Notes:

OPTION 1

FLUE RISES EXTERNALLY FROM BASEMENT LEVEL.
THIS IS THE PREFERRED OPTION

OPTION 2

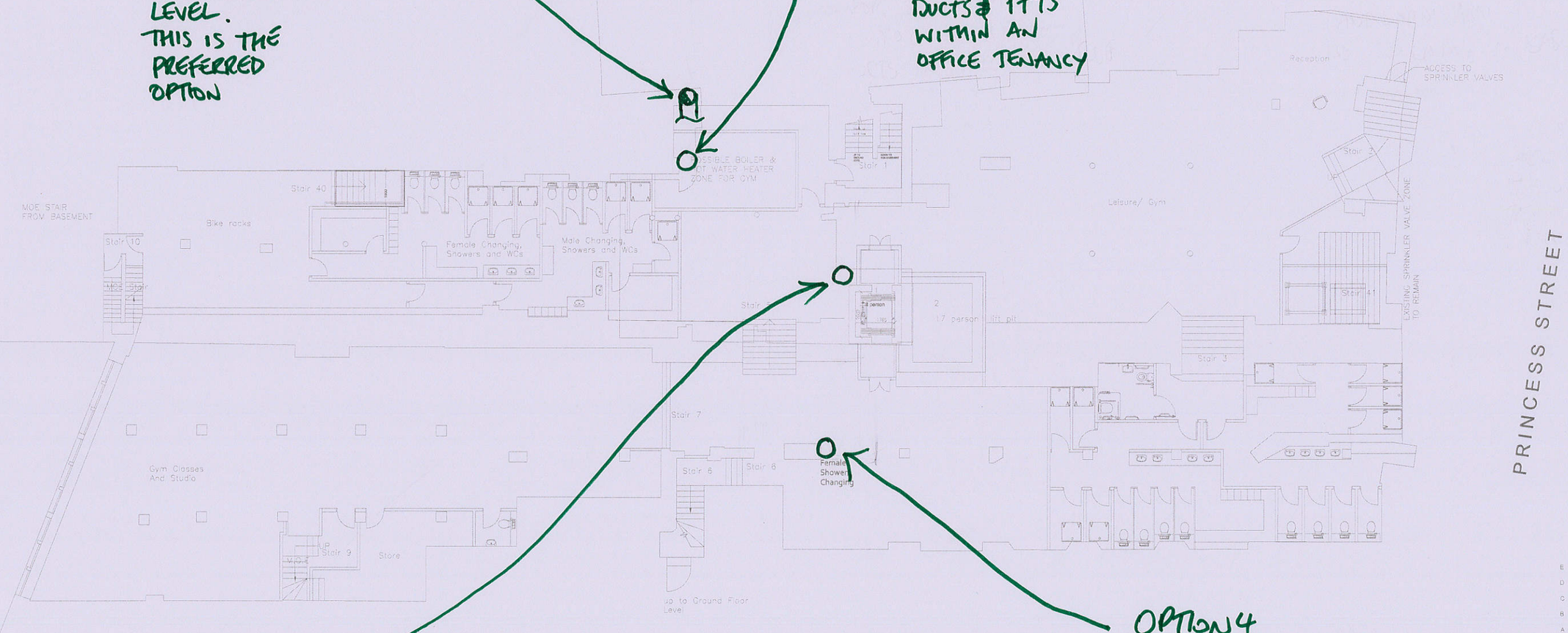
FLUE RISE INTO LANDLORD'S SERVICE RISER
THIS OPTION IS NOT IDEAL AS RISER ALREADY FULL WITH LANDLORD'S DUCTS & IT IS WITHIN AN OFFICE TENANCY

OPTION 3

FLUE RISE INTERNALLY WITHIN LANDLORD'S SERVICE RISER.
THIS OPTION IS NOT IDEAL AS IT EXTENDS RISER TAKING NET LETTABLE AREA & REQUIRES LIFT LOBBY & TOILET AREA RECONFIGURING. IT ALSO RISES THE FLUE ABOVE THE HEIGHT OF THE BUILDING

OPTION 4

FLUE RISE INTERNALLY WITHIN AREA DEFINED AS CLEANERS CUPBOARD.
THIS OPTION IS NOT IDEAL AS IT REQUIRES BOILER ROOM TO BE POSITIONED, WHICH WILL POTENTIAL RESTRICT ACCESS TO STAIRS OR THE LIFT & IT COULD REDUCE USABLE NET LETTABLE SPACE IN THE GYM UNIT



Rev.	Date	Details:	By:	Chk:
E	10.04.17	Plans updated, Floor levels added.	EJW	
D	13.03.17	Internal layouts revised, NIA revised.	EJW	
C	22.02.17	Plan updates (lifts added, stair/lift pit added), NIA amended	JJ	
B	18.11.16	Annotation updates	EJW	
A	15.11.16	Annotation updates	JB	

EngineRoom

EngineRoom
Unit E, Bristol Court
Martlesham Heath
Betts Avenue
Ipswich IP5 3RY

Client / Location:
40-46 PRINCESS STREET
MANCHESTER

Drawing:
Proposed plan
Basement

Scale:	Date:	Drawn:	Check:
1:100 @ A1	13.10.16	EJW	

Job No:	Dwg No:	Rev:
1601008	302	E

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Notes:

OPTION 2

IN SERVICE RISER ACCESSED FROM WITHIN OFFICE TENANCY.

OPTION 1

FLUE OFFSETS

OPTION 3

CURRENT LIFT LOBBY CONFIGURATION AMENDED TO ALLOW INCREASED SERVICE RISER. IT WOULD REDUCE NET LETTABLE OFFICE SPACE.

OPTION 4

FLUE RISER INTO CAFE UNIT. REQUIRE ACCESS FOR INSTALLATION & MAINTENANCE.

COURTYARD

Entrance to Courtyard

Entrance to Gym

40

Unit 2

Unit 1

Stair 22

Stair 22

Stair 22

MOE

TENANT BIN STORE AREA

Stair 45 to basement

Stair 47

Stair 10

MOE Stair from basement

Stair 46

M&E Riser

Stair 1

Bldg Mgt Office

Cleaners Cbd

Stair 2

Stair 41

Stair 44

Stair 4

3 person

17 person

BT Service Cupboard

Stair 43

CAFE

46

PRINCESS STREET

POSSIBLE KITCHEN WATER HEATERS ZONE

POSSIBLE KITCHEN ZONE

Charlie's Bar
(Existing to Remain)

NEW ESCAPE ROUTE FROM KITCHEN

POSSIBLE METER ZONE

SUB-STATION

MOE STAIR FROM ABOVE

Stair 14

MOE STAIR FROM BASEMENT

Stair 42

Stair 16

Stair 18

UP
MOE STAIR FROM BASEMENT

Stair 17

Male W/C

Female W/C

No Access

HARTER STREET

10m

10m

Rev:	Date:	Details:	By:	Chk:
F	10.04.17	Plans Updated. Floor levels added	EJW	
E	31.03.17	Side opening added to lift #2	JJ	
D	22.02.17	Additional annotations, main entry updated, NIA amended	JJ	
C	18.11.16	Additional annotations, wall repositioning and NIA amended	EJW	
B	14.11.16	Additional survey information	jja	
A	04.11.16	Amendments to core areas and annotations	EJW	

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Client / Location:
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Drawing:
Proposed plan
Ground floor

Scale:	Date:	Drawn:	Check:
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Job No:	Dwg No:	Rev:
1601008	303	F

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Notes:

OPTION 1

FLUE RISES EXTERNALLY

OPTION 2

FLUE IN SERVICE RISER

OPTION 3

EXTEND SERVICE RISER

OPTION 4

RISES IN CLEANERS CUPBOARD.

COURTYARD

Stair 22

Stair 1

Unit 1

Unit 2

Stair 44

Unit 3

Unit 4

Cleaner's Cupboard

M&E Riser

Stair 14
Fire escape stair

M&E Services Riser

HARTER STREET

PRINCESS STREET

40

46

10m

10m

TYPICAL FLOOR → ~~First floor~~

Rev:	Date:	Details:	By:	Chk:
D	13.04.17	Plans updated, floor levels added.	EJW	
C	22.02.17	Light well glazing added, indicative lift structure added, NIA amended		
B	14.11.16	Additional survey information		
A	04.11.16	Amendments to core areas and annotations	EJW	

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Client / Location:
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Drawing:
Proposed plan
~~First floor~~

Scale:	Date:	Drawn:	Check:
1:100 @ A1	13.10.16	EJW	

Job No:	Dwg No:	Rev:
1601008	304	D

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Notes:

OPTION 1

FLUE RISES EXTERNALLY

OPTION 2

FLUE RISES EXTERNALLY THROUGH ROOF

OPTION 3

FLUE RISERS WITHIN OFFICE TENANCY

OPTION 4

RISES IN CLEANERS CUPBOARD

COURTYARD

ASSUMED STAIR LAYOUT - TBC ON SITE

Stair 1

Unit 1

Unit 2

Stair 33

Fire Escape only

HARTER STREET

PRINCESS STREET

10m

10m

Rev:	Date:	Details:	By:	Chk:
D	10.04.17	Plans updated	EJW	
C	22.02.17	Light well glazing added, indicative lift structure added, N/A amended	JJ	
B	14.11.16	Further survey details incorporated	jira	
A	09.11.16	Stair 3 added	EJW	

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Client / Location:

40-46 PRINCESS STREET
MANCHESTER

Drawing:

Proposed plan
Fifth floor

Scale:	Date:	Drawn:	Check:
1:100 @ A1	13.10.16	EJW	

Job No:	Dwg No:	Rev:
1601008	308	D

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Notes:

OPTION 1

FLUE DISCHARGES POTENTIALLY BELOW PITCHED ROOF

OPTION 2

FLUE DISCHARGES POTENTIALLY ABOVE HEIGHT OF BUILDING



OPTION 3

FLUE DISCHARGES ABOVE HEIGHT OF BUILDING

OPTION 4

FLUE DISCHARGES ABOVE PITCHED ROOF

10m

10m

Rev:	Date:	Details:	By:	Chk:
A	13.04.17	Proposed flat roof, lightwell roof and plant added	EJW	

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Client / Location:

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MANCHESTER

Drawing:

Proposed plan
Roof

Scale:	Date:	Drawn:	Check:
1:100 @ A1	13.10.16	EJW	

Job No:	Dwg No:	Rev:
1601008	309	A

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