

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

FOR PLANNING
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 O 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.

0 0.5 1.0 2.0 3.0 4.0 5.0m

Scale 1:100

0 0.10 0.20 0.30 0.40 0.50m

Scale 1:10

3.02	10/10/23	ISSUED FOR PLANNING		RH	FWE
3.01	09/10/23	ISSUED FOR COMMENT		ARB	FWE
3.00	12/09/23	ISSUED FOR COMMENT		ARB	FWE
REV	DATE	DESCRIPTION		DRAWN	CHECKED

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CLIENT

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PROJECT

TOOTAL BUILDINGS
BROADHURST HOUSE,
56 OXFORD ST MANCHESTER

DRAWING REFERENCE

GROUND FLOOR PLAN
WALL FINISHES
AS PROPOSED

JOB REFERENCE : 23 - 141

DRAWING SCALE : 1:100@A1

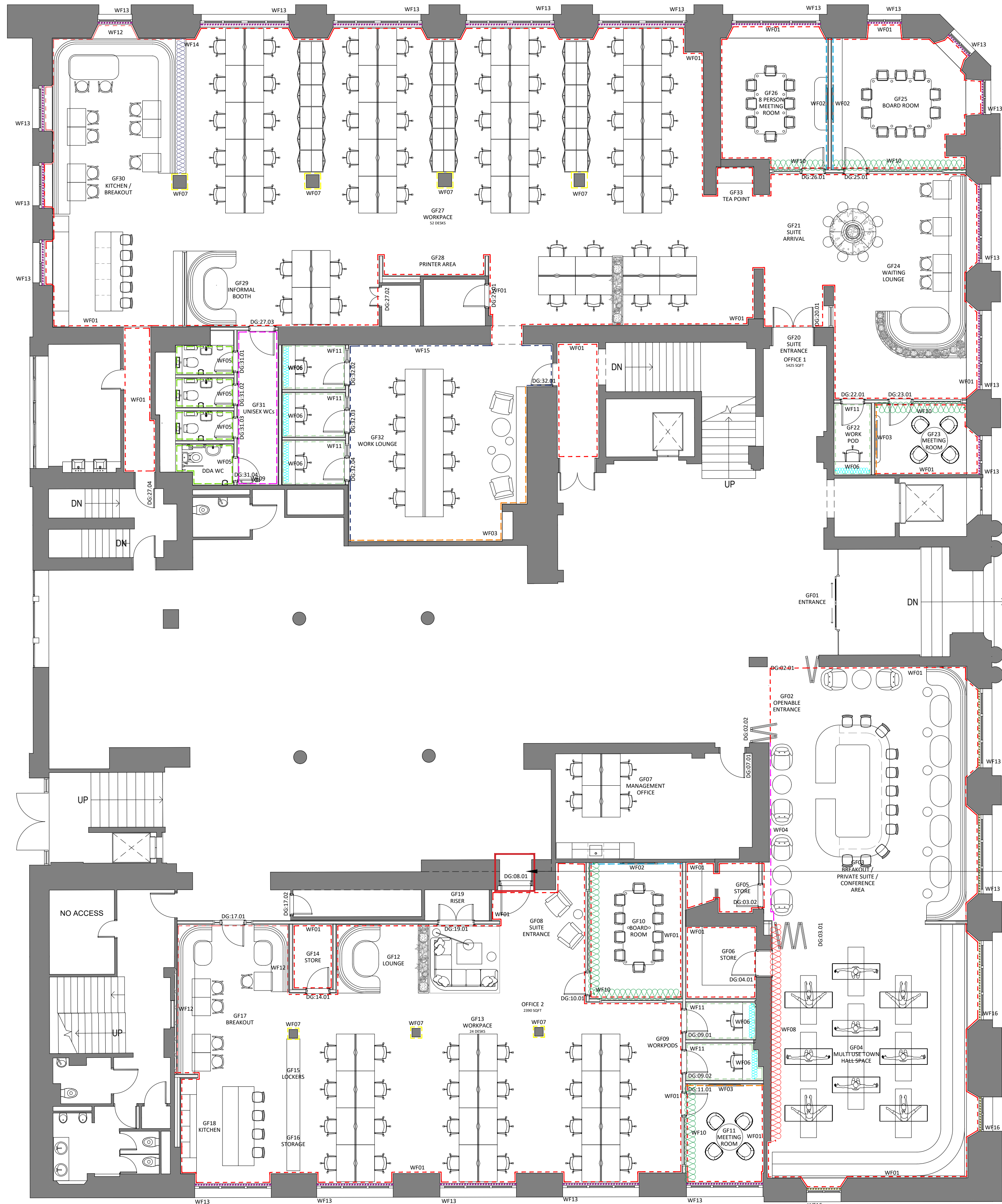
DATE : 12/08/2023

DRAWN : RH

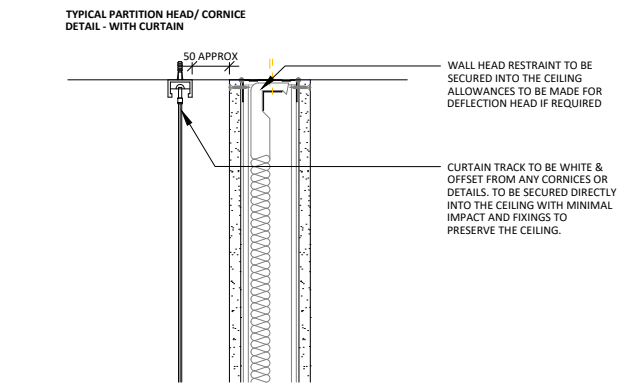
CHECKED : ARB

STAGE : 3

REV : 02



FOR NEW OPENING DETAILS FOR PLANNING APPLICATION REFER TO DETAIL SHEET
CONTRACTOR TO BE AWARE OF SPECIALIST REMOVAL ONCE OPENING HAS BEEN SAFELY FORMED BY SPECIALIST.
CONTRACTOR TO DECORATE WITH ARCHITECTURES AND FINISH ACCORDINGLY TO THE FINISHES PLANS



LEGEND	REFERENCE	SPECIFICATION	COMMENTS
---	WF01	WALL TO RECEIVE PAINT FINISH - SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL - SHADOW WHITE	
---	WF02	WALL TO RECEIVE FEATURE TONAL FABRIC PANELS WITH ACOUSTIC FOAM BACKING SPEC. TRC BY AXI	REFER TO DETAIL DRAWING FOR SPEC REFERENCE
---	WF03	WALL TO RECEIVE FEATURE LAMINATE PANELS SPEC: EGGER - BROWN TOSSINI ELM - H1313 5783	
---	WF04	WALL TO RECEIVE PAINT FINISH - SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL - SHADOW WHITE WITH LOW LEVEL TIMBER PANELING AND LED LIGHTING	
---	WF05	WALL TO RECEIVE HALF HEIGHT TILED WALL SPEC: CASA CERAMICA CC/KE00201 - NEIGHBOURHOOD BRICK BLUE WITH PAINTED PLASTERBOARD ABOVE - SPEC: ABOVE 1200mm CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL SHADOW WHITE	
---	WF06	SHELF WALL CURTAIN FINISH - SPEC: VILA NOVA - REVELLO FR LK - V3395/20	
---	WF07	COLUMN TILE FINISH - SPEC: CASA CERAMICA - HEAVY METAL WHITE - CC/DC000187	
---	WF08	MIRROR WITH CURTAIN - SPEC: THICK TEXTURED DRAPE - KVALOR1 - GINGER 2 - 0462	
---	WF09	WALL TO RECEIVE PAINT FINISH BELOW 1200mm SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL - DE NIMES ABOVE 1200mm WALL TO BE PAINTED SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL SHADOW WHITE	
---	WF10	SHEER CURTAIN SPEC: VESCOM - MARMARA - R025.11	
---	WF11	WALL TO RECEIVE PAINT FINISH - SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL - CORD	
---	WF12	WALL TO RECEIVE PAINTED TIMBER PANELS TO BREAK OUT AREAS - FINISH- SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL - SHADOW WHITE	
---	WF13	WINDOW FRAMES TO RECEIVE DECORATION SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL - OFF BLACK	
---	WF14	TWO TONE CURTAIN BESPOKE SPEC: VESCOM - SWAN	
---	WF15	WALL TO RECEIVE PAINT FINISH - SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL - DROP CLOTH	
---	WF16	WINDOW FRAMES TO RECEIVE DECORATION SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL - DROP CLOTH	

SKIRTING AND ARCHITRAVES & CORNICES FINISHES - TO RECEIVE PAINT FINISH- SPEC: CROWN TRADE - CLEAN EXTREME - COLOUR TO MATCH: FALLOW AND BALL - DROP CLOTH

NOTES:

- CONTRACTOR TO MAKE ALLOWANCE FOR LEVELLING SCREED TO ALL AREAS TO ENSURE FLUSH WITH ENTRANCE THRESHOLD.
- ALL FINISHES TO HAVE A CLASS 0 FIRE RATING
- ANY DISCREPANCIES, OMISSIONS OR CLASHES MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES AND DIMENSIONS
- CONTRACTOR TO NOTIFY PROJECT ARCHITECT IF ANY MOVEMENT OR EXPANSION JOINTS ARE REQUIRED RELATING TO SPECIFIED FLOOR FINISHES
- ALL PAINT MUST BE WATER BASED UNLESS SPECIFIED OTHERWISE
- PAINTED SURFACES SHALL RECEIVE ONE PRIME COAT AND TWO FINISHING COATS AS A MINIMUM OR AS REQUIRED TO ACHIEVE A UNIFORM COAT
- ALL FLOOR FINISH CHANGES SHALL OCCUR UNDER CENTRELINE OF DOOR IN CLOSED POSITION OR AT THE CENTRELINE OF AN OPENING WHERE NO DOOR OCCURS, UNLESS NOTED OTHERWISE
- ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURE'S INSTRUCTIONS AND RECOMMENDATIONS FOR THE SPECIFIC SUBSTRATE.
- WALL PAINT FINISHES TO WETROOMS, WCs OR PREP AREAS TO HAVE SPECIALIST HYGIENIC EASY CLEAN FINISH UNLESS OTHERWISE SPECIFIED