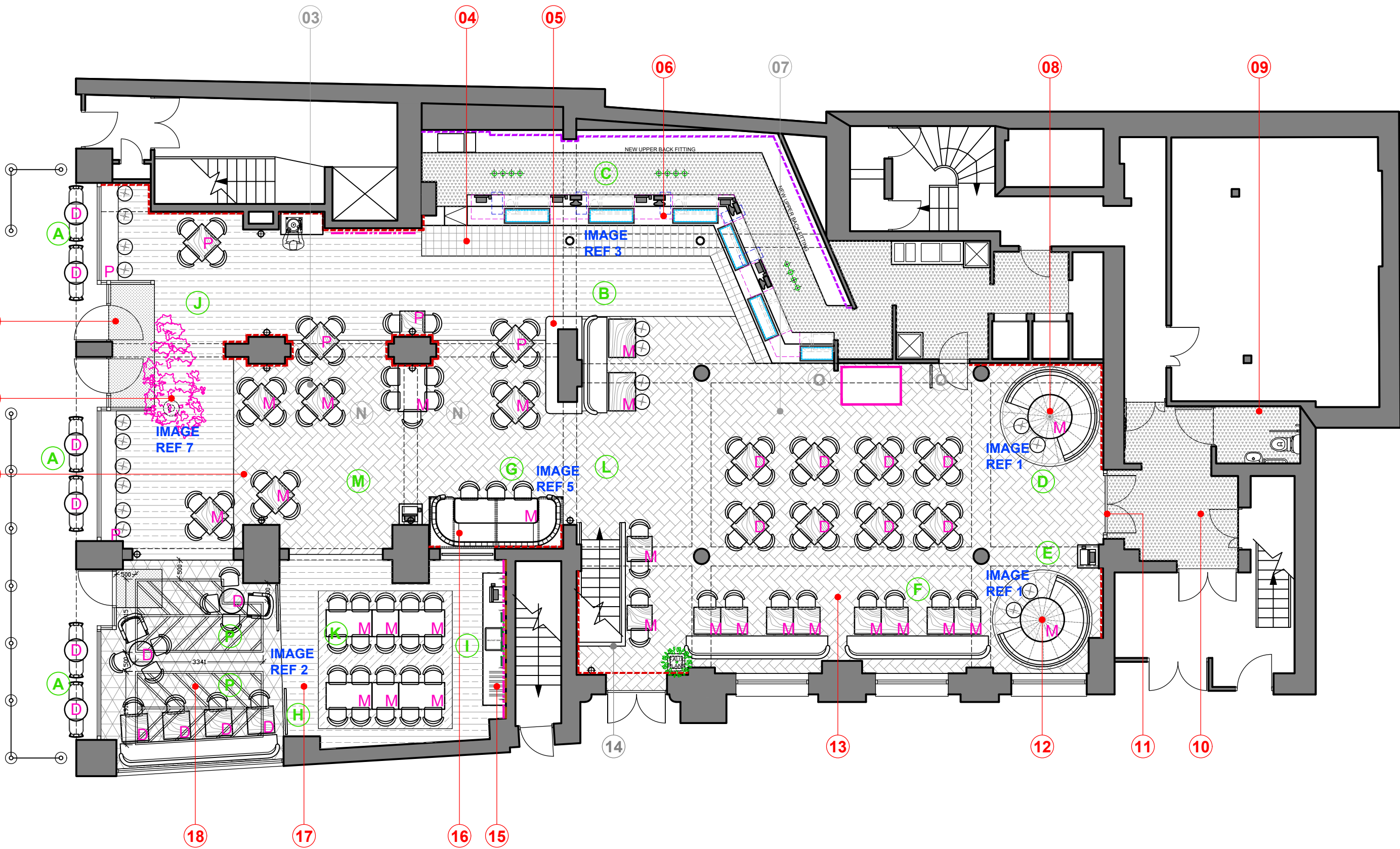




PROPOSED GROUND FLOOR PLAN

SCALE: 1:100

SCALE

0m 2m 4m 6m 8m 10m

PROPOSED SCHEDULE OF WORKS:

- NEW ARTIFICIAL CHERRY BLOSSOM TREE TO BE INSTALLED WITHIN THE GROUND FLOOR BAR AREA (CREATING DRAMATIC ENTRANCE THROUGH FROM LOBBY SPACE). THIS ITEM REQUIRES FIXING TO THE FLOOR FOR STABILITY.
- EXISTING LOBBY TO RECEIVE NEW DECORATIVE FINISH, EXISTING DOORS & IRONMONGERY TO BE RETAINED & MADE GOOD. NEW COIR MATTING TO BE INSTALLED TO LOBBY.
- RAFTS TYPE 2 - 2NO TIMBER FRAME RAFTS TO BE FORMED AND FITTED FROM CEILING AS INDICATED. RAFTS TO INCLUDE TRAILING FOLIAGE. FEATURE PENDANT LIGHT FITTINGS TO BE SUSPENDED CENTRALLY AS PER THE IMAGE.
- 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.
- EXISTING DISPLAY CABINET TO BE RETAINED AND PROTECTED DURING WORKS. EXISTING PENDANT LIGHTS TO BE REPLACED AND SHELVED TO BE RE-DRESSED. REVERSE SIDE TO RECEIVE DEGRADATIVE PANEL-MOULD-DETAIL-WITH ANTIQUE-MIRROR-TO-CENTRAL-PANEL. **OMIT**
- ADAPT EXISTING BAR AND BACK BAR FITTING AS INDICATED. WORKS TO INCLUDE:
ALLOW TO REMOVE UPPER BACK FITTING AND MIRRORED BOTTLE SHELVES.
FULL METALWORK BACKFITTING TO BE INSTALLED TO REAR WALL INCLUDING TILES AND MIRROR FINISH AND BOTTLE STEPS.
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 4NO STATIONS AND 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 400T NEW PYTHON'S. 6NO TILLS. 6NO COKE NEW ALTRO FLOORING THROUGHOUT BAR AND GLASSWASH.
- RAFTS TYPE 2 - 2NO TIMBER FRAME RAFTS TO BE FORMED AND FITTED FROM THE UNDERSIDE OF THE CEILING. THE RAFTS ARE TO RECEIVE ARTIFICIAL PLANTING (IVY AND BLOSSOM) AS PER IMAGE REFERENCE 4. **OMIT**
- NEW FEATURE SLUG & LETTUCE BIRDCAGE AND SEATING BOOTH AS APPLICABLE INSTALLED TO THIS AREA AS SHOWN ON PLAN.
- ACCESSIBLE TOILET TO BE FULLY REFURBISHED. WORKS TO INCLUDE:
NEW HALF HEIGHT TILING AND DECORATIONS ABOVE.
NEW VINYL FLOORING.
NEW VANITY MIRROR.
- 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.
- EXISTING DOORS TO BE REFURBISHED AND MADE GOOD.
- NEW FEATURE SLUG & LETTUCE BIRDCAGE AND SEATING BOOTH AS APPLICABLE INSTALLED TO THIS AREA AS SHOWN ON PLAN.
- EXISTING PARQUET FLOORING TO BE CAREFULLY CLEANED AND POLISHED.
- EXISTING BALUSTRADE TO RECEIVE PAINTED T&G BOARDING TO EACH SIDE. WITH NEW TIMBER HANDRAIL. **OMIT**
- EXISTING COCKTAIL MASTERCLASS BACKFITTING TO BE REMOVED AND NEW INSTALLED. 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 TBC), COKE GUN AND TILL.
CENTRAL CUPBOARD TO CONCEAL DRAINAGE AND PYTHON'S. OUTER CUPBOARDS FOR STORAGE.
FRAMED LIVING WALL TO BE POSITIONED TO CENTRAL AREA, COMPLETE WITH COCKTAILS' NEON.
HEAT APPLIED MURAL TO BE APPLIED TO EXISTING BRICKWORK.
- NEW FEATURE SLUG & LETTUCE VIP BOOTH TO BE INSTALLED WHERE SHOWN ON PLAN.
- EXISTING TILED FLOOR FINISH TO BE REPLACED WITH FEATURE VINYL FLOOR FINISH.
- RAFTS TYPE 1 - 2NO TIMBER FRAME RAFTS TO BE FORMED AND FITTED FROM THE UNDERSIDE OF THE CEILING. THE RAFTS ARE TO RECEIVE ARTIFICIAL PLANTING (IVY AND BLOSSOM) AND FESTOON LIGHTING AS PER THE ABOVE IMAGE.
- EXISTING PARQUET FLOORING TO BE CAREFULLY CLEANED AND POLISHED.

PROPOSED WORKS TO ORIGINAL & MODERN ADDITIONS:

- ORIGINAL SHOPFRONT INCLUDING DOORS AND STALLISER TO RECEIVE NEW DECORATIVE PAINT FINISHES ONLY.
- DISPLAY CABINET - NO WORKS TO THIS ITEM
- BAR SERVERY - MODERN ADDITION TO BE RETAINED AND ADAPTED AS PER NOTE 6 IN THE SCHEDULE OF WORKS.
- SEATING BOOTH - MODERN ADDITION TO BE FULLY REMOVED AND REPLACED WITH NEW BIRDCAGE SEATING BOOTH.
- SEATING BOOTH - MODERN ADDITION TO BE FULLY REMOVED AND REPLACED WITH NEW BIRDCAGE SEATING BOOTH.
- FIXED SEATING - MODERN ADDITION TO BE FULLY REMOVED AND REPLACED WITH 2NO NEW LOOSE SETTLES / UPHOLSTERED BENCH SEATS.
- SEATING BOOTH - MODERN ADDITION TO BE FULLY REMOVED AND REPLACED WITH NEW VIP SEATING BOOTH.
- FIXED SEATING - MODERN ADDITION TO BE FULLY REMOVED AND REPLACED WITH NEW LOOSE SETTLE / SOFA.
- MASTERCLASS BAR - MODERN ADDITION TO BE FULLY REMOVED AND REPLACED WITH NEW FUNCTIONAL MASTERCLASS BAR / DISPLAY CABINET AS PER NOTE 15 IN THE SCHEDULE OF WORKS.
- EXISTING TIMBER EFFECT VINYL FLOORING TO BE REMOVED AND REPLACED WITH NEW TIMBER EFFECT SHEET VINYL.
- EXISTING TILED FLOORING TO BE REMOVED AND SUB-FLOOR TO BE BUILT UP (LEVELLING SCREED OR SIMILAR INSTALLED) READY FOR NEW VINYL FLOORING TO BE INSTALLED.
- EXISTING HERRINGBONE / PARQUET TIMBER FLOORING TO BE RETAINED. **ALL TO BE CAREFULLY CLEANED AND POLISHED.**
- 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.
- 2NO NEW TIMBER CEILING RAFTS 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. **OMIT**
- 2NO NEW TIMBER CEILING RAFTS (TYPE 2) 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. **OMIT**
- 2NO NEW TIMBER CEILING RAFTS (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.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NUMBERS 4225-LB01 & LB03

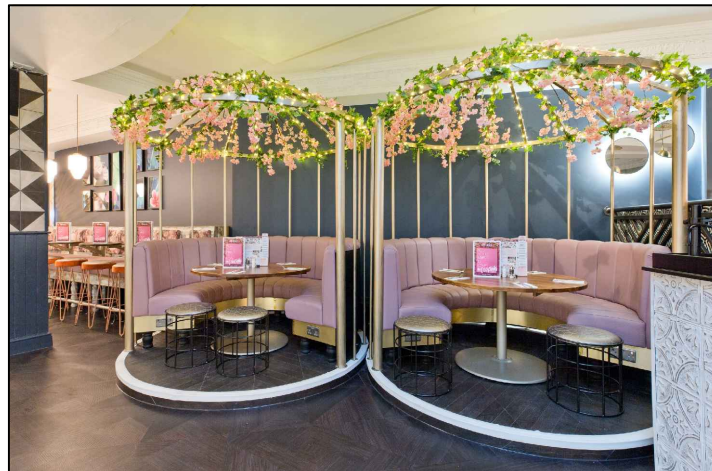


IMAGE REF 1 - SEATING BOOTH

WHERE SHOWN ON THE PLAN 2NO CIRCULAR BIRDCAGE SEATING BOOTHS ARE TO BE INSTALLED. BIRDCAGES TO BE FORMED FROM POWDER COATED MILD STEEL TUBE/HOLLOW CIRCULAR SECTION AND TO RECEIVE ARTIFICIAL BLOSSOM AND FAIRY LIGHTS AS PER THE IMAGE.



IMAGE REF 5 - VIP SEATING BOOTHS

WHERE SHOWN ON THE PLAN 1NO LARGE VIP SEATING BOOTH IS 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.

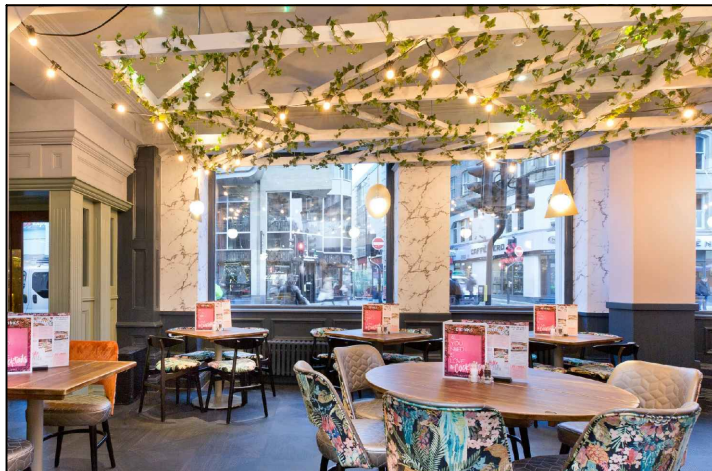


IMAGE REF 2 - CEILING RAFTS - TYPE 1

WHERE SHOWN ON THE PLAN 2NO NEW TIMBER CEILING RAFTS TO BE FITTED FROM THE UNDERSIDE OF THE CEILING OVER THE LOUNGE/DINING AREA. THE RAFTS ARE TO RECEIVE ARTIFICIAL PLANTING (IVY AND BLOSSOM) AND FESTOON LIGHTING AS PER THE ABOVE IMAGE.



IMAGE REF 6 - COCKTAIL MASTERCLASS

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



IMAGE REF 3 - NEW BAR SERVERY

NEW GROUND FLOOR BAR SERVERY AREAS INCLUDING:
NEW FRONT BAR WITH GOLD PAINTED FRONT.
NEW BACK BAR WITH ILLUMINATED SHELVING DISPLAY AND TIERED BOTTLE STEPS. MIRROR AND TILED WALL FINISH AND ILLUMINATED BOTTLE.
NEW PENDANT LIGHTING AND OVER BAR GLASS RACKS.
NEW TILED FLOOR FINISH TO FORM BAR APRON.

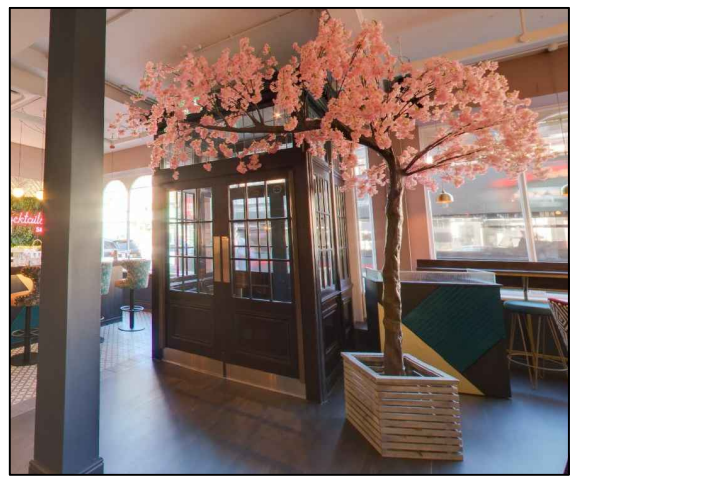
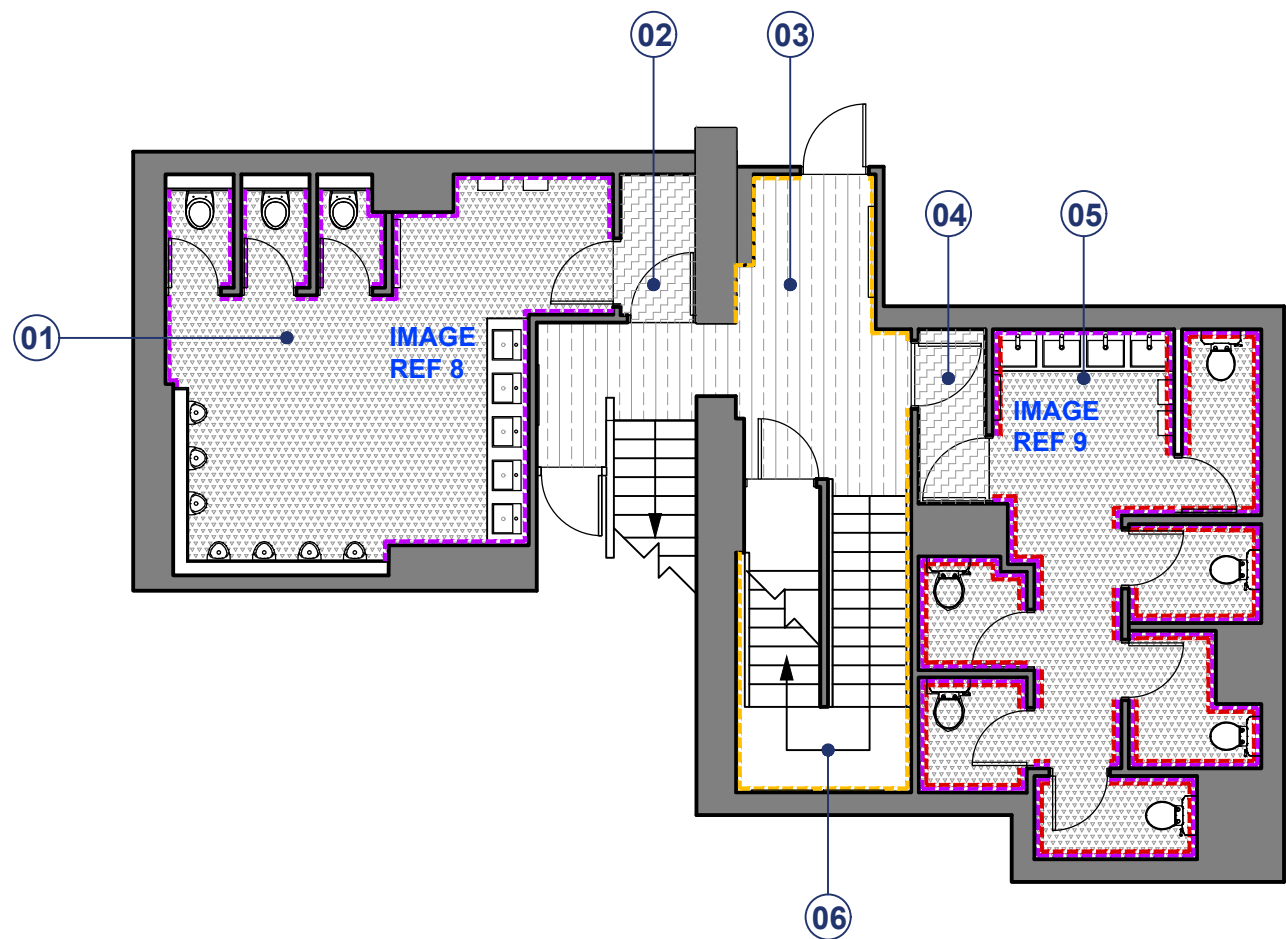


IMAGE REF 7 - CHERRY BLOSSOM TREE

WHERE SHOWN ON THE PLAN NEW CHERRY BLOSSOM TREE TO BE POSITIONED AND SECURELY FIXED TO FLOOR. FIXINGS TO BE CONCEAL IN PLANTER AS IMAGE ABOVE.



PROPOSED PART BASEMENT FLOOR PLAN

SCALE: 1:100



IMAGE REF 8 - GENTS TOILETS

MENS TOILETS TO INCLUDE A NEW VANITY UNIT FINISHED IN A GREY HIGH PRESSURE LAMINATE WITH NEW COUNTERTOP BASINS AND TAPS. WALLS TO RECEIVE TILING WITH A SIDE ILLUMINATED MIRRORS FITTED TO THE WALL ABOVE EACH BASIN. PAINT FINISH APPLIED TO WALLS ABOVE TILING EVERYWHERE ELSE.

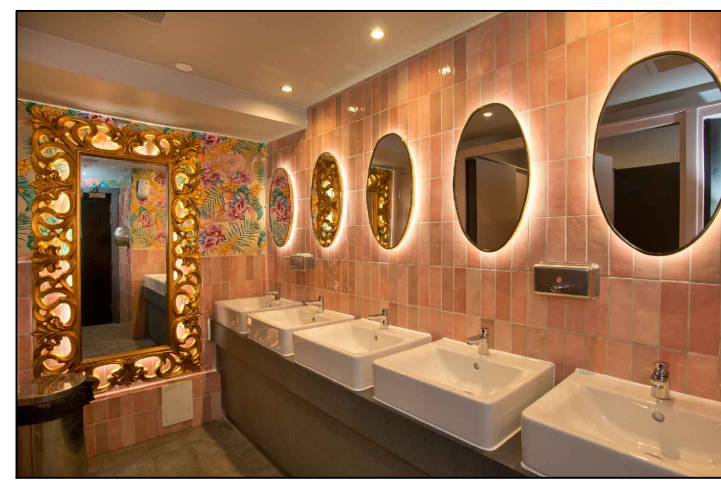


IMAGE REF 9 - LADIES TOILETS

LADIES TOILETS TO INCLUDE A NEW VANITY UNIT FINISHED IN A GREY HIGH PRESSURE LAMINATE WITH NEW COUNTERTOP BASINS AND TAPS. WALLS TO RECEIVE TILING WITH A SIDE ILLUMINATED MIRRORS FITTED TO THE WALL ABOVE EACH BASIN. WALLPAPER FINISH APPLIED TO WALLS ABOVE TILING EVERYWHERE ELSE. A LARGE SELFIE MIRROR IS TO BE INCLUDED IN THE TOILETS AS PER THE PICTURE.

PROPOSED SCHEDULE OF WORKS:

- GENTS TOILETS TO BE FULLY REFURBISHED, WORKS TO INCLUDE:
NEW VANITY UNIT CW 5NO NEW WHBS AND NEW TAPS
REUSE EXISTING URINALS
NEW FULL HEIGHT IPS PANEL SYSTEM TO URINAL WALLS.
ALLOW FOR 3NO NEW WCs INCLUDING FLUSH MECHANISMS AND WHITE SEATS.
RETAIN CUBICLE WALLS AND ALLOW FOR NEW WALL FINISHES.
ALLOW TO DECORATE EXISTING CUBICLE DOORS AND ARCHTRAVES.
NEW BLACK IPS SYSTEM PANELS TO CUBICLES
NEW TILED FINISH TO DADO HEIGHT / DECORATIONS ABOVE TO WALLS THROUGHOUT
NEW VINYL FLOORING THROUGHOUT.
DECORATION WORKS.
REMOVE MACHINE
NEW ILLUMINATED VANITY MIRRORS.
ALLOW FOR T & G DADO PANNELLING AND DECORATIONS ABOVE IN LOBBY.
- 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.
- 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.
- 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.
- LADIES TOILETS TO BE FULLY REFURBISHED, WORKS TO INCLUDE:
NEW VANITY UNIT REUSE 4NO EXISTING WHBS AND NEW TAPS
REUSE 6NO EXISTING WCs ALLOW FOR NEW WHITE SEATS AND NEW FLUSH MECHANISMS.
RETAIN EXISTING CUBICLE PARTITIONS AND ALLOW FOR NEW TILE/WALLPAPER FINISH.
DECORATE CUBICLE DOORS, FRAMES AND ARCHTRAVES.
NEW TILED FINISH & WALLPAPER FINISH TO WALLS THROUGHOUT
NEW VINYL FLOOR THROUGHOUT
NEW ILLUMINATED SELFIE MIRROR & VANITY MIRRORS
DECORATION WORKS
NEW RADIA TOR
LED LIGHTING TO PERIMETER
- STAIRS WALLS TO BASEMENT TO RECEIVE NEW DECORATIVE WALLPAPER FINISH. EXISTING FLOOR FINISH TO BE STRIPPED AND POLISHED. STAIRS TO INCLUDE NEW NOSINGS.

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DESIGNERS CONTACT INFO:

VICTORIA FLETCHER / 0776856851

VICTORIA.FLETCHER@FUSIONBYDESIGN.CO.UK

MATTHEW FLETCHER / 07449959091

MATTHEW.FLETCHER@FUSIONBYDESIGN.CO.UK

REV E (VF) 02.03.2022

RAFTS 0 & N (B. ANCILLARY NOTES) OMITTED TO SUIT PLANNING OFFICERS REQUIREMENTS. REV D (VF) 22.02.2022

NOTES TO RAFTS UPDATED.

REV C (VF) 13.02.2022

NOTES 05, 13, 14, 19, B & L UPDATED AS AGREED WITH PLANNING CONSULTANT FOLLOWING CORRESPONDENCE WITH PLANNING DEPARTMENT.

REV B (VF) 19.12.2022

NOTES 0 & N UPDATED TO SUIT REQUEST BY PLANNING CONSULTANT.

REV A (VF) 15.12.2022

DRAWING REVISED TO INCLUDE SCHEDULE OF ORIGINAL AND MODERN ADDITIONS.

Revision



BY DESIGN

FUSION BY DESIGN - FABRIC HOUSE

HOLLY PARK MILLS, WOODHALL LANE, LEEDS, LS28 5QS

Telephone 0113 2047788 Fax 0113 2047868

E-Mail info@fusionbydesign.co.uk Web www.fusionbydesign.co.uk

Client

STONEGATE PUB CO.

Job 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

Date

OCT 22

Drawn By

VF

Drawing No

4225 -

LB02

Revision

E