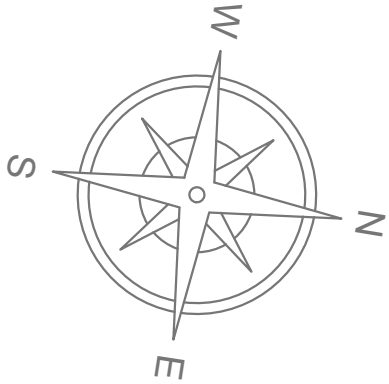




AREAS SQ M & SQ FT	
LOCATION	TOTAL
GROUND FLOOR	1395 sq ft
	129.6 sq m
FIRST FLOOR	1011.8 sq ft
	94 sq m
SECOND FLOOR	1302.4 sq ft
	121 sq m
STORE TOTAL (ALL FLOORS)	3709.2 sq ft
	344.5 sq m

FIRST FLOOR PLAN SCALE 1:50

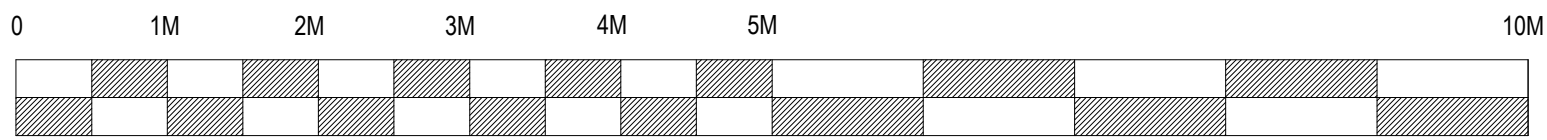
SECOND FLOOR PLAN SCALE 1:50

NOTE: DEMOLITIONS (Non structural and formed in stud) SHOWN IN ORANGE
ALL REMOVED WALLS / CEILINGS INDEPENDENT OF LISTED BUILDING AND FORMED PART OF THE PREVIOUS
FIT OUT. ALL ELEMENTS OF LISTED BUILDING TO REMAIN AND BE PROTECTED BY INDEPENDENT STUD WALLS
IN FRONT OF EXISTING WALLS TO PROTECT FABRIC OF THE BUILDING BEHIND.

Demolition General Notes

- 1) Demolish as required to accomplish work indicated in these documents. All required demolition work shall be included in the base bid package submitted by the contractor.
- 2) Do not allow materials and debris generated by demolition activities to accumulate on the job site, remove daily and dispose of in a legal manner. No on site sale or burning of removed items is permitted.
- 3) This plan is to be used on conjunction with the entire set of construction drawings. Do not remove any items without verifying and coordinating with all general trades as to how they relate to the overall project.
- 4) The contractor must take all necessary precautions to ensure the safety of the public and or workmen on the site to prevent accidents or injury to any person on or about or adjacent to the premises. The contractor shall comply with all laws, ordinances, codes and regulations pertaining to safety and the prevention of accidents.
- 5) The contractor must maintain adequate support, insulation, waterproofing, emergency lighting, security, alarms, etc. For all or part of items which are to remain.

NOTE: ALL DEMOLITIONS T.B.C. AS NON STRUCTURAL PRIOR TO STRIP OUT. IF ANY DOUBT A STRUCTURAL
ENGINEER WILL NEED TO BE ENGAGED TO CONFIRM.
ALL DISTURBED SURFACES TO BE MADE GOOD FOLLOWING STRIP OUT AND PREPARED TO RECEIVE FINISHES AS
SPECIFIED WITHIN THIS DRAWING PACK



SCALE BAR SCALE 1:50

se|a DESIGN GROUP

Client: COSTA COFFEE

Project: Manchester, Ship Canal House, King St 98

Drg title: Existing Plan & Demolitions

Scheme: Uplift v3.0

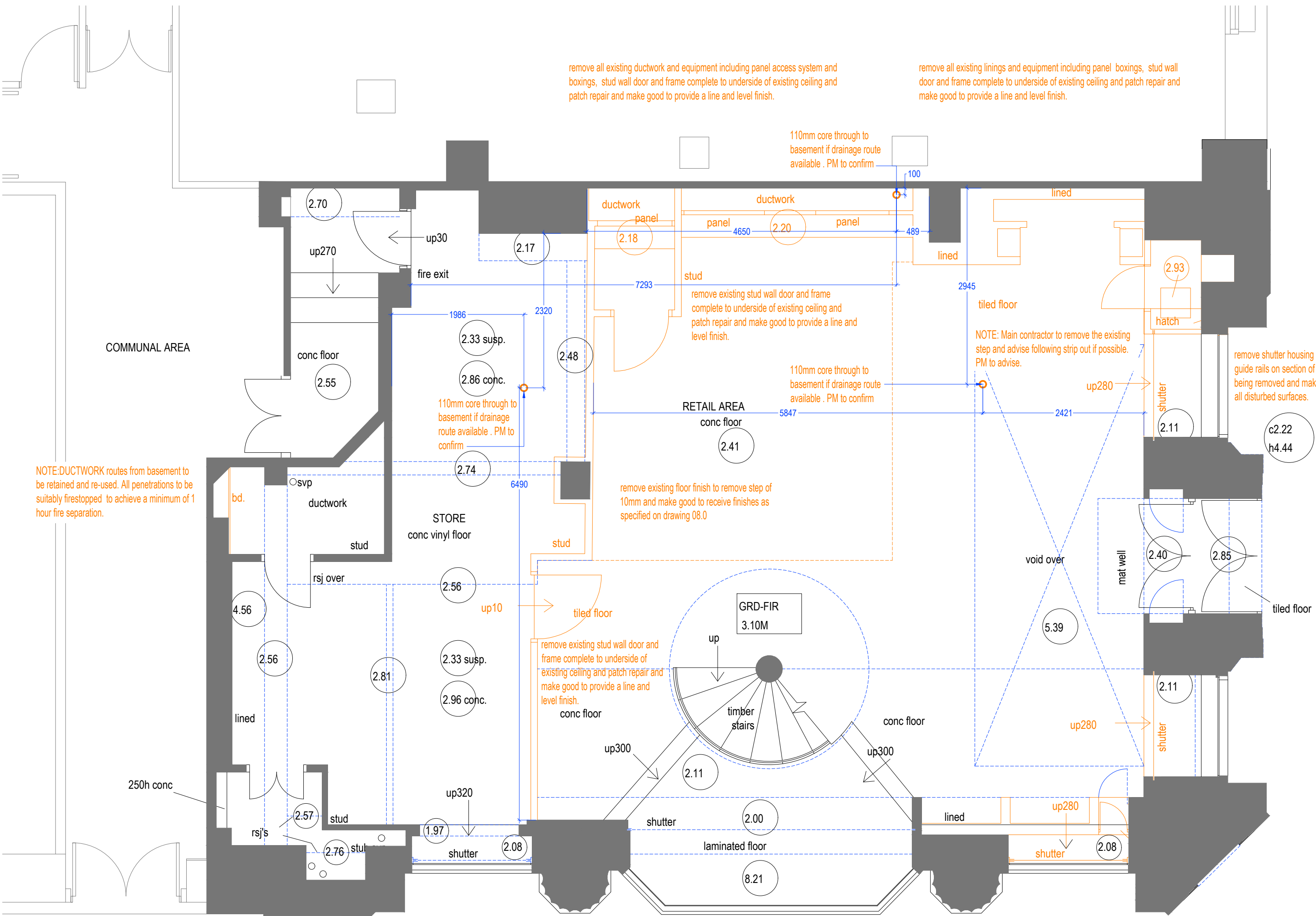
Scale: 1:50@A1 Date: 05.09.25

Drg No: 240350/3.0 Rev: -

Drg by: JJ Check: SH

Rev by:

SEA Design Group, Unit 13D Princes Drive,
Kenilworth, Warwickshire CV8 2FD UK
Email: office@seadesigngroup.com
Telephone: +44 (0)1926 864440



GROUND FLOOR PLAN SCALE 1:50



SCALE BAR SCALE 1:50