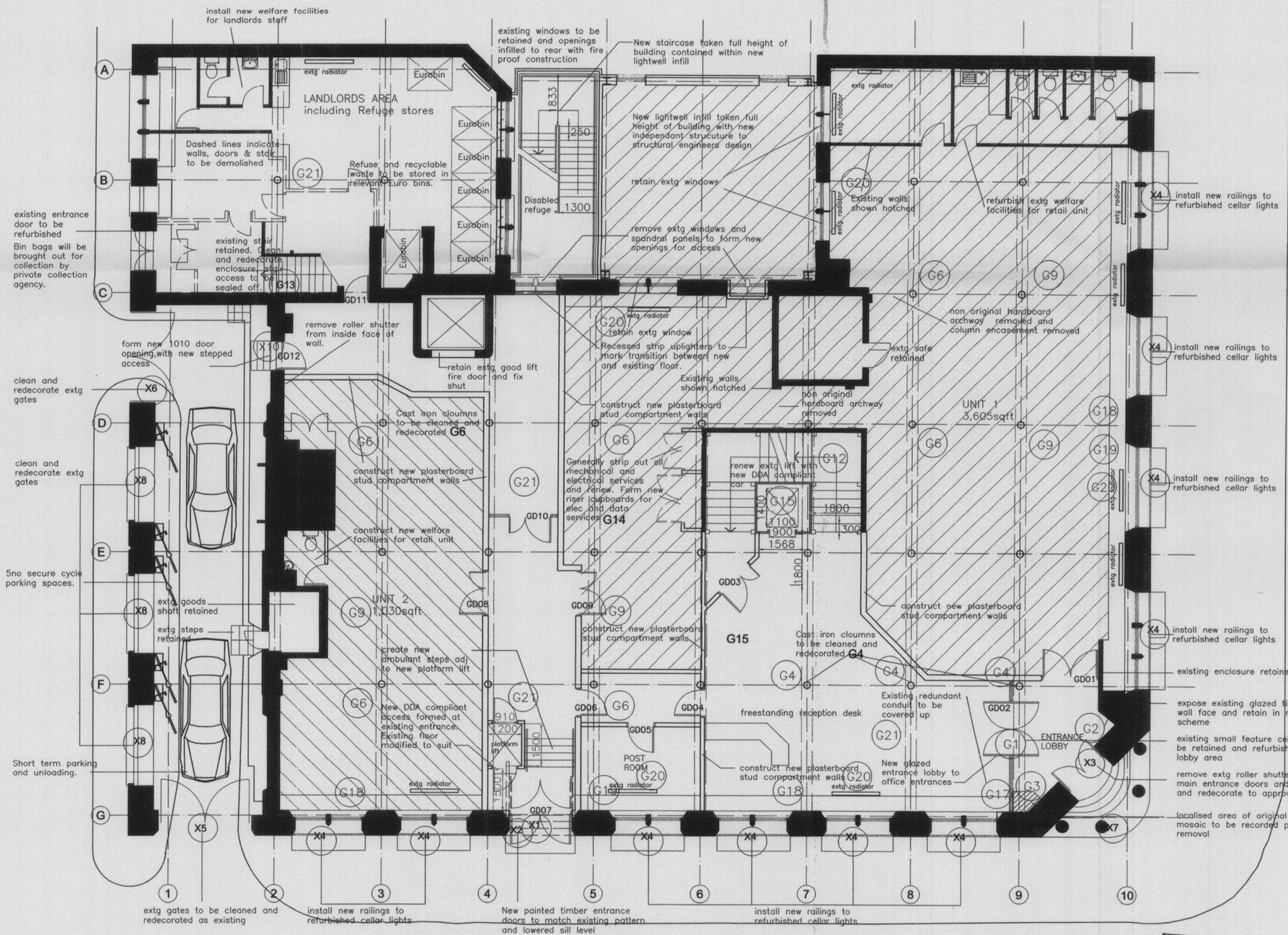

GROUND FLOOR
Gross internal area:–
approx 785sqm – 8,500sqft
NOTE

Existing cast iron raidiators to be purged cleaned, re commissioned and reinstalled. G20

Existing windows to be serviced and redecorated to match original colours. X11
Replace existing timber riser below windows to Little Lever st and Lightwell to match existing. G25

Existing floors to be retained wherever possible and refurbished.

Principal existing staircase is to be refurbished and recarpeted. G12

Damaged plaster to be hacked off existing external masonry walls and replastered using naturally hydraulic lime plaster with aggregate additive by Womersley of Heckmondwike or equivalent. G18

Water damaged beam encasements are to be removed and replaced with fibrous plaster sectional cladding with corner arrise mouldings with feature cornice mouldings, all to match existing. G9-10

Water and fire damaged ceilings are to be cut down and replaced with 2 layer plasterboard and skim fixed to existing timber joisted soffits. G26

Existing retained stairwell windows are to be infilled to rear with plasterboard stud construction for sound anf fire resistance. Glazing to be obscured with white film.

New lightwell infill to expose existing glazed brick facades wherever possible. Glazed brickwork to be cleaned and retained blank windows repainted.

Cast iron cloumns to be cleaned and redecorated. G6

Match existing profile for repairs or replacement of any damaged skirting.

Remove non-original timber and plasterboard stud partions together with doors and make good adjacent surfaces to match existing. G21 G19

Existing goods lift to be retained but decommissioned. Shaft to provide new route for boiler flue from basement to roof. G23

Carefully remove modern banner signage and redundant alarm boxes and repair exposed masonry surfaces. X9

D	Lift dims. Cycle parking and binstore added.	EO	GB	12.05.08
C	Proposed works referenced	GB	GB	03.04.08
B	Proposed LBC & new works annotated	GB	GB	27.02.08
A	Door No.s added	EO	AJS	01.02.08

ref revision | drawn by | checked by | date

project: 20 DALE STREET for KAMANI COMMERCIAL PROPERTY LTD

title: PROPOSED GROUND FLOOR PLAN

CAD file ref	drawn by	date	job number
5913\CURRENT\PL04	AJS	22.11.07	5913
status: CONTRUCTION	checked by	scale: 1:100@A2	drawing number: F20 D

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