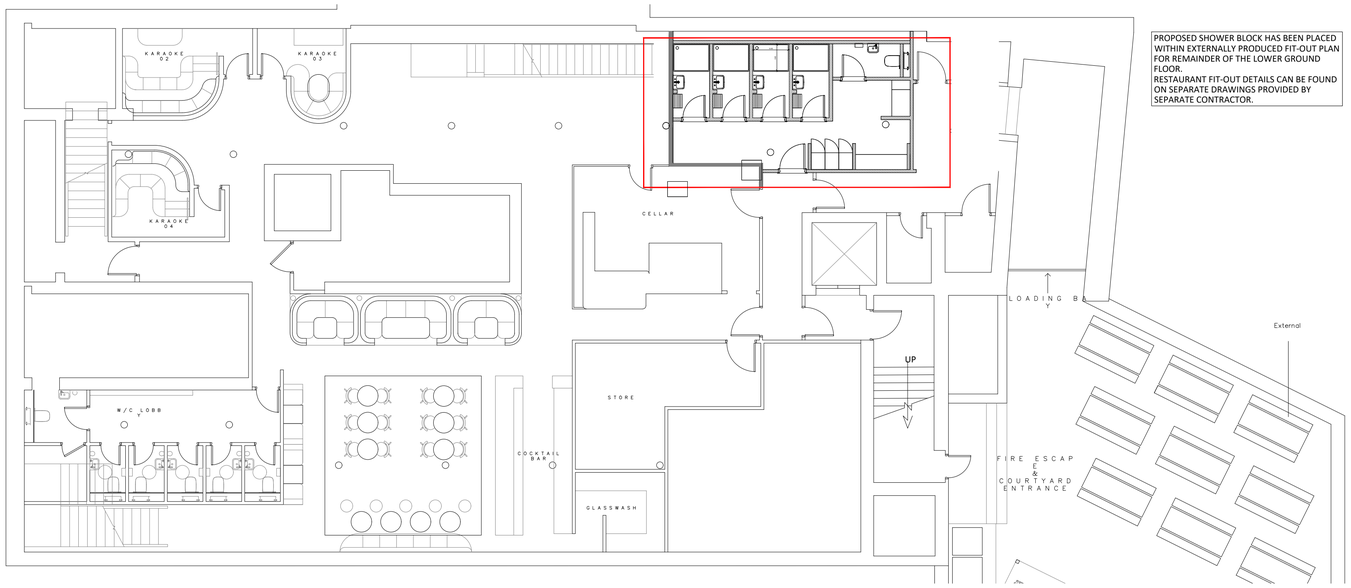
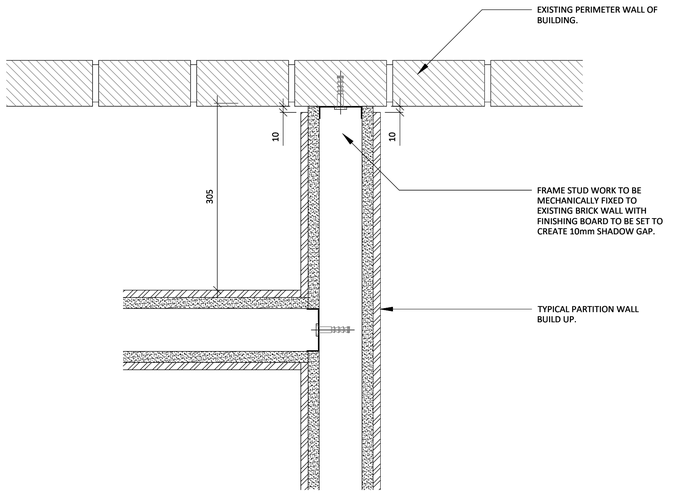
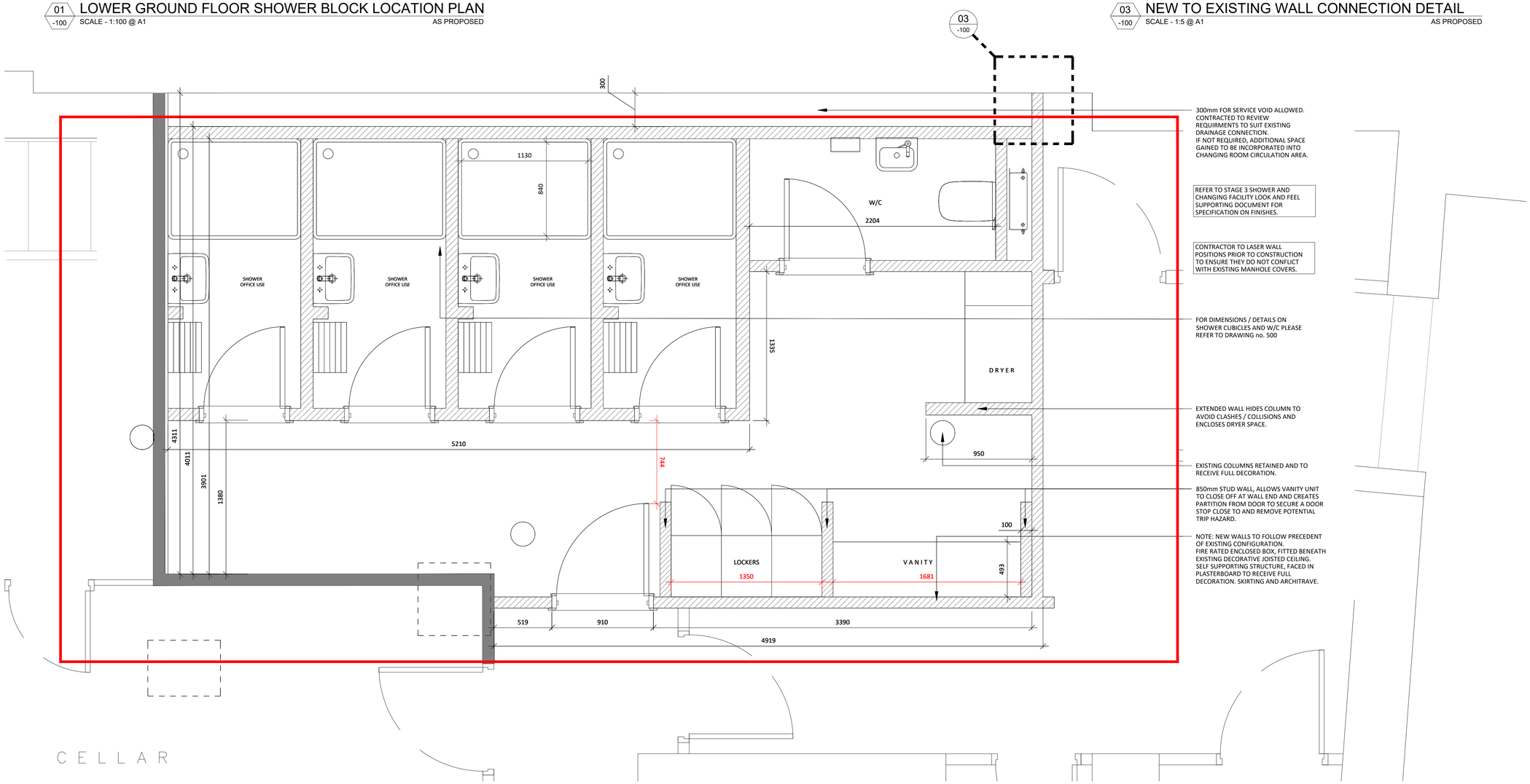


PROPOSED SHOWER BLOCK HAS BEEN PLACED WITHIN EXTERNALLY PRODUCED FIT-OUT PLAN FOR REMAINDER OF THE LOWER GROUND FLOOR.
RESTAURANT FIT-OUT DETAILS CAN BE FOUND ON SEPARATE DRAWINGS PROVIDED BY SEPARATE CONTRACTOR.

01 -100 LOWER GROUND FLOOR SHOWER BLOCK LOCATION PLAN
SCALE - 1:100 @ A1 AS PROPOSED



03 -100 NEW TO EXISTING WALL CONNECTION DETAIL
SCALE - 1:5 @ A1 AS PROPOSED



300mm FOR SERVICE VOID ALLOWED. CONTRACTED TO REVIEW REQUIRMENTS TO SUIT EXISTING DRAINAGE CONNECTION.
IF NOT REQUIRED, ADDITIONAL SPACE GAINED TO BE INCORPORATED INTO CHANGING ROOM CIRCULATION AREA.

REFER TO STAGE 3 SHOWER AND CHANGING FACILITY LOOK AND FEEL SUPPORTING DOCUMENT FOR SPECIFICATION ON FINISHES.

CONTRACTOR TO LASER WALL POSITIONS PRIOR TO CONSTRUCTION TO ENSURE THEY DO NOT CONFLICT WITH EXISTING MANHOLE COVERS.

FOR DIMENSIONS / DETAILS ON SHOWER CUBICLES AND W/C PLEASE REFER TO DRAWING no. 500

EXTENDED WALL HIDES COLUMN TO AVOID CLASHES / COLLISIONS AND ENCLOSES DRYER SPACE.

EXISTING COLUMNS RETAINED AND TO RECEIVE FULL DECORATION.

850mm STUD WALL, ALLOWS VANITY UNIT TO CLOSE OFF AT WALL END AND CREATES PARTITION FROM DOOR TO SECURE A DOOR STOP CLOSE TO AND REMOVE POTENTIAL TRIP HAZARD.

NOTE: NEW WALLS TO FOLLOW PRECEDENT OF EXISTING CONFIGURATION.
FIRE RATED ENCLOSED BOX, FITTED BENEATH EXISTING DECORATIVE JOISTED CEILING.
SELF SUPPORTING STRUCTURE, FACED IN PLASTERBOARD TO RECEIVE FULL DECORATION. SKIRTING AND ARCHITRAVE.

02 -100 LOWER GROUND FLOOR SHOWER BLOCK PLAN
SCALE - 1:20 @ A1 AS PROPOSED

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)
COPYRIGHT PROTECTED.

FOR PLANNING
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. ANY SOCKETS IN RETAIL AREA TO BE FINISHED BRUSHED STAINLESS STEEL.

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.

ANY WALL, CEILING LININGS TO BE TO EUROCLASS A (CLASS O EQUIVALENT).

CONTRACTOR AND SUPPLIERS OF SPECIALIST JOINERY/ EQUIPMENT TO ENSURE ALL TIMBER MATERIALS ARE TREATED WITH FIRE RETARDANT FINISH TO ACHIEVE CLASS 0 RATING. MDF TO BE ACHIEVE CLASS 0 RATED.

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES TO BE USED FOR NWR APPROVAL.

ALL PAINTS TO BE WATER BASED

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

0 0.5 1.0 2.0 3.0 4.0 5.0m
Scale 1:100

0 0.20 0.40 0.60 0.80 1.0m
Scale 1:20

0 0.05 0.10 0.20 0.25m
Scale 1:5

REV	DATE	DESCRIPTION	DRAWN	CHECKED
3.00	04/03/24	ISSUED FOR PLANNING Issued for planning.	JW	AB

AXI

ADDRESS : 4th FLOOR CALICO 53-55 MOSLEY STREET, MANCHESTER ,M2 3HQ.
TELEPHONE : +44 (0)161 879 7357
EMAIL : www.axi.studio
COMPANY No : 11847325

CLIENT
bruntwood Works

PROJECT
113 - 115 PORTLAND STREET
M1 6DW

DRAWING REFERENCE
LOWER GROUND FLOOR SHOWER BLOCK
AS PROPOSED

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
22 - 117	1:20 @ A1	20/09/22	JW	AB

DRAWING REFERENCE	STAGE	REV
AXI - -100	3	00