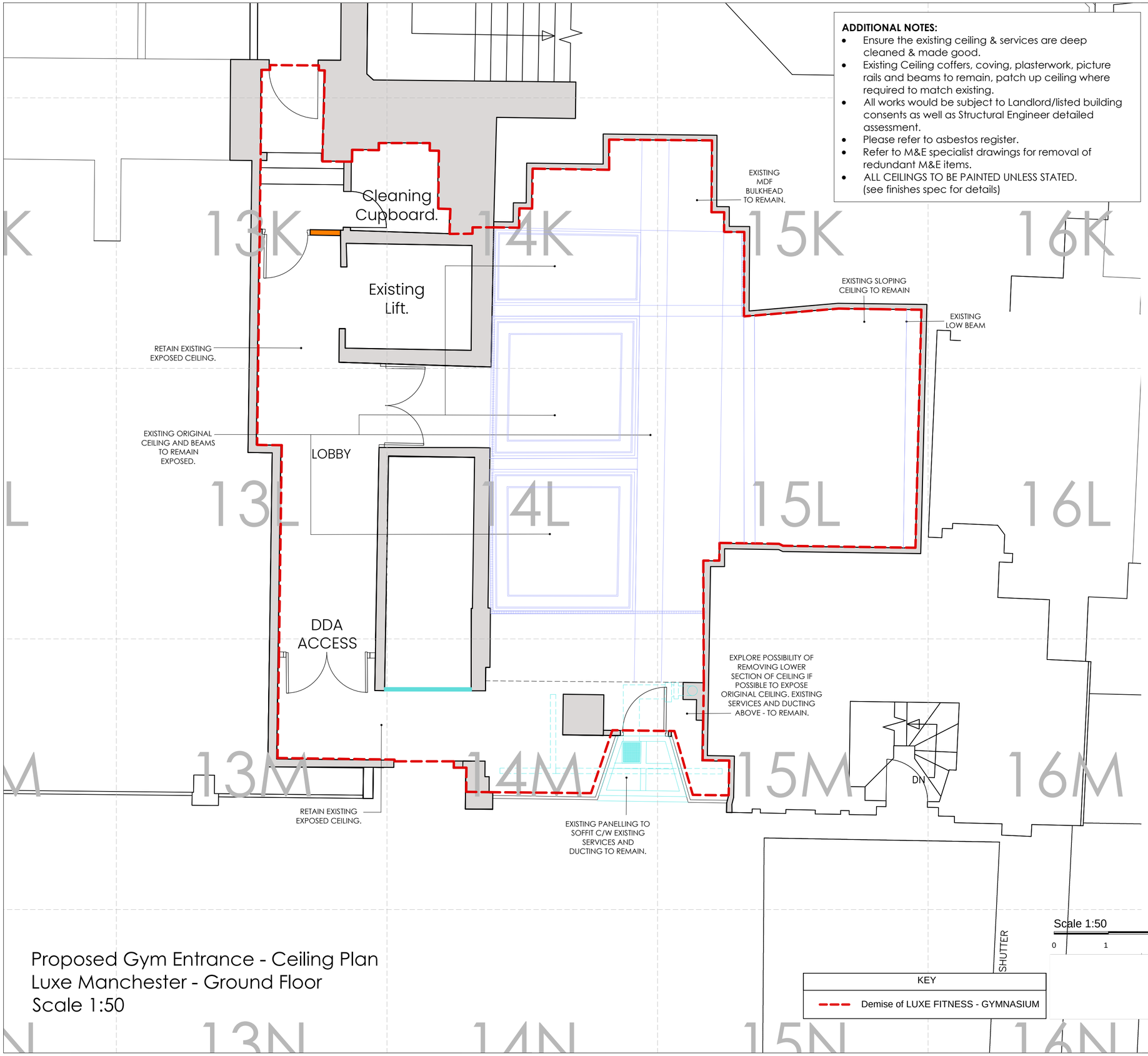
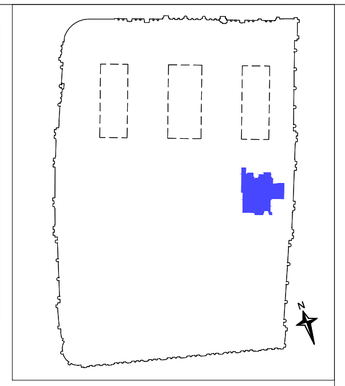


ADDITIONAL NOTES:

- 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 CEILINGS TO BE PAINTED UNLESS STATED. (see finishes spec for details)



SITE LOCATION PLAN
SCALE 1:1250

KEY

Demise of LUXE FITNESS - GYMNASIUM

Scale 1:50

0 1 2 3 4 5

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

PLANNING 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 OMMISIONS 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.

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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.

REV	BY	DESCRIPTION	DATE
A	TL	Added Gridlines	05.01.2024

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DRAWN BY :	NAME :	DATE :
	TL	27.11.2023
AMENDMENTS :		DATE :

TITLE :
Proposed Gym Entrance - Ceiling Plan
GROUND FLOOR PLAN

PROJECT :
LUXE FITNESS
ROYAL EXCHANGE MANCHESTER

SCALE :	DRAWING NUMBER :	REVISION :
1:50@A2	APM-LUXMAN-3001	A