



The contractor will need to liaise with other directly appointed contractors undertaking works concurrently. Please ensure best practice and considerate construction principles are followed at all times.

Welfare (toilet, hot & cold running water) to be provided by client.

All plant & equipment use to be carried out in accordance with all relevant HSE guidance and legislation.

All debris is to be cleared from site prior to sign off by client.

No heras type fencing is required within the red line boundary as this will be provided and installed by the client.

Remove 3No. cross partition walls.  
Remove all redundant pipe work, including all supply water and waste, back to a suitable point ready to reconnect, retaining the gas supply pipe work. In consultation with the YSJU maintenance team, remove the heating pipe work back to a suitable point ready to reconnect after dry lining works are complete.

Supply & install an insulated wall lining with 100mm PIR to orange marked external walls. Supply & apply plaster skim to all new plasterboard surfaces including thin coat

corner & edge beads. Supply & fit moulded skirting boards to the perimeter of the rooms.

Remove existing side door & frame and brick up opening in facing brick. Core drill 2No. holes through brick walls to ventilate the gas pipe boxing & install a louvered vent over the hole. Remove existing up & over doors, prop and construct new structural openings per proposed elevation drawing, retaining structural steelwork above where possible. Structural openings should be finished and ready for new glazing units to be installed by glazing supplier directly appointed by client.



Supply & construct acoustic partition walls, specification to be agreed by client, between each Studio. 2No. pattress boards to be incorporated per partition. Supply & apply plaster skim coat to all new plasterboard surfaces including thin coat corner and edge beads. Supply & fit moulded skirting boards to the perimeter of the rooms. Supply & install 1No. door set between Studio 1 & 2.

Construct softwood framing around the gas pipe & clad with 12.5mm plywood. Supply & install a meter cupboard over the existing meter.

Supply & install Rokfon Artic A, or similar approved by client,  
600x600 tiles in a white exposed grid including perimeter  
edge trim & shadow lath.

Construct CLS timber frame within existing inspection pit, with a double layer of marine plywood above to ensure a level floor is achieved. Clean floor, apply a self leveling screed & apply 2No. coats of epoxy paint to floor.

Strip area, lay strip foundation, lay sub-base, screed to FFL of existing garage building. Construct the extension using medium density block work, clad in timber to the same specification as the cladding to the existing building, supply & install double door set, construct roof frame using a lightweight roof framing system to allow for 120mm insulated roof panels to be installed to by directly appointed specialist contractor.

General Notes	
1.	DRAWINGS MUST NOT BE SCALE, WORK ONLY FROM FIGURED DIMENSIONS
2.	CHECK ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS OR PUTTING WORK IN HAND
3.	DIMENSIONS MUST BE VERIFIED ON SITE BEFORE PREPARATION OF SHOP DRAWINGS
4.	SHOP DRAWINGS OF MANUFACTURED ITEMS MUST BE APPROVED BY THE ARCHITECTS BEFORE THE WORK IS PUT IN HAND
5.	THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES

[illegible]

Ed. 1 <b>1841</b>		<b>YORK ST JOHN UNIVERSITY</b>	
PROJECT DESIGN CENTRE REFURBISHMENT			
DRAWING TITLE Proposed Workshop Plans			
DRAWING STATUS TENDER			
DRAWING NO. NC		CHECKED —	
SCALE 1:100 © A1			
DATE DEC 2023			
PROJECT NO. — — — — —		DRAWING NO. DC-MS-T02	
		REV	