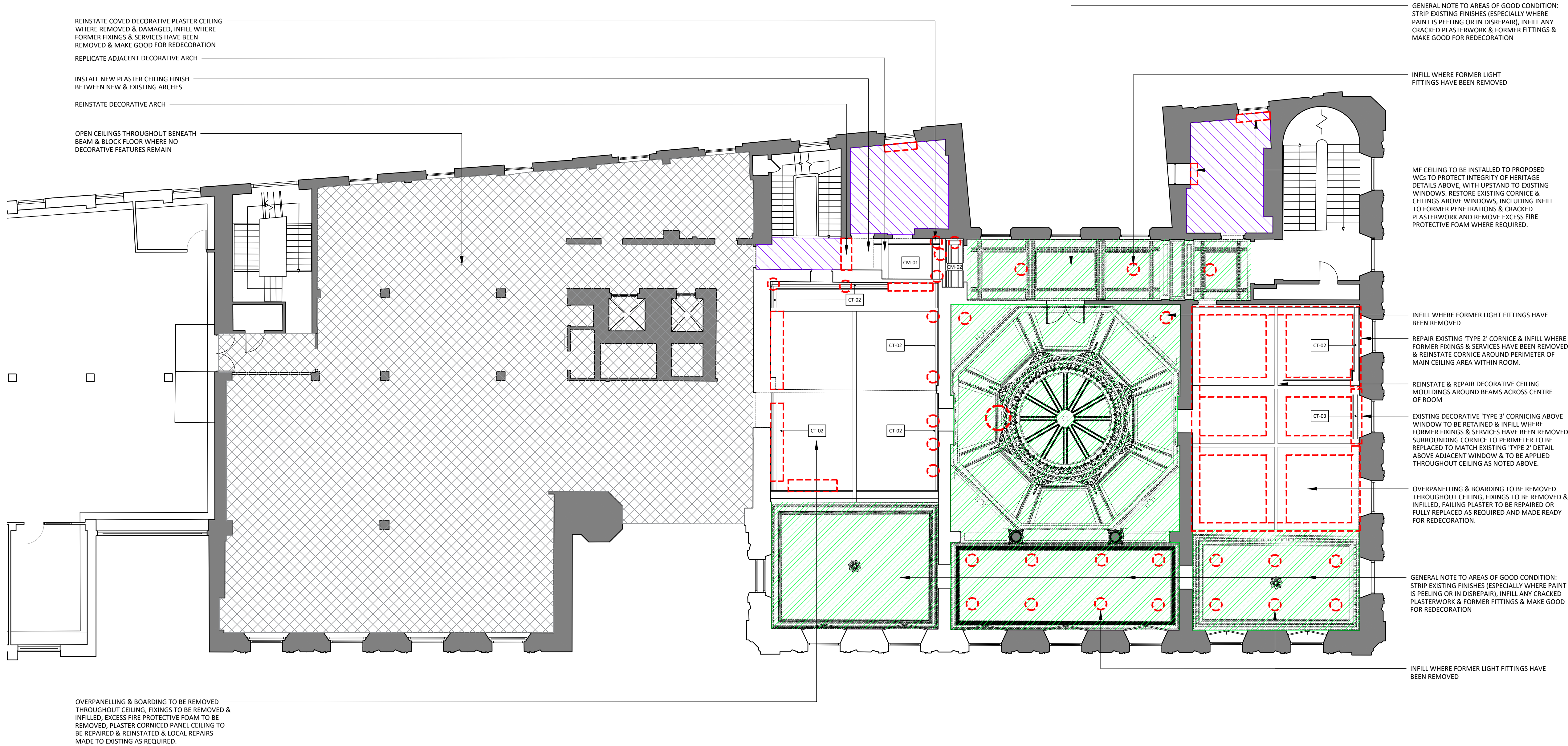




NOTES

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)

DEMOLITION NOTES:

- ALL STRIP-OUT AND DEMOLITION WORKS TO BE UNDERTAKEN WITH DUE CARE & DILIGENCE TOWARDS THE HERITAGE ASSETS AND ORIGINAL FABRIC OF THE BUILDING
- WHERE POSSIBLE CONTRACTOR TO REMOVE ANY PARTITIONS, FIXINGS, ENCASEMENT, PIPEWORK AND SERVICES, PANELINGS, ETC BY HAND TO ENSURE MINIMAL RISK TO THE ORIGINAL FABRIC OF THE BUILDING
- ENSURE ALL HIGH LEVEL DECORATIVE MOULDINGS, CORNICES AND FEATURES ARE RETAINED AND NO FURTHER DAMAGE IS CAUSED TO THE ORIGINAL FABRIC
- ANY WORKS AROUND ORIGINAL COLUMNS TO BE UNDERTAKEN WITH CARE TO ENSURE NO FURTHER DAMAGE INCURRED TO THE ORIGINAL FABRIC
- DRAWINGS TO BE READ IN CONJUNCTION WITH SUPPLEMENTARY PLANNING INFORMATION, DRAWINGS & SCHEDULES
- PRIOR TO ANY WORKS COMMENCING, DETAILED SURVEYS TO BE UNDERTAKEN AND SUPPORTING SUBSTRUCTURE/BELOW GROUND SUPPORT REVIEWED BY STRUCTURAL ENGINEER
- CONTRACTOR TO IMMEDIATELY NOTIFY PROJECT TEAM OF ANY HERITAGE ASSETS DISCOVERED AS PART OF STRIP OUT AND ENSURE NO DAMAGE IS CAUSED PRIOR TO INSPECTION AND ASSESSMENT ALONGSIDE HERITAGE CONSULTANTS
- SURVEY TO BE UNDERTAKEN TO DETERMINE LOCATION OF ALL SERVICES, BOTH ABOVE AND BELOW GROUND, INCLUDING THOSE REQUIRED FOR CONTRACTOR'S USE AND IF NECESSARY, PRECAUTIONS UNDERTAKEN BY TRAINED AND COMPETENT PROFESSIONALS TO ARRANGE FOR THE SAFE DISCONNECTION AND REMOVAL
- IDENTIFY AND LOCATE ALL FLAMMABLE, TOXIC AND HAZARDOUS MATERIALS, INCLUDING LEAD-BASED PAINT. CONTRACTOR TO PROVIDE DETAILED METHOD STATEMENT FOR THE SAFE REMOVAL, TREATMENT AND DISPOSAL OF UNSAFE MATERIALS
- CONTRACTOR TO PROVIDE MANAGEMENT PLAN FOR THE POTENTIAL REUSE/RECYCLING OF REDUNDANT MATERIALS AND A TEMPORARY STORAGE PLAN
- ALL WORKS TO BE UNDERTAKEN WHICH ARE LIKELY TO AFFECT THE EXISTING/NEW SERVICES MUST BE CARRIED OUT IN ACCORDANCE WITH BYELAWS AND REGULATIONS OF THE RELEVANT STATUTORY AUTHORITY
- EXISTING SERVICES LIKELY TO BE AFFECTED BY THE WORKS/ARE WITHIN THE WORKING AREA ARE TO BE IDENTIFIED AND MARKED IN ACCORDANCE WITH THE NATIONAL JOINT UTILITIES' GUIDELINES ON THE POSITIONING AND COLOUR CODING OF UNDERGROUND UTILITIES' APPARATUS' GUIDELINES
- DRAINS AND ASSOCIATED MANHOLES, INSPECTION CHAMBERS, GULLIES, VENT PIPES AND FITTINGS MUST BE PROTECTED THROUGHOUT THE WORKS. CONTRACTOR TO MAINTAIN NORMAL FLOW DURING THE WORKS AND LEAVE CLEAN AND IN WORKING ORDER AT COMPLETION OF THE WORKS
- SERVICE BYPASS CONNECTIONS - CONTRACTOR TO PROVIDE AS NECESSARY TO MAINTAIN THE CONTINUITY OF SERVICES TO OCCUPIES AREAS OF THE SITE ON WHICH THE DEMOLITION/DECONSTRUCTION IS BEING UNDERTAKEN AND TO ADJOINING SITES/PROPERTIES. ENSURE A MINIMUM OF 72 HOURS NOTICE IS PROVIDED TO NEIGHBOURS IF A SHUTDOWN IS NECESSARY DURING THE PROJECT
- IF ANY DAMAGE IS CAUSED TO SERVICES DURING THE CONTRACTED WORKS, THE CONTRACTOR MUST NOTIFY RELEVANT SERVICE AUTHORITIES AND THE OWNER/OCCUPIER OF THE SITE. ONCE DAMAGE ASSESSMENTS ARE UNDERTAKEN AND COMPLETED BY THE RELEVANT PROFESSIONALS THEN REPAIRS MUST BE COMPLETED TO THE STANDARDS SET BY THE RELEVANT SERVICE AUTHORITY OR OWNER
- DEMOLITION TO BE UNDERTAKEN IN ACCORDANCE WITH BS6187
- PARTLY DEMOLISHED STRUCTURES MUST BE LEFT IN A SAFE AND STABLE CONDITION BY THE CONTRACTOR, WITH ADEQUATE TEMPORARY SUPPORT AT EACH STAGE TO PREVENT RISK OF UNCONTROLLED COLLAPSE. MAKE SECURE OUTSIDE OF WORKING HOURS
- TEMPORARY WORKS - CONTRACTOR TO PREVENT OVERLOADING DUE TO DEBRIS
- CONTRACTOR TO PREVENT ACCESS BY UNAUTHORISED PERSONS DURING THE WORKS AND OUT OF HOURS
- ANY AREA WHERE THERE IS A RISK OF FALLING (SLAB OPENINGS, EXPOSED EDGES) MUST BE GUARDED AT ALL TIMES. A MANAGEMENT PLAN AND RISK ASSESSMENT SHOULD BE PROVIDED BY THE CONTRACTOR FOR REVIEW BY THE PRINCIPAL DESIGNER PRIOR TO WORKS BEING UNDERTAKEN. ALL TEMPORARY BARRIERS MUST BE DESIGNED TO WITHSTAND THE LOADING REQUIREMENTS SET OUT IN THE BUILDING REGULATIONS AND DETERMINED BY THE BUILDING CONTROL OFFICER/AUTHORITY
- CONTRACTOR TO PROTECT THE DAMP PROOFING DURING THE WORKS AND AVOID ALL UNNECESSARY DAMAGE. ALLOW FOR REPAIRS TO THE EXISTING DAMP PROOFING IF REQUIRED

ALL STRUCTURAL ALTERATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.

DECORATIVE REPAIR CEILING PLAN KEY

LEGEND	DESCRIPTION	REPAIR / RESTORATION ACTIONS	COMMENTS
	CEILING IN GENERAL GOOD CONDITION	STRIP EXISTING FINISHES (ESPECIALLY WHERE PAINT IS PEELING OR IN DISREPAIR), INFILL ANY CRACKED PLASTERWORK & FORMER FITTINGS & MAKE GOOD FOR REDECORATION	REFER TO CEILING FINISHES DRAWINGS
	PROPOSED NEW METAL FRAME CEILING WITH PLASTERBOARD FINISH	EXISTING FEATURES TO BE RETAINED AND PROTECTED BENEATH METAL FRAME CEILING	REFER TO CEILING FINISHES DRAWINGS
	EXISTING CONCRETE BEAM & BLOCK CEILING, NOT HERITAGE ASSEST	OPEN CEILINGS & EXPOSED SERVICES TO BE SPRAYED OUT (EXCEPT DUCTING)	REFER TO CEILING FINISHES DRAWINGS
	DASHED RED LINE DENOTE AREAS REQUIRING LOCALISED DETAILED REPAIR	REFER TO REPAIR SCHEDULE & PHOTO KEY FOR EXTENT OF DAMAGE AND PROPOSED RESTORATIVE WORKS	
	CORNICE TYPE 1	TO BE RETAINED & RESTORED AS REQUIRED. INFILL WHERE DAMAGED OR FORMER SERVICES HAVE BEEN REMOVED. REINSTATE AROUND PERIMETER OF ROOMS AS NOTED	MAIN PERIMETER CORNICES TO 3rd FLOOR. REFER TO DRAWING 200 TYPICAL HERITAGE DETAILS
	CORNICE TYPE 2	TO BE RETAINED & RESTORED AS REQUIRED. INFILL WHERE DAMAGED OR FORMER SERVICES HAVE BEEN REMOVED.	MAIN PERIMETER CORNICES TO 2nd FLOOR. REFER TO DRAWING 200 TYPICAL HERITAGE DETAILS
	CORNICE TYPE 3	TO BE RETAINED & RESTORED WITH EXISTING PAINTWORK STRIPPED AND MADE READY FOR REDECORATION	LOCATED TO WINDOW AT 2nd FLOOR AS NOTED. REFER TO DRAWING 200 TYPICAL HERITAGE DETAILS
	CEILING MOULDING TYPE 1	TO BE RETAINED & RESTORED AS REQUIRED. INFILL WHERE DAMAGED OR FORMER SERVICES HAVE BEEN REMOVED. REINSTATE AROUND PERIMETER OF ROOMS AS NOTED	CURVED DECORATIVE MOULDED CEILING PANELS LOCATED TO CORRIDOR & ROOMS WITHIN 2nd FLOOR
	CEILING MOULDING TYPE 2	TO BE RETAINED & RESTORED AS REQUIRED. INFILL WHERE DAMAGED OR FORMER SERVICES HAVE BEEN REMOVED. REINSTATE AROUND PERIMETER OF ROOMS AS NOTED	LOCATED TO CORRIDOR WITHIN 2nd FLOOR AS NOTED

01 SECOND FLOOR DECORATIVE REPAIRS

052 SCALE - 1:100 @ A1

REFLECTED CEILING PLAN

4.00		06/04/22	ISSUED FOR TENDER		SO		ARB	
REV	DATE		DESCRIPTION			DRAWN		CHECKED
A X I ADDRESS : 41 SOUTH KING STREET, MANCHESTER, M2 6QE TELEPHONE : +44 (0)161 879 7357 EMAIL : www.ai.studio COMPANY No : 11847325								
CLIENT								
bruntwood								
PROJECT								
BRUNTWOOD 38 MOSLEY STREET MANCHESTER M2 3AZ								
DRAWING REFERENCE								
SECOND FLOOR FLOOR HERITAGE RESTORATION REFLECTED CEILING PLAN DETAILS								
JOB REFERENCE		DRAWING SCALE		DATE		DRAWN		CHECKED
20 - 059		1:100@A1		14.01.22		SO		ARB
DRAWING No						STAGE		REV
AXI - 052						4		00