first floor plan

Floor level 104·57m.

scale 1:100 on A1 sheet.

This Floor:- GROSS FLOOR AREA 572m² (6083sq.ft
* NETT FLOOR AREA (excld. manoeuvring) 532m² (5734sq.ft.

COMBINED FLOOR AREA - (Ground and First Floor)
1908m² (20,530sq.ft.)
Nett Floor Area - both floors. 1832m² (19,712sq.ft.)

29 office staff in this area.

5 people.
Accounts Area
truss
truss
3·5m to underside of trusses
Open-plan office area.
Operations Area.
20 people
Procurement area.
4 people
down
Water Pipes
I.T. Room
Records Store.
disabled WC added.
Gents added
Ladies added
Training Room.
Resources People.
2 hrs resistant
escape route.
LIFT installed.
Lobby.
down
Boardroom.
Ladies
Gents.
Directors Bathroom.
Waiting/ gathering area.
half landing down
Manager 1
Manager 2.
Director 'A'
Director 'C'
high-level windows high securing grilles to be refitted.
roof of single storey building
SENIOR MANAGEMENT ZONE
b/l brickup

CROSS SECTION "A"-"A"

roof void
ceiling
susp. ceiling at 2·7m. a.b.l. to F.F.
plm.
Boardroom.
First Floor level
Toilets
Stairs
plus full height to escape route
new susp. ceilings at 2·6m. above level (or to client's choice)
new susp. ceiling
Ground floor level
braced
braces
column

ground floor plan

Floor level throughout 100·00m.
Gross floor Area. 1336m² (14375 sq.ft)
Nett floor area 1300m² (13,988 sq.ft)
excludes circulation upto first floor.

Main Car Park
up → ramp remodelled
up
STAFF ENTRANCE
Shuttered window
shutterered windows
door bricked up
Vehicle Int/ext.
ramp up
folding shutter door
Existing
Brickup dormer
up
Gents existing
Existing Stairs
Ladies existing
Disabled existing
AIR-CON PLANT.
escape corridor
Property Services People.
d·3m high. to u/s of ex. ceiling
susp. ceiling added.
2·86m to u/s steel
Refectory
at least 25 seats
Kitchen
Wheelchair refuge 860 x
AIR CONDITIONING EQUIPMENT
fire barrier wall
Store.
Fire resistor formed
folding shutter removed and opening bricked up
down
beam over
Open Plan Office.
Emer. exit only
Lobby.
LIFT Hydraulics Room.
LIFT installed.
I.T. Room
Interview Room
Interview Room
Toilet formed.
Receptionist
Void.
Business Reception
Existing Stairs
UP opening formed
Lobby
Estates Office.
Susp. ceiling added
beam over
col.
Vehicles
Vehicles.
CHECK-IN OFFICE
KEYS ROOM.
racks
High Security walls and ceiling with fire resistance.
security partition and ceiling
maintenance storage
Maintenance Storage.
full height
high-level windows cill 2·1m a.f.l. to be bricked up
Maintenance Storage. (furniture etc.)
cast iron columns
quarry tile floor
trusses over (4·16m to underside)
Ladies Existing
Gents Existing
Cleaners Room.
Toilet formed (plus shower) and a nappy changing...
Compactor Room
Boiler Room
Boiler
Hot
Water Cylinder
Counter Service
Counter
Interview
Interview
Interview
Counter
Counter
Counter
Counter
glazed screen
counter
"Contract" Users. waiting area.
ff ceiling at 2·6m.
Seating.
Water.
Contract clients IN
MAINS Electrics
emerg. exit only
level access
replace. Sliding glass panel * retain shutters.
level access mat.
display windows remodelled
replacement door, steel faced, to open out, for use as emergency exit only.
dwarf wall remodelled
Basin. Visitors Entrance
shutter.
dwarf wall
disabled visitors parking.
dwarf wall planter.
Car Park of 1121 Ashton Old Road. Visitors Parking.
dwarf wall
Neighbours Car Park.
Neighbours Commercial Premises (not part of this development)
0 1m 2 3 4 5m 6 7 8 9 10m.
scale in metres 1:100 A0 1:200 A1
PLANNING
ACK'D
REPLIED
RECD 19 NOV 2009
GATE
COLLECTION
N
W
E
S
LOUISA STREET
public pavement
pavement
kerb
Former doorway
addn. emergency exit

Scheme "3"

plans as proposed. (October 2009)
1121, Ashton Old Road.
Openshaw. Manchester. M11.1AA
drawing no 259/5 B
1:100 on A1
1:200 on A3
Happy Homes UK Ltd. 1548, Ashton Old Road
Manchester. M11.1HW.

Rev 'A' 11/09/09 revising and further information added.
Revision B 3 Oct 2009 to clients directions.