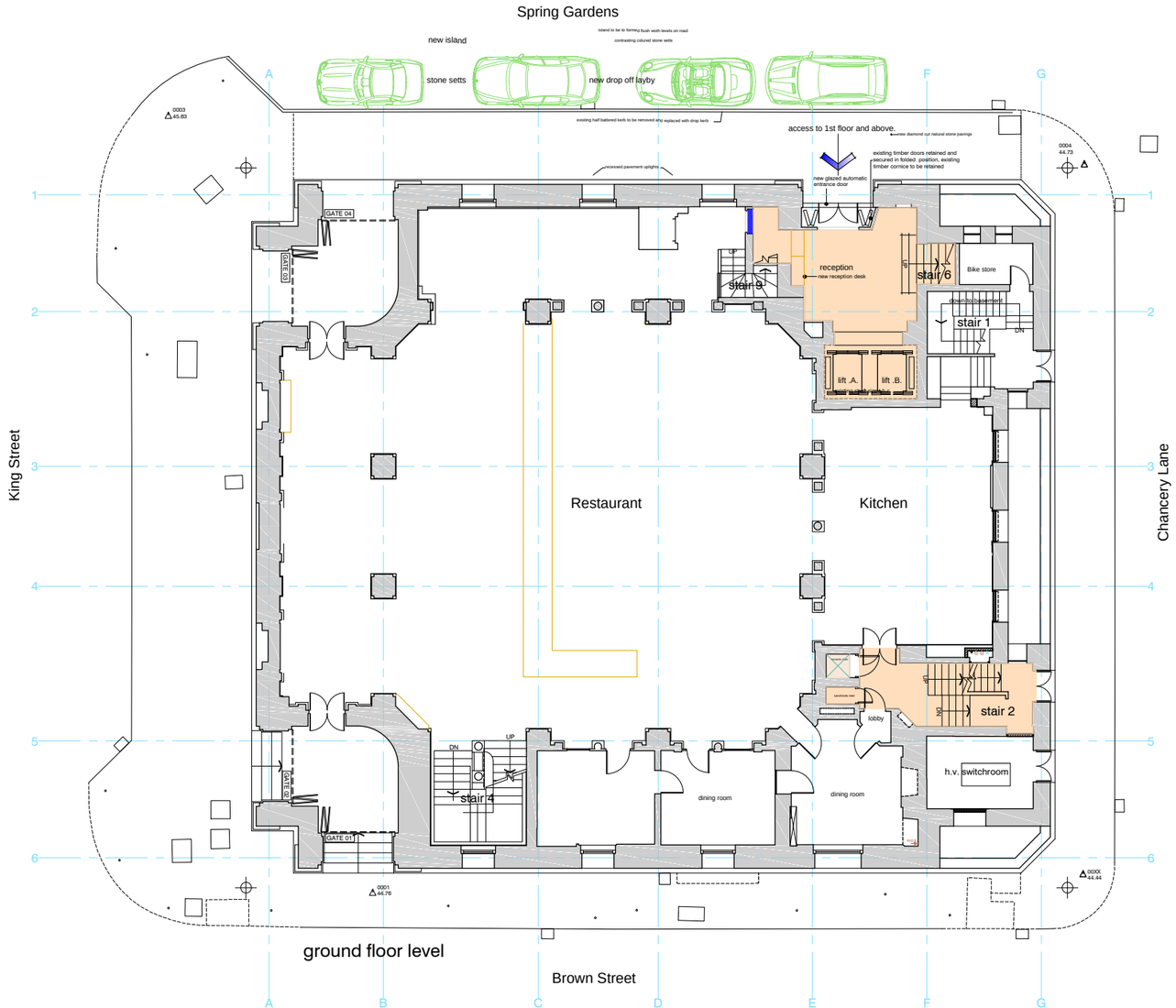

legend

- retained building fabric / structure
- proposed new walls
- bedroom space
- en-suite bathrooms
- circulation space
- public space
- service riser

100 king street, manchester

ground floor layout - proposed

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Revisions

Rev	Date	Description

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Building Management Services

Client

Project

PROPOSED HOTEL
100 KING STREET, SPRING GARDENS
MANCHESTER

Sheet

ground floor layout -Proposed

Drawn: nd jordan	Date: FEB.2012
Scale: 1:100 @ A1	
Status: preliminary	
Drawing No.: M2731-00	Revision:



1st floor level

100 king street, manchester

1st floor layout - proposed

13 bedrooms

legend

- retained building fabric / structure
- proposed new walls
- bedroom space
- en-suite
- circulation space
- public/storage space
- service riser

Notes

Floors:-
Existing floors to be levelled and sealed prior to raised access floor, floor finishes to be agreed. Note raised access floor required to locate foul drainage and to raise floor level above existing upstand concrete encased beam.

Walls:-
Existing plastered walls to be repaired where required and skimmed ready for decoration. Surface decoration to be agreed.
New walls to be metal framed with gypsum based board with skim finish, decoration to be agreed.

Ceilings:-
All remaining plaster ceilings/cornices and timber battens to be removed to allow for installation of 2 layers of 12.5mm thk fireline board to upgrade the fire resistance of the 2nd floor to achieve 120mins (refer to fire strategy)
Refer to BMS drawing M2731-21 for details for ceilings

OD Doors / frames / architraves.
Denotes existing doors/frames.architraves to be reinstated / retained in original position. Remaining doors to be new to complement the existing. Refer to later schedule for details.

Skirtings:-
New timber skirting to replicate existing profile. all the be painted with 2 u/c and 1 gloss colour to be agreed.

Windows:-
Existing windows to remain, external restoration completed 2011, internally to be restored and painted with 2 u/c and 1 gloss of white paint.
Existing secondary glazing to be retained, restored to modern standards. new seals etc. to be painted with 2 u/c and 1 gloss coat of white paint.

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Project
PROPOSED HOTEL AT
100 KING STREET, SPRING GARDENS
MANCHESTER

Sheet
1st floor layout - proposed

Drawn	Date
n.d. jordan	FEB.2012
Scale	Status
1:100 @ A2	prelim
Drawing No.	Revision
M2731-01	B



legend

- retained building fabric / structure
- proposed new walls
- bedroom space
- en-suite
- circulation space
- public/storage space
- service riser

Notes

Floors:-
Existing floors to be leveled and sealed prior to installing acoustic batten and cradle floor, floor finishes to be agreed.

Walls:-
Existing plastered walls to be repaired where required and skimmed ready for decoration. Surface decoration to be agreed.
New walls to be metal framed with gypsum based board with skim finish, decoration to be agreed.

Ceilings:-
All remaining plaster ceilings/cornices and timber battens to be removed to allow for installation of 2 layers of 12.5mm thk fireline board to upgrade the fire resistance of the 3rd floor to achieve 120mins (refer to fire strategy)
Refer to BMS drawing M2731-22 for details for ceilings

OD Doors / frames / architraves.
Denotes existing doors/frames.architraves to be reinstated / retained in original position. Remaining doors to be new to complement the existing. Refer to later schedule for details.

Skirtings:-
Existing skirtings to be retained and restored, any missing sections to be replicate existing profile. all the be painted with 2 u/c and 1 gloss colour to be agreed.

Windows:-
Existing windows to remain, external restoration completed 2011, internally to be restored and painted with 2 u/c and 1 gloss of white paint.
Metal framed secondary glazing to be installed, refer to later details.

2nd floor level

100 king street, manchester

2nd floor layout - proposed

13 bedrooms

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Project
PROPOSED HOTEL AT
100 KING STREET, SPRING GARDENS
MANCHESTER

Sheet
2nd floor layout - proposed

Drawn	Date
n.d. jordan	FEB.2012
Scale	Status
1:100 @ A2	prelim
Drawing No.	Revision
M2731-02	B



proposed goods lift 2nd floor through to 6th floor only
size / loading to be confirmed

3rd floor level

legend

- retained building fabric / structure
- proposed new walls
- bedroom space
- en-suite
- circulation space
- public/storage space
- service riser

Notes

Floors:-
Existing floors to be leveled and sealed prior to installing acoustic batten and cradle floor, floor finishes to be agreed.

Walls:-
Existing plastered walls to be repaired where required and skimmed ready for decoration. Surface decoration to be agreed.
New walls to be metal framed with gypsum based board with skim finish, decoration to be agreed.

Ceilings:-
All remaining plaster ceilings/cornices and timber battens to be removed to allow for installation of 2 layers of 12.5mm thk fireline board to upgrade the fire resistance of the 4th floor to achieve 120mins (refer to fire strategy)
Refer to BMS drawing M2731-23 for details for ceilings

OD Doors / frames / architraves.
Denotes existing doors/frames.architraves to be reinstated / retained in original position. Remaining doors to be new to complement the existing. Refer to later schedule for details.

Skirtings:-
Existing skirtings to be retained and restored, any missing sections to be replicate existing profile. all the be painted with 2 u/c and 1 gloss colour to be agreed.

Windows:-
Existing windows to remain, external restoration completed 2011, internally to be restored and painted with 2 u/c and 1 gloss of white paint.
Metal framed secondary glazing to be installed, refer to later details.

3rd floor layout - proposed

13 bedrooms

100 king street, manchester

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PROPOSED HOTEL AT
100 KING STREET, SPRING GARDENS
MANCHESTER

Sheet
3rd floor layout - proposed

Drawn	Date
n.d. jordan	FEB.2012
Scale	Status
1:100 @ A2	prelim
Drawing No.	Revision
M2731-03	B



4th floor level

legend

- retained building fabric / structure
- proposed new walls
- bedroom space
- en-suite
- circulation space
- public/storage space
- service riser

Notes

Floors:-
Existing floors to be leveled and sealed prior to installing acoustic batten and cradle floor, floor finishes to be agreed.

Walls:-
Existing plastered walls to be repaired where required and skimmed ready for decoration. Surface decoration to be agreed.
New walls to be metal framed with gypsum based board with skim finish, decoration to be agreed.

Ceilings:-
All remaining plaster ceilings/cornices and timber battens to be removed to allow for installation of 2 layers of 12.5mm thk fireline board to upgrade the fire resistance of the 5th floor to achieve 120mins (refer to fire strategy)
Refer to BMS drawing M2731-24 for details for ceilings

OD Doors / frames / architraves.
Denotes existing doors/frames.architraves to be reinstated / retained in original position. Remaining doors to be new to complement the existing. Refer to later schedule for details.

Skirtings:-
Existing skirtings to be retained and restored, any missing sections to be replicate existing profile. all the be painted with 2 u/c and 1 gloss colour to be agreed.

Windows:-
Existing windows to remain, external restoration completed 2011, internally to be restored and painted with 2 u/c and 1 gloss of white paint.
Metal framed secondary glazing to be installed, refer to later details.

100 king street, manchester

4th floor layout - proposed

13 bedrooms

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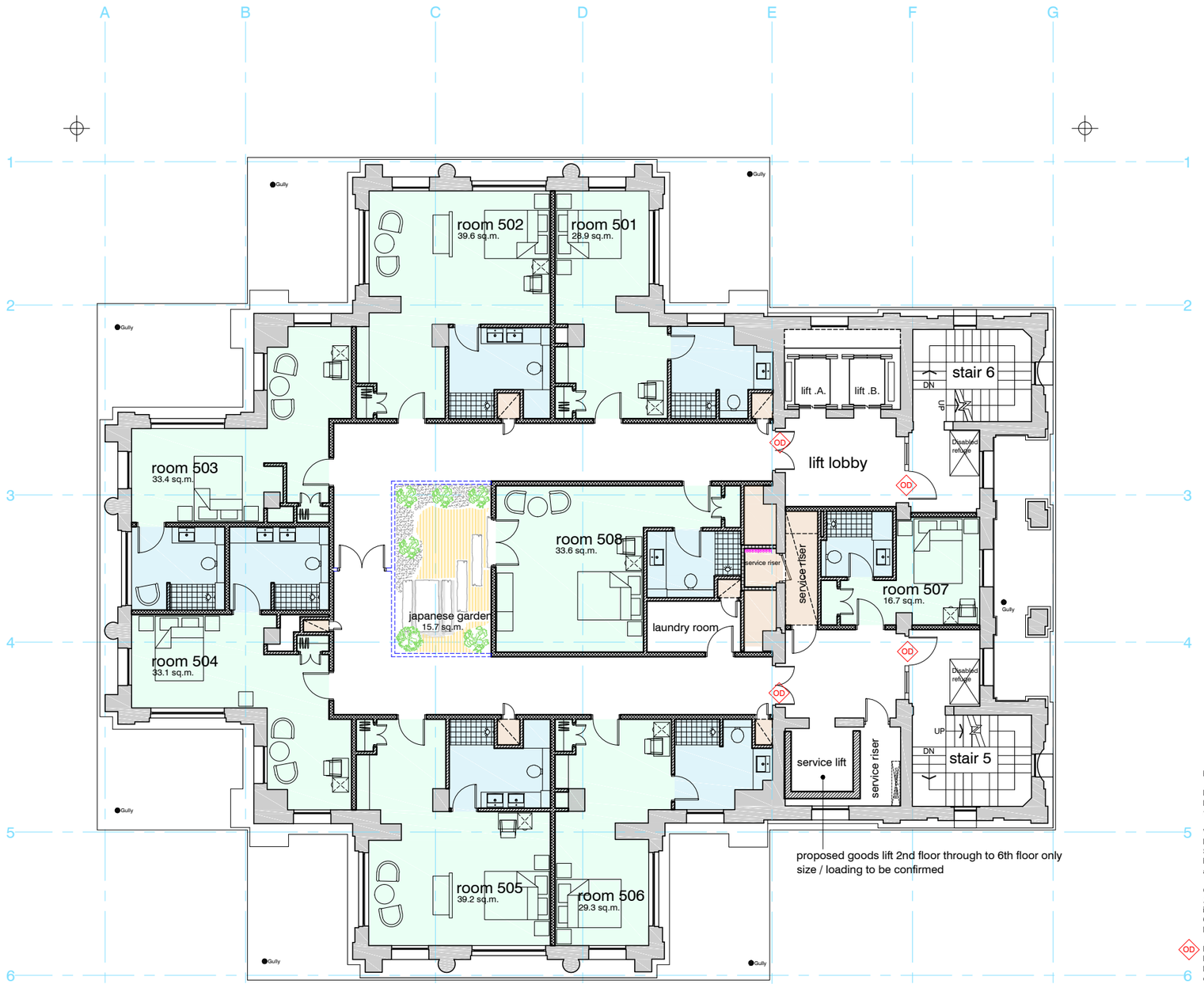
100 KING STREET, SPRING GARDENS
MANCHESTER

Sheet
4th floor layout - proposed

Drawn	Date
n.d.jordan	Feb 2012
Scale	Status
1:100 @ A2	prelim
Drawing No.	Revision
M2731-04	Rev.B.



5th floor level

100 king street, manchester

5th floor layout - proposed
8 bedrooms

legend

- retained building fabric / structure
- proposed new walls
- bedroom space
- en-suite
- circulation space
- public/storage space
- service riser

Notes

Floors:-
Existing floors to be leveled and sealed prior to installing acoustic batten and cradle floor, floor finishes to be agreed.

Walls:-
Existing plastered walls to be repaired where required and skimmed ready for decoration. Surface decoration to be agreed.
New walls to be metal framed with gypsum based board with skim finish, decoration to be agreed.

Ceilings:-
All remaining plaster ceilings/cornices and timber battens to be removed to allow for installation of 2 layers of 12.5mm thk fireline board to upgrade the fire resistance of the 6th floor to achieve 120mins (refer to fire strategy)
Refer to BMS drawing M2731-25 for details for ceilings

OD Doors / frames / architraves.
Denotes existing doors/frames.architraves to be reinstated / retained in original position. Remaining doors to be new to complement the existing. Refer to later schedule for details.

Skirtings:-
Existing skirtings to be retained and restored, any missing sections to be replicate existing profile. all the be painted with 2 u/c and 1 gloss colour to be agreed.

Windows:-
Existing windows to remain, external restoration completed 2011, internally to be restored and painted with 2 u/c and 1 gloss of white paint.
Metal framed secondary glazing to be installed, refer to later details.

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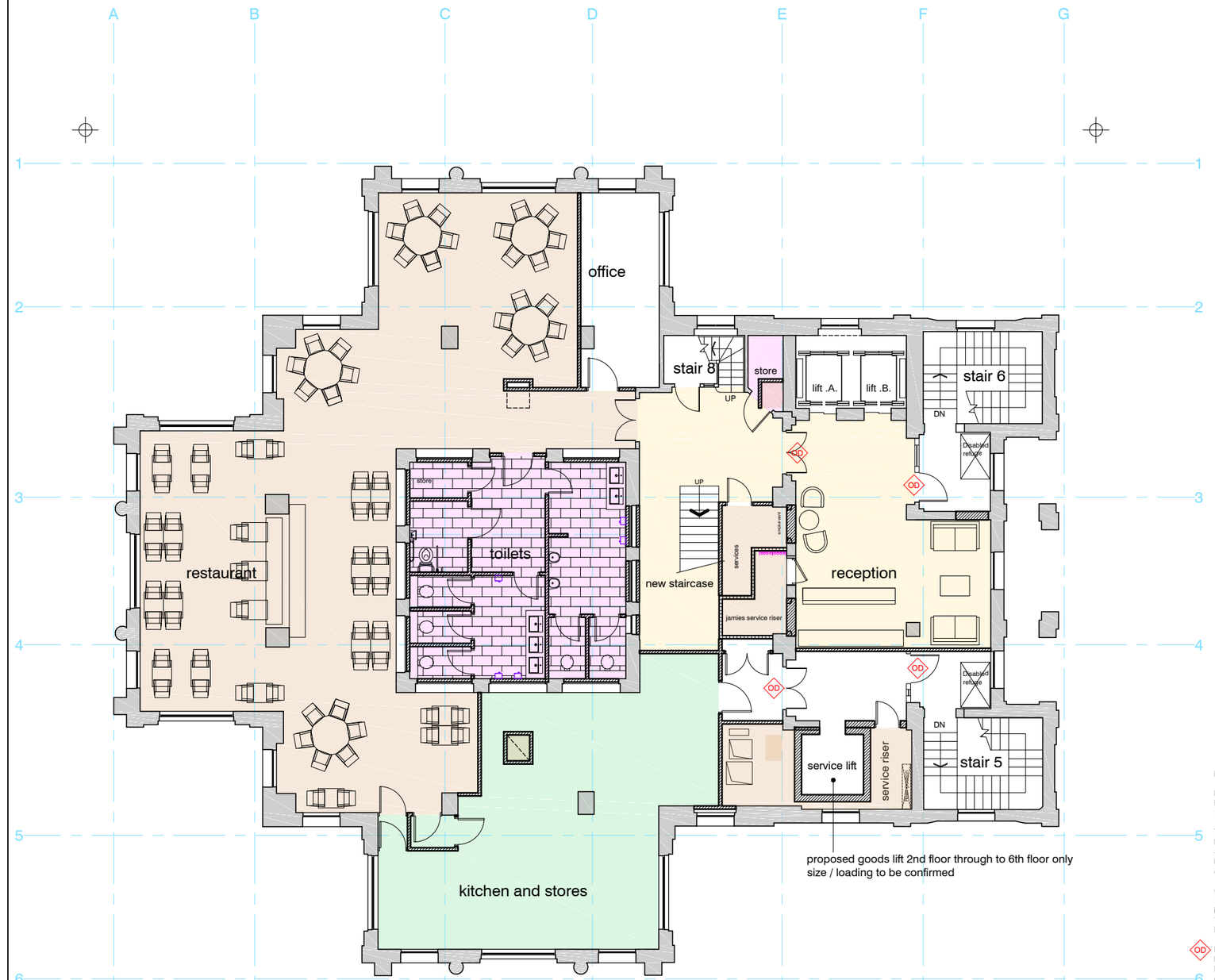
Project
PROPOSED HOTEL AT
100 KING STREET, SPRING GARDENS
MANCHESTER

Sheet
5th floor layout - proposed

Drawn: n.d. jordan	Date: FEB.2012
Scale: 1:100 @ A2	Status: prelim
Drawing No.: M2731-05	Revision: Rev.B.



6th floor level

legend

- retained building fabric / structure
- proposed new walls
- bedroom space
- en-suite
- circulation space
- public/storage space
- service riser
- reception
- kitchen
- restaurant
- toilets

Notes

Floors:-
Existing floors to be leveled and sealed prior to installing acoustic batten and cradle floor, floor finishes to be agreed.

Walls:-
Existing plastered walls to be repaired where required and skimmed ready for decoration. Surface decoration to be agreed.
New walls to be metal framed with gypsum based board with skim finish, decoration to be agreed.

Ceilings:-
All remaining plaster ceilings/cornices and timber battens to be removed to allow for installation of 2 layers of 12.5mm thk fireline board to upgrade the fire resistance of the 7th floor to achieve 120mins (refer to fire strategy)
Refer to BMS drawing M2731-26 for details for ceilings

OD Doors / frames / architraves.
Denotes existing doors/frames.architraves to be reinstated / retained in original position. Remaining doors to be new to complement the existing. Refer to later schedule for details.

Skirtings:-
Existing skirtings to be retained and restored, any missing sections to be replicate existing profile. all the be painted with 2 u/c and 1 gloss colour to be agreed.

Windows:-
Existing windows to remain, external restoration completed 2011, internally to be restored and painted with 2 u/c and 1 gloss of white paint.
Metal framed secondary glazing to be installed, refer to later details.

100 king street, manchester

6th floor layout - proposed

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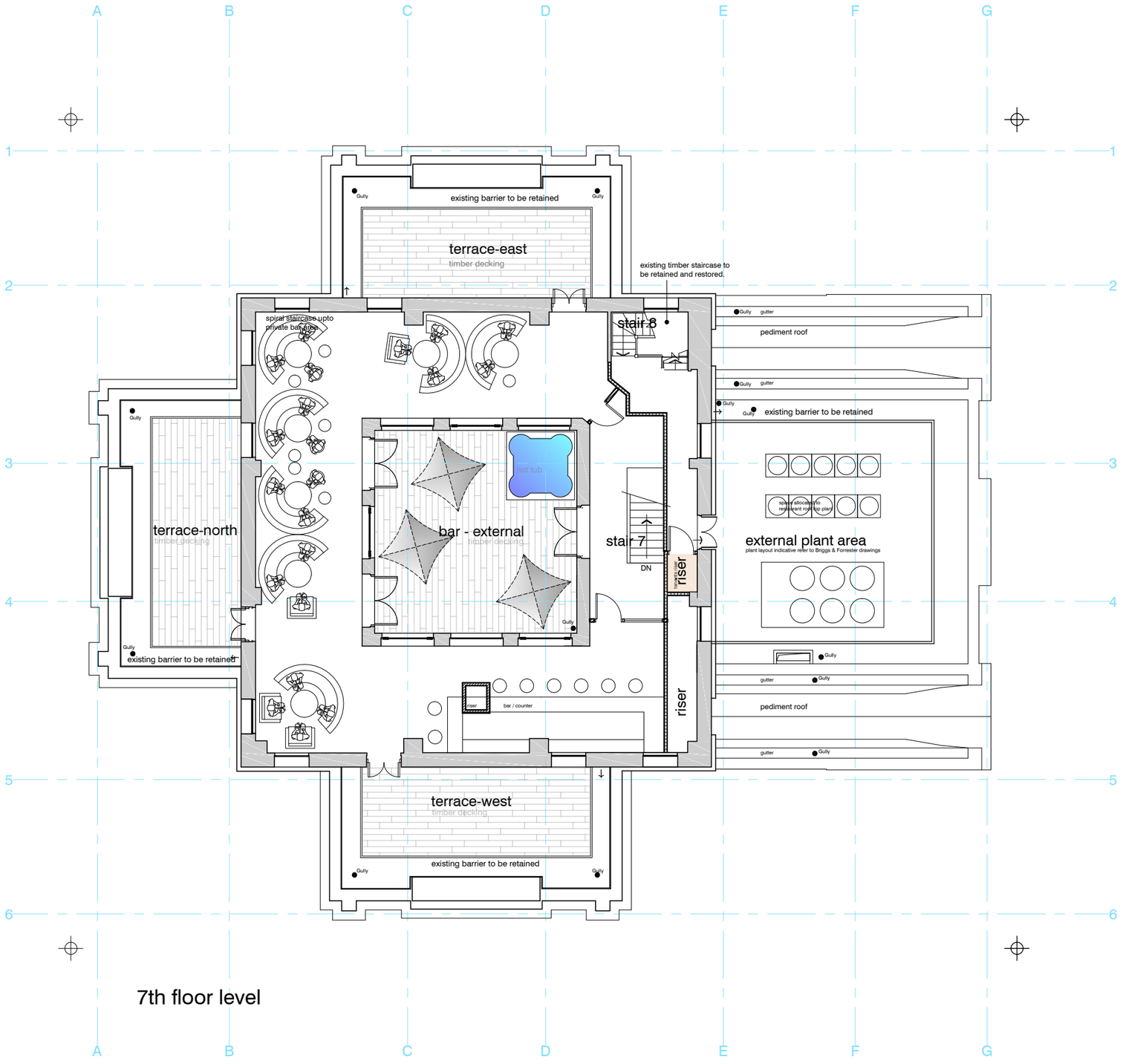
MANCHESTER

Sheet
6th floor layout - proposed

Drawn nd jordan	Date FEB.2012
Scale 1:100 @ A2	Status prelim
Drawing No. M2731-06	Revision Rev.B.



7th floor level

legend

- retained building fabric / structure
- proposed new walls

Notes

Floors:-
Existing timber parquet flooring to be carefully removed and stored for re-laying within the 7th and 8th floor bar areas.

Walls:-
Existing plastered walls to be repaired where required and skimmed ready for decoration. Surface decoration to be agreed.

Ceilings:-
All remaining plaster ceilings and timber battens to be removed to allow for installation of 2 layers of 12.5mm thk fireline board to upgrade the fire resistance of the 8th floor to achieve 120mins (refer to fire strategy)

Doors / frames / architraves.
No existing doors and frames remain on the 7th floor. New door setts to be specified to complement existing building. Refer to later schedule.

Skirtings:-
Existing skirtings to be retained and restored, any missing sections to be replicate existing profile. all the be painted with 2 u/c and 1 gloss colour to be agreed.

Windows:-
Existing windows to remain, external restoration completed 2011, internally to be restored and painted with 2 u/c and 1 gloss of white paint.

External terraces
Existing balustrade to remain as existing and timber decking to be installed.

Internal terrace (within lightwell)
Infill floor and access doors installed 2011. New timber decking to be installed.

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7th floor layout - proposed

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Project
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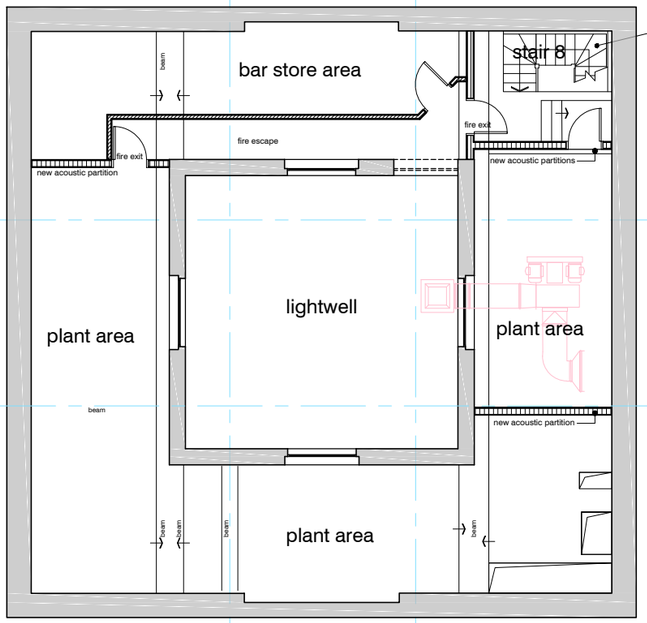
MANCHESTER

Sheet
7th floor layout - proposed

Drawn: nd jordan	Date: FEB.2012
Scale: 1:100 @ A2	Status: prelim
Drawing No.: M2731-07	Revision: Rev.B.



8th floor level

100 king street, manchester

8th floor layout - proposed

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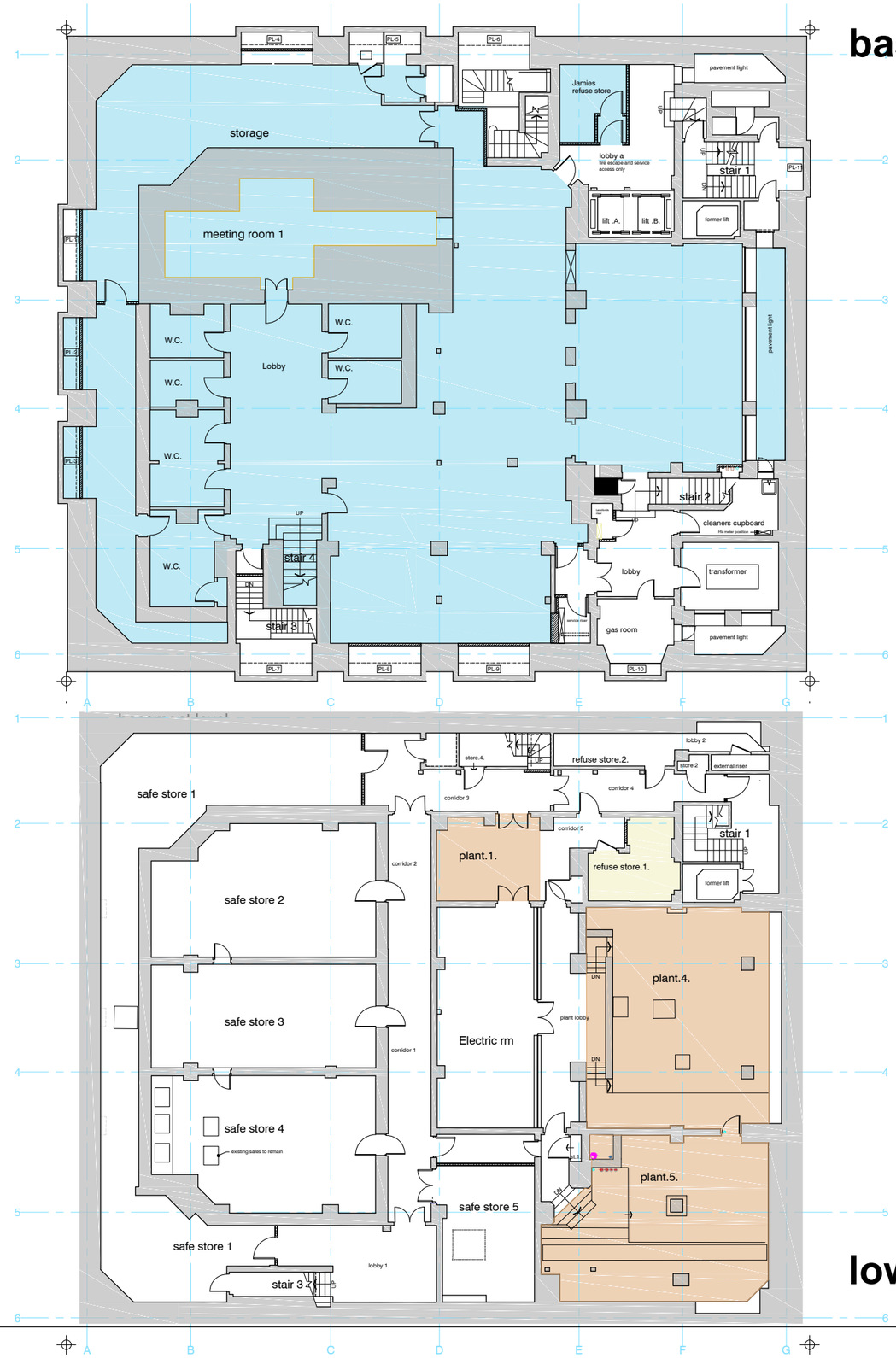
Project
PROPOSED HOTEL
100 KING STREET, SPRING GARDENS
MANCHESTER

Sheet
8th floor layout - proposed

Drawn: N.D. JORDAN.	Date: prelim
Scale: 1:100 @ A2	Status: planning
Drawing No.: M2731-08	Revision: Rev.B.



basement level

lower-basement level

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Project

PROPOSED HOTEL
100 KING STREET, SPRING GARDENS
MANCHESTER

Sheet

basement layouts

Drawn N.D. JORDAN.	Date OCT 2012
Scale 1:100 @ A1	
Status prelim	
Drawing No. M2731-09	Revision