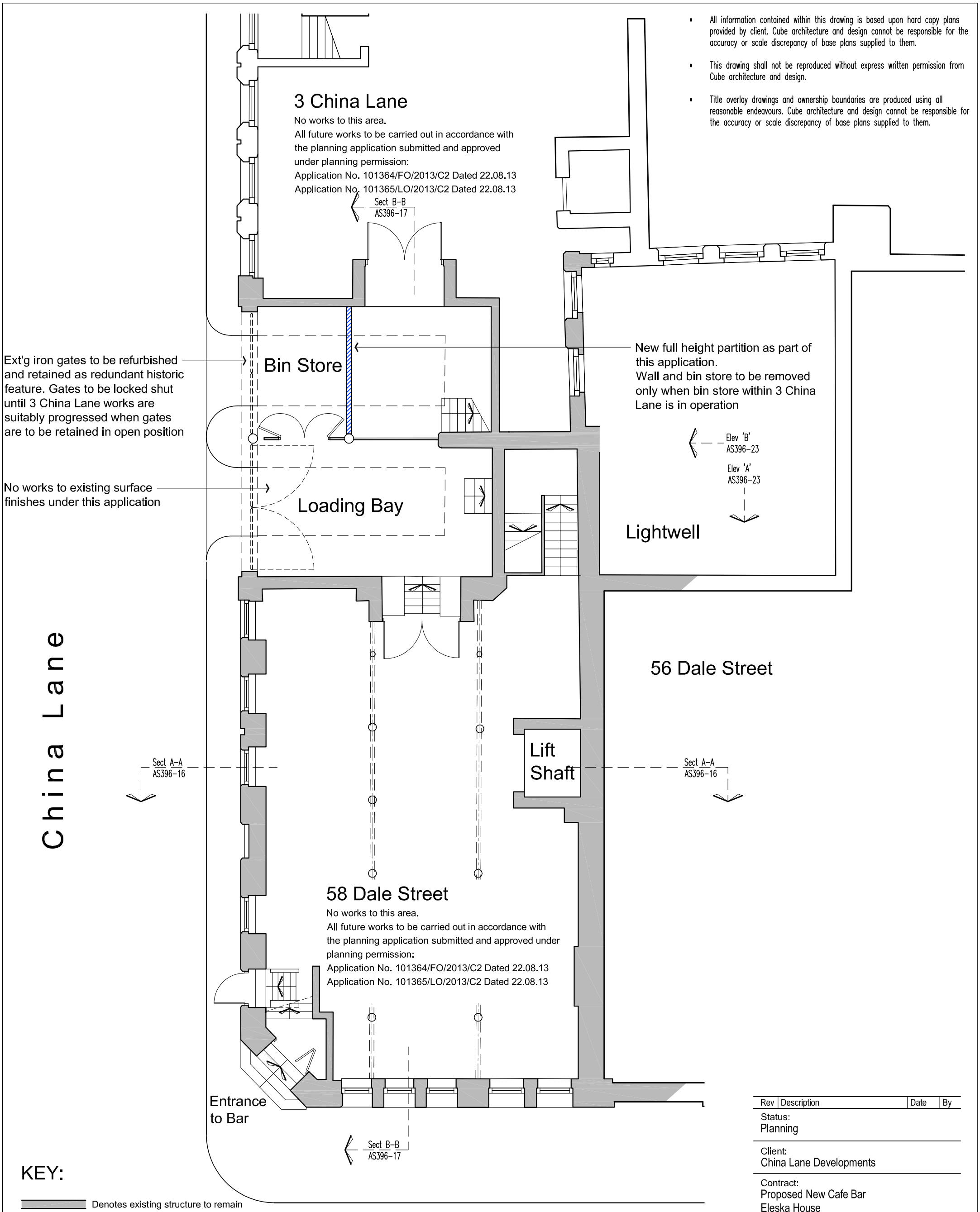
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KEY:

- Denotes existing structure to remain
- Denotes elements of existing structure to be removed/stripped out
- Denotes elements of existing structure to be protected and retained
- Denotes openings to be bricked up using reclaimed brickwork to match
- Denotes new partitions with a paint/tiled finish-Details to be advised
- Denotes existing retained exposed brickwork repaired and clear sealed

Rev	Description	Date	By

Status:
Planning

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Proposed Basement Plan

Drawing No:	Revision:	Scales:
AS396-12		1:100@A3
Drawn: RMC	Checked:	Date: Sept '13

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3 China Lane

No works to this area.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
Application No. 101364/FO/2013/C2 Dated 22.08.13
Application No. 101365/LO/2013/C2 Dated 22.08.13

Sect B–B AS396–17

Lightwell

Elev 'B' AS396–23

Elev 'A' AS396–23

Wall mounted air handling units

Jamb detail AS396–21

Unisex wc

Unisex wc

56 Dale Street

Store

Full height glazed screen with obscure glazing. Alum'n head and base channels

Sect A–A AS396–16

Sect A–A AS396–16

Extg Lift Shaft now redundant

Bar

prep area

Loose seating

Unisex DPT

New full height glazed screen. Alum'n head and base channel with silicone jointed glazed panels. Incl for obscure glazing upto 1500mm above Bar FFL

Loose seating

58 Dale Street entrance below

Sect B–B AS396–17

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Rev	Description	Date	By

Status: Planning

Client: China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing: Proposed Ground Floor Plan

Drawing No:	Revision:	Scales:
AS396-13		1:100@A3
Drawn: RMC	Checked:	Date: Sept '13

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Existing timber sash windows to be carefully removed from existing openings for repair.

Carefully remove existing timber beading and existing/damaged glass.

Strip to bare timber using a non aggressive solvent based paint stripper.

Repair timber as necessary using a 'Windowcare' resin system and traditional spliced timber repair where necessary

Remove exiting pulleys/weights and cords, repair and reinstament as required to full working order. Renew all sash cords.

Remove existing ironmongery, clean/repair and refix to full working order

Clean all surfaces ready for decoration. Knot, prime, stop and apply2 undercoats and 2 coats full gloss paint finish in White

Fit draft strips (type to be agreed)

Re glaze with 6mm clear float glass using putty and existing repaired beading where possible pinned in place

Existing main entrance door and frame to be repainted to match extg

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

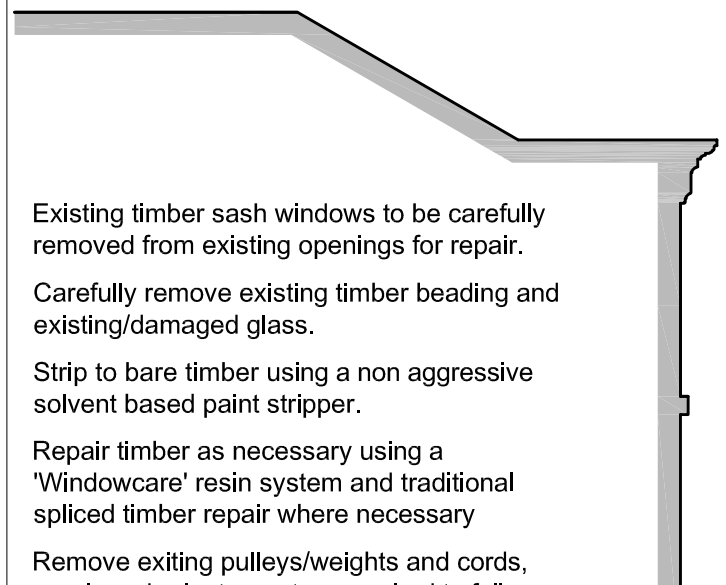
Drawing:
Proposed Elevation along
China Lane

Status: Planning

Drawing No: AS398-14
Drawn: RMC
Revision:
Checked:
Scales: 1:100@A3
Date: Sept '13

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Re glaze with 6mm clear float glass using putty and existing repaired beading where possible pinned in place

Existing main entrance door and frame to be repainted to match extg



Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

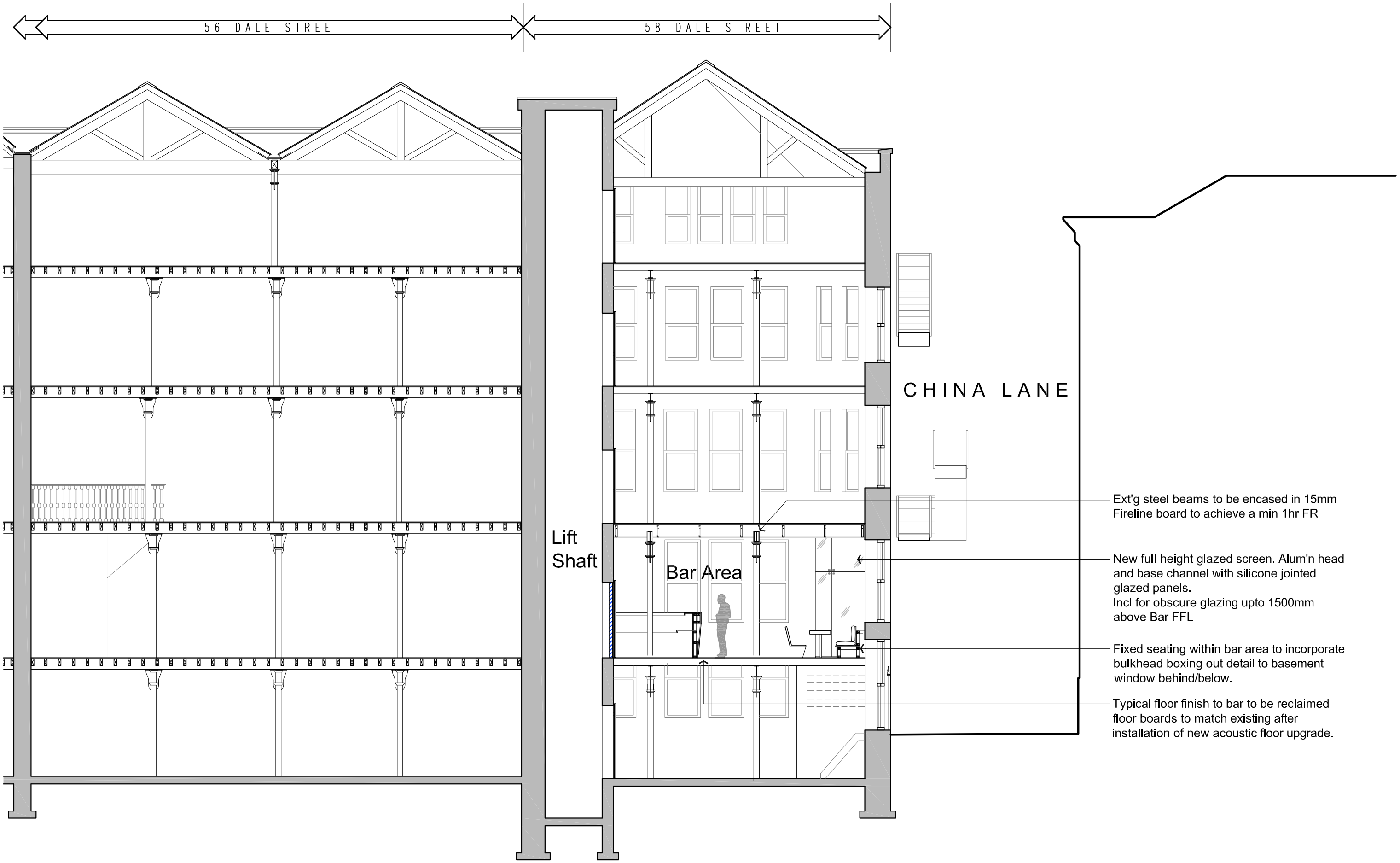
Drawing:
Proposed Elevation along
Dale Street

Status: Planning

Drawing No: AS398-15
Drawn: RMC
Revision:
Checked:
Scales: 1:100@A3
Date: Sept '13

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Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

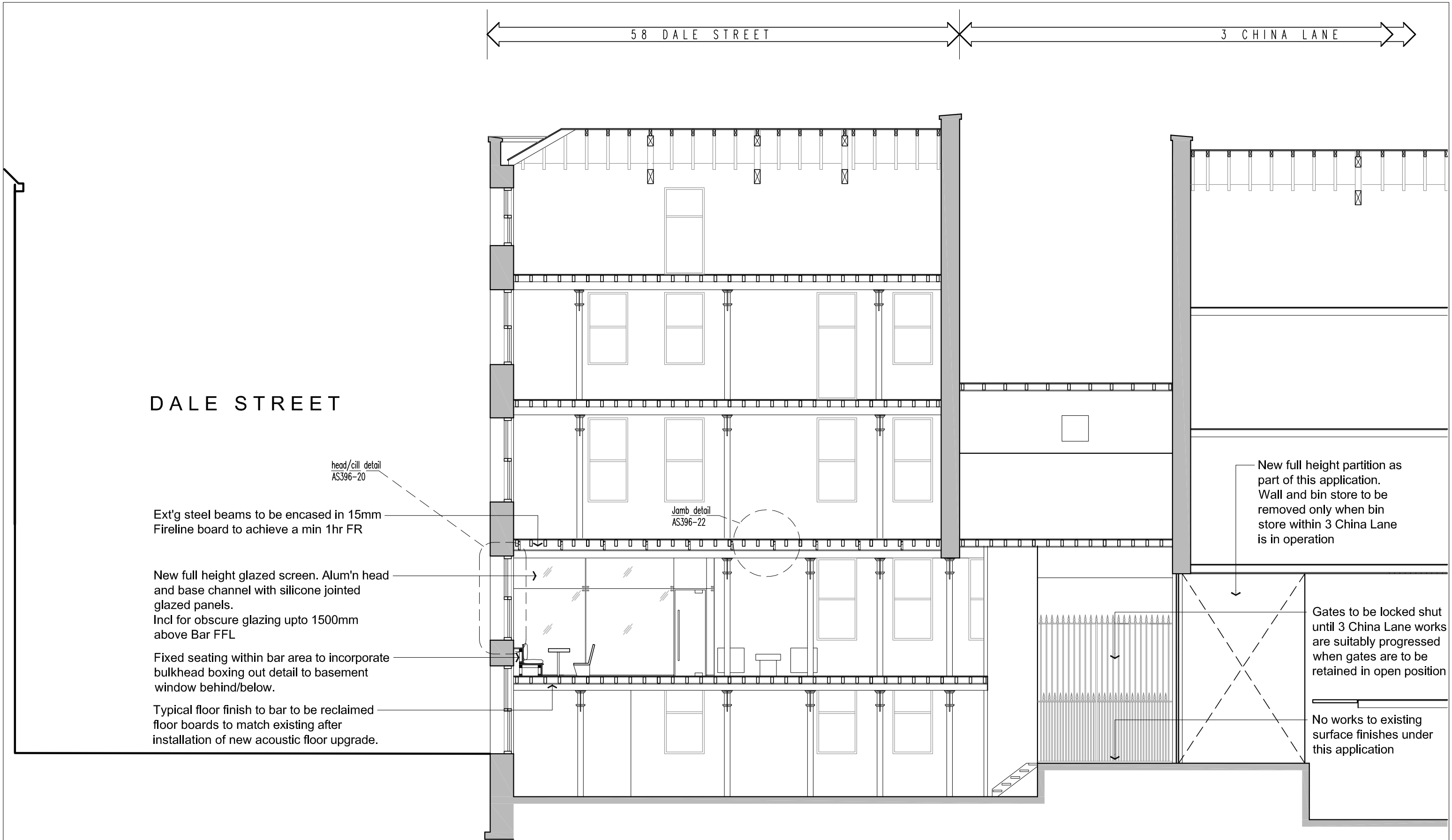
Drawing:
Proposed Section A-A

Status: Planning

Drawing No: AS398-16
Drawn: RMC
Revision:
Checked:
Scales: 1:100@A3
Date: Sept '13

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Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Proposed Section B-B

Status: Planning

Drawing No: AS398-17
Drawn: RMC
Revision:
Checked:
Scales: 1:100@A3
Date: Sept '13

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Sect B-B
AS396-17

Elev 'B'
AS396-23

Elev 'A'
AS396-23

Loading Bay

No works to this area.
All future works to be carried out in accordance with the planning application submitted and approved under planning permission:
App No. 101364/FO/2013/C2 Dated 22.08.13
App No. 101365/LO/2013/C2 Dated 22.08.13

Jamb detail
AS396-21

Ceiling section
AS396-22

Ceiling section
AS396-22

Extg steel beam to be cased with 15mm Fireline board and skim finish ready to receive paint finish

Sect A-A
AS396-16

Sect A-A
AS396-16

Extg T&G decorative boarding to be carefully taken down and stored on site. Boards to be refurbished and reinstalled.
Boards to receive a clear finish to give Class 0 surface spread of flame

Section of bulkhead ceiling at circa 2400mm above FFL to accommodate mechanical extract/svp

Note:
All services to run within the service void of new partitions Fire/smoke detection/emergency lighting including general lighting/power that is to be fixed to soffits and extg walls are to be fed using MS galv tubing/junction boxes exposed and expressed.

Sect B-B
AS396-17

KEY:

- Denotes plasterboard ceiling fixed to a MF suspended grid set at 2400mm above F.F.L.
- Denotes existing ceiling to be patch repaired in lathe and plaster to match existing.
- Denotes T&G boarding to match existing pinned and glued to new acoustic lining. (Class 0)
- Vertical service runs comprising foul water and mechanical extract
- Horizontal service runs comprising water and electrics
- * Denotes all existing timber joists that are exposed are to receive a ceiling comprising: sound resilient bars and faced with 2 layers of 'Soundbloc' board with a skim finish. Detail to comply with AD Part B & E

Rev	Description	Date	By

Status:
Planning

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Proposed Ground Floor Ceiling Plan

Drawing No:	Revision:	Scales:
AS396-19		1:100@A3
Drawn:	Checked:	Date:
RMC		Sept '13

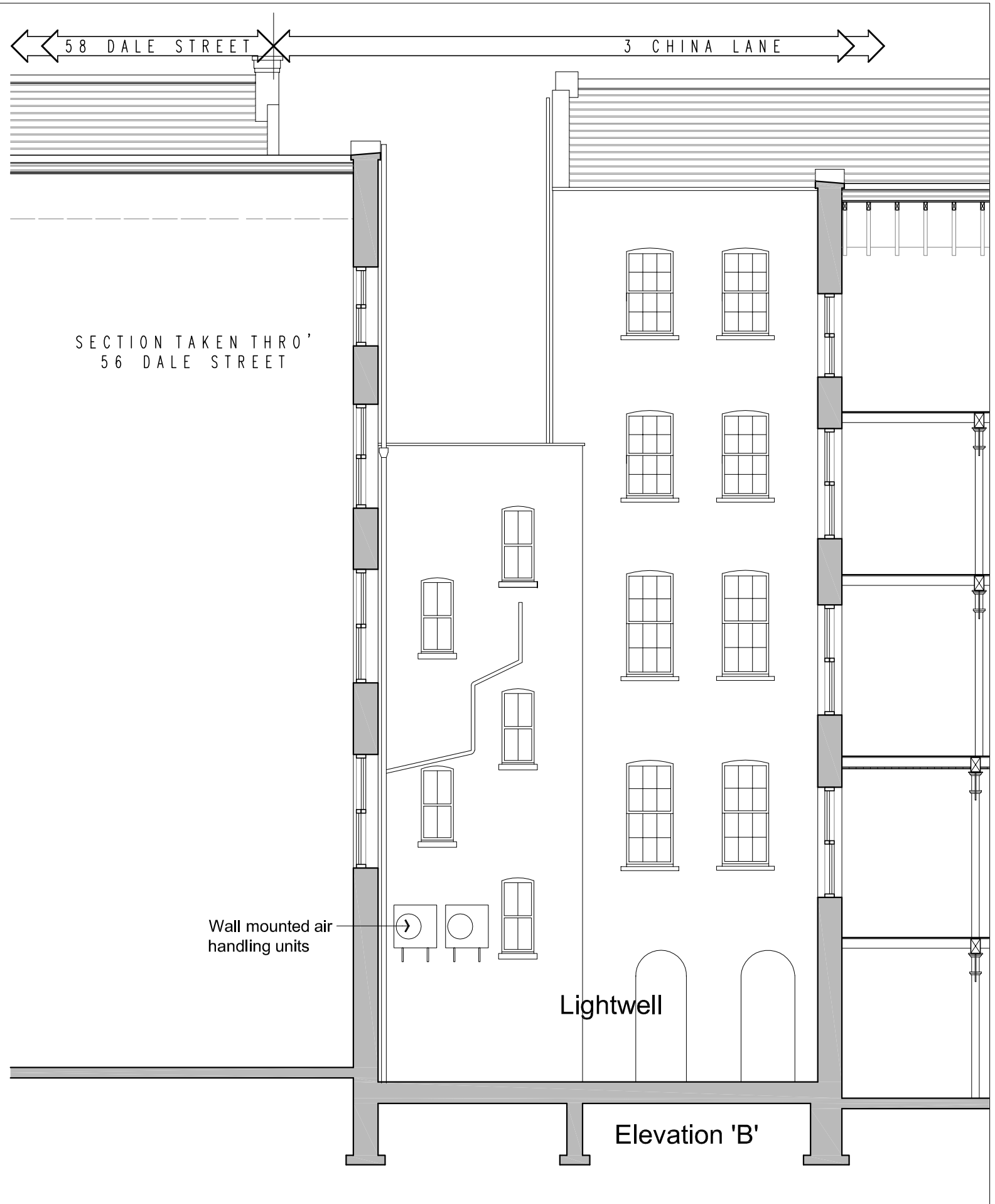
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Elevation 'A'

SECTION TAKEN THRO'
56 DALE STREET



Elevation 'B'

Client:
China Lane Developments

Contract:
Proposed New Cafe Bar
Eleska House
58 Dale Street Manchester

Drawing:
Courtyard Elevations

Status: Planning

Drawing No: AS398-23
Drawn: RMC
Revision:
Checked:
Scales: 1:100@A3
Date: Sept '13

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