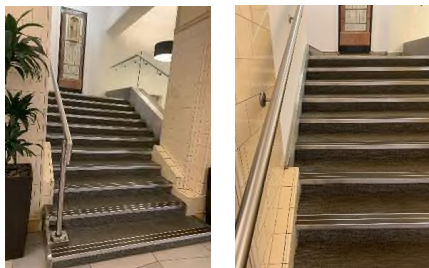
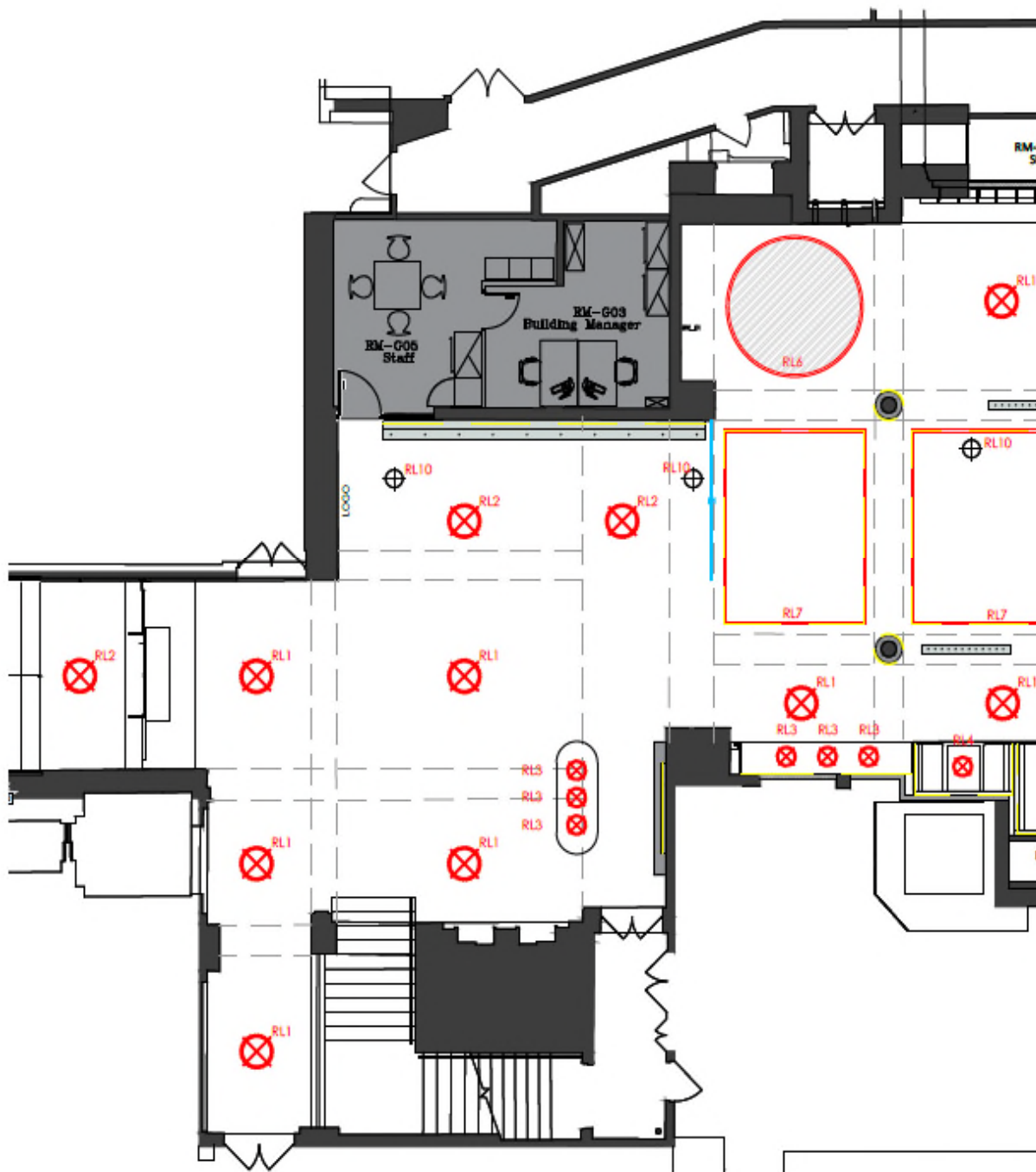


XLB Manchester - Tootal Building MCC Queries, Broadhurst Ground Floor Reception

Date: 10/08/21

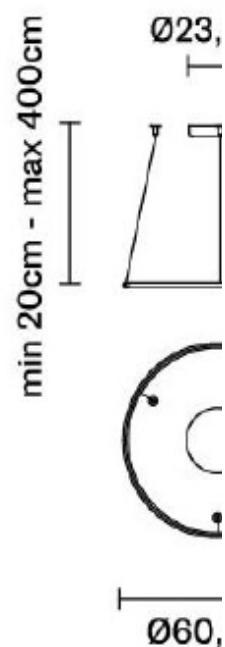
Item	Questions / Queries	AIS Response	Comments
1	A detailed specification/methodology is required for the making good of the retained built fabric and finishes following the proposed removal/demolition.	Our brief and scope for this reception project does not entail any demolition work which will affect or involve interfacing with the building fabric. Our works will be limited to the repair of wall finishes where previous modern joinery items etc. have been located and fixed. In instances where items are to be replaced e.g. light fittings, we will utilise the existing fixing method and locations to maintain the integrity of the building fabric. Where these repairs are required we will adopt a conservative approach to retain the existing finish and to complete localised repairs where needed with a gypsum plaster type filler. All repairs to the wall finishes will be completed by hand in a traditional method. Photographic records will be kept of all significant repair works. AIS will provide protection e.g. corex, plastic sheeting, hardboard, plywood etc. to all existing finishes that are not to be renewed as part of the refurbishment works. Tiled floors and surfaces will be protected throughout the works to prevent damage occurring.	
2	The detailed design of proposed fixtures and fittings (such as furniture and light fitting) is required with an understanding of how they would relate to the existing built form.	Please reference the "tabs" below "Grnd Flr Fittings" & "Grnd Flr Light Fittings".	
3	The specification/methodology for decoration.	Our specification for re-decoration of the ground floor reception will follow a conservative methodology. All surfaces will be provided with a "light" sand to ensure a key for the new paint. Wall and ceiling finishes will be provided with a minimum of two coats of the agreed and specified emulsion paint. Joinery items to be retained will be refinished utilising traditional French Polishing techniques once again to agreed and specified standards.	
4	The detailed design of the component elements of the proposed staircase refurbishment.	We are intending to replace all "stainless steel & aluminium" finishes located in this area of the stair (as can be seen in the photo in Q4) with propriety items and fabricated items manufactured from brass. The proposed floor finishes for this area can be referenced on the "tab" Grnd Flr Finishes below. AIS will provide protection e.g. corex, plastic sheeting, hardboard, plywood etc. to all existing finishes that are not to be renewed as part of the refurbishment works. Tiled floors and surfaces will be protected throughout the works to prevent damage occurring. The memorial will also be protected in the same manner as described above. The existing fixing holes and locations will be reutilised for the installation of the new brass handrail to the lower stair and glass ballustrade to prevent the requirement for further fixing holes.	
5	The design and location of graphics.	Please see tab with Wall Finishes Plan (reference WF6) for proposed location of vinyl graphic and historical photograph to be used.	
6	A submitted plan has been submitted showing the proposed floor finishes however we will need to view samples and specifications of this.	Tiles: Grestec Tiles – Norra Collection – ERG41734STR (R12/C) - sizes: tbc - FF13 Mosaic: Grestec Tiles – Inika Collection – WGTP49306 and WGTP49300 (R10) – tile size: 12x12mm - FF14 Wood Floor: Havwoods – HW2000 Aintree Pureplank – Engineered European Oak – Herringbone – Brushed Matt Lacquered, Click Down - FF8 Staircase Carpet: Milliken – In Situ – Area – Smoke IAR79-174 - FF10 Trims / Transition Strips: Brass - FF12 Please see tab with Floor Finishes plan for reference. Samples will also be available on site. Please provide details of person and address for samples to be sent to. The samples will be sent by courier as soon as the details are confirmed.	

XLB - Reception - Ground Floor - B



XLB - Reception - Ground Floor - B

RL1



Feature Pendant Lighting -
Fabbian - Olympic LED

Colour : Bronze
Material : Aluminium
Dimensions : Ø 60.2 cm - Thickness: 2
cm - Ceiling rose: Ø 23.5 x H 4.5 cm -
Cable: L 20 cm min. / 400 cm max.
Weight : 4.4 lb

XLB - Reception - Ground Floor - B

RL2



Dimensions : Ø 40



Dimensions : Ø 48

Feature Pendant Lighting -
Fabbian - SAYA F47

Material : Glass Metal

XLB Manchester - Lighting
09 - 08 - 2021

XLB - Reception - Ground Floor - B

RL3



Feature Pendant Lighting - Circle
Large Pendant - Ø 40 cm - Frama

Variation : Large - Brass
Brand : Frama
Designer : Frama Studio
Colour : Large - Brass
Material : Brass
Dimensions : Ø 40 cm
Weight : 1.32 lb

XLB Manchester - Lighting
09 - 08 - 2021

XLB - Reception - Ground Floor - B

RL5





Amp Small Pendant - Glass & brass -
Normann Copenhagen - Ø 14 cm

Variation : Smoked grey / Brass

Brand : Normann Copenhagen

Designer : Simon Legald

Colour : Lampshade: smoked grey - Socket cover: brass - Cable: black

Material : Lampshade: glass - Socket cover: brass - Cable: fabric

Dimensions : Ø 14 x H 17 cm - Cable: L 400 cm max.

Weight : 1.32 lb

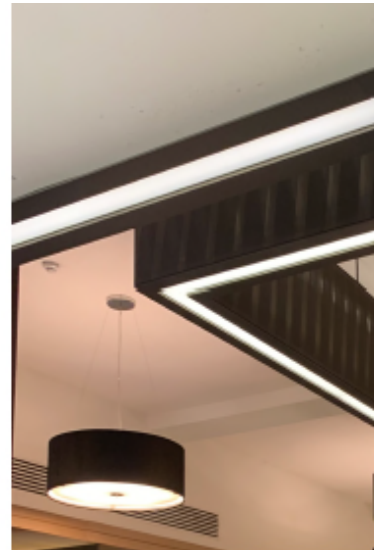
XLB Manchester - Lighting

09 - 08 - 2021

XLB - Reception - Ground Floor - B

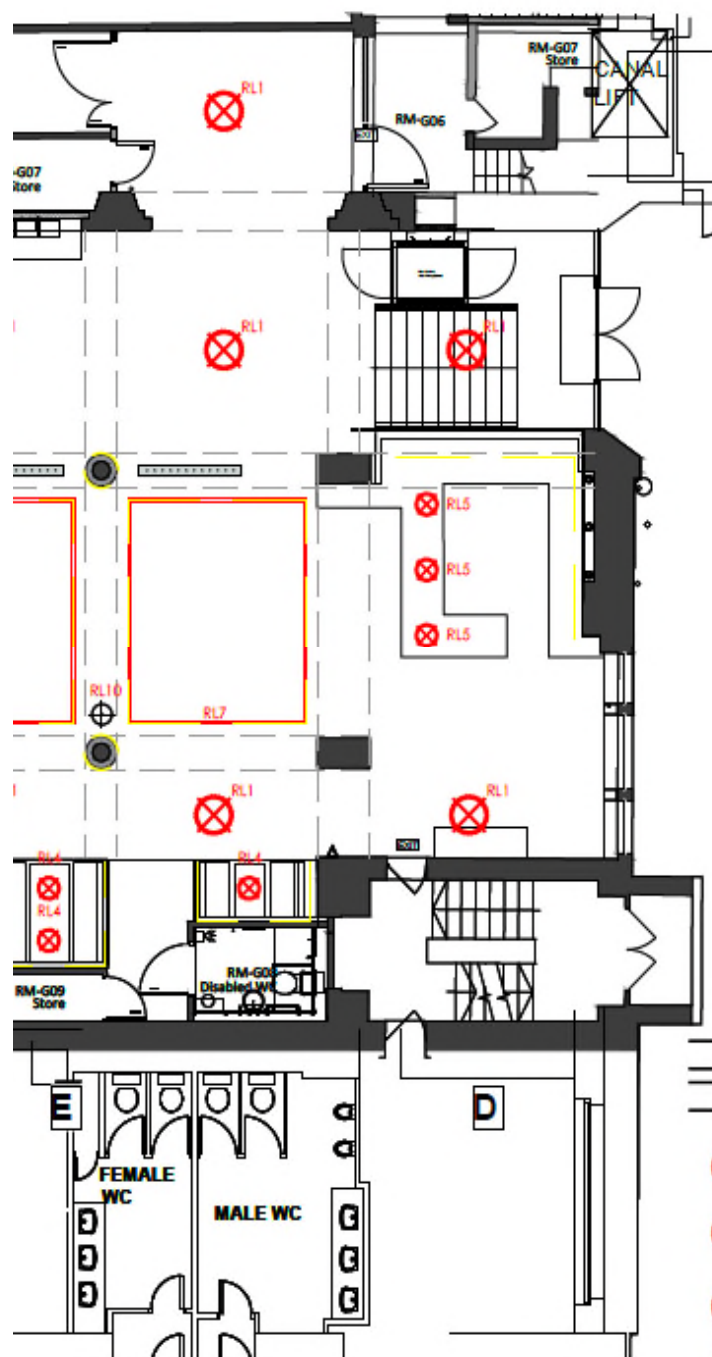
RL7





Replace existing fabric on square lighting features - spec tbc
- to be consulted with joiners - Light grey fabric

roadhurst



CEILING FEATURES LEGEND

LIGHTING TYPE

-  **RL1** - SUSPENDED FEATURED PENDANT TYPE 1
-  **RL2** - SUSPENDED FEATURED PENDANT TYPE 2
-  **RL3** - SUSPENDED FEATURED PENDANT TYPE 3
-  **RL4** - SUSPENDED FEATURED PENDANT TYPE 4
-  **RL5** - SUSPENDED FEATURED PENDANT TYPE 5
-  **RL6** - ACOUSTIC RAFT AND HALO LIGHT
-  **RL7** - NEW FABRIC ON SQUARE LIGHTING FEATURE
-  **RL8** - NEW LED STRIP LIGHTING
-  **RL10** - FLOOR LIGHTS

RL

Fea
Fab
Pen

RL3



Feature Pendant Lighting -
Circle Large Pendant -
Ø 40 cm - Frama

RL4

Fea
- Des
Luna
Ø 30

RL6



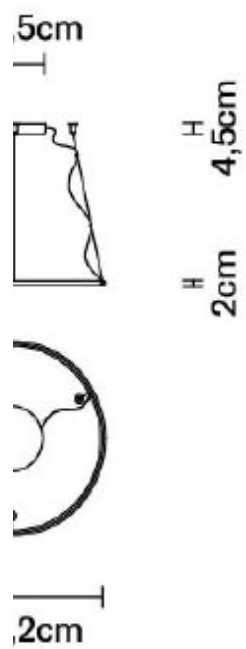
Acoustic Raft & Halo Lighting

RL10



Feature Floor Lamp
Brass x Marble x Sph
Opale

broadhurst



broadhurst

broadhurst



Dimensions : Ø 31



broadhurst



RL4



Feature Pendant Lighting - Design House Stock
- Luna Lamp - Medium - Ø 30 cm

Material: Mouth-blown. opal glass, PVC-cord,
steel cord.

Size:

Medium: Ø 30 cm.

Wire: 3 m.

Light source:

Medium: E27, LED 10.5W

broadhurst

RL6

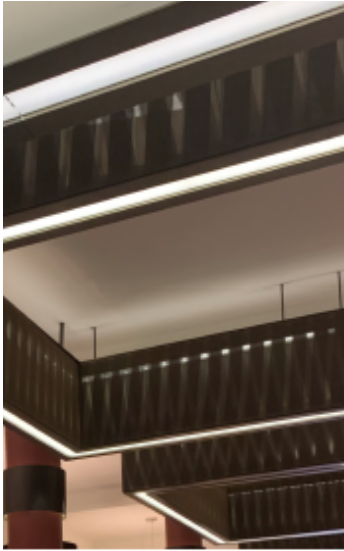


Acoustic Raft & Halo Lighting
- spec tbc - to be consulted with electricians

Broadhurst



RL10



Feature Floor Lamp
Brass x Marble x Sphere - Opale

ASSEMBLY	NOT REQUIRED
HEIGHT	150 CM
WIDTH	14 CM
CABLE LENGTH	180 CM
NUMBER OF BULBS	1
DEPTH	39 CM
MAXIMUM POWER	40W
BULB TYPE	E27 (NOT SUPPLIED)
CABLE TYPE	WOVEN
VOLTAGE	220-240V 40W
ENERGY CLASS	CE A-A++
DIAMETER	25 CM

1



Feature Pendant Lighting -
Fabbian - Olympic LED
Pendant - Ø 60 cm

RL2



Feature Pendant Lighting -
Fabbian - SAYA F47

4



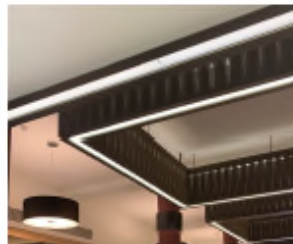
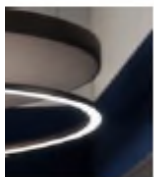
Feature Pendant Lighting
sign House Stockholm -
Lamp - Medium -
1 cm

RL5



Cafe pendant lights - Amp Small
Pendant - Glass & brass - Normann
Copenhagen - Ø 14 cm

RL7



Replace existing fabric on square light-
ing features - spec tbc - to be consulted
with joiners - Light grey fabric

here





khalm

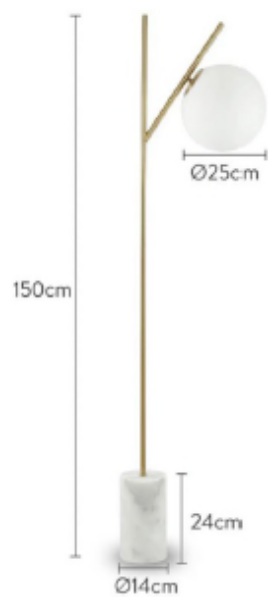




s and joiners

AIS PROPOSAL FOR XLB / 6





FURNITURE

SITE: Broadhurst Building, 56 Oxford Street, Manchester, M1 6EU
 CLIENT: XLB Manchester
 DATE: 21.06.21

REF: XLB-M001 REV7 RECEPTION

BY: Briony Everett

REF	INDICATIVE PRODUCT IMAGE	DESCRIPTION	FINISH
Ground Floor - Reception Waiting Area			
R1		Hai Lounge Chair	Blue Upholstery (As Pictured) Black Frame
R2		Little Big Chair	Barnum col 17, Barnum col 1 or Remix 3 443 Upholstery (Group 2)
R3		Form Three Seater Sofa	Tan Ultra Leather Upholstery Brandy 41574 Black Frame
R4		Spire Round Coffee Table	Black Marble
R5		Duke Side Table	Bronze

The Study		
R6		Facit Meeting Table Two Piece Top W2400 x D1400 x H740mm Fenix Top (0748 Beige Arizona or 0719 Beige Luxor) Black Lacquered Legs
R7		Facit Table Power Integration Power Flap, Cable Tray and Cable Managed Leg Including 2no 3 Gang Power Bars with Starter Lead Flap to Match Top

FURNITURE

SITE: Broadhurst Building, 56 Oxford Street, Manchester, M1 6EU
 CLIENT: XLB Manchester
 DATE: 21.06.21

REF: XLB-M001 REV7 RECEPTION

BY: Briony Everett

REF	INDICATIVE PRODUCT IMAGE	DESCRIPTION	FINISH
R8		Buffalo Chair Solid Oak Frame Oak Veneer Seat and Back	Oak Dark Smoked Frame
R9		Hai Lounge Chair	Blue Upholstery (As Pictured) Black Frame
			

R10		Little Big Chair	Bamum col 17, Bamum col 1 or Remix 3 443 Upholstery (Group 2)
R11		Duke Side Table	Bronze
Breakout			
R12		Hai Lounge Chair	Blue Upholstery (As Pictured) Black Frame
R13		Little Big Chair	Bamum col 17, Bamum col 1 or Remix 3 443 Upholstery (Group 2)
R14		Duke Side Table	Bronze

FURNITURE

CLIENT: XLB Manchester

SITE: Broadhurst Building, 56 Oxford Street, Manchester, M1 6EU

DATE: 21.08.21

REF: XLB-M001 REV7 RECEPTION

BY: Briony Everett

REF	INDICATIVE PRODUCT IMAGE	DESCRIPTION	FINISH
R15		Form Three Seater Sofa	Tan Ultra Leather Upholstery Brandy 41574 Black Frame
R16		Spire Round Coffee Table dia 800mm	Black Marble
R17		Facit Round Dining Table Dia 1000 x H740mm	Fenix Top (0748 Beige Arizona or 0719 Beige Luxor) Black Lacquered Legs
R18		Buffalo Chair Solid Oak Frame Oak Veneer Seat and Back	Oak Dark Smoked Frame
High Benching			
R19		Vintage Pole Bar Stool H700mm	Tan Leather Seat Black Iron Base

AIS+Enriching Environments

St Paul's House
10 Warwick Lane
London
EC4M 7BP

t: +44 (0)20 7101 1177
e: enquiries@aisworkplace.com
w: www.ais-interiors.com

QTY			
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10 Warwick Lane
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EC4M 7BP

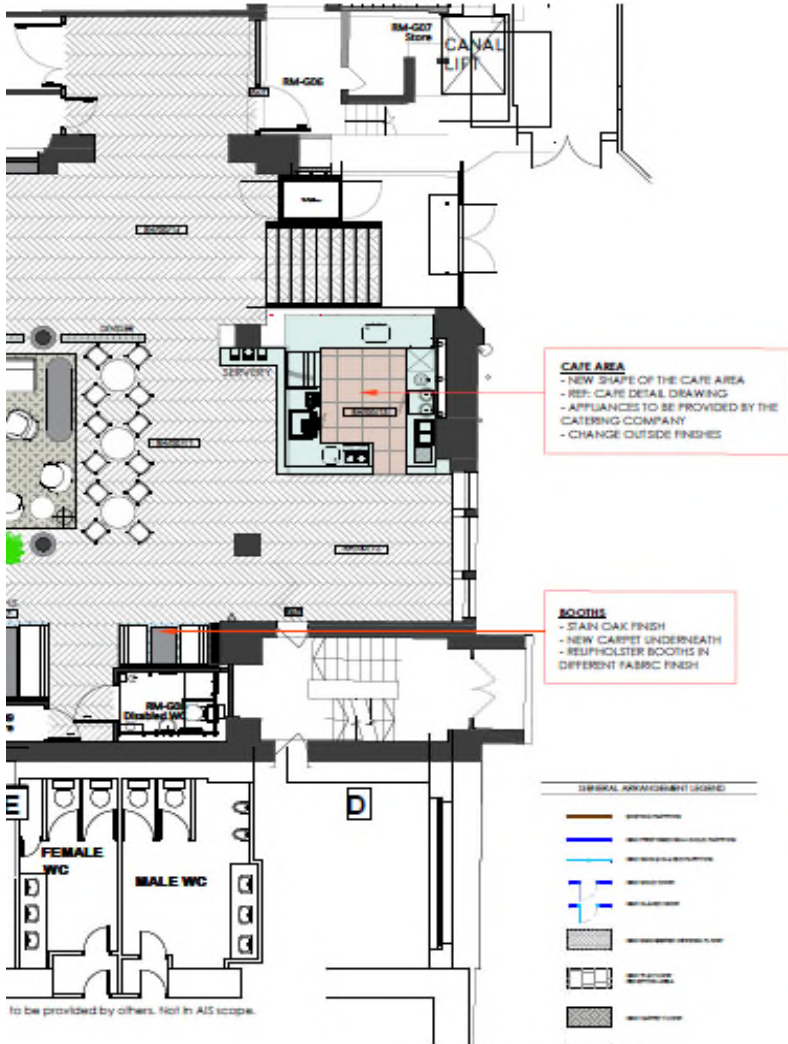
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w: www.sls-interiors.com

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3			

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Florida

LIVING
AMINATE PANELS
NEL



to be provided by others. Not in AIS scope.

FLOOR PLATE AREA: XXXX SQFT

I	Flooring updated	AG	KR
H	Minor changes	AG	
G	Changes after client meeting 22.04	KR	
F	Living wall & timber floor added.	KR	
E	Layout Amended	KR	
D	Layout Amended	KR	
C	Layout Amended - client comments	KR	
B	Layout Amended - client comments	KR	
A	Furniture Layouts Amended	MB	
-	-----	--	--
REV	DESCRIPTION	DRWN	CHKD

CONTRACT

CLIENT

Broadhurst Building, 56 Oxford Street,
Manchester M1 6EU

Broadhurst Building (01) ground floor
Reception
General Arrangement

SCALE	1:100@A2	DATE
DRAWN	GP	CHECKED

PROJECT NO	BLDG.	FLOOR	DETAIL
11249 - 01 - 00 -			- RE

AIS + Enriching Environments

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London, EC4M 7BP

Tel: 020 7101 11
enquiries@alsworkpla
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30/06/21
23/04/21
12/04/2021
07/04/2021
01/04/2021
31/03/2021
23/03/2021
25/02/2021
DD/MM/YY
DATE

REV.

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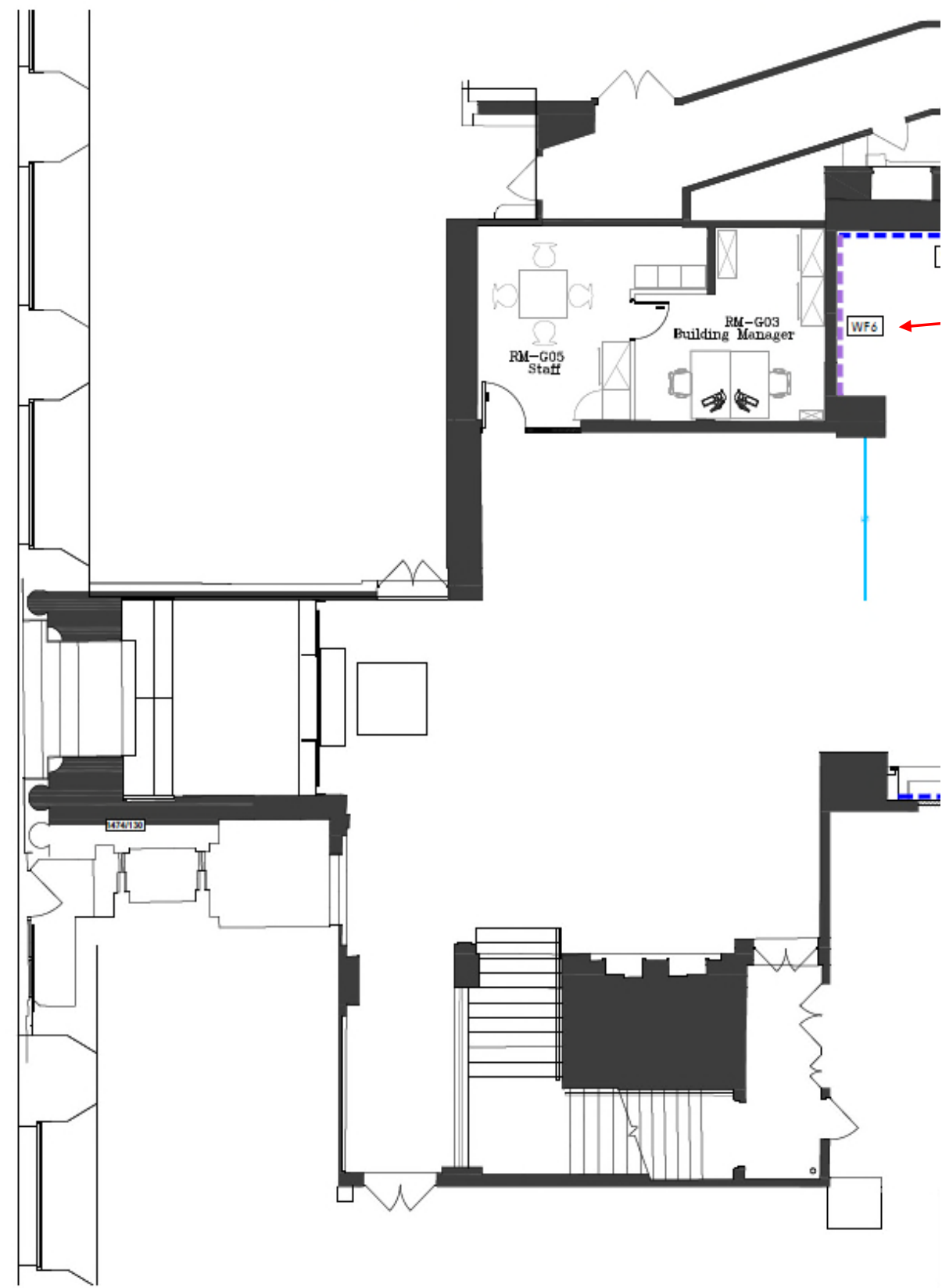
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BROADHURST BUILDING - GROUP



CODE	IMAGE	FINISH TYPE	LOCATION	DESCRIPTION

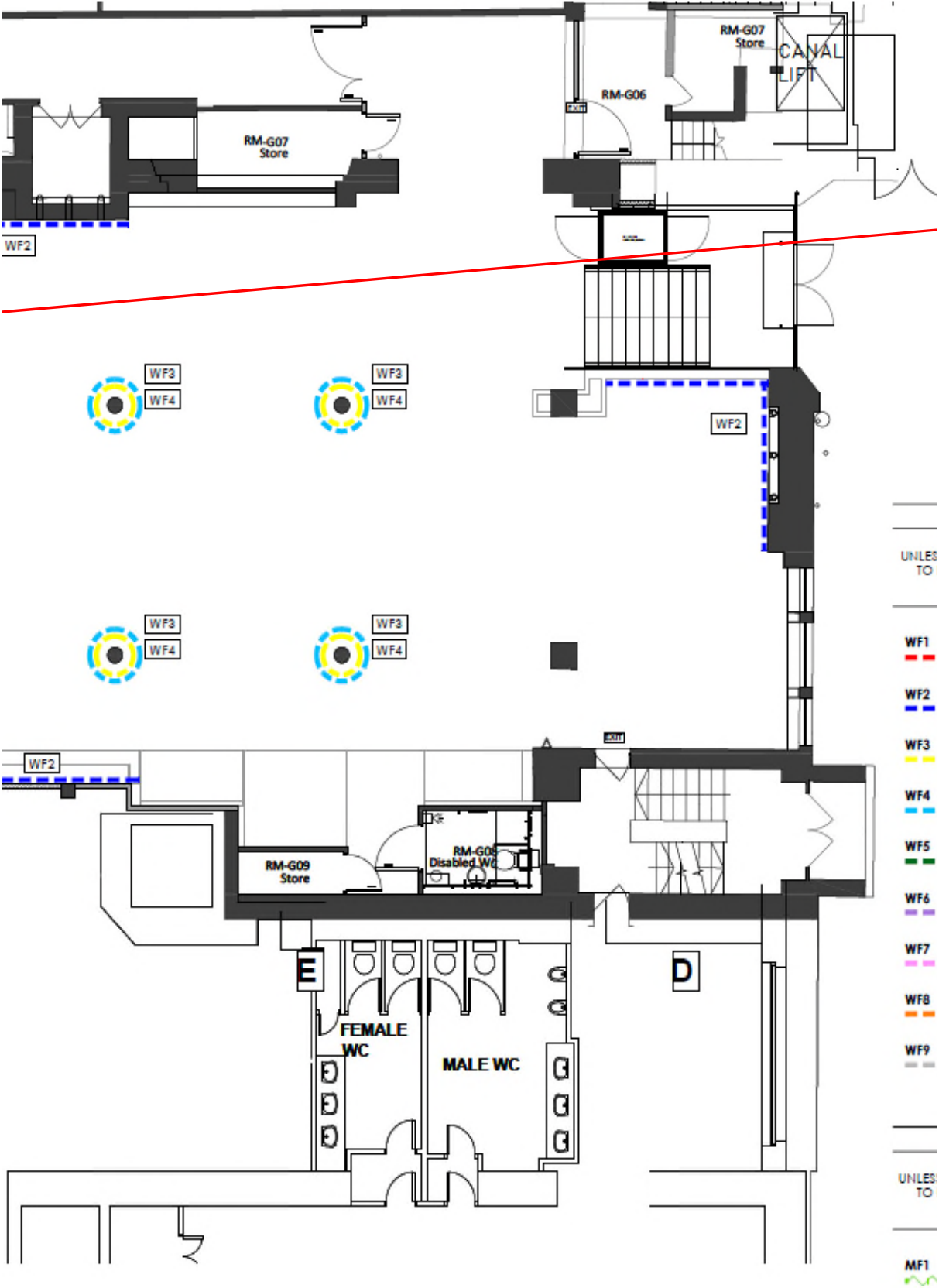
AIS

Design Finishes Schedule

Client	XLB Manchester		= Revisions
Revision	E		= Approved
Date	08.08.2021		= Not Appn
			=Awaiting S
			=Omitted

CODE	IMAGE	FINISH TYPE	LOCATION	DESCRIPTI
WALL FINISHES				
WF1		PAINT	RECEPTION	
WF2		PAINT	RECEPTION	
WF3		PAINT	RECEPTION COLUMNS	
WF4		PAINT	RECEPTION COLUMNS	

ND FLOOR - RECEPTION



ION / MANUFACTURER	RANGE / COLOUR / REFERENCE NO.	SIZE	NOTES
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Samples

ION / MANUFACTURER	RANGE /COLOUR / REFERENCE NO.	SIZE	NOTES
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	TO MATCH EXISTING BASE BUILD		EXACT SPEC TO BE DISCUSSED WITH DECORATOR
	TO MATCH TOOTAL BUILDING BLUE REF: PANTONE 7463 C C100 M80 Y45 K46 R0 G43 B73 #002b49		EXACT SPEC TO BE DISCUSSED WITH DECORATOR
	RAL 7024 GRAPHITE GREY		MATT FINISH
	RAL 7035 LIGHT GREY		MATT FINISH



WALL FINISHES LEGEND

IS OTHERWISE NOTED ALL WALL FINISHES
BE **WF1**. REFER TO FINISHES SCHEDULE

PAINT WALL FINISH TYPE
REFER TO FINISHES SCHEDULE

PAINT WALL FINISH TYPE
REFER TO FINISHES SCHEDULE

PAINT WALL FINISH TYPE
REFER TO FINISHES SCHEDULE

PAINT WALL FINISH TYPE
REFER TO FINISHES SCHEDULE

~~**LIVING WALL**~~
~~REFER TO FINISHES SCHEDULE~~

VINYL GRAPHIC
REFER TO FINISHES SCHEDULE

VINYL GRAPHIC
REFER TO FINISHES SCHEDULE

PAINT WALL FINISH TYPE
REFER TO FINISHES SCHEDULE

PAINT WALL FINISH TYPE
REFER TO FINISHES SCHEDULE

MANIFESTATION LEGEND

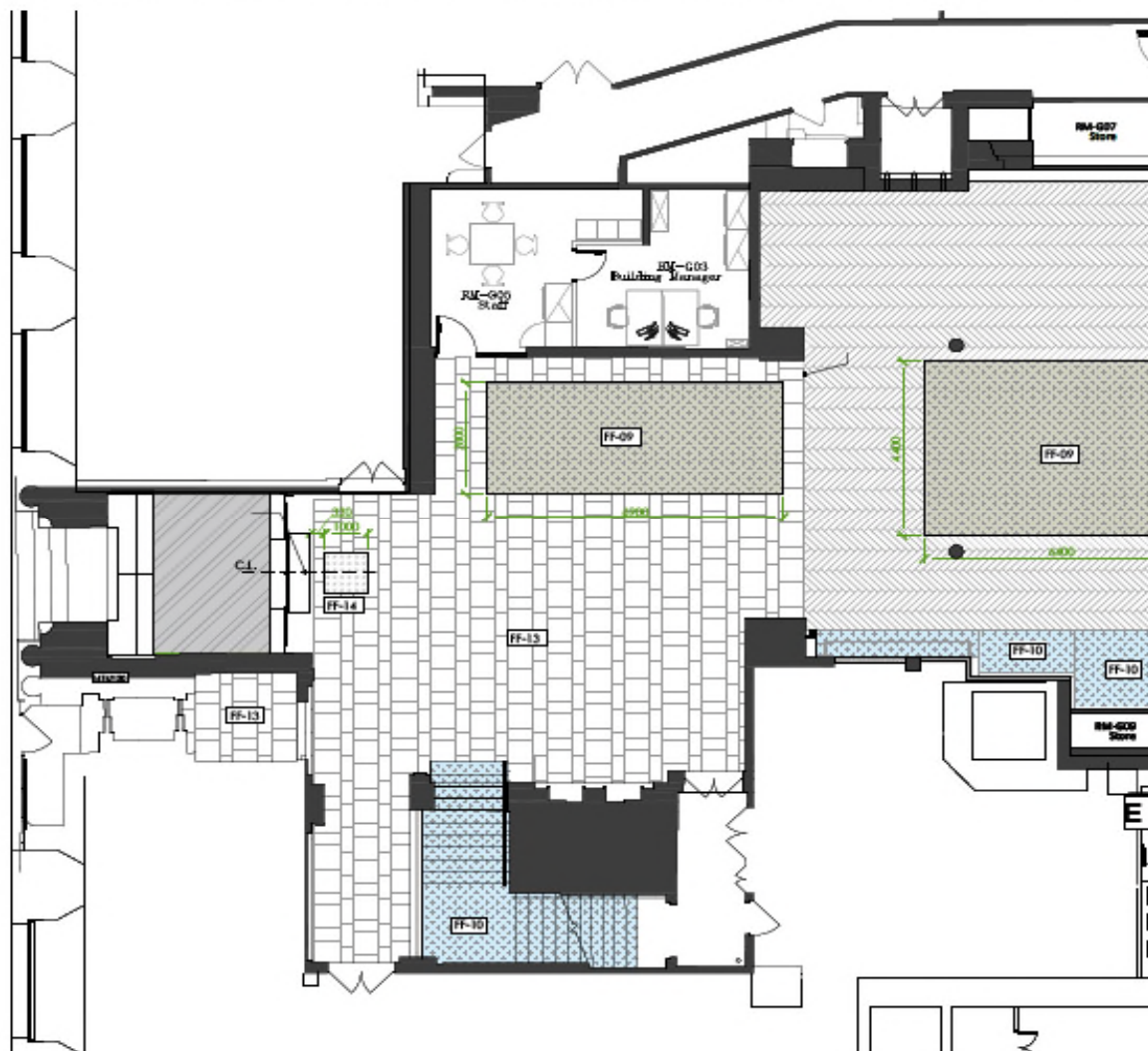
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MANIFESTATION -
REFER TO FINISHES SCHEDULE

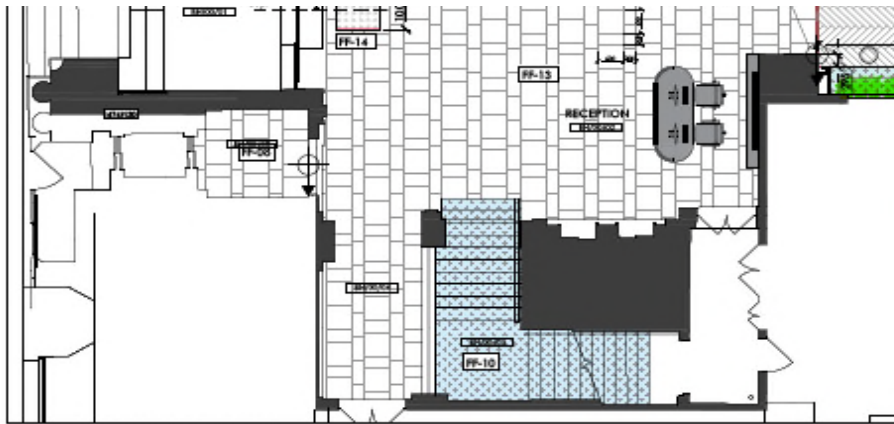
SAMPLE STATUS	APPROVAL STATUS
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	ARRIVED 09.06.2021	APPROVED 06.05.2021
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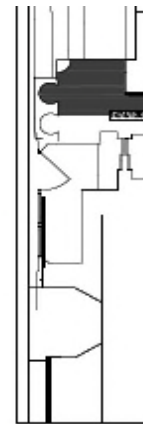
BROADHURST BUILDING - GROUND FLOOR - RECEPTION



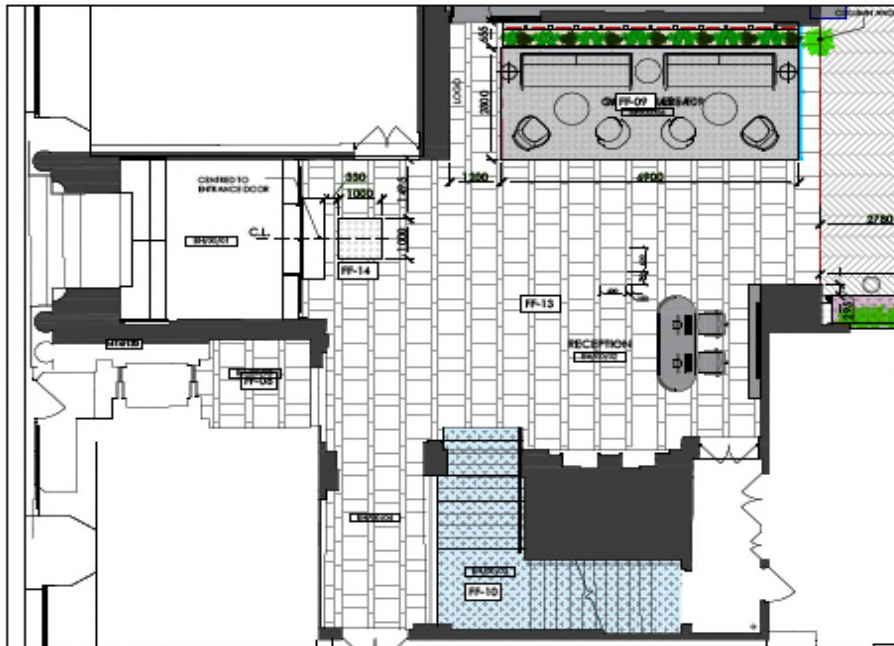
BROADHURST BUILDING - GROUND FLOOR - RECEPTION FLOORING SETTING OUT PLAN



FLOORING LAYOUT OPTION 1
Scale 1:100

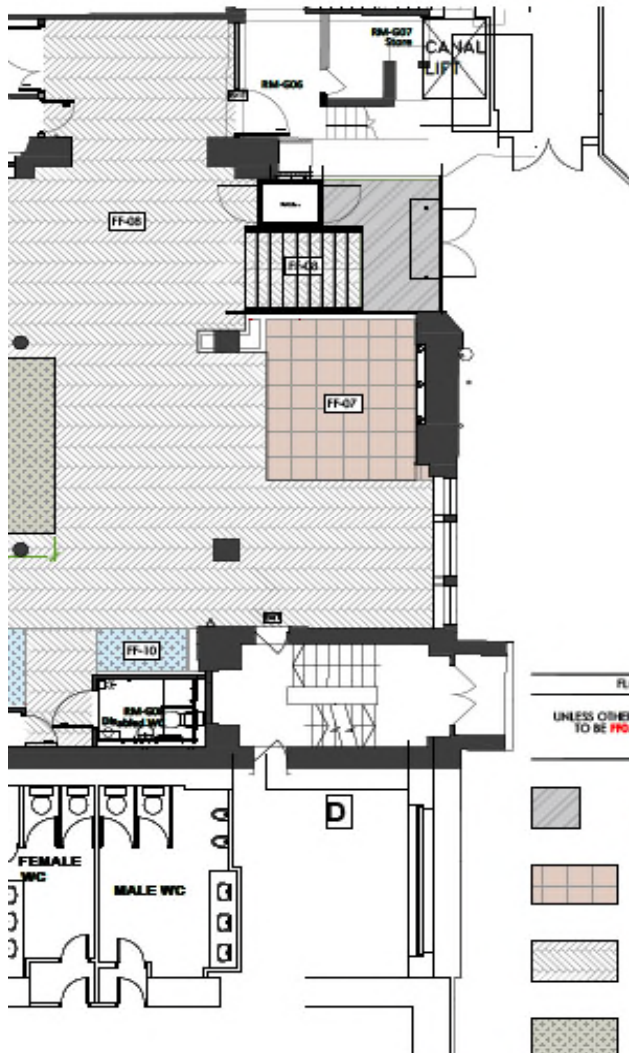


FLOORING L
Scale 1:100



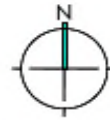
FLOORING LAYOUT OPTION 1
Scale 1:100

**DRAWING
APPROVED FOR
CONTRACT**



FLOOR FINISHES LEGEND	
UNLESS OTHERWISE NOTED ALL FLOOR FINISHES TO BE FF0 . REFER TO FINISHES SCHEDULE	
	FF0 EXISTING FLOOR FINISH TYPE
	FF07 NEW VINYL FLOOR REFER TO FINISHES SCHEDULE
	FF08 NEW ENGINEERED WOODEN FLOOR REFER TO FINISHES SCHEDULE
	FF09 NEW CARPET FLOOR REFER TO FINISHES SCHEDULE
	FF10 NEW CARPET FLOOR ON THE STAIRS REFER TO FINISHES SCHEDULE
	FF11 NEW TILE FLOOR RECEPTION AREA REFER TO FINISHES SCHEDULE
	FF14 ENTRANCE MAT REFER TO FINISHES SCHEDULE

DRAWING TO BE READ IN CONJUNCTION WITH SCOPE OF WORKS



FLOOR PLATE AREA: XXXX SQFT

REV	DESCRIPTION	DRWN	CHKD
C	FLOOR LAYOUT UPDATED	AG	KR
B	FLOOR TYPE AMENDED IN RECEPTION AREA	AG	KR
A	FLOOR FINISHES ADJUSTED FOLLOWING SITE SURVEY. LEGEND UPDATED - FF5a TYPE ADDED.	GP	KR

DRAWING STATUS

CONTRACT

CLIENT

XLB

PROJECT ADDRESS

Broadhurst Building, 56 Oxford Street
Manchester M1 6EU

TITLE

Broadhurst Building (01) ground floor
Reception
Floor Finishes Plan

SCALE	1:100@A2	DATE	01
DRAWN	AG	CHECKED	

PROJECT NO BLDG. FLOOR DETAIL
21-11249 - 01 - 00 - FF - R

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Ground Floor, St Pauls
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London, EC4M 7BP

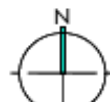
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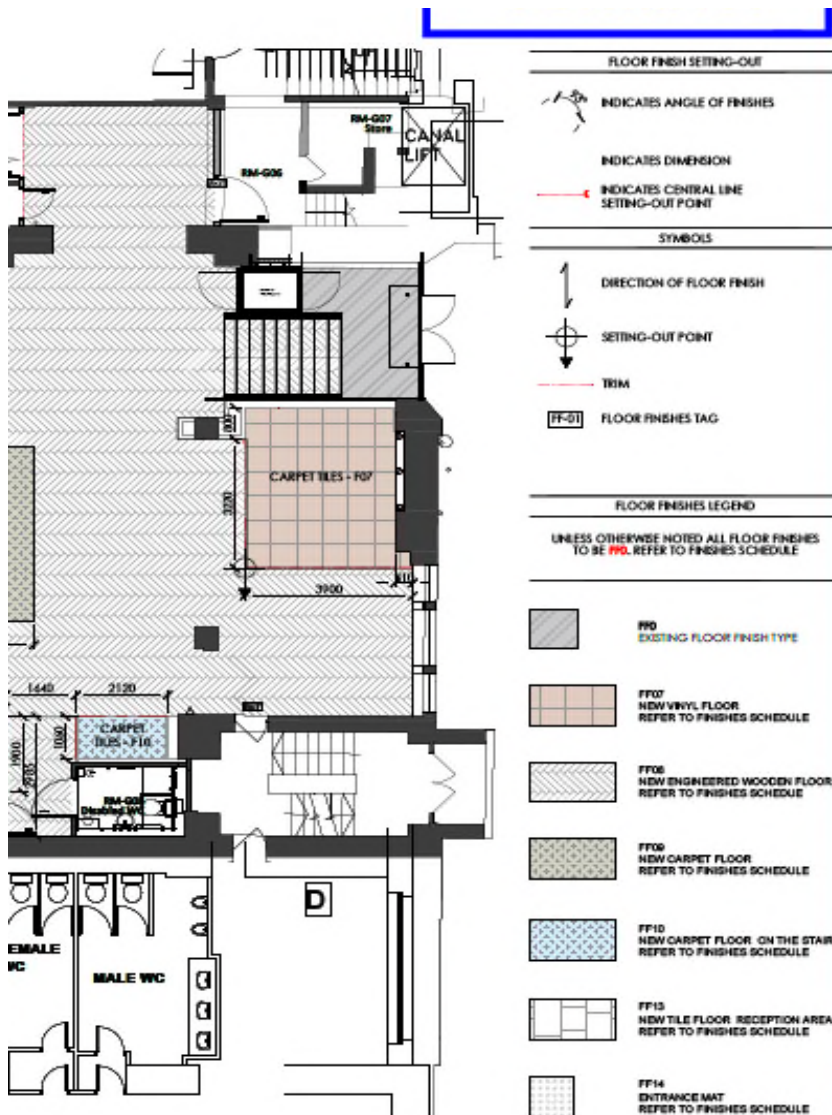
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**DRAWING
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CONTRACT**

DRAWING TO BE READ IN CONJUNCTION WITH SCOPE OF WORKS





FLOOR PLATE AREA: XXXX SQFT

A	TILES LAYOUT UPDATED	AG	KE
-	FIRST DRAWING	AG	KE
REV	DESCRIPTION	DRAWN	CHECKED

DRAWING STATUS

CONTRACT

CLIENT

XLB

PROJECT ADDRESS

Broadhurst Building, 56 Oxford Street
Manchester M1 6EU

TITLE

Broadhurst Building (01) ground floor
Reception
Floor Setting Out Plan

SCALE	1:100@A2	DATE	30.
DRAWN	AG	CHECKED	

PROJECT NO BLDG. FLOOR DETAIL
21-11249 - 01 - 00 - FF - R

ais

Ground Floor, St Pauls House, 10 Warwick Lane, London, EC4M 7BP

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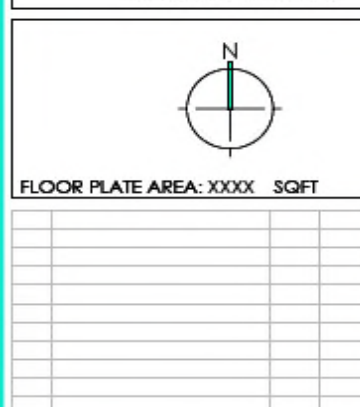
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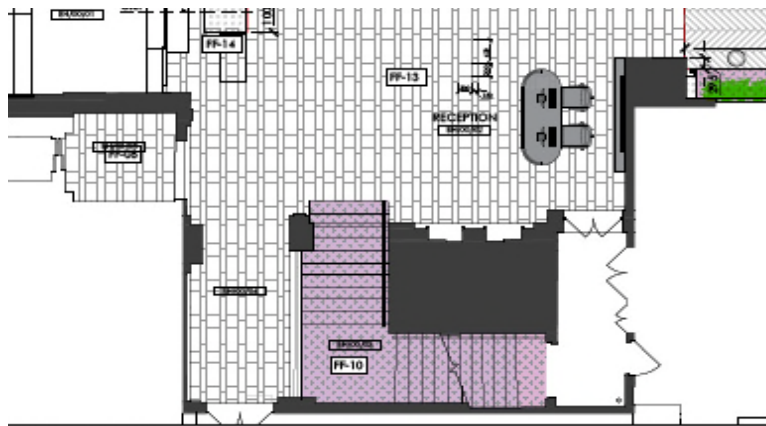
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DRAWING TO BE READ IN CONJUNCTION WITH SCOPE OF WORKS





LAYOUT OPTION 1

REV	DESCRIPTION	DRWN	CHKD
1	FIRST DRAWING	AG	KR

DRAWING STATUS

CONTRACT

CLIENT

PROJECT ADDRESS

Broadhurst Building, 56 Oxford Street
Manchester M1 6EU

TITLE

Broadhurst Building (01) ground floor
Reception
FLOORING LAYOUT OPTIONS

SCALE	1:100@A2	DATE
DRAWN	AG	CHECKED

PROJECT NO	BLDG.	FLOOR	DETAIL
11249	- 01	- 00	- F

AI5

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CONCLUSION

10/06/21
30/04/21
07/05/21
DATE

DATE _____

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or

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CONCLUSION

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