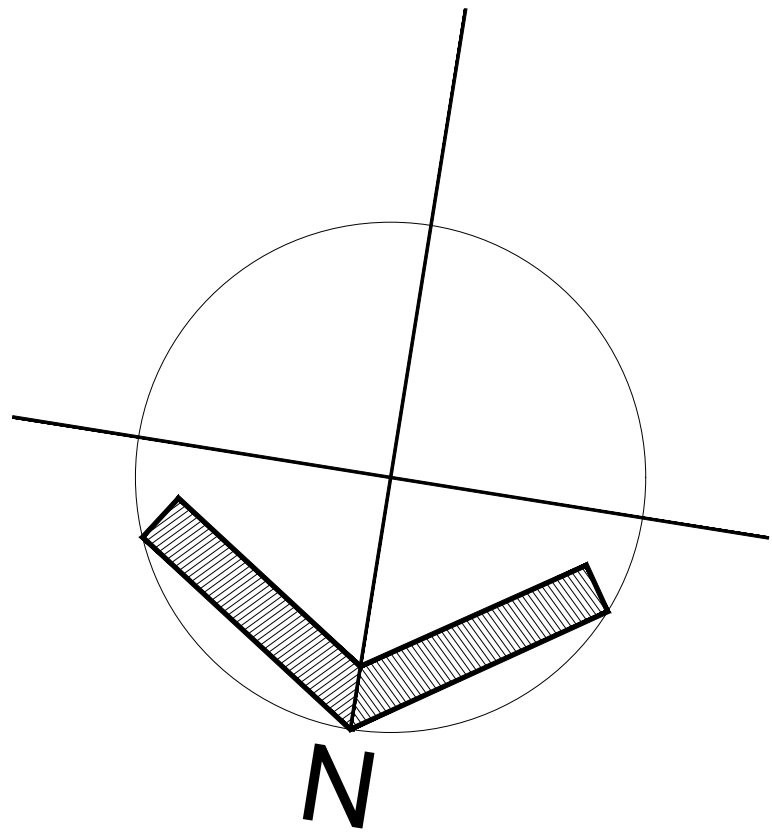
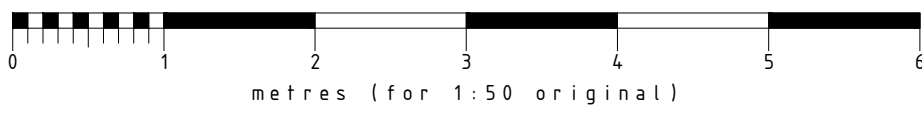




allow to adapt existing stairs & landing to reconfigure access to first floor as indicated. allow for full decorations.

existing terrace, allow for new FF&E TBC

stairs

flexi-space

terrace

URMB00

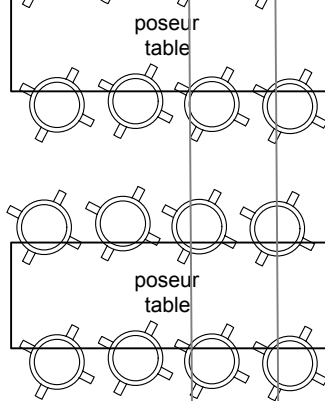
UP 540

vertical drinking

bar servery

kitchen

dining/lounge



SINK

SINK

SINK

SINK

EXTRACTOR

F/F

F/F

dining/lounge area to receive full decorations, new carpet, new light fittings to existing points, existing furniture to be refurbished & supplemented with new.

allow to decorate first floor throughout, allow for new lighting to existing points.

EXISTING INTERNAL COVERS = 45
POSEUR HEIGHT = 12
DINING HEIGHT = 20
COFFEE HEIGHT = 13

PROPOSED INTERNAL COVERS = 52
POSEUR HEIGHT = 25
DINING HEIGHT = 28

EXISTING EXTERNAL COVERS = 12

PROPOSED EXTERNAL COVERS = 49
COVERED TERRACE = 12
TERRACE = 37

EXISTING FIRST FLOOR TOTAL = 57
PROPOSED FIRST FLOOR TOTAL = 101
TOTAL DIFFERENCE = 44

This drawing, design & all information contained herein remains the sole copyright of CONCORDE BGW & reproduction in any form is strictly forbidden unless permission is obtained in writing.

NOTES:

- Do not scale from this drawing, all dimensions must be checked on site. The contractor must verify all site dimensions, drawings, details & specifications. Any discrepancies must be reported to CONCORDE BGW prior to any commencement of work.
- Figure dimensions to take preference over those scaled
- All specified items are to be installed in accordance with the manufacturers recommendations & instructions.

© Copyright

E	13.01.22	GA	Amendments to feasibility notes
C	11.11.19	SO	Changes made following operational brief: - Amend food hoist to first floor. - Gate added to terrace stairs - Storage added to external fixed seating - TV Positions shown - Fixed seating changed to moveable.
B	08.10.19	SO	Proposed layout input into measured survey and drawing number amended.
A	28.08.19	SO	Revised following design review meeting... - Retractable awning added to terrace. - Indicative pizza flue route added. - Existing covers comparison added.

Rev:	Date:	Init:	Note:	© Copyright
------	-------	-------	-------	-------------

Stage: FEASIBILITY

Client: J.W. LEES

Project address:

The Rain Bar
80 Great Bridgewater
Street
Manchester
M1 5JG

Title: Proposed First Floor Layout

Scale:	1:50	Dwg size:	A1
Drawn by:	SO	Date:	22.08.19
Drawing no:	4071-02.03	Rev:	E

CONCORDE
BGW GROUP

London Unit 114 Screenworks 22 Highbury Grove N5 2EF	Doncaster Palmer Street Hyde Park Doncaster DN4 5DD	Nottingham Unit 3, The Glade Business Centre Forum Road Nottingham NG5 9RW
--	---	---