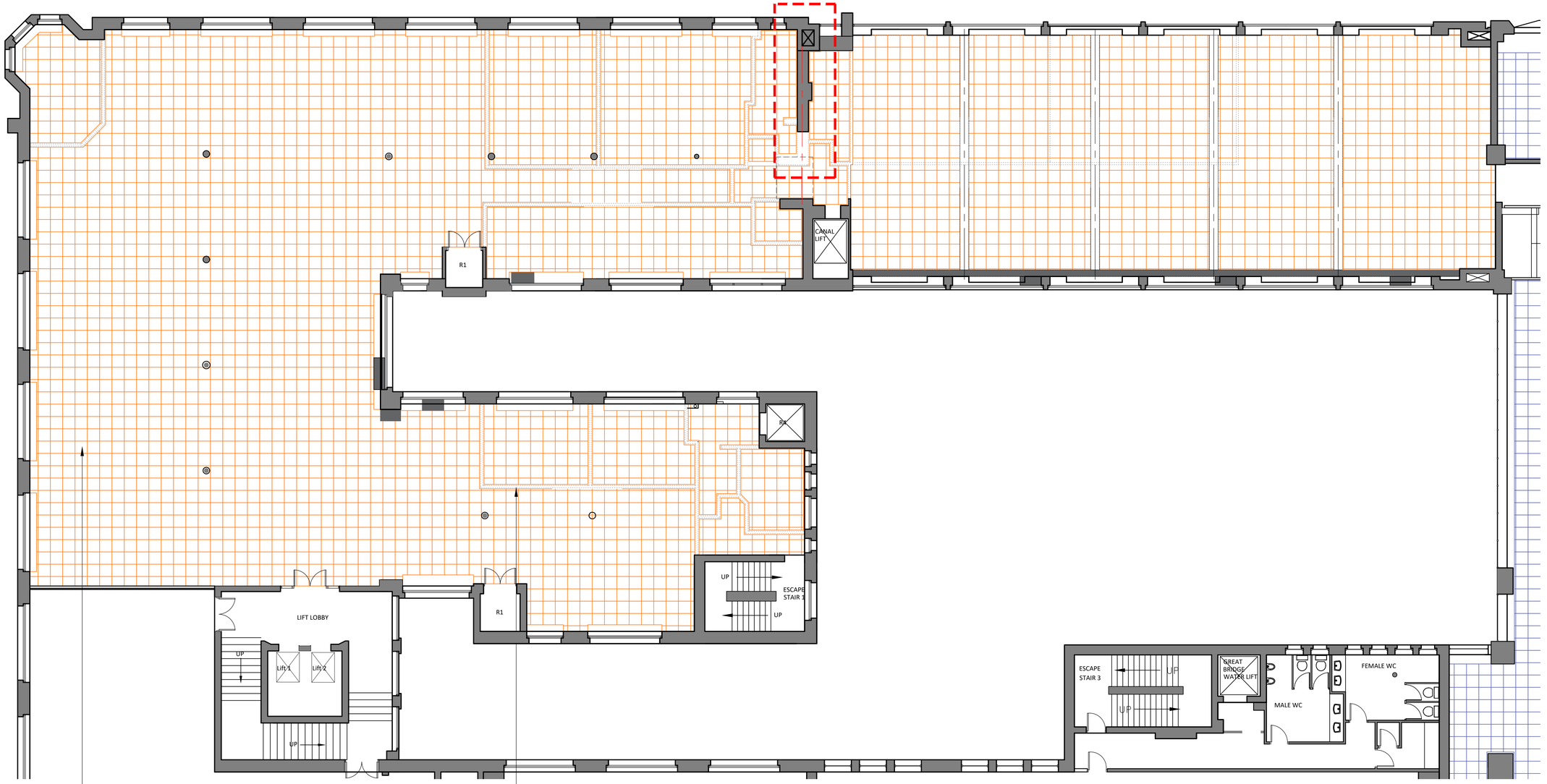


CONTRACTOR TO AWAIT INVESTIGATION WORKS PRIOR TO REMOVING ANY DIRECT FIXINGS INTO THE CEILING. NON DIRECT MF FIXINGS & CEILING TILES TO BE REMOVED ACCORDINGLY.
ASBESTOS CONTRACTOR TO FILL ANY EXISTING PENETRATIONS TO ENCAPSULATE ANY HAZARDOUS SUBSTANCES, TO INVESTIGATE THE REMOVAL OF ANY NON ORIGINAL MATERIALS ON COLUMNS.
MAIN CONTRACTOR TO ALLOW FOR BOARDING AND SKIMMING ANY POTENTIALLY DAMAGED AREAS.
ANY ORIGINAL CORNICES / CEILING FEATURES TO BE CONFIRMED ON SITE FOLLOWING STRIP OUT WORKS. DESIGN INTENT TO RETAIN EXISTING FEATURES WHEREVER FEASIBLE AND REPAIR ANY DAMAGE AS REQUIRED.

CONTRACTOR TO REMOVE CEILINGS AROUND ANY PARTITIONS IN SOFT STRIP PLANS. TO ALLOW FOR THE MAKING GOOD WORKS TO POTENTIAL BOARDING AND SKIMMING OVER WORKS TO ALLOW FOR DECORATION.

ALL EXISTING M&E TO BE REVIEWED BY MARKET TAYLOR. AXI DESIGN INTENT IS TO REMOVE EXISTING VENTILATION AND REPLACE WITH MARKET TAYLORS SYSTEMS. ALL VENTS THAT RUN INTO EXISTING GLAZING ARE TO BE REVIEWED SUBJECT TO REMOVAL. TO BE SHOWN IN AXI DRAWINGS WINDOW SCHEDULE - 24-198-900 PENDING PLANNING APPROVAL

01/080 SECOND FLOOR CHURCHGATE REFLECTIVE CEILING STRIP OUT PLAN
SCALE - NTS @ A1 PLAN

GENERAL CEILING STRIP OUT NOTES:

- EXISTING LIGHTING TO BE ISOLATED AND REMOVED WITH ASSOCIATED SUPPLIES AND CABLE RUNS CAREFULLY REMOVED WHERE THEY ARE FIXED TO THE HERITAGE ASSET.
- EXISTING SMOKE DETECTION TO BE STRIPPED OUT AHEAD OF REPLACEMENT FITTINGS, TO BE DESIGNED BY SPECIALIST. FIXINGS TO BE MADE GOOD AHEAD OF REDECORATION.
- WHERE PARTITIONS ARE TO BE REMOVED, MC TO ENSURE HEAD FIXINGS ARE CAREFULLY REMOVED ENSURING MINIMAL DAMAGE TO EXISTING SOFFIT WITH PARTICULAR ATTENTION TO CEILING FEATURES AND FIRE COMPARTMENTATION. REMEDIAL REPAIRS TO BE UNDERTAKEN AS REQUIRED.
- WHERE PAINT FINISHES TO EXISTING CEILINGS ARE EXPOSED, PAINT TO BE STRIPPED BACK, CRACKS TO PLASTER AND FORMER FITTINGS TO BE INFILLED, AND SOFFIT MADE GOOD READY FOR REDECORATION
- ANY EXPOSED OVERBOARDING TO CEILING BE REMOVED AND REPAIRS UNDERTAKEN TO ENSURE LEVEL FINISH MAINTAINS REQUIRED FIRE SEPARATION BETWEEN FLOORS

HATCH DENOTES EXISTING GRID CEILING, TO BE STRIPPED OUT AS PER PRIOR PLANNING APPROVAL. STRIP OUT WORKS TO INCLUDE FIXINGS AND TRACK, TO BE CAREFULLY REMOVED TO ENSURE NO MINIMISE RISK OF DAMAGE TO THE ORIGINAL STRUCTURE & FEATURES. ANY DAMAGE TO EXISTING SOFFIT AND/OR DECORATIVE CORNICES, ETC, TO BE REVIEWED FOLLOWING COMPLETION OF STRIP OUT AND INFILLED/REPAIRED/MADE GOOD AS REQUIRED.
CONTRACTOR TO WAIT TO REMOVE ANY DIRECT CEILING FIXINGS FOR HAZARDOUS SUBSTANCES. INVESTIGATION WORKS TO EXISTING CEILING REQUIRED

HATCH DENOTES EXISTING GRID CEILING, TO BE STRIPPED OUT. STRIP OUT WORKS TO INCLUDE FIXINGS AND TRACK, TO BE CAREFULLY REMOVED TO ENSURE NO MINIMISE RISK OF DAMAGE TO THE ORIGINAL STRUCTURE & FEATURES. ANY DAMAGE TO EXISTING SOFFIT AND/OR DECORATIVE CORNICES, ETC, TO BE REVIEWED FOLLOWING COMPLETION OF STRIP OUT AND INFILLED/REPAIRED/MADE GOOD AS REQUIRED.

MF CEILING ASSUMED TO BE INSTALLED FOR SERVICES TO BE INVESTIGATED UPON CEILING REMOVAL.

NOTES

ORIGINAL A1

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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FOR TENDER
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.

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.

WALL AND CEILING LININGS MUST ACHIEVE A MINIMUM FIRE CLASSIFICATION OF EUROCLASS C-S3, D2 OR HIGHER WITHIN GENERAL ROOMS.
WALL AND CEILING LININGS MUST ACHIEVE EUROCLASS B-S3, D2 OR HIGHER WITHIN CIRCULATION AREAS (WALLCOVERINGS WHICH CONFORM TO BS EN 15102, ACHIEVING AT LEAST CLASS C-S3, D2 AND BONDED TO A CLASS A2-S3, D2 SUBSTRATE, WILL ALSO BE ACCEPTABLE).

CONTRACTORS AND SUPPLIERS OF SPECIALIST JOINERY/EQUIPMENT MUST ENSURE ALL TIMBER MATERIALS RECEIVE FIRE-RETARDANT TREATMENT TO ACHIEVE A MINIMUM EUROCLASS RATING OF B-S1,D0 (OR EQUIVALENT). MEDIUM-DENSITY FIBREBOARD (MDF) MUST ALSO MEET THIS FIRE PERFORMANCE CLASSIFICATION THROUGH APPROPRIATE TREATMENT OR SELECTION OF COMPLIANT PRODUCTS

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES, SYSTEMS TO FORM COMPARTMENT WALLS & SERVICE PENETRATIONS THROUGH COMPARTMENT WALLS TO DEMONSTRATE COMPLIANCE WITH THE PROJECT FIRE STRATEGY AND RELEVANT STANDARDS.

ALL PAINTS TO BE WATER BASED

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

ALL DRAWINGS ARE SUBJECT TO LISTED BUILDING CONSENT. AXI TO BE NOTIFIED ON DESIGN CHANGES & AMENDMENTS TO ALLOW FOR DESIGN ALTERATIONS.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
4.02	14/04/26	REVISED FOR PLANNING Structural opening size revised	SO	ARB
4.01	11/04/24	ISSUED FOR TENDER Issued for tender.	RH	ARB
4.00	03/04/24	ISSUED FOR TENDER Issued for tender.	RH	ARB

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CLIENT
xlb

PROJECT
TOOTAL BUILDINGS BROADHURST HOUSE, 56 OXFORD ST MANCHESTER

DRAWING REFERENCE
CHURCHGATE SECOND FLOOR PLAN - PROPOSED REFLECTIVE CEILING STRIP OUT PLAN

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
24-198	NTS @ A1	08/02/24	RH	ARB

DRAWING REFERENCE	STAGE	REV
AXI - 080	4	02