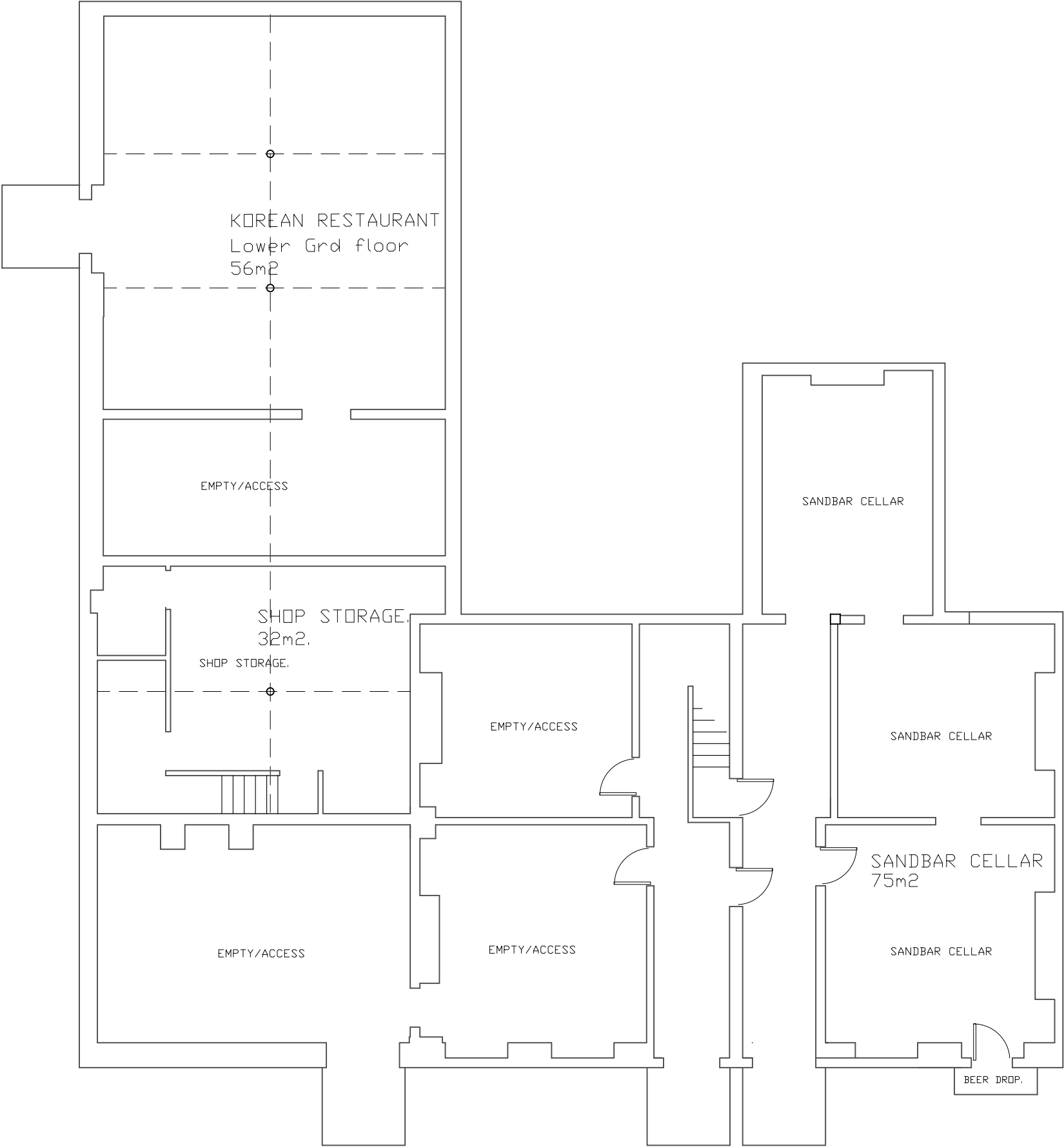
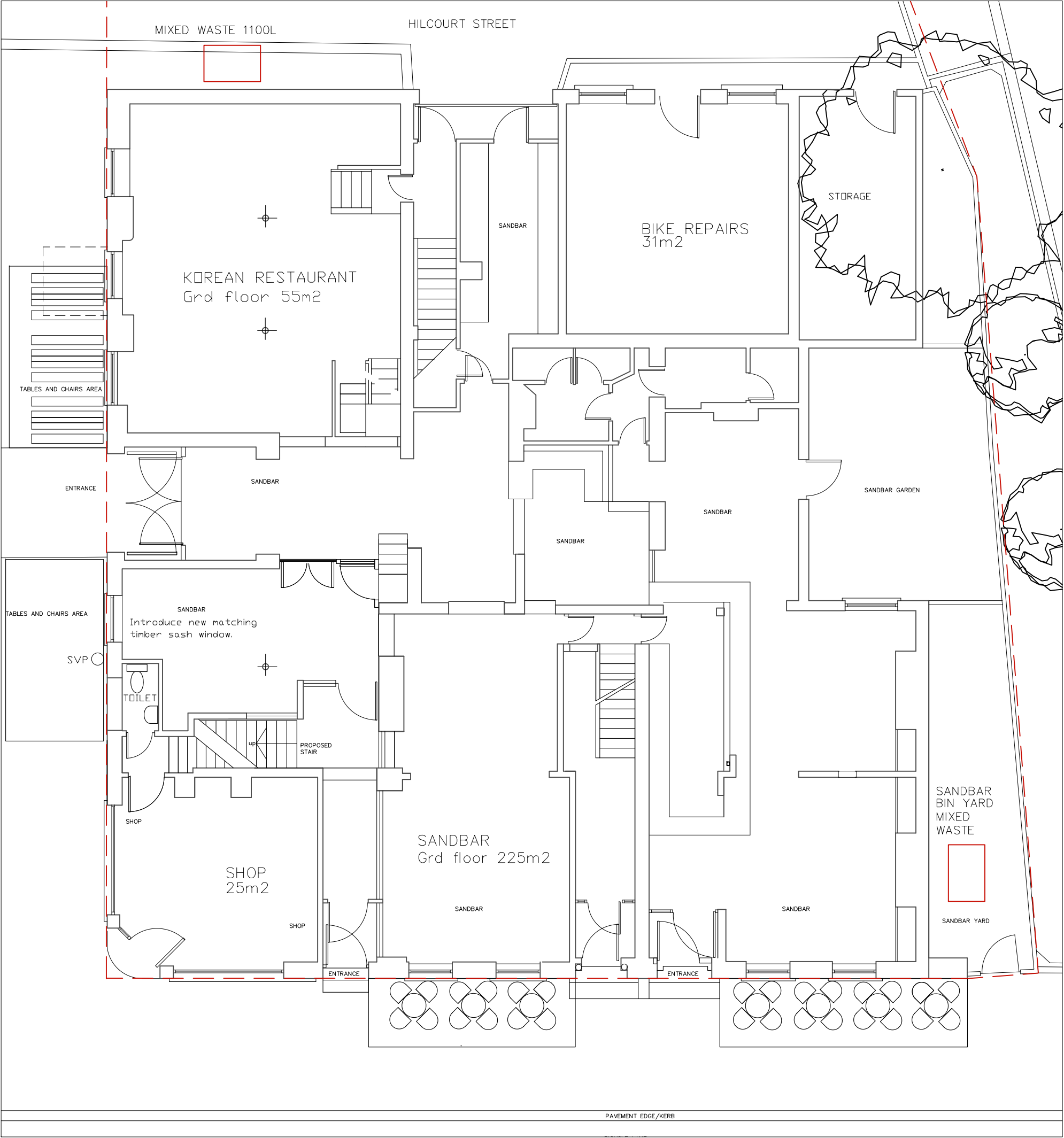




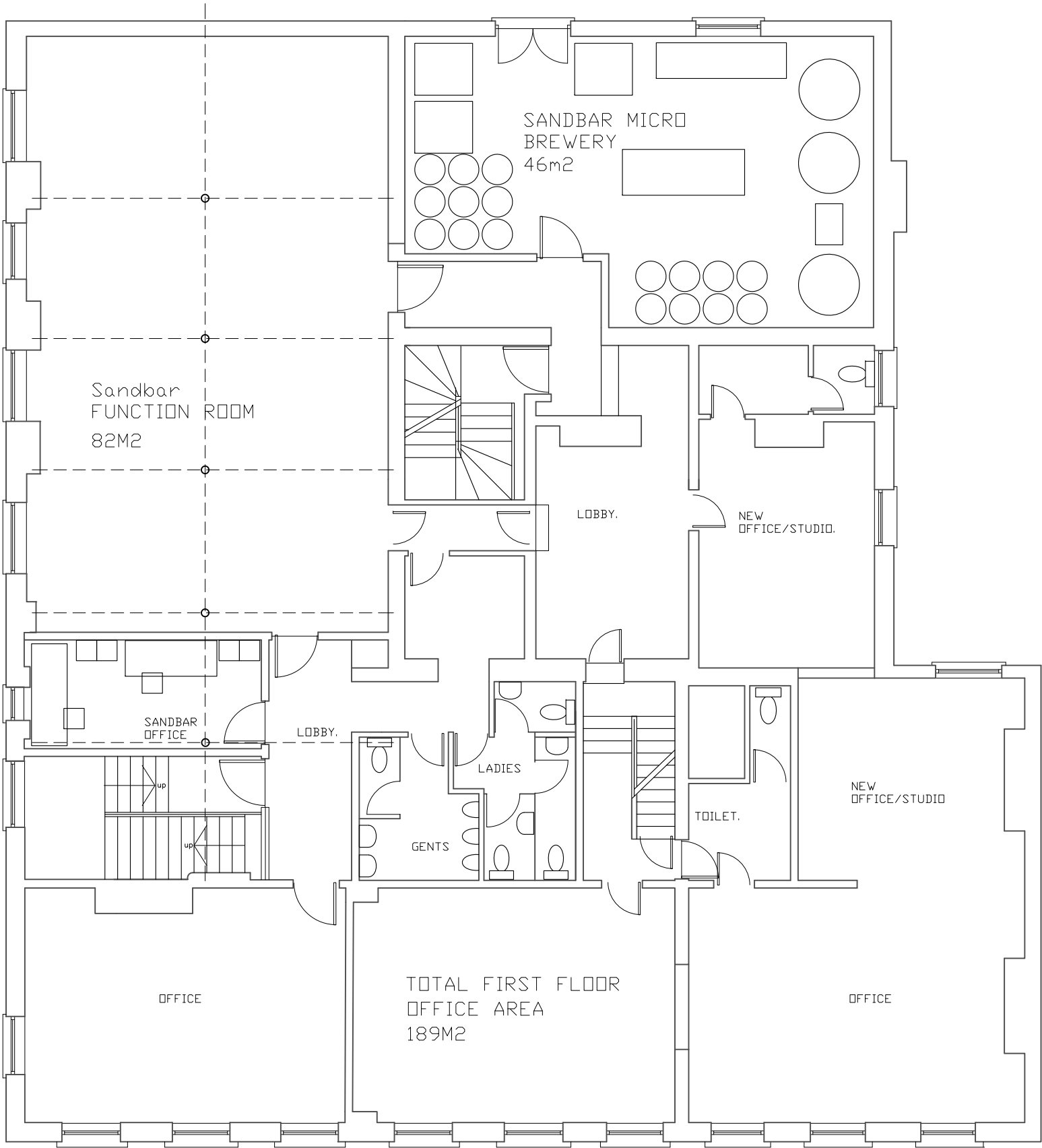
BASEMENT FLOOR		
A1 – Retail(Computer) –	32m2	
A4 – Bar/Restaurant (Sandbar) –	75m2	
A3 – Restaurant (Korean) –	56m2	

PROJECT			CLIENT	
SANDBAR: Function room and Brewery.			Wet Earth Company Ltd.	
120 Grosvenor street, All Saints, Manchester.			DRAWING TITLE	
Proposed Basement fl			sj simon james arq ltd/architects UK: 346 Barlow Moor rd, Chorlton, M21 8AY	
ISSUED	15.11.2021	-		
SCALE			CLIENT	
1:100@A3			Wet Earth Company Ltd.	
DRAWING NUMBER			DRAWING TITLE	
PL-GA1			Proposed Basement fl	
CONTRACT NO:	STAGE CODE	REV.		
060	PLANNING	-		



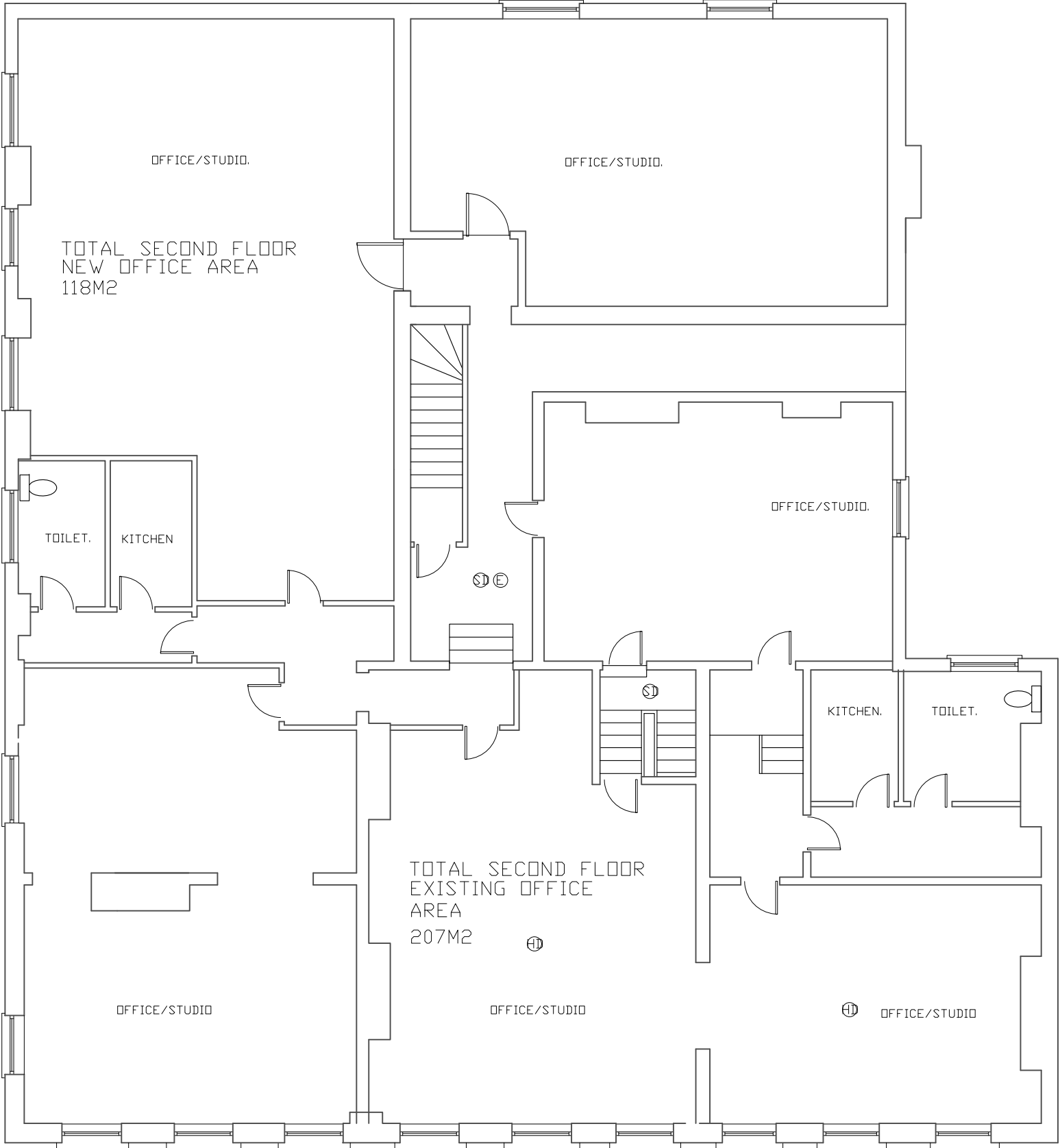
GROUND FLOOR		
A1 – Retail(Computer) –	25m2	
A4 – Bar/Restaurant (Sandbar) –	225m2	
A3 – Restaurant (Korean) –	55m2	
A1 – Retail(Bike repair) –	31m2	

PROJECT			CLIENT	
SANDBAR: Function room and Brewery.			Wet Earth Company Ltd.	
120 Grosvenor street, All Saints, Manchester.			DRAWING TITLE	
SCALE			Proposed Grd fl plan	
1:100@A3			DRAWING NUMBER	
PL-GA2			CONTRACT NO:	
DRAWING NUMBER			060	
STAGE CODE			PLANNING	
REV.			-	
ISSUED	15.11.2021	-	sj simon james arq ltd/architects UK: 346 Barlow Moor rd, Chorlton, M21 8AY	



FIRST FLOOR		
B1(a) – Office –		189m2
B1(c) – Light Industrial (Sandbar Micro brewery) –		46m2
A4 – Bar/restaurant (Sandbar Function room) –		82m2

PROJECT				
SANDBAR: Function room and Brewery. 120 Grosvenor street, All Saints, Manchester.				
SCALE 1:100@A3		CLIENT Wet Earth Company Ltd.		
DRAWING NUMBER PL-GA3				
CONTRACT NO:		STAGE CODE	DRAWING TITLE	
060		PLANNING	Proposed First fl plan	
ISSUED	15.11.2021	-	sj simon james arq ltd/architects UK: 346 Barlow Moor rd, Chorlton, M21 8AY	

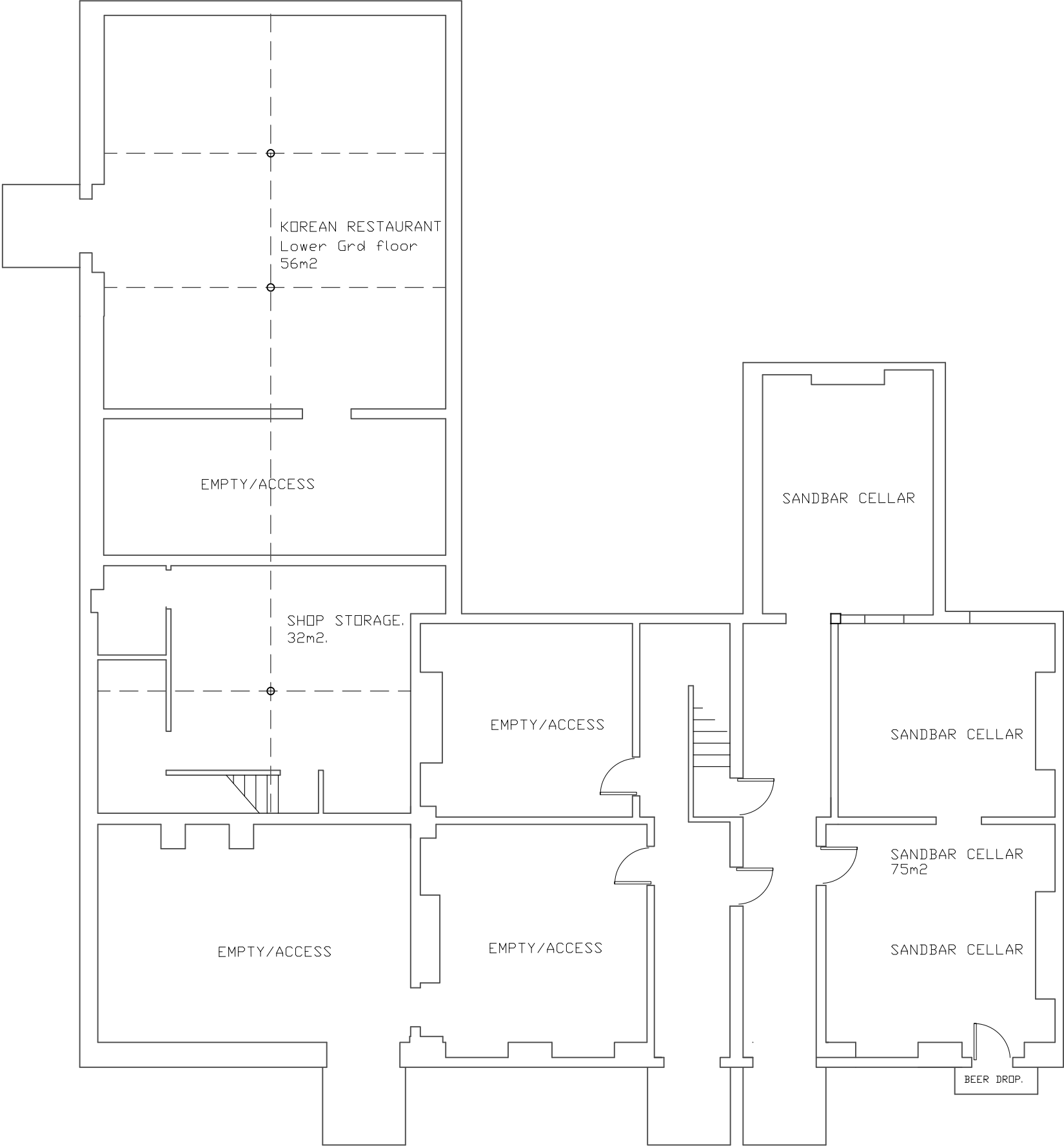


SECOND FLOOR

B1(a) – Office – 207m2

B1(a) – New office space – 118m2

PROJECT					
SANDBAR: Function room and Brewery. 120 Grosvenor street, All Saints, Manchester.					
SCALE 1:100@A3		CLIENT Wet Earth Company Ltd.			
DRAWING NUMBER PL-GA4					
CONTRACT NO: 060		STAGE CODE PLANNING		DRAWING TITLE Proposed 2nd fl plan	
ISSUED	15.11.2021	-	sj simon james arq ltd/architects UK: 346 Barlow Moor rd, Chorlton, M21 8AY		



BASEMENT FLOOR

A1 – Retail(Computer) – 32m2

A4 – Bar/Restaurant (Sandbar) – 75m2

A3 – Restaurant (Korean) – 56m2

PROJECT

SANDBAR: Function room and Brewery.

120 Grosvenor street, All Saints, Manchester.

SCALE

1: 100@A3

CLIENT

Wet Earth Company Ltd.

DRAWING NUMBER

PL–GS1

DRAWING TITLE

Existing Basement fl

CONTRACT NO:

060

STAGE CODE

PLANNING

REV.

-

15.11.2021

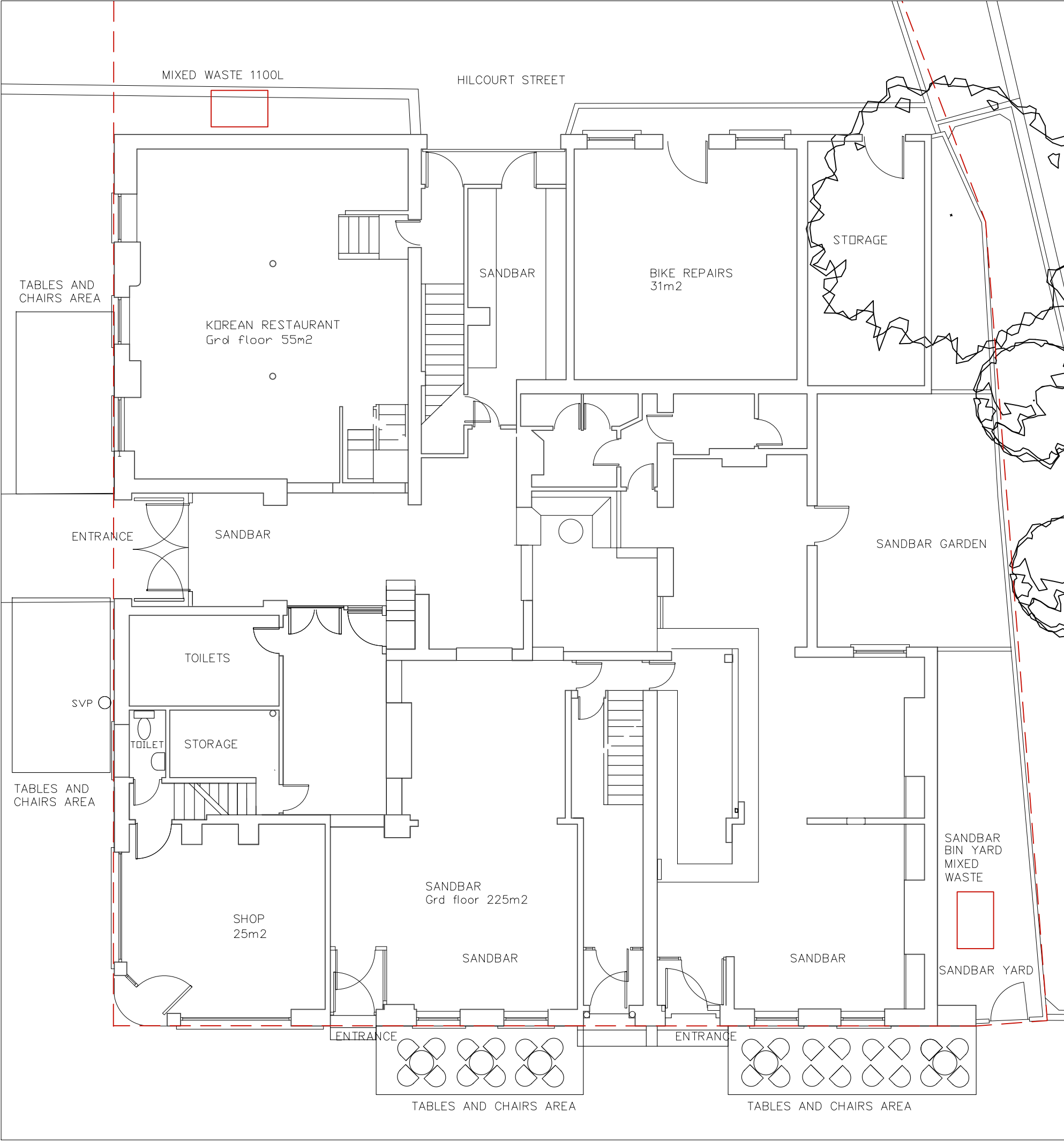
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ISSUED

sj

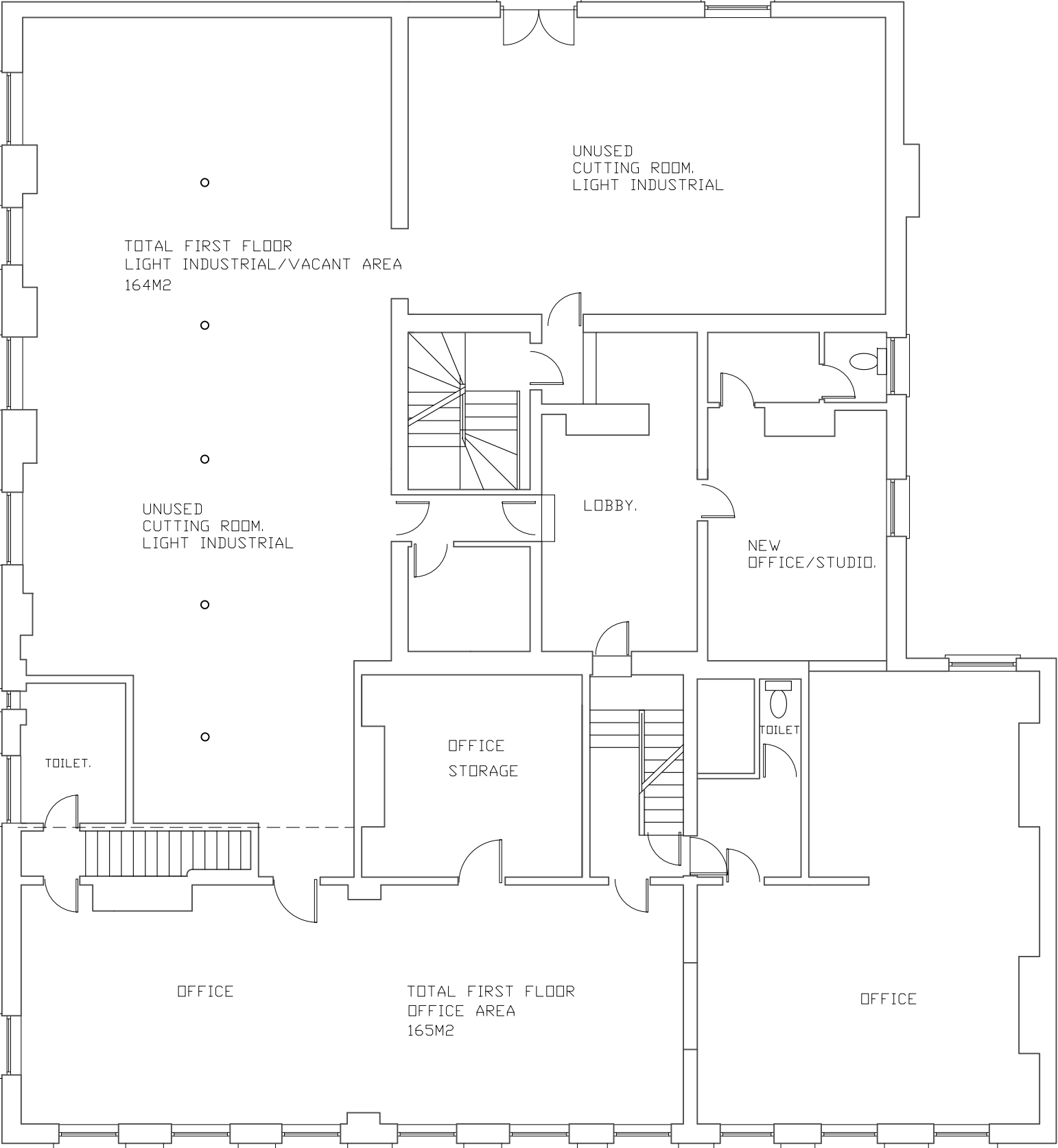
simon james arq ltd/**architects**

UK: 346 Barlow Moor rd, Chorlton, M21 8AY



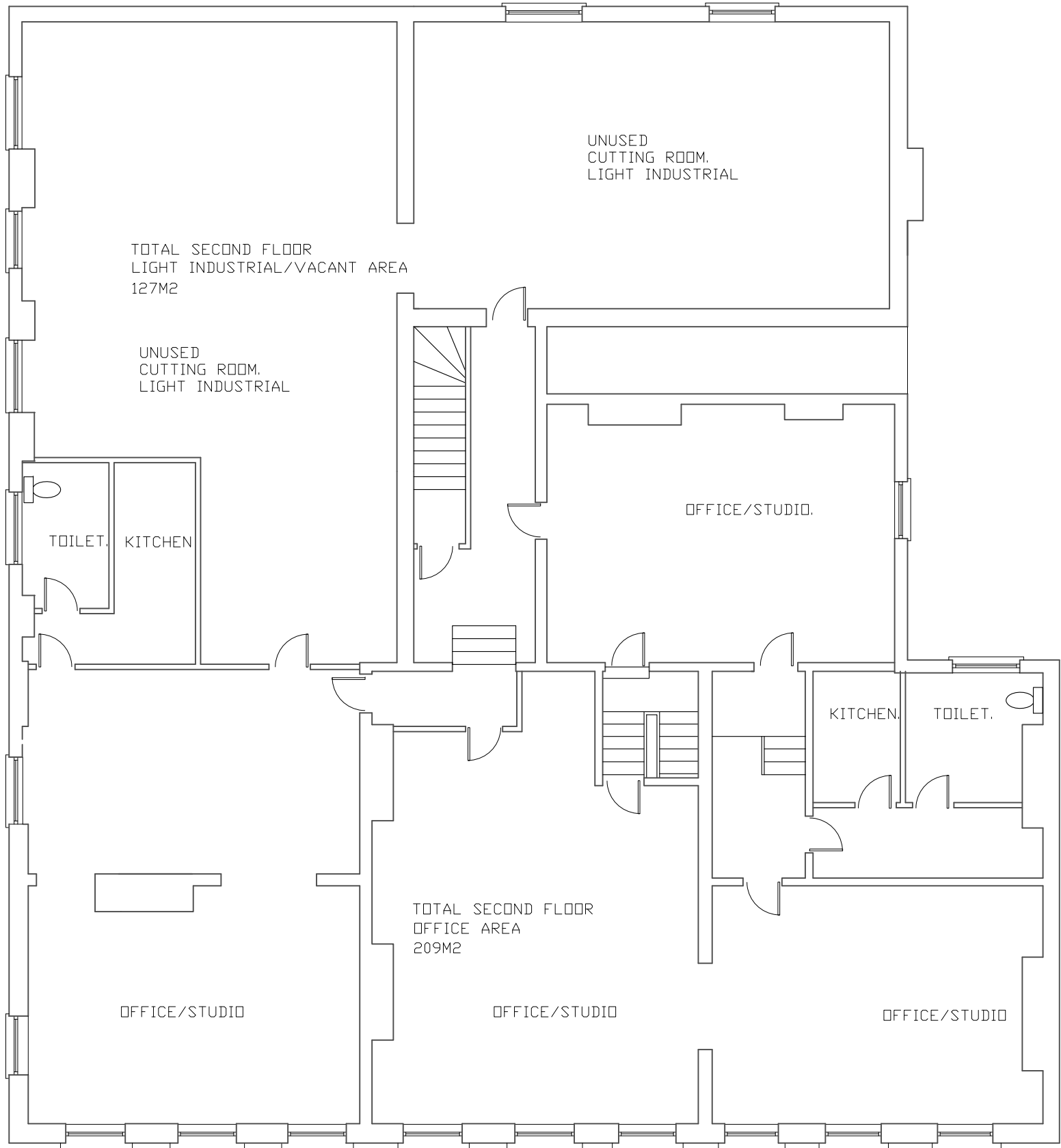
GROUND FLOOR		
A1 – Retail(Computer) –	25m2	
A4– Bar/Restaurant (Sandbar) –	225m2	
A3– Restaurant (Korean) –	55m2	
A1 – Retail(Bike repair) –	31m2	

PROJECT			CLIENT	
SANDBAR: Function room and Brewery.			Wet Earth Company Ltd.	
120 Grosvenor street, All Saints, Manchester.			DRAWING TITLE	
Existing Grd fl plan			sj simon james arq ltd/architects UK: 346 Barlow Moor rd, Chorlton, M21 8AY	
ISSUED	15.11.2021	-		
SCALE			CLIENT	
1:100@A3			Wet Earth Company Ltd.	
DRAWING NUMBER			DRAWING TITLE	
PL-GS2			Existing Grd fl plan	
CONTRACT NO:	STAGE CODE	REV.		
060	PLANNING	-		



FIRST FLOOR		
B1(a) – Office –		165m2
B1(c) – Light Industrial –		164m2

PROJECT				
SANDBAR: Function room and Brewery. 120 Grosvenor street, All Saints, Manchester.				
SCALE 1:100@A3			CLIENT Wet Earth Company Ltd.	
DRAWING NUMBER PL-GS3				
DRAWING TITLE Existing First fl plan				
CONTRACT NO: 060	STAGE CODE PLANNING	REV. -		
ISSUED	15.11.2021	-	sj simon james arq ltd/architects UK: 346 Barlow Moor rd, Chorlton, M21 8AY	



SECOND FLOOR

B1(a) – Office –	209m2
B1(c) – Light Industrial –	127m2

PROJECT					
SANDBAR: Function room and Brewery. 120 Grosvenor street, All Saints, Manchester.					
SCALE 1:100@A3		CLIENT Wet Earth Company Ltd.	DRAWING TITLE Existing 2nd fl plan		
DRAWING NUMBER PL–GS4					
CONTRACT NO: 060	STAGE CODE PLANNING	REV. -	sj simon james arq ltd/architects UK: 346 Barlow Moor rd, Chorlton, M21 8AY		
ISSUED	15.11.2021	-			

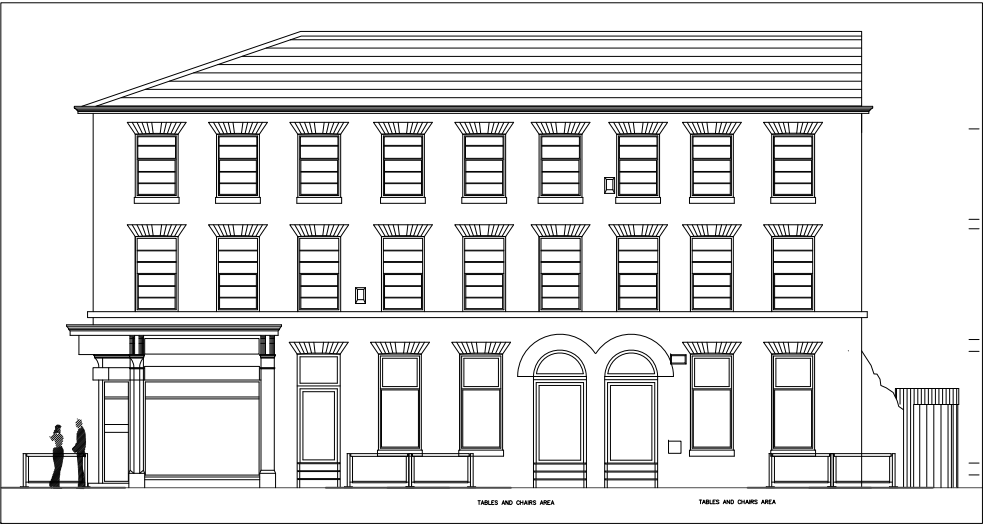


Proposed Sidney street elevation

Proposed Grosvenor street elevation

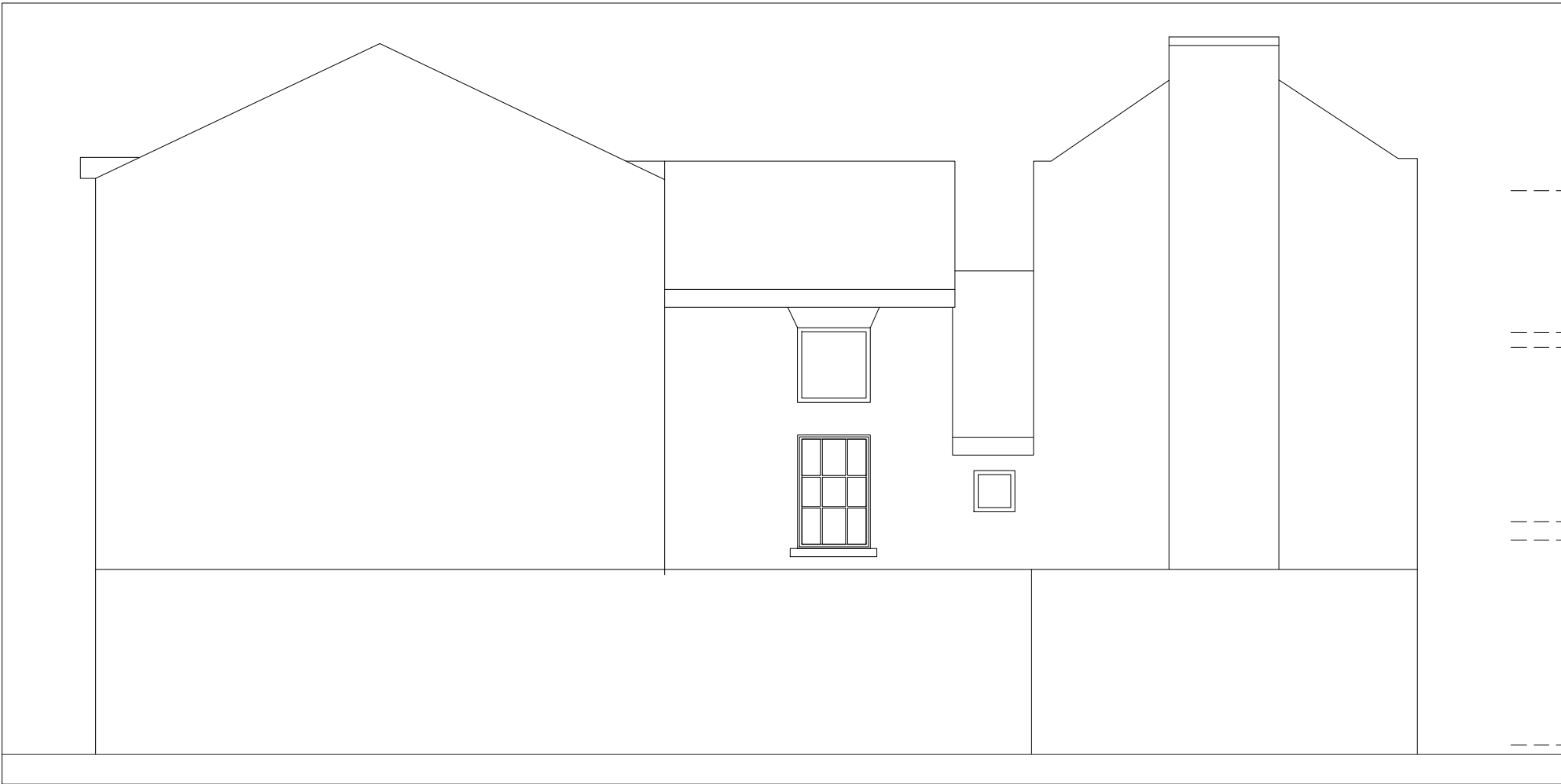


Existing Sidney st elevation



Existing Grosvenor st elevation

PROJECT				
SANDBAR: Function room and Brewery. 120 Grosvenor street, All Saints, Manchester.				
SCALE 1:100/200@A3		CLIENT Wet Earth Company Ltd.		
DRAWING NUMBER PL-EL1				
CONTRACT NO: 060		STAGE CODE PLANNING	REV. -	DRAWING TITLE Prop & Exist Elevations
ISSUED	15.11.2021	-	sj simon james arq ltd/architects UK: 346 Barlow Moor rd, Chorlton, M21 8AY	



Proposed East side elevation

Proposed Hinton street elevation



Existing East side elevation



Existing Hinton st elevation

PROJECT			SANDBAR: Function room and Brewery. 120 Grosvenor street, All Saints, Manchester.		
SCALE 1:100/200@A3			CLIENT Wet Earth Company Ltd.		
DRAWING NUMBER PL-EL2					
CONTRACT NO: 060		STAGE CODE PLANNING	REV. -	DRAWING TITLE Prop & Exist Elevations	
ISSUED	15.11.2021	-			
			sj simon james arq ltd/architects UK: 346 Barlow Moor rd, Chorlton, M21 8AY		