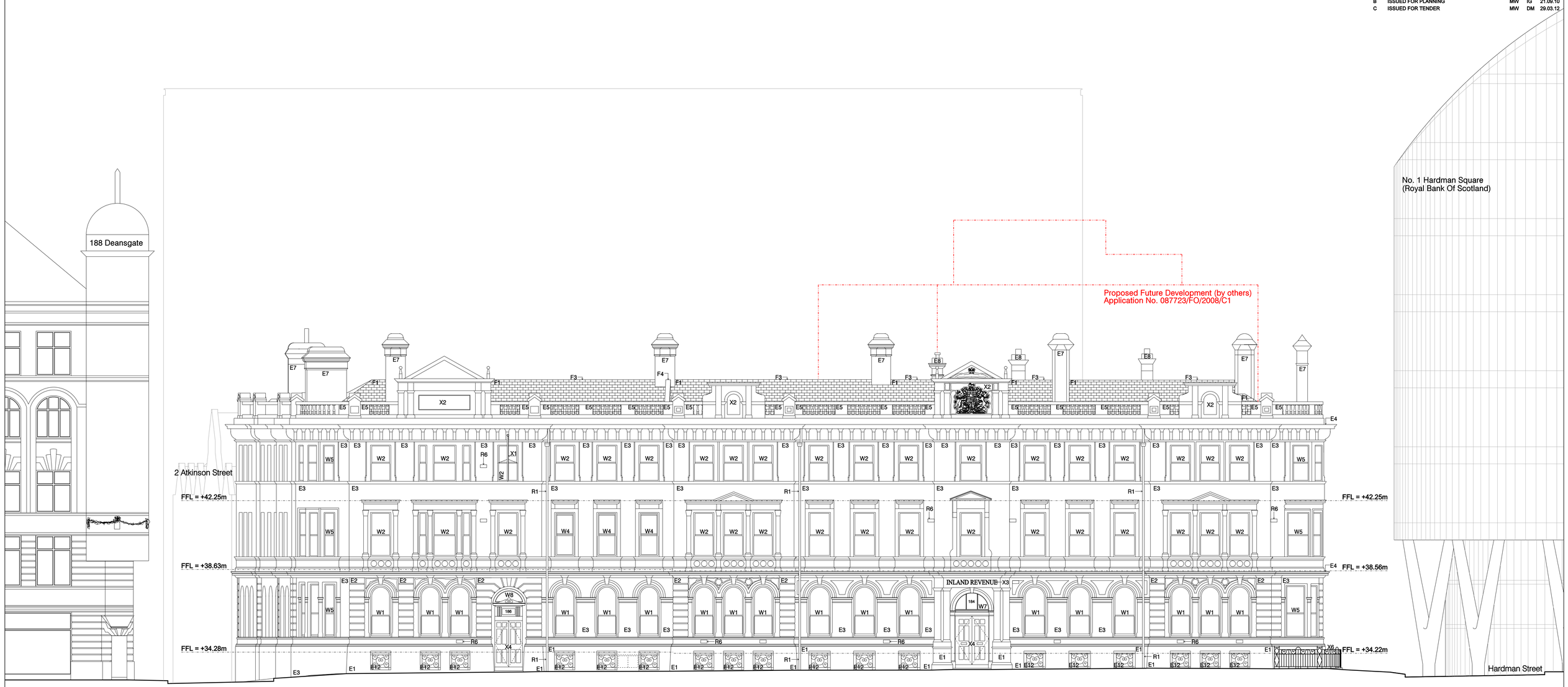
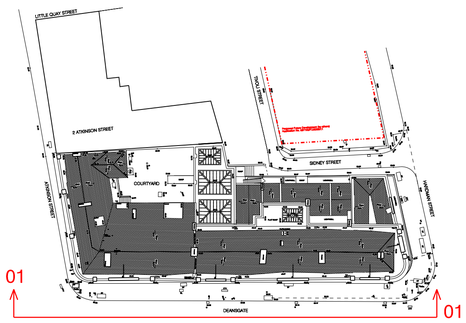
All dimensions to be as noted. Do not scale from this drawing. Report any discrepancies to the Architect / CA immediately. All Areas are approximate and use of these Areas for commercial purposes should include due allowance for variations inherent in design development and building processes. This drawing is the copyright and property of Hurd Rolland Partnership and must not be reproduced without prior written permission

Rev	Description	By	Chk	Date
A	DRAFT FOR CLIENT APPROVAL	MW	IG	08.09.10
B	ISSUED FOR PLANNING	MW	IG	21.09.10
C	ISSUED FOR TENDER	MW	DM	29.03.12



LOCATION PLAN

Scale 1:500@A1



MATERIALS AND SURFACES LEGEND (EXISTING)

Existing external wall elements
E1 Polished coursed granite plinth (Deansgate elevation) to be washed as part of refurbishment
E2 Plain buff coloured polished ashlar sandstone (rusticated banded coursing) to be cleaned as part of refurbishment (NBS:C40)
E3 Plain buff coloured polished ashlar sandstone to be cleaned as part of refurbishment (NBS:C40)
E4 Lead ridge / cornice flashing.
E5 Decorative turned sandstone balusters and/or solid sandstone panels with sandstone coping to form roof parapet to be cleaned as part of refurbishment (NBS:C40)
E6 Solid sandstone parapet wall and sandstone coping to be cleaned as part of refurbishment (NBS:C40)
E7 Ashlar sandstone chimney with concave moulded stone coping. Clay pots and cowls on stone piers to be cleaned as part of refurbishment (NBS:C40)
E8 Brickwork chimney with stone coping and clay pots
E9 White glazed brickwork (repaired & repointed where required, NBS:C41)
E10 Buff brickwork (repaired & repointed where required, NBS:C41)
E11 Classical pilastered sandstone entrance porch with cornice and blocking course to be cleaned as part of refurbishment (NBS:C40)
E12 Ashlar sandstone infill to window opening with decorative cast iron grille to be cleaned as part of refurbishment (NBS:C40)
E13 Brickwork/blockwork/timber panelled in-filled window opening
E14 Plain pebble dash render and brick base course
E15 Red brickwork

Existing windows & glazing
W1 Painted timber framed sash & case 2 pane arch headed windows (frame colour: white). Single glazed
W2 PVC coated aluminium sash & case 2 pane arch headed windows (frame colour: white). Single glazed
W3 Painted timber sash & case 2 pane windows (frame colour: white). Single glazed
W4 PVC coated aluminium sash & case 2 pane windows (frame colour: white). Single glazed
W5 Painted timber sash and case 2 pane single glazed corner windows (frame colour: white). Curved single glazing
W6 Painted timber framed sash and case windows (frame colour: white). Single glazed. Obscure glass to toilets
W7 Timber framed arched fanlight over 184 Deansgate entrance (3 pane with astragals; frame colour : white). Single glazed

Existing windows & glazing (continued):
W8 Timber framed arched fanlight over 186 Deansgate entrance (1 pane; frame colour: white). Single glazed

Existing roof elements:
F1 Double pitched slate roof with hipped ends
F2 Single pitched slate roof
F3 Clay tiled ridge flashings with mortar pointing
F4 Sandstone coping with mortar joints and lead butterfly ties to 184/186 party wall with metal access stair & railing over
F5 Cupola over 184 main stairs double pitched & hipped. 22 glazed panes with metal glazing bars. Lead flashings to bars and hips. Conical metal vent in centre
F6 Cupola - double pitched & hipped. Glazed panes with metal glazing bars. Lead flashings to bars and hips.
F7 Standing seam flat roof with lead flashings
F8 Timber framed roof hatch and door with single glazed upper panel
F9 Painted metal fence on top of cope (North wall)
F10 Corrugated iron roof with steel mesh over
F11 Felt flat roof to entrance porch and stone coping

Existing rainwater goods & services:
R1 100mm cast iron downpipe with cast iron hopper (painted black)
R2 175mm cast iron downpipe with cast iron hopper (painted black)
R3 Cast iron ogee gutters (painted black)
R4 100mm diameter cast iron soil vent pipe (painted black)
R5 200mm diameter cast iron SVP (painted black)
R6 Cast iron ventilation grille

Other existing elements:
X1 Horizontal flagstaff over entrance to 186 Deansgate
X2 Ornamental sandstone parapet detail
X3 Damage from former engraved/fixed text over 184 entrance
X4 184 and 186 Deansgate entrance double door; 6 panelled and painted (frame colour: white; door colour: dark green)
X5 Sidney Street porch entrance door (Judge's entrance); 6 panelled painted timber door with 3 pane fanlight above (frame colour: white; door colour: dark green)
X6 Cast iron decorative railing in panels of vertical balusters between decorative up-stands and scrolled top design. Set into low level sandstone coping. Railings and decoration painted black

Other existing elements (continued):
X7 Vertical iron railings set into moulded sandstone coping at heel of pavement with decorative urns at gate posts and intermediate posts (to Sidney St). Railings & decoration painted black
X8 Buff brickwork boundary wall
X9 Metal flue from boiler room fixed back to wall with steel brackets

MATERIALS AND SURFACES LEGEND (PROPOSED)

Proposed external wall elements:
A1 Buff brickwork (colour to match existing buff brickwork). NBS:F10/110
A2 Glazed brickwork (colour to match existing white glazed brickwork). NBS:F10/110B
A3 Anodised aluminium cassette rainscreen cladding (colour: bronze, type TBC). NBS:H92/120A
A4 Buff brick parapet & aluminium coping. NBS:F10/110
A5 Aluminium louvred plant screen in aluminium frame (frame/louvre PPC colour: light grey, type TBC). NBS:L10/650A
A6 Aluminium feature horizontal and vertical framework (colour: light bronze). NBS:H92/130A & H11/130
A7 Aluminium flashing to glazed roof surround & wall junctions (NBS:H72)

Proposed windows and glazing:
B1 Existing timber sash & case 2 pane windows to be repaired, repainted and acoustically sealed at jamb (frame paint colour: English Heritage Pea Green or equivalent). Single glazing to be retained
B2 New 2 pane hinged automatically opening period character timber framed double glazed window within exisitng opening to facilitate lower ground floor smoke ventilation (frame paint colour: English Heritage Pea Green or equivalent). NBS:L10/250 & L40/500
B3 Existing sash & case 2 pane PVC coated aluminium window frame replaced with new timber sash & case 2 pane window frame (frame paint colour: English Heritage Pea Green or equivalent). Existing glazing replaced with new double glazed hand drawn units with associated timber beading to match existing. NBS:L10/250 & L40/500
B4 New timber framed single pane window within existing in-filled opening (frame paint colour: English Heritage Pea Green or equivalent) . Glazing to be double glazed hand drawn units with associated timber beading to match existing. Windows to lower ground floor to be automatically inward opening (for smoke ventilation) to suit requirements of fire strategy. Existing decorative cast iron grille stripped, made good, repainted and re-installed to provide protection to low level windows (grille colour: English Heritage Chocolate Brown or equivalent). NBS:L10/250 & L40/500

Proposed windows & glazing (continued):
B5 New timber framed single pane window within existing in-filled opening (frame paint colour: English Heritage Pea Green or equivalent) . Glazing to be double glazed hand drawn units with associated timber beading to match existing. Windows to lower ground floor to be automatically inward opening (for smoke ventilation) to suit requirements of fire strategy.New decorative cast iron grille installed to provide protection to low level windows (grille colour: English Heritage Chocolate Colour or equivalent). NBS:L10/250 & L40/500
B6 New timber framed window (frame paint colour: English Heritage Pea Green or equivalent) within new window opening or in-filled window opening. Glazing to be double glazed hand drawn unit with timber beading to match existing. NBS:L10/250 & L40/500
B7 Anodised aluminium framed curtain wall system. Type to be Kawneer AA100 50mm or equivalent as NBS:H11/130. Aluminium frame colour to match A6. Aluminium brise soleil to be integrated with curtain wall system as indicated on elevations. NBS:H11/130. Glazing to have neutral tint (glass specification to be confirmed)
B8 Anodised aluminium framed frosted glass spandrel panel integrated with curtain wall glazing system (to mask floor construction). Aluminium frame colour to match A6. NBS:H11/130
B9 Anodised aluminium framed curtain wall system with frosted structural glazing. Type to be Kawneer AA100 50mm or equivalent as NBS:H11/130. Aluminium frame colour to match A6. Decorative feature etching to frosted glass in pattern to be agreed.
B10 Anodised aluminium framed double glazed window unit as NBS:L10/330. Aluminium frame colour to match A6. Aluminium brise soleil integrated with window frame as indicated on elevations & NBS:L10/680. Glazing to have neutral tint (glazing specification to be confirmed).
B11 Feature glazed roof at minimum 6 degree pitch. Anodised aluminium framed structural glazed cap-less curtain wall/roof system supported from secondary steel SHS structure. Aluminium frame colour to match A6. Glazing to have neutral tint (glazing specification to be confirmed). NBS:L10/460

Proposed roof elements:
C1 Existing cupola over main stair - secondary safety glazing to be removed. Existing timber repaired where required and missing transoms reinstated. New toughened glass double glazing (specification TBC). Lead flashings replaced throughout. NBS:L10/460A
C2 Existing cupola over main stair - secondary safety glazing to be removed. Existing timber repaired where required and missing transoms reinstated. New toughened glass double glazing (specification TBC). Lead flashings replaced throughout. NBS:L10/460A

Proposed roof elements (continued):
C3 New or replacement slate roof finish (colour & details to match existing) and code 4 lead flashings to match existing (as required). Existing or replacement clay ridge tiles where required. See NBS:H62 & H71

Proposed rainwater goods and drainage:
D1 Replacement alumminium rainwater guttering, down pipe and/or hopper (traditionally styled to match existing). Colour TBC. NBS:R10/110A
D2 Refurbished & painted rainwater goods. Colour TBC. NBS:R10/110A
D3 New aluminium rainwater goods. Colour TBC. NBS:R10/110B

Proposed doors:
H1 Bespoke cylindrical glazed corner entrances incorporating twin automatic bi parting sliding/opening doors. Opening frame and door frames to match A6. Manifestation as required. NBS:L20/520
H2 Bespoke glazed office entrance/exit double doors with stainless steel kick-plate and ironmongery. Aluminium frame to glazing surround to match A6. Manifestation as required. NBS:L20/460
H3 New timber entrance door to match existing. Threshold step removed to allow level access. Existing fanlights retained, cleaned, made good and re-painted (frame colour to match B1). NBS:L20/250/310
H4 Steel framed and louvred sub station doors (louvre colour to match brickwork, A1). To utility provider's specification
H5 Steel framed and panelled rear access door (panel colour to match brickwork, A1). NBS:L20/480
H6 Steel framed and panelled rear access door (panel colour to match brickwork, A2). NBS:L20/480
H7 Steel framed and panelled rear access door (colour : light grey). NBS:L20/480
H8 Existing sill dropped and widened to suit size of new steel framed and panelled side access door (colour: light grey).

Proposed external features:
J1New cast iron decorative railing set into low level sandstone coping adjacent to Hardman Street corner entrance (to match X6). NBS:Q41/111
J2 Ashlar sandstone wall and coping with bespoke railings to match X7. NBS:Q41/111
J3 Existing party wall rendered (colour: white). Specification TBC subject to agreement with neighbour.
J5 Existing stone repaired, made flush and new feature lettering added.
J6 Existing flagstaff fully refurbished

TENDER NOTES:
1. Drawing prepared for Tender purposes only. Design to be developed to Construction stage following appointment of the Contractor and necessary sub-contractors, including full and final co-ordination with other designers as maybe required.
2. This drawing is to be read in conjunction with all other Tender information, including the Employers Requirements, all other Drawings, Schedules and Specifications.
3.Design to be developed with reference to Planning & Listed Building Consent granted by Manchester City Council and all conditions relating thereto. The Contractor is responsible for discharging all outstanding conditions and obtaining all further Consents as may be required.
4.Drawings based on measured survey drawings as detailed in Project Brief. Ordnance Survey information reproduced under licence. Contractor is to undertake full verification of Survey information before commencing any design development.
5.All levels are provided as guidance only. All levels are to match existing where appropriate. New levels are to be relative to existing.

Project

184-186 DEANSGATE

for Henry Boot Developments Ltd

Title

EXISTING EAST ELEVATION (TO DEANSGATE)

Drawn: MW	Checked: CM	Approved: IG
Scale: 1:100@A1	Date: 04.12.2008	Project No: M7105
Drawing No: L(03)05		Revision: C

ISSUED FOR TENDER

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