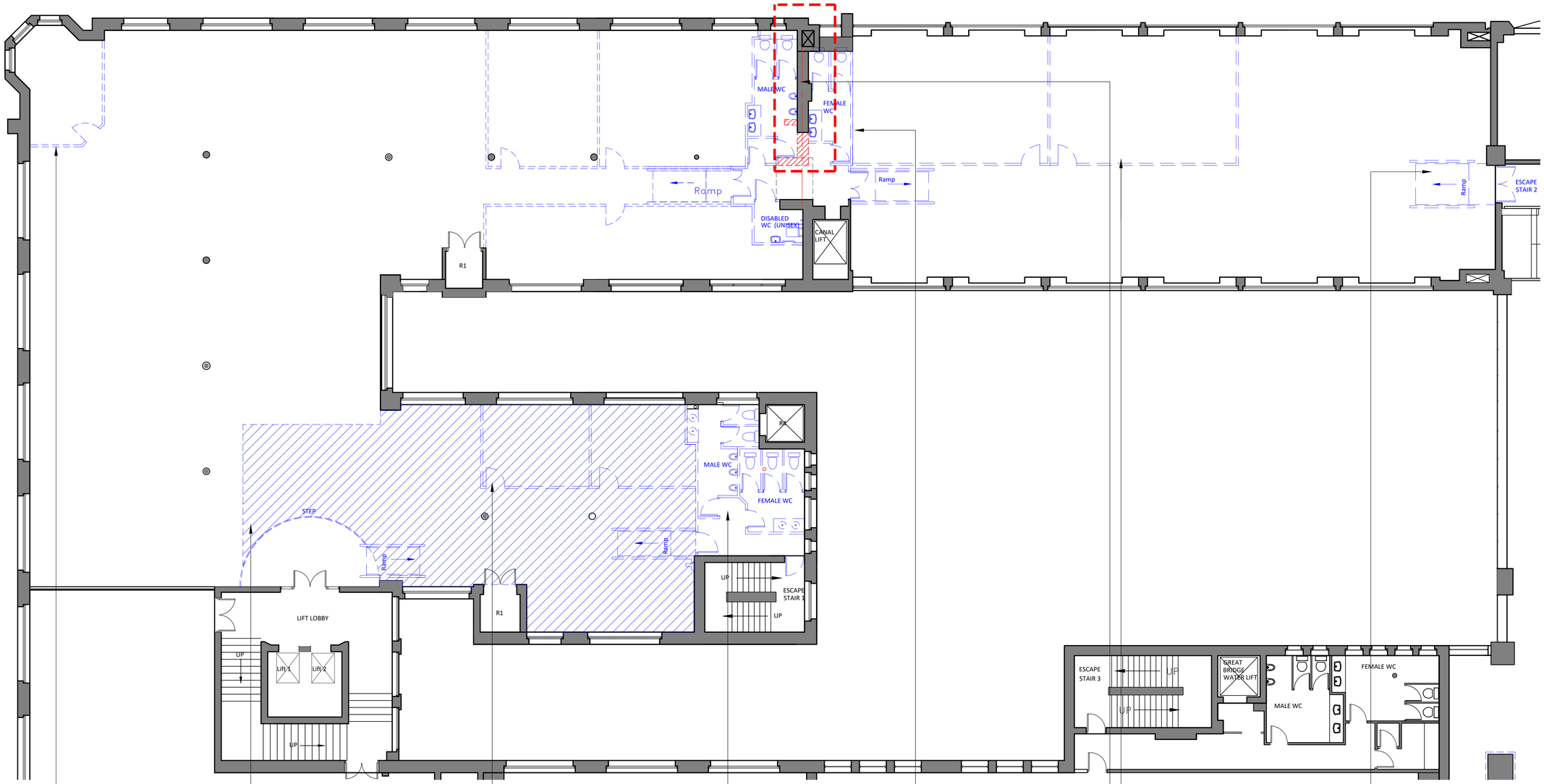


CONTRACTOR TO REMOVE STUD WORK WALLS TO OPEN SPACE. TO ALLOW FOR MAKING GOOD WORKS TO ORIGINAL WALLS AND ANY SKIRTING DETAILS, TO ENSURE NEW ANY NEW TO MATCH THE EXISTING
ANY JUNCTIONS INTO ANY EXISTING FABRIC NEED TO BE INVESTIGATED BY ASBESTOS CONTRACTOR

CONTRACTOR TO ALLOW FOR THE REMOVAL OF ANY BALUSTRADES OR LOOSE FIXINGS AROUND THE RAISED ACCESS FLOOR TO REVEAL ORIGINAL FLOORING. LIGHT TOUCH UP WORKS AND REFURBISHMENT WORKS TO ALL AREAS WILL BE REQUIRED.
ASBESTOS CONSULTANT TO DO A PATCH TEST TO ENSURE NO ASBESTOS IS BELOW THE RAISED ACCESS FLOOR PRIOR TO CONTRACT REMOVAL WORKS. THE REMAINING RAISED ACCESS FLOOR IS TO EITHER BE ENCAPSULATED OR INCLUDED IN THE ASBESTOS REMOVAL.

EXTENT OF RAISED ACCESS FLOOR REMOVAL SHOWN IN 24-198-070 ASBESTOS STRIP OUT PLAN

CONTRACTOR TO REMOVE STUD WORK WALLS TO OPEN SPACE. ANY JUNCTIONS INTO ANY EXISTING FABRIC NEED TO BE INVESTIGATED BY ASBESTOS CONTRACTOR.
CONTRACTOR TO ALLOW FOR MAKING GOOD WORKS TO ORIGINAL WALLS AND ANY SKIRTING DETAILS, TO ENSURE NEW ANY NEW TO MATCH THE EXISTING

CONTRACTOR TO BE AWARE OF THE POTENTIAL RISK OF THE PARTITION RUNNING BELOW SUSPENDED FLOOR LEVEL. UNCOVERING THE POTENTIAL FOR HAZARDOUS SUBSTANCES!

CONTRACTOR TO ALLOW FOR THE REMOVAL OF EXISTING SANITARY WEAR FIRST, THEN THE REMOVAL OF WALLS TO ALLOW FOR NEW SUPERLOOS.
CONTRACTOR TO ALLOW FOR FUTURE DRAINAGE PROVISIONS USING THE EXISTING PIPEWORK CONNECTIONS.
ANY JUNCTIONS INTO ANY EXISTING FABRIC NEED TO BE INVESTIGATED BY ASBESTOS CONTRACTOR.
CONTRACTOR TO ALLOW FOR MAKING GOOD WORKS TO ORIGINAL WALLS AND ANY SKIRTING DETAILS, TO ENSURE NEW ANY NEW TO MATCH THE EXISTING

RAMP TO BE REMOVED AND AREA TO BE MADE LEVEL.
CONTRACTOR TO PROVIDE MAKING GOOD WORKS TO THE SURROUNDING SPACES, TO ALLOW FOR ACCESS INTO THE RISER VIA NEW DESIGN.
ASBESTOS CONSULTANT TO DO A PATCH TEST TO ENSURE NO ASBESTOS IS BELOW THE RAISED ACCESS FLOOR PRIOR TO CONTRACT WORKS. THE REMAINING RAISED ACCESS FLOOR IS TO EITHER BE ENCAPSULATED OR INCLUDED IN THE ASBESTOS REMOVAL.

CONTRACTOR TO ALLOW FOR THE ALLOWANCE OF NEW DOORS AND IRONMONGERY TO ALL AREAS.

CONTRACTOR TO ALLOW FOR THE REMOVAL OF EXISTING SANITARY WEAR FIRST, THEN THE REMOVAL OF WALLS TO ALLOW FOR NEW SUPERLOOS. CONTRACTOR TO ALLOW FOR FUTURE DRAINAGE PROVISIONS USING THE EXISTING PIPEWORK CONNECTIONS.
ANY JUNCTIONS INTO ANY EXISTING FABRIC NEED TO BE INVESTIGATED BY ASBESTOS CONTRACTOR. CONTRACTOR TO ALLOW FOR MAKING GOOD WORKS TO ORIGINAL WALLS AND ANY SKIRTING DETAILS, TO ENSURE NEW ANY NEW TO MATCH THE EXISTING
CONTRACTOR TO CAP ANY EXISTING NON USED DRAINS.
PRINCIPLE SERVICES TO BE MAINTAINED TO ALIGN WITH THE NEW LAYOUTS.

CONTRACTOR TO REMOVE EXISTING RAMPS, TO ALLOW FOR NEW SPACE SAVING RAMP AND STEP DESIGN INTO THE CANAL LIFT.CONTRACTOR TO PROVIDE MAKING GOOD WORKS TO THE SURROUNDING SPACES, TO ALLOW FOR ACCESS INTO THE RISER VIA NEW DESIGN.
ASBESTOS CONSULTANT TO DO A PATCH TEST TO ENSURE NO ASBESTOS IS BELOW THE RAISED ACCESS FLOOR PRIOR TO CONTRACT WORKS. THE REMAINING RAISED ACCESS FLOOR IS TO EITHER BE ENCAPSULATED OR INCLUDED IN THE ASBESTOS REMOVAL.

CONTRACTOR TO REMOVE STUD WORK WALLS TO OPEN UP THE SPACE. ANY JUNCTIONS INTO ANY EXISTING FABRIC NEED TO BE ALLOWED FOR MAKING GOOD WORKS TO ORIGINAL WALLS AND ANY SKIRTING DETAILS, TO ENSURE ANY NEW FINISHES TO MATCH THE EXISTING

RED HATCH DENOTES EXTENT OF STRUCTURAL WALL SET TO BE REMOVED SUBJECT TO DETAILED APPRAISAL BY STRUCTURAL ENGINEER. REFER TO S/E DRAWINGS FOR SPECIFICATION OF SUPPORTING STEELWORK.

RAMP TO BE REMOVED AND AREA TO BE MADE LEVEL.
CONTRACTOR TO PROVIDE MAKING GOOD WORKS TO THE SURROUNDING SPACES, TO ALLOW FOR ACCESS INTO THE RISER VIA NEW DESIGN.
ASBESTOS CONSULTANT TO DO A PATCH TEST TO ENSURE NO ASBESTOS IS BELOW THE RAISED ACCESS FLOOR PRIOR TO CONTRACT WORKS. THE REMAINING RAISED ACCESS FLOOR IS TO EITHER BE ENCAPSULATED OR INCLUDED IN THE ASBESTOS REMOVAL.

01 060 SECOND FLOOR CHURCHGATE SOFT STRIP OUT PLAN

SCALE - NTS @ A1 PLAN

SOFT STRIP KEY:

DASHED BLUE LINES INDICATE SOFT STRIP OF NON-ORIGINAL ELEMENTS INCLUDING NON-LOAD BEARING STUD PARTITIONS

HATCH DENOTES EXTENT OF NON-ORIGINAL **RAISED ACCESS FLOOR TO BE REMOVED** FROM PROPOSED LOUNGE AREA

SOFT STRIP AROUND COLUMNS WHERE POSSIBLE AS FAR BACK TO STRUCTURE, ASSUMED APPROX 100mm

CONTRACTOR REMOVAL NOTES.

- ALL STRIPOUT AND SOFT STRIP OUT 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, PANELLING, ETC BY HAND TO ENSURE MINIMAL RISK TO THE ORIGINAL FABRIC OF THE BUILDING
- DRAWINGS TO BE READ IN CONJUNCTION WITH SUPPLEMENTARY PLANNING INFORMATION, DRAWINGS & SCHEDULES
- 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
- CONTRACTOR TO REMOVE FLOOR TILES AND DISPOSE OF ACCORDINGLY LEAVING RAISED ACCESS SHOWN ON THE DRAWING BELOW
- ANY UNCOVERED ORIGINAL FEATURES TO BE RETAINED, HIGHLIGHTED AND REVIEWED BY AXI AND SAVILLS
- CONTRACTOR TO TOUCH UP ANY EXISTING WALL PENETRATIONS READY FOR WALL FINISHES.

GENERAL NOTES.

COLUMNS TO BE PROTECTED DURING STRIP OUT AND CONSTRUCTION WORKS. WHERE NON-ORIGINAL STUD PARTITIONS HAVE BEEN BUILT AROUND COLUMNS THESE ARE TO BE CAREFULLY REMOVED BY HAND TO AVOID DAMAGE TO THE EXISTING FABRIC.

NON-ORIGINAL FLOOR FINISHES TO BE REMOVED AND STRIPPED OUT AHEAD OF INSTALLATION OF NEW FINISHES. RAISED ACCESS FLOORS TO BE RETAINED EXCEPT WHERE NOTED ON PLAN.
ALL WALLS TO BE PREPPED FOR PAINT OR DECORATIVE FINISH. CONTRACTOR TO EVALUATE THE CONDITION AND FEED BACK IF REQUIRED.

NON-ORIGINAL DOORS TO BE REMOVED FROM OPENINGS WHERE INDICATED, INCLUDING BRACKETS & HINGES. WHERE OPENINGS ARE TO RETAINED WITH NEW DOORS INSTALLED, ENSURE FINISHES ARE STRIPPED BACK AND ANY REMEDIAL REPAIRS ARE UNDERTAKEN AS REQUIRED TO FRAMES & ARCHITRAVES.

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
4.03	14/04/26	REVISED FOR PLANNING Structural opening size revised	SO	ARB
4.02	15/05/24	REVISED FOR TENDER Updated to reflect SE drawing for structural opening size.	ARB	FWE
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 - TOOTAL PROPOSED STRIP OUT PLAN

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

DRAWING REFERENCE	STAGE	REV
AXI - 060	4	03