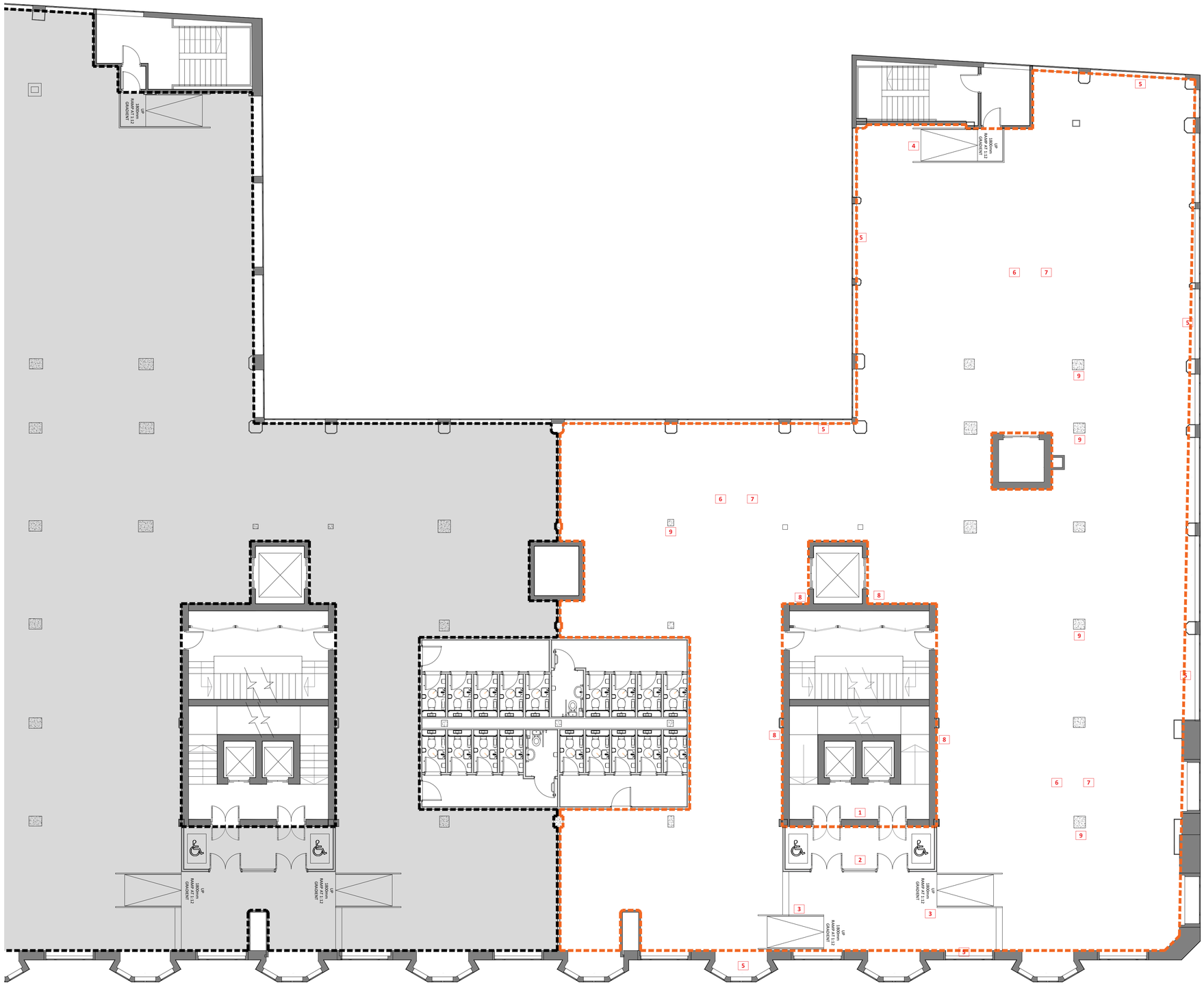
SCOPE OF WORKS

1. NEW GLAZED TIMBER DOORS ON DUAL SWING HINGES TO BE FITTED WITHIN EXISTING HERITAGE ARCHITRAVES.
2. NEW LOBBY WITH GLAZED FRONT AND TWO SET OF GLAZED DOORS TO MATCH NEW ENTRANCE DOORS. LOBBY TO RECEIVE FULL NEW DECORATIONS INCLUDING PARQUET LVT FLOORING.
3. NEW RAMPS AND STEPPED ACCESS EITHER SIDE OF LOBBY UP TO OPEN PLAN OFFICE SPACE, RAMPS ARE TO RECEIVE CARPET TILE FLOORING FINISH WITH CONTRASTING EDGING STRIP AT THE TOP AND BOTTOM TO SIGNIFY LEVEL CHANGE AND NEW METAL BALUSTRADE. PITCH AND HEIGHT OF RAMP IS TBC WITH RAF HEIGHT.
4. NEW RAMP ACCESS FROM REAR ESCAPE STAIR UP TO OPEN PLAN OFFICE SPACE, RAMPS ARE TO RECEIVE CARPET TILE FLOORING FINISH WITH CONTRASTING EDGING STRIP AT THE TOP AND BOTTOM TO SIGNIFY LEVEL CHANGE AND NEW METAL BALUSTRADE. PITCH AND HEIGHT OF RAMP IS TBC WITH RAF HEIGHT.
5. EXISTING ALUMINIUM WINDOW FRAMES ARE TO BE PRIMED AND SPRAYED TO RECEIVE NEW PAINTED FINISH.
6. EXISTING RAF TO BE RETAINED AND LEFT UNFINISHED FOR FUTURE CAT B FIT OUT. EXISTING FLOOR BOXES ARE TO BE REMOVED WITH NEW METAL PAN RAF FLOORING TILES TO REPLACE VOIDS.
7. EXPOSED CEILING IS TO BE SPRAYED TO RECEIVE NEW PAINTED DECORATION FINISH, CONTRACTOR TO ALLOW SKIMMING AND MAKING GOOD OF SOFFIT CONDITION FOLLOWING STRIP OUT OF EXISTING GRID CEILING AND ASSOCIATED LIGHTING AND MECHANICAL EQUIPMENT WITH ALLOWANCE AND PREPARATION FOR NEW MECHANICAL AND VENTILATION EQUIPMENT TO BE FITTED.
8. BRICKWORK WALLS TO LIFT AND STAIR CORE ARE TO BE EXPOSED IF BOARDED OVER, CONTRACTOR TO ALLOW FOR SAND BLASTING / CLEANING AND RE-POINTING BRICKWORK WHERE NECESSARY.
9. NEWLY EXPOSED STEEL COLUMNS ARE TO RECEIVE INTUMESCENT PAINT FINISH WITH APPROVED FIRE PROTECTION.



01 106 SIXTH FLOOR GENERAL ARRANGEMENT PLAN
SCALE - 1:100 @ 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)
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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 TO ACHIEVE EUROCLASS B-S3, D2 OR HIGHER (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 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

REV	DATE	DESCRIPTION	DRAWN	CHECKED
3.00	06/10/2026	ISSUED FOR PLANNING Issued for planning information and approval.	JW	FWE

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CLIENT

CATELLA APAM

PROJECT
BRIDGEWATER HOUSE
WHITWORTH STREET
MANCHESTER M1 6FT

DRAWING REFERENCE
SIXTH FLOOR - CAT B
GENERAL ARRANGEMENT PLAN
AS EXISTING

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
26 - 317	1:100@A1	23/02/26	JW	FWE

DRAWING REFERENCE	STAGE	REV
AXI - 106	3	00