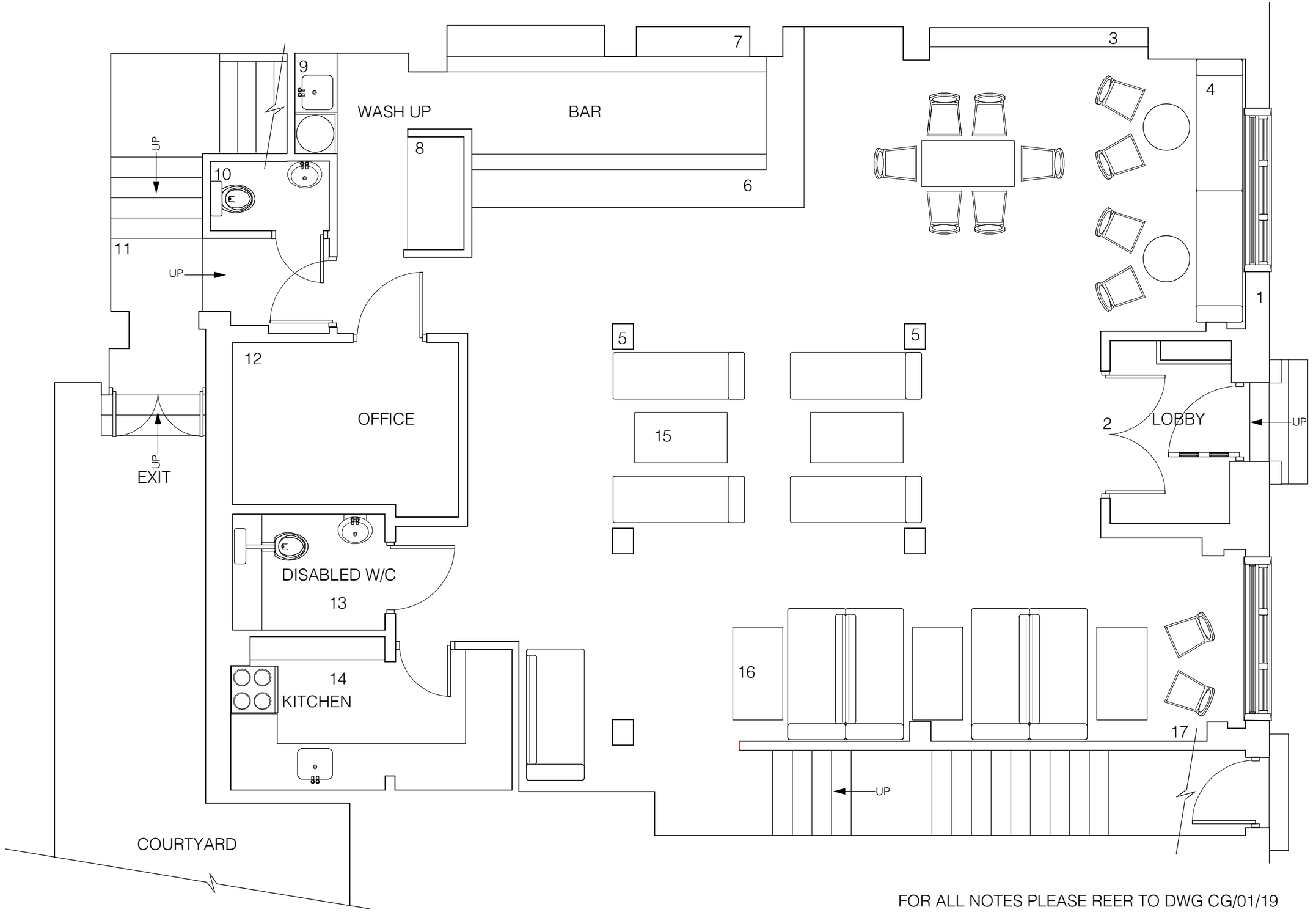


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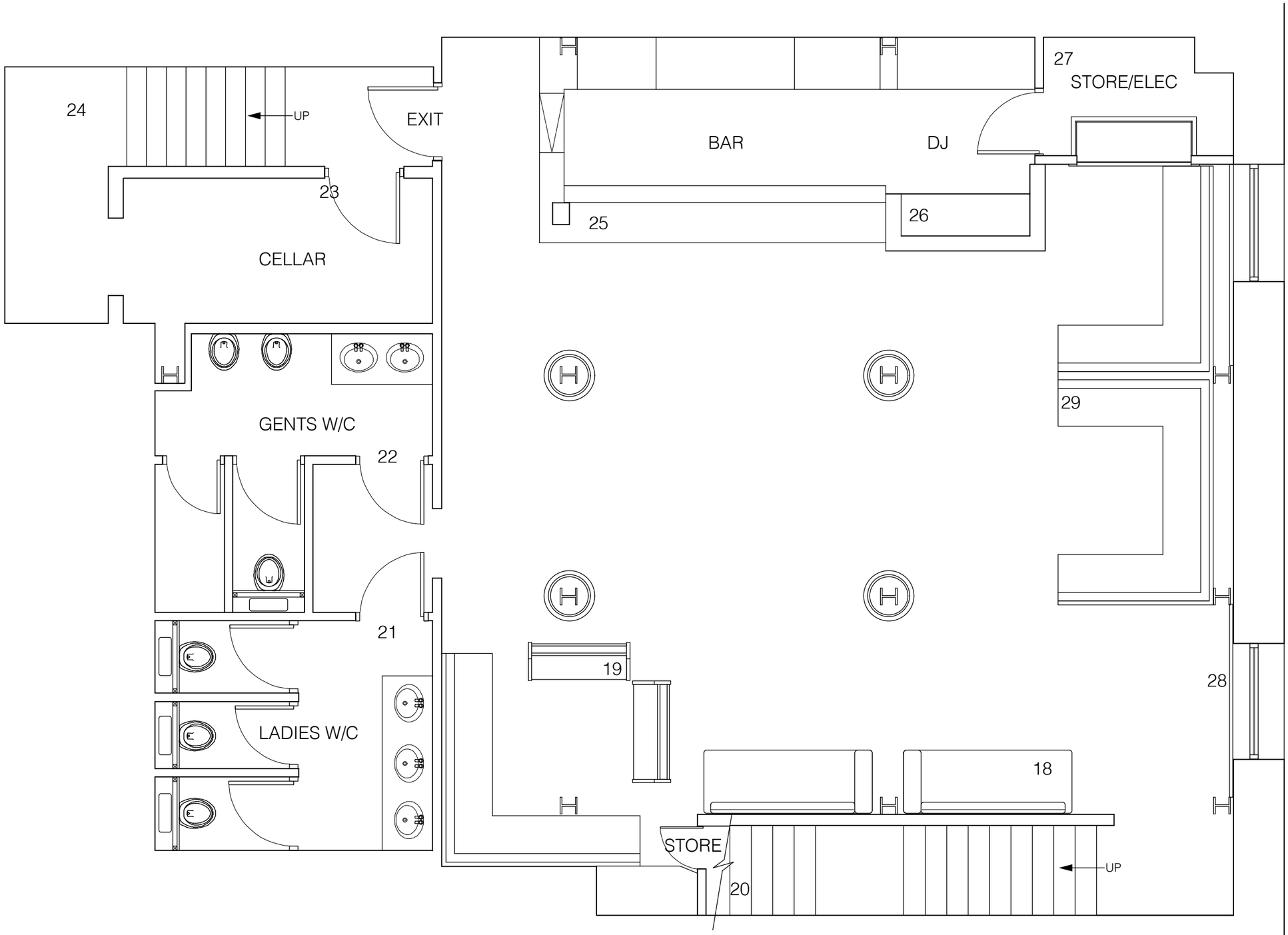
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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**APRIL 2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/01/R1**
TITLE	**PLAN GROUND FLOOR EXISTING REVISION 1**
SCALE	**1:50 (AT A3)**



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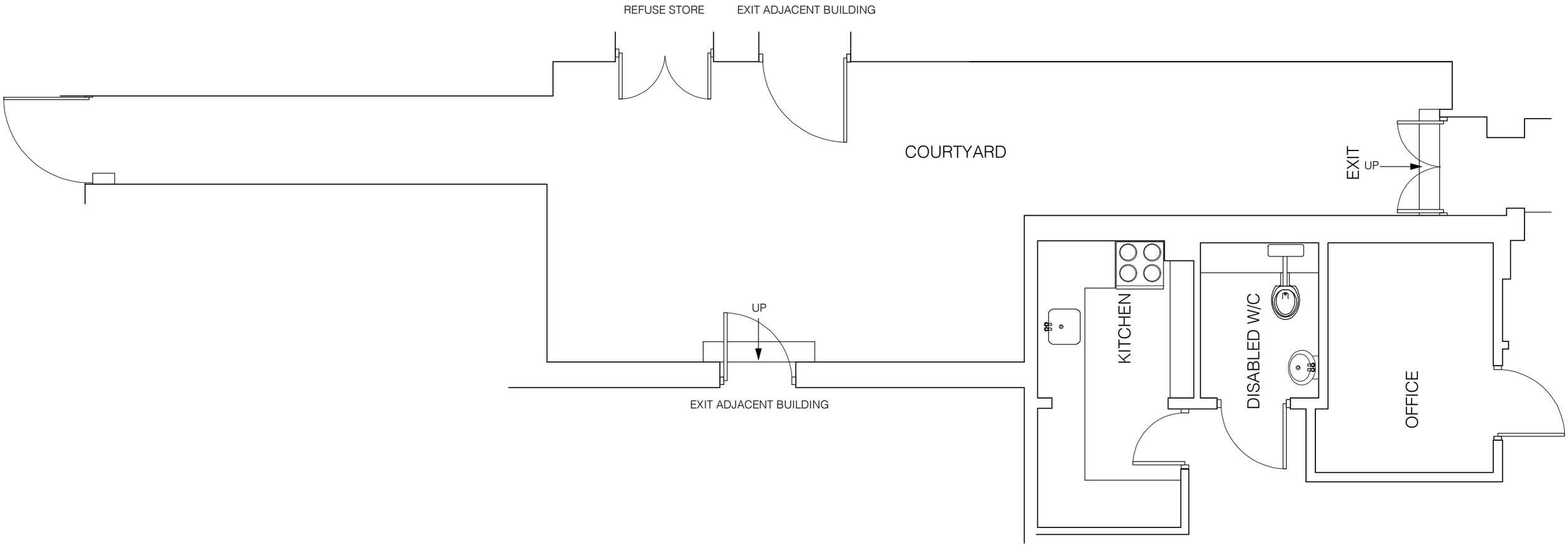
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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**FEB 2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/02**
TITLE	**PLAN BASEMENT FLOOR EXISTING**
SCALE	**1:50 (AT A3)**



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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**FEB 2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/03**
TITLE	**PLAN COURTYARD EXISTING**
SCALE	**1:50 (AT A3)**

NOTES TO GROUND FLOOR PLAN

1. FOR FACADE SPECIFICATION PLEASE REFER TO EXTERNAL ELEVATION EXISTING DWG CG/01/11/R1

2. ENTRANCE LOBBY WITH TIMBER PANELED WALLS AND PAINT FINISH. DOUBLE PANELED TIMBER DOORS TO LOBBY WITH VISION PANEL. CUPBOARD HOUSING FIRE ALARM AND LIGHT SWITCHES

3. MIRRORED WALL WITH POTSHELF

4. LOOSE UPHOLSTERED BENCH SEATING WITH ANTIQUE TABLES AND CHAIRS IN FRONT OF WINDOWS

5. ALL COLUMNS WITH PLASTERBOARD, PAINT FINISH AND UP/DOWNLIGHTS

6. BAR WITH TIMBER TOP AND TIMBER PANELED FRONT AND END. STAINED AND VARNISH FINISH

7. TRADITIONAL STYLE BACK BAR WITH TIMBER SHELVING AND SURROUND FORMED BEAD AT TOP AND MIRROR TO REAR WALL

8. GLASS WASH STUDWORK WITH RANDOM MDF PANELS EXTERNALLY INSET DISPLAY FRIDGE AND TIMBER PLINTH AT REAR.

9. SINK AREA WITH STAINLESS WASH SINK AND HOT WATER TANK BEHIND ACCESS PANEL IN WALL

10. TOILET AREA WITH MOSAIC TILED FLOOR AND BACK WALL.

11. STAIRCASE ACCESS TO COURTYARD WITH GRAFFITI ON WALLS CONCRETE FLOOR AND SALOON DOORS AT TOP OF STAIRS

12. OFFICE WITH BLOCKWORK WALLS FD30S FIRE DOOR WITH DIGITAL LOCK.

13. DISABLED TOILET AREA WITH MOSAIC TILED FLOOR AND PLINTH. PAINT FINISH TO WALLS

14. KITCHEN AREA WITH STAINLESS SHELVING LAMINATE COUNTER TOP AND CUPBOARDS SMALL COOKER WITH EXTRACT FAN ON REAR WALL ABOVE.

15. PERIOD TIMBER TABLES WITH UPHOLSTERED BENCH SEATING

16. PERIOD TIMBER TABLES WITH HIGH BACKED FREESTANDING SEATING FORMING BOOTHS AGAINST WALL.

17. WALLS WITH PAINT FINISH AND ARTWORK DISPLAYED ABOVE BOOTHS.

GENERAL.

FLOOR TO ENTRANCE, TRADING SPACE AND STAIRCASE IN TIMBER LAMINATE. BLACK POLYSAFE FLOOR TO WASH UP AREA AND BACK OF BAR.

CEILING THROUGHOUT WITH PLASTER SKIM AND PAINT FINISH BULKHEAD RUNNING FROM REAR TO FRONT HOUSING EXTRACT.

FOR COURTYARD SPECIFICATION PLEASE REFER TO REAR ELEVATION EXISTING. DWG CG/01/13/R1

NOTES TO BASEMENT FLOOR PLAN

18. UPHOLSTERED BENCH SEATING WITH ARTWORK ON WALL ABOVE

19. UPHOLSTERED BENCH SEATING WITH TIMBER CHURCH PEWS

20. STORAGE CUPBOARD UNDER STAIRS WITH DOOR AND DIGITAL LOCK

21. STUDWORK FORMING FEMALE TOILET WITH RANDOM MDF PANEL FINISH EXTERNALLY, PAINT FINISH TO ALL WALLS INTERNALLY. FD30S DOOR WITH PAINT FINISH, O/H CLOSER PUSH PLATE AND D HANDLE. BLACK TILE FLOOR. STUDWORK CUBICLES WITH PAINT FINISH TO WALLS AND FULL HEIGHT DOORS INSET SINKS IN LAMINATED SINK UNIT

22. STUDWORK FORMING MALE TOILET WITH RANDOM MDF PANEL FINISH EXTERNALLY, PAINT FINISH TO ALL WALLS INTERNALLY. FD30S DOOR WITH PAINT FINISH, O/H CLOSER PUSH PLATE AND D HANDLE. BLACK TILE FLOOR. STUDWORK CUBICLE AND ROOM TO SIDE HOUSING MACERATOR PUMP SYSTEM. CERAMIC WALL MOUNTED URINALS WITH TILED SECTION AT REAR INSET SINKS IN LAMINATED SINK UNIT

23. STUDWORK/BLOCKWORK FORMING CELLAR PAINT FINISH INTERNALLY. DIGITAL LOCK TO DOOR AND WALL MOUNTED CELLAR COOLING UNIT.

24. REAR STAIRCASE WITH GRAFFITI ON WALLS FD30S DOOR AT BASE OF STAIRS CONCRETE FLOOR AND SALOON DOORS AT TOP OF STAIRS

25. BAR WITH LAMINATED CARCASS TIMBER BAR TOP AND FAUX BRICK PANELS ON FRONT. BACK BAR WITH FULLY HEIGHT DISPLAY COOLERS SAT ON HIGH PLINTH GLASS SHELVES AND BARREL ENDS WITH BEER FONTS

26. DJ STATION AT END OF BAR WITH MATCHING CONSTRUCTION

27. ROOM HOUSING ELECTRICS WITH GLAZED FEATURE MANNEQUIN DISPLAY CASE

28. WALL WITH TIMBER PANELS AND LARGE FRAMED MIRROR TO CENTER

29. DEEP GREEN ANTIQUE LEATHER BOOTHS WITH BUTTON BACKS AND COMBAT AMMO TABLES.

GENERAL.

FLOOR THROUGHOUT TRADING AREA IN CONCRETE WITH SEALED FINISH

CEILING THROUGHOUT WITH PLASTER SKIM AND PAINT FINISH BULKHEAD RUNNING FROM REAR TO FRONT HOUSING EXTRACT.

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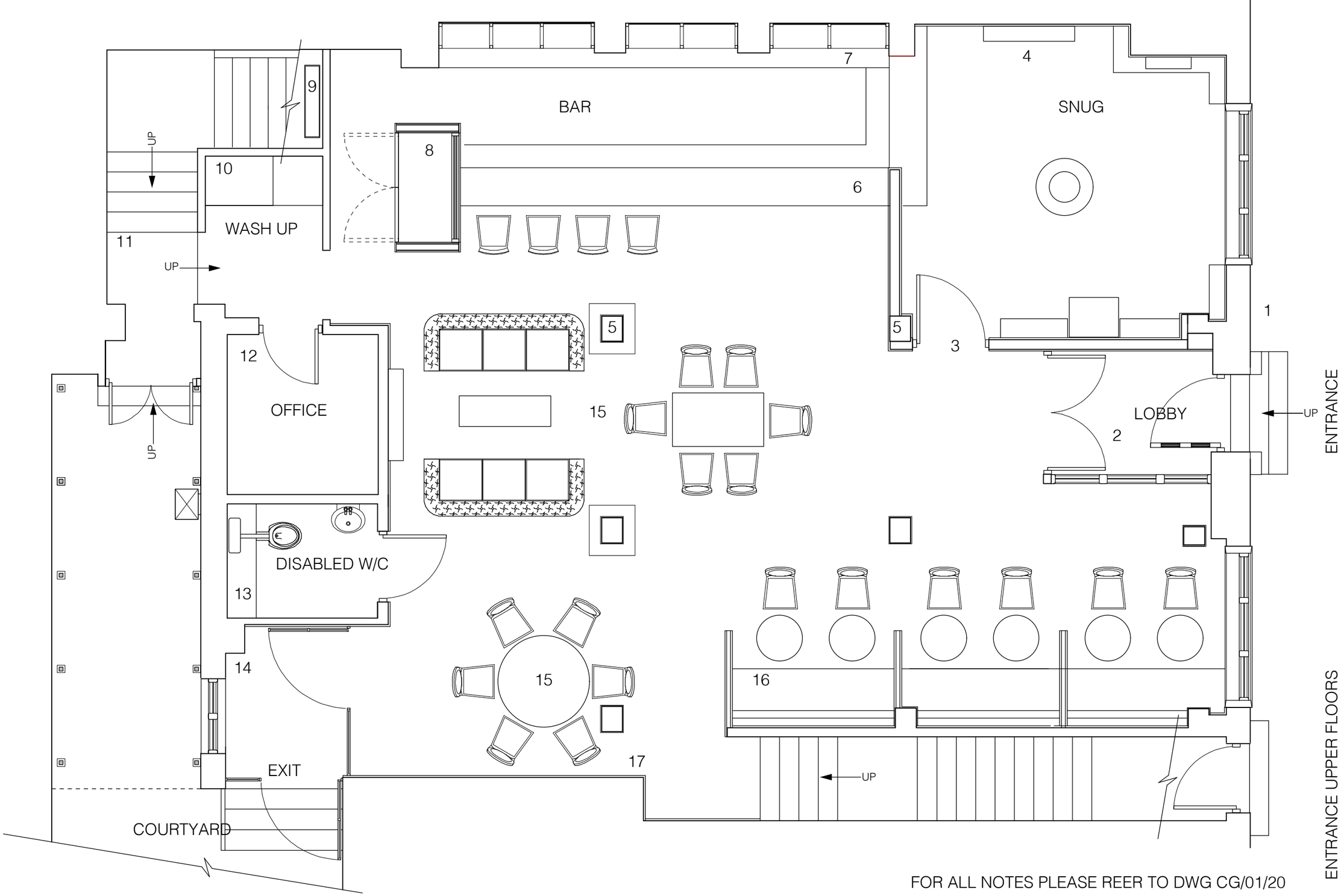
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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**APRIL 2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/19**
TITLE	**NOTES TO GROUND FLOOR AND BASEMENT PLANS EXISTING**
SCALE	**NOT TO SCALE**



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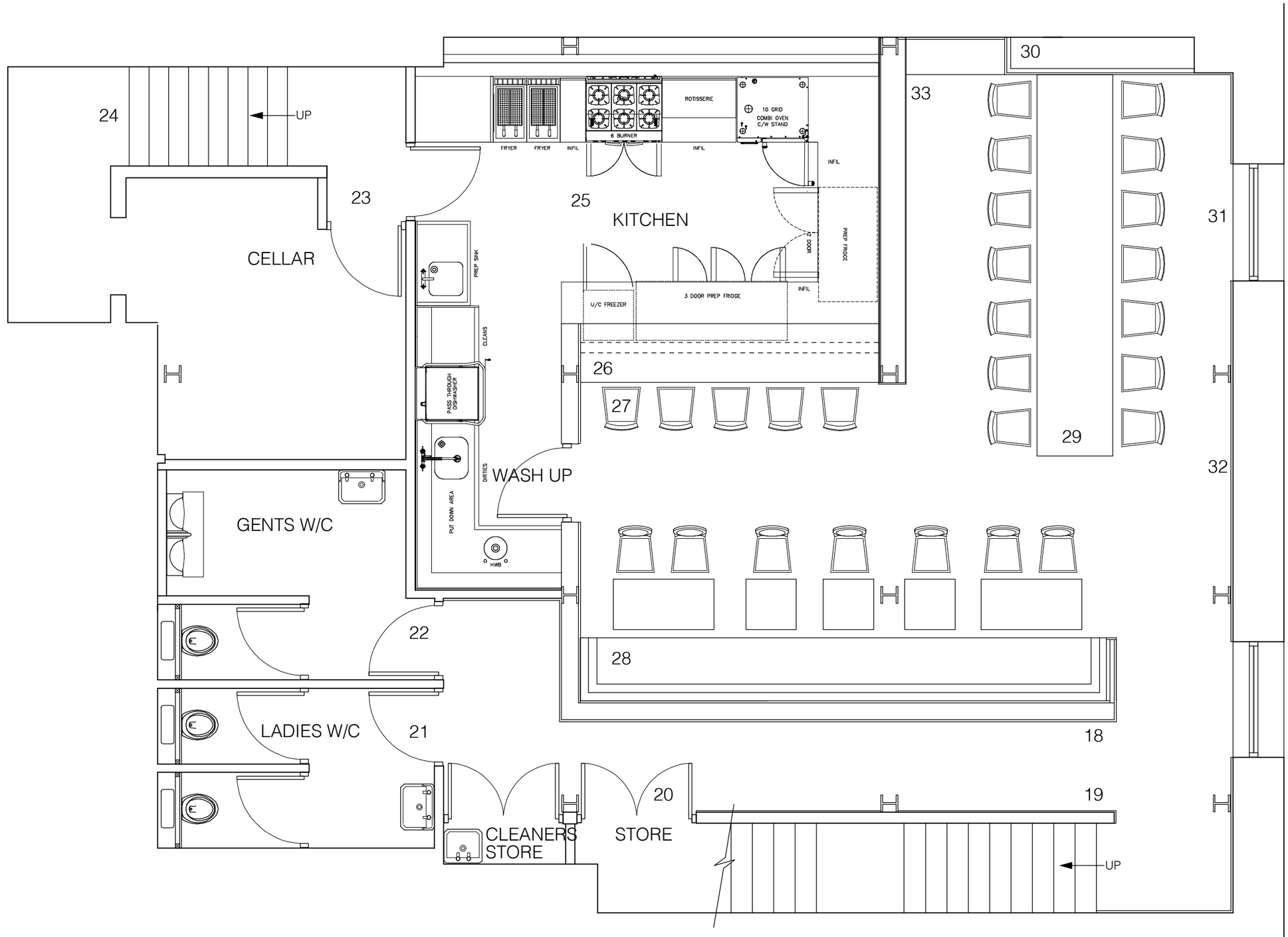
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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**APRIL 2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/08/R3**
TITLE	**PLAN GROUND PROPOSED REVISION 3**
SCALE	**1:50 (AT A3)**



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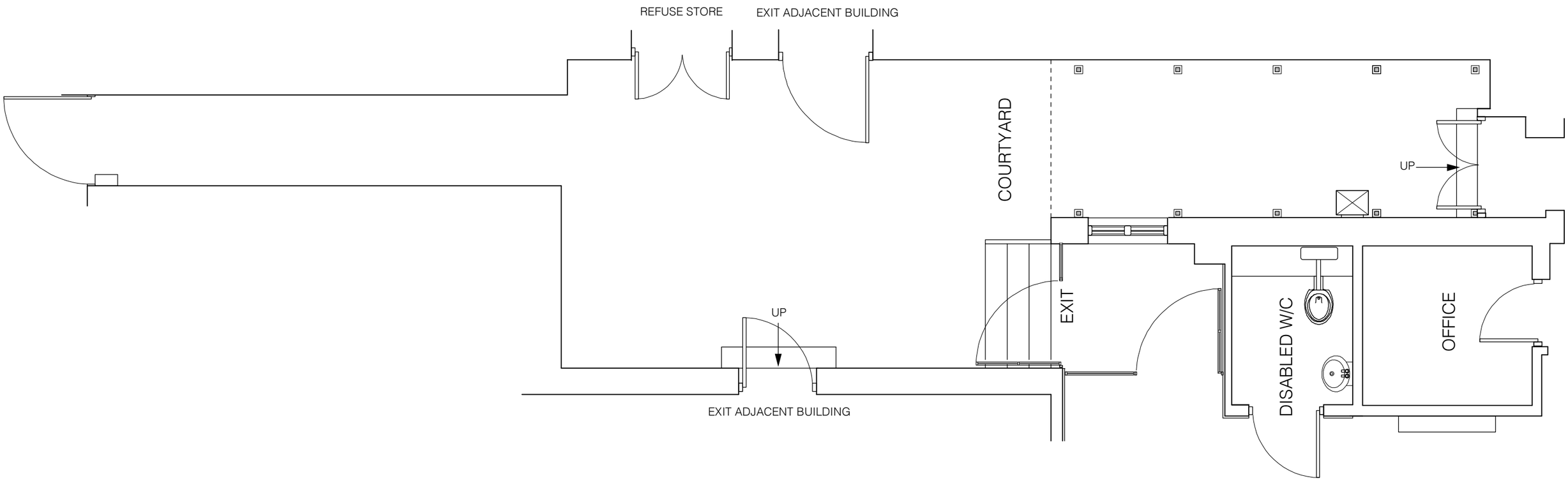
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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**APRIL2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/09/R3**
TITLE	**PLAN BASEMENT FLOOR PROPOSED REVISION 3**
SCALE	**1:50 (AT A3)**



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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**APRIL 2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/18/R1**
TITLE	**PLAN OF COURTYARD PROPOSED REVISION 1**
SCALE	**1:50 (AT A3)**

NOTES TO GROUND FLOOR PLAN

1. FOR FACADE SPECIFICATION PLEASE REFER TO EXTERNAL ELEVATION PROPOSED DWG CG/01/15/R1

2. EXISTING ENTRANCE LOBBY TO BE REMOVED NEW LOBBY MATCHING TIMBER PANELED WALLS BUT WITH DOUBLE GLAZED PANELS TO AEC ACOUSTIC ENGINEERS SPECIFICATION. FLOOR TO LOBBY IN BLACK AND WHITE TILE PATTERN WITH BLACK DOOR MAT INSET FLUSH WITH TILE OF TILE 5MM BRASS EDGING STRIP ON JOINTS. FIRE ALARM PANEL TO BE BUILT INTO TIMBER PANELS AT SIDE OF ENTRANCE DOOR WITH GLAZED SECTION IN TIMBER ALLOWING DISPLAY SECTION OF PANEL TO BE VISIBLE.

3. WALLS TO SNUG WITH TIMBER PANELS, RECLAIMED FLUTED GLAZED SECTION ABOVE PANEL AND SPACE BETWEEN GLAZING AND CEILING. PANELED SNUG DOOR IN TIMBER PANEL WITH FRAME RECESSED.

4. SNUG AREA WITH BLACK AND WHITE PATTERNED TILE FLOOR, RECLAIMED FIRE PLACE ON REAR WALL, LOW LEVEL TIMBER PANELS ON WALLS WITH DAMIAN HURST WALLPAPER BESPOKE AGED MIRRORS SET ON ANGLE ABOVE FIRE PLACE. POT SHELVES TO WALLS ON ORNATE CAST IRON BRACKETS POLISHED BRASS FINISH ON TOP. DART BOARD MOUNTED IN TRADITIONAL TIMBER HOUSING ADJACENT TO WINDOW, QUIZ MACHINE AT SIDE OF SNUG ENTRANCE. CENTRAL HIGH PEDESTAL TABLE WITH MARBLE TOP AND ORNATE CAST IRON BASE.

5. ALL COLUMNS TO HAVE BLACK TILED FINISH ON ALL SIDES, 2 COLUMNS TO HAVE BRASS POTSHELF SET ON ORNATE CAST IRON BRACKETS.

6. BAR TO HAVE WHITE MARBLE COUNTER TOP WITH ORNATE BRASS HORSE BRACKETS ANY BRASS BAR RUNNING LENGTH OF BAR FRONT AND SIDE. MATCHING FOOTRAIL ON ORNATE BRASS BRACKETS. BAR FRONT TILED IN BLACK TILE WITH VERTICAL CARVED BLACK TIMBER DIVIDERS. BRASS GLASS RACKING AND STORAGE ABOVE BAR SUSPENDED FROM CEILING. NEW STAINLESS STEEL BAR SYSTEM SET ON PLINTH. FRONT AND BACK BAR WITH BLACK NON SLIP ALTRO FLOOR AND CURVED FORMERS.

7. BACK BAR WITH WHITE MARBLE COUNTER TOP, DISPLAY COOLERS BELOW SET ON TIMBER CARCASS FINISH MATCHING PANELED WALL. BESPOKE AGED MIRRORS TO REAR WALL WITH BRASS BOX SECTION FORMING FRAMES. GLAZED SHELVES FOR PRODUCT DISPLAY SAT ON THE FRAMES. ORNATE BEAD BLACK TIMBER ANGLED PANEL TO TOP WITH INSET BLACK GLAZED GOLD ETCHED SIGNAGE.

8. BARREL COOLER FEATURE DISPLAY WITH TIMBER PANELED EXTERIOR GLAZED DISPLAY ON SIDE FACING BAR. LINED INTERNALLY WITH POLISHED BRASS. WALLS AND DOORS TO BE INSULATED AND UNIT TO BE COOLED.

9. SINK AREA AND WALL REMOVED WITH SECTION OF FLOOR CUT BACK TO ACCOMMODATE KITCHEN EXTRACT DUCT AND CARBON FILTER AT REAR, REFER TO SWAN PROJECTS VENTILATION PLAN. NEW SECTION OF STUDWORK WITH TILED FINISH.

10. GLASS WASH TO HAVE SIDE WALL AND TOILET/SINK REMOVED, AND MADE GOOD. TILED FINISH TO WALLS BLACK NON SLIP ALTRO FLOOR WITH CURVED COVING MEETING WALLS. STAINLESS STEEL SINK AND GLASSWASHER ACROSS REAR WALL.

11. STAIRCASE AND BACK OF HOUSE CORRIDOR WITH NEW PAINT FINISH AND WALLS MADE GOOD AS NECESSARY. DOOR FROM BAR TO BE REMOVED ALLOWING ACCESS TO GLASSWASH. FLOOR TO REMAIN AS EXISTING. PAINTED DEMARCATION CONTRASTING STRIPS TO CONCRETE STAIRCASE.

12. NEW STUDWORK FORMING OFFICE. 12MM PLY PLASTER BOARD DRYLINED WITH PAINT FINISH INTERNALLY. RECLAIMED FIRE PLACE EXTERNALLY WITH LOW LEVEL TIMBER PANELING MATCHING DADO BEAD AND DAMIAN HURST WALLPAPER ABOVE.

13. DISABLED TOILET TO HAVE NEW BLACK NON SLIP ALTRO FLOOR,WITH CURVED COVING AT EDGES. FITTINGS TO BE MADE GOOD OR REPLACED AS NECESSARY. NEW TILED FINISH TO REAR PLINTH AND WALLS.

14. NEW LOBBY AREA FORMING ACCESS TO COURTYARD AND ESCAPE. GLAZED 12 PANEL DOOR 1050MM C/W AND GLAZED 4 PANEL SECTION TO SIDE. STEEL FRAMED WITH DOUBLE GLAZED PANELS TO AEC ACOUSTICS RECOMMENDATIONS AND MATCHING STEEL IRONMONGERY, 5 LEVER MORTICE LOCK DEADBOLTS AND MATT BLACK POWDER COATED FINISH FOR EXTERNAL DOOR WINDOW AND STEP SPEC REFER TO REAR ELEVATION PROPOSED. DWG CG/01/16/R1

15. LARGE ANTIQUE CIRCULAR AND RECTANGLAR TABLES WITH MIXTURE OF ANTIQUE TIMBER CHAIRS SEATS REUPHOLSTERED IN MATCHING LEATHER. CHESTERFIELD SOFAS AND COFFEE TABLE TO FRONT OF FIREPLACE.

16. FIXED SEATING RUNNING ALONG EXTERNAL WALL AT DINING HEIGHT WITH 550MM DEEP SEAT BASE. LEATHER SPEC TBC, PLAIN PIPED EDGE TO BASE AND BUTTONED BACK. DIVIDER PANELS BETWEEN SEATING WITH TIMBER PANELED LOWER SECTION AND GLAZED PANEL ABOVE. MATCHING ORNATE CAST IRON TABLES WITH 600MM CIRCULAR MARBLE TOPS ANTIQUE TIMBER CHAIRS WITH SEATS REUPHOLSTERED IN MATCHING LEATHER. REAR WALL ABOVE SEAT BACK IN TIMBER PANELS WITH ARTWORK.

17. WALL WITH TIMBER PANELS AND BESPOKE AGED MIRRORS SET ON ANGLE.

GENERAL.

FLOOR FROM FRONT OF BAR TO 1ST LINE OF COLUMNS IN WHITE OAK BLOCK PARQUET WITH BOARDER AND 50MM BRASS EDGING STRIP BETWEEN FLOOR FINISHES. FLOOR TO MAIN TRADING SPACE TO BE IN RECLAIMED TIMBER.

CEILING THROUGHOUT WITH PATTERNED ANAGLIPTA WALLPAPER AND DEEP FORMED PASTER COVING TO CEILING BEAMS. SPECIALIST PAINT FINISH.

FOR COURTYARD SPECIFICATION PLEASE REFER TO REAR ELEVATION PROPOSED CG/01/16/R1

STAIRCASE TO HAVE STAIRS CLAD WITH RECLAIMED TIMBER AND CONTRASTING NOSINGS. WALLS TO HAVE NEW PAINT FINISH AND ARTWORK

REFUSE STORE TO BE COMMUNAL LOCATED IN ADJACENT BUILDING AND ACCESSED FROM COURTYARD.

NOTES TO BASEMENT FLOOR PLAN

18. NEW RECLAIMED BRICKWORK WALL FORMING CORRIDOR TO TOILETS CLAD WITH TIMBER PANELS.

19. EXISTING BLOCKWORK WALL CLAD WITH TIMBER PANELS.

20. STORAGE AND CLEANERS CUPBOARD WITH FD30S FIRE DOORS CONCEALED FRAMES AND TIMBER PANEL CLADDING EXTERNALLY. BELFAST SINK TO CLEANERS AND SHELVING INTERNALLY.

21. NEW STUDWORK FORMING FEMALE TOILET WITH TILED FINISH BOTH EXTERNALLY AND INTERNALLY. FD30S TIMBER PANELED DOOR WITH AGED FINISH, O/H CLOSER RECLAIMED BRASS PUSH PLATE AND D HANDLE. CHECKERED TILE FLOOR TO TOILETS WITH BORDER. NEW STUDWORK FORMING CUBICLES WITH TILED FINISH TO WALLS RECLAIMED PANELED DOORS, BRASS IRONMONGERY AND TIMBER PANEL WALL AT REAR OF CUBICLE FORMING ACCESS. VICTORIAN STYLE PEDESTAL SINKS WITH AGED MIRROR ABOVE

22.. NEW STUDWORK FORMING MALE TOILET WITH TILED FINISH FD30S TIMBER PANELED DOOR WITH AGED FINISH, O/H CLOSER RECLAIMED BRASS PUSH PLATE AND D HANDLE. CHECKERED TILE FLOOR TO TOILETS WITH BORDER. NEW STUDWORK FORMING CUBICLE TILED FINISH TO WALL RECLAIMED PANELED DOOR, BRASS IRONMONGERY AND TIMBER PANEL WALL AT REAR OF CUBICLE FORMING ACCESS. VICTORIAN STYLE PEDESTAL SINKS WITH AGED MIRROR ABOVE. INTERNAL WALLS OF TOILET TO HAVE TILED FINISH. URINALS TO BE FREESTANDING VICTORIAN STYLE WITH CENTER PARTITION.

23. NEW STUDWORK FORMING CELLAR TO HAVE WHITE HYGIENE BOARD FULL HEIGHT INTERNALLY. NEW BLACK NON SLIP ALTRO FLOOR, WITH CURVED COVING AT EDGES. DIGITAL LOCK TO DOOR AND NEW CELLAR COOLING UNIT.

24. REAR STAIRCASE TO HAVE SECTION OF CEILING REMOVED PROVIDING 2000MM CLEAR HEAD HEIGHT UNDER KITCHEN DUCTWORK. BLOCK WORK WALL ABOVE TO BE REMOVED. STAIRS TO HAVE NEW PAINT FINISH THROUGHOUT.

25. NEW KITCHEN AND WASH UP AREAS. REFER TO DAWNVALE KITCHEN PLAN FOR LAYOUT AND EQUIPMENT SPEC. BLACK ALTRO NON SLIP FLOOR THROUGH OUT WITH COVED SKIRTING. WALLS WITH TILED FINISH.

26. KITCHEN SERVERY/COUNTER WITH SOLID OAK TOP MADE FROM PIECES CUT THROUGH WHOLE TREE TRUNK. 350MM OVERLAP TO COUNTER FRONT STUDWORK FRONT WITH TILED FINISH AND FOOTRAIL AT BASE.

27. PERIOD TIMBER BAR STOOLS BASE UPHOLSTERED IN MATCHING LEATHER

28. FIXED SEATING RUNNING ALONG WALL AT DINING HEIGHT WITH 550MM DEEP SEAT BASE. LEATHER SPEC TBC, PLAIN PIPED EDGE TO BASE AND BUTTONED BACK. MATCHING CAST IRON TABLE BASES WITH SOLID OAK TOP MATCHING COUNTER AND PERIOD TIMBER CHAIRS WITH SEATS REUPHOLSTERED IN MATCHING LEATHER. BRICKWORK REAR WALL ABOVE SEAT BACK WITH TIMBER PANELS AND ARTWORK

29 LARGE SOLID TIMBER DINING TABLE TBC, ANTIQUE CHAIRS WITH SEAT BASES REUPHOLSTERED IN MATCHING LEATHER.

30. WALL WITH TIMBER PANELS AND BESPOKE AGED MIRRORS SET ON ANGLE. ELECTRIC METERS AND FUSE BOARD TO HAVE NEW CUPBOARD WITH MORTICE LOCK AND CLAD WITH TIMBER PANELS.

31. WINDOW STUDWORK SURROUND (NON ORIGINAL) OPENED OUT AT ANGLE ALLOWING MORE LIGHT TO BASEMENT. NEW MOISTURE RESISTANT PLASTERBOARD TO OPENING WITH WHITE TILED FINISH ON SIDES AND BASE.

32. WALL TO RECEIVE TIMBER PANELING WITH ARTWORK.

33. WALL TO SIDE OF KITCHEN AND SECTION MEETING ELECTRICAL CUPBOARD IN TIMBER PANELS WITH PANEL CENTRE SET BACK FORMING SHELVING FOR BOOKS AND ORNAMENTS SUPPLIED BY CLIENT

GENERAL.

FLOOR TO TRADING SPACE IN OAK BLOCK PARQUET WITH BOARDER 5MM BRASS EDGING STRIP BETWEEN FLOOR FINISHES. FLOOR TO CORRIDOR IN BLACK AND WHITE CHEQUER PATTERN TILE ON 45 DEGREE ANGLE WITH BOARDER ON ALL SIDES.

CEILING THROUGHOUT WITH PATTERNED ANAGLIPTA WALLPAPER AND DEEP FORMED PASTER COVING TO CEILING BEAMS. SPECIALIST PAINT FINISH.

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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**APRIL 2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/20/R1**
TITLE	**NOTES TO GROUND FLOOR AND BASEMENT PLANS PROPOSED REVISION 1**
SCALE	**NOT TO SCALE**



1. BRICKWORK FACADE.
(REBUILT FOLLOWING FIRE NOT ORIGINAL TO BUILDING)

2. TIMBER SASH WINDOWS TO UPPER FLOORS

3. REDUNDANT ALARM BOX.

4. TRADITIONAL STYLE TIMBER HANGING PUB SIGN SUSPENDED OF STEEL FRAME WITH LIGHTS TO BOTH FACES.

5. TIMBER WINDOW FRAMES WITH ORNATE SURROUND ARCHED TOP SINGLE GLAZED WITH SECONDARY GLAZING INTERNALLY FINISH IN BLACK GLOSS TO FRAMES.

6. GALVENSIED MANUAL ROLLER SHUTTERS TO WINDOWS.

7. ENTRANCE WITH GLAZED 4 PANEL TIMBER DOOR AND ORNATE BEADS. DOOR SURROUND WITH COLUMNS ON EITHER SIDE, ARCH OVER DOOR IN TIMBER/PLY CONSTRUCTION BLACK GLOSS PAINTED FINISH GLAVENISED MANUAL ROLLER SHUTTER RECESSED INTO DOOR SURROUND.

8. STONE STEPS TO ENTRANCE.

9. LOW LEVEL WINDOWS TO BASEMENT WITH TIMBER FRAME AND METAL CURVED ROD GRILL OVER WINDOW PAINT FINISH

10. GLAZED 4 PANEL LIGHT ABOVE DOOR.

11. BLACK GU10 UP AND DOWN LIGHTS WALL MOUNTED.

12. MENU/POSTER DISPLAYS WALL MOUNTED

13. STAINLESS STEEL WALL MOUNTED ASHTRAYS

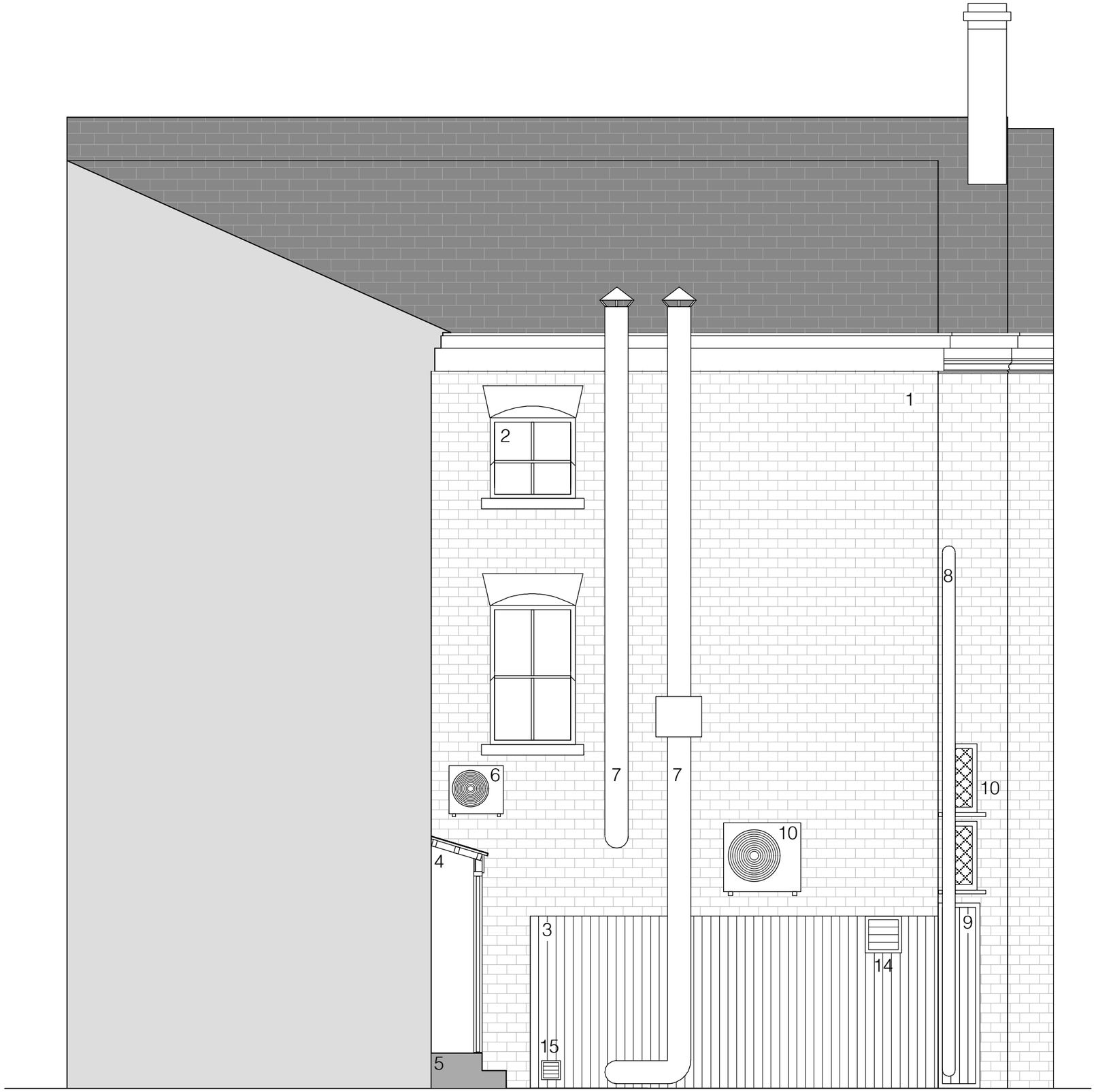
14. ENTRANCE TO UPPER FLOORS

PROJECT BAY HORSE THOMAS ST MANCHESTER
CLIENT CANE & GRAIN LTD
DATE APRIL 2017
JOB NO CG/1/2017
DRAWING NO CG/01/11
TITLE THOMAS ST ELEVATION EXISTING
SCALE 1:50 (AT A3)

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1. BRICKWORK FACADE.
(REBUILT FOLLOWING FIRE NOT ORIGINAL TO BUILDING)

2. TIMBER SASH WINDOWS TO UPPER FLOORS LOWER WINDOW BOARDED

3. LOWER LEVEL OF WALL WITH VERTICAL TIMBER FENCE SLATS, PLANTERS FIXED ON SLATS. BRICKS BEHIND TIMBER PAINTED IN MULTI COLOURS ENDING 4 ROWS ABOVE TIMBER.

4. LOW LEVEL PITCHED ROOF TO EXIT DOORS WITH TIMBER CONSTRUCTION AND BITUMOUS ROOF FELT FINISH. DOUBLE EXIT DOORS WITH PANIC BARS AND PAINT FINISH.
(NON ORIGINAL TO BUILDING)

5. CONCRETE EXIT STEPS FROM GROUND FLOOR TO COURTYARD.

6. EXISTING CELLAR COOLING UNIT WALL MOUNTED ON STEEL SUPPORTING BRACKETS

7. EXISTING GLAVENISED DUCTWORK FROM GROUND FLOOR AND BASEMENT EXTRACT TERMINATING AT ROOF LEVEL WALL MOUNTED. FAN ON BASEMENT DUCT EXTERNALLY MOUNTED

8. RAINWATER UPVC DRAINPIPE WALL MOUNTED WITH PAINT FINISH.

9. EXTERNAL STORE FOR GAS CANISTERS WITH GALVENISED STEEL FRAME AND TIMBER SLAT INFILLS.

10. AIR CONDITIONING UNITS WALL MOUNTED ON STEEL FRAMES TO BRICKWORK.

11. ORIGINAL DOOR OPENING WITH DOOR REMOVED AND BREEZEBLOCK INFILL TO OPENING.

12. LINE OF NEIGHBOURING BUILDING TO COURTYARD. (REF CG/01/14/R1)

13. AIR CONDITIONING UNITS TO NEIGHBOURING BUILDING WALL MOUNTED ON STEEL FRAMES TO BRICKWORK.
(REF CG/01/14/R1)

14. KITCHEN EXTRACT GRILL TO BRICKWORK WALL.

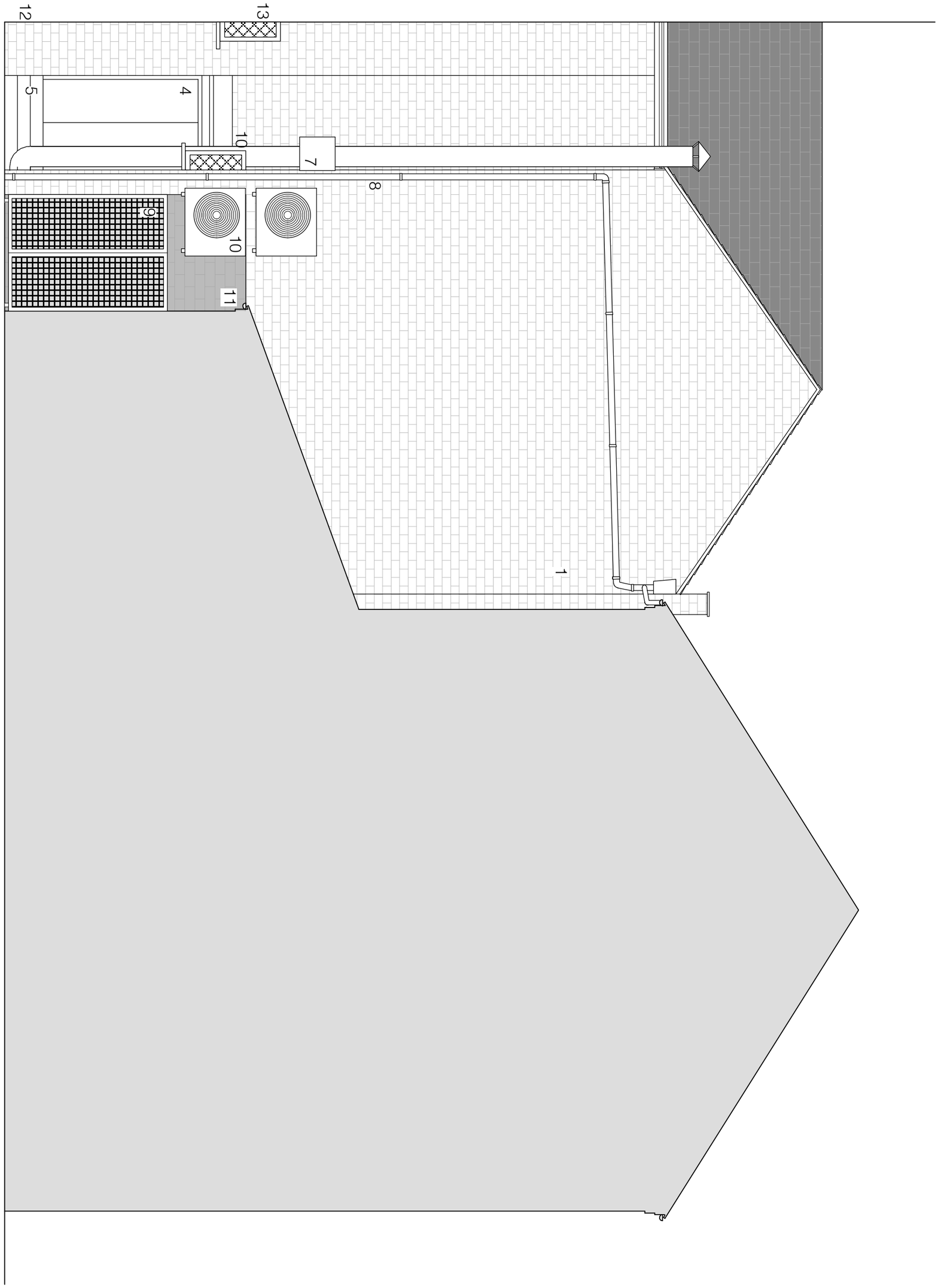
15. LOW LEVEL EXTRACT GRILL FOR BASEMENT TOILETS TO BRICKWORK WALL

PROJECT BAY HORSE THOMAS ST MANCHESTER
CLIENT CANE & GRAIN LTD
DATE APRIL 2017
JOB NO CG/1/2017
DRAWING NO CG/01/13/R1
TITLE REAR ELEVATION EXISTING
SCALE 1:50 (AT A3)

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FOR ALL NOTES PLEASE REFER TO
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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**APRIL 2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/14**
TITLE	**SIDE ELEVATION OF REAR EXISTING**
SCALE	**1:50 (AT A3)**



1. BRICKWORK FACADE.(REBUILT FOLLOWING FIRE NOT ORIGINAL TO BUILDING) TO RECEIVE NEW PAINT FINISH TO MATCH FARROW AND BALL RAILINGS GREY IN EXTERIOR GRADE MATT FINISH. (NOTE FACADE WAS HISTORICALLY PAINTED REFER TO PICTURE BELOW AND HERITAGE STATEMENT)

2. TIMBER SASH WINDOWS TO UPPER FLOORS TO REMAIN AS EXISTING AND HAVE NEW PAINT FINISH IN BLACK EXTERIOR GRADE GLOSS.

3. REDUNDANT ALARM BOX TO BE REMOVED AND ANY HOLES FILLED.

4. TIMBER HANGING PUB SIGN TO BE REMOVED ANY HOLES FILLED

5. TIMBER WINDOW FRAMES WITH ORNATE SURROUND ARCHED TOP TO BE RETAINED SINGLE GLAZING TO BE REPLACED WITH STEPPED DOUBLE GLAZED UNITS TO AEC ACOUSTIC ENGINEERS RECOMMENDATIONS SECONDARY GLAZING INTERNALLY REMOVED WINDOW CHILL TO BE CLAD WITH POLISHED BRASS TO TOP FRONT AND SIDES. FRAME PAINT FINISH IN EXTERIOR GRADE BLACK GLOSS.

6. GALVENSIED WINDOW ROLLER SHUTTERS REMOVED EXPOSING HEAD OF WINDOW TO HAVE VICTORIAN STYLE BLACK FABRIC CANOPY. 2400MM HIGH TO UNDERSIDE FROM PAVEMENT. REFER SIGNAGE DETAIL FOR CANOPY LETTERING

7. ENTRANCE DOOR AND DOOR SURROUND TO REMAIN AS EXISTING WITH NEW PAINT FINISH IN EXTERIOR GRADE BLACK GLOSS.

8. STONE STEPS TO ENTRANCE REMAIN AS EXISTING WITH ANGLE BRASS CONTRASTING NOSING FIXED TO FRONT AND SIDES OF STEPS.

9. LOW LEVEL WINDOWS TO BASEMENT WITH TIMBER FRAME. NON ORIGINAL METAL CURVED ROD GRILLS TO BE REMOVED AND REPLACED WITH ANTIQUE RECLAIMED CAST IRON GRILLS MODIFIED TO FIT WINDOW SIZE WITH PAINT FINISH IN BLACK EXTERIOR GRADE GLOSS.SAMPLE TO BE PROVIDED AND APPROVED PRIOR TO COMMENCING.

10. GLAZED 4 PANEL TRADITIONAL LIGHT ABOVE DOOR. TO BE RETAINED AND MADE GOOD.

11. BLACK GU10 UP AND DOWN LIGHTS WALL MOUNTED. TO BE REMOVED AND WALL MADE GOOD.

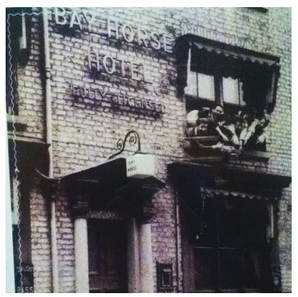
12. MENU/POSTER DISPLAYS WALL MOUNTED TO BE REMOVED RECLAIMED ANTIQUE BRASS EXTERIOR MENU DISPLAY IN KEEPING WITH PERIOD OF PROPERTY TO ONE SIDE OF DOOR WALL MOUNTED ENSURING ANY FIXINGS ARE INTO MORTAR. SAMPLE TO BE APPROVED PRIOR TO COMMENCING

13. STAINLESS STEEL WALL MOUNTED ASHTRAYS TO BE REPLACED WITH BRASS ANTIQUE STYLE ASHTRAYS ENSURE ANY FIXINGS ARE INTO MORTAR.

14. ENTRANCE TO UPPER FLOORS TO REMAIN AS EXISTING AND HAVE NEW PAINT FINISH IN BLACK EXTERIOR GRADE GLOSS. BANNER ABOVE ENTRANCE TO BE REMOVED.

15. RECLAIMED CURVED BRASS PUB LETTERING FIXED ON HORIZONTAL FRAME BARS AS PER ORIGINAL BAY HORSE HOTEL SIGNAGE. (REFER IMAGE BELOW) LETTERS TO BE BACK ILLUMINATED WITH LED WARM GLOW STRIP LIGHT ON REAR ENSURING IT IS NOT VISIBLE.





BAY HORSE THOMAS ST MANCHESTER
CANE & GRAIN LTD
APRIL 2017
CG/1/2017
CG/01/15/R1
THOMAS ST ELEVATION PROPOSED REVISION 1
1:50 (AT A3)

PROJECT
CLIENT
DATE
JOB NO
DRAWING NO
TITLE
SCALE

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1. BRICKWORK FACADE TO REMAIN AS EXISTING. (REBUILT FOLLOWING FIRE NOT ORIGINAL TO BUILDING)

2. TIMBER SASH WINDOWS TO UPPER FLOORS LOWER WINDOW BOARDED TO REMAIN AS EXISTING

3. LOWER LEVEL OF WALL WITH VERTICAL TIMBER FENCE SLATS, PLANTERS FIXED TO FENCE TO HAVE SLATS CAREFULLY REMOVED AND ANY HOLES FILLED, MULTI COLOURS PAINTED BRICKS TO LOW LEVEL PAINTED TO MATCH FARROW AND BALL RAILINGS GREY IN EXTERIOR GRADE MATT FINISH.

4. LOW LEVEL PITCHED ROOF AND EXIT DOORS NON ORIGINAL TO BUILDING REPLACED. TANALISED TIMBER CARCASS 18MM WBP PLYWOOD EXTERNALLY WITH LAYER OF VAPOUR CONTROL AND DOUBLE LAYER OF REINFORCED BITUMEN ROOF FELT TO COMPLY WITH BS EN 13707 JOINTS STAGGERED AND OVERLAPPED. LEAD FLASHING MEETING BRICKWORK KINGSPAN INSULATION BETWEEN CARCASS 12MM PLY PLASTERBOARD, DRYLINED AND PAINT FINISH IN EGGSHELL INTERNALLY. EXIT DOORS TO LINE OF EXISTING WITH PANIC BARS AND PAINT FINISH IN EXTERIOR GRADE BLACK GLOSS. SECTION ABOVE DOOR TO HOUSE KITCHEN EXTRACT DUCT 950X200MM SET CLOSE UP TO UNDERSIDE OF DOOR OPENING WITH CURVED SECTION TERMINATING WITH GRILL ABOVE DOORWAY. SURROUND TO DUCT INFILLED WITH WBP PLY PANEL EXTERNALLY, KINGSPAN INSULATION AND 12MM FIRE RATED MDF INTERNALLY PAINT FINISH IN EGGSHELL. NEW EXTERNAL CANOPY TO ALLEY SECTION OF COURTYARD INSTALLED TO PROVIDE COVERED SMOKING AREA EXTERNALLY. FREESTANDING AND NOT FIXED TO NEIGHBOURING BUILDING OR EXTERIOR OF BUILDING.. 50X50MM BOX SECTION ARCHED STEEL FRAMES FORMING VERTICAL AND ANGLED HORIZONTAL CROSS SUPPORT WELDED JOINTS. SUPPORTS BETWEEN ARCHES. BOLT FIXED. ARCHES TO HAVE FLAT BAR PLATES AT BASE AND BE RESIN BOLT FIXED TO FLOOR. STEELWORK GLAVENISED WITH POWDER COATED FINISH IN GLOSS BLACK. ROOF TO BE IN RECLAIMED CORRUGATED STEEL FIXED TO FRAME WITH JOINTS OVERLAPPED. SECTION MEETING REAR WALL TO HAVE RUBBER SEAL WITH BLACK PVC GUTTER MEETING NEIGHBOURING WALL. GUTTER TO DRAIN INTO EXISTING RWP AT CORNER. ENSURE LINE SITS BELOW NEIGHBOURING VENTS. CARCASS AND ROOF TO PROVIDE SUFFICIENT SUPPORT TO ENABLE ALL AIR-CONDITIONING UNITS ABOVE TO BE SERVICED.

5. CONCRETE EXIT STEPS FROM GROUND FLOOR TO COURTYARD. TO REMAIN AS EXITING WITH PAINTED CONTRASTING NOSING.

6. EXISTING CELLAR COOLING UNIT WALL MOUNTED ON STEEL SUPPORTING BRACKETS REMOVED AND NEW CELLAR COOLING UNIT LOCATED ADJACENT TO AIRCONDITIONING UNITS. ENSURE ALL FIXINGS ARE INTO MORTAR AND NOT BRICK

7. EXISTING GLAVENISED DUCTWORK FROM GROUND FLOOR AND BASEMENT EXTRACT TERMINATING AT ROOF LEVEL REMOVED, OPENING TO GROUND FLOOR EXTRACT MADE GOOD. NEW FRESH AIR SUPPLY TO BASEMENT THROUGH EXISTING OPENING WITH 400X300MM GLAVENISED DUCT TERMINATING ABOVE THE LINE OF THE CANOPY. ENSURE ALL FIXINGS ARE INTO MORTAR.

8. RAINWATER UPVC DRAINPIPE WALL MOUNTED WITH PAINT FINISH. TO REMAIN AS EXISTING.

9. EXTERNAL STORE FOR GAS CANISTERS TO BE REMOVED.

10. AIR CONDITIONING UNITS WALL MOUNTED ON STEEL FRAMES TO BRICKWORK RELOCATED TO POSITION SHOWN ABOVE CANOPY. ENSURE ALL FIXINGS FOR BRACKETS ARE INTO MORTAR AND NOT BRICK. ANY HOLES TO BRICK OR MORTAR WHERE EXISTING UNITS ARE REMOVED MADE GOOD FILLED IN MATCHING COLOURS.

11. ORIGINAL DOOR OPENING TO HAVE BREEZEBLOCK INFILL REMOVED AND FORM NEW EXIT ROUTE FOR GROUND FLOOR. STRUCTURAL ENGINEER TO CONFIRM SUPPORT IF NECESSARY. NEW GLAZED 12 PANEL DOOR 1050MM C/W AND GLAZED 4 PANEL SECTION TO SIDE. SW CONSTRUCTION WITH DOUBLE GLAZED PANELS TO AEC ACOUSTICS RECOMMENDATIONS AND ORNATE TRADITIONAL BEADING. RECLAIMED BRASS IRONMONGERY, 5 LEVER MORTICE LOCK DEADBOLTS AND PAINT FINISH IN BLACK EXTERIOR GRADE GLOSS.

12. LINE OF NEIGHBOURING BUILDING TO COURTYARD.(REF GG/01/17/R1)

13. AIR CONDITIONING UNITS TO NEIGHBOURING BUILDING WALL MOUNTED ON STEEL FRAMES ON BRICKWORK TO REMAIN AS EXISTING WITH ACCESS PANELS PROVIDED IN CANOPY. (REF GG/01/17/R1)

14. NEW STEEL STEPS AND HANDRAIL TO EXIT WITH 50MM BOX SECTION CONSTRUCTION CHEQUERPLATE 270MM TREADS AND MAX 178MM RISERS. 900MM HIGH 50X50MM BOX SECTION HANDRAIL WITH 25MM BOX SECTION INFILL MAX 100MM SPACING. GLAVENISED WITH BLACK POWDERCOATED FINISH.

15. NEW WINDOW TO REAR WALL MATCHING WINDOWS ON FRONT FACADE. NEW OPENING IN NON ORIGINAL REAR BRICKWORK WALL WITH CONCRETE LINTEL TO STRUCTURAL ENGINEERS SPECIFICATION. S/W FRAME WITH ARCH TO TOP OF GLAZED PANELS, DOUBLE GLAZED UNITS TO AEC ACOUSTICS SPECIFICATION. PAINT FINISH IN BLACK EXTERIOR GRADE GLOSS.

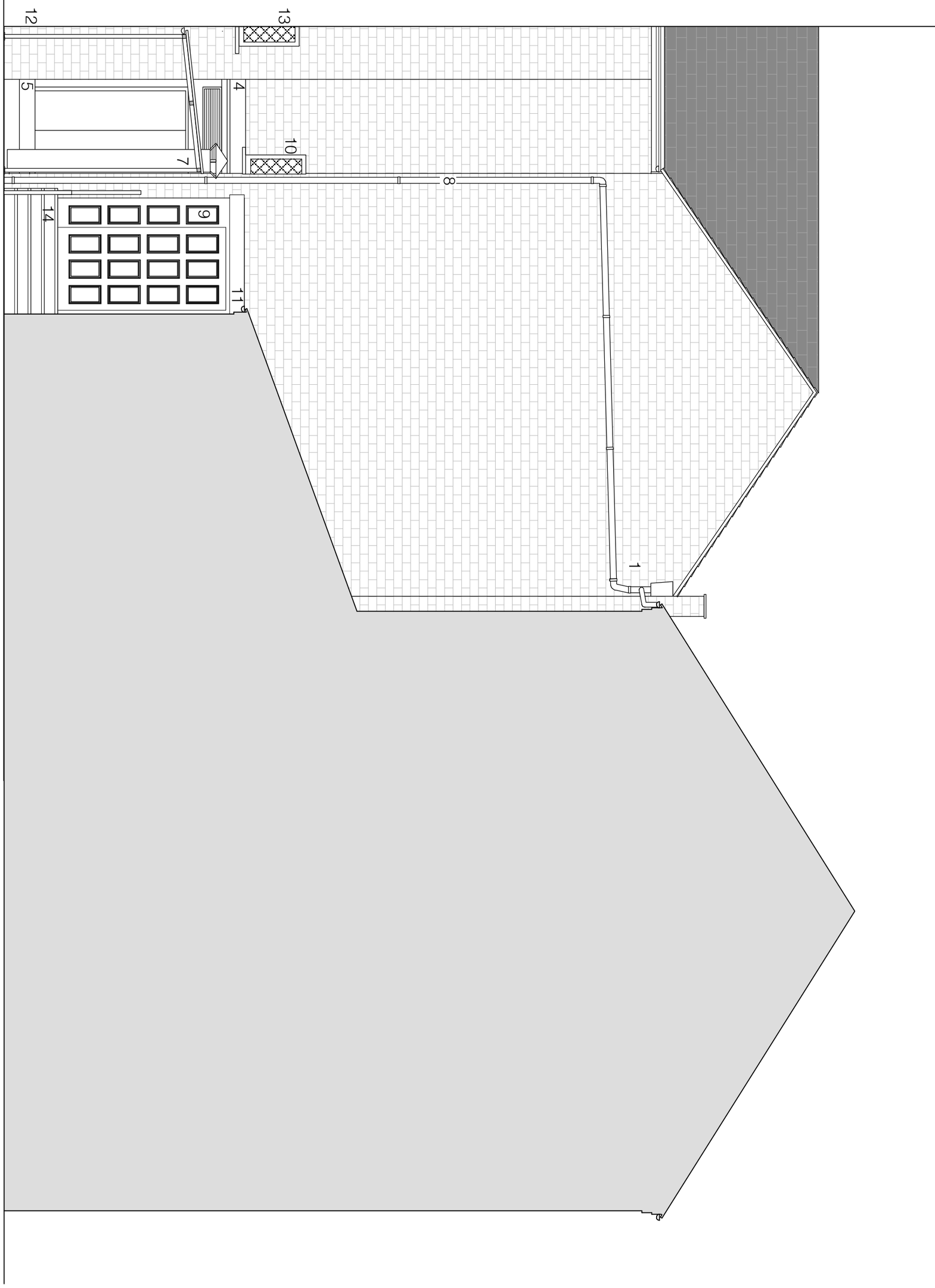
16. NEW TOILET EXTRACT TO BASEMENT WITH 150MM FAN AND NEW GRILL THROUGH EXISTING OPENING.

PROJECT BAY HORSE THOMAS ST MANCHESTER
CLIENT CANE & GRAIN LTD
DATE APRIL 2017
JOB NO CG/1/2017
DRAWING NO CG/01/16/R1
TITLE REAR ELEVATION PROPOSED REVISION 1
SCALE 1:50 (AT A3)

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PROJECT	**BAY HORSE THOMAS ST MANCHESTER**
CLIENT	**CANE & GRAIN LTD**
DATE	**APRIL 2017**
JOB NO	**CG/1/2017**
DRAWING NO	**CG/01/17/R1**
TITLE	**SIDE ELEVATION OF REAR PROPOSED REVISION 1**
SCALE	**1:50 (AT A3)**