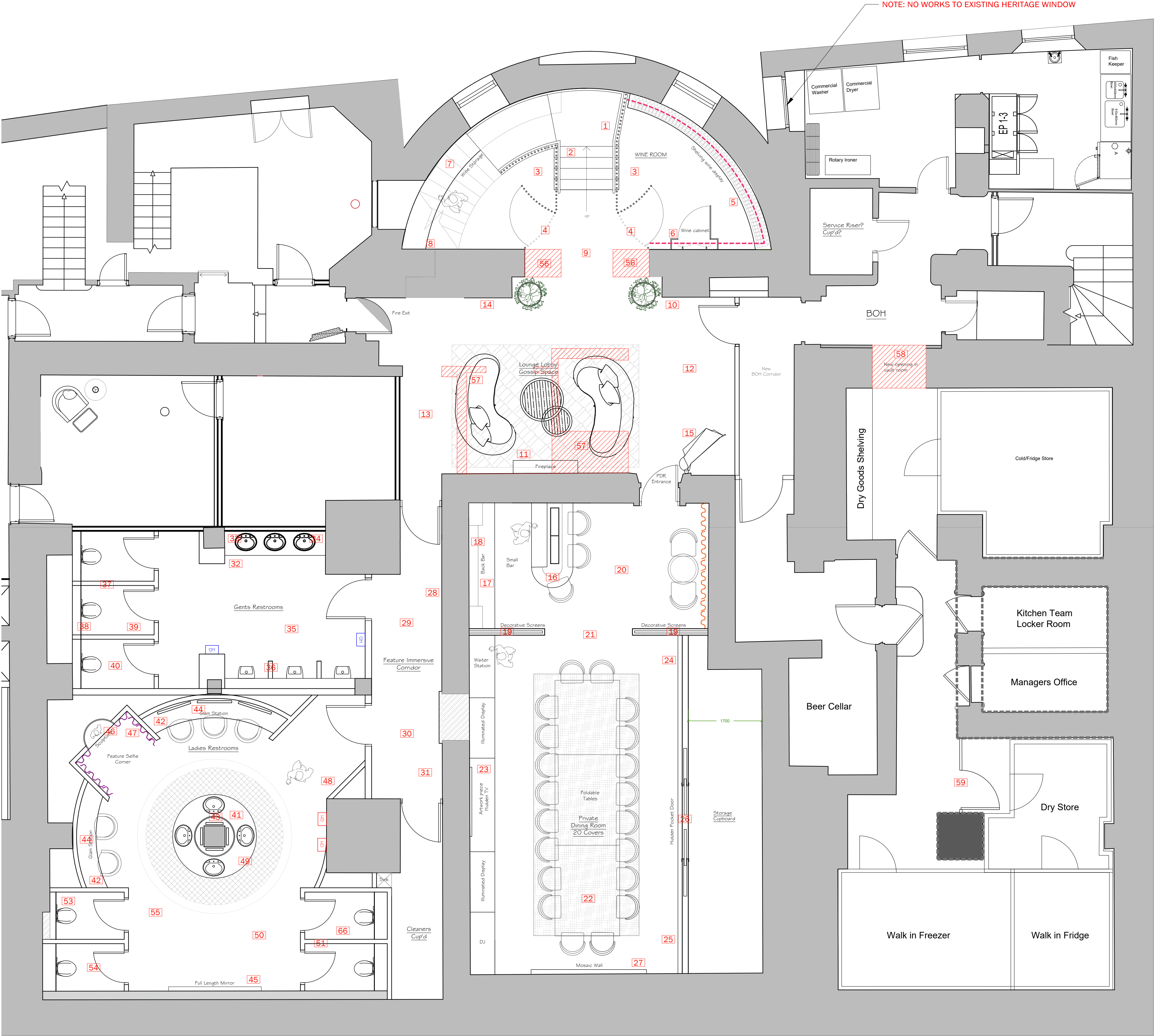




PROPOSED LOWER GROUND FLOOR PLAN

DRAWING TO BE READ IN CONJUNCTION WITH 'SCHEDULE OF WORKS DOCUMENT'

STRUCTURAL WORKS TO THE BUILDING ARE LIMITED TO THE WIDENING OF AN EXISTING LATER OPENING TO PROVIDE ACCESS TO THE NEW STAIRS, AND THE PROVISION OF NEW DOOR INTO COLD STORE. THE LATTER IS THE ONLY STRUCTURAL WORK TO THE ORIGINAL FABRIC OF THE BUILDING, BUT THE WALL IS UNADORNED AND THE SCALE OF WORKS VERY RESTRICTED. EXISTING AND PROPOSED ELEVATIONS AND SECTIONS ARE SHOWN BY DRAWING AS23-PO6.



STAIRCASE BALUSTRADE REF. IMAGE



IMMERSIVE CORRIDOR CEILING FEATURE REF. IMAGE

STAIRCASE / STAIRCASE WINE ROOM AND STORAGE ROOM

- 1 NEW CURVED SINGLE STAIRCASE TO BE FORMED BETWEEN GROUND FLOOR AND LOWER GROUND FLOOR AS INDICATED ON PLAN. STAIRCASE HAND RAILS IN ANTIQUE BRASS FINISH. RIGHT HAND SIDE BALUSTRADE TO BE FORMED OF 30MM DIA. STEEL UPRIGHTS IN A/B FINISH FIXED BETWEEN STAIR TREAD AND LGF CEILING - SEE REF. IMAGE
- 2 STAIRCASE AND ROOMS UNDER STAIRCASE TO RECEIVE MARBLE EFFECT PORCELAIN TILE FLOORING
- 3 ROOMS UNDER STAIRCASE TO BE FORMED VIA FULL-HEIGHT 30MM. DIA STEEL BALUSTRADES IN A/B FINISH FIXED BETWEEN LGF FFL AND CEILING
- 4 FORM DOORS FROM STEEL UPRIGHTS IN A/B FINISH WITH SECURE LOCK MECHANISM
- 5 NEW STONE SLIP CLADDING UNDER STAIRCASE IN WINE ROOM WALLS - SEE DASHED LINE. CLADDING FIXED TO
- 6 NEW CURVED TIMBER SHELIVING WITH LED ILLUMINATION TO FORM WINE DISPLAY
- 7 NEW FULL-HEIGHT GLASS WINE CABINET
- 8 NEW CUPBOARD JOINERY IN RAISE AND FIELD TIMBER PANELED FINISH
- 9 NEW RAISE AND FIELD PANELING TO WALL WITH CENTRAL RECESSED RING LIGHT MIRROR
- 10 WALLPAPER FINISH AND DECORATIVE CORNICE TO NEW PB CEILING

LOUNGE LOBBY / GOSSIP SPACE

- 10 NEW RAISE AND FIELD PANELLING TO ALL WALLS
- 11 NEW RECLAIMED FIREPLACE SURROUND WITH BIO-ETHANOL FIRE
- 12 NEW MARBLE EFFECT PORCELAIN TILE FLOORING IN CHECKERBOARD PATTERN
- 13 WALLPAPER FINISH TO NEW PB CEILING
- 14 HISTORICAL FRAMED ARTWORK/PHOTOGRAPHY BY DIRECTS TO ALL PANELED WALLS
- 15 EXISTING VAULT DOOR TO PDR ENTRANCE TO BE WRAPPED IN TEXTURED BRASS FILM

PRIVATE DINING BAR AREA

- 16 NEW CURVED FRONT BAR JOINERY WITH RECESSED ICE TRAY. ALLOW FOR APPROPRIATE DRAINAGE TO UNIT
- 17 BACK BAR JOINERY WITH TIMBER SHELIVING ABOVE
- 18 ANTIQUE BRASS TIERED BOTTLE STEPS WITH INTERNAL LED ILLUMINATION
- 19 FORM NEW HALF-HEIGHT WALLS IN RAISE AND FIELD PANEL FINISH WITH MARBLE CAPPING. BESPOKE FRET-CUT METALWORK IN ANTIQUE BRASS FINISH TO SIT ABOVE BETWEEN WALLS AND CEILING. METALWORK TO BE UP LIT AND DOWN LIT VIA CONCEALED LED STRIPS
- 20 WALLPAPER FINISH AND DECORATIVE CORNICE TO NEW PB CEILING THROUGHOUT PD BAR AND DINING ROOM
- 21 NEW MARBLE EFFECT TILE FLOORING IN CHECKERBOARD PATTERN TO PD BAR AND DINING ROOM

PRIVATE DINING ROOM

- 22 FORM CEILING RECESS - TO RECEIVE FEATURE WALLPAPER FINISH
- 23 NEW MEDIA UNIT JOINERY WITH WALLPAPER FINISH TO OPENINGS
- 24 RAISE AND FIELD PANEL DETAIL TO ALL WALLS EXCEPT MEDIA UNIT WALL
- 25 NEW FR PARTITION WALL TO FORM STORAGE CUPBOARD AS INDICATED
- 26 NEW POCKET DOOR WITH RAISE AND FIELD PANEL DETAIL. NEW IRONMONGERY AS PER IRONMONGERY SCHEDULE
- 27 FEATURE MOSAIC ARTWORK WITHIN TIMBER PANEL - BY DIRECTS

FEATURE IMMERSIVE CORRIDOR

- 28 FEATURE WALLPAPER FINISH TO WALLS
- 29 FEATURE UNULATED CHAIN MAIL CEILING FEATURE - SEE REF. IMAGE. CHAIN FEATURE TO BE ILLUMINATED VIA SPECIALIST FEATURE LIGHTING
- 30 NEW MARBLE EFFECT PORCELAIN TILE FLOORING
- 31 PAINT FINISH TO NEW PB CEILING

GENTS RESTROOMS

- 32 NEW VANITY UNIT WITH SLATTED TIMBER FRONT TO RECEIVE HIGH GLOSS PAINT FINISH. PORCELAIN VANITY TOP
- 33 NEW WALL MOUNTED VANITY MIRROR BY DIRECTS. MIRROR TO BE SUPPORTED BY TIMBER BATTONS BY MC. MIRROR TO BE BACK LIT VIA CONCEALED LED STRIPS
- 34 SPECIALIST RELIEF PLASTERWORK BY CHRYSALIS SURFACES TO VANITY WALL
- 35 NEW BESPOKE MURAL WALLPAPER TO CEILING BY DIRECTS
- 36 FORM NEW FR PARTITION WALLS TO SEPARATE URINALS. WALLS TO RECEIVE LARGE FORMAT PORCELAIN TILE FINISH
- 37 NEW FR PARTITION WALLS TO FORM CUBICLES
- 38 FORM HALF-HEIGHT BOXING TO CONCEAL CISTERN SYSTEM. BOXING TO RECEIVE LARGE FORMAT PORCELAIN TILE FINISH TO MATCH URINAL WALLS AND REMOVABLE GRANITE SHELF
- 39 NEW WALLPAPER FINISH TO CUBICLES
- 40 NEW WALLPAPER FINISH TO CUBICLE CEILINGS

LADIES RESTROOMS

- 41 NEW TIERED VANITY UNIT WITH TIMBER DOWEL FINISH AND ORNATE TIMBER MOULDINGS
- 42 NEW 80MM THICK MARBLE VANITY SHELF WITH OGEE EDGE TO FORM GLAM STATION
- 43 NEW BESPOKE ORNATE WALL MOUNTED VANITY MIRRORS IN A/B FINISH. MIRRORS TO BE BACK LIT VIA CONCEALED LED
- 44 NEW BESPOKE ORNATE MIRRORS WITH LED LIGHT BOX DETAIL TO FRAME
- 45 NEW FULL HEIGHT WALL MOUNTED TIMBER FRAMED MIRROR WITH ORNATE DETAILING. TO BE PRE-FINISHED IN HIGH GLOSS PAINT FINISH. MIRROR TO BE BACK LIT VIA CONCEALED LED

- 46 NEW DOMED RECESS TO RECEIVE METALLIC GOLD VENETIAN PLASTER FINISH. NEW BEADED TIMBER FRAME TO EDGE OF OPENING TO BE PRE-FINISHED IN HIGH GLOSS PAINT. FORM NEW PLINTH WITH TIMBER DOWEL DETAIL TO FRONT PRE-FINISHED IN HIGH GLOSS PAINT AND 80MM BACK LIT ONYX TOP - ALLOW FOR ALL ASSOCIATED POWER. NEW SCULPTURE TO SIT IN DOMED RECESS BY DIRECTS
- 47 NEW CURTAIN WALL TO SURROUND DOMED RECESS WITH CONCEALED LED ILLUMINATION
- 48 NEW BESPOKE FEATURE WALLPAPER FINISH TO WALLS IN VANITY AREA
- 49 NEW CNC'D ORANTE DECORATIVE PANELS TO BE FIXED TO CEILING ABOVE VANITY UNIT IN A TIERED FASHION. PANELS TO HAVE BEEN PRE-FINISHED IN A HIGH GLOSS PAINT FINISH
- 50 NEW WALLPAPER FINISH TO CEILING IN VANITY AREA AROUND FIXED PANELS
- 51 NEW FR PARTITION WALLS TO FORM CUBICLES
- 52 NEW BESPOKE FEATURE WALLPAPER FINISH TO CUBICLE WALLS
- 53 NEW RAISE AND FIELD TIMBER PANELLING TO TOILET WALL TO HAVE BEEN PRE-FINISHED IN HIGH GLOSS PAINT FINISH
- 54 NEW FEATURE WALLPAPER FINISH TO CUBICLE CEILINGS
- 55 NEW FEATURE ONYX EFFECT FLOORING TILE

DEMOLITION WORKS

- 56 WIDEN EXISTING OPENING WITHIN MODERN 'STOCK BRICK' WALL & AND INSTALL NEW STRUCTURAL LINTEL- SEE G.E'S DETAILS. SHOWN ON PLAN IN RED HATCHED.
- 57 EXISTING 1960'S/1970'S CONCRETE AND 'STOCK BRICK' LIFT SHAFT AND ADJACENT WALL TO BE REMOVED AND FLOOR VOID IN-FILLED AS PER STRUCTURAL ENGINEERS DETAILS. (SHOWN IN RED HATCHED)
- 58 NEW OPENING TO BACK OF HOUSE AREA. OPENING INVOLVES WORK TO THE ORIGINAL CONCRETE FABRIC OF THE BUILDING. (SHOWN IN RED HATCHED)

BACK OF HOUSE AREAS:

GENERAL NOTES

FORM NEW PARTITIONS AS INDICATED. NEW FIRE DOORS WHERE INDICATED INCLUDING FIRE EXIT IRONMONGERY + SIGNAGE. ALLOW FOR ALL ASSOCIATED POWER AND DRAINAGE TO EQUIPMENT WHERE APPLICABLE

NEW DRAINAGE RUNS TO SUIT PROPOSED LAYOUT AS PER STRUCTURAL ENGINEERS DETAILS. ALL DRAINAGE WORKS AFFECTING MODERN CONCRETE FLOORS ONLY.

EXISTING ASHLAR STONE INDICATED WITH RED DASHED LINE TO BE STRIPPED OF EXISTING FLAKING PAINT. WHERE ASHLAR STONE IS PRESENT IN FOOD STORAGE AREAS, NEW STUDWALLING TO BE BUILT INSIDE ROOM AND FIXED TO WALLS WITH MF SYSTEM. MF SYSTEM TO BE FIXED INTO MORTAR LINES.

- 59 EXISTING IRON GATE TO BE RETAINED

C	WORKS UPDATED TO SUIT PLANNERS COMMENTS	18.09.24	ZCW
B	SUMMARY NOTE ADDED TO DRAWING	4.08.24	ZCW
A	REVISIONS TO NOTES TO SUIT COUNCIL COMMENTS	15.07.24	ZCW



JOB TITLE
Cut & Craft
Manchester

DRAWING TITLE
Proposed Lower Ground Floor General Works

SCALE 1: 50 @ A1	DRAWING No AC23- P12C
DATE May 2024	

DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. ALL MEASUREMENTS ARE IN MM UNLESS OTHERWISE SPECIFIED. WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS & ALL DISCREPANCIES TO BE REPORTED TO STUDIO TWO. THE DESIGN SHOWN ON THIS DRAWING IS THE PROPERTY OF STUDIO TWO AND IS NOT TO BE USED OR ITS CONTENTS COPIED, COMMUNICATED OR DISCLOSED, IN WHOLE OR IN PART.