

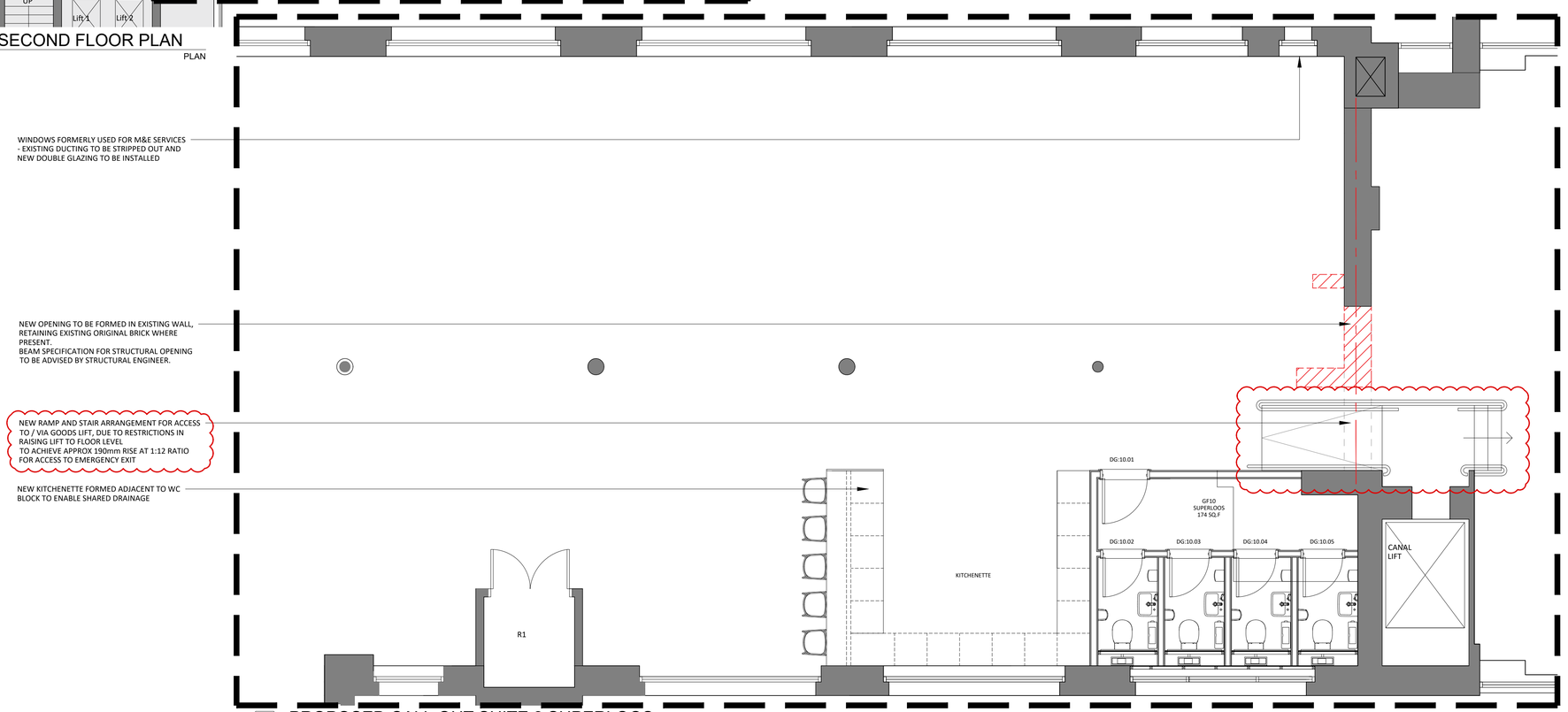
01 / 201 PROPOSED CHURCHGATE SECOND FLOOR PLAN
SCALE - 1:100 @ A1 PLAN

WINDOWS FORMERLY USED FOR M&E SERVICES - EXISTING DUCTING TO BE STRIPPED OUT AND NEW DOUBLE GLAZING TO BE INSTALLED

NEW OPENING TO BE FORMED IN EXISTING WALL, RETAINING EXISTING ORIGINAL BRICK WHERE PRESENT.
BEAM SPECIFICATION FOR STRUCTURAL OPENING TO BE ADVISED BY STRUCTURAL ENGINEER.

NEW RAMP AND STAIR ARRANGEMENT FOR ACCESS TO / VIA GOODS LIFT, DUE TO RESTRICTIONS IN RAISING LIFT TO FLOOR LEVEL
TO ACHIEVE APPROX 190mm RISE AT 1:12 RATIO FOR ACCESS TO EMERGENCY EXIT

NEW KITCHENETTE FORMED ADJACENT TO WC BLOCK TO ENABLE SHARED DRAINAGE



03 / 201 PROPOSED CALL OUT SUITE 2 SUPERLOOS
SCALE - 1:50 @ A1 PLAN

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.

ALL DRAWINGS ARE SUBJECT TO LISTED BUILDING CONSENT. AXI TO BE NOTIFIED ON DESIGN CHANGES & AMENDMENTS TO ALLOW FOR DESIGN ALTERATIONS.

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

0 0.5 1.0 2.0 2.5m
Scale 1:50

REV	DATE	DESCRIPTION	DRAWN	CHECKED
4.02	14/01/26	REVISED FOR PLANNING Ramp & steps added for goods lift access	SO	ARB
4.01	15/01/26	ISSUED FOR TENDER	SO	ARB
4.00	13/01/26	ISSUED FOR PLANNING Issued for planning submission	SO	ARB
3.03	18/12/25	REVISED FOR PLANNING Zoom pod omitted	SO	ARB
3.02	18/12/25	REVISED FOR PLANNING Revised glazed wall opening setting out	SO	ARB
3.01	08/12/25	REVISED FOR PLANNING Work pods reinstated with additional glazing	SO	ARB
3.00	28/11/25	ISSUED FOR PLANNING Issued for planning site review	SO	ARB

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

xlb

PROJECT

TOOTAL BUILDINGS BROADHURST HOUSE, 56 OXFORD ST MANCHESTER

DRAWING REFERENCE

PROPOSED CHURCHGATE SECOND FLOOR PLAN CAT A AS PROPOSED

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
24-198	NTS @ A1	08/02/24	SO	ARB

DRAWING REFERENCE	STAGE	REV
AXI - 201-2	4	02