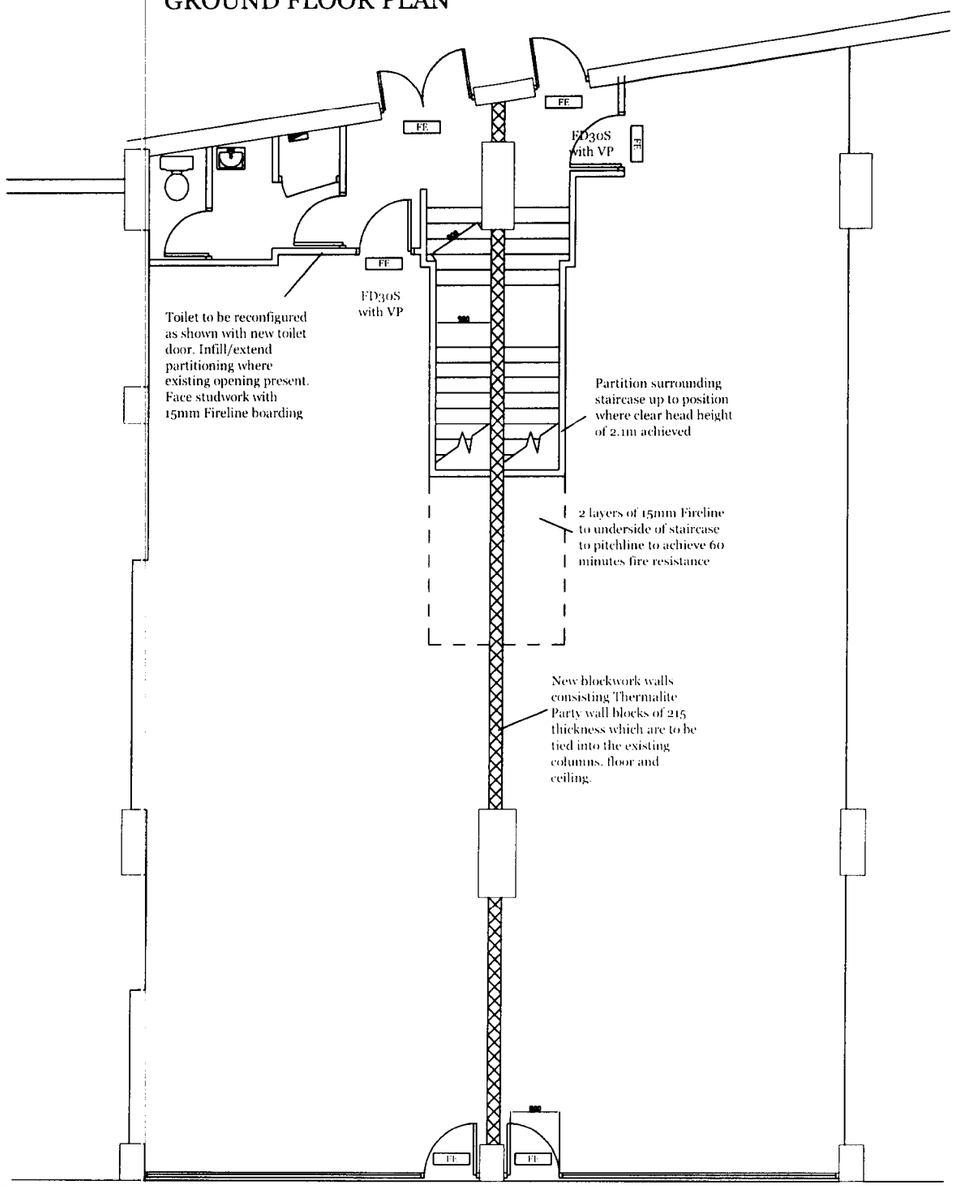
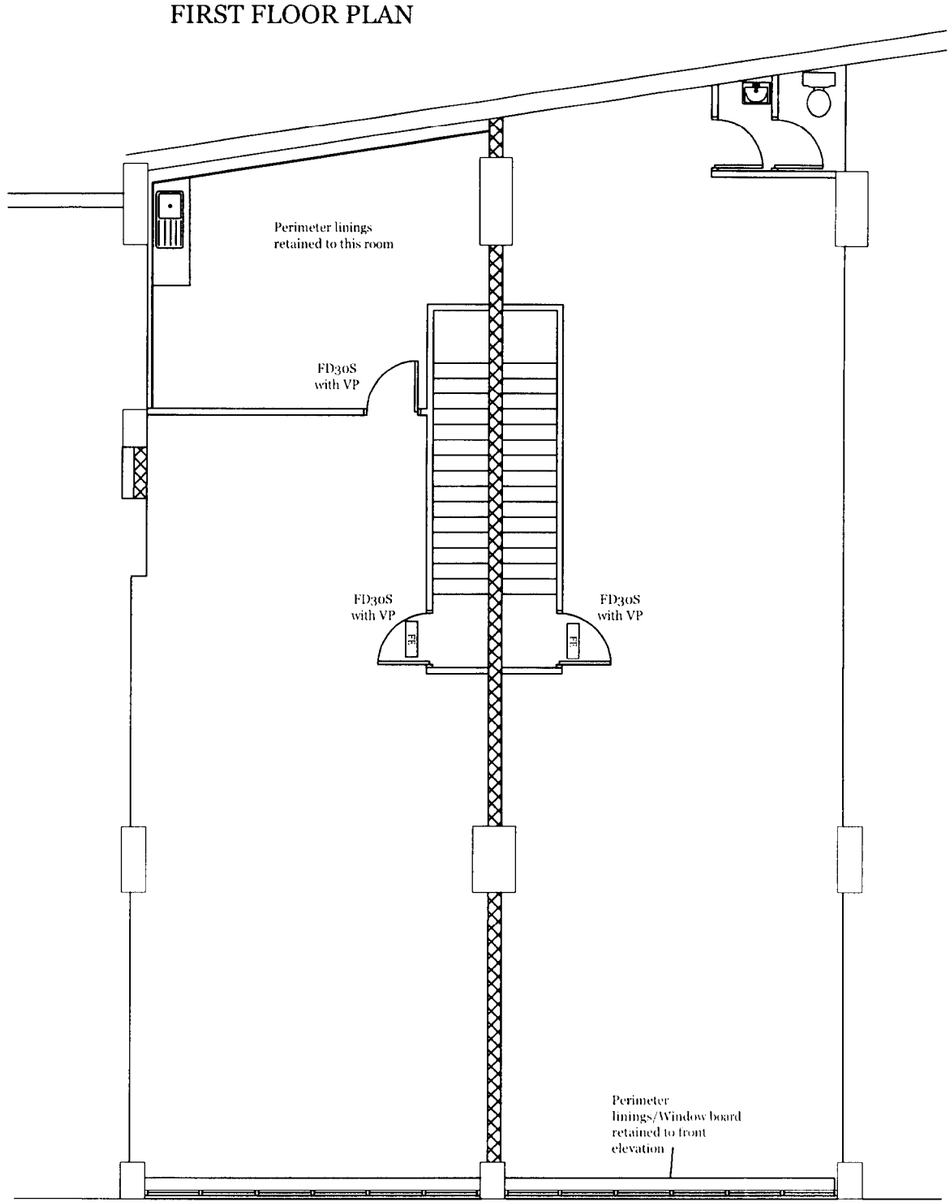
GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOTES

New timber staircase to be installed in accordance with structural engineer's details. 170mm risers with 250mm going.

New openings formed to concrete floors to suit new staircases and existing infilled as necessary, to structural engineers details.

Partition, perimeter lining and suspended ceiling (tiles replaced) to first floor kitchen to be retained and made good.

New doors to provided as shown, with timber door linings and architraves. Ironmongery as per Specification. Doors to consist of FD30s doors where shown.

'VP' Denotes glazed vision panel (fire rated where required)

Original plaster/plasterboard walls and ceilings to be repaired and made good ready for decoration in accordance with Specification.

Toilet at first floor RHS to be retained. Make good face of partition into open plan area including above position of original suspended ceiling.

New partition walls to be constructed as shown to provide 60 minutes fire resistance minimum around stairwell.

New blockwork party walls to be constructed to positions shown, to be tied into existing columns, soffits, etc., as necessary.

Existing alternative exit at first floor level to be infilled to adjoining property with blockwork infill and left ready for decoration.

New kitchen installation as shown consisting of drawer line double base unit with inset stainless steel sink with mixer tap and two wall units. New worktop to extend to form under counter recess for fridge. Electrical sockets as per Specification.

Instantaneous water heater provided to kitchen

New powder coated aluminium shopfront to be installed as per proposed elevations. New temporary signage to be provided as detailed within Specification.

Infill section of floor to LHS of unit at ground floor where lower level with new C30 grade concrete. New latex screed provided throughout.

1.5mm Polysafe vinyl flooring to be provided to toilets and kitchens with thresholds to doors.

New door and half leaf provided to rear of LHS unit with panic ironmongery as per Specification.

New wall mounted vent axia provided to kitchen to provide 15 litres/second extract

New mirror and water heater provided to toilets.

'FE' denotes new photoluminescent emergency exit 'running man' type signs located above exit doors.

Fire alarm system to be installed by ingoing tenants.

Services to be split in accordance with separate M&E specification.

Temporary lighting to be provided to LHS and RHS unit upon completion.

Handrails to staircase as per Specification to comply with Part K.

All works to comply with Building Regulations and British Standards

Manifestation to BS8300 to be provided to front entrance glazed doors.

NOTES

Works are of a 'shell' nature only forming the Landlord's enabling works. Tenants will be responsible for their own fiot out and M&E installations, including all necessary fire precautions.

ACCESS STATEMENT

The works are a landlord's enabling scheme within an existing property. Ground floor areas are for public use, whislt first floor areas are for storage/ancillary use. The public area (ground floor) is considered to be fully accessible. Ingoing tenants will be responsible for undertaking any alterations to facilitate access to the first floor, should this ever be required for members of staff. The proposals include for the provision of stairs with 170mm risers to facilitate ambulant disabled access to first floor areas.

NOTES

All dimensions must be checked on site and not scaled from this drawing. Any discrepancies shall be noted to the Contract Administrator immediately

Revision Notes

Rev 1 - (07.04.08) Drawing number revised (previously incorrect - B6051/02)

Rev 2 - 28.04.08 - Staircase risers reduced to 170mm to building regs requirements, partitioning provided to RHS unit to segregate staircase from ground floor, fire signage provided, access statement included, FD30S provided to first floor kitchen area and manifestation to entrance door glazing. Disabled refuges removed at first floor level. Clear head height increased to 2.1m below soffit to stairs at ground floor

Rev 3 - 30.04.08 - Walls extended at base of stairs to allow handrails of 300mm to extend beyond bottom step. Front entrance doors reduced in width to provide 800mm clear opening width. Intermediate landings reduced in length to 1000mm

Rev 4 - 11.05.08 - Landings at first floor increased in size. Fire exit sign provided about ground floor door leading into rear area adjacent to toilets. Temp lighting to be provided to LHS unit

PLANNING
ACK'D
REPLIED
RECD 14 MAY 2008

Amendment Date

Project Title

41-43 DEANSGATE
MANCHESTER

Client

CIS

Drawing Title

PROPOSED PLANS

Drawing Nr NB/6150/002

Date May 08	*Drawn* LT	*Revision* 4
Scale 1/100 @ A3	*Checked* AW	

Spring House. 42-44 Fountain Street. Manchester. M2 2BE
Telephone +44 (0)161 240 1100
Facsimile +44 (0)161 240 1149
www.nelson-bakewell.com