL DAMAGE AND FUNGAL DECAY WITHIN G.003.

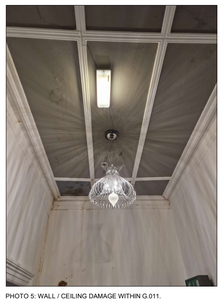


PHOTO 5: WALL / CEILING DAMAGE WITHIN G.011.



PHOTO 6: WALL / CEILING DAMAGE WITHIN G.011.



PHOTO 7: WALL / CEILING DAMAGE WITHIN G.011.

Rev	Date	Description	Drawn	Check	Approv
02	Sep 26	Stage 5 Updates (LBC)	AB	CN	CN
01	Mar 26	Stage 4 Updates	AB	CN	CN

NOTES:

LOCATION OF INTERNAL DAMAGE AS A RESULT OF DIRECT WATER INGRESS.

EXISTING BOARDED / PLASTERED CEILINGS TO BE REMOVED; SUBSTRATE STRUCTURE TO BE PREPARED AND NEW LATHE AND PLASTER CEILING INSTALLED USING A LIME-BASED PLASTER SYSTEM IN ACCORDANCE WITH SPECIFICATION SECTION M20.

EXISTING PLASTERED WALL LINING TO BE REMOVED; PREPARED AND RE-PLASTERED WITH LIME-BASED PLASTER IN ACCORDANCE WITH SPECIFICATION SECTION M20.

EXISTING AREAS AFFECTED BY DIRECT WATER INGRESS / FUNGAL DECAY WHERE CONCEALED FLOOR / CEILING JOISTS ARE REQUIRED TO BE EXPOSED AND APPRAISED AHEAD REPLACEMENT.

JOINERY REPAIRS:

CAREFULLY EXPOSE AND CUT AWAY AFFECT TIMBER A MINIMUM 300mm BEYOND LAST VISIBLE SIGNS OF DECAY. ALLOW FOR ALL NECESSARY TEMPORARY PROPPING AND SUPPORT OF RETAINED ELEMENTS AS REQUIRED TO FACILITATE THE PROPOSED WORKS.

SUPPLY AND INSTALL NEW TIMBER OF EQUAL SECTION AND STRENGTH GRADE IN ACCORDANCE WITH SPECIFICATION SECTION G20. ALLOW FOR 'SISTERING / SIDE-PLATING' NEW SECTIONS ALONGSIDE RETAINED SECTIONS. THE OVERLAP OF NEW AND EXISTING SHOULD BE A MINIMUM 1000MM AND FIXED WITH A MINIMUM 6NO. 12mm STAINLESS STEEL COACH BOLTS ARRANGED IN A STAGGERED PATTERN A MINIMUM 24mm FROM TIMBER EDGE AND 64mm FROM THE END. NEW ENDS OF TIMBERS SHOULD EXTEND AND BEAR ON SOLID BEARING POINT.

THE CONTRACTOR IS TO NOTIFY THE CA OF ANY AREAS OVER AND ABOVE THOSE INDICATED THAT REQUIRES REPLACEMENT IN ORDER THAT THESE CAN BE RECORDED, EXTENT CONFIRMED AND RATES CAN BE AGREED

CONTRACTOR NOT TO SCALE OFF DRAWINGS; ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT.

ALL WORKS SHALL BE IN FULL COMPLIANCE WITH THE CURRENT BRITISH STANDARDS, BUILDING REGULATIONS AND RELEVANT STATUTES. THE CONTRACTOR MUST CARRY OUT THE WORKS CONFORMING TO ALL CURRENT HEALTH & SAFETY LEGISLATION.

THERE IS A PRESUMPTION IN FAVOUR OF RETAINING EXISTING FEATURES, FITTINGS ETC. WHERE FEATURES SUCH AS MOULDINGS, RIBS, CORNICES HAVE NOT BEEN AFFECTED BY DIRECT WATER INGRESS OR FUNGAL ATTACK THESE ARE TO BE RETAINED AND PROTECTED FROM ADJACENT OR CONSEQUENTIAL WORKS (I.E. PLASTER REMOVAL, CEILING REPLACEMENT, FLOORING REPLACEMENT ETC.)

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Client

MANCHESTER 1824
The University of Manchester

Site

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Manchester, M14 5BX

The University of Manchester

Client

Directorate of Estate and Facilities
Beyer Building
Oxford Road
Manchester
M13 9PL

Suitability Description: For Information

		Date	Signed
Designed	LP	JULY 25	
Drawn	LP	JULY 25	
Checked	AB	JULY 25	
Approved	CN	JULY 25	
Scale:	As shown	Datum:	-
Original Size:	A1	Grid:	SJ 85904 95304
Suitability Code:	-	Project Number:	PN_9140

PROJECT:
Roofing Works

TITLE:
Ground Floor General Arrangement Plan

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