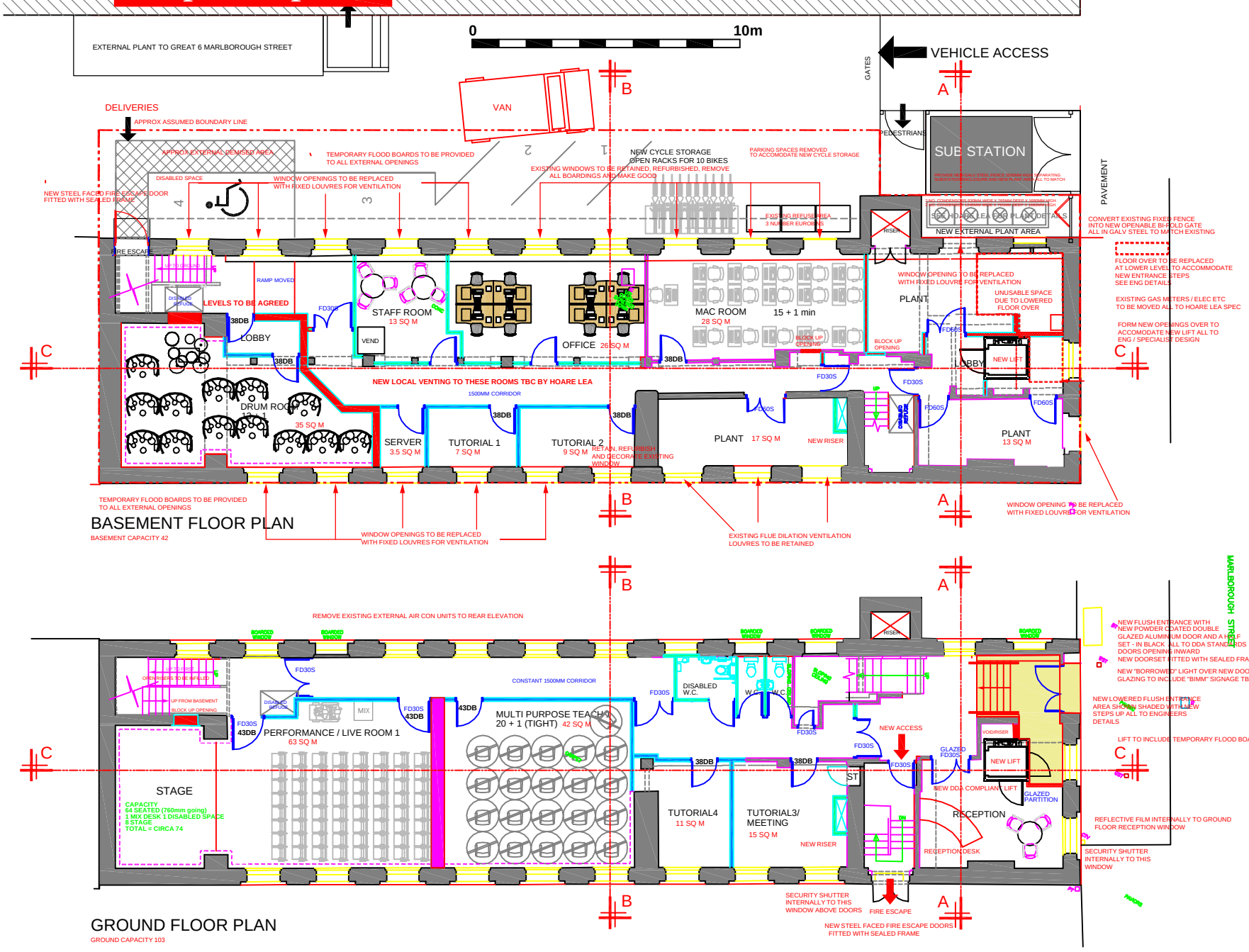
Proposed plans

6 GREAT MARLBOROUGH STREET

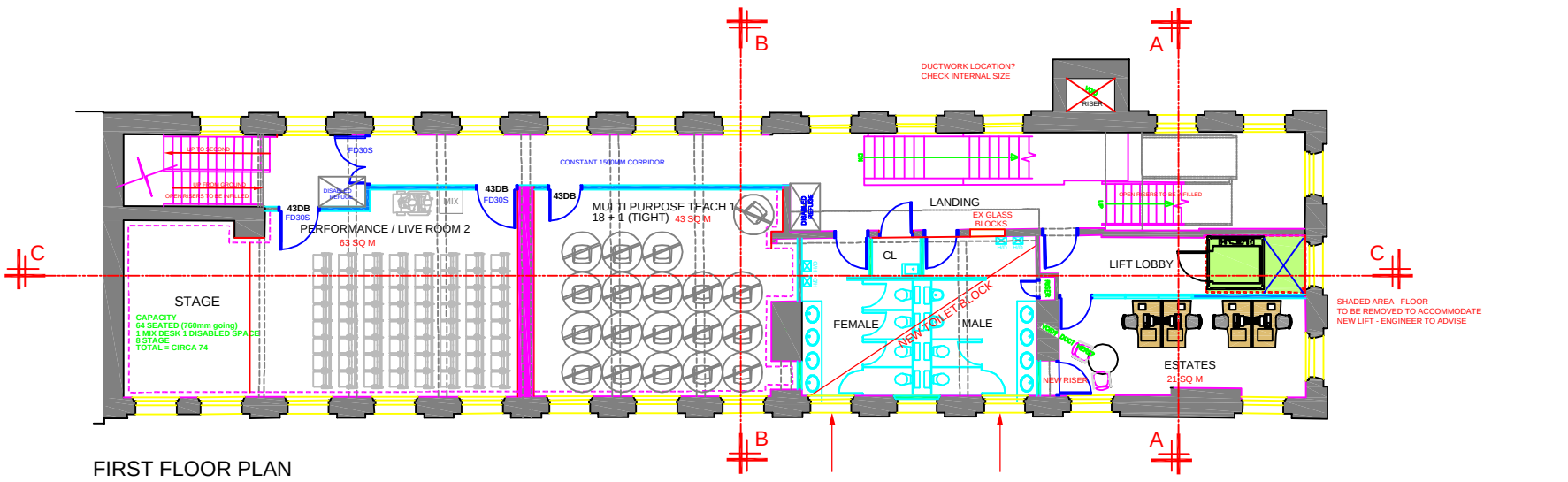


BASEMENT FLOOR PLAN

BASEMENT CAPACITY 42

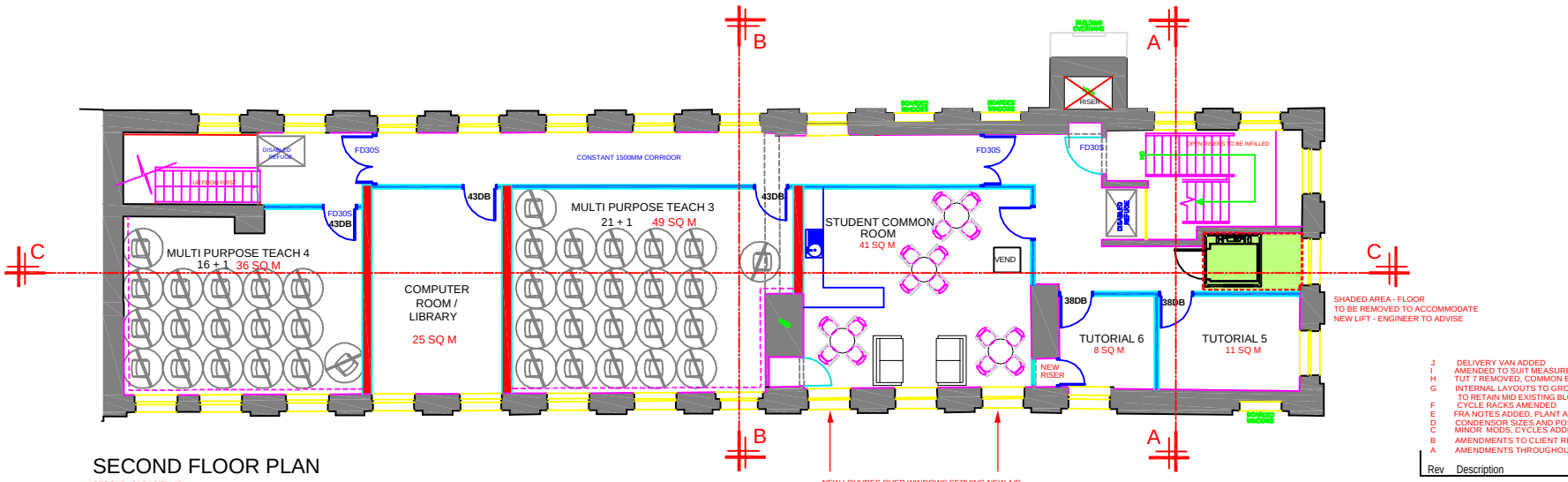
GROUND FLOOR PLAN

GROUND CAPACITY 103



FIRST FLOOR PLAN

FIRST CAPACITY 97



SECOND FLOOR PLAN

SECOND CAPACITY 45

ALL FLOORS CAPACITY = 287

WALLS / PARTITIONS

TYPE A — 300MM TH 1 HR F.R. 55KG/M2 DNTW 60DB RW 69DB

300mm O/A THICKNESS CONSISTING OF BRITISH GYPSUM (OR SIMILAR APPROVED)
GYPWALL "AUDIO" PARTITION SYSTEM WITH GYPFRAME 90MM I STUDS @ 600mm CENTRES
AND GYPFRAME HEAD AND SOLE FIXING CHANNELS (BUT EXCLUDING BRACES)
INCLUDE FOR 100mm INSULATION TO CAVITY AND 1 LAYERS OF STAGGERED
15mm SOUNDBLOC & 1 LAYER OF 19MM PLANK TO EITHER SIDE - PLEASE SEE SPEC BY HOARE LEA

TYPE B — 132MM TH 1.5 HR F.R. 51KG/M2 DNTW 45 DB RW 58DB

132 O/A THICKNESS CONSISTING OF BRITISH GYPSUM (OR SIMILAR APPROVED)
GYPWALL "QUIET SF" PARTITION SYSTEM INCL 70mm GYPFRAME 70MM AS50 ACOUSTUDS
AT 600mm CENTRES INCL HEAD AND SOLE FIXING CHANNELS WITH 50MM INSULATION TO CAVITY AND
2 LAYERS OF STAGGERED 15mm SOUNDBLOC TO EITHER SIDE

TYPE A AND B PARTITION TO BE SAT ON PROPRIETARY NEOPRENE RUBBER GASKETS OFF EXISTING
FLOOR DECK ANY SOUND ATTENUATING FLOOR TO BE LAID BETWEEN AND NOT UNDER PARTITION.
PARTITION TO RUN UP TO STRUCTURAL SOFFITS OVER
WITH SUSPENDED CEILINGS RUNNING IN BETWEEN

TYPE C — 97MM TH 0.5 HR F.R. 18KG/M2 42 DB

97mm O/A THICKNESS PARTITION CONSISTING OF BRITISH GYPSUM OR SIMILAR APPROVED
GYPWALL "CLASSIC" PARTITION SYSTEM INCL 70mm C STUDS AT 600mm CENTRES WITH HEAD AND SOLE
PLATES AS NECESSARY & 25mm ISOWOOL APR 1200 INSULATION TO CAVITY AND ONE LAYER
OF 12.5mm WALLBOARD TO EITHER SIDE

PARTITIONS TO BE SAT OFF ORIGINAL FFL AND TO RUN UP TO U/S OF SOFFITS OVERS

ALL NEW PARTITION TYPES TO EXTEND FULLY BETWEEN STRUCTURAL FLOOR UP TO UNDERSIDE OF STRUCTURAL CONCRETE SOFFITS OR BEAMS

TYPE D — 1 HR F.R.

DRY LININGS WITH SECONDARY GLAZING TO WINDOW AREAS - NB - no units to basement
ALL AS TYPE B EXCEPT FOR 2 LAYERS OF SOUNDBLOC TO ROOM SIDE ONLY FINISHED 150MM OFF WALLS
1M WIDE X 1.2M HIGH SECONDARY GLAZING PANELS NON OPENABLE INCL 12MM ACOUSTIC GLASS

TYPE E — AUDIO 3 LAYERS 15MM SB BOTH SIDES; 500MM TH 2HR F.R. 80KG/M2 75DB

500MM O/A THICKNESS CONSISTING OF BRITISH GYPSUM (OR SIMILAR APPROVED)
GYPWALL "AUDIO" PARTITION SYSTEM INCL 2 ROWS OF 92MM STUDS SPACED AT 600MM C/S AND AT SPACINGS
TO ACHIEVE ENCASEMENT OF WIDEST COLUMN & WITH 3 LAYERS OF15MM SOUNDBLOC BOARDING TO BOTH SIDES

NB ALL ABOVE BRITISH GYPSUM PARTITIONING SYSTEMS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND IN FULL ACCORDANCE WITH HOARE LEA SPECIFICATION

BLOCKWORK TO STAIRS AND LIFT

LOAD BEARING BLOCKWORK STAIRS PLASTERED TO BOTH SIDES
SEE ENGINEERS DETAILS

HEATING, VENTILATION, FIRE DETECTION AND DRAINAGE-

ALL TO DETAILS BY HOARE LEA / ENGINEER

FLOORS

SEE DETAILED FURTHER DETAILED DRAWINGS

STAIRS, RAMPS AND LIFT

STAIRS TO BE ASSESSED BY BUILDING CONTROL TO DETERMINE SUITABILITY

IF FLOORS NEED TO BE MADE UP FOR ACOUSTIC PURPOSES (HOARE LEA TO ADVISE)
NEW INTERNAL RAMPS BE AT A GRADIENT OF 1 IN 12 WITH HANDRAILS TO BOTH SIDES ONLY SET AT
1000mm ABOVE PITCH LINE, PROVIDE CORDOROY HAZARD WARNING FINISH EITHER SIDE OF RAMP IN CONTRASTING
COLOUR. AND EXTEND HANDRAILS 300mm ABOVE TOP AND BOTTOM OF RAMP. (CARPETS AND NOSINGS BY OTHERS)

NEW DDA COMPLIANT LIFT - SEE DETAILS AND ENGINEERS DRAWINGS

ROOF

EXISTING ROOFS TO REMAIN AND BE REPAIRED AS NECESSARY

DOORS & WINDOWS

NEW ENTRANCE DOORSET -
NEW POWDER COATED S/C DOUBLE GLAZED DDA COMPLIANT ALUMINIUM DOOR SET IN COLOUR
BLACK, WITH FLUSH THRESHOLD - GRADE EXTERNAL LEVELS TO SUIT AND PROVIDE
SUITABLE WATER BAR ARRANGEMENT OR ACO TYPE DRAINAGE CHANNEL TO PREVENT INGRESS OF WATER

FIRE ESCAPE DOORS
NEW STEEL FACE FIRE EXIT DOORS TO REPLACE EXISTING
ALL DOORS PROVIDING EXITS TO ESCAPE ROUTES & ALL FINAL EXIT DOORS ARE TO BE SECURED ONLY
WITH LOCKING DEVICES WHICH CAN BE OPENED FROM THE ESCAPE SIDE IN AN EMERGENCY
WITHOUT THE USE OF A KEY

NEW STEEL SECURITY GRILLES TO BE PROVIDED TO WHERE SHOWN
FOR DETAILS OF ALL NEW INTERNAL DOORS SEE DOOR SCHEDULE
NEW SECONDARY GLAZING - REFER TO HOARE LEA ACOUSTICS SPECIFICATION FOR FURTHER DETAILS

WINDOWS TO BE REPLACED BY LOUVRES WHERE SHOWN AND GENERALLY OVERHAULED AND DECORATED

Rev	Description	Date	By	Chck'd
J	DELIVERY VAN ADDED	06/12/12	ACD	JPL
I	AMENDED TO SUIT MEASURED SURVEY + MODS THROUGHOUT	28/11/12	KPS	JPL
H	TUT 7 REMOVED, COMMON ENLARGEDD, AREAS ADDED	16/11/12	KPS	JPL
G	INTERNAL LAYOUTS TO GROUND AND 2ND ALTERED TO RETAIN MID EXISTING BLOCK AREA	15/11/12	KPS	JPL
F	CYCLE RACKS AMENDED	12/11/12	KPS	JPL
E	FRA NOTES ADDED, PLANT AREA MOVED + MODS THROUGHOUT	08/11/12	KPS	JPL
D	CONDENSOR SIZES AND POSITION ADDED	18/10/12	KPS	JPL
C	MINOR MODS, CYCLES ADDED PLUS NUMBER CHANGE	10/9/12	KPS	JPL
B	AMENDMENTS TO CLIENT REQUEST	5/9/12	KPS	JPL
A	AMENDMENTS THROUGHOUT	3/9/12	KPS	JPL

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Client: BIMM

Project: GREAT MARLBOROUGH STREET
MANCHESTER
M1 5NN

Description: PROPOSED PLANS

Scale: 1=100@A1 1=200@A3

Date: JULY 2012

By: KPS

Checked: JPL

Job:

Drg: 05

rev: J

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE

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