43 Spring Gardens
Basement Floor Area 292sqm
Ground Floor Area 380sqm
TOTAL 672sqm

Proposed Basement Occupant Capacity	
Dining Room Area	- 20No. Persons
+ Basement Staff	- 10No. Persons
Basement Occupancy	**30No. Persons**

Proposed Ground Floor Occupant Capacity	
Main Seating Area	- 88No. Persons
Raised Seating Area	- 43No. Persons
Bar Area Seating	- 16No. Persons
(Customers Sub-Total	- 147No. Persons)
+ Grd Floor Staff	- 10No. Persons
Ground Floor Occupancy	**157No. Persons**

Total Proposed Occupant Capacity		
Basement Occupancy	- 30No. Persons	(20No. Customers)
Ground Floor Occupancy	- 157No. Persons	(147No. Customers)
Total	**187No. Persons**	**(167No. Customers)**

Notes

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Do not scale for construction purposes.
All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

PLANNING ISSUE

Walk in Fridge Finishes
Floor Black safety vinyl
Wall Whiterock hygienic cladding
Ceiling Plasterboard

Plant Room Finishes
Floor Concrete
Wall Painted brick/plaster
Ceiling Plasterboard

Staircase 2 Finishes
Floor Steel checker plate stairs
Wall Whiterock hygienic cladding
Ceiling Plasterboard

Kitchen Finishes
Floor Black safety vinyl
Wall Whiterock hygienic cladding
Ceiling Suspended grid/tile system

Porter Area Finishes
Floor Black safety vinyl
Wall Whiterock hygienic cladding
Ceiling Plasterboard

WC Finishes
Floor Black ceramic tiles
Wall Whiterock hygienic cladding
Ceiling Suspended grid/tile system

Female WC Finishes
Floor Porcelain tile
Wall Mirror cladding & plaster
Ceiling Plasterboard

Male WC Finishes
Floor Porcelain tile
Wall Mirror cladding & plaster
Ceiling Plasterboard

Dry Store Finishes
Floor Black safety vinyl
Wall Whiterock hygienic cladding
Ceiling Suspended grid/tile system

Corridor Finishes
Floor Black safety vinyl
Wall Whiterock hygienic cladding & painted brickwork
Ceiling Suspended grid/tile system

Changing Room Finishes
Floor Black safety vinyl
Wall Whiterock hygienic cladding & painted brickwork
Ceiling Suspended grid/tile system

Changing Room Finishes
Floor Black safety vinyl
Wall Painted brickwork
Ceiling Suspended grid/tile system

WC Corridor Finishes
Floor Engineered timber
Wall Mirror cladding
Ceiling Plasterboard

Staircase 3 Finishes
Floor Engineered timber
Wall Mirror cladding
Ceiling Plasterboard

Dining Room Finishes
Floor Wide plank engineered timber flooring in Walnut colour to match Ground Floor
Wall Timber panelling at low level with plasterboard & antique mirror finish to recesses above panelling and wall to back of small bar area
Ceiling Timber panels to perimeter ceiling with clear fire retardant finish and antique mirror finish to recessed central area

Fire exit corridor Finishes
Floor Black safety vinyl
Wall Whiterock hygienic cladding
Ceiling Suspended grid/tile system

Walk in fridge
Staircase 1
Plant Room
Store
Staircase 2
Kitchen Porter Area
Kitchen
Dry Store
Male Staff WC
Female Staff WC
Female WC
Male WC
Male Changing Room
Female Changing Room
Small bar
Staircase 3
Staircase 4
Fire exit corridor
New Dining Room (20No. Persons)
WC Corridor
Concert Lane
Fire Exit up to ground floor
45 Spring Gardens
41 Spring Gardens

HATCHED AREA NOT IN USE BY 43 SPRING GARDENS AFTER 2029 & WILL THEN ONLY BE FOR USE BY 45 SPRING GARDENS

KEY FOR INTERNAL FINISHES

- New timber stud partitions with plywood to each side and Altro White Rock finish
- Dotted line indicates extent of existing Altro White Rock hygenic wall finish to be retained
- New slip resistant vinyl sheet flooring on latex levelling screed applied to existing solid floor
- New wide plank engineered timber flooring in walnut colour to match existing flooring to Staircase 3 area
- New timber stud partitions with Plasterboard finish to both sides
- New black ceramic floor tiles to WC area
- New silver antique mirror wall panels with 20mm bevelled edge

PROPOSED BASEMENT GENERAL ARRANGEMENT PLAN 1:50@A1 (1:100@A3)

E. Wall/floor/ceiling finishes annotation added 12.2.24
D. Door added to corridor area next to dry store 22.1.24
C. Staff WC area updated, Store under Staircase 1 & existing column to Kitchen retained 18.12.23
B.Pillar to Kitchen retained & Dining Room door 27.11.23
A. Key area added 30.10.23
REVISIONS

Scheme
Fit Out & Alteration Works
Cibo Restautant
Basement & Ground Floors
43 Spring Gardens
Manchester M2 2BG

Client
MRV Restaurant Group Ltd

Title
Proposed Basement
General Arrangement Plan

Scale	Date	Drawn
1:50	27.10.23	MM
Job No	Dwg No	Rev
P390	05	E

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