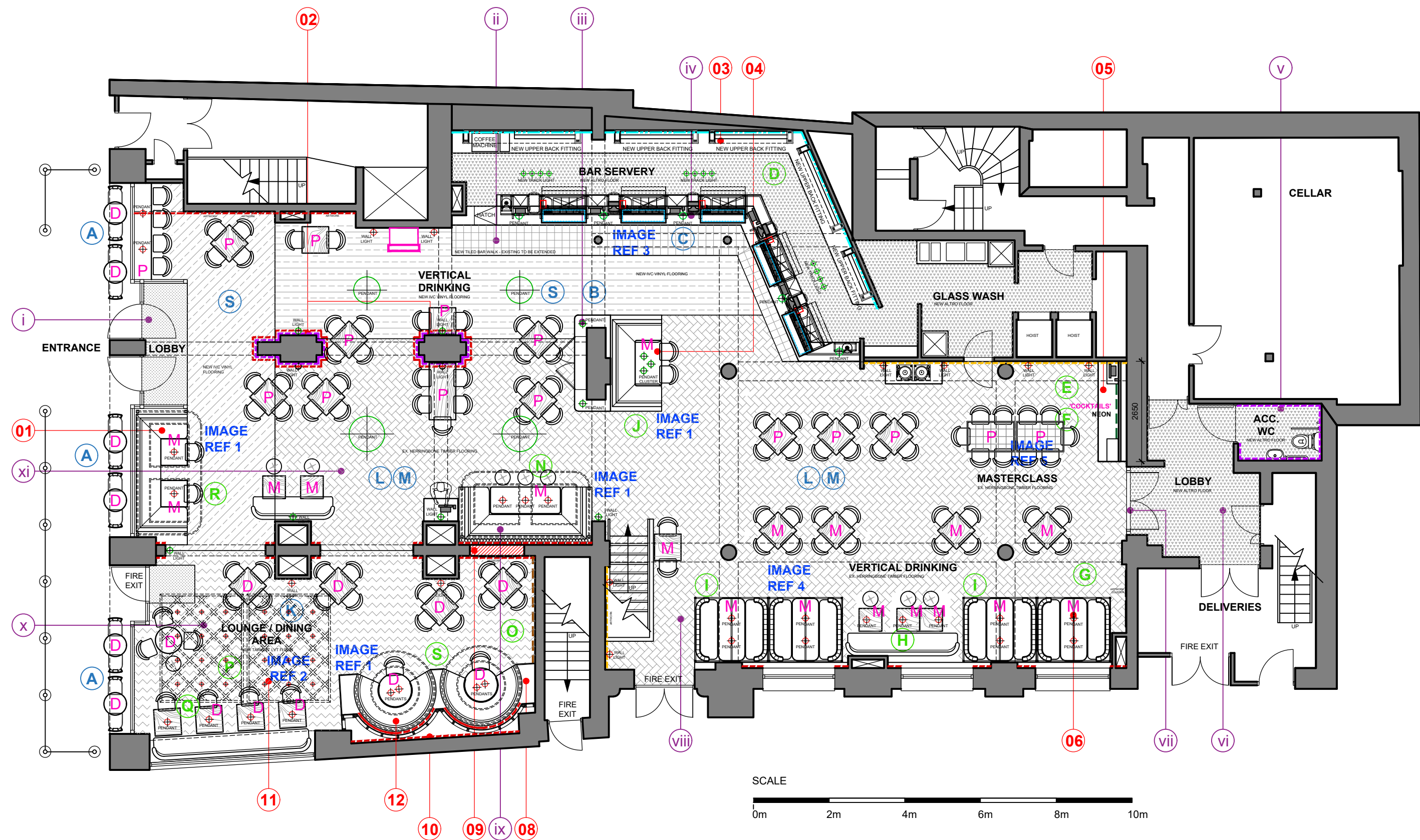




PROPOSED GROUND FLOOR PLAN

SCALE: 1:100

PROPOSED SCHEDULE OF WORKS:	
1	EXISTING DRINK SHELVE TO BE REMOVED A NEW FEATURE SLUG & LETTUCE BIRDCAGE AND SEATING BOOTH AS APPLICABLE INSTALLED TO THIS AREA AS SHOWN ON PLAN.
2	REMOVE BRICK SLIP FINISH & DADO HEIGHT PANNELLING (MODERN ADDITION) FROM COLUMNS SHOWN. TOP SECTION ABOVE DADO TO BE OVER BOARDED TO ALLOW FOR NEW DECORATIVE WALLPAPER FINISH. NEW TILED FINISH TO BE INSTALLED BELOW DADO. (DRG L B008)
3	NEW UPPER BACK BAR FITTING AS INDICATED. WORKS TO INCLUDE: ALLOW TO REMOVE UPPER BACK FITTING AND MIRRORED BOTTLE SHELVES. FEATURE ARCHED DISPLAY SECTIONS TO BE FORMED. EACH SECTION TO INCLUDE: POWDER COATED METALWORK BACKFITTINGS: MIRROR FINISH TO REAR WALL AND ILLUMINATED BOTTLE STEPS.
4	NEW FEATURE SLUG & LETTUCE SEATING BOOTH AS APPLICABLE INSTALLED TO THIS AREA AS SHOWN ON PLAN. (DRG L B05D)
5	NEW COCKTAIL MASTERCLASS BACKFITTING TO BE INSTALLED TO AREA SHOWN (DRG L B07C). WORKS TO INCLUDE: NEW BACKFITTING TO REAR WALL WITH FEATURE DOORS TO CONCEAL EQUIPMENT WHEN NOT IN USE. 2No NEW BOTTLE COOLERS, BELFAST SINK (SUPPLY AND DRAINAGE TBS), COKE GUN AND TILL. CENTRAL CUPBOARD TO CONCEAL DRAINAGE AND PYTHONS, OUTER CUPBOARDS FOR STORAGE. FRAMED LIVING WALL TO BE POSITIONED TO CENTRAL AREA, COMPLETE WITH 'COCKTAILS' NEON.
6	4No NEW FEATURE SLUG & LETTUCE VIP SEATING BOOTHS AS APPLICABLE INSTALLED TO THIS AREA AS SHOWN ON PLAN. (DRG L B05D)
8	EXISTING COCKTAIL MASTERCLASS BACKFITTING TO BE REMOVED. NEW DINING HEIGHT FIXED SEATING TO BE INSTALLED AS SHOWN. DECORATIVE ARCHED MIRRORS C/W CONCEALED LED TO BE FITTED TO WALL ABOVE.
9	OPENING BETWEEN AREAS TO BE INFILLED WITH MATERIALS TO MATCH EXISTING.
10	EXISTING FRAMED MIRROR TO BE REMOVED AND WALL MADE GOOD. CURVED WALL TO FORMED TO REAR OF BOOTHS.
11	RAFTS TYPE 1- 2No TIMBER FRAME RAFTS TO BE FORMED AND FITTED FROM THE UNDERSIDE OF THE CEILING. INDIVIDUAL LIGHTS TO BE SUSPENDED THROUGH CELLS AS PER THE REFERENCE IMAGE. RAFT TO BE INSTALLED IN 2No SECTIONS.
12	2No NEW FEATURE SLUG & LETTUCE BIRDCAGE AND SEATING BOOTHS AS APPLICABLE INSTALLED TO THIS AREA AS SHOWN ON PLAN.

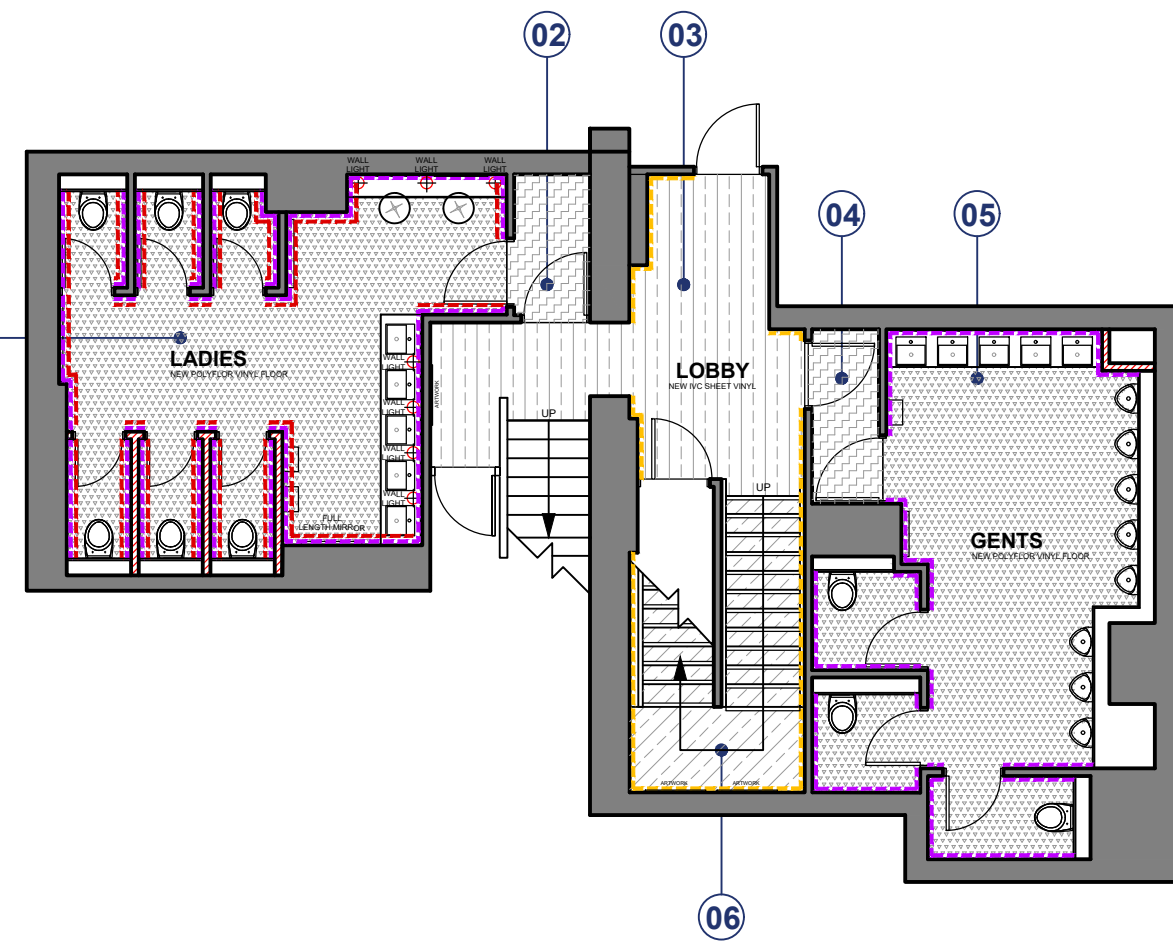
PROPOSED WORKS PREVIOUSLY APPROVED UNDER APP - 135585/LO/2022	
i	EXISTING LOBBY TO RECEIVE NEW DECORATIVE FINISH. EXISTING DOORS & IRONMONGERY TO BE RETAINED & MADE GOOD. NEW COIR MATTING TO BE INSTALLED TO LOBBY.
ii	NEW BAR WALK TILE TO BE INSTALLED. DEPTH OF BAR WALK TO BE INCREASED WHERE SHOWN (ANGLED SECTION DEPTH TO BE MAINTAINED TO SUIT TIMBER PARQUET).
iii	EXISTING DISPLAY CABINET TO BE RETAINED AND PROTECTED DURING WORKS. EXISTING PENDANT LIGHTS TO BE REPLACED AND SHELVES TO BE RE-DRESSED.
iv	ADAPT EXISTING BAR AND LOWER BACK BAR FITTING AS INDICATED. WORKS TO INCLUDE: ALLOW TO REMOVE UPPER BACK FITTING AND MIRRORED BOTTLE SHELVES. EXISTING BAR FRONT TO BE RETAINED AND OVER CLAD WITH NEW REEDED ORAC PANELS. NEW BAR TOP WITH STAINLESS STEEL DRIP TRAYS. NEW S/S UNDER-COUNTER TO INCLUDE 6No STATIONS. 4No NEW GLASS RACKS TO BE FIXED ON BAR TOP. REFURBISH AND MAKE GOOD EXISTING LOWER BACKFITTING AND ALLOW FOR NEW TOP. 4No S/S STATIONS, 4No KOUT (NEW PYTHONS), 5No TILLS, 5No COKE NEW ALTRO FLOORING THROUGHOUT BAR AND GLASSWASH.
v	ACCESSIBLE TOILET TO BE FULLY REFURBISHED, WORKS TO INCLUDE: NEW HALF HEIGHT TILING AND DECORATIONS ABOVE. NEW VINYL FLOORING. NEW DCC-M PACK. NEW VANITY MIRROR.
vi	REAR LOBBY TO BE FULLY REFURBISHED, WORKS TO INCLUDE: NEW HALF HEIGHT CHEQUER PLATE TO EXPOSED CORNERS AND FULL DECORATIONS ABOVE. NEW VINYL FLOORING THROUGHOUT.
vii	EXISTING DOORS TO BE REFURBISHED AND MADE GOOD.
viii	EXISTING PARQUET FLOORING TO BE CAREFULLY CLEANED AND POLISHED.
ix	NEW FEATURE SLUG & LETTUCE VIP BOOTH TO BE INSTALLED WHERE SHOWN ON PLAN. OPENING TO BE INFILLED.
x	EXISTING TILED FLOOR FINISH TO BE REPLACED WITH FEATURE VINYL FLOOR FINISH.
xi	EXISTING PARQUET FLOORING TO BE CAREFULLY CLEANED AND POLISHED.

PROPOSED WORKS TO ORIGINAL & MODERN ADDITIONS:	
D	BAR BACKFITTING TO BE ADAPTED AS PER NOTE 03 IN THE SCHEDULE OF WORKS.
E	SEATING BOOTH - MODERN ADDITION, TO BE FULLY REMOVED AND SURFACES MADE GOOD WITH MATCHING MATERIALS.
F	NEW FUNCTIONAL MASTERCLASS BAR / DISPLAY CABINET TO BE INSTALLED AS PER NOTE 04 IN THE SCHEDULE OF WORKS. (DRG L B07C)
G	SEATING BOOTH - MODERN ADDITION, TO BE FULLY REMOVED AND ANY DISTURBED SURFACES MADE WITH MATERIALS TO MATCH EXISTING.
H	FIXED SEATING - MODERN ADDITION, TO BE FULLY REMOVED AND ALL SURFACES MADE GOOD WITH MATERIALS TO MATCH EXISTING.
I	4No NEW VIP SEATING BOOTHS TO BE INSTALLED, COMPLETE WITH METAL FRAMEWORK. (DRG L B06D)
J	FIXED SEATING - MODERN ADDITION, TO BE FULLY REMOVED AND REPLACED WITH NEW VIP BOOTH. (DRG L B05D)
N	FIXED SEATING - MODERN ADDITION, TO BE ADAPTED AND REUPHOLSTERED, TO INCLUDE NEW FEATURE SLUG & LETTUCE BOOTH METALWORK FRAME FIXED TO EXISTING CAPPINGS.
O	COCKTAIL MASTERCLASS - MODERN ADDITION, TO BE FULLY REMOVED AND REPLACED WITH T&G BOARDING WITH ILLUMINATED MIRRORS ABOVE.
P	2No NEW TIMBER CEILING RAFT (TYPE 1) TO BE INSTALLED WHERE SHOWN AND TO BE CAREFULLY FIXED UP INTO STRUCTURAL CEILING. ALL HOLES TO BE FILLED USING MATERIALS TO MATCH EXISTING CEILING - REPOSITIONED TO SUIT BOOTHS.
Q	FIXED SEATING - MODERN ADDITION, TO BE FULLY REMOVED.
R	DRINKS SHELF - MODERN ADDITION, TO BE FULLY REMOVED AND REPLACED WITH NEW VIP BOOTH.
S	FIXED SEATING - 2No NEW FEATURE SLUG & LETTUCE BOOTHS TO BE INSTALLED TO REAR OF LOUNGE AREA.

PROPOSED WORKS TO ORIGINAL & MODERN ADDITIONS (AS APPROVED ON APP - 135585/LO/2022:	
A	ORIGINAL SHOPFRONT INCLUDING DOORS AND STALLRISER TO RECEIVE NEW DECORATIVE PAINT FINISHES ONLY.
B	DISPLAY CABINET - NO WORKS TO THIS ITEM
C	FRONT BAR SERVERY - MODERN ADDITION TO BE RETAINED AND ADAPTED AS PER NOTE 04 IN THE SCHEDULE OF WORKS.
K	EXISTING TILED FLOORING TO BE REMOVED AND SLIP-FLOOR TO BE BUILT UP (LEVELLED SCREED OR SIMILAR INSTALLED) READY FOR NEW VINYL FLOORING TO BE INSTALLED.
L	EXISTING HERRINGBONE PARQUET TIMBER FLOORING TO BE RETAINED. ALL TO BE CAREFULLY CLEANED AND POLISHED.
M	EXISTING LIGHTING FITTINGS (PENDANTS, WALL LIGHTS, SURFACE MOUNTED SPOTLIGHTS) - ALL MODERN ITEMS TO BE REMOVED AND NEW DECORATIVE LIGHT FITTINGS TO BE INSTALLED FROM EXISTING POINTS. ANY NEW CEILING FITTINGS TO HAVE WIRING INSTALLED ABOVE THE EXISTING PLASTERBOARD CEILING WITH ALL HOLES THAT ARE FORMED TO BE FILLED USING MATERIALS TO MATCH EXISTING CEILING.
S	EXISTING TIMBER EFFECT VINYL FLOORING TO BE REMOVED AND REPLACED WITH NEW TIMBER EFFECT SHEET VINYL.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NUMBERS 4267-LB01 & LB03B

THIS DRAWING TO BE READ IN CONJUNCTION WITH GENERAL DETAIL DRAWINGS 4267-LB04C, LB05D, LB06D, LB07C, LB08B & LB09



PROPOSED PART BASEMENT FLOOR PLAN

SCALE: 1:100

PROPOSED SCHEDULE OF WORKS:

1	NB. LADIES AND GENTS TOILETS TO BE SWITCHED OVER. LADIES TOILETS TO BE FULLY REFURBISHED, WORKS TO INCLUDE: NEW VANITY UNIT INCLUDING NEW WHBS AND NEW TAPS RE-USE 3No EXISTING WCS ALLOW FOR NEW WHITE SEATS AND NEW FLUSH MECHANISMS ALLOW FOR 6No NEW WCS C/W WHITE SEATS AND LARGE DUAL FLUSH PLATES RETAIN 3No EXISTING CUBICLE PARTITIONS AND ALLOW FOR NEW TILE/WALLPAPER FINISH. FORM 3No NEW CUBICLES WITH STUDWORK PARTITION SYSTEM. ALLOW FOR ALL NEW CUBICLE DOORS, S/W FRAMES AND ARCHITRAVES. NEW TILED FINISH & WALLPAPER FINISH TO WALLS THROUGHOUT NEW VINYL FLOOR THROUGHOUT NEW ILLUMINATED SELFIE MIRROR, FULL HEIGHT MIRROR & VANITY MIRRORS NEW MAKE-UP SHELF WITH ILLUMINATED MIRRORS DECORATION WORKS NEW RADIATOR LED LIGHTING TO PERIMETER
2	EXISTING LOBBY TO RECEIVE T&G DADO PANNELLING AND DECORATIVE FINISH ABOVE. EXISTING DOORS & IRONMONGERY TO BE RETAINED & MADE GOOD. NEW MATTING TO BE INSTALLED TO LOBBY.
3	BASEMENT LOBBY TO RECEIVE NEW DECORATIVE WALLPAPER FINISH, VINYL FLOOR FINISH AND NEW ILLUMINATED SELFIE MIRROR FIXED TO WALL. EXISTING ESCAPE STAIRS TO RECEIVE NEW PAINT FINISH TO TREADS.
4	EXISTING LOBBY TO RECEIVE T&G DADO PANNELLING AND DECORATIVE FINISH ABOVE. EXISTING DOORS & IRONMONGERY TO BE RETAINED & MADE GOOD. NEW MATTING TO BE INSTALLED TO LOBBY.
5	NB. LADIES AND GENTS TOILETS TO BE SWITCHED OVER. NEW GENTS TOILETS FULLY REFURBISHED, WORKS TO INCLUDE: 3No CUBICLES TO BE REMOVED AND SURFACES MADE GOOD. NEW VANITY UNIT C/W 3No NEW WHBS AND NEW TAPS INSTALL NEW FULL HEIGHT IPS SYSTEM TO WALLS WHERE SHOWN - REUSE EXISTING URINALS ALLOW FOR 3No NEW WCS INCLUDING FLUSH MECHANISMS AND WHITE SEATS. RETAIN REMAINING CUBICLE WALLS AND ALLOW FOR NEW WALL FINISHES. ALLOW TO DECORATE EXISTING CUBICLE DOORS AND ARCHITRAVES. NEW BLACK IPS SYSTEM/PANELS TO CUBICLES NEW TILED FINISH TO DADO HEIGHT / DECORATIONS ABOVE TO WALLS THROUGHOUT NEW VINYL FLOORING THROUGHOUT. DECORATION WORKS. NEW ILLUMINATED VANITY MIRRORS. ALLOW FOR T & G DADO PANNELLING AND DECORATIONS ABOVE IN LOBBY.
6	STAIRS WALLS TO BASEMENT TO RECEIVE NEW DECORATIVE WALLPAPER FINISH, NEW VINYL FLOOR FINISH TO STAIRS, TREADS TO INCLUDE NEW MOSINGS.

FUSION BY DESIGN

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This drawing is to be read in conjunction with the bill of quantities / specification and any related drawing. The contractor must ensure that all items detailed on this drawing are included when tendering even if not covered by the specification. The Designer must be advised in writing of all such items. Any discrepancies between drawings and specification must be resolved with the Designer prior to commencing works.

All structural work must be carried out in strict accordance with the drawing and calculations provided by the appointed Structural Engineer. All structural work must be inspected at all relevant stages by both the Structural Engineer and Building Inspector. Any changes or alterations must have their express written approval. Any costs incurred due to either claims for damages, loss of trade, etc by failing to do so will be the sole liability of the contractor.

All works must be carried out in strict accordance with all Local Authority, British & European Standards. If in doubt, it is the responsibility of the contractor to contact all relevant parties.

Under the guidance of CDM 2015, the designer will not commence work in relation to a project unless satisfied that the client is aware of their duties day owned and obligated to them under these regulations. This drawing precludes Fusion by Design Ltd. from the role of Principal Designer unless otherwise contractually engaged.

Rev E 11.07.2023 (VF)
DRAWING REVISED TO INCLUDE UP TO DATE DRAWING REFERENCES / REVISIONS.

Rev D 06.07.2023 (VF)
DRAWING REVISED TO SUIT REMOVAL OF FIXED BOOTH TO LOUNGE WINDOW - NEW BOOTHS SHOWN TO REAR OF AREA TO SUIT PLANNING REQUIREMENTS.

Rev C 26.06.2023 (DL)
DRAWING REVISED WITH ITEM J ADAPTED.

Rev B 16.06.2023 (VF)
DRAWING REVISED TO SUIT.

REFERENCE ADDED TO SUIT ADDITIONAL DETAIL DRAWINGS.

Rev A 07.06.2023 (VF)
DRAWING REVISED TO SUIT.

- REDUCED RAFT SIZE (NOTE 11)
- ADDITIONAL INFORMATION ADDED TO COLUMNS (NOTE 2)

Revision

FUSION
BY DESIGN

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Client
STONEGATE PUB CO.

205 Title
SLUG AND LETTUCE DEANSGATE, DEANSGATE, MANCHESTER, DEANSGATE M3 2EN

Drawing Title
PROPOSED GROUND & (PART) BASEMENT FLOOR PLAN AND PHOTOGRAPHIC REFERENCES

Scale 1:100 @ A1	Drawing No	Revision
Date MAY 23	4267 - LB02	E
Drawn By VF		

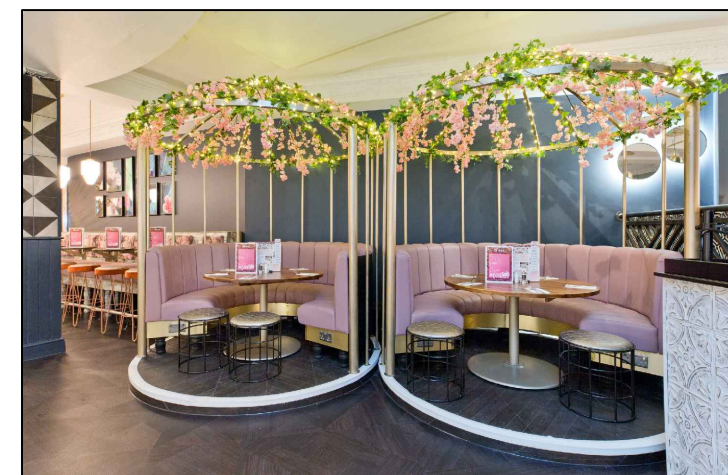


IMAGE REF 1 - SEATING BOOTH
(IMAGE REFERENCE FOR ILLUSTRATIVE PURPOSES ONLY)

WHERE SHOWN ON THE PLAN FEATURE BIRDCAGE STYLE SEATING BOOTHS ARE TO BE INSTALLED. BIRDCAGES TO BE FORMED FROM POWDER COATED MILD STEEL TUBE/HOLLOW CIRCULAR SECTION.



IMAGE REF 2 - CEILING RAFTS - TYPE 1
(IMAGE REFERENCE FOR ILLUSTRATIVE PURPOSES ONLY)

WHERE SHOWN ON THE PLAN NEW TIMBER CEILING RAFTS TO BE FITTED FROM THE UNDERSIDE OF THE CEILING OVER THE LOUNGE/DINING AREA. LIGHTING TO BE SUSPENDED THROUGH CELLS AS PER THE ABOVE IMAGE.



IMAGE REF 3 - NEW BAR SERVERY COUNTER

UPDATES TO BAR SERVERY INCLUDING:
NEW FRONT BAR CLAD WITH REEDED ORAC PANELS WITH GOLD PAINTED FRONT.
NEW BACK BAR WITH ILLUMINATED SHELVEING DISPLAY AND TIERED BOTTLE STEPS & MIRROR FINISH (NOT SHOWN ON IMAGE).
NEW PENDANT LIGHTING AND OVER BAR GLASS RACKS.
NEW TILED FLOOR FINISH TO FORM BAR APRON.

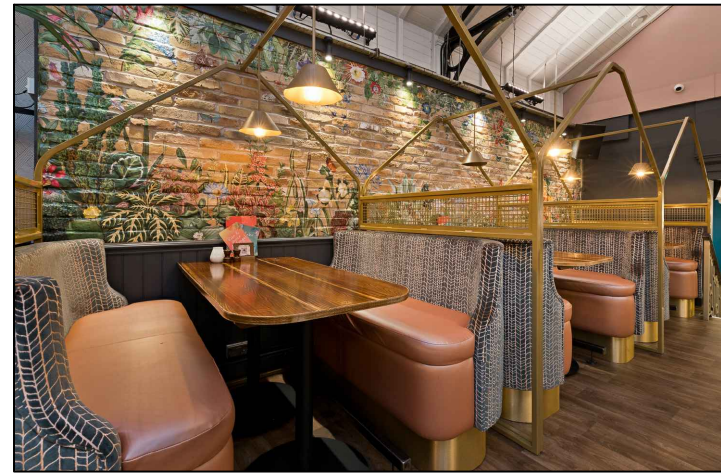


IMAGE REF 4 - VIP SEATING BOOTHS
(IMAGE REFERENCE FOR ILLUSTRATIVE PURPOSES ONLY)

WHERE SHOWN ON THE PLAN 4No MID HEIGHT VIP SEATING BOOTHS ARE TO BE INSTALLED. FEATURE METAL FRAMEWORK TO BE FORMED FROM POWDER COATED MILD STEEL BOX SECTION AND TO PENDANT LIGHTS FITTED FROM TOP CROSS BAR TO CREATE AMBIENT GLOW.



IMAGE REF 5 - COCKTAIL MASTERCLASS
(IMAGE REFERENCE FOR ILLUSTRATIVE PURPOSES ONLY)

WHERE SHOWN ON THE PLAN NEW COCKTAIL MASTERCLASS BACKFITTING TO BE INSTALLED TO INCLUDE CABINETRY WITH DOORS THAT SLIDE BACK TO REVEAL EQUIPMENT, GLASS PRONGS & SHELVEING WHILE IN USE. CENTRAL PANEL TO INCLUDE FAUX LIVING WALL WITH LED COCKTAILS NEON.