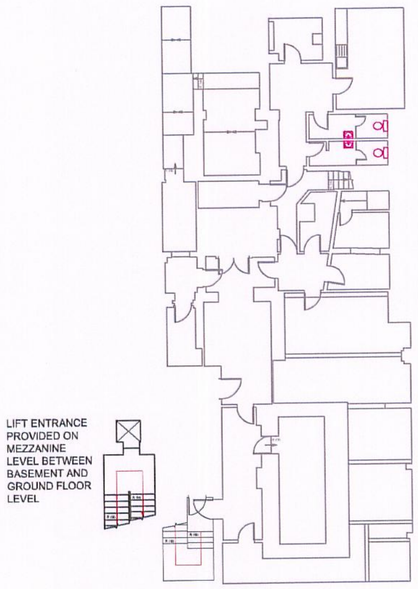
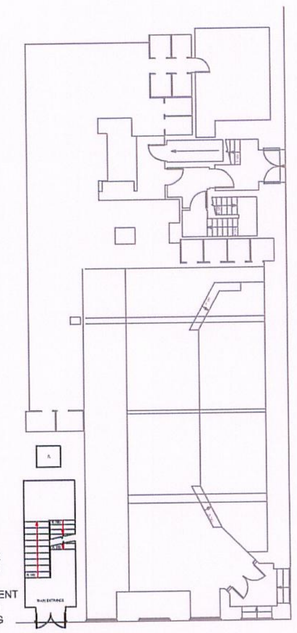


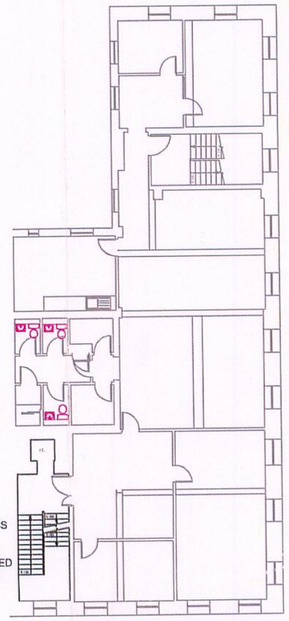
LIFT ENTRANCE PROVIDED ON MEZZANINE LEVEL BETWEEN BASEMENT AND GROUND FLOOR LEVEL

BASEMENT PLAN



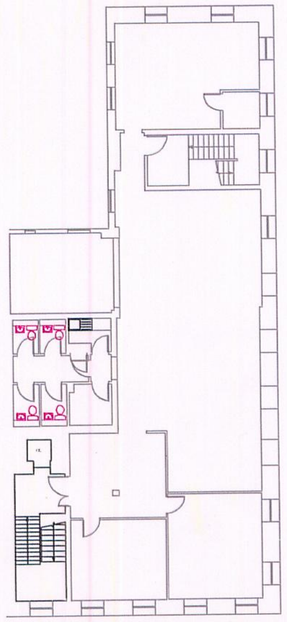
NEW GLAZED ENTRANCE DOORS TO BE PROVIDED AS PART OF REFURBISHMENT PROPOSALS - SEE DRAWING 2628/2

GROUND FLOOR PLAN



NEW STAINLESS STEEL BALUSTRADES TO BE PROVIDED THROUGHOUT ENTIRE STAIRWELL

FIRST FLOOR PLAN



SECOND FLOOR PLAN

KING STREET (North Elevation)

EXISTING FLOORPLANS 1:200

SCOPE OF WORKS

Internal Works:
Replace plaster to basement quarter landing where previously affected by damp.

Repaint all previously painted surfaces, including wood-work, wall and ceiling surface or otherwise decorate with appropriate finishes.

Replace with new fittings the existing brass ironmongery to the stairwell side of doors that open onto the main staircase circulation areas.

Remove the existing lock from the basement door at base of main stairs and provide new push pad emergency escape handle on basement side and key entry from stairwell side.

Revive natural woodwork to doors, lift surrounds and skirting trims within the main stairwell.

Remove existing floor and stair carpet and replace with new Quadrant Reload carpet (Colour Helix).

Strip, clean, buff and polish existing granite wall panels around ground floor entrance doors.

Replace entrance lobby mat with new charcoal heavy duty matt.

Clean and polish all internal window and door glass.

Remove exiting wall lights and install new chrome fittings, size and shape and design to match existing.

Remove existing brass spotlights to landings and install new chrome fittings

Remove existing steel balustradeand timber handrails and replace with new Onyx stainless steek balustrade with stainless steel midrails throughout the stairwell.

Remove existing brass light switches and power outlet sockets and where necessary install new brushed stainless steel fittings.

Provide new illuminated statutory fire signage where required.
Take off existing front door and frame and provide new full height glazed front door. Link locking mechanism into existing phone entry system.

Undertake such alterations to the passenger lift as are feasible and reasonably required to meet DDA legislation. This may involve the repositioning of in-car and on-landing controls and installation of audible signals.

Refurbish the car interior to complement the intended re-decoration of the stairs and landings. This to include new in-car lighting, wall and floor finishes to be timber with mirror finish above.

Repair or reconnect the emergency telephone facility.
Replace the door operator to ensure a smooth and effective operation.

Carry out various health and safety works to include an additional low level pit stop switch, a safe to use pit access ladder, and guard to the diverter pulleys in the pit area, additional hazard warnings.

Install an overspeed governor and associated equipment.

External works:
Repoint damaged granite panel joints in vicinity of door opening at street level.

Remove existing flag-pole and make good stonework.



EXISTING SITE PLAN 1:1250

NOTES

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2. DO NOT SCALE, VERIFY ALL DIMENSIONS
3. AP DENOTES "AUTHORISED PERSON" UNDER JLL QUALITY MANAGEMENT SYSTEM, WHO SIGNS AT RIBA WORKSTAGES C, D & H, IF APPLICABLE.

NO.	DATE		BY	Chkd	AP

CLIENT/LOCATION

84-86 King Street Manchester

COMP REF.

PLANNING
ACK'D
REPLIED
RECD - 4 APR 2008

DRAWING

Proposed Plans

ISSUED FOR:
INFORMATION · RECORDS · COMMENTS · APPROVAL
TENDER · CONTRACT · CONSTRUCTION · PRELIMINARY

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JONES LANG LASALLE
PROJECT CONSULTANCY

SCALE	DATE	JOB No.	DRG No.
A2	02-08	2628	3