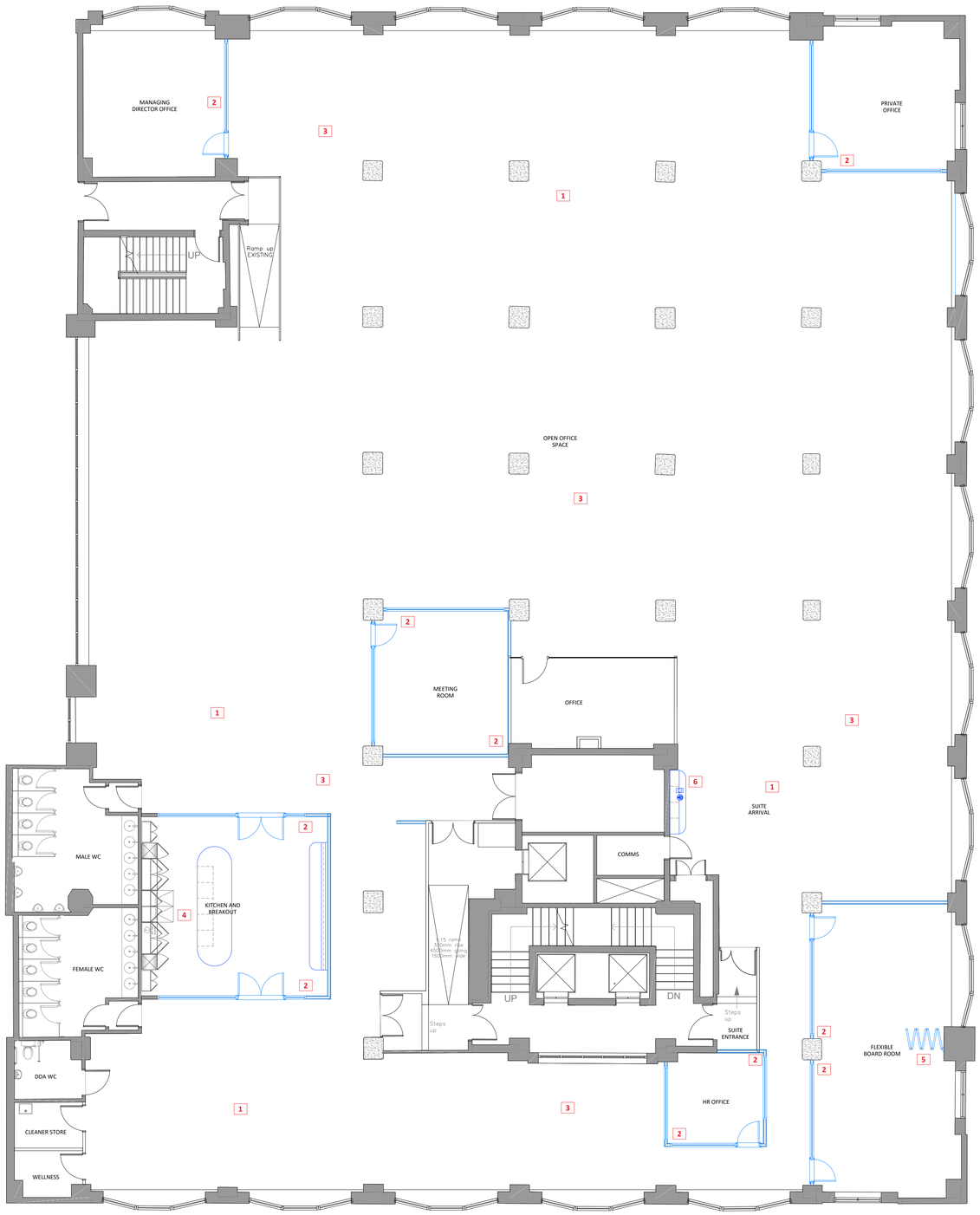


01 / 104 FOURTH FLOOR GENERAL ARRANGEMENT PLAN

SCALE - 1:100 @ A1 AS PROPOSED

SCOPE OF WORKS

REFER TO RED TAGS ON PLAN IN RELATION TO SCOPE OF WORKS NOTES

1. FLOORING.
- 1.1. EXISTING RAISED ACCESS FLOORING IS TO BE RETAINED THROUGHOUT WITH EXISTING CARPET DECORATION FINISHES TO BE FITTED.

2. PARTITION WALLS.
- 2.1. NEW PARTITION WALLS ARE TO BE FIXED ABOVE RAISED ACCESS FLOOR AND ALIGNED CENTRAL TO EXISTING BEAMS, WHERE POSSIBLE.
- 2.2. NEW GLAZING IS TO BE FULL HEIGHT TO ALLOW AS MUCH NATURAL LIGHTING THROUGH THE SPACE AS POSSIBLE.
- 2.3. ACOUSTIC AND FIRE PROTECTION BAFFLES ARE TO BE FITTED BELOW RAISED ACCESS FLOOR ALIGNED WITH PARTITION WALLS / GLAZING SYSTEMS TO IMPROVE ACOUSTIC PROPERTIES AND REDUCE SPREAD OF FLAME RISKS.
- 2.4. NEW PARTITION WALLS ARE TO RECEIVE PAINTED FINISH TO MATCH EXISTING.

3. CEILINGS.
- 3.1. CEILINGS ARE TO REMAIN EXPOSED THROUGHOUT WITH EXISTING M&E DUCTING TO BE ADAPTED WHERE NECESSARY TO SUIT NEW ADDITIONAL PARTITIONS / FORMED ROOMS.
- 3.2. EXISTING LIGHTING IS TO BE RETAINED AND ADAPTED TO SUIT NEW PARTITIONS / FORMED ROOMS.

4. KITCHEN / BREAKOUT.
- 4.1. EXISTING KITCHENETTE STRUCTURE AND SETTING OUT IS TO BE RETAINED IN PLACE.
- 4.2. NEW KITCHEN ISLAND TO COUNTER LEVEL TO BE FITTED TO ALLOW FOR INCREASE IN STORAGE AND SEATING.
- 4.3. NEW FIXED BANQUETTE SEATING AT DINING HEIGHT TO BE FACED IN LAMINATE WITH UPHOLSTERED SEAT PAD AND BACK REST.

5. NEW ACOUSTIC FOLDING PARTITION WALL TO BE FIXED BETWEEN SMALLER MEETING SPACES TO ALLOW FOR FLEXIBILITY OF A LARGER MEETING SPACE.
6. NEW FIXED REFRESHMENT STATION IN SUITE ARRIVAL TO REQUIRE PLUMBING AND POWER FEEDS.

NEW PROPOSED ELEMENTS SHOWN IN BLUE.

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.

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.

WALL AND CEILING LININGS MUST ACHIEVE A MINIMUM FIRE CLASSIFICATION OF EUROCLASS C-S3, D2 OR HIGHER WITHIN GENERAL ROOMS.
WALL AND CEILING LININGS MUST ACHIEVE EUROCLASS B-S3, D2 OR HIGHER WITHIN CIRCULATION AREAS (WALLCOVERINGS WHICH CONFORM TO BS EN 15102, ACHIEVING AT LEAST CLASS C-S3, D2 AND BONDED TO A CLASS A2-S3, D2 SUBSTRATE, WILL ALSO BE ACCEPTABLE).

CONTRACTORS AND SUPPLIERS OF SPECIALIST JOINERY/EQUIPMENT MUST ENSURE ALL TIMBER MATERIALS RECEIVE FIRE-RETARDANT TREATMENT TO ACHIEVE A MINIMUM EUROCLASS RATING OF B-S1,D0 (OR EQUIVALENT). MEDIUM-DENSITY FIBREBOARD (MDF) MUST ALSO MEET THIS FIRE PERFORMANCE CLASSIFICATION THROUGH APPROPRIATE TREATMENT OR SELECTION OF COMPLIANT PRODUCTS

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES, SYSTEMS TO FORM COMPARTMENT WALLS & SERVICE PENETRATIONS THROUGH COMPARTMENT WALLS TO DEMONSTRATE COMPLIANCE WITH THE PROJECT FIRE STRATEGY AND RELEVANT STANDARDS.

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

REV	DATE	DESCRIPTION	DRAWN	CHECKED
3.00	01/05/2026	ISSUED FOR PLANNING Issued for planning approval.	JW	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

CONSUMER RIGHTS SOLICITORS

PROJECT

4th FLOOR LEE HOUSE

BRIDGEWATER ST.
MANCHESTER, M1 5JW

DRAWING REFERENCE

FOURTH FLOOR
GENERAL ARRANGEMENT PLAN
AS PROPOSED

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
26 - 320	1:100@A1	23/04/26	ARB	JW

DRAWING REFERENCE	STAGE	REV
AXI - 104	3	00