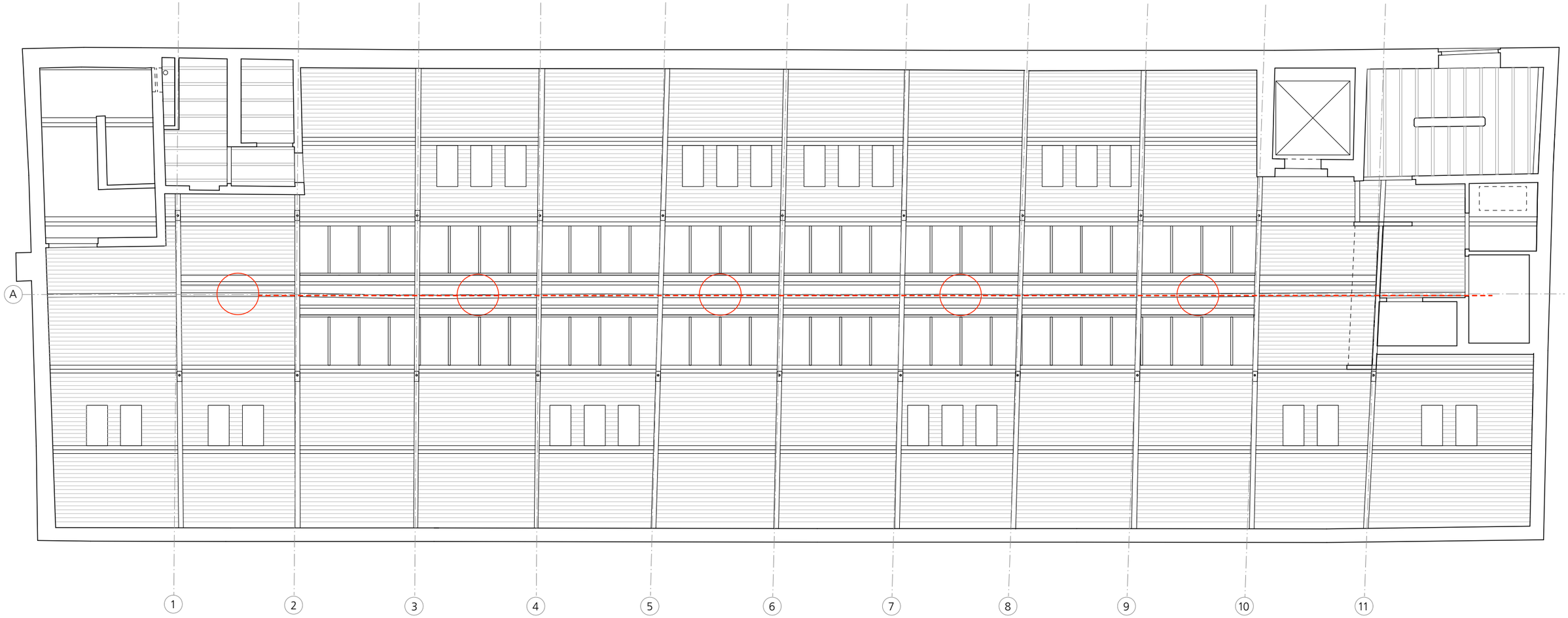

KEY

- UNIT DEMISE LINE
- SERVICED KITCHEN ZONES
- SERVICES CONTAINMENT ROUTE
- PROPOSED A/C CASSETTE POSITION

TENANT FIT OUT DESIGN GUIDANCE

ANY FIT OUT WORKS ARE TO BE LIMITED TO AREAS WITHIN THE DEMISE OF UNIT AS INDICATED AND CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING LIMITATIONS;

EXISTING STRUCTURE & FABRIC

NO ALTERATIONS TO THE EXISTING FABRIC OR COATING OF ANY EXPOSED SURFACES IS PERMITTED WITHOUT PRIOR APPROVAL

EXTERNAL WALLS

THE INSIDE FACE OF EXTERNAL WALLS IS TO BE LEFT AS EXPOSED BRICKWORK WITH NO ADDITIONAL FINISHES OR COATINGS PERMITTED

WINDOWS

NO ALTERATIONS TO WINDOWS OR WINDOW OPENINGS ARE PERMITTED BUT TENANT MAY ADD BLINDS IN ACCORDANCE WITH FIXING DETAIL SHOWN ON DRAWING 353 DG 1014

INTERNAL WALLS & LININGS

TENANT MAY FURTHER SUB-DIVIDE THE FLOORPLATE WITH STUD PARTITIONS AND/OR GLAZED SCREENS TO CREATE ADDITIONAL MEETING ROOMS OR OFFICES.

REFER TO DRAWING 353 DG 1013 FOR PERMITTED CONNECTION DETAILS BETWEEN NEW PARTITIONS AND EXISTING FABRIC

NEW PARTITIONS TO BE DECORATED TO TENANT SPECIFICATION

FLOOR FINISHES

EXISTING FLOORS ARE VARIABLE THICKNESS OF ASPHALT SCREED OVER TWO LAYERS OF 22mm TIMBER BOARDS SUPPORTED ON TIMBER JOISTS SPANNING BETWEEN PRIMARY BEAMS

NEW OVERLAY COVERINGS BY TENANT MAY BE APPLIED TO THE MAIN OFFICE SPACES AND TO THE WC AREAS, LIMITED TO 15mm THICKNESS AND TO INCLUDE ACOUSTIC BACKING.

EXISTING SCREED IS TO BE INFILLED WITH LEVELLING SCREED TO PROVIDE LEVEL SURFACE PRIOR TO INSTALLATION OF COVERINGS.

CEILINGS

EXISTING CEILINGS COMPRISE EXPOSED TIMBER BEAMS, JOISTS AND BOARD SOFFITS AND THESE SHOULD NOT BE CONCEALED ANYWHERE WITHIN THE TENANT'S UNIT DEMISE.

SHOULD CEILINGS BE REQUIRED WITHIN INDIVIDUAL ROOMS CREATED AS PART OF A TENANT FIT OUT THEN THE TENANT WILL BE REQUIRED TO OBTAIN LISTED BUILDING CONSENT.

INTERNAL DOORS

EXISTING INTERNAL DOORS ARE 2.4m HIGH x 44mm THICK FLUSH SOLID CORE TIMBER DOORS. ANY NEW DOORS PROPOSED SHOULD MATCH OR BE APPROVED PRIOR TO INSTALLATION.

KITCHEN INSTALLATION

KITCHEN ZONES SHOWN ON PLAN ARE PROVIDED WITH WATER / POWER / DRAINAGE & VENTILATION TO ALLOW TENANT INSTALLATION OF KITCHEN IN ONE OR BOTH OF THE AREAS INDICATED

SANITARY INSTALLATIONS

FULL WC FACILITIES ARE PROVIDED AS PART OF THE BASE BUILD. NO ALTERATIONS TO EXISTING LAYOUTS OR FINISHES (EXCLUDING FLOORS) ARE PERMITTED WITHOUT PRIOR APPROVAL.

TENANT MAY PROVIDE OVERLAY FLOOR COVERINGS AS NOTED ABOVE AND SHOWN ON DRAWING 353 DG 1014

SERVICES

LIGHTING, SMALL POWER, DATA & FIRE ALARMS ARE PROVIDED AS INDICATED ON SERVICES DRAWINGS.

HEATING/COOLING WITHIN UNIT IS TO BE PROVIDED BY THE TENANT WITH CONNECTION TO LANDLORD INSTALLED INFRASTRUCTURE FROM THE UNIT DEMISE LINE.

CEILING PLANS INDICATE PROPOSED LOCATIONS OF AIR CONDITIONING UNITS AND DISTRIBUTION CONTAINMENT WITH INSTALLATION TO BE IN ACCORDANCE WITH DETAILS ON DRAWING 353 CD 1015

ANY AMENDMENTS TO INSTALLED SERVICES AND CONTAINMENT TO BE CARRIED OUT IN IN ACCORDANCE WITH DETAILS ON DRAWING 353 CD 1015 AND SUBJECT TO PRIOR APPROVAL

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Client	Capital & Centric
Project	**Neptune Mill** **Chapeltown St, Manchester**
Scale	1:100 @ A3
Date	June 2024
Document	**Tenant Design Guide** **4th Floor Ceiling Plan**
Status	For information
Doc Ref	353 DG 1012 P2