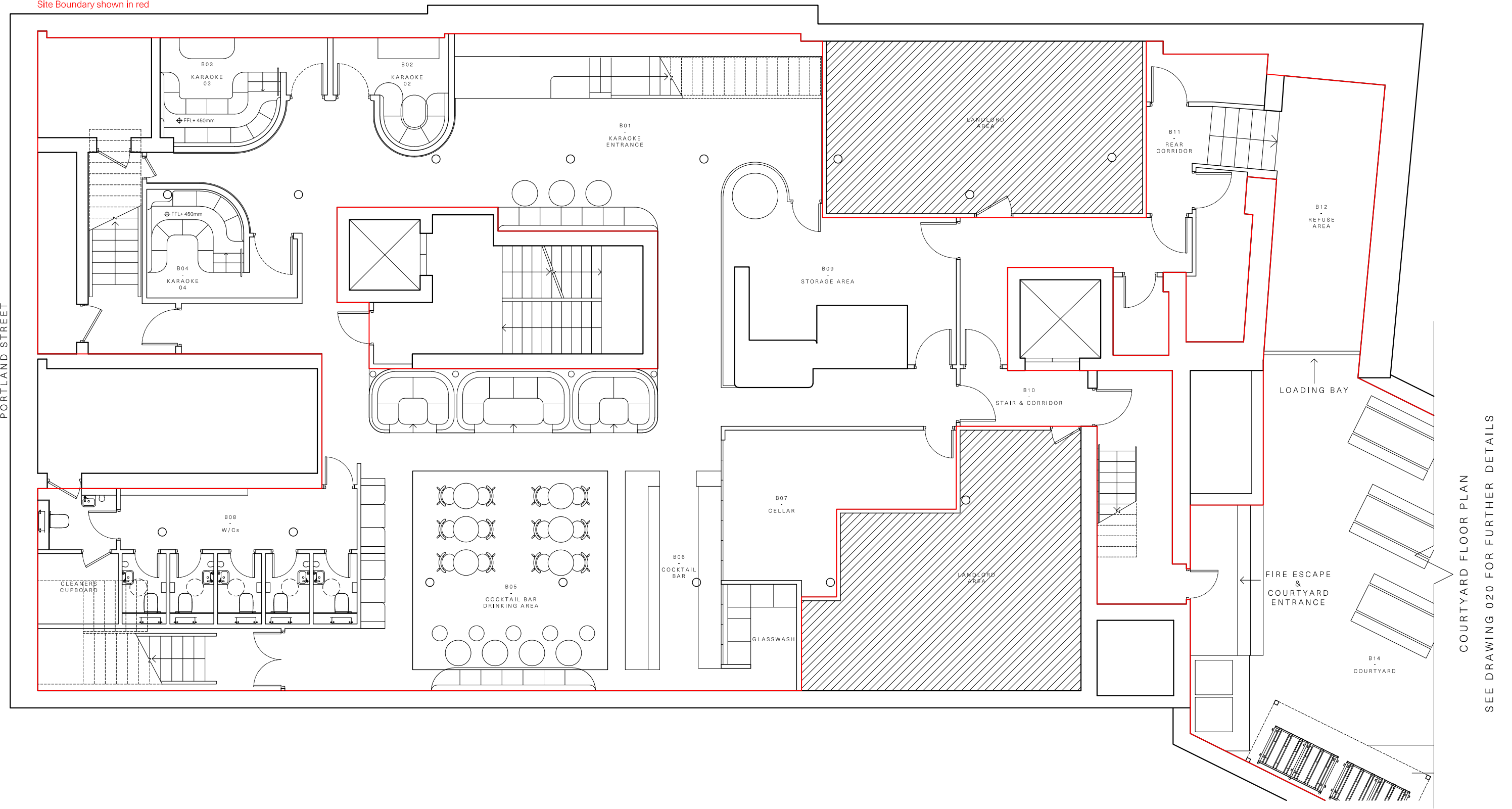
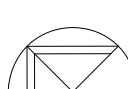
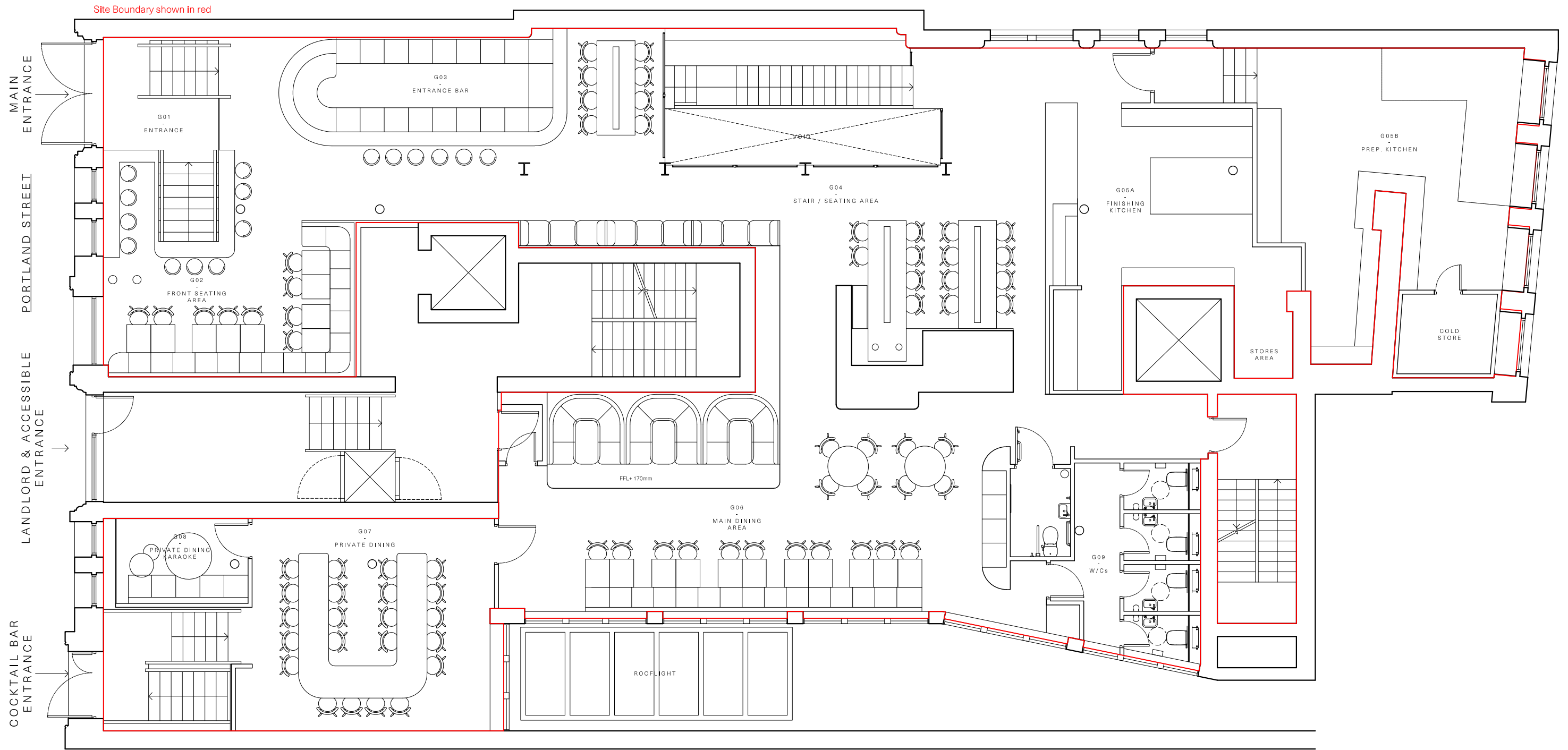




All dimensions are to be checked on site, any discrepancies are to be reported to the Architect before work commences. Do not scale from this drawing. This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences. All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer. THIS DRAWING NOT FOR CONSTRUCTION	Revisions K 29/09/22 - Added site boundary, notes, and north point L 11/10/22 - Added drainage run in W/C M 10/11/22-Added Room / Area Tags	 NORTH		Project, location 113-115 Portland Street, Manchester		Up North Architects Up North Architects Ltd. Plane Tree House, Oldham Street, Manchester UK M1 1JG Company No. 10437056 TEL: 0161 237 1871 E-MAIL: mail@upnortharchitects.com				
				RIBA Workstage 3 - Spatial Coordination		Client House of Fu		Drawing Title Proposed LG Floor Plan		
				Drawing purpose For Information		Job No. M861	Drawing no. 010	Revision M	Scale 1:100 @ A3	Date Mar 2022
				This drawing copyright 2020 by Up North Architects Ltd. and is licensed to the client for the purposes related to the RIBA work stage above only						



All dimensions are to be checked on site, any discrepancies are to be reported to the Architect before work commences. Do not scale from this drawing.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

THIS DRAWING NOT FOR CONSTRUCTION

Revisions

J 29/09/22 - Added, site boundary, notes, and north point

K -

L 10/11/22- Added room / area tags



Project, location
113-115 Portland Street, Manchester

RIBA Workstage
3 - Spatial Coordination

Drawing purpose
For Information

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Up North Architects

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Client
House of Fu

Drawing Title
Proposed Ground Floor Plan

Job No. M861	Drawing no. 011	Revision L	Scale 1:100 @ A3	Date Oct 2022
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SCHEDULE OF WORKS / METHOD STATEMENT

Item	description	ITEM £	Target / Notes
1.00	<u>PRELIMINARIES</u>		
1.01	To affix Health & Safety signage and comply with CDM requirements		
1.02	Plant & equipment to complete task including mobile scaffold access, all plant & equipment to undertake works		
1.03	General attendance labour, to remove waste as works progress. To lift all materials and deliveries, keep site tidy & staff welfare		
1.04	To provide Site Manager to supervise works throughout the project to completion		
1.05	To provide services of contract cleaner to clean area upon completion		
	Total to collection		
2.00	<u>DEMOLITIONS</u>		
2.01	Refer to demolitions plans and sections		
	Total to collection		
3.00	<u>FIT OUT</u>		
3.G01	G01 Entrance area		
3.G01.01	Provide new glass balustrading to stair area (replace existing solid sections).		
3.G01.02	Provide full height section of ceramic tiling adjacent to entrance door. Allow for redecoration of handrails to stair.	TILE: Appox £28.00 per m2 + UK Delivery Costs. https://www.vitra.co.uk/tiles/5x5-color-ral-5002-cobalt-blue-matt-nn-sku-K50490680001VTEQ/	
3.G01.03	Provide new vertical timber slat cladding to flank walls to stair up to ground floor and also to stair area leading to lower ground.		
3.G01.04	Decorative 'entrance lantern' light fitting as per separate light schedule. Refer to reflected ceiling plan for layout. Refer to M&E layouts and specifications for emergency and escape lighting and detection systems.		
3.G01.05	Entrance door to have entrance barrier matting set into recess formed in screed. Refer to flooring specification.		
3.G01.06	Provide power to illuminated sign position at high level to wall adjacent to front door		
3.G01.07	Provide 2 no. sections of painted plaster walls. Paint as per paint schedule. Refer to wall finishes diagram for extent of paint finish. Provide lacquered ply skirting [18mm, 150mm high] to all areas of painted plaster walls. Refer to wall elevations for extent of painted plaster wall sections.		
3.G01.08	Provide new step tread nosings to steps. Provide fly step tread cover to steps from entrance up to upper ground.		
3.G02	Front seating area		
3.G02.01	Provide 'perimeter' bench surface formed from 18mm plywood. Edge detail to be 36mm thick plywood. Lacquer to be Manns trade 'Bar top' in high gloss. Contractor to provide sample for approval prior to manufacture.		
3.G02.02	Provide full height frameless mirror panels to wall as per elevations. Note section of existing brickwork retained. Mirror available from LF Moon Ltd 0151 480 5848 Mirror available from LF Moon Ltd 0151 480 5848		
3.G02.03	Provide full height (above linear bench seating) polycarbonate panelling to existing wall as per elevations. Note: panels to have concealed rear colour changing and dimmable led lighting to illuminate panels.		

Item	description	ITEM £	Target / Notes
3.G02.04	Allow for decoration to existing plaster wall surface to external wall and around existing windows and door		
3.G02.05	Floor. Existing timber floor to be retained and re-finished throughout.		
3.G02.06	Decorative light fittings as per separate light schedule. Refer to reflected ceiling plan for layout, predominantly linear powder coated metal linear lighting with recessed led. Refer to M&E layouts and specifications for emergency and escape lighting and detection systems.		
3.G02.07	Provide fixed seating bench. Upholstery to be fabric, with base unit in ply boxing in. Allow for power sockets to fixed seating. Note curved corner profiles.	Fabric: £35 per linear metre. Based on 150 wide.	
3.G03	Entrance bar area		
3.G03.01	Provide upper bar counter in 18mm European Pine ply. Top to be stained and lacquered. Lacquer to be Manns trade 'Bar top' in high gloss. Note radiused 'horsehoe' design. Square projecting edge detail. Bar front to be formed from vertical timber slats. Provide powder coated footrail to radius design.		
3.G03.02	Provide back bar shelving in 8mm plate steel to radius design as per elevations. Bracket support to contractor design to client approval		
3.G03.03	Back bar tops to be formed from 12mm European Pine ply. Top to be stained and lacquered. Lacquer to be Manns trade 'Bar top' in high gloss. Note radiused corners. Square projecting edge detail. Note all joint positions to be agreed with architect prior to commencing manufacture.		
3.G03.04	Provide ceramic tile wall surface behind bar as per elevations.	TILE: Approx £28.00 per m2 + UK Delivery Costs. https://www.vitra.co.uk/tiles/5x5-color-ral-5002-cobalt-blue-matt-nn-sku-K50490680001VTE0/	
3.G03.05	Bar floor finish to be vinyl as per specification.		
3.G03.06	Drainage. Contractor to provide all drainage associated with ALL equipment and sinks to the bar area in its entirety. Refer also to M&E drawings and specifications. Drainage from all bar workstation areas to run in 100mm void to rear of bar, draining towards ramped drainage transfer void in G03. All drainage runs to be agreed with M&E consultant prior to construction of bar area.		
3.G03.07	Provide twin level bottle risers to rear back bar. Heights and profile as per drawings. Top surface to be opaque polycarbonate set within stainless steel metal frame / vertical edge unit. Provide integrated led lighting to bottle risers.		
3.G03.08	Provide twin level bottle risers to rear back bar. Heights and profile as per drawings. Top surface to be opaque polycarbonate set within stainless steel metal frame / vertical edge unit. Provide integrated led lighting to bottle risers.		
3.G03.09	Refer to reflected ceiling plan and decorative lighting schedule for bar lights		
3.G03.10	Provide powder coated metal beer python distribution tube section. Note radiused corner details		
3.G03.11	Note 'lantern' display over stair void. Refer to reflected ceiling plan and lighting schedule		
3.G03.12	Provide bench seating - 3 x 2 seater (facing) units set against existing wall. Fabric upholstery. Allow for base unit to be formed from ply or mdf and clad in ceramic tile.	Fabric: Approx £47 per linear metre. Based on 140 wide.	
3.G03.13	Provide Low level ceramic wall tiling adjacent to bench seating. Floor level to approximately +1200mm	TILE: Approx £28.00 per m2 + UK Delivery Costs. https://www.vitra.co.uk/tiles/5x5-color-ral-5002-cobalt-blue-matt-nn-sku-K50490680001VTE0/	
3.G03.14	Provide upholstered wall panel in fabric to match banquette seating below. Refer to elevations for extent (central brick 'core'). From +1200mm to ceiling height. Allow for integrated wall lights	Fabric: Approx £47 per linear metre. Based on 140 wide.	
3.G03.15	Provide non slip hygienic vinyl floor to bar area (dark grey)		
3.G03.16	Provide paint finish to 4 no. H section existing steel columns with intumescent rating		
3.G04	Stair / central seating area		
3.G04.01	Provide new glass balustrading to stair area (replace existing solid sections). New glazed panel required adjacent to existing brick wall at head of stair		
3.G04.02	Provide new timber unit to 'alcove' within existing brick pier arrangement. Loose tables to abut new unit. Top of unit set at +900mm above floor level		
3.G04.03	Allow full redecoration of existing steel stair.		
3.G04.04	Provide new glass balustrading to stair area (replace existing solid sections).		

Item	description	ITEM £	Target / Notes
3.G04.06	Allow for any paintwork to central brick core to be removed via 'heritage' method statement tbc		
3.G04.07	Allow for redcoration of existing windows and metal 'railings' adjacent / fixed to windows		
3.G04.08	Allow for limited replacement / refurbishment of existing timber flooring to this area suffering from minor swelling / floor damage		
3.G04.10	Refer to reflected ceiling plan drawing for lighting		
3.G05	Finishing kitchen and general / prep kitchen		
3.G05.01	Provide new walls and doors as per GA plans and door schedule. Walls: Jumbo Stud. Plasterboard both sides. Use fireboard both sides where indicated. Moisture resisting plasterboard on internal face of wet areas. Include for 125mm timber or MDF skirting unless room specification indicates otherwise, contractor to provide sample of skirting to architect for approval prior to installation. 70 mm sound insulation to be added to stud walls Rockwool or similar approved.		
3.G05.02	Refer to reflected ceiling plan and M&E drawings and specifications for lighting, detection, extraction, power layouts and all other kitchen services.		
3.G05.03	Provide full height hygienic WhiteRock cladding to walls. Allow for any access panels required. Refer to general arrangement drawings. Contractor to conduct survey to determine extent of existing whiterock panels to be retained in existing prep kitchen area on walls and ceiling		
3.G05.04	Provide non-slip vinyl floor. Provide coved detail to perimeter linking with White rock. Contractor to coordinate detail for client approval.		
3.G05.05	Provide new full height wall and create aperture forming pass. Generally outer wall to kitchen to receive ceramic tile finish, with limited timber panelling and horizontal shelf details. Refer to elevation.	TILE: Appox £28.00 per m2 + UK Delivery Costs. https://www.vitra.co.uk/tiles/5x5-color-ral-5002-cobalt-blue-matt-nn--sku-K50490680001VTE0/	
3.G05.06	Provide new external louvre panels to external windows in accordance with rear elevation and Swan Projects specification		
3.G05.07	All kitchen equipment, mechanical installations including extract hoods, extraction ducts and terminations to be quoted in separate schedule and as per Swan Projects design and quote. Provide all power and drainage to the area.		
3.G05.08	Provide new replacement glass panel to window where panel is cracked		
3.G05.09	Kitchen lighting all to contractor design		
3.G06	Main dining area		
3.G06.01	Floor. Existing timber floor to be retained and re-finished throughout.		
3.G06.02	Provide new fixed booth seating. Curvilinear booths x 3 no. set on single step 'plinth' (+200mm above FFL). Plinth to be formed in timber to match existing floor. Upholstery to be fabric, with base unit in ply boxing in. Allow for power sockets to fixed seating. Note curved corner profiles.	Fabric: Approx £47 per linear metre. Based on 140 wide.	
3.G06.03	New fixed banquette seating set below window. Upholstery to be fabric to separate specification. Base unit to be timber clad in powder coated metal sheet.	Fabric: Approx £35 per linear metre. Based on 150 wide.	
3.G06.04	Allow for any paintwork to central brick core to be removed via 'heritage' method statement tbc		
3.G06.05	Refer to reflected ceiling plan drawing for lighting		
3.G06.06	Outer wall to WC area to be formed to create small service bar area. Service bar to be generally ceramic tile clad with limited timber panelling and horizontal shelf details. Refer to elevation. Provide low level pocket for 'slide in' firdges and units to separate schedule. Provide power for low level units. Allow for wall shelving in timber and powder coated metal as per elevation / section GG	TILE: Appox £28.00 per m2 + UK Delivery Costs. https://www.vitra.co.uk/tiles/5x5-color-ral-5002-cobalt-blue-matt-nn--sku-K50490680001VTE0/	
3.G06.07	Allow for painted plaster wall finishes in vicinity of rear stair. Any existing exposed brickwork to be retained in this area.		
3.G06.08	Allow for redecoration of all existing window frames and cills adjacent to rooflight to perimeter wall		
3.G06.09	Allow for full height mirror panel to wall adjacent to booths at disabled entrance position.		
3.G06.10	Provide Low level ceramic wall tileing adjacent to bench seating. Floor level to approximately +1200mm	TILE: Appox £28.00 per m2 + UK Delivery Costs. https://www.vitra.co.uk/tiles/5x5-color-ral-5002-cobalt-blue-matt-nn--sku-K50490680001VTE0/	

Item	description	ITEM £	Target / Notes
3.G06.11	Provide upholstered wall panel in fabric to match banquette seating below. Refer to elevations for extent (central brick 'core'). From +1200mm to ceiling height. Allow for integrated wall lights	FABRIC APPROX: £47 Per linear metre. (140 wide)	
3.G07	Private Dining Area		
3.G07.01	Provide new aluminium framed glazed panels separating Private Dining and main dining area. Screen to be 'sliding folding' to door height, and have 1 no. individual conventional hinged door. RAL 7021		
3.G07.02	Ceiling. Remove all existing ply bulkhead boxing in / studwork to open up and reveal existing original structure and space.		
3.G07.03	Walls. Provide stud walls as per specification with painted plaster finish. Provide 100mm high MDF skirting with painted finish.		
3.G07.04	Provide small service bar including SS sink and recess for fridge and storage as per plan. Provide power to service bar area.		
3.G07.05	Provide perimeter full height drapes (fabric to separate specification) to extent shown on plan. Note curved sections to corners. Allow for heavy duty head rail suspended from ceiling structure		
3.G07.06	Allow for redecoration to all stair existing stair handrails		
3.G07.07	Provide illuminated floor panels. PROVISIONAL SUM TBC BY UNA. Allow for power. Floor panels sit over existing timber floor. Provide small metal threshold to perimeter. Refer to plan		
3.G07.08	Provide full height mirror panels to one wall as per elevations. Frameless grey tinted		
3.G07.09	Refer to reflected ceiling plan for lighting display. Note wall lights as per elevation		
3.G07.10	Allow for redecoration of stair adjacent to PD room leading to lower ground level. Provide new non-slip step treads		
3.G08	Private dining Karaoke room		
3.G08.01	Provide new built in booth seating. Upholstered.	Fabric: Approx £35 per linear metre. Based on 150 wide.	
3.G08.02	Walls. Jumbo Stud. Create walls forming karaoke room, provide polycarbonate outer panels set within grid. Provide dimmable led lighting to create 'glowing wall'. Provide sound insulation to all walls to karaoke room		
3.G08.03	Ceiling - Provide ceiling to karaoke room formed from stud partition. Ceiling to have sound insulation. Refer to elevations for height of ceiling.		
3.G08.04	Provide wall lining in Autex acoustic fabric as per elevations.		
3.G08.05	Provide power to sound system and TV point. All karaoke and sound equipment by client		
3.G08.06	Provide coloured non slip vinyl floor to karaoke room		
3.G08.07	Provide double glazed full height fixed screen adjacent to existing window positions. Refer to section and plans		
3.G08.08	Doors to karaoke rooms to have acoustic rating / seals to perimeter		
3.G09 A	WC area (upper ground)		
3.G09.01	Full height ceramic wall tiles, grid bond. Refer to wall elevations and specification.	TILE: Approx £28.00 per m2 + UK Delivery Costs. https://www.vitra.co.uk/tiles/5x5-color-ral-5002-cobalt-blue-matt-nn-sku-K50490680001VTE0/	
3.G09.02	Floor to WC areas to be non-slip vinyl as per floor finishes drawing and specification.		
3.G09.03	Cubicles formed from full height stud partitions. Plastered with ceramic tile finish as per wall elevations. Refer to door schedule for door paint finish and detail. Concealed cistern to WC with removeable access panel laminate rear panel system. Coat hook to be installed on inside cubicle doors.	TILE: Approx £28.00 per m2 + UK Delivery Costs. https://www.vitra.co.uk/tiles/5x5-color-ral-5002-cobalt-blue-matt-nn-sku-K50490680001VTE0/	
3.G09.04	Ceiling. Provide plasterboard ceiling with painted finish as per specification. Refer to reflected ceiling plan and M&E drawings and specifications lighting, emergency light, detection and power in accordance with drawings and specification. Provide ceiling access hatch to position indicated on reflected ceiling plan.		
3.G09.05	Individual circular mirrors fixed above hand wash sinks. Mirrors bonded to circular ply backing, fixed flush to wall to contractor detail.		
3.G09.06	Bag hooks to be installed beside each sink. Refer to wall elevations for details.		
3.G09.07	Refer to separate Clauses for sanitary ware specification details		

Item	description	ITEM £	Target / Notes
3.G09.08	Provide full height mirror as per wall elevations. Mirror to be set flush with tiling [ie bonded to wall, inset within tiling module]		
3.G09 B	Disabled WC		
3.G09.09	Doc M pack		
3.G09.10	Mirror bonded to wall. Refer to wall elevations and specification		
3.G09.11	Provide textured rubber floor finish [general screed build-up beneath] as per floor finishes drawing and as per specification. Colour tbc. Allow for door thresholds between all separate floor finishes.		
3.G09.12	Hand dryer		
3.G09.13	Baby Change		
3.G09.14	Dispenser		
3.G18.15	Provide full height mirror as per wall elevations. Mirror to be set flush with tiling [ie bonded to wall, inset within tiling module]		
3.B01	Karaoke entrance space		
3.B01.01	Allow for complete redecoration of existing stair		
3.B01.02	Allow for low level boxing in (plywood) over existing boxong in to side of stair. Lacquered finish		
3.B01.03	Allow for cleaning of existing concrete bottom extended tread		
3.B01.05	New fixed banquette seating. Upholstery to be fabric to separate specification. Base unit to be clad in ceramic tiles as per elevation	Fabric: Approx £47 per linear metre. Based on 140 wide. TILES: APPROX £130 Per Metre Squared. Special pieces £20 per piece.	
3.B01.06	Provide upholstered wall panel in fabric to match banquette seating below. Refer to elevations for extent (central brick 'core'). From +1200mm to ceiling height. Allow for integrated wall lights	Fabric: Approx £47 per linear metre. Based on 140 wide.	
3.B01.07	Provide full height frameless mirror panel to wall below / to rear of stair, as per elevations.		
3.B01.08	Provide paint finish to 4 no. existing cast iron columns with intumescent rating		
3.B01.09	Floor. Existing timber floor to be retained and re-finished throughout.		
3.B01.10	Decorative light fittings as per separate light schedule. Refer to reflected ceiling plan for layout, predominantly linear powder coated metal linear lighting with recessed led. Refer to M&E layouts and specifications for emergency and escape lighting and detection systems.		
3.B02-04	Karaoke Rooms 1,2, & 3		
3.B02.01	Walls. Jumbo Stud. Create walls forming karaoke rooms, including curved / radiused sections. Outer surface to be vertical pale timber slats. Provide dimmable led lighting to base of all karaoke rooms walls at skirting level. Provide sound insulation to all walls to karaoke rooms. Door surrounds (flat sections between radiused walls) to be clad in ceramic tiles as per elevations.	TILES: APPROX £130 Per Metre Squared. Special pieces £20 per piece.	
3.B02.02	Ceilings - Provide ceiling to karaoke room formed from stud partition. Ceiling to have sound insulation. Refer to elevations for height of ceiling.		
3.B02.03	Provide wall lining in Autex acoustic fabric as per elevations.		
3.B02.04	Provide power to sound system and TV point. All karaoke and sound equipment by client		
3.B02.05	Provide coloured non slip vinyl floor to karaoke room		
3.B02.06	Doors to karaoke rooms to have acoustic rating / seals to perimeter		
3.B02.07	Provide new fixed booth seating. Curvilinear booths - NOTE: single level to Room 3, but dual level banquette seating to Rooms 1 & 2 as per plan. For dual level seating allow for forming steps within plinths. Plinth to be formed in timber to match existing floor and clad in ceramic tile. Upholstery to be fabric to separate specification, with base unit in ply boxing in. Allow for power sockets to fixed seating. Note curved corner profiles.	Fabric: Approx £35 per linear metre. Based on 150 wide TILE: Approx £28.00 per m2 + UK Delivery Costs. https://www.vitra.co.uk/tiles/5x5-color-ral-5002-cobalt-blue-matt-nn-sku-K50490680001VTE0/	
3.B02.08	Refer to reflected ceiling plan for lighting display. Note wall lights as per elevation		
3.B05	Cocktail bar drinking area		
3.B05.01	New fixed banquette seating. Upholstery to be fabric. Base unit to be clad in powder coated metal as per elevation.	Fabric: Approx £47 per linear metre. Based on 140 wide.	

Item	description	ITEM £	Target / Notes
3.B05.02	Provide new fixed '2-seater' banquette seating adjacent to WC. Upholstery to be fabric. Base unit to be clad in powder coated metal as per elevation	Fabric: Approx £47 per linear metre. Based on 140 wide.	
3.B05.03	Floor. Existing timber floor to be retained and re-finished throughout.		
3.B05.04	Provide illuminated floor panels. PROVISIONAL SUM TBC BY UNA. Allow for power. Floor panels sit over existing timber floor. Provide small metal threshold to perimeter. Refer to plan		
3.B05.05	Decorative light fittings as per separate light schedule. Refer to reflected ceiling plan for layout, predominantly linear powder coated metal linear lighting with recessed led. Refer to M&E layouts and specifications for emergency and escape lighting and detection systems.		
3.B05.06	Provide new fixed booth seating. Curvilinear booths x 3 no. set on single step 'plinth' (+200mm above FFL). Plinth to be formed in timber to match existing floor. Upholstery to be fabric to separate specification, with base unit in ply boxing in. Allow for power sockets to fixed seating. Note curved corner profiles.	Fabric: Approx £47 per linear metre. Based on 140 wide.	
3.B05.07	Provide upholstered wall panels in fabric to match banquette seating below. Refer to elevations for extent (central brick 'core'). From +1200mm to ceiling height. Allow for integrated wall lights	Fabric: Approx £47 per linear metre. Based on 140 wide.	
3.B05.08	Allow for any paintwork to flank / party wall (below rooflight) to be removed via 'heritage' method statement tbc		
3.B05.09	Provide paint finish to 2 no. existing cast iron columns with intumescent rating		
3.B05.10	Provide over-cladding to existing area of boxing in below existing roof light. New cladding to be in pale timber		
3.B05.11	Provide new double doors (fire rated) leading to stair leading to exit at ground level		
3.B06	Cocktail bar area and pot-wash		
3.B06.01	Provide new bar outer carcass and upper bar-top as per plans and elevations. Bar front and bar top to be clad in ceramic tiles to curvilinear design and specification (white with orange highlights). Allow for hygienic laminate intermediate supports and lining to inside face of bar counter to 'receive' slide-in stainless steel units to separate package. Provide led strip to underside of bar counter. Provide powder coated square section footrail (orange).	Curved Tiles: TILES: APPROX £130 Per Metre Squared. Special pieces £20 per piece. Regular Tiles: TILE: Approx £28.00 per m2 + UK Delivery Costs.	
3.B06.02	Provide powder coated metal beer python distribution tube section. Note radiused corner details		
3.B06.03	Provide back bar counter and supporting gables. Bar counter and gables to be tiled finish with hygienic laminate intermediate supports and lining. Bar equipment to separate package. Provide power and drainage to the area.	TILE: Approx £28.00 per m2 + UK Delivery Costs	
3.B06.04	Provide back bar shelving. Shelving to be powder coated metal system suspended from ceiling. Rear wall to back bar is not a supporting wall. Refer to plans and elevation		
3.B06.05	Provide twin level bottle risers to rear back bar. Heights and profile as per drawings. Top surface to be opaque polycarbonate set within stainless steel metal frame / vertical edge unit. Provide integrated led lighting to bottle risers.		
3.B06.06	Form stud walls to create pot wash area. Pot wash equipment to separate package. Provide power and drainage to the area		
3.B06.07	Form stud wall to create dividing wall to cellar. NOTE: refer to elevation of back bar for extent of translucent insulating polycarbonate panels - Rodeca.		
3.B06.08	Provide Full height ceramic tiling to pot wash walls	Regular Tiles: TILE: Approx £28.00 per m2 + UK Delivery Costs.	
3.B06.09	Provide non slip hygienic vinyl floor to bar area (dark grey). Allow for high quality threshold strips between adjacent floor finishes (dark grey metal)		
3.B06.10	Decorative light fittings as per separate light schedule. Refer to reflected ceiling plan for layout, predominantly linear powder coated metal linear lighting with recessed led. Refer to M&E layouts and specifications for emergency and escape lighting and detection systems.		
3.B07	Cellar		
3.B07.01	Refer to item 3.B06.07 Form stud wall to create dividing wall to cellar. NOTE: refer to elevation of back bar for extent of translucent insulating polycarbonate panels - Rodeca.		
3.B07.02	Provide full height hygienic 'Whiterock' wall coverings		
3.B07.03	Provide non slip hygienic vinyl floor to bar area (dark grey). Allow for high quality threshold strips between adjacent floor finishes (dark grey metal). Provide 'coved' 150mm high vinyl upstand fully integrated with base of 'whiterock' wall cladding		
3.B07.04	Lighting to contractor design		
3.B07.05	Outer face of cellar wall (to corridor) to be painted plaster		
3.B07.06	Allow for hygienic paint to existing column		

Item	description	ITEM £	Target / Notes
3.B07.07	Walls to be full height, but provide ceiling to cellar at 2.4m above FFL. Allow for ceiling access panel.		
3.B08	WC area (lower ground)		
3.B08.01	Form stud walls to create WC area. Outer finish as per elevations - pale timber / timber slats. Provide sound insulation to WC walls		
3.B08.02	Full height ceramic wall tiles, grid bond. Refer to wall elevations and specification.	TILE: Appox £28.00 per m2 + UK Delivery Costs.	
3.B08.03	Floor to WC areas to be non-slip vinyl as per floor finishes drawing and specification.		
3.B08.04	Cubicles formed from full height stud partitions. Plastered with ceramic tile finish as per wall elevations. Refer to door schedule for door paint finish and detail. Concealed cistern to WC with removeable access panel laminate rear panel system. Coat hook to be installed on inside cubicle doors.	TILE: Appox £28.00 per m2 + UK Delivery Costs.	
3.B08.05	Ceiling. Provide plasterboard ceiling to cubicles ONLY -with painted finish as per specification. WC genral area to be full height with existing structure left exposed. Refer to reflected ceiling plan and M&E drawings and specifications lighting, emergency light, detection and power in accordance with drawings and specification. Provide ceiling access hatch to position indicated on reflected ceiling plan.		
3.B08.06	Individual circular mirrors fixed above hand wash sinks. Mirrors bonded to circular ply backing, fixed flush to wall to contractor detail.		
3.B08.07	Bag hooks to be installed beside each sink. Refer to wall elevations for details.		
3.B08.08	Refer to separate Clauses for sanitary ware specification details		
3.B08.09	Provide full height 'mirror wall' as per wall elevations. Note mirror extends onto low level drainage boxing in. Boxing in extends to 80mm above FFL with powder coated metal vanity shelf at +800mm - refer to plan and elevations		
3.B08.10	Form stud wall to create cleaners cupboard with lockable door. Provide vinyl floor to cleaners cupboard and cleaners sink with drainage point		
3.B08.11	Provide full height mirror to general area wall adjacent to cocktail bar		
3.B08.12	Provide power for 2 no. high level illuminated signs with WC area		
3.B09	Storage area / lighting display		
3.B09.01	Walls. Form stud walls to create area, and doorway. Outer finish as per elevations - painted plasterboard finish. Note main elevation formed from polycarbonate panels with radiused section. Allow for power to area and led backlighting to polycarbonate wall.		
3.B09.02	Provisional sum for digital light installation behind wall		
3.B09.03	Both doors solid flush painted doors - lockable.		
3.B09.04	Provide non slip vinyl floor (dark grey)		
3.B10	Stair and corridor (both levels)		
3.B10.01	Allow for redecoration to stair from Upper ground through to external courtyard		
3.B10.02	Contractor to review existing lighting and emergency lighting and upgrade emergency lighting as required - contractor design element		
3.B11	Rear corridor and storage areas		
3.B11.01	Provide non slip vinyl floor (dark grey) to all storage rooms / cupboards		
3.B11.02	Lighting to back of house area to contractor design		
3.B11.03	All doors solid flush painted doors - lockable.		
3.B11.04	Allow for redecoration of area		
3.B11.05	Allow for redecoration of stair area and provide new non-slip step treads		
3.B11.65	Contractor to secure / build cupboards around any existing electrical equipment or utilities infrastructure further to a review / survey. Contractor design		
3.B12	Refuse area		
3.B12.01	Allow for redecoration of area		
3.B12.02	Provide non slip vinyl floor (dark grey)		
3.B12.03	Provide new roller shutter or recommission existing (faulty)		
3.B12.04	Lighting to contractor design		
3.B12.05	Contractor to secure / build cupboards around any existing electrical equipment or utilities infrastructure further to a review / survey. Contractor design		

Item	description	ITEM £	Target / Notes
	Sub total to collection		
4.00	EXTERNAL AREAS		
4.01	Provide external 'fixed' timber seating adjacent to wall with timber trellis / roof cover		
4.02	Provide power for 2 no. external signs (by client)		
4.03	Provide bike racks as per drawing and separate specification		
4.04	Provide timber 'screens' (vertical slat type) to external condensers at ground level and also at upper ground to top of existing single storey brick struture - as per courtyard elevations		
4.05	Allow for thorough jetwash of entire courtyard area		
4.06	Refer to mechanical and electrical specifications for works to this area (contractor design)		
	Sub total to collection		PSUM
5.00	INTERNAL DOORS		
5.01	Refer to door specification.		
	Sub total to collection		
6.00	MECHANICAL		
6.01	Works in connection with M&E Engineers specification and design. Contractor is to cross check schedules and drawings. Any equipment appearing in either schedules or drawings must be included within the quote.		
	Sub total to collection		
7.00	ELECTRICAL		
7.01	Works in connection with M&E Engineers specification and design. This price MUST include ALL decorative lighting INCLUDING ALL led lighting. ALL led to be hue changing dimmable LED strips as per client specification. Contractor to provide ALL led strips referred to in schedules and drawings and specification.		
	Sub total to collection		
	TOTAL		