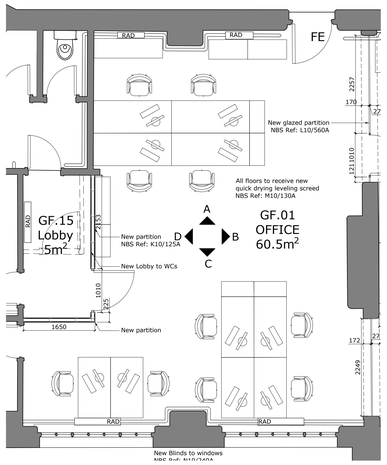
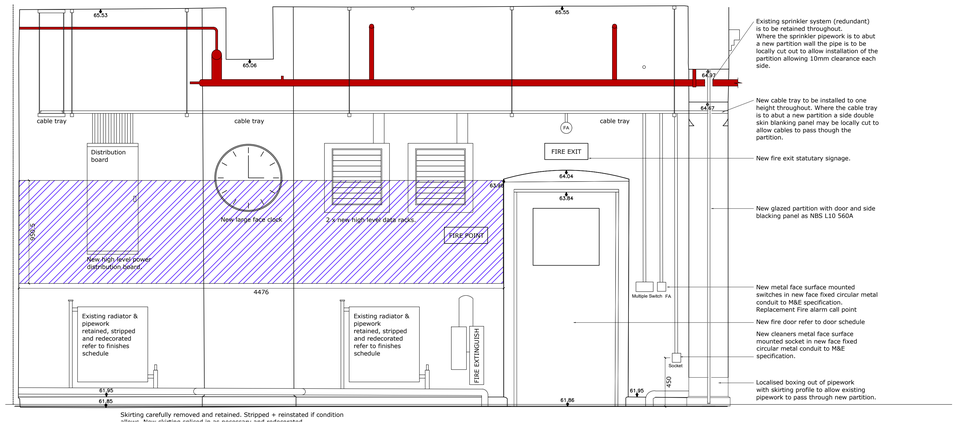


01 Proposed Floor Plan

SCALE: 1:50



Existing sprinkler system (redundant) is to be retained throughout. Where the sprinkler pipework is to abut a new partition wall the pipe is to be locally cut out to allow installation of the partition allowing 10mm clearance each side.

New cable tray to be installed to one height throughout. Where the cable tray is to abut a new partition a side double skin blanking panel may be locally cut to allow cables to pass though the partition.

New fire exit statutary signage.

New glazed partition with door and side blacking panel as NBS L10 560A

New metal face surface mounted switches in new face fixed circular metal conduit to M&E specification. Replacement Fire alarm call point

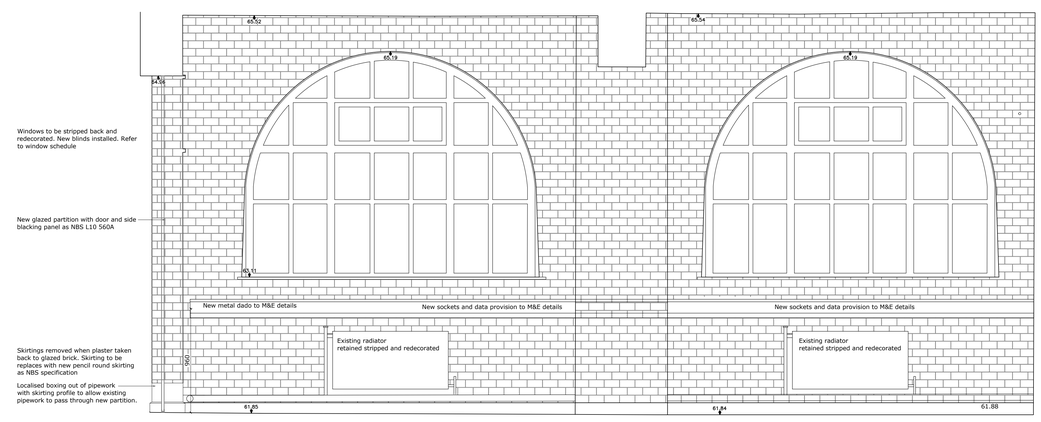
New fire door refer to door schedule

New cleaners metal face surface mounted socket in new face fixed circular metal conduit to M&E specification.

Localised boxing out of pipework with skirting profile to allow existing pipework to pass through new partition.

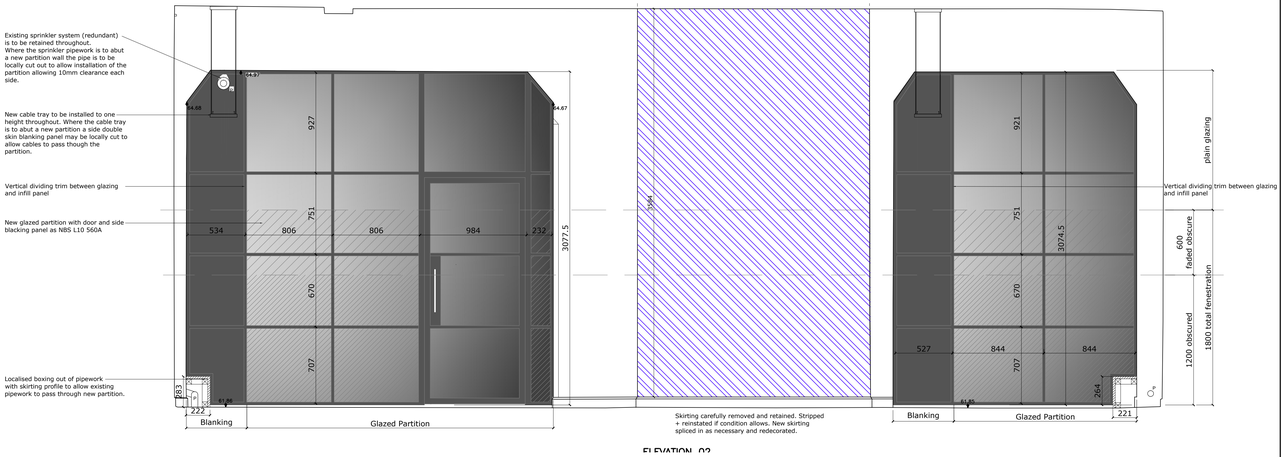
02 Proposed Elevation A-A

SCALE: 1:20



04 Proposed Elevation C-C

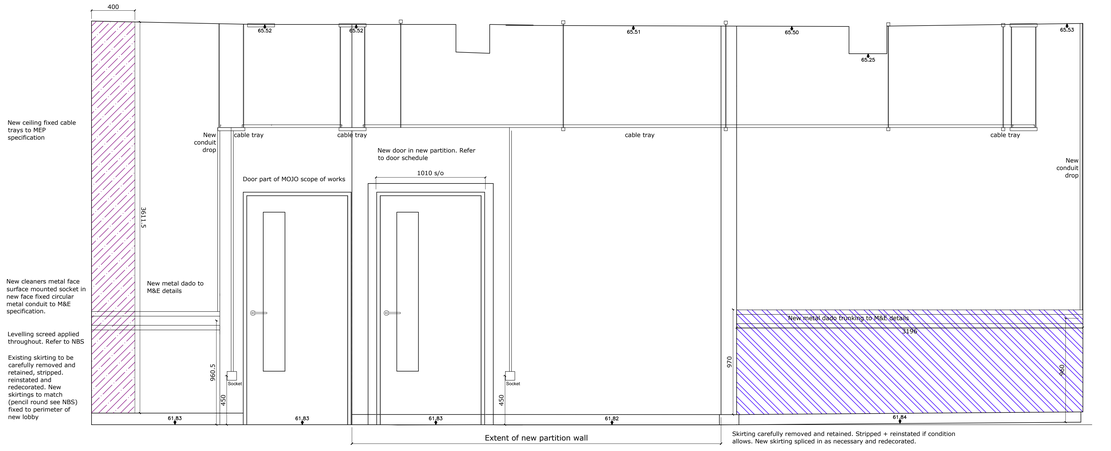
SCALE: 1:20



ELEVATION 02

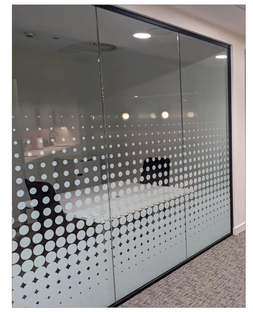
03 Proposed Elevation B-B

SCALE: 1:20



05 Proposed Elevation D-D

SCALE: 1:20



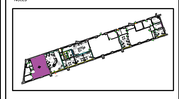
600 high faded obscured manifestation as above example pattern - refer to elevation views for height and extent

0m 0.4m 0.8m 1.2m 1.6m 2m

VISUAL SCALE 1:20 @ A0

Do not scale from this drawing
Contractor to check all dimensions on site and report any discrepancies to the architect
All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted

Notes



Note:
All drawings to be read in conjunction with corresponding existing elevation drawing to clarify extent of strip out and areas of repair from removal of services and fittings.

To be read in conjunction with window and door schedules and elevation drawings.

To be read in conjunction with finishes schedule and NBS specification.

Refer to MEP drawings and specification.

KEY:
Existing plaster type to be confirmed prior to filling / removal ie gypsum or lime based

- Rub down flaking paint and water damaged plaster. Assess for further filling.
- Rub down existing plaster and make good. Fill holes with gypsum based filler (plaster type tbc) from where services removed + from previous fixings prepare ready for painting with as NBS
- Repair existing damaged plaster. Repair with gypsum based filler and prepare for painting as NBS
- Carefully remove existing gypsum plaster and expose glazed bricks. Clean and repair if required as NBS
- Apply new 3 coat lime plaster and prepare for painting as NBS
- New blockwork infill. New gypsum plastered finish (plaster type tbc) as NBS
- Carefully remove failed/ damaged plaster Re-point brickwork in lime mortar behind re-plaster with 3 coat lime plaster as NBS
- Carefully remove failed/ damaged plaster re-plaster with 3 coat lime plaster as NBS

Rev.	Description	Date	By	Chk
P3	Updated to expose brick to South elevation + lime plaster. Issued for LBC	28/07/25	SH	PM
P2	Issued for client review	30/06/25	SB	SH
P1	Initial issue	13/06/25	EB	SH

Rhodesia House
52 Princess Street
Manchester M1 6JX

Telephone +44(0)1612375646
Website www.jeffersonsheard.com

Jefferson Sheard Architects

Project
TfGM
Queens Road Depot
Office & Reception Refurbishment

Drawing
Proposed Internal Room Elevations
G.F.01

Scale	Drawn	Date
1:20	EB	May 2025

Drawing Purpose	Status
FOR APPROVAL	S4

Drawing Reference	Rev.
2576-JSA-XX-00-DR-A-04201	P3
Job No. Origin. Zone Level Type Dis. Number	

A0