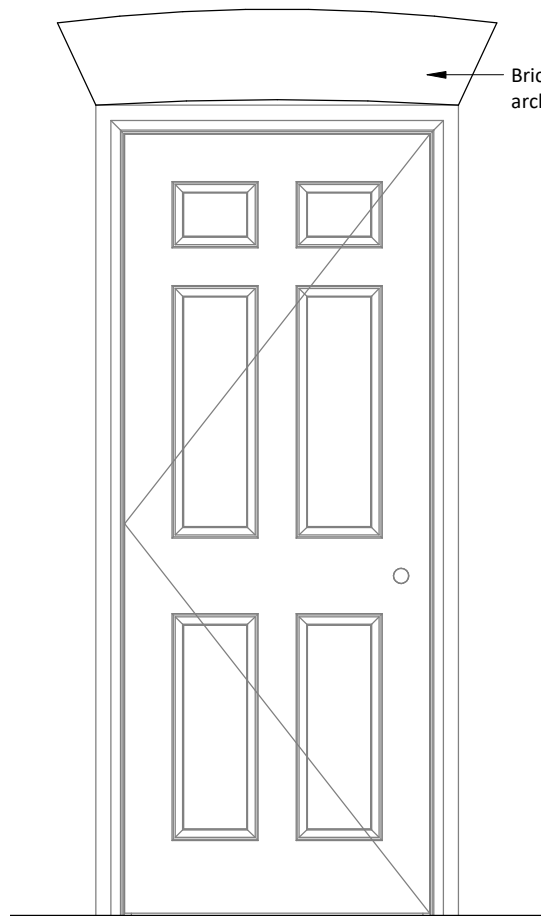
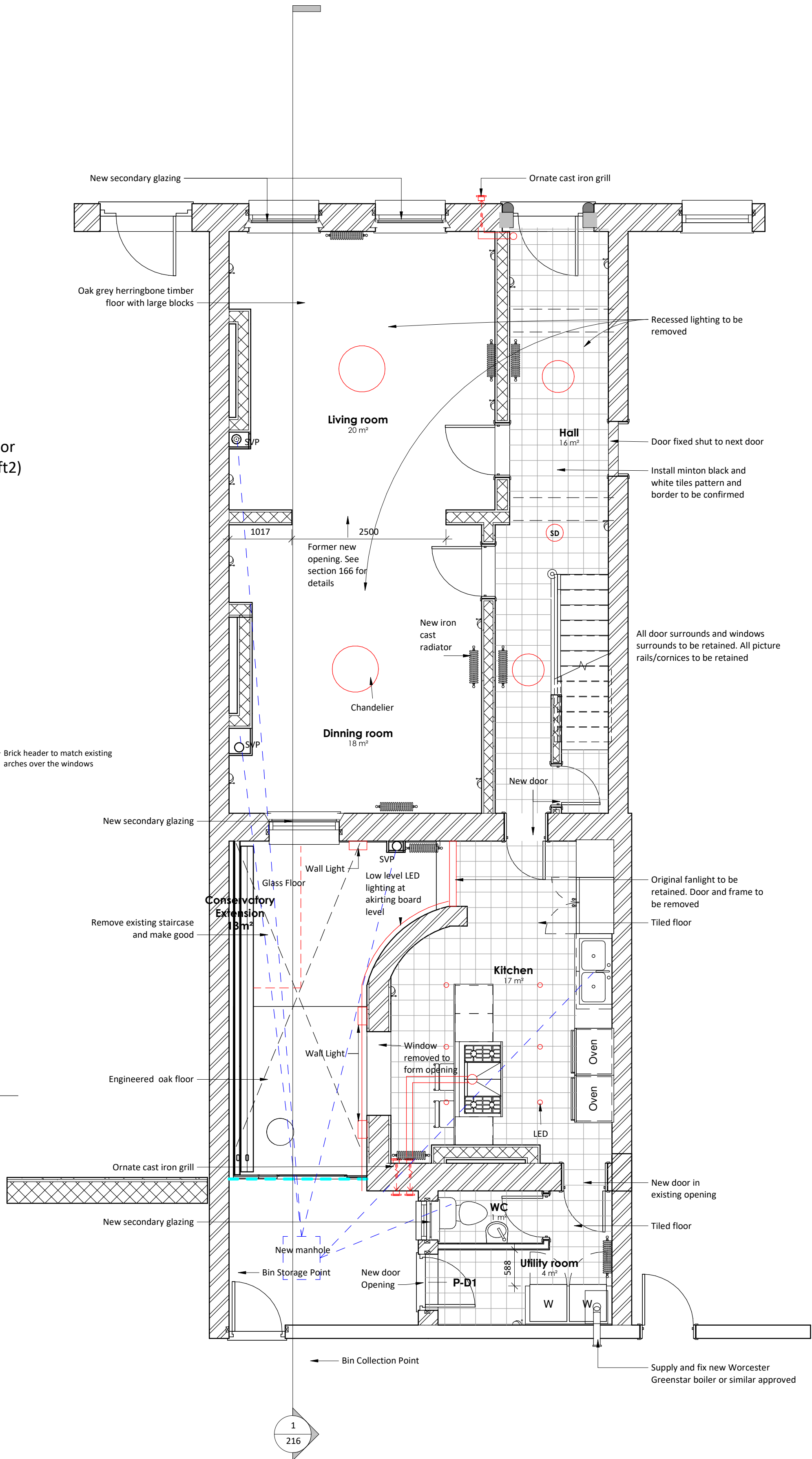


- Note:
- Strip out existing staircase (external) and basement staircase and make good to receive;
- a) New staircase to basement
- b) Beams and glass floor to include circular opening
- c) Install new kitchen allow provisional sum £20K
- d) Install radiators, boiler and electrics as indicated
- e) Install tiled floors to utility room
- f) Form new opening to back door to kitchen:
- Brass period ironmongery
 - Arched back lintel to match existing
 - Concrete naylor lintels
 - Threshold
- g) All lighting to be controlled from iPad/iphone setting as well as switches
- h) Install white sanitary fittings allow provisional sum £1500
- i) Floor finishes to be
- Minton tiles to hall (black and white)
 - Light grey tiles to utility/kitchen allow provisional sum 50m²
 - Grey oak herringbone floor
- f) All plaster details to be repaired, cleared of paint and redecorated

Ground Floor
82m2 (882ft2)

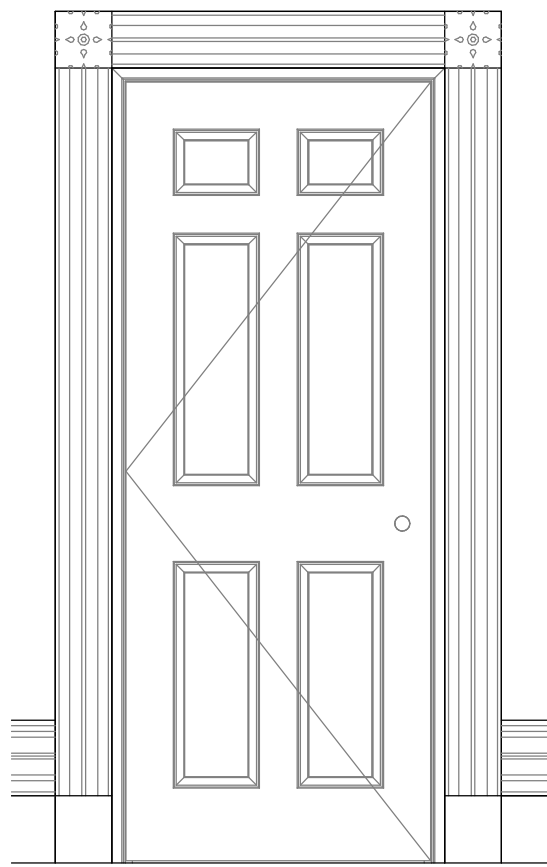


External door pattern P-D1

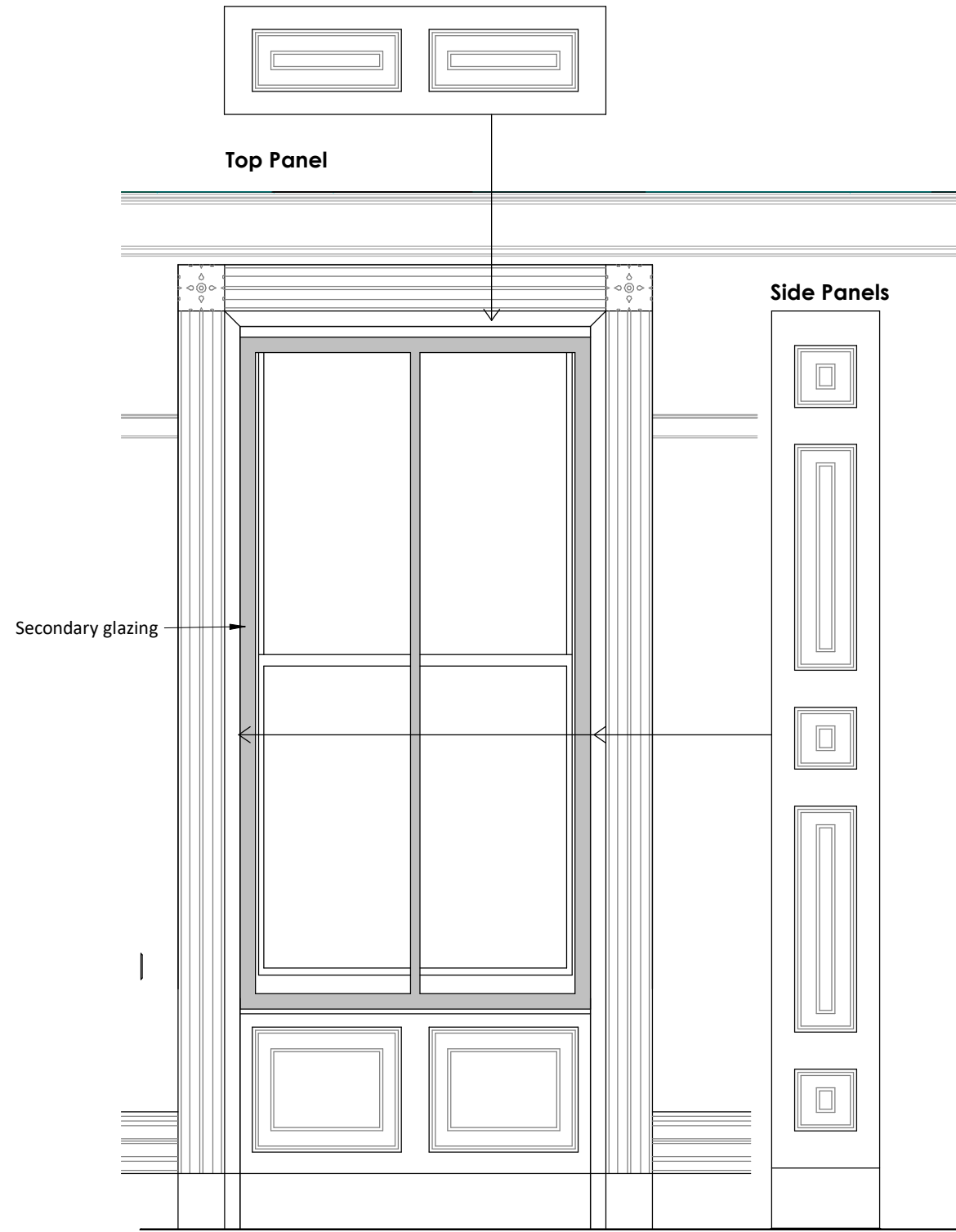


00 Ground Floor as Proposed

1 : 50



Internal door pattern to match existing

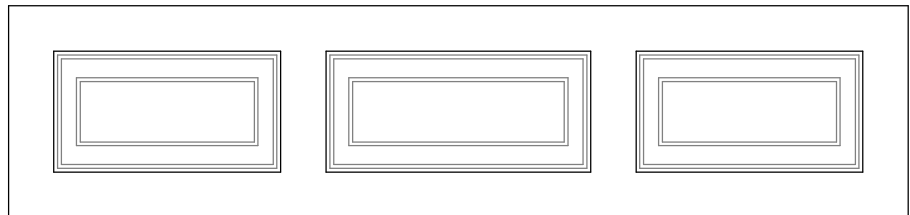


Top Panel

Side Panels

Secondary glazing

Elevation secondary glazing



Top Panel

New opening

Side Panels

New door architrave to be manufactured for new opening with new infill panel to door head lining. Recess panelling to be formed with existing window shutters and make up panels to suit.

C	09/09/19	HP	Room areas
B	31/07/19	VS	Area added
A	29/07/19	VS	Scale bar added
Rev	Date	Int	Description



Client:
Nilesh Bhatt

Project:
**13 St John Street,
Manchester**

Description:
Proposed Ground Floor

Purpose of Issue:
Building Regulations

Drawn By: HP
Checked By: VS
Date: 09/09/19
Scale @ A1: As indicated

Job No: 3521
Status Code: S0
Drawing No: 209
Rev: C

File Identifier:
SJ-BTP-00-GF-DR-A-3521_209

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