

ADDITIONAL NOTES:

- Ensure the existing ceiling & services are deep cleaned & made good.
- Existing Ceiling coffers, coving, plasterwork, picture rails and beams to remain, patch up ceiling where required to match existing.
- All works would be subject to Landlord/listed building consents as well as Structural Engineer detailed assessment.
- Please refer to asbestos register.
- Refer to M&E specialist drawings for removal of redundant M&E items.
- All external signage needs to be non illuminated.
- All flooring to be removed and replaced (see flooring drawing for details)
- All finishes - see finishes spec for details.

Proposed Gym Entrance - New Walls Plan
Luxe Manchester - Ground Floor
Scale 1:50

CONSTRUCTION ISSUE

- GENERAL NOTES
1. DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. CONTRACTOR AND/OR ARCHITECT OF RECORD (AOR) AND/OR FABRICATOR SHALL HAVE SOLE RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING ALL PORTIONS OF THE WORK TO PRODUCE THE INTENT OF THE DRAWINGS. CONTRACTOR/FABRICATOR(S) ARE SOLELY RESPONSIBLE FOR STRUCTURAL INTEGRITY & PERFORMANCE OF ALL ELEMENTS.
 2. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
 3. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE FABRICATION. CONTRACTOR/FABRICATOR IS SOLELY RESPONSIBLE FOR COORDINATING & VERIFYING ALL DIMENSIONS. ANY DISCREPANCIES AND OMISSIONS RELATED TO THE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF APM PRIOR TO CONSTRUCTION.
 4. ALL TRADES SHALL VERIFY MEASUREMENTS AT THE BUILDING AND BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE AOR & APM FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 5. CONTRACTOR AND/OR SUBCONTRACTOR AND/OR SUPPLIER TO REFER TO ENGINEERS AND/OR M&E CONSULTANTS INFORMATION AND DWGS BEFORE PROCEEDING WITH WORKS. ALL CONSULTANTS INFORMATION TO BE REFERRED TO, TO ENSURE COMPLIANCE WITH LOCAL AND STATUTORY BUILDING REGULATIONS AND BRITISH/EU STANDARDS. ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR/SUPPLIER ON SITE.
 6. ANY DEVIATION FROM THE INTENT OF THE DRAWINGS MUST BE APPROVED BY AOR & APM.
 7. SHOP DWGS. RELATED TO INTERIORS MUST BE SUBMITTED & APPROVED BY AOR & APM PRIOR TO FABRICATION.
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 10. SAMPLES TO BE PROVIDED BY MAIN CONTRACTOR FOR DESIGNER'S APPROVAL. ALL FINISHES TO DESIGNER'S SATISFACTION.
 11. DESIGNER TO APPROVE ALL DRAWINGS PRIOR TO CONSTRUCTION.
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GENERAL LIGHTING NOTES
ALL LIGHTING TO BE DIMMABLE WHERE POSSIBLE

GENERAL FLOORING NOTES
ALL FLOOR FINISHES TO BE SUITABLY HEAT WELDED AT ALL JOINTS. ALL SUB FLOOR TO BE CHECKED, BY CONTRACTOR, FOR SUITABILITY OF PRODUCT, DAMPNESS LEVELS & ALL MATERIALS TO BE STRICTLY LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS USING RECOMMENDED WATERPROOF ADHESIVE ONLY.

E	TL	Amend stair area	02.05.2024
D	TL	Add radius and omit notes	04.04.2024
C	TL	Amend notes	27.03.2024
B	TL	Stair number, grid & scalebar added	31.01.2024
A	TL	Added Gridlines	05.01.2024
REV	BY	DESCRIPTION	DATE

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CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS

ALL DIMENSIONS ARE IN MILLIMETERS DO NOT SCALE

DRAWN BY :	NAME :	DATE :
	TL	28.11.2023
AMENDMENTS :		DATE :

TITLE :
Gym Entrance - PROPOSED NEW WALLS PLAN
GROUND FLOOR PLAN

PROJECT :
LUXE FITNESS
ROYAL EXCHANGE MANCHESTER

SCALE :	DRAWING NUMBER :	REVISION :
1:50@A2	APM-LUXMAN-9001	E

KEY

EXISTING WALLS

Existing walls

NEW INTERNAL WALLS / PARTITIONS KEY

PARTITION TYPE A
GypWall 70 S 50 C Al. studs at 400mm c/c. 50mm isowool insulation with BG Duraline board both sides and skim (100mm Thickness)

PARTITION TYPE B
GypWall Quiet 5F (Ref.A316008) - 70 S 50 C studs at max 600mm c/c. with Gyproframe RBI Resilient Bar at 600mm c/c. 50mm Isover Acoustic Partition Roll (APR1200) to cavity insulation (43Kg/sqm). 2x 12.5mm SoundBloc Board finish with skim to both sides, staggered centres. (137mm thickness)

PARTITION TYPE E
10mm Laminated safety glass screen to stair 2.

- NOTE:
- ALL DIMENSIONS TO BE CHECKED ON SITE & MAY NEED TO BE ADJUSTED DUE TO THE ACTUAL LOCATION OF WALLS / SITE LEVELS.
 - TO ALL OF THE ABOVE PARTITION TYPES, THE OUTER LAYER OF PLASTERBOARD IS TO BE SUBSTITUTED WITH A WEDI TYPE TILEBACKER BOARD TO WET AREAS WITH TILING ie. SINK AREAS etc.
 - OMIT PLASTERBOARD LININGS WHERE 1 SIDE OF THE PARTITION BACKS ON TO NON HABITABLE VOIDS (EXCEPT WHERE IT IS NECESSARY TO CREATE A FIREWALL)
 - IT IS STRONGLY ADVISED TO USE TWIN WALLED ACOUSTIC SOIL PIPE SYSTEMS IN THE BUILDING.
 - BUILDING REGS INFORMATION IS SUBJECT TO REVIEW & HAS NOT YET BEEN CHECKED BY THE BUILDING INSPECTOR.

Scale 1:50

- NOTE:
- PLEASE READ THIS DRAWING IN CONJUNCTION WITH DRAWINGS :
- APM-LUXMAN-1002-As Built Gym Entrance Ground Floor
 - APM-LUXMAN-7002-Existing and proposed Gym Entrance Elevations