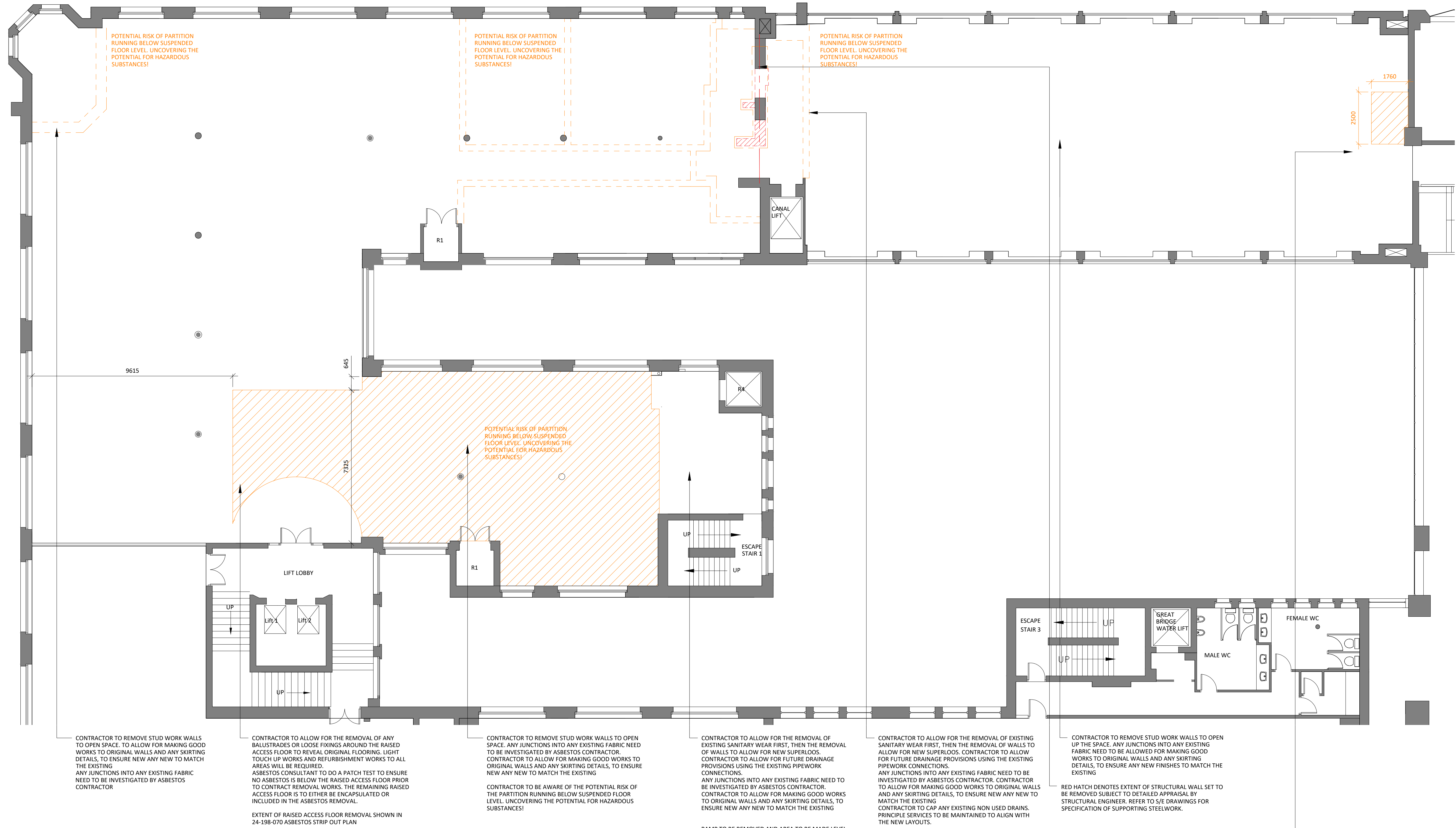




01 SECOND FLOOR CHURCHGATE ASBESTOS STRIP OUT PLAN
070 SCALE - NTS @ A1

PLAN

MAIN STRIP DEMO KEY:

DASHED RED LINES INDICATE STRUCTURAL ALTERATIONS AND SENSITIVE WORKS WHICH WILL FORM PART OF THE PRINCIPAL LISTED BUILDING APPLICATION

ASBESTOS REMOVAL KEY:

DASHED ORANGE LINES INDICATE POTENTIAL FOR ASBESTOS DISCOVERY LEADING TO THE REMOVAL BY AN ASBESTOS CONTRACTOR

HATCH DENOTES EXTENT OF NON-ORIGINAL RAISED ACCESS FLOOR TO BE REMOVED FROM PROPOSED AREA TO BE SITE CHECKED FOR HAZARDOUS ASBESTOS

CONTRACTOR REMOVAL NOTES.

- ALL STRIPOUT AND SOFT STRIP OUT WORKS TO BE UNDERTAKEN WITH DUE CARE & DILIGENCE TOWARDS THE HERITAGE ASSETS AND ORIGINAL FABRIC OF THE BUILDING
- WHERE POSSIBLE CONTRACTOR TO REMOVE ANY PARTITIONS, FIXINGS, ENCASEMENT, PIPEWORK AND SERVICES, PANNELLING, ETC BY HAND TO ENSURE MINIMAL RISK TO THE ORIGINAL FABRIC OF THE BUILDING
- DRAWINGS TO BE READ IN CONIUNCTION WITH SUPPLEMENTARY PLANNING INFORMATION, DRAWINGS & SCHEDULES
- 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
- CONTRACTOR TO REMOVE FLOOR TILES AND DISPOSE OF ACCORDINGLY LEAVING RAISED ACCESS SHOWN ON THE DRAWING BELOW
- ANY UNCOVERED ORIGINAL FEATURES TO BE RETAINED, HIGHLIGHTED AND REVIEWED BY AXI AND SAVILLS
- CONTRACTOR TO TOUCH UP ANY EXISTING WALL PENETRATIONS READY FOR WALL FINISHES.

GENERAL NOTES.

COLUMNS TO BE PROTECTED DURING STRIP OUT AND CONSTRUCTION WORKS. WHERE NON-ORIGINAL STUD PARTITIONS HAVE BEEN BUILT AROUND COLUMNS THESE ARE TO BE CAREFULLY REMOVED BY HAND TO AVOID DAMAGE TO THE EXISTING FABRIC.

NON-ORIGINAL FLOOR FINISHES TO BE REMOVED AND STRIPPED OUT AHEAD OF INSTALLATION OF NEW FINISHES. RAISED ACCESS FLOORS TO BE RETAINED EXCEPT WHERE NOTED ON PLAN. ALL WALLS TO BE PREPPED FOR PAINT OR DECORATIVE FINISH. CONTRACTOR TO EVALUATE THE CONDITION AND FEED BACK IF REQUIRED.

NON-ORIGINAL DOORS TO BE REMOVED FROM OPENINGS WHERE INDICATED, INCLUDING BRACKETS & HINGES. WHERE OPENINGS ARE TO BE RETAINED WITH NEW DOORS INSTALLED, ENSURE FINISHES ARE STRIPPED BACK AND ANY REMEDIAL REPAIRS ARE UNDERTAKEN AS REQUIRED TO FRAMES & ARCHITRAVES.

NOTES

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

ORIGINAL A1

FOR TENDER
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION

GENERAL NOTES:

THE CONTRACTOR IS NOT TO SCALE FROM THIS DRAWING BUT FOLLOW THE WRITTEN FINISHED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWING AND THE OTHER CONTRACT DOCUMENTS OR ANY DISCREPANCIES WITHIN A DRAWING OR BETWEEN DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR IS TO INSPECT THE SITE PRIOR TO TENDER AND IS RESPONSIBLE FOR STRIPPING OUT IN ACCORDANCE WITH THE DRAWINGS ENSURING THAT THE WORK IS UNDERTAKEN SAFELY.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SETTING OUT OF THE WORKS.

CONTRACTOR IS TO ALLOW FOR ALL FIRE STOPPING THROUGH WALLS, CEILINGS AND FLOORS.

THE ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE IEE REGULATIONS AND ALL CABLING TO BE LSF.

THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILED SERVICES DESIGN INCLUDING LOADINGS, CABLE AND PIPEWORK ROUTES AND PIPEWORK / CABLE SIZING AND SPECIFICATION. ALL CABLE TRAY, MS CONDUIT AND OTHER SERVICES ARE TO BE EXPOSED BELOW SLAB/ CEILINGS.

ANY H&V PROPOSAL IS INDICATIVE ONLY AND THE SPECIALIST CONTRACTOR IS TO BE RESPONSIBLE FOR THE DETAIL DESIGN & ALL SWITCH/ SOCKET OUTLETS TO COMPLY WITH CLIENT'S STANDARD SPECIFICATION. ANY SOCKETS IN RETAIL AREA TO BE FINISHED BRUSHED STAINLESS STEEL.

NOTE - ALL EXISTING FIRE RESISTING ENCLOSURES TO SERVICE RISERS TO BE MAINTAINED OR MADE GOOD WHERE DISTURBED. NEW AND EXISTING CABLES, PIPES AND DUCTS PASSING THROUGH FIRE RESISTING CONSTRUCTION TO BE ADEQUATELY FIRE STOPPED. NEW AND EXISTING DUCTWORK PASSING THROUGH FIRE RESISTING CONSTRUCTION TO HAVE FIRE DAMPERS.

ANY WALL, CEILING LININGS TO BE TO EUROCLASS A (CLASS 0 EQUIVALENT).

CONTRACTOR AND SUPPLIERS OF SPECIALIST JOINERY/ EQUIPMENT TO ENSURE ALL TIMBER MATERIALS ARE TREATED WITH FIRE RETARDANT FINISH TO ACHIEVE CLASS 0 RATING. NDF TO BE ACHIEVE CLASS 0 RATED.

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES TO BE USED FOR NWR APPROVAL.

ALL PAINTS TO BE WATER BASED

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, SIGNAGE ETC.

ALL DRAWINGS ARE SUBJECT TO LISTED BUILDING CONSENT. AXI TO BE NOTIFIED ON DESIGN CHANGES & AMENDMENTS TO ALLOW FOR DESIGN ALTERATIONS.

4.01	11/04/24	ISSUES FOR TENDER	RH	ARB
4.001	03/04/24	ISSUED FOR TENDER	RH	ARB

REV	DATE	DESCRIPTION	DRAWN	CHECKED
-----	------	-------------	-------	---------

AXI

ADDRESS : 4th FLOOR CALICO 53-55 MOSLEY STREET,
MANCHESTER, M2 3HQ
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT

xl**b**

PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

CHURCHGATE HOUSE SECOND FLOOR
PLAN - PROPOSED ASBESTOS STRIP
OUT PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
---------------	---------------	------	-------	---------

24-198 NTS @ A1 08/02/24 RH ARB

DRAWING REFERENCE	STAGE	REV
-------------------	-------	-----

AXI - 070 4 01