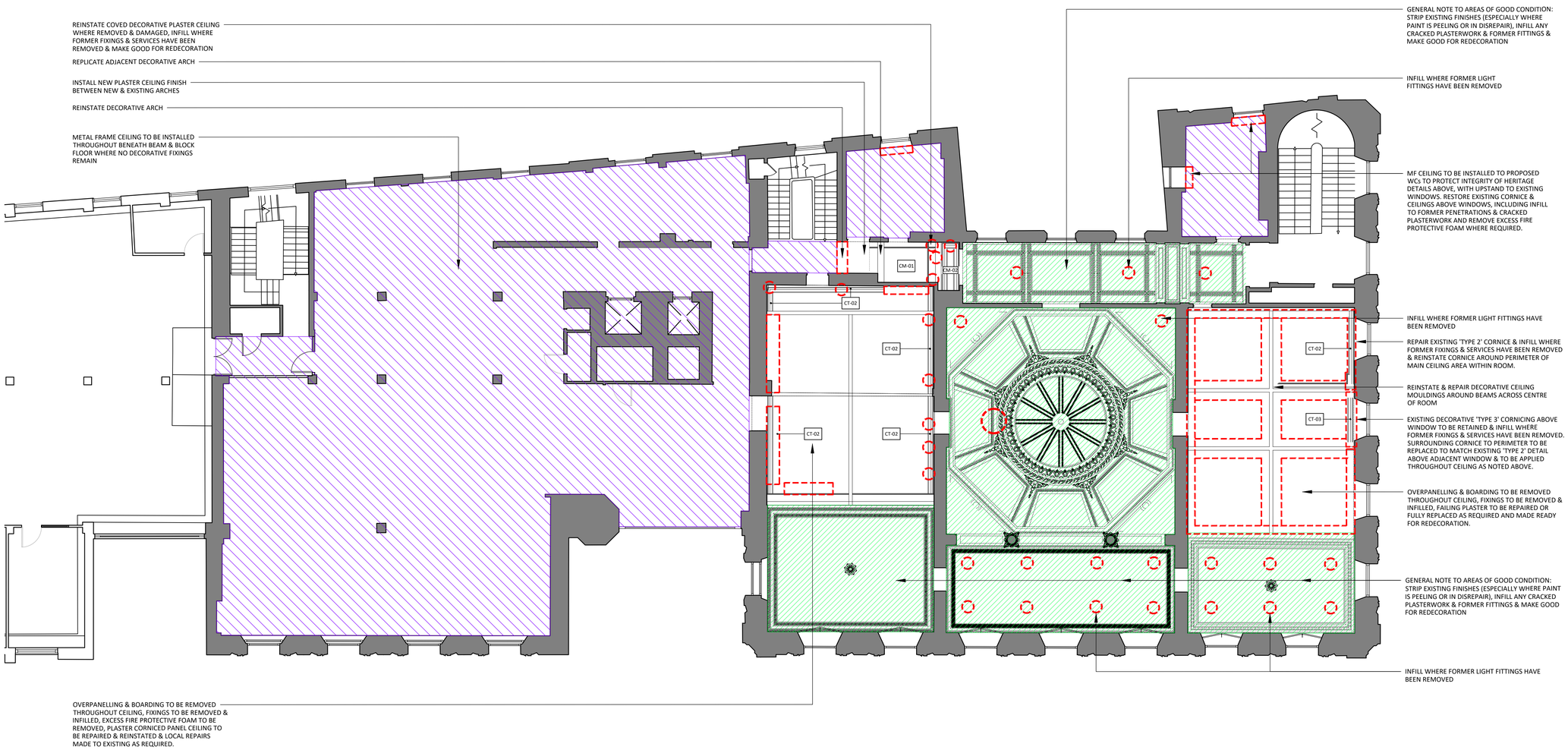

01 052 SECOND FLOOR DECORATIVE REPAIRS
SCALE - 1:50 @ A1 REFLECTED CEILING PLAN

DECORATIVE REPAIR CEILING PLAN KEY

LEGEND	DESCRIPTION	REPAIR / RESTORATION ACTIONS	COMMENTS
	CEILING IN GENERAL GOOD CONDITION	STRIP EXISTING FINISHES (ESPECIALLY WHERE PAINT IS PEELING OR IN DISREPAIR), INFILL ANY CRACKED PLASTERWORK & FORMER FITTINGS & MAKE GOOD FOR REDECORATION	
	PROPOSED NEW METAL FRAME CEILING WITH PLASTERBOARD FINISH	EXISTING FEATURES TO BE RETAINED AND PROTECTED BENEATH METAL FRAME CEILING	
	DASHED RED LINE DENOTE AREAS REQUIRING LOCALISED DETAILED REPAIR	REFER TO REPAIR SCHEDULE & PHOTO KEY FOR EXTENT OF DAMAGE AND PROPOSED RESTORATIVE WORKS	
CT-01	CORNICE TYPE 1	TO BE RETAINED & RESTORED AS REQUIRED. INFILL WHERE DAMAGED OR FORMER SERVICES HAVE BEEN REMOVED. REINSTATE AROUND PERIMETER OF ROOMS AS NOTED	MAIN PERIMETER CORNICES TO 3rd FLOOR. REFER TO DRAWING 200 TYPICAL HERITAGE DETAILS
CT-02	CORNICE TYPE 2	TO BE RETAINED & RESTORED AS REQUIRED. INFILL WHERE DAMAGED OR FORMER SERVICES HAVE BEEN REMOVED.	MAIN PERIMETER CORNICES TO 2nd FLOOR. REFER TO DRAWING 200 TYPICAL HERITAGE DETAILS
CT-03	CORNICE TYPE 3	TO BE RETAINED & RESTORED WITH EXISTING PAINTWORK STRIPPED AND MADE READY FOR REDECORATION	LOCATED TO WINDOW AT 2nd FLOOR AS NOTED. REFER TO DRAWING 200 TYPICAL HERITAGE DETAILS
CM-01	CEILING MOULDING TYPE 1	TO BE RETAINED & RESTORED AS REQUIRED. INFILL WHERE DAMAGED OR FORMER SERVICES HAVE BEEN REMOVED. REINSTATE AROUND PERIMETER OF ROOMS AS NOTED	CURVED DECORATIVE MOULDED CEILING PANELS LOCATED TO CORRIDOR & ROOMS WITHIN 2nd FLOOR
CM-02	CEILING MOULDING TYPE 2	TO BE RETAINED & RESTORED AS REQUIRED. INFILL WHERE DAMAGED OR FORMER SERVICES HAVE BEEN REMOVED. REINSTATE AROUND PERIMETER OF ROOMS AS NOTED	LOCATED TO CORRIDOR WITHIN 2nd FLOOR AS NOTED

NOTES

ORIGINAL A1

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

0 0.5 1.0 2.0 2.5m
Scale 1:50

FOR PLANNING
DO NOT USE FOR CONSTRUCTION

GENERAL PLANNING 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 3 INFORMATION:
- STRUCTURAL ENGINEER'S DESIGN & RECOMMENDATIONS (DWLP)
- HERITAGE REPORT (PAUL BUTLER ASSOCIATES)
- M&E AND FIRE STRATEGY (HILSON MORAN)

DEMOLITION NOTES:

1. ALL STRIPOUT AND DEMOLITION WORKS TO BE UNDERTAKEN WITH DUE CARE & DILIGENCE TOWARDS THE HERITAGE ASSETS AND ORIGINAL FABRIC OF THE BUILDING
2. 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
3. ENSURE ALL HIGH LEVEL DECORATIVE MOULDINGS, CORNICES AND FEATURES ARE RETAINED AND NO FURTHER DAMAGE IS CAUSED TO THE ORIGINAL FABRIC
4. ANY WORKS AROUND ORIGINAL COLUMNS TO BE UNDERTAKEN WITH CARE TO ENSURE NO FURTHER DAMAGE INCURRED TO THE ORIGINAL FABRIC
5. DRAWINGS TO BE READ IN CONJUNCTION WITH SUPPLEMENTARY PLANNING INFORMATION, DRAWINGS & SCHEDULES
6. 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
7. 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
8. 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.
9. 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.
10. CONTRACTOR TO PROVIDE MANAGEMENT PLAN FOR THE POTENTIAL REUSE/RECYCLING OF REDUNDANT MATERIALS AND A TEMPORARY STORAGE PLAN
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH BS6187
17. 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.
18. TEMPORARY WORKS - CONTRACTOR TO PREVENT OVERLOADING DUE TO DEBRIS
19. CONTRACTOR TO PREVENT ACCESS BY UNAUTHORISED PERSONS DURING THE WORKS AND OUT OF HOURS
20. 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.
21. 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.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
5.00	14/01/22	ISSUED FOR PLANNING	SO	ARB

AXI
ADDRESS : 41 SOUTH KING STREET, MANCHESTER ,M2 6DE
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT
bruntwood

PROJECT
BRUNTWOOD
38 MOSLEY STREET
MANCHESTER M2 3AZ

DRAWING REFERENCE
SECOND FLOOR FLOOR
HERITAGE RESTORATION
REFLECTED CEILING PLAN DETAILS

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
20 - 059	1:50 @ A1	14.01.22	SO	ARB

DRAWING No	STAGE	REV
AXI - 052	3	00