

NOTES

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
COPYRIGHT PROTECTED.

ORIGINAL A1

FOR PLANNING
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

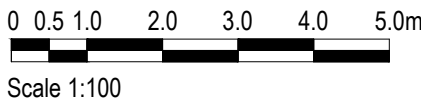
STRUCTURAL - REF/REVISION

- BLUE DASHED LINE DENOTES SOFT STRIP OUT WORKS
- ORANGE DASHED LINE DENOTES MAIN STRIP OUT WORKS (I.E. THOSE AFFECTING STRUCTURAL ELEMENTS)
- SOLID RED LINE DENOTES 113-115 PORTLAND STREET SCOPE OF WORKS



- DEMOLITION NOTES
- ILLUMINATED SIGNAGE TO BE REMOVED FROM WALL & FROM GLAZING ABOVE ENTRANCE. MECHANICAL FIXINGS TO BE REMOVED AND ELECTRICAL WIRING STRIPPED BACK
 - MODERN JOINERY TO BE CAREFULLY REMOVED AROUND EXISTING STAIR
 - CASUAL SEATING & JOINERY TO BE CAREFULLY REMOVED AVOIDING DAMAGE TO EXISTING FLOOR.
 - BAR EQUIPMENT AND FITTINGS TO BE REMOVED WITH BAR ITSELF TO BE RETAINED. 'NEON' STYLE SIGNAGE TO BE REMOVED FROM WALL.
 - RUN OF CONTEMPORARY SEATING & TABLE JOINERY TO BE CAREFULLY REMOVED AVOIDING DAMAGE TO EXISTING FLOOR. SLATTED TIMBER JOINERY TO BE CAREFULLY REMOVED FROM BRICK WALL.
 - EXISTING NEON STYLE SIGNAGE TO BE CAREFULLY REMOVED FROM WALL
 - OPEN PASS AND MODERN PARTITIONS SEPARATING KITCHEN FROM FLOOR SPACE TO BE REMOVED.
 - ALL CATERING EQUIPMENT TO BE REMOVED FROM KITCHEN AREA. VINYL FLOOR FINISH AND WHITE ROCK FINISHES FROM WALL AND CEILINGS TO BE CAREFULLY STRIPPED BACK. DRAINAGE CONNECTIONS TO BE STRIPPED BACK TO POP UP LOCATIONS AND SEALED. EXISTING STRUCTURAL COLUMN TO BE RETAINED.
 - MODERN PARTITION DIVIDING EXISTING KITCHEN TO BE REMOVED
 - MODERN PARTITION TO BE REMOVED SEPARATING REAR ROOM.
 - KITCHEN EXTRACT AND COLD STORE EQUIPMENT TO BE CAREFULLY REMOVED ENSURING MINIMAL DAMAGE TO EXISTING FABRIC.
 - EXISTING PARTITION SEPARATING KITCHEN AREA TO BE REMOVED.
 - RAISED PLATFORM & JOINERY & SIGNAGE TO BE CAREFULLY REMOVED BY HAND AVOIDING DAMAGE TO EXISTING FLOOR & WALLS
 - MODERN GLAZED DOOR & SCREEN TO BE REMOVED
 - NEW OPENING TO BE FORMED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS WITHIN EXISTING MASONRY WALL SEPARATING 113-115 AND 117-119 PORTLAND STREET. EXISTING FLOOR & JOISTS TO BE CUT BACK TO EXTENT OF NEW RAMP TO BE INSTALLED FOR ACCESS BETWEEN UNITS.
 - RECENTLY INSTALLED CURTAIN AND DOWNSTAND TO 117-119 PORTLAND STREET TO BE REMOVED
 - HOST STATION WITHIN 117-119 PORTLAND STREET IS TO BE REPOSITIONED & STORAGE JOINERY RELOCATED
 - EXISTING MODERN DWARF WALL AND BALUSTRADE TO BE REMOVED.
 - FLIGHT OF STAIRS INCLUDING BALUSTRADE TO BE CAREFULLY REMOVED BETWEEN LEVELS AVOIDING DAMAGE TO TIMBER FLOOR.
 - FORM NEW OPENING AT LOCATION OF CONTEMPORARY WALL INFILL.
 - ACCESS LIFT TO BE REMOVED (COMBINED ACCESS TO BE AFFORDED WITH NEWLY INSTALLED LIFT TO RECEPTION AREA)
 - EXISTING MODERN STAIRS TO BE REPOSITIONED.
 - REMOVE MODERN GLAZING TO FORM OPENING IN EXISTING WALL.
 - REMOVE EXISTING WAITER'S STATION

01 COMBINED GROUND FLOOR BUILDERS' WORKS AS PROPOSED
050 SCALE - 1:100 @ A1 PLAN



3.01	12/03/26	REVISED FOR PLANNING	SO	ARB
3.00	23/10/25	ISSUED FOR PLANNING	SO	ARB
REV	DATE	DESCRIPTION	DRAWN	CHECKED

AXI

ADDRESS : 4th FLOOR CALICO 55-59 MOSLEY STREET, MANCHESTER, M2 3HQ

TELEPHONE : +44 (0)161 879 7357

EMAIL : www.axi.studio

COMPANY NO : 11847325

bruntwood

SciTech

PROJECT

113 - 119 PORTLAND STREET MANCHESTER

DRAWING REFERENCE

GROUND FLOOR PLAN BUILDERS' WORKS IN CONNECTION AS PROPOSED

CLIENT

JOB REFERENCE

25 - 281

DRAWING SCALE

1:100@A1

DATE

26.08.25

DRAWN

SO

CHECKED

ARB

DRAWING REFERENCE

AXI - 050

STAGE

3

REV

01