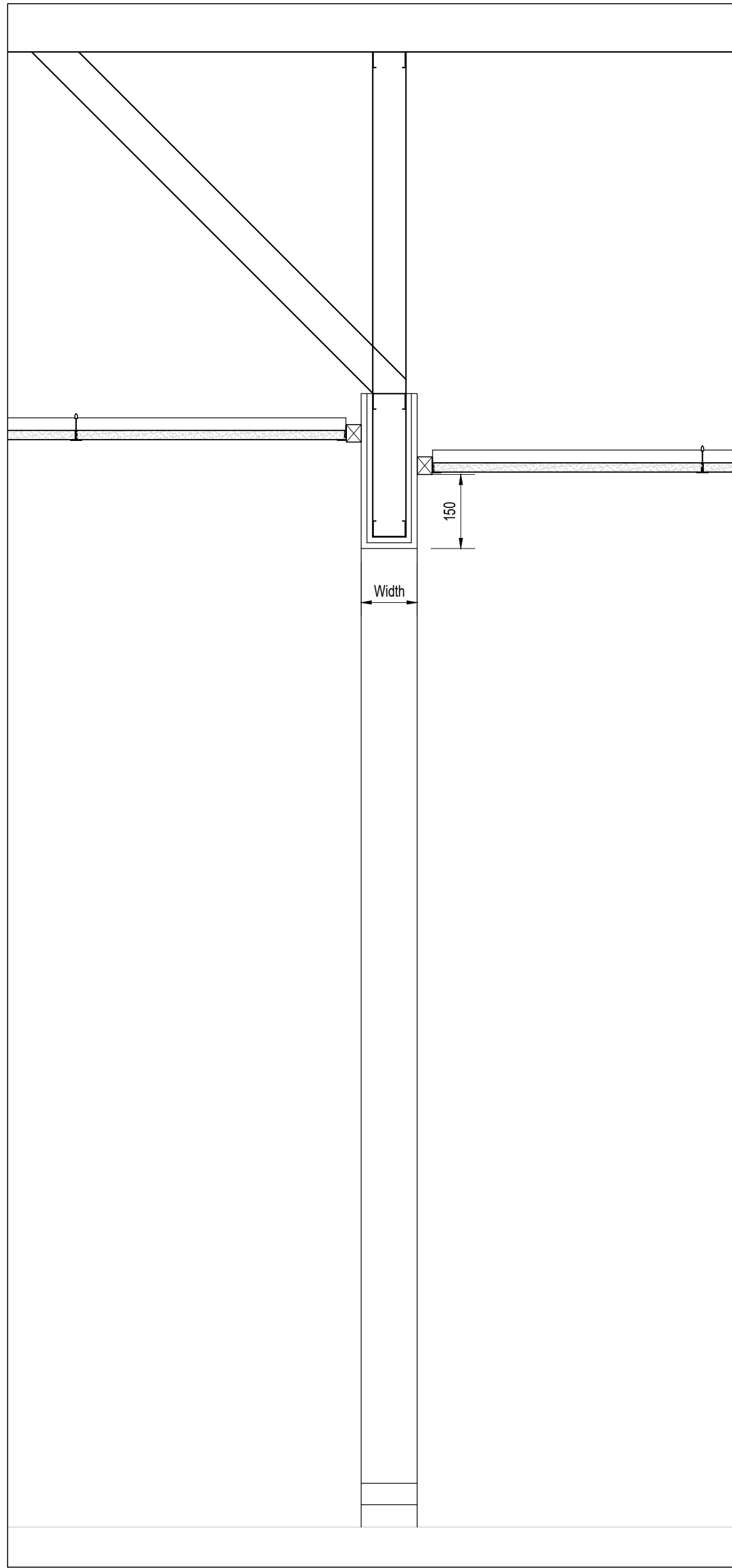
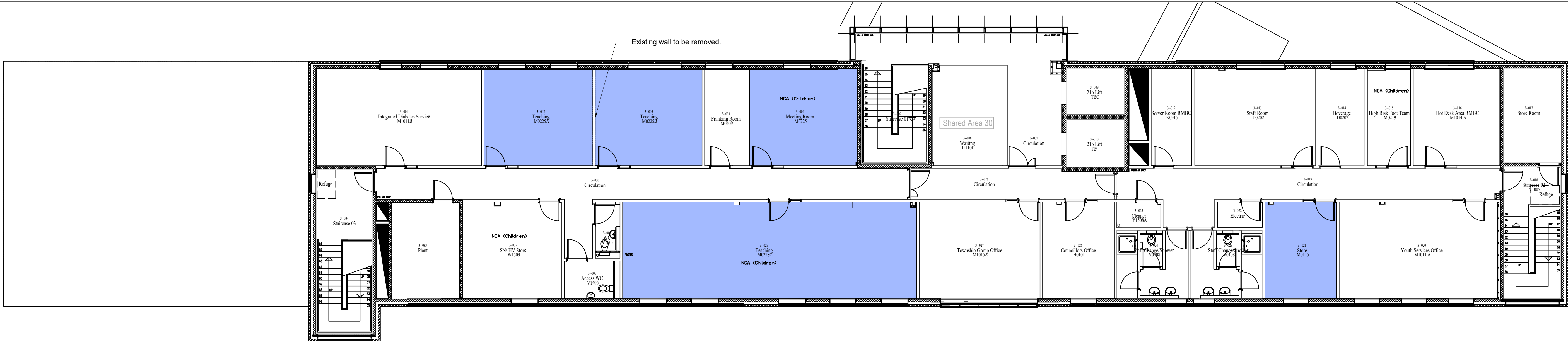




Existing wall to be removed, (assumed to be non-load bearing stud wall, (to be confirmed On site prior to commencing demolition).
Provide new Gyproc Stud bulkhead, (to accommodate existing ceilings, of differing heights), width to match existing removed wall. Downstand minimum 150mm from lowest ceiling level.
For Tender purposes assume Gypframe 48 S 50 'C' stud, at 600mm centres, lined with Gyproc wallboard 25mm with 3mm plaster skim each side,

Existing ceilings to be retained, provide new shadow batten, to be fixed to new downstand.

Existing wall to be made good.

Utilise piece of existing skirting to splice into existing.

STRIP OUT:
All notice boards to be removed from the walls and handed to the Client for possible future use.
Existing wall mounted shelving to be removed and disposed of off site at a suitable waste disposal site.
All floor coverings to be removed.

DEMOLITION:
Internal wall between Teaching Rooms 225A and 225B to be removed, for Tender Purposes, assume this wall is a stud wall, non-load bearing. (However prior to carrying out any demolition, this wall will need to be assessed).
And remove from site and disposed of off site at a suitable waste disposal site.

FLOORS:
All existing floors to be cleaned and prepared with latex levelling screed where necessary to receive new Flooring King 500 x 500mm carpet tiles, (JHS Rimini - Allow for 2No colour to be confirmed), fixed in strict accordance with the manufactures recommendations.
Use Aluminium carpet tile trims at thresholds.
NOTE: Floor has under floor heating, no drilling into the floor screed).

CEILINGS:
All ceilings to be retained, allow a provisional sum of £500 for possible replacement tiles and trims.

WALLS:
All walls to be thoroughly cleaned and prepared to receive 2No coats of eggshell emulsion. (allow for 2No colours, to be confirmed)

WOODWORK:
All woodwork to be thoroughly cleaned and prepared to receive 1No undercoat and 2No gloss coats. (allow for 2No colours, to be confirmed)

MECHANICAL:
See separate schedule.

ELECTRICAL:
See separate schedule.

IT & ACCESS CONTROL:
See separate schedule.

EMERGENCY LIGHTING:
See separate schedule.

GENERAL NOTES
All materials & construction works are to comply with all current BSI & BSEN Standards & Codes of Practice, Building Regulations & N.H.B.C. Requirements Schedules & Specifications.
Workmanship must comply with BS 8000. All materials & proprietary goods shall be suitable for their purpose & shall be stored, mixed & fixed in accordance with their suppliers/manufacturer's instructions or specifications. The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the Inspector, whether or not indicated on the drawing. Any variations from the drawings carried out without the Architect's written agreement shall be the responsibility of the Contractor.

*Dimensions are to be checked on site.
*All doors to be hung with min. 3No. hinges and 3mm gap to all edges.
*All doors to be constructed in accordance with BS 4787:Pt.1:1980.
*Breaksafe, toughened or laminated glazing to meet the requirements of the Building Regulations.
*Smoke seals to all fire rated doors to comply with BS 478:Part 22.
*All frame fixings to be drilled, screwed and filled.
*Architraves shown / detailed are indicative only.
*Door stops to internal doors as required.
*See Proposed Plan, for door swings, left or right hand hinged.
Sizes indicated on the drawing are for Tender Purposes, all openings to be site measured prior to manufacture.

Figured dimensions to be used. Do not scale from drawing.			
Rev.	Revision detail	By	CHK Date
 ROCHDALE BOROUGH COUNCIL			
HIGHWAYS, PROPERTY & STRATEGIC HOUSING			
 www.rochdale.gov.uk 01709 647474 01709 647474 01709 647474			
Client			
SCHOOLS SERVICES			
Project			
REDWOOD SEN SCHOOL PHOENIX CENTRE - THIRD FLOOR			
Title			
THIRD FLOOR PROPOSED PLAN WORKING DRAWING			
Drawn by	Date	Purpose of issue	Scale
RW	Dec 2025	Layout	1:100, 1:10 @ A1
Checked by	Date	Project No.	
		2005476	
Approved by	Date	Drawing No.	Rev
		02	