

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
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0 0.5 1.0 2.0 3.0 4.0 5.0m
Scale 1:100

FOR TENDER
DO NOT USE FOR CONSTRUCTION

GENERAL TENDER NOTES:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, SIGNAGE ETC.

DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING STAGE 4 INFORMATION:

- STRUCTURAL ENGINEER'S DESIGN & RECOMMENDATIONS (DWLP)
- HERITAGE REPORT (PAUL BUTLER ASSOCIATES)
- M&E AND FIRE STRATEGY (HILSON MORAN)

MULTI-LET OPTION			
Basement			
Room	Area	Area	
	SQM	SOFT	
CIRCULATION	101.8	1095.78	
CHANGING ROOM / SHOWERS	64.3	692.13	
BIKE STORE	56	602.78	
GYM	131.7	1417.62	
STORE ROOMS (IN GYM)	6.4	68.89	
COMMS ROOM	13	139.93	
CONTEMPLATION ROOM	14.6	157.15	
RETAIL BACK OF HOUSE	371	3993.44	
RISERS	4.85	52.21	
PASSENGER LIFTS	4	43.06	
TOTAL	767.65	8262.98	
Ground Floor			
Room	Area	Area	
	SQM	SOFT	
CIRCULATION AREAS	116	1248.62	
RISERS	16.9	181.91	
RETAIL / F&B	432	4650.05	
OFFICE SUITE 1	182.2	1961.20	
ENTRANCE LOBBY	35.6	383.20	
RECEPTION / LOUNGE	101.3	1111.92	
WCs	12	129.17	
STORE	8.9	95.80	
DDA WC	3.3	35.52	
PASSENGER LIFTS	3.9	41.98	
TOTAL	914.1	9839.37	
First Floor			
Room	Area	Area	
	SQM	SOFT	
CIRCULATION	40.7	438.09	
RISERS	8.8	94.72	
SUITE 2	363.1	3908.41	
WCs	21.3	229.27	
PASSENGER LIFTS	3.9	41.98	
TOTAL	437.8	4712.4792	
Second Floor			
Room	Area	Area	
	SQM	SOFT	
CIRCULATION	99.90	1075.32	
RISERS	12.00	129.17	
SUITE 3	329.00	3544.36	
SUITE 4	108.20	1164.66	
SUITE 5	138.00	1485.43	
SUITE 6	103.70	1116.23	
WCs	32.5	349.83	
PASSENGER LIFTS	3.9	41.98	
TOTAL	827.20	8903.98	
Third Floor			
Room	Area	Area	
	SQM	SOFT	
CIRCULATION	102.50	1103.31	
RISERS	12.30	132.40	
SUITE 7	327.9	3529.52	
SUITE 8	125	1345.50	
SUITE 9	132.8	1429.46	
WCs	33.6	361.67	
PASSENGER LIFTS	3.9	41.98	
TOTAL	738.00	7943.83	

4.07	16/08/22	REVISED FOR TENDER	SO	ARB
4.06	13/06/22	REVISED FOR TENDER	SO	ARB
4.05	13/06/22	REVISED FOR TENDER	SO	ARB
4.04	24/05/22	REVISED FOR TENDER	SO	ARB
4.03	28/04/22	REVISED FOR TENDER	ARB	FWE
4.02	23/04/22	REVISED FOR TENDER	ARB	FWE
4.01	30/03/22	REVISED FOR TENDER	ARB	FWE
4.00	26/03/22	ISSUED FOR TENDER	ARB	FWE
REV	DATE	DESCRIPTION	DRAWN	CHECKED

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CLIENT

bruntwood

PROJECT

BRUNTWOOD
38 MOSLEY STREET
MANCHESTER M2 3AZ

DRAWING REFERENCE

GROUND FLOOR PLAN
AS PROPOSED

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
20 - 059	1:100@A1	06.10.22	ARB	FWE
DRAWING No	STAGE	REV		
AXI - 100	4	08		

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.

MOE STAIR SCHEDULE OF WORKS
NOTE - SUBJECT TO PLANNING PERMISSION

- FULL DECORATION TO WALLS BETWEEN GROUND AND BASEMENT ONLY WITH REPAIRS TO HANDRAIL
- STEPS TO BE REPAIRED WHERE NECESSARY WITH NEW VINYL TO TREAST AND CONTRASTING NOSES BETWEEN GROUND AND BASEMENT
- MAIN CONTRACTOR TO REVIEW CONDITION OF EXISTING DOORSET
- CLIENT TO CONFIRM ACCESS CONTROL FOR BIKE ACCESS - THROUGH THIS DOOR WITH FOB ACCESS OR VIA SHUTTER CONTROL IN 57 CAR PARK?

STAIRS / LOBBY SCHEDULE OF WORKS
NOTE - SUBJECT TO PLANNING PERMISSION

- STAIR CONFIGURATION RETAINED WITH NEW FINISHES - REFER TO CLOOF FINISH PLAN FOR DETAILS
- NEW TIMBER STAINED HANDRAIL TO LOWER SECTION WITH PRINCIPAL STAIR HANDRAIL RETAINED, REFURBISHED AND RESTAINED
- EXISTING ENTRANCE DOORSETS TO BE REPLACED WITH NEW POWDERCOATED ALUMINIUM SET IN SAME CONFIGURATION.
- NEW DECORATIVE SKIRTINGS THROUGHOUT LOBBY TO RECEIVE STAIN FINISH
- WALLS TO BE REPAIRED AND REDECORATED THROUGHOUT - REFER TO FINISHES PLANS
- CEILING SUBJECT TO PLANNING PERMISSION - TO INSTALL NEW MF CEILING WITH DECORATIVE CORNICE WORKS TO FULL PERIMETER.
- LIFTS - FLOOR FINISH TO BE EXTENDED INTO CARS, INTERIORS AND DOORS TO RECEIVE VINYL WRAP WITH INDICATORS AND CONTROLS REPLACED. ARCHITRAVES TO BE REPLACED IF POSSIBLE IN ANTIQUE BRASS FINISH.

DDA / REFUSE/CLEANER STORE SCHEDULE OF WORKS
NOTE - SUBJECT TO PLANNING PERMISSION

- REFER TO SEPARATE DRAWING FOR DDA DETAILS AND SPECIFICATION
- M&E LAYOUTS TO SHOW CONNECTION ROUTES TO DDA / CLEANER STORE
- REFUSE STORE SUBJECT TO CLIENT REVIEW AND CONFIRMATION ON SIZE/FINISHES. TO SERVICE OFFICE USE ONLY.

MOE STAIR SCHEDULE OF WORKS
NOTE - SUBJECT TO PLANNING PERMISSION

- FULL DECORATION TO WALLS BETWEEN GROUND AND THIRSD FLOORS WITH REPAIRS TO HANDRAIL
- REPAIR STAIRS WHERE NECESSARY BUT RETAIN EXISTING NATURAL FINISH
- NEW LIGHTING IN POSITION OF THE EXISTING
- NEW EXTERNAL DOORSET SUBJECT TO CONTRACTOR REVIEW TO DETERMINE SUITABILITY / ABILITY TO INCORPORATE ASSISTED OPENING IN LINE WITH FIRE CONSULTANT COMMENTS
- GENERAL REVIEW OF EXISTING DOORSETS WDO ENSURE THEY MEET THE REQUIREMENTS SET OUT IN PART B OF BUILDING REGS AND ACHIEVE ASSOCIATED COMPARTMENTATION SET OUT IN THE FIRE STRATEGY

OFFICE SCHEDULE OF WORKS

- NEW SKIRTINGS THROUGHOUT - REFER TO SEPARATE DETAIL
- NEW LOW LEVEL TIMBER PANELLING TO PERIMETER WALLS TO RECEIVE FULL DECORATION - REFER TO FINISHES PLAN
- FULL DECORATION TO WALLS, COLUMNS AND CEILINGS WITH LOCALISED REPAIRS WHERE NECESSARY
- EXPOSED SERVICES TO BE SPRAYED OUT TO MATCH CEILING FINISHES
- FLOOR REPAIRS AND LEVELLING, READY FOR NEW CARPET THROUGHOUT
- REPAIR AND REFURBISH EXISTING WINDOWS - GLAZING STRATEGY/REPLACEMENT SUBJECT TO CLIENT APPRAISAL
- NEW BLINDS TO ALL WINDOWS, SET WITHIN EXISTING REVEALS

LOBBY SCHEDULE OF WORKS

- NEW SKIRTINGS THROUGHOUT - REFER TO SEPARATE DETAIL
- NEW FEATURE TIMBER PANELLING TO SELECTIVE WALLS TO RECEIVE FULL DECORATION - REFER TO FINISHES PLAN
- NEW MF PLASTERBOARD COFFERED CEILING - REFER TO RCP
- FULL DECORATION TO WALLS AND COLUMNS WITH LOCALISED REPAIRS WHERE NECESSARY
- CONCEALED SERVICES WITH GRILLS TO BE SPRAYED OUT TO MATCH CEILING FINISHES
- FLOOR REPAIRS AND LEVELLING, READY FOR NEW TILED FLOOR THROUGHOUT
- FEATURE DECORATIVE FIRE RATED GLAZED SCREENS AND DOORSETS TO SEPARATE DETAIL
- NEW STEPS INCORPORATING CONCEALED PLATFORM LIFT FOR DDA ACCESS FROM MOSLEY STREET
- EXISTING DOORS TO BE REFURBISHED SUBJECT TO PLANNING - REFER TO SEPARATE DETAIL

F&B SCHEDULE OF WORKS
NOTE - SUBJECT TO PLANNING PERMISSION

- FLOOR TO BE REPAIRED AND PREPARED TO LEVEL SURFACE SUITABLE FOR WET UNDERFLOOR HEATING SYSTEM (PART OF TENANT WORKS) IN LINE WITH M&E DESIGN
- TEMPORARY LIGHTING FOR VIEWINGS
- FULL REPAIRS TO EXISTING DECORATIVE LOW LEVEL TIMBER PANELLING AND SKIRTING, WITH EXISTING TO BE SANDED AND RESTAINED THROUGHOUT
- LOCALISED WALL AND CEILING REPAIRS WHERE DAMAGED WITH SURFACES PREPARED FOR DECORATION
- CEILINGS AND WALL REPAIRED WHERE WATER DAMAGE IS VISIBLE WITH DECORATIONS SUBJECT TO PLANNING APPROVAL
- REFER TO M&E DESIGN FOR FIRST FIX SUPPLY LOCATIONS AND DEDICATED ROUTES
- REPAIR AND REFURBISH EXISTING WINDOWS - GLAZING STRATEGY/REPLACEMENT SUBJECT TO CLIENT APPRAISAL

GROUND FLOOR AS PROPOSED
SCALE - 1:100 @ A1

PLAN