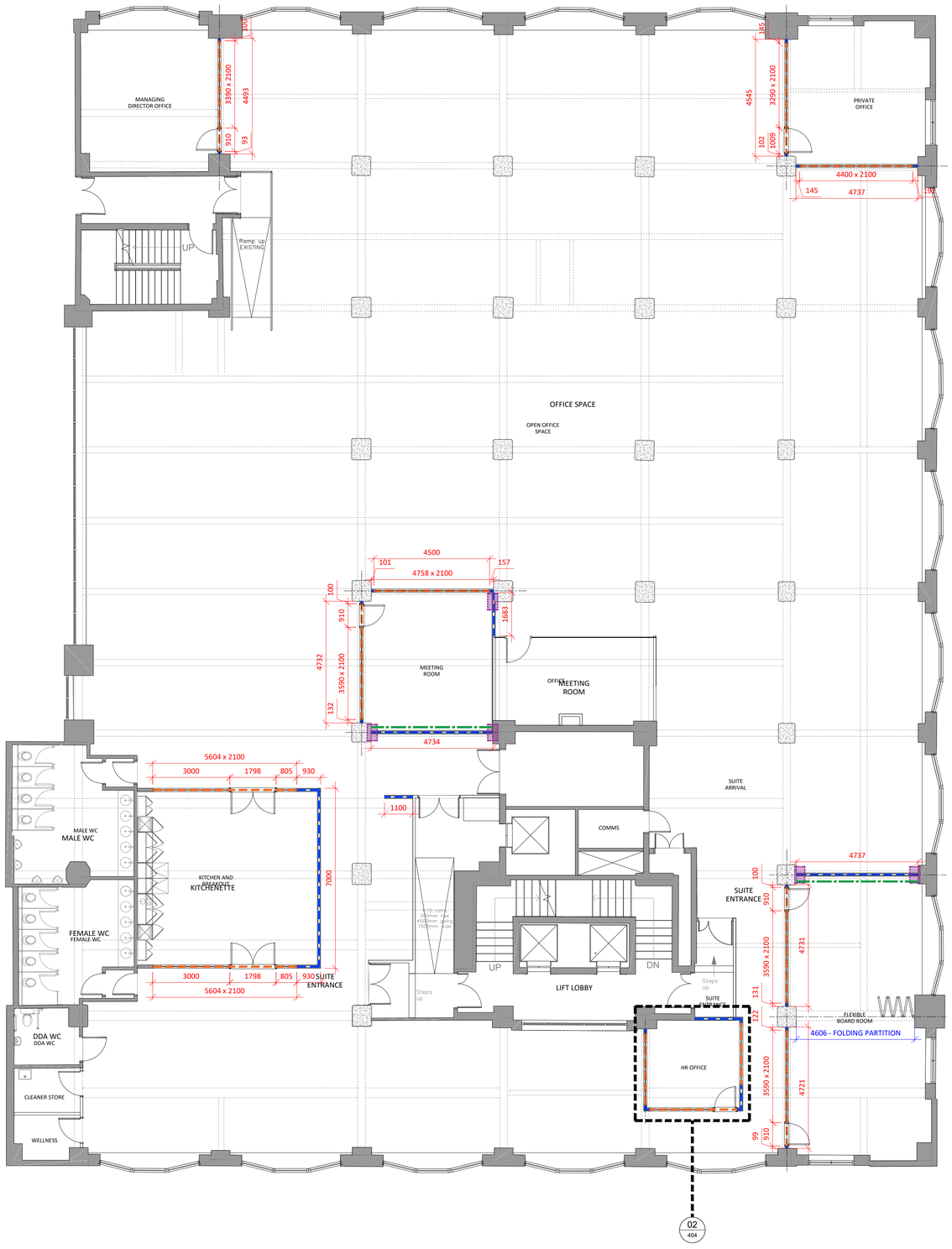



01 / 404 FOURTH FLOOR - PARTITIONS PLAN
SCALE - 1:100 @ A1 AS PROPOSED

**WF-01**

**LOCATION FOR DECORATIVE ACOUSTIC PANELING TO BE FITTED TO WALL.**

**WT-01**

**TYPICAL PARTITION DETAIL WITH INSULATION WITHIN SUITE.**

| | |
|---|---|
| 1 | TWO LAYERS OF 15mm GYPROC WALLBOARD FIXED WITH SUITABLE BRITISH GYPSUM SCREWS AT 300mm CENTRES (200mm CENTRES AT EXTERNAL ANGLES) WITH SHADOW GAP DETAIL AT HEAD RESTRAINT. |
| 2 | GYPFRAME 70mm S 50 'C' STUDS AT SPECIFIED CENTERS |
| 3 | 25mm ISOVER INSULATION |
| 4 | GYPFRAME CHANNEL SUITABLY FIXED TO FLOOR AT 600MM CENTRES (IN TWO LINES STAGGERED BY 300MM FOR 94MM AND 148MM CHANNELS). DEEP CHANNEL FOR HEIGHTS BETWEEN 4200MM AND 8000MM OR EXTRA DEEP CHANNEL FOR HEIGHTS OVER 8000MM |
| 5 | GYPROC SEALANT FOR OPTIMUM SOUND INSULATION |
| 6 | GYPROC JOINTING MATERIAL BULK FILL WHERE GAP EXCEEDS 5mm |
| 7 | INDICATIVE SKIRTING |
| 8 | GYPFRAME GFS1 FIXING STRAP PROGRESSIVELY INSERTED BETWEEN BOARD LAYERS TO SUPPORT OUTER LAYER HORIZONTAL BOARD JOINTS. |
| 9 | GYPFRAME 'C' STUD SUITABLY FIXED TO WALL AT 600mm CENTRES (IN TWO LINES STAGGERED BY 300mm FOR 92mm AND 146mm STUDS) |
| - | THIS PARTITION SPEC ACHIEVES 90 MINUTE FIRE INTEGRITY AND INSULATION, 54 Rw (dB) AIRBORNE SOUND INSULATION AS STANDARD. |
| - | NOMINAL THICKNESS OF 132mm. |
| - | MAXIMUM PARTITION HEIGHT - 4000mm (CONTRACTOR TO ENSURE PARTITION DOES NOT EXCEED MAX. HEIGHT). |
| | |
| | EXISTING SURVEY HAS BEEN PROVIDED BY LANDLORD, CONTRACTOR IS TO CHECK MEASUREMENTS ON SITE PRIOR TO CONSTRUCTION. |
| | CONTRACTOR TO ALLOW FOR PLYWOOD PATTRESSING WITHIN WALLS TO PROVIDE SUPPORT FOR WALL MOUNTED ITEMS (TVs ETC). |
| 10 | WHERE GLAZING SYSTEM SITS ABOVE RAISED ACCESS FLOOR LEVEL, UNDER FLOOR BARRIER IS TO BE FITTED.<br>- ENVIROGRAF UNDERFLOOR FIRE AND ACOUSTIC BARRIER - PRODUCT 53 (OR SIMILAR)<br>300S ACOUSTIC BARRIER *(SUBJECT TO RAF VOID DEPTH)* |

**WT-01**

**TYPICAL PARTITION DETAIL WITH INSULATION - ABOVE GLAZING SYSTEM WHERE RAF IS PRESENT.**

| | |
|---|---|
| | TYPICAL WALL BUILD UP TO CONTINUE SLAB TO SLAB WITH STRUCTURAL OPENING FORMED FOR GLAZING SYSTEM. |
| 10 | WHERE GLAZING SYSTEM SITS ABOVE RAISED ACCESS FLOOR LEVEL, UNDER FLOOR BARRIER IS TO BE FITTED.<br>- ENVIROGRAF UNDERFLOOR FIRE AND ACOUSTIC BARRIER - PRODUCT 53 (OR SIMILAR)<br>300S ACOUSTIC BARRIER *(SUBJECT TO RAF VOID DEPTH)* |

03 / 404 PARTITIONS DETAILS
SCALE - 1:5 @ A1 AS PROPOSED

**GENERAL NOTES**

- ANY SERVICES PASSING BETWEEN COMPARTMENT LINES BETWEEN DEMISES TO REQUIRE FIRE STOPPING: FIRE STOPPING AND INSULATION TO BE DETERMINED BY MAIN CONTRACTOR
- CONTRACTOR TO CONFIRM HEIGHTS BETWEEN FLOOR SLAB AND SOFFIT: AXI TO BE ADVISED SHOULD HEIGHTS EXCEED MAXIMUM STATED AND ALTERNATIVE APPROACH AGREED
- DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL ARRANGEMENT DRAWINGS AND SET OUT DRAWINGS
- ALL WALLS TO BE FULL HEIGHT FROM STRUCTURAL FLOOR TO STRUCTURAL SOFFIT UNLESS OTHERWISE NOTED
- ALLOW FOR PLYWOOD BEHIND FIXTURES AND FITTINGS WITH HIGH PULL OUT STRENGTHS
- MOISTURE RESISTANT PLASTERBOARD TO BE USED TO WALLS IN WET AREAS
- DRAWINGS TO BE READ IN CONJUNCTION WITH DOOR & IRONMONGERY SCHEDULES
- GENERAL SETTING DIMENSIONS PROVIDED TO CENTRE LINE OF STUD WALLS AND FACE OF WALL LININGS UNLESS STATED OTHERWISE
- CLEAR WIDTH DIMENSIONS SHOWN IN RED ARE TO TAKE PRIORITY OVER DIMENSIONS TO CENTRE LINE OF STUD
- DRAWINGS TO BE READ IN CONJUNCTION ACOUSTIC STRATEGY
- DEFLECTION HEAD DETAILS (IF REQUIRED) ARE TO BE CO-ORDINATED WITH PARTITION SUB CONTRACTOR
- CONTRACTOR TO ENSURE PARTITIONS DO NOT EXCEED MAXIMUM HEIGFHT
- **ALL DIMENSIONS BASED ON EXISTING SURVEY INFORMATION AND TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS**

**DIMENSIONS KEY**

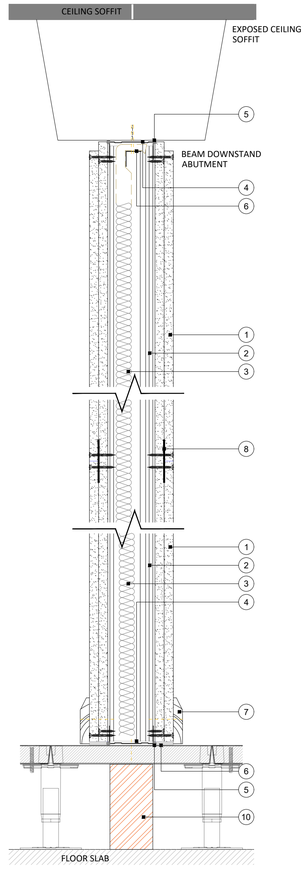
XXX — BLACK DIM LINE IS MEASURED TO THE CENTER OF STUDS.

XXX — RED DIM LINE IS MEASURED TO THE CLEAR WIDTHS OF INTERNAL PARTITIONS.

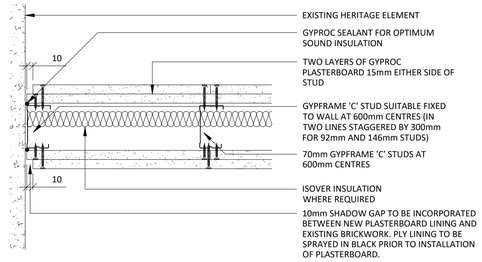
AREAS DENOTED THAT REQUIRE HERITAGE WALL ABUTMENT DETAIL.

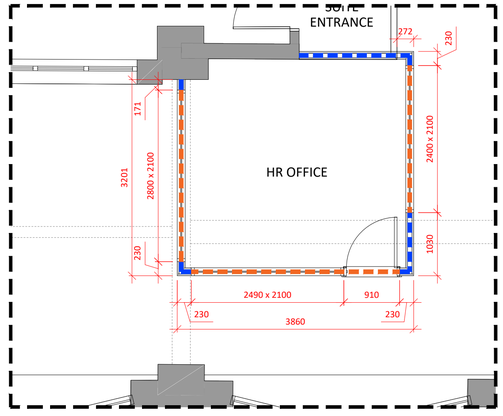
**TYPICAL INTERNAL PARTITION WALL DETAIL.**
**- DO NOT SCALE OR MEASURE FROM SECTOIN DETAIL.**

**TYPICAL HEAD ABUTMENT DETAIL**




**TYPICAL BASE ABUTMENT DETAIL**




02 / 404 FOURTH FLOOR - PARTITIONS PLAN
SCALE - 1:50 @ 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.

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

0 0.5 1.0 2.0 2.5m
Scale 1:50

0 0.05 0.10 0.20 0.25m
Scale 1:5

| REV | DATE | DESCRIPTION | DRAWN | CHECKED |
|---|---|---|---|---|
| 3.00 | 01/05/2026 | ISSUED FOR PLANNING<br>Issued for planning approval. | JW | ARB |

AXI

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CLIENT

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PROJECT

# 4th FLOOR LEE HOUSE

BRIDGEWATER ST.
MANCHESTER, M1 5JW

DRAWING REFERENCE

## FOURTH FLOOR PARTITIONS PLAN AS PROPOSED

| JOB REFERENCE | DRAWING SCALE | DATE | DRAWN | CHECKED |
|---|---|---|---|---|
| 26 - 320 | VAR@A1 | 23/04/26 | JW | ARB |

| DRAWING REFERENCE | STAGE | REV |
|---|---|---|
| AXI - 404 | 3 | 00 |