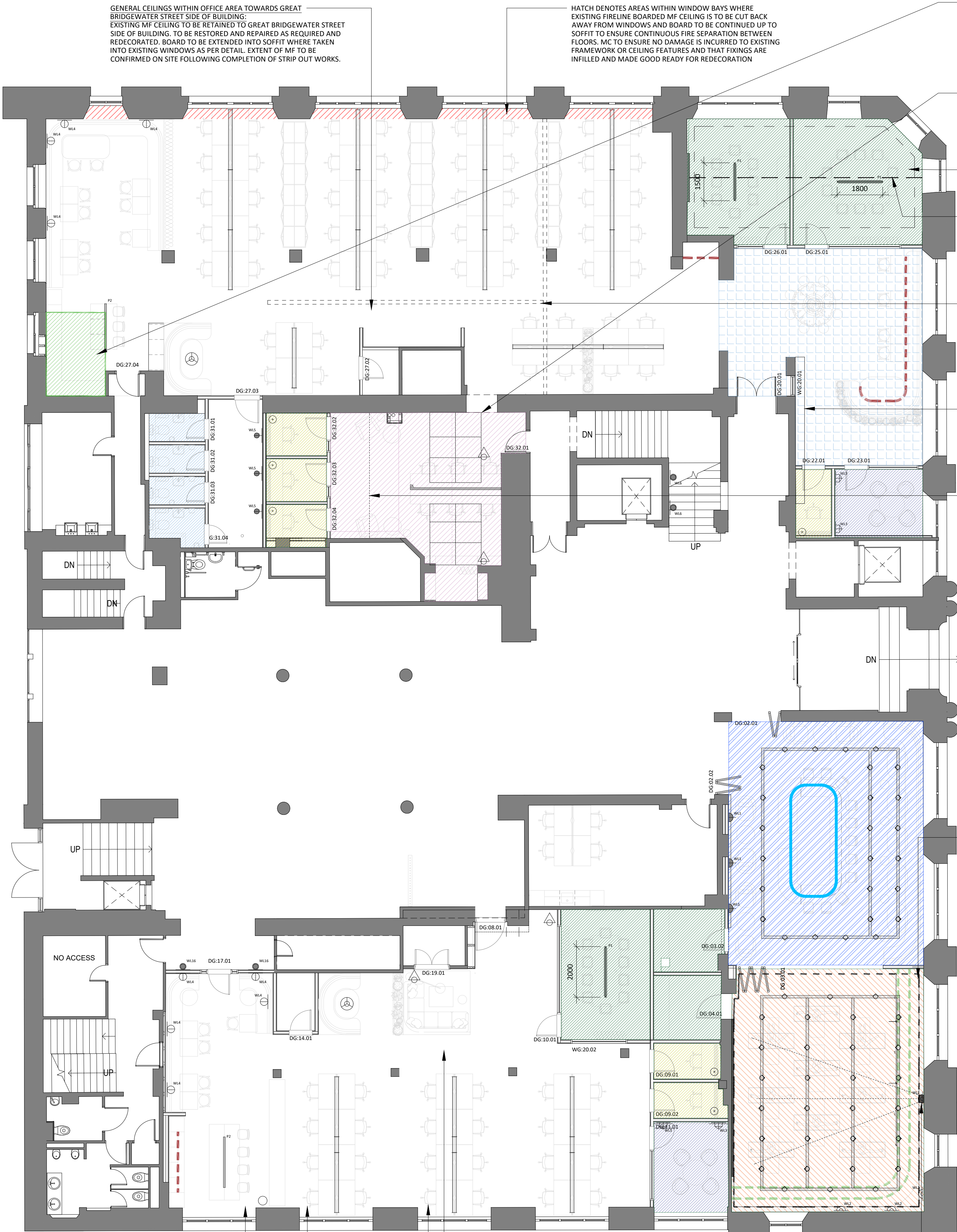




EXISTING CORNICE DETAILING TO BE RETAINED AROUND PERIMETER OF CEILING. EXISTING PAINT FINISHES TO BE RETAINED AND REPAIR AND RESTORATION UNDERTAKEN TO MATCH ORIGINAL DETAILING. EXTENT OF MF TO BE CONFIRMED ON SITE FOLLOWING COMPLETION OF STRIP OUT WORKS.

GENERAL CEILINGS WITHIN OFFICE AREA TOWARDS CANAL SIDE OF BUILDING. ORIGINAL LATH & PLASTER CEILING TO BE RETAINED, TO BE EXPOSED, REPAIRED AS REQUIRED AND REDECORATED IN PAINT FINISH WITH SERVICES TO BE SPRAYED OUT (REFER TO KEY FOR SPECIFICATION).

ROOM TO INCLUDE HIGH LEVEL PROJECTOR INDICATIVELY ON PLAN TO BE ADJUSTED AS PER SUBCONTRACTORS DETAILS

04 GROUND FLOOR STRIP OUT PLAN
300 SCALE: 1:100 @ A1
PLAN

HATCH DENOTES AREAS WITHIN WINDOW BAYS WHERE EXISTING FIRELINE BOARDED MF CEILING IS TO BE CUT BACK AWAY FROM WINDOWS AND BOARD TO BE CONTINUED UP TO SOFFIT TO ENSURE CONTINUOUS FIRE SEPARATION BETWEEN FLOORS. MC TO ENSURE NO DAMAGE IS INCURRED TO EXISTING FRAMEWORK OR CEILING FEATURES AND THAT FIXINGS ARE INFILLED AND MADE GOOD READY FOR REDECORATION

HATCH DENOTES NEW MF CEILING TO ACT AS A 60 MINUTE FIRE BARRIER TO BE CONTRACTOR DESIGN PORTION FOLLOWING AXIS DETAILS
CONTRACTOR IS TO ENSURE NO DAMAGE IS INCURRED TO EXISTING ENCAPSULATION OR CEILING FEATURES AND THAT FIXINGS ARE INFILLED AND MADE GOOD READY FOR REDECORATION. HEIGHTS OF THE MF CEILING IS TO BE ESTABLISHED ON SITE.
REFER TO SERIES 500 DETAILS FOR FURTHER DETAILS

PITCHED CEILING TO BE BOARDED AND PAINTED WITH EXISTING ROOFLIGHTS TO BE RETAINED AND VINYLED WITH FROSTED FILM CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH FARROW AND BALL - SCHOOL HOUSE WHITE
ANGULAR LED LIGHTS TO ILLUMINATE ROOFLIGHT UPON FURTHER INSPECTION TO DETERMINE WHETHER AN LED IS REQUIRED TO LIGHT UP THE ROOFLIGHT SPACE

TO ALLOW FOR PROTECTION ON HIGH LEVEL MOULDINGS AND HERITAGE DETAILS WITHIN THE TWO ROOMS, IF DAMAGED TO REPAIR LIKE FOR LIKE - DASHED LINE SHOWN INDICATIVELY

TO ALLOW FOR RETENTION OF HISTORICAL CONDUIT TO BOTH SUITES, PROVIDING CUT OUTS AROUND WHERE IT PASSES BETWEEN SPACES

ALLOW FOR SHALLOW 60 MINUTE FIRE RATED BULKHEAD DETAIL TO ALIGN WITH GYPROC WHITEBOOK GYPCEILING C106003 TO ALIGN WITH THE EXISTING CONTAINED ASBESTOS BULKHEAD, TO ENSURE A FLUSH LEVEL WITH THE EXISTING CEILING

HIGH LEVEL PIPEWORK AND SERVICES TO BE BOARDED, SKIMMED AND FINISHED WITH A BULKHEAD REFER TO PARTITION PLAN FOR DETAILS FINISHES TO CONTINUE AROUND THE BULKHEAD. CONTRACTOR TO MAKE GOOD OF ALL JUNCTIONS ANY CEILING PENETRATIONS TO ENSURE FINISHED CEILING LEVEL IS LEVEL

LINE INDICATES APPROX LINE OF LOWER CEILING APPROX 2200 TO BE SITE MEASURED. CONTRACTOR TO ALLOW FOR A SLIMLINE MF CEILING TO ALLOW FOR A SMALL RECESS FOR GENERAL LIGHTING DETAIL REFER TO OTHER CONSULTANTS DRAWINGS

LINE INDICATES APPROX LOCATION OF ACOUSTIC PANNELLING CEILING. TO ALLOW FOR ANY EXISTING CORNICING TO BE PROTECTED

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

0 0.5 1.0 2.0 3.0 4.0 5.0m

Scale 1:100

FOR PLANNING
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION

REFLECTIVE CEILING PLAN & LIGHTING KEY			FOR FURTHER INFO REFER TO ID DOCUMENT
LEGEND	DESCRIPTION	QTY	SPECIFICATION NOTES
	FEATURE BAR PENDANT	1	TYSON LIGHTING: DARK BRONZE (DB) PENDANT WITH WARM OPAL SEMI-CIRCULAR LIGHTS
	WALL LIGHT 1: RECEPTION BREAKOUT WALL LIGHT	3	TYSON LIGHTING: DARK BRONZE (DB) WALL LIGHT WITH OPAL WARM LIGHT
	TIERED SEATING LED	2	TYSON LIGHTING: WARM LED STRIP WITH DIFFUSER CHANNEL
	MULTI-USE SPACE WALL LIGHTS	5	TYSON LIGHTING: BLACK METAL WALL LIGHT
	LED STRIP	1	TYSON LIGHTING: WARM LED STRIP WITH DIFFUSER CHANNEL
	PENDANT TYPE 1: BOARDROOM PENDANTS	3	TYSON LIGHTING: DARK BRONZE (DB) FEATURE PENDANTS
	WALL LIGHT 3: MEETING ROOM WALL LIGHTS	4	TYSON LIGHTING: DARK BRONZE (DB) WALL LIGHTS
	ROOM TABLE LIGHTS	6	TYSON LIGHTING: ASTERIA MOVE TABLE LAMP - BLACK
	DESK LINEAR LIGHTS	1	TYSON LIGHTING: TURBO 60 SUSPENDED - BLACK
	BOOTH PENDANTS	2	TYSON LIGHTING: MATT BLACK CONE AND BARS WITH TRANSLUCENT PLATE
	PENDANT TYPE 2: KITCHEN ISLAND PENDANTS	2	TYSON LIGHTING: DARK BRONZE (DB) FEATURE PENDANTS
	WALL LIGHT 4: BREAK OUT WALL LIGHTS	11	TYSON LIGHTING: SATIN FINISH BLOCK COLOUR - RAL 3007 WITH OPAL GLOBE AT TOP AND BOTTOM
	FLOOR LAMPS	4	FERM LIVING: ARUM FLOOR LAMP - BLACK
	WALL LIGHT 5: WC CORRIDOR WALL LIGHTS	3	TYSON LIGHTING: SPEC: MATT BLACK
	WALL LIGHT 6: EXISTING STAIRCASE NEW WALL LIGHTS	2	TYSON LIGHTING: SPEC: BLACK METAL BESPOKE FITTING
	DESK LIGHT: LIBRARY DESK LIGHT	1	FURNITURE SUPPLIER
	CEILING FINISH 1		SERVICES SPRAYED OUT PAINT SPEC: CROWN TRADE CLEAN EXTREME Z112G
	CEILING FINISH 2		NEW MF BOARDED CEILING ANY SERVICES TO BE SPRAYED OUT AND FITTED LEVEL TO THE CEILING SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FARROW AND BALL - SCHOOL HOUSE WHITE
	CEILING FINISH 3		SPRAYED OUT SERVICES & PAINTED CEILING. PAINT SPEC: CROWN TRADE CLEAN EXTREME, COLOUR TO MATCH FARROW & BALL "SCHOOL HOUSE WHITE". ACOUSTIC PANNELLING BOARDED TO CEILING: ALUTEX ACOUSTICS CUBE OPERA
	CEILING FINISH 4		MF CEILING WITH ACOUSTIC PANNELLING WITH DECORATIVE TIMBER ACOUSTIC BATONS SPEC: ALUTEX ACOUSTICS - CUBE 24mm OPERA - REFER TO INDIVIDUAL ROOM CALLOUTS FOR DETAILS 23-141- 500 SERIES
	CEILING FINISH 5		MF CEILING WITH ACOUSTIC PANNELLING SPEC: ALUTEX ACOUSTICS - CUBE 24mm OPERA - REFER TO INDIVIDUAL ROOM CALLOUTS FOR DETAILS 23-141- 500 SERIES
	CEILING FINISH 6		CEILING TO BE PLASTERBOARDED, SKIMMED & PAINTED SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH FARROW AND BALL - SCHOOL HOUSE WHITE
	CEILING FINISH 7		CEILING TO BE PLASTERBOARDED & REPAIRED, SKIMMED & PAINTED - EXISTING ROOFLIGHTS TO BE RETAINED AND VINYLED WITH FROSTED FILM SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH FARROW AND BALL - SHADED WHITE
	CEILING FINISH 8		NEW MF 60 MINUTE FIRE RATED CEILING TO BE INSTALLED BASED ON ASBESTOS REMOVAL, MF PLASTERBOARD CEILING TO BE PAINTED SPEC: CROWN TRADE CLEAN EXTREME, COLOUR TO MATCH FARROW & BALL "SCHOOL HOUSE WHITE".
	CEILING FINISH 9		CEILING TO BE PLASTERBOARDED, SKIMMED & PAINTED - LEVEL TO MATCH GENERAL OFFICE CEILING FINISH SPEC: CROWN TRADE CLEAN EXTREME, COLOUR TO MATCH FARROW & BALL "SCHOOL HOUSE WHITE". CONTRACTOR TO ALLOW TO MAKE GOOD WHERE PREVIOUS FITTINGS HAVE LEFT THE CEILING DAMAGED
	GENERAL OFFICE CEILING FINISH		SPRAYED OUT SERVICES & PAINTED CEILING. PAINT SPEC: CROWN TRADE CLEAN EXTREME, COLOUR TO MATCH FARROW & BALL "SCHOOL HOUSE WHITE". EXISTING MF CEILING TO BE RETAINED TO GREAT BRIDGEWATER STREET SIDE OF BUILDING. TO BE RESTORED AND REPAIRED AS REQUIRED AND REDECORATED. BOARD TO BE EXTENDED INTO SOFFIT WHERE TAKEN INTO EXISTING WINDOWS AS PER DETAIL. EXTENT OF MF TO BE CONFIRMED ON SITE FOLLOWING COMPLETION OF STRIP OUT WORKS.
NOTE DASHED CENTRE LINES SHOWN TO INDICATE SETTING OUT ONLY AND NOT TO BE USED AS INDICATION OF CIRCUIT. WIRING AND LOADING TO BE DESIGNED BY SPECIALIST LIGHTING CONSULTANT			
GENERAL NOTES			
• GENERAL TASK LIGHTING TO BE UNDERTAKEN BY M&E CONSULTANT. FITTINGS TO BE APPROVED BY AXI			
• REFER TO FINISHES DRAWING FOR DETAILED SPECIFICATION OF DECORATIONS TO SOFFITS AND CEILINGS			
• MAIN CONTRACTOR TO ENSURE ANY ADDITIONAL CEILING MOUNTED EQUIPMENT REQUIRED AS PART OF THE FIT OUT IS ISSUED TO THE ARCHITECT FOR FULL CO-ORDINATION.			
• STRUCTURAL ENGINEER TO REVIEW EXISTING SUBSTRATE AND APPROVE/DETERMINE FIXING METHODS TO SUPPORT SUSPENDED FITTINGS.			
• EMERGENCY LIGHT FITTINGS AND EXIT SIGNS TO BE CO-ORDINATED AS PART OF STAGE 4 INFORMATION			
GENERAL DECORATION BREAK AND SERVICE HEIGHTS TO MEET 2000mm FOR DECORATION			
PLANNED TO ALLOW FOR SPECIALIST SERVICE CONSULTANT DRAWINGS TO BE FOLLOWED IN ACCORDANCE WITH AXI'S DESIGN GUIDANCE TO TAKE IN ACCOUNT RETAINED SPRINKLER SYSTEMS AND ANY OTHER NEW MECHANICAL LAYOUTS AND DETAILS.			

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 CABLEING 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. MDF 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.

3.01	14/02/24	REVISED FOR PLANNING	SO	ARB
3.00	22/09/23	Updated following planning consultants comments	SO	ARB
		ISSUED FOR STAGE 3 REVIEW		
REV	DATE	DESCRIPTION	DRAWN	CHECKED

A × I

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CLIENT

PROJECT				
TOOTAL BUILDINGS BROADHURST HOUSE, 56 OXFORD ST MANCHESTER				
DRAWING REFERENCE				
GROUND FLOOR REFLECTED CEILING PLAN & LIGHTING LAYOUT AS PROPOSED				
JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
23 - 141	varies@A1	19.09.23	SO	ARB
DRAWING REFERENCE			STAGE	REV
AXI - 300			3	01