

Drawing Status:	For Comment
Issue date	11.02.26

Full Drawing Pack

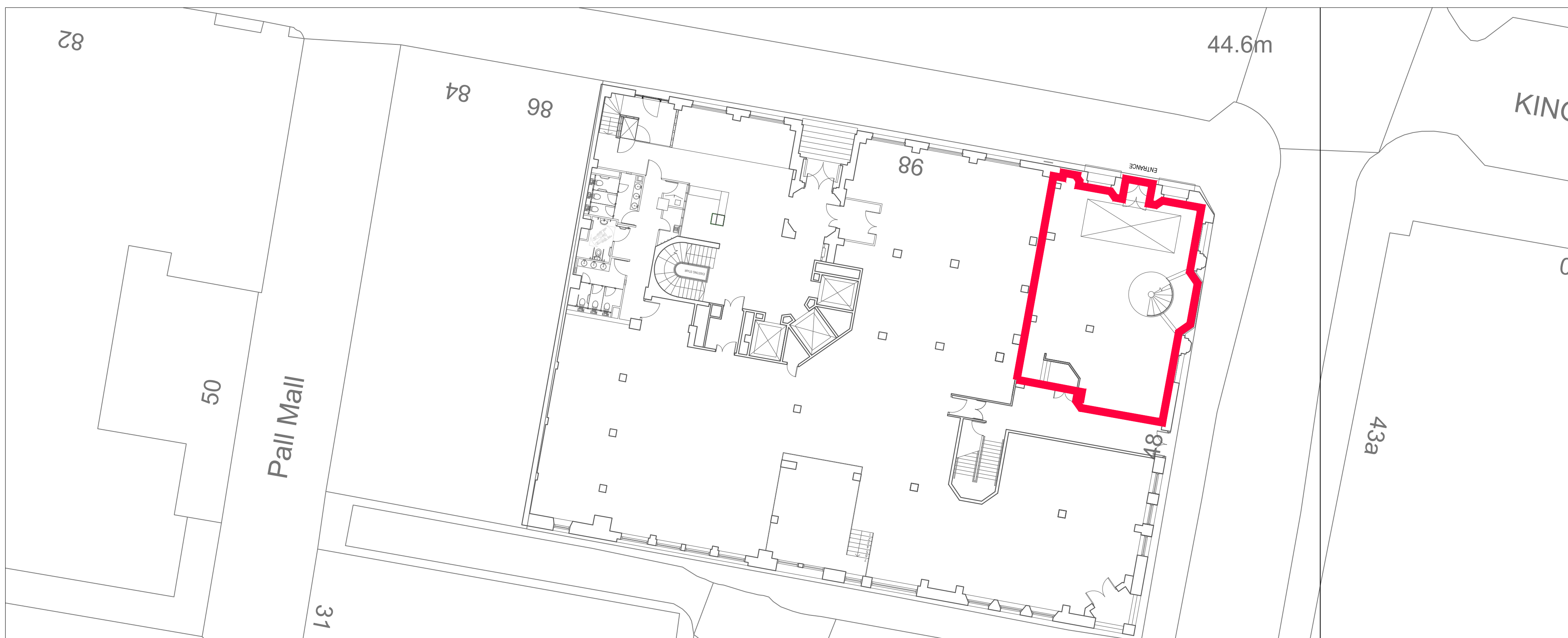
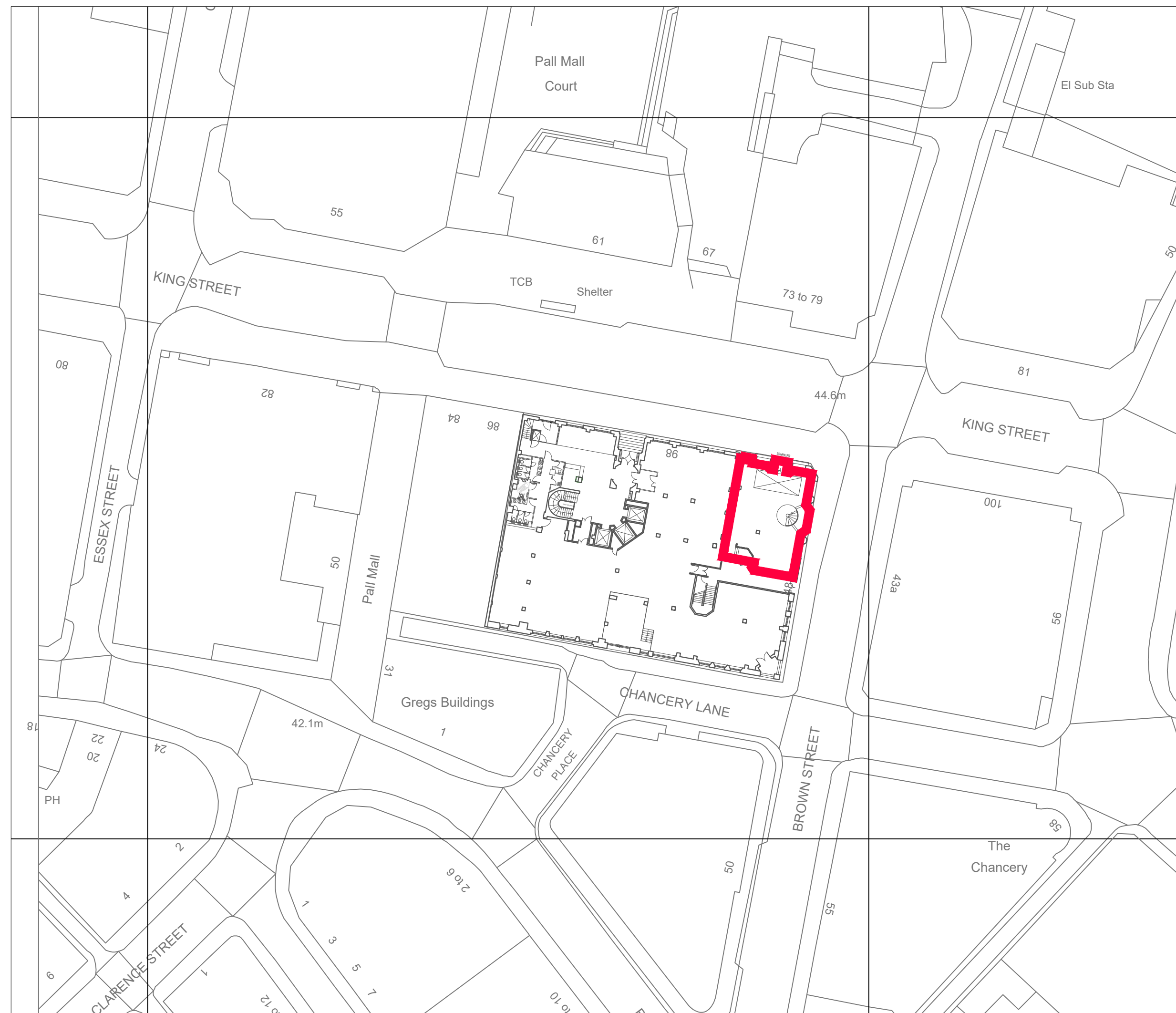
Revision D

1.0	D	Project Information
2.0		Site & Location & Block Plan
3.0		Existing Plan & Demolitions
3.1		Existing Elevations
3.2		Existing Photos - Ground Floor
3.3		Existing Photos - First Floor
3.4		Existing Photos - Second Floor
3.5		Existing Sections - Ground Floor
3.6		Existing Sections - First Floor
3.7		Existing Sections - Second Floor
4.0	D	Proposed General Layout - Ground Floor
4.1	C	Proposed General Layout - First & Second Floor
5.0	C	Proposed External Elevations
6.0	E	Proposed Setting Out & Services Plan
6.1	B	Fire Strategy
7.0	D	Proposed Reflected Ceiling & Small Power Plan
8.0	D	Proposed Finishes Plan 1 of 2
8.1	C	Proposed Finishes Plan 2 of 2
9.0	D	Proposed Internal Elevations - Ground Floor
9.1	D	Proposed Internal Elevations - First Floor
9.2	C	Proposed Internal Elevations - Second Floor
10.0	C	Counter Details
11.0	A	Proposed Back Of House - Ground Floor
11.1		Proposed Back Of House - First & Second Floor
12.0	A	Joinery Detail - Ampitheatre Bench
12.1	B	Joinery Detail - Workstation Booths & Balustrade Detail
13.0	A	CDM

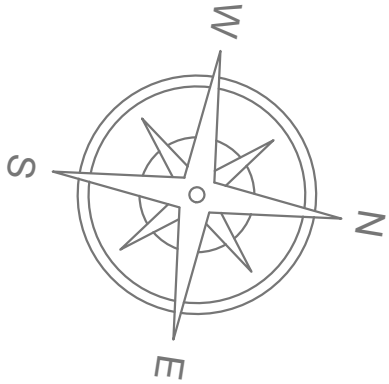
Oracle Number	43052535
Listed Building	Yes
Conservation Area	Yes

Costa Coffee

New Store, Manchester, Ship Canal House, King Street, 98
98 King St, Manchester, M2 4WU



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AREAS SQ M & SQ FT	
LOCATION	TOTAL
GROUND FLOOR	1395 sq ft
	129.6 sq m
FIRST FLOOR	1011.8 sq ft
	94 sq m
SECOND FLOOR	1302.4 sq ft
	121 sq m
STORE TOTAL (ALL FLOORS)	3709.2 sq ft
	344.5 sq m

FIRST FLOOR PLAN SCALE 1:50

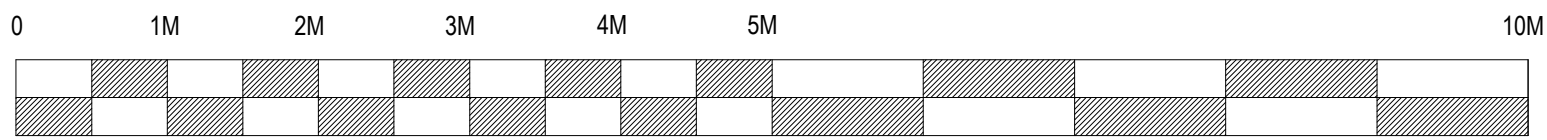
SECOND FLOOR PLAN SCALE 1:50

NOTE: DEMOLITIONS (Non structural and formed in stud) SHOWN IN ORANGE
ALL REMOVED WALLS / CEILINGS INDEPENDENT OF LISTED BUILDING AND FORMED PART OF THE PREVIOUS
FIT OUT. ALL ELEMENTS OF LISTED BUILDING TO REMAIN AND BE PROTECTED BY INDEPENDENT STUD WALLS
IN FRONT OF EXISTING WALLS TO PROTECT FABRIC OF THE BUILDING BEHIND.

Demolition General Notes

- Demolish as required to accomplish work indicated in these documents. All required demolition work shall be included in the base bid package submitted by the contractor.
- Do not allow materials and debris generated by demolition activities to accumulate on the job site, remove daily and dispose of in a legal manner. No on site sale or burning of removed items is permitted.
- This plan is to be used on conjunction with the entire set of construction drawings. Do not remove any items without verifying and coordinating with all general trades as to how they relate to the overall project.
- The contractor must take all necessary precautions to ensure the safety of the public and or workmen on the site to prevent accidents or injury to any person on or about or adjacent to the premises. The contractor shall comply with all laws, ordinances, codes and regulations pertaining to safety and the prevention of accidents.
- The contractor must maintain adequate support, insulation, waterproofing, emergency lighting, security, alarms, etc. For all or part of items which are to remain.

NOTE: ALL DEMOLITIONS T.B.C. AS NON STRUCTURAL PRIOR TO STRIP OUT. IF ANY DOUBT A STRUCTURAL
ENGINEER WILL NEED TO BE ENGAGED TO CONFIRM.
ALL DISTURBED SURFACES TO BE MADE GOOD FOLLOWING STRIP OUT AND PREPARED TO RECEIVE FINISHES AS
SPECIFIED WITHIN THIS DRAWING PACK



SCALE BAR SCALE 1:50

se|a DESIGN GROUP

Client: COSTA COFFEE

Project: Manchester, Ship Canal House, King St 98

Drg title: Existing Plan & Demolitions

Scheme: Uplift v3.0

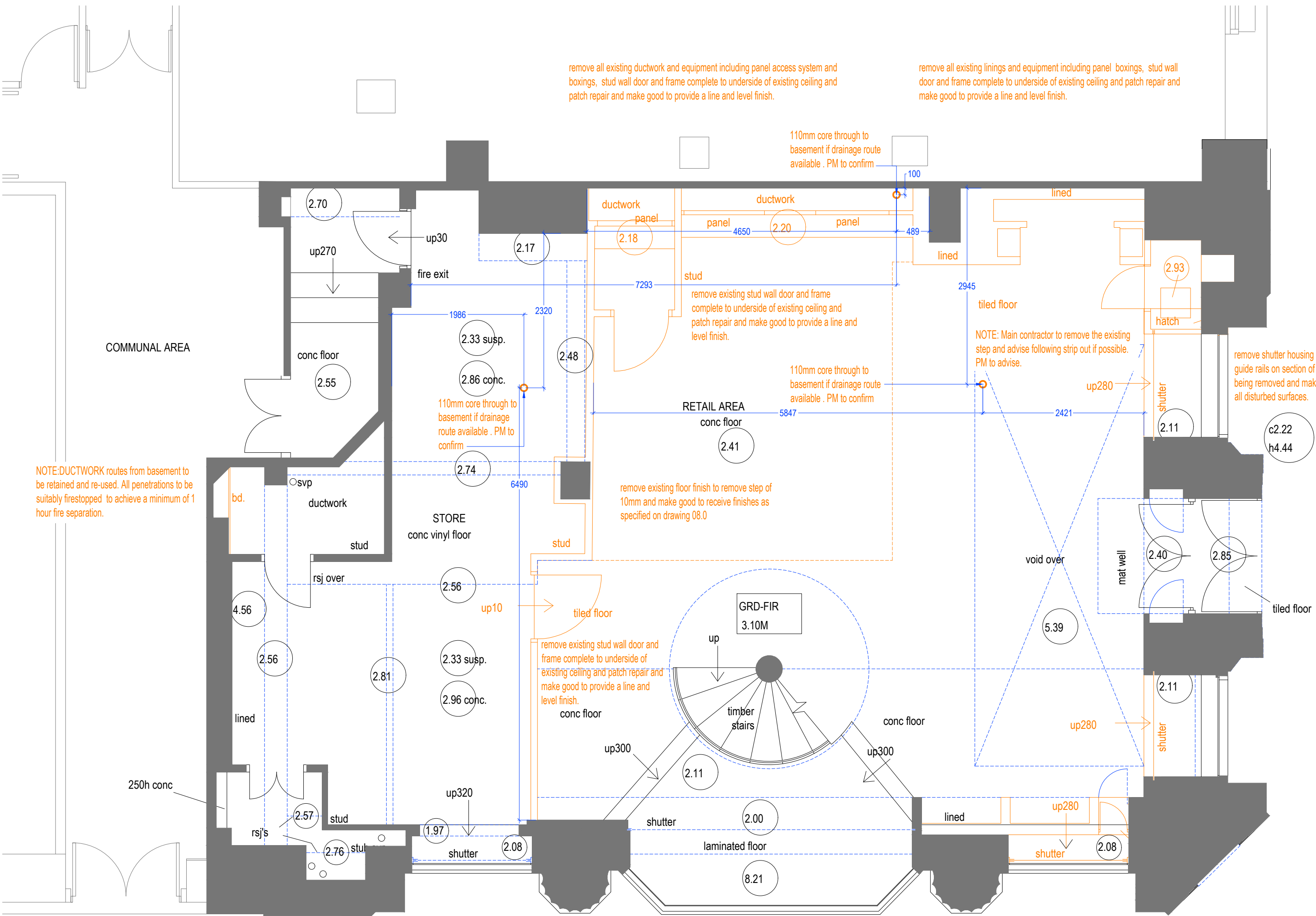
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Drg No: 240350/3.0 Rev: -

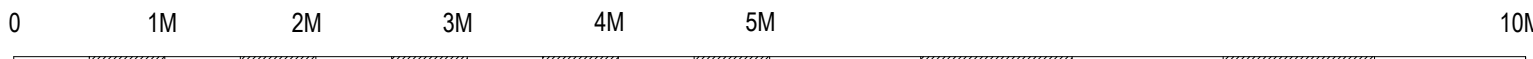
Drg by: JJ Check: SH

Rev by:

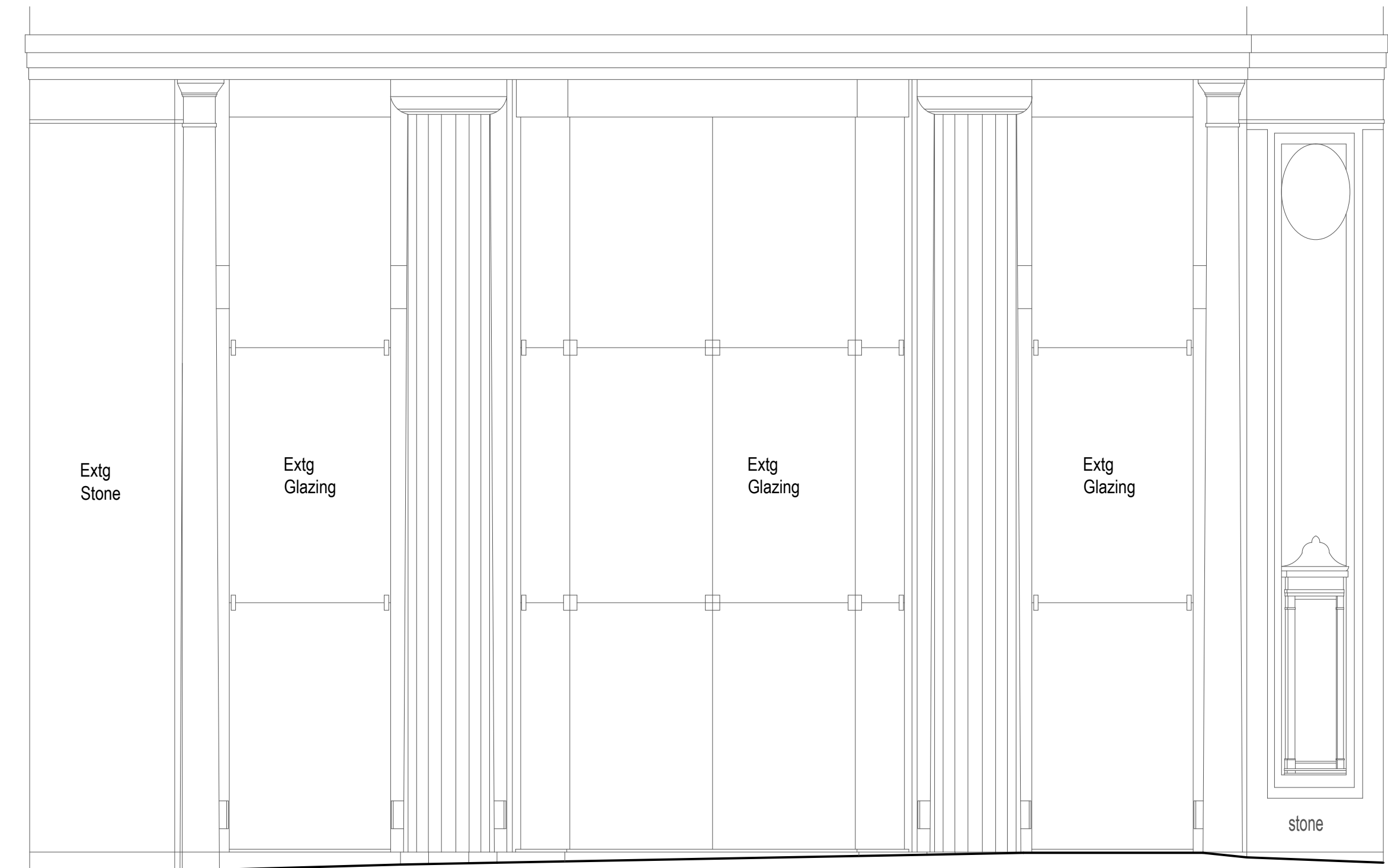
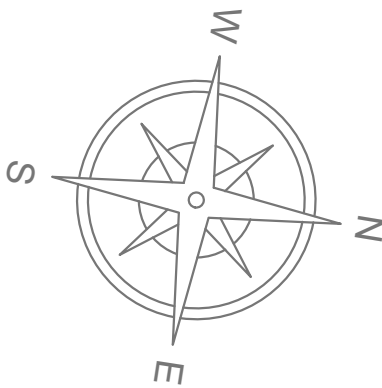
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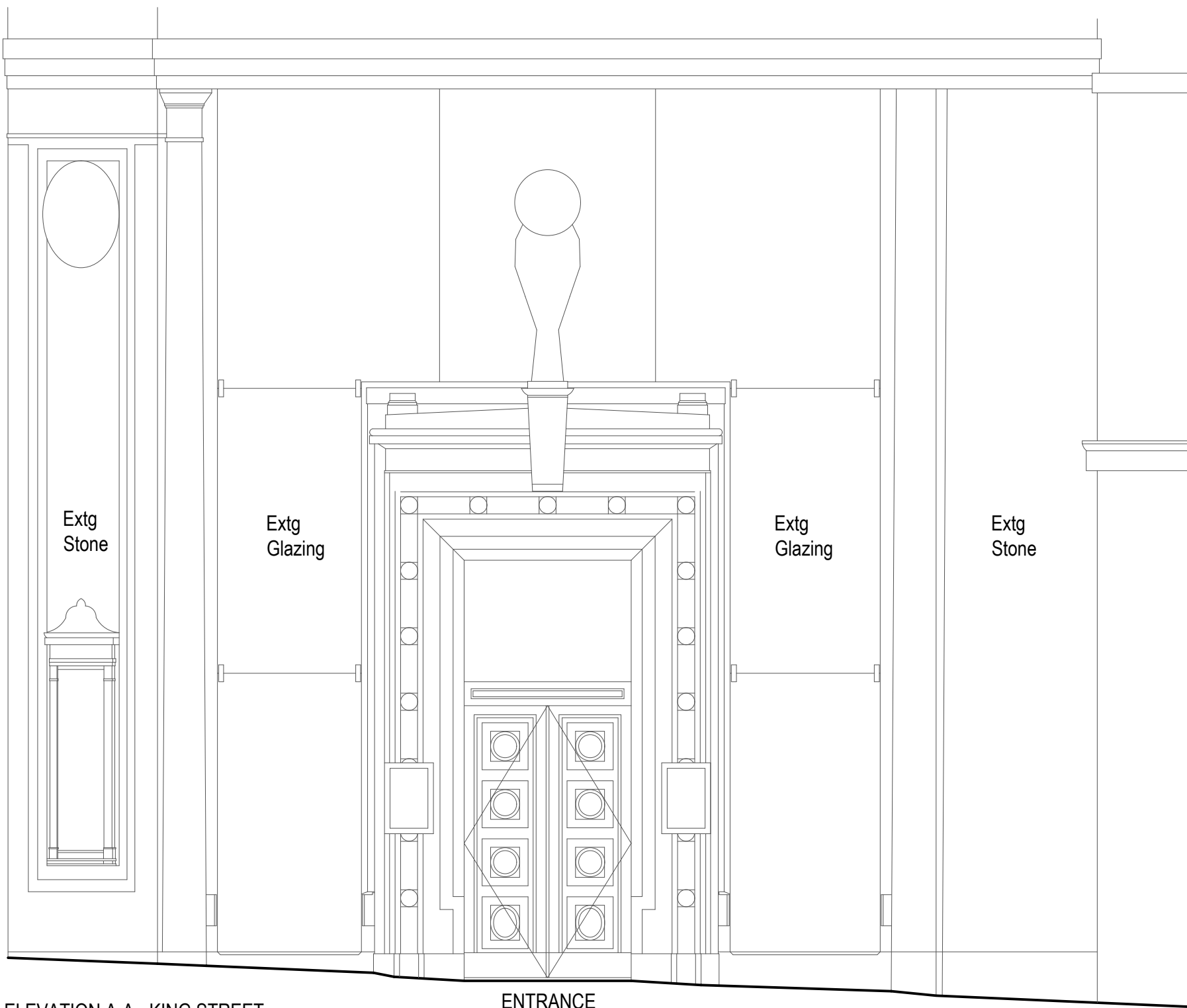
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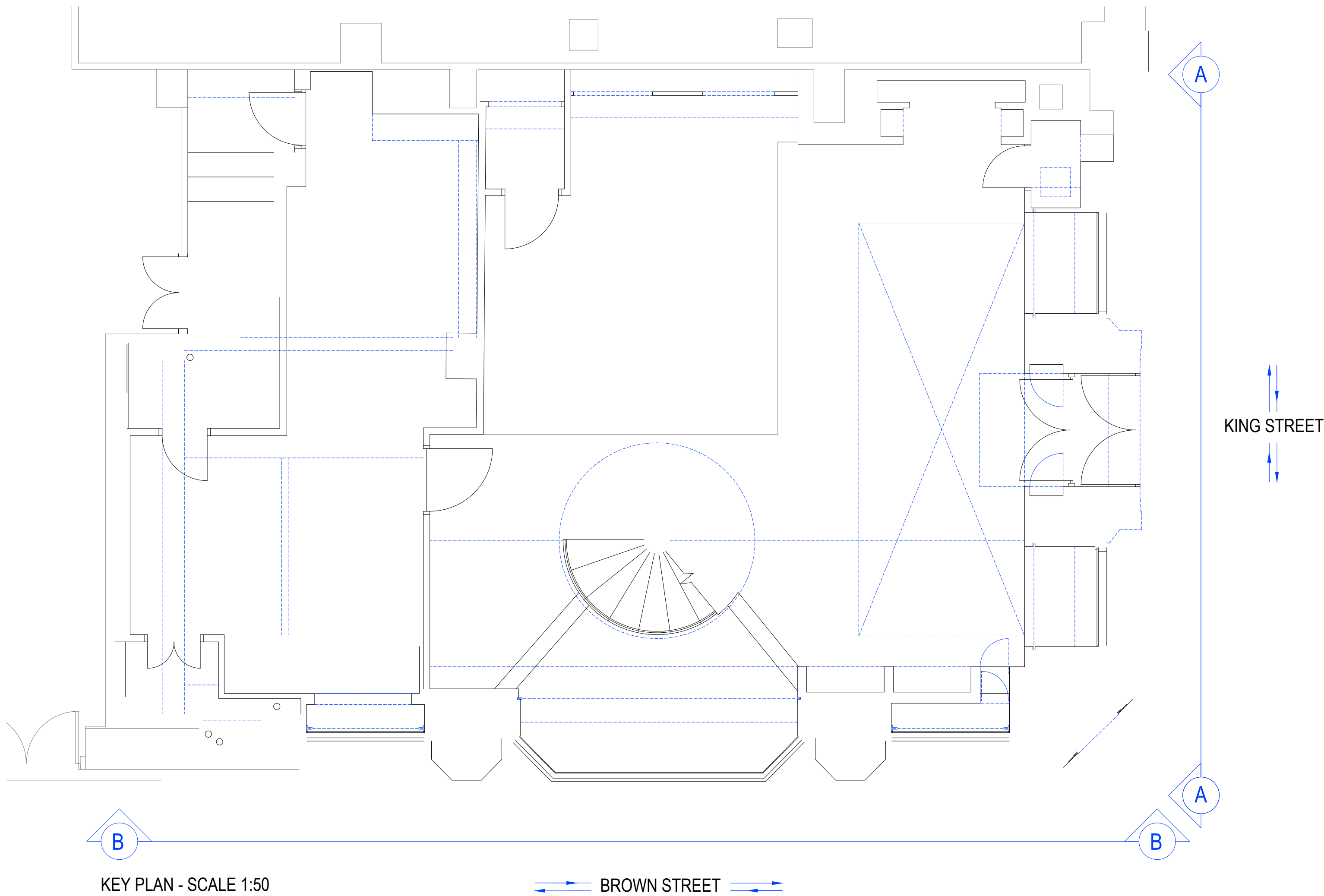
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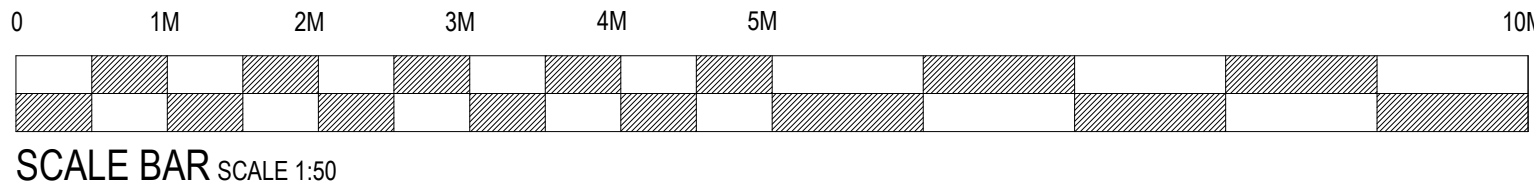
ELEVATION B-B - BROWN STREET
SCALE 1:50



ELEVATION A-A - KING STREET
SCALE 1:50

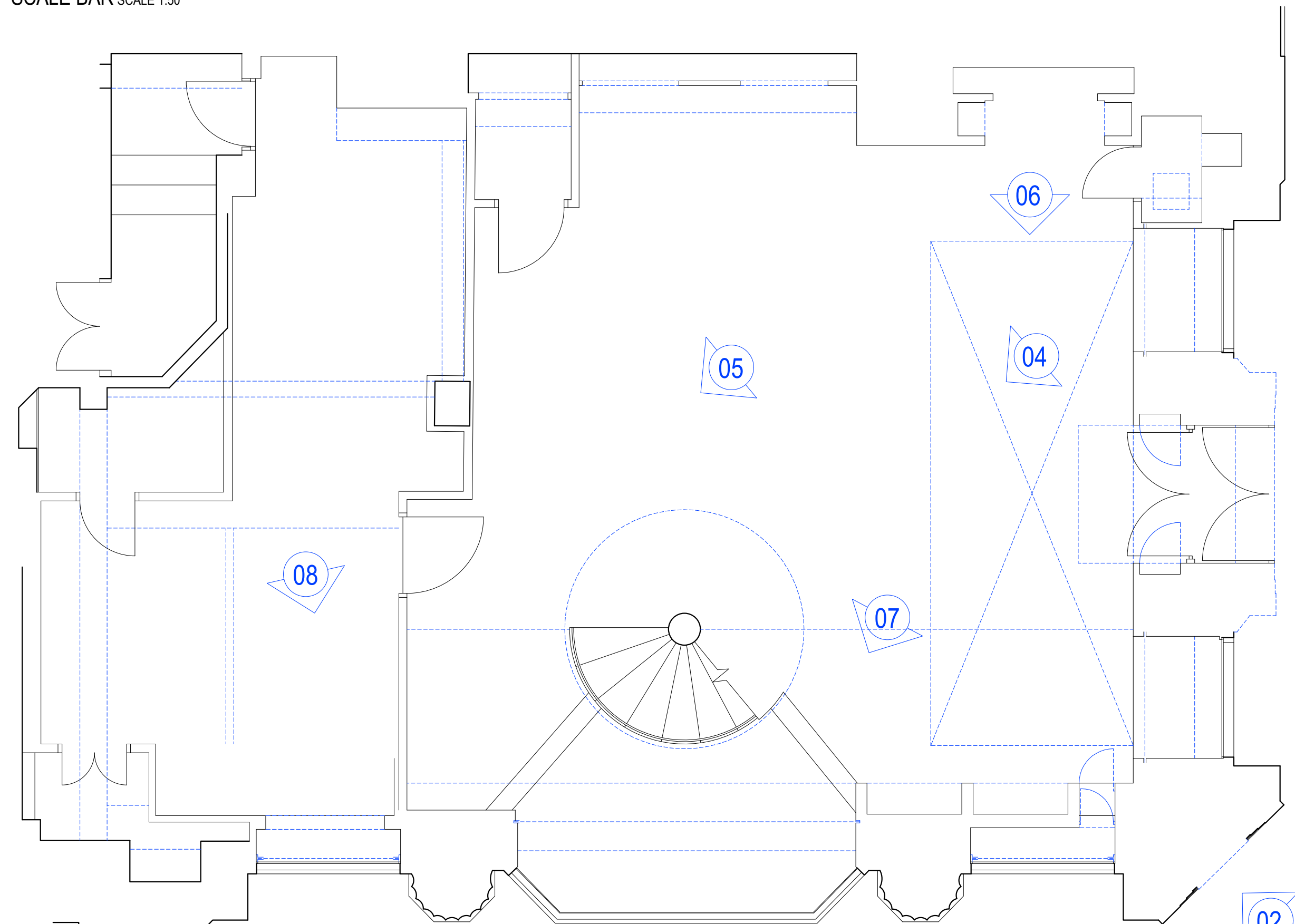
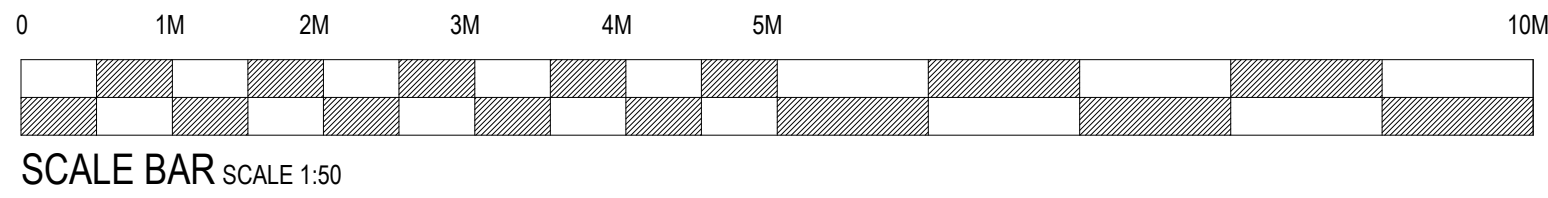


KEY PLAN - SCALE 1:50

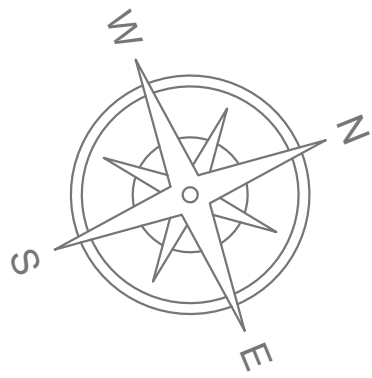


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Client:	COSTA COFFEE
Project:	Manchester, Ship Canal House, King St 98
Org title:	Existing Elevations
Scheme:	Uplift v3.0
Scale:	1:50@A1
Date:	05.09.25
Drg No:	240350/3.1
Rev:	-
Drg by:	JJ
Check:	SH
Rev by:	
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EXISTING REFERENCE PHOTOS:
REFER TO PLAN FOR LOCATIONS



GROUND FLOOR KEY PLAN - SCALE 1:50



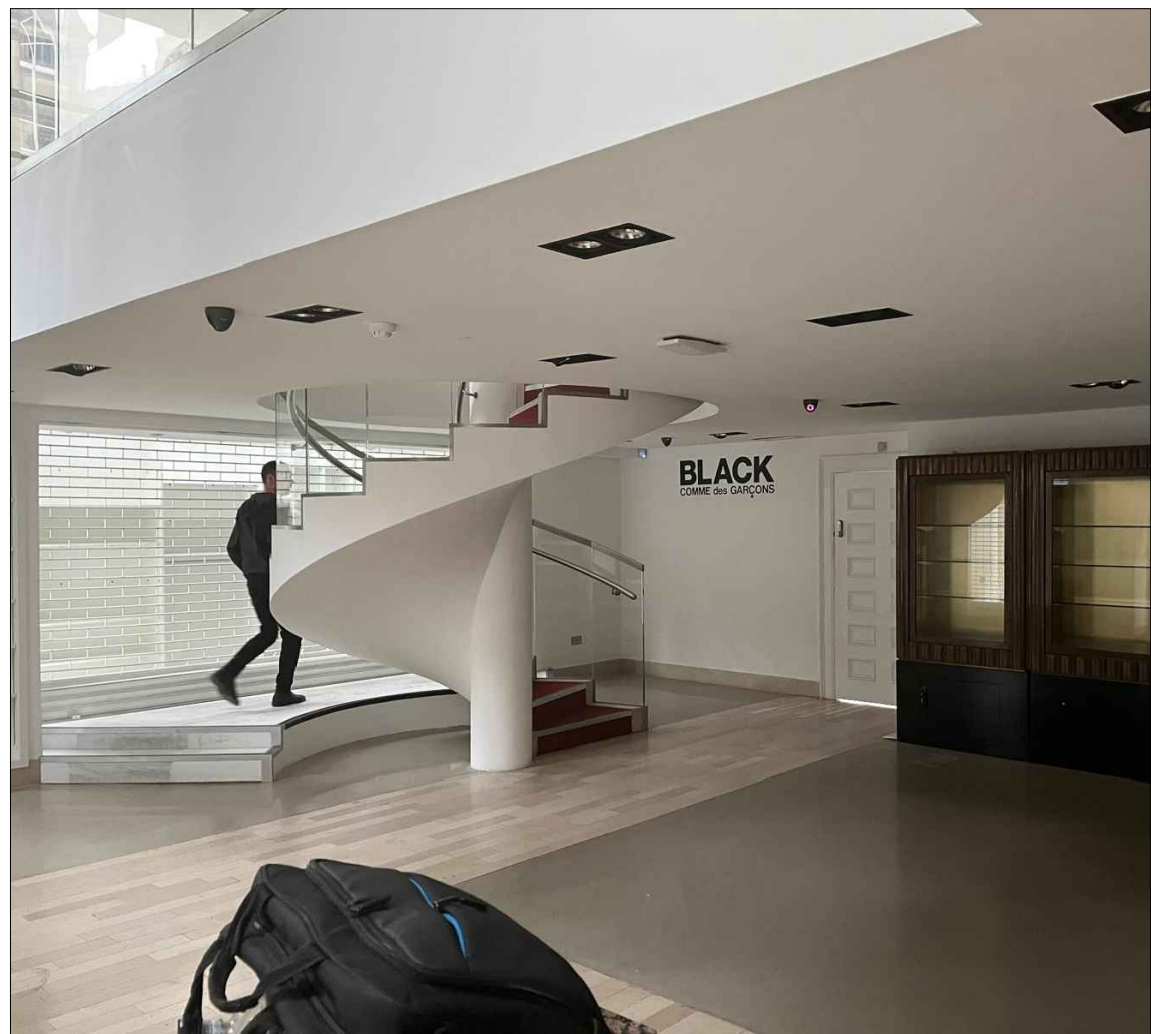
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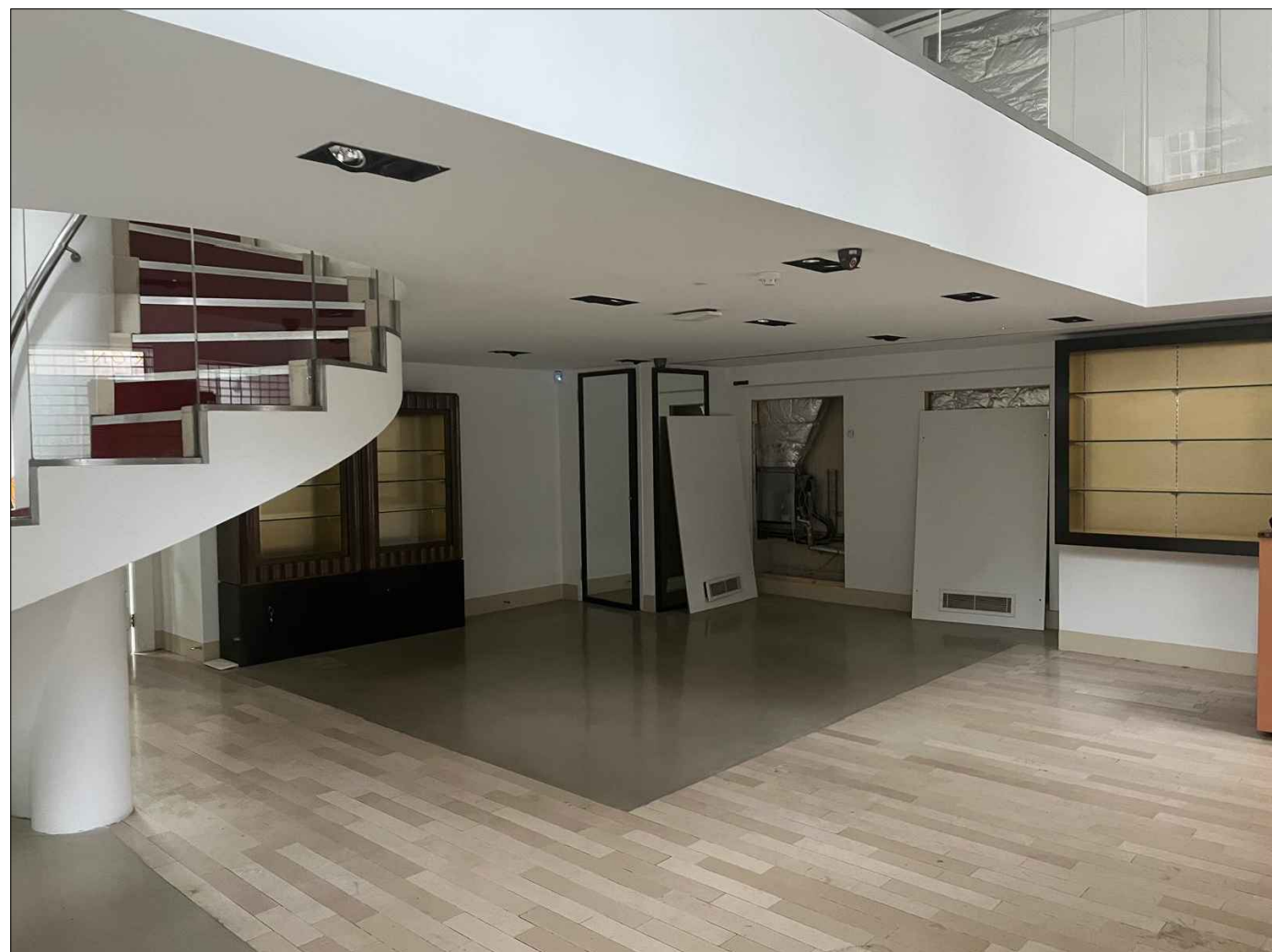
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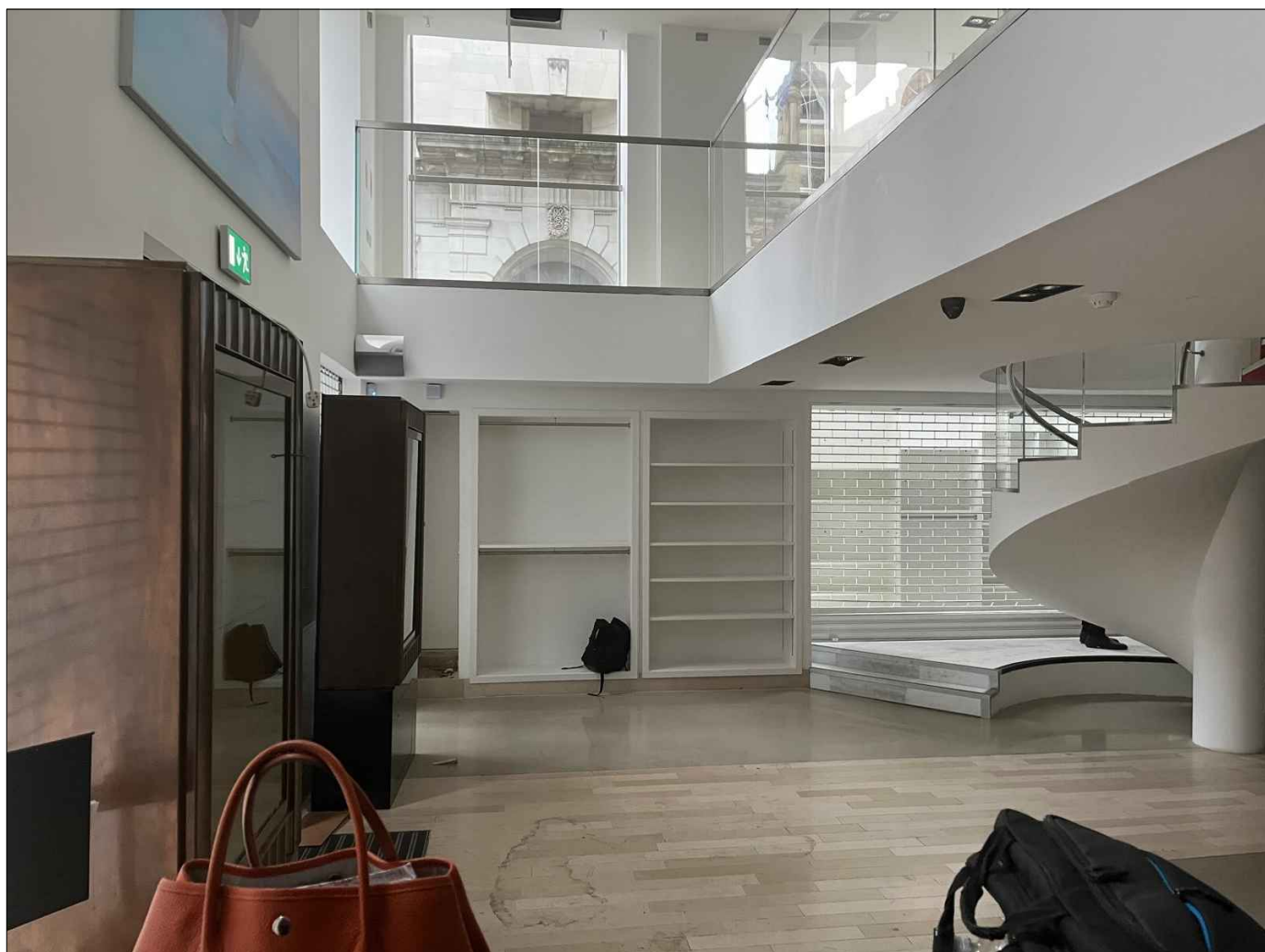
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04



05



06



07



08

sea DESIGN GROUP

Client: COSTA COFFEE

Project: Manchester, Ship Canal House, King St, 98

Drg title: Existing Photos - Ground Floor

Scheme: Uplift v3.0

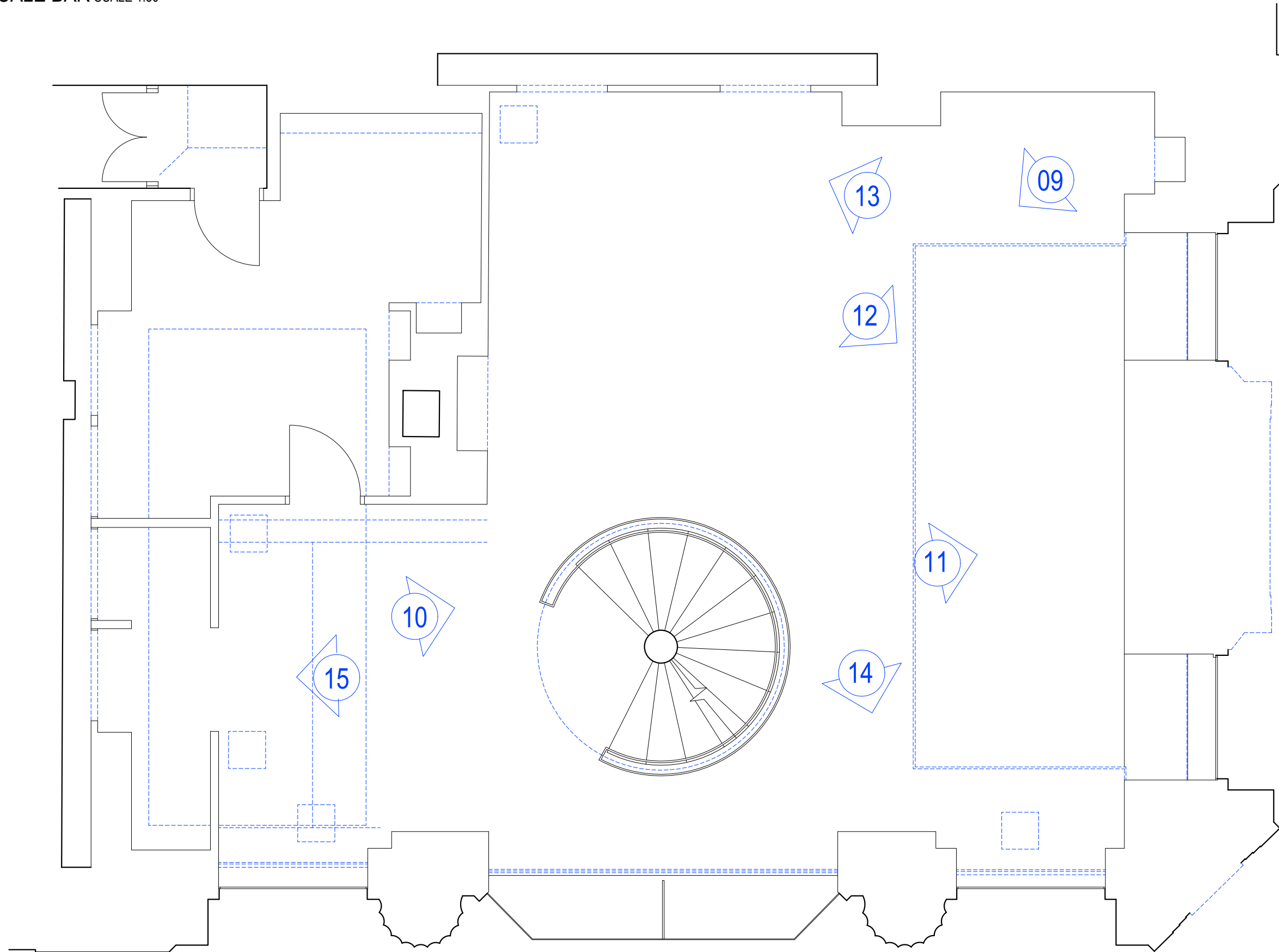
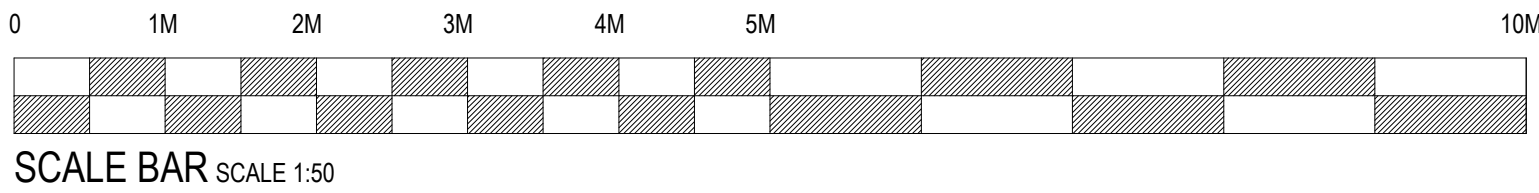
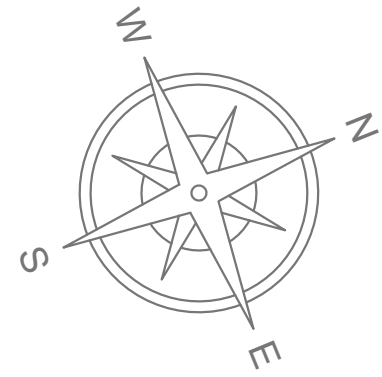
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Drg No: 240350/3.2 Rev: -

Drg by: JS Check: SH

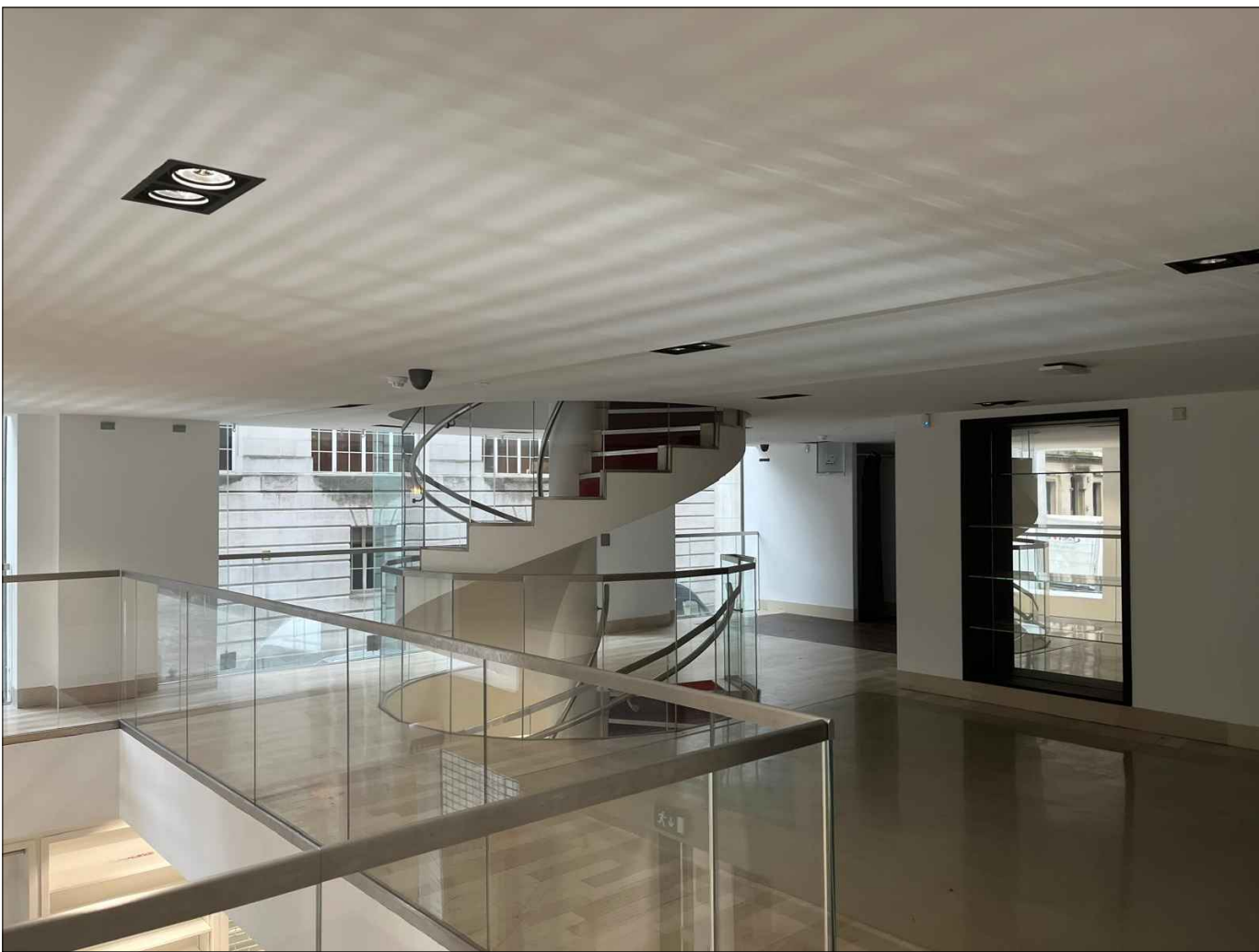
Rev by:

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FIRST FLOOR KEY PLAN - SCALE 1:50

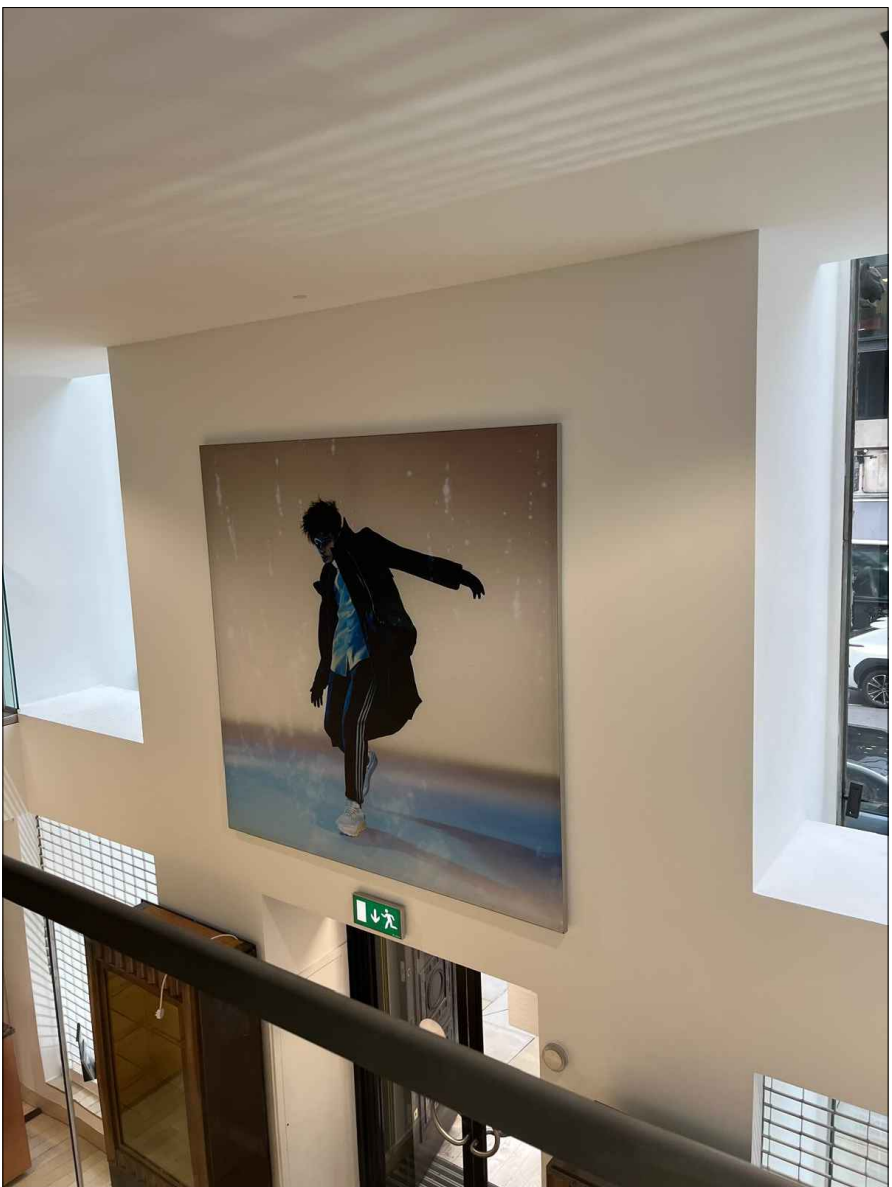
EXISTING REFERENCE PHOTOS:
REFER TO PLAN FOR LOCATIONS



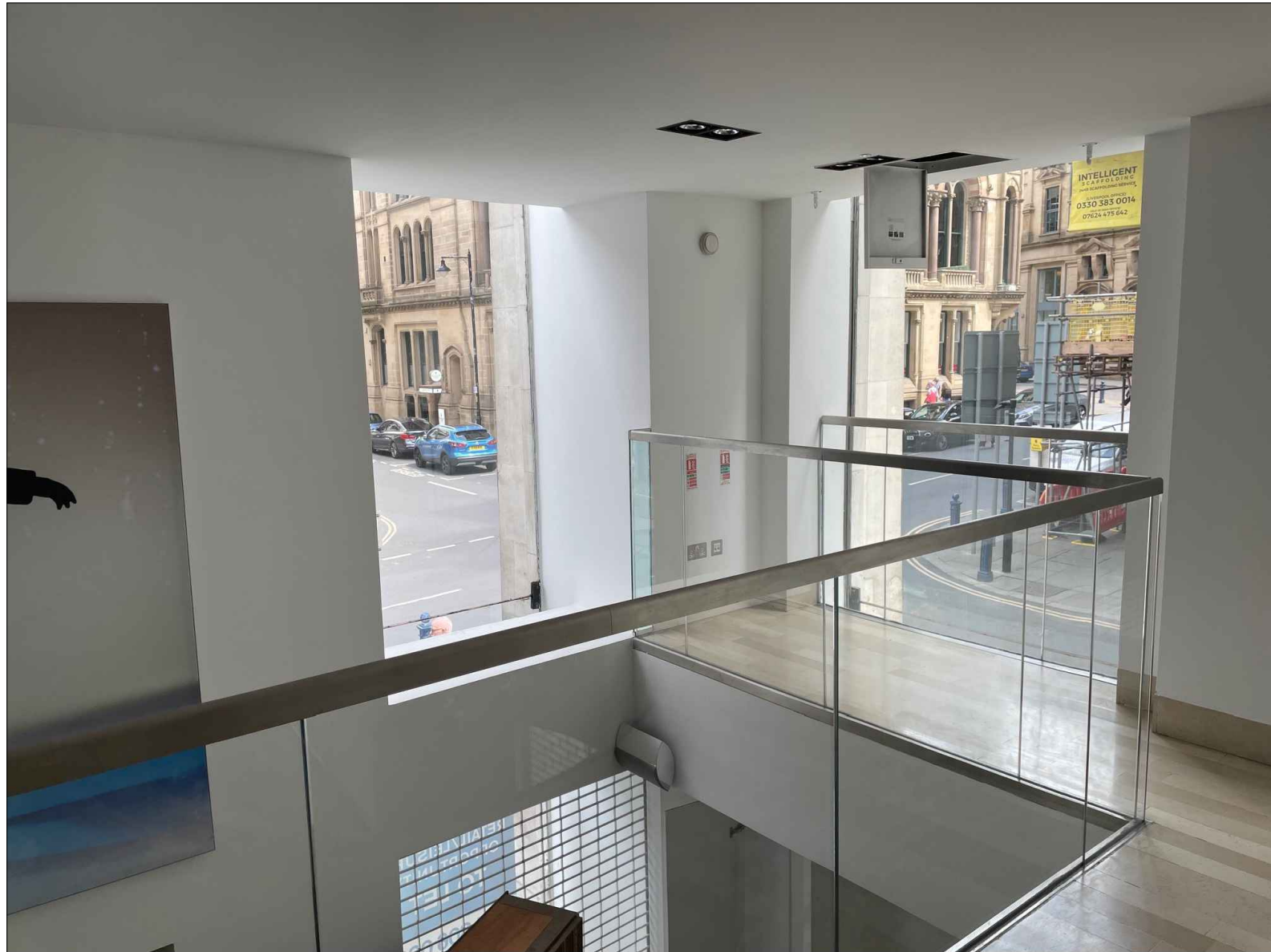
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10



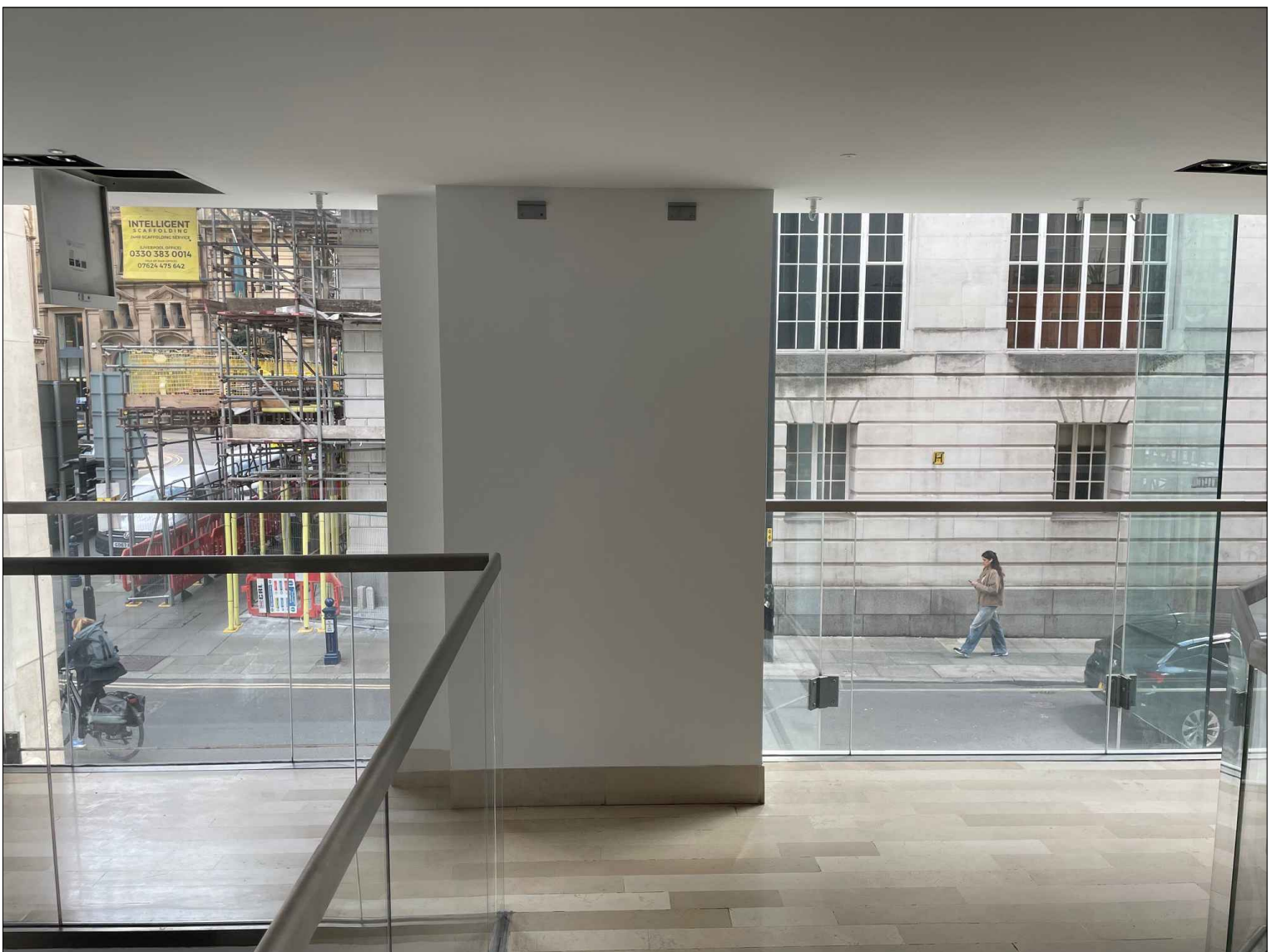
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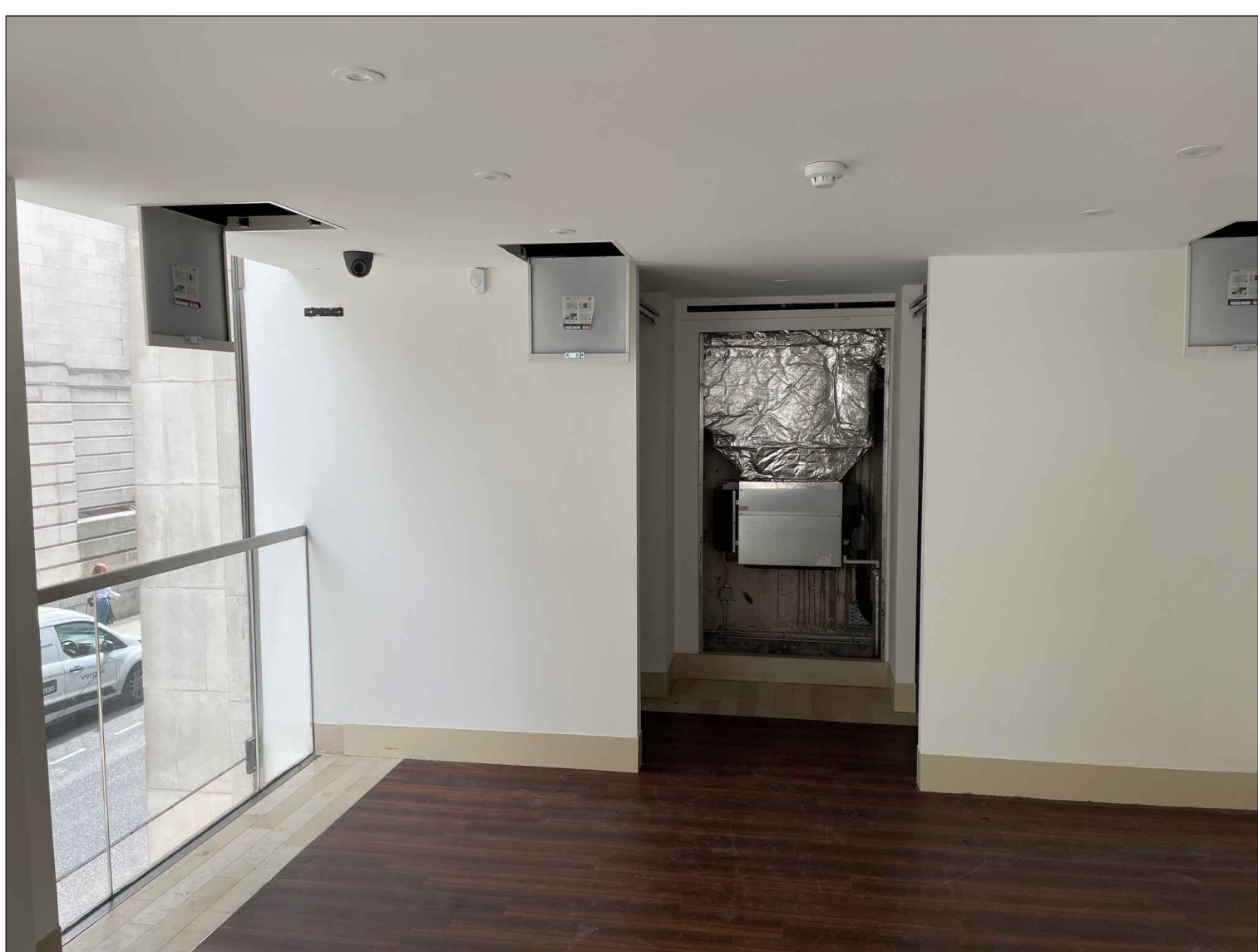
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13



14



15

sea DESIGN GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal House, King St, 98

Drg title:
Existing Photos - First Floor

Scheme: Uplift v3.0

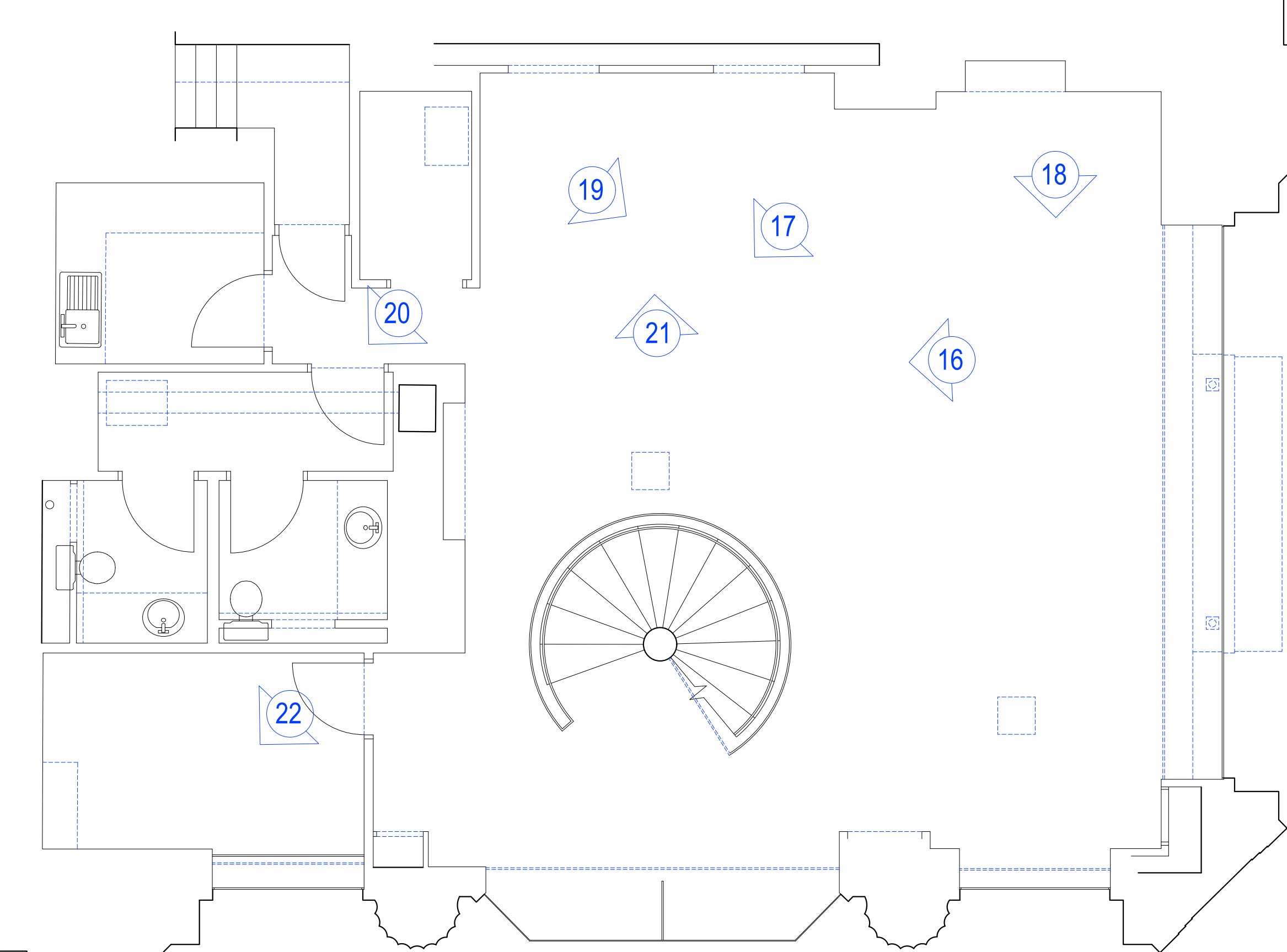
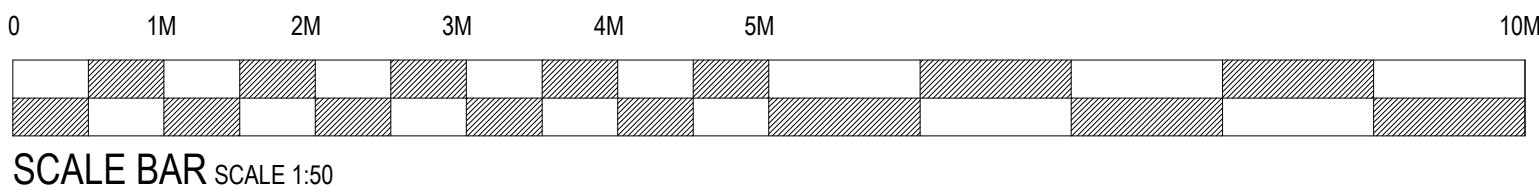
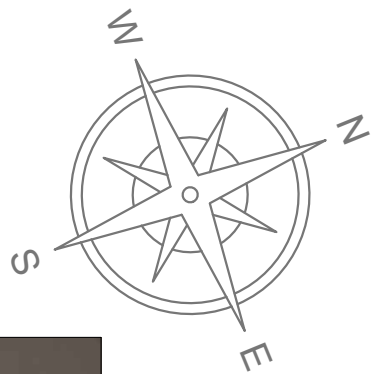
Scale: 1:50@A1 Date: 04.09.25

Drg No: 240350/3.3 Rev: -

Drg by: JS Check: SH

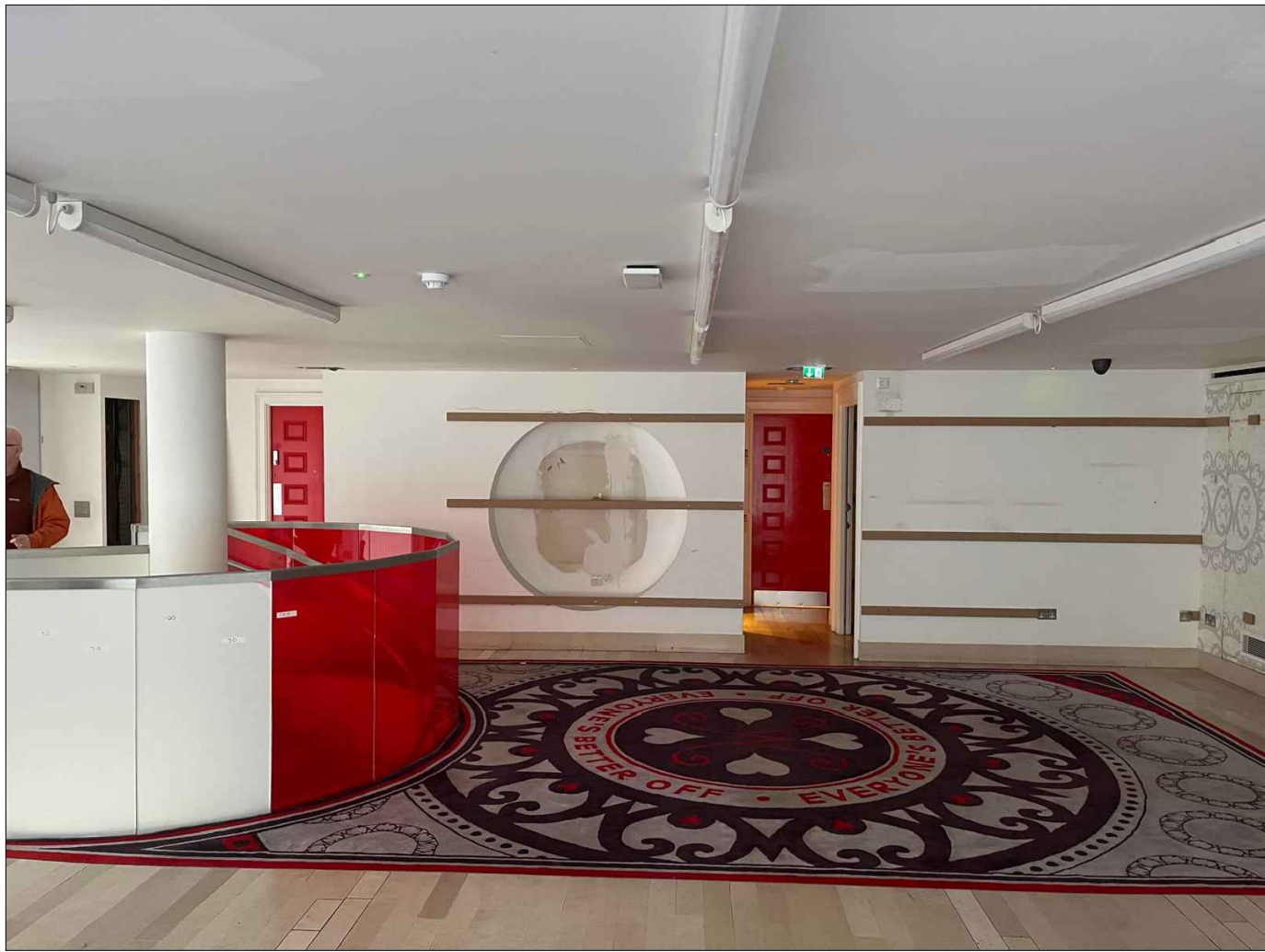
Rev by:

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SECOND FLOOR KEY PLAN - SCALE 1:50

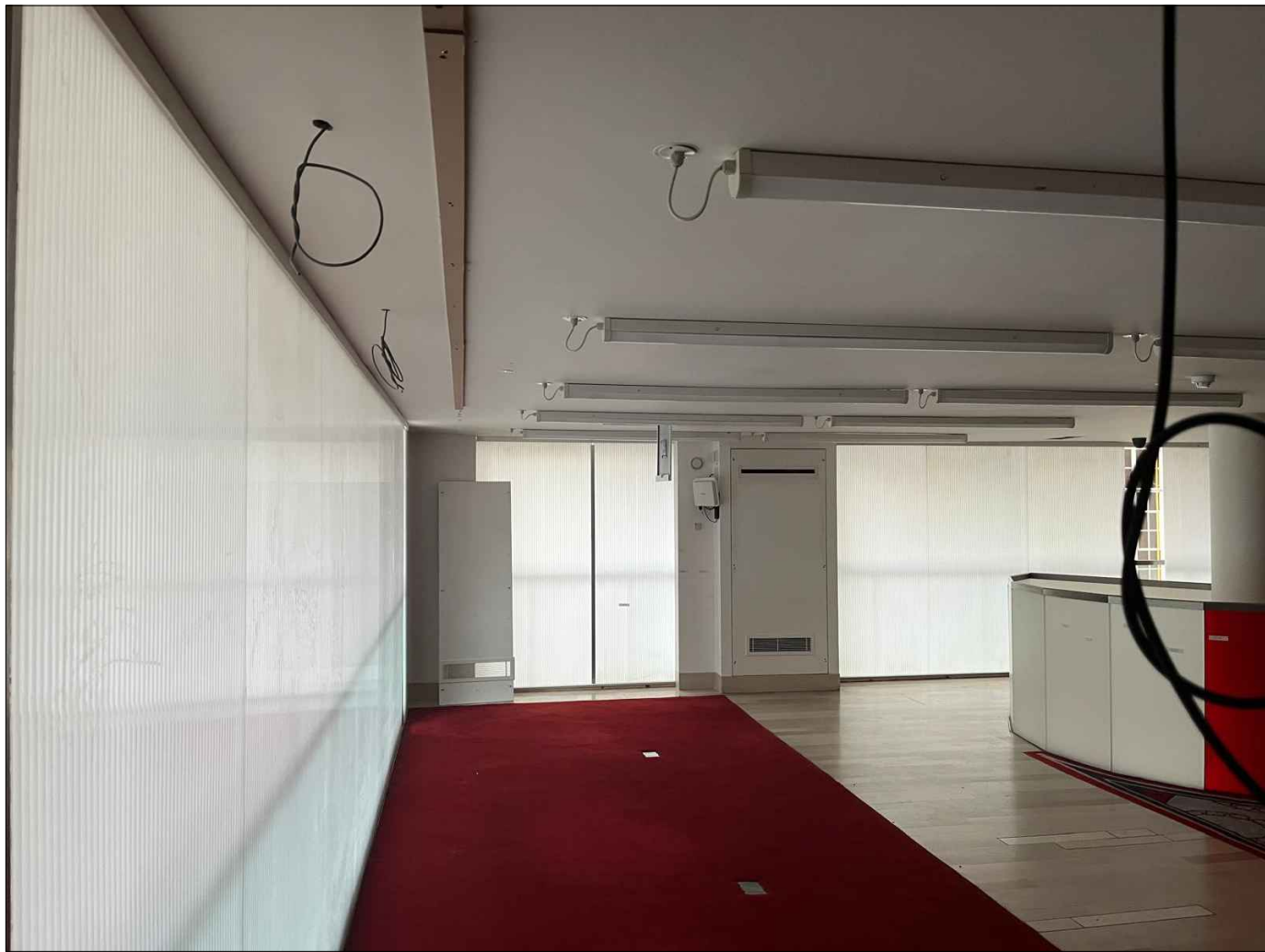
EXISTING REFERENCE PHOTOS:
REFER TO PLAN FOR LOCATIONS



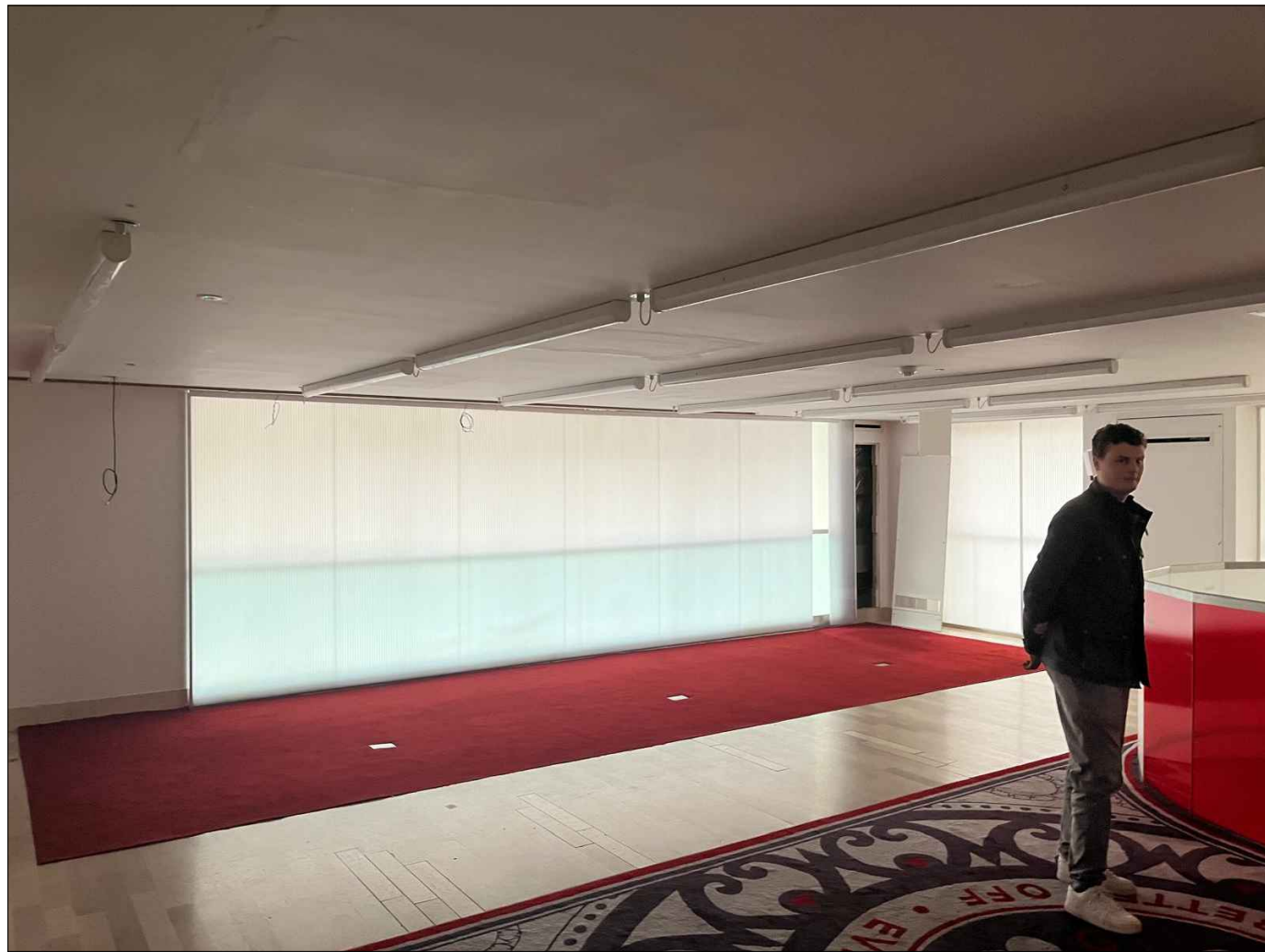
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17



18



19



20

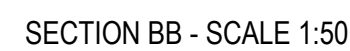
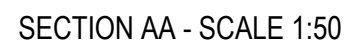


21



22

Client:	COSTA COFFEE
Project:	Manchester, Ship Canal House, King St, 98
Drg title:	Existing Photos - First Floor
Scheme:	Uplift v3.0
Scale:	1:50@A1
Date:	04.09.25
Drg No:	240350/3.4
Rev:	-
Drg by:	JS
Check:	SH
Rev by:	
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Client: COSTA COFFEE

Project: Manchester, Ship Canal
House, King St, 98

Org title: Existing Sections - Ground Floor

Scheme: Uplift v3.0

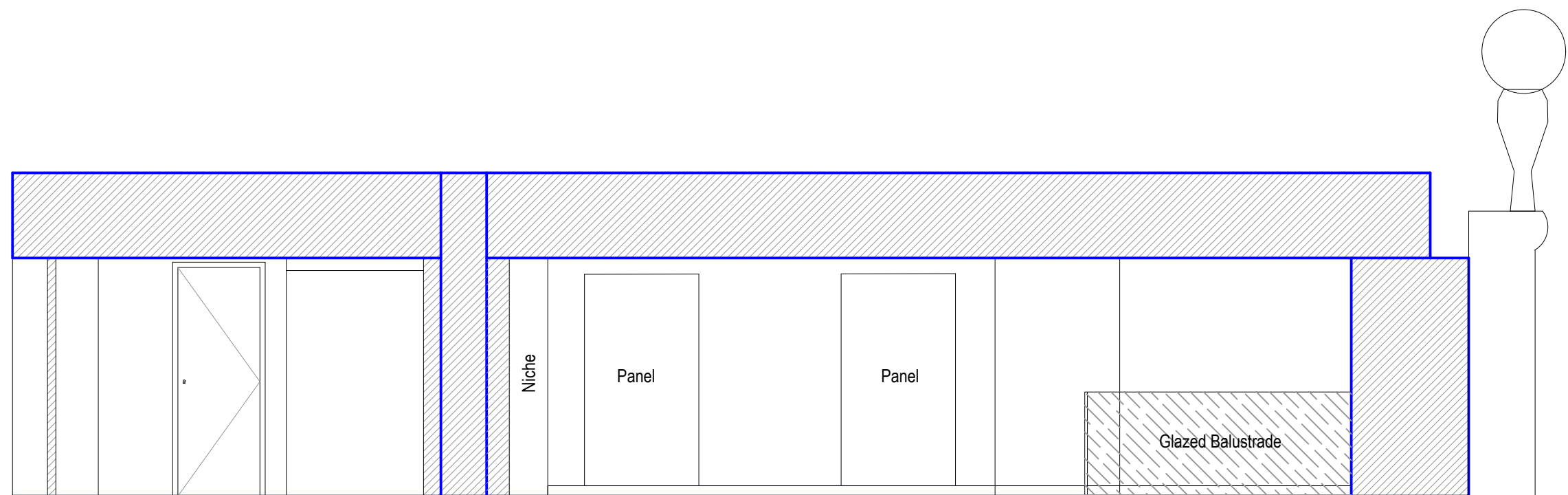
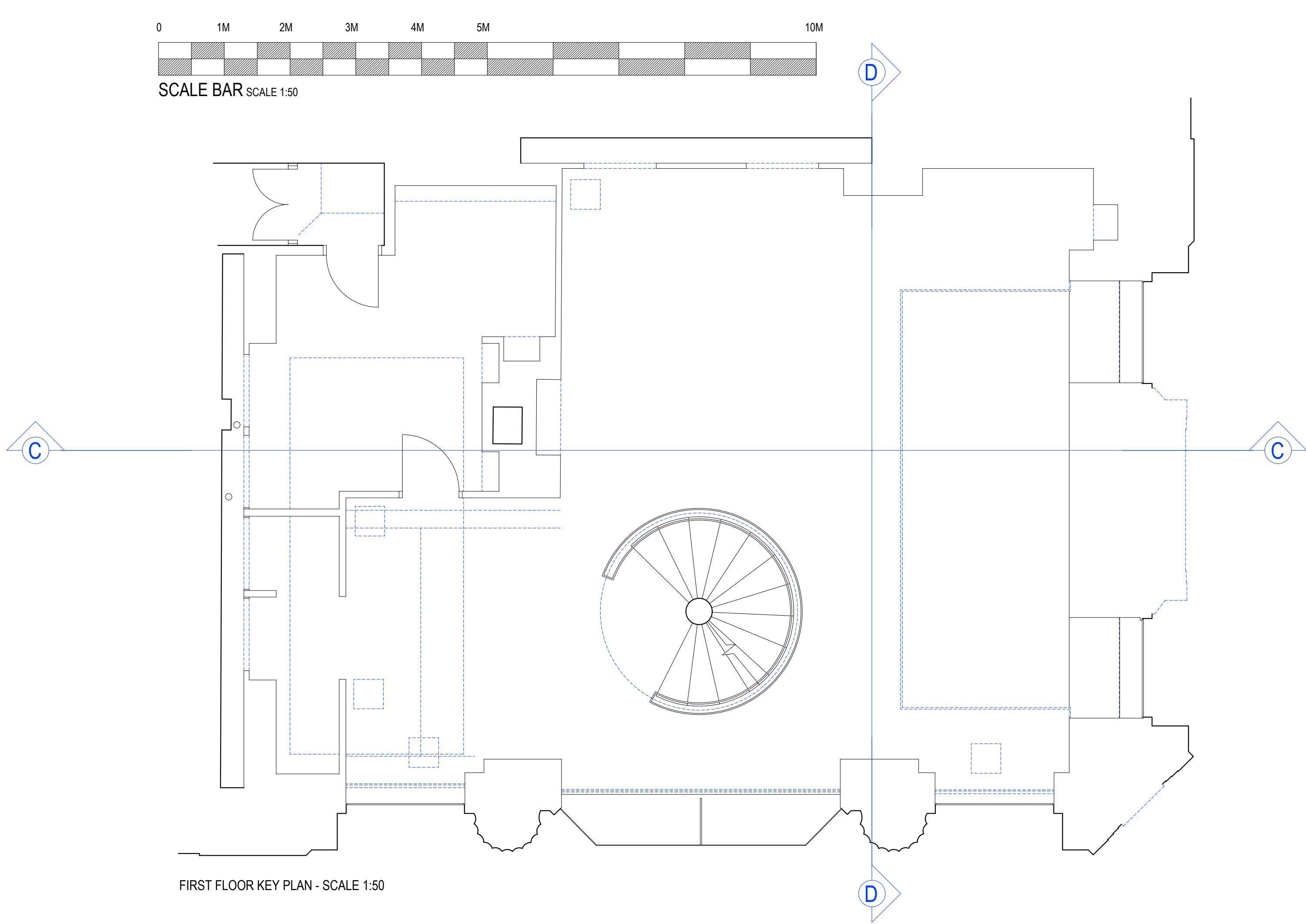
Scale: 1:50@A1 Date: 04.09.25

Org No: 240350/3.5 Rev: -

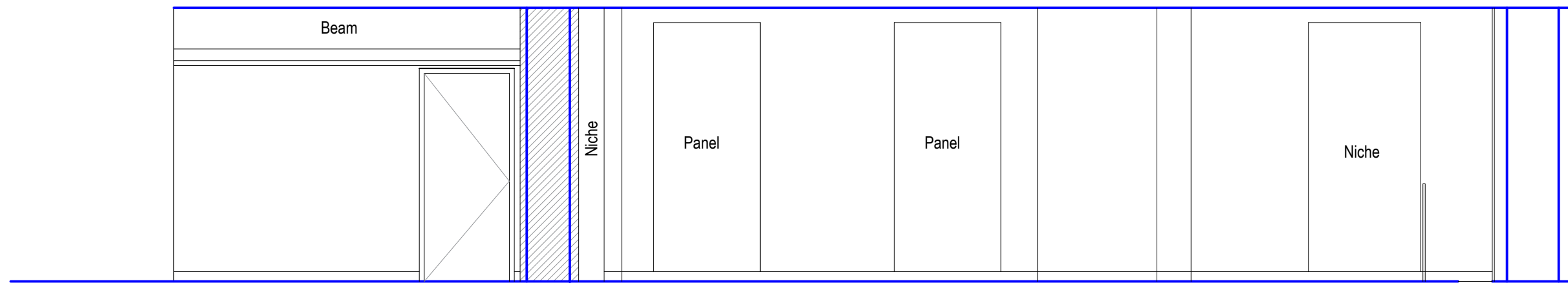
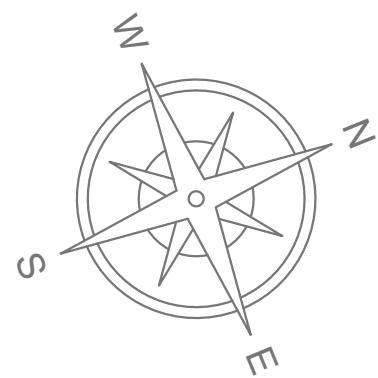
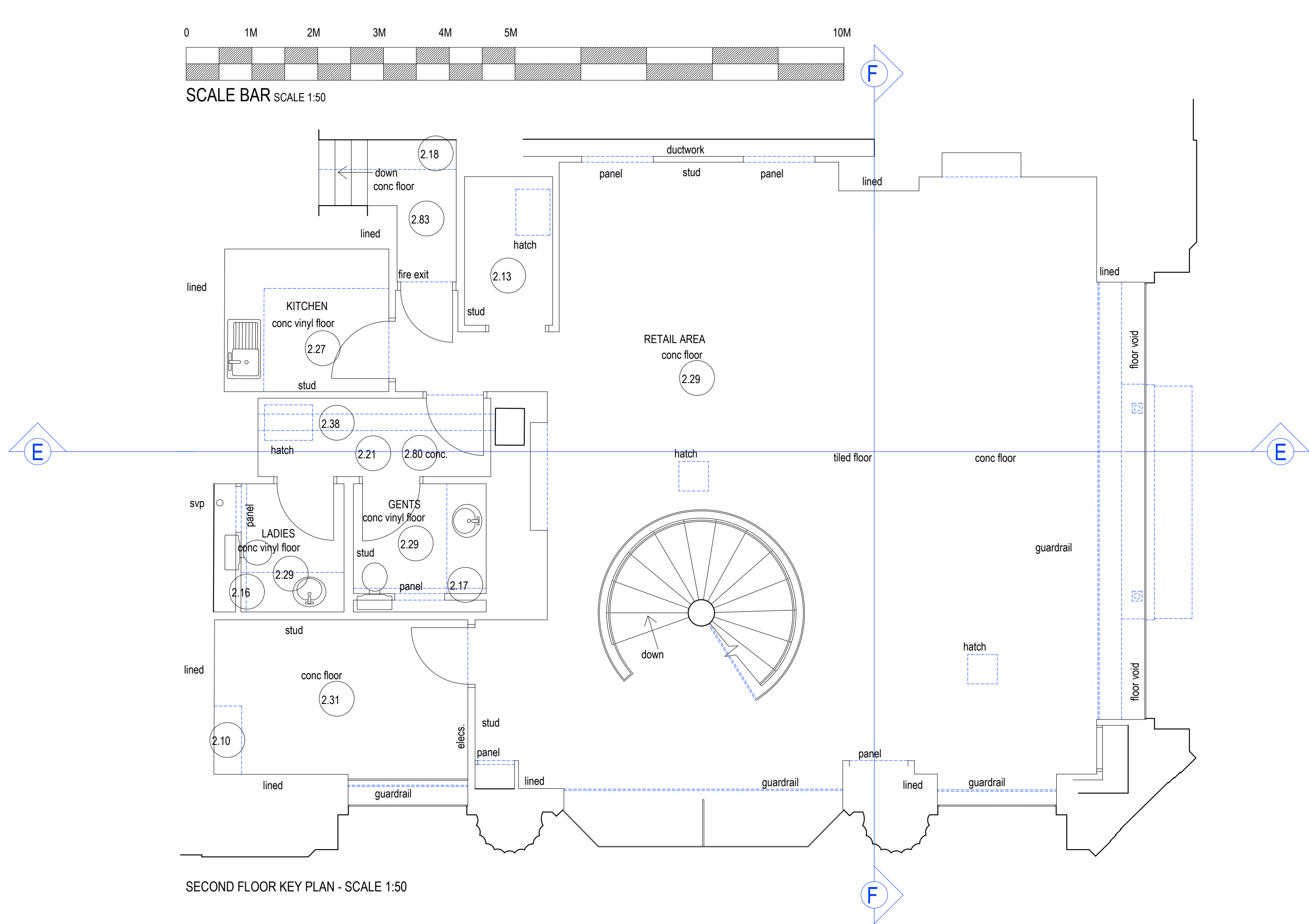
Org by: JS Check: SH

Rev by: _____

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Telephone: +44 (0)1926 864440



	
Client:	COSTA COFFEE
Project:	Manchester, Ship Canal House, King St, 98
Drg title:	Existing Sections - First Floor
Scheme:	Uplift v3.0
Scale:	1:50@A1
Date:	04.09.25
Drg No:	240350/3.6
Rev:	-
Drg by:	JS
Check:	SH
Rev by:	
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SECTION EE - SCALE 1:50



SECTION FF - SCALE 1:50

s|e|a DESIGN GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal House, King St, 98

Drg title:
Existing Sections - Second Floor

Scheme: Uplift v3.0

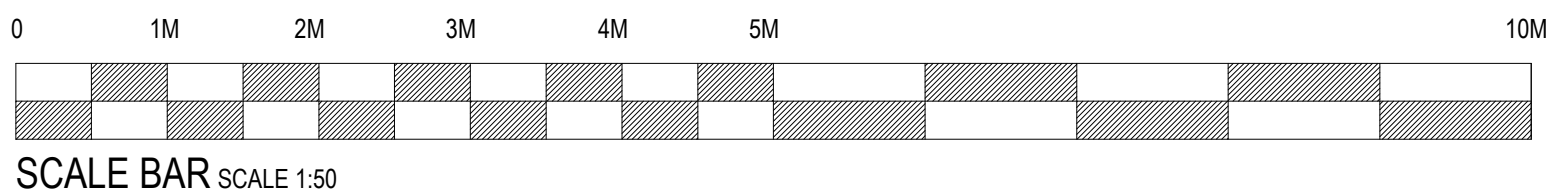
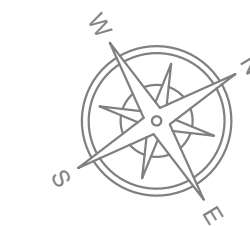
Scale: 1:50@A1 Date: 04.09.25

Drg No: 240350/3.7 Rev: -

Drg by: JS Check: SH

Rev by:

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Kenilworth, Warwickshire CV8 2FD UK
Email: office@seadesigngroup.com
Telephone: +44 (0)1926 864440



CHILLER COUNT	FRIDGES			FREEZERS		
LOCATION	DISPLAY	UNDER COUNTER	UPRIGHT	UNDER COUNTER	UPRIGHT	TOTAL
FOH	4	3		1		8
BOH		0	5	0	2	7
TOTAL	4	3	5	1	2	15

DISPLAY FRIDGES	COUNT
MAXI100 SlimMT	1
MAXI600 SlimMT	1
RSC60CO	1
ASC090NW	1

COVERS	
INTERNAL	
GROUND FLOOR	13
FIRST FLOOR	54
SECOND FLOOR	0
TOTAL	67

AREAS SQ M & SQ FT			
LOCATION	SALES AREA	BOH/VOID AREA	TOTAL
GROUND FLOOR	1040.9 sq ft	387.5 sq ft	1428.4 sq ft
	96.7 sq m	36 sq m	132.7 sq m
FIRST FLOOR	961.2 sq ft	138.8 sq ft	1100.1 sq ft
	89.3 sq m	12.9 sq m	102.2 sq m
SECOND FLOOR	312.1 sq ft	928.9 sq ft	1241.0 sq ft
	29 sq m	86.3 sq m	115.3 sq m
TOTAL (ALL FLOORS)	2319.6 sq ft	1449.9 sq ft	3769.4 sq ft
	215.5 sq m	134.7 sq m	350.2 sq m

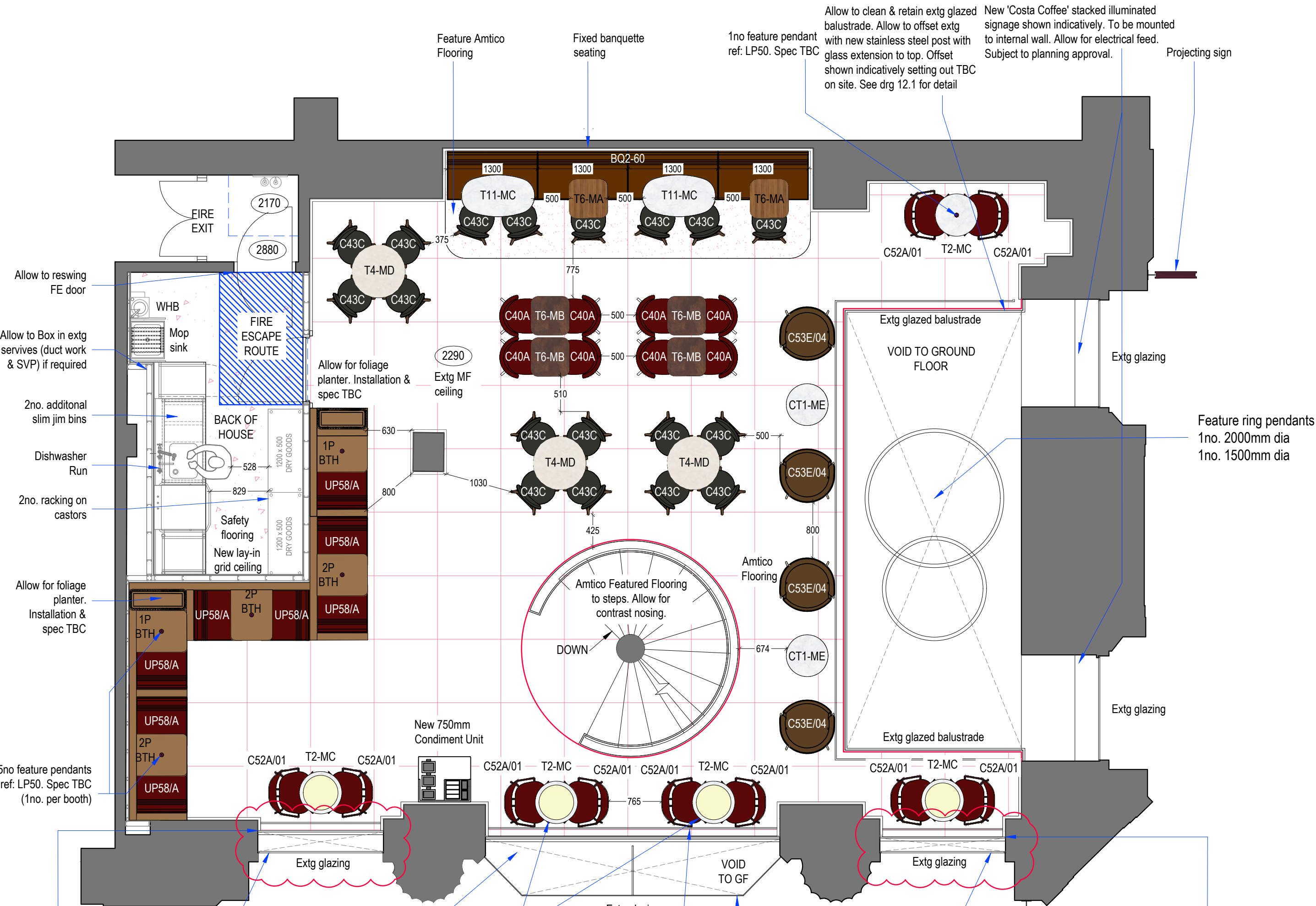
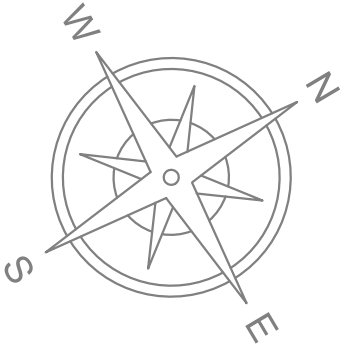
sea DESIGN GROUP

Rev by:	
A: Updated following design review. SH	05.09.2
B: Design updated to Moderna. HDB	23.01.2
C: Updated following design review. JS.	28.01.2
D: Updated fixed seating to loose. Omit vinyl to glazing. JN	11.02.2

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NOTE:
TO BE READ IN CONJUNCTION WITH LATEST DESIGN GUIDE

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All dimensions and levels to be checked on site prior to commencement of work or manufacture of items.
Notify SEA of any discrepancies. This drawing to be read in conjunction with specifications,
specialist drawings and any bill of quantities. The Contractor is to comply with all relevant
statutory legislation whether or not specifically stated on these drawings.



UPHOLSTERY REFERENCES		
A	UP58 - Hesketh Creed	
C	UP61 - Hesketh Kernel	
E	UP63 - Copper Blush	

LEG COLOUR REFERENCES		
01	RAL 3007 Black red	
04	RAL 1013 Oyster white	

TABLE TOP TYPE		
Mahogany brown Bases		
MA	EGGER H3734 Natural Dijon Walnut ST12	
MB	Polyrey R049 Rouille Rouché	
MC	Egger F800 Crystal Marble	
MD	Egger F229 ST75 Cremona Marble (MD)	
ME	Stone effect resin top. Carrara marble porcelain effect	

AREAS SQ M & SQ FT			
LOCATION	SALES AREA	BOH/VOID AREA	TOTAL
GROUND FLOOR	1040.9 sq ft	387.5 sq ft	1428.4 sq ft
	96.7 sq m	36 sq m	132.7 sq m
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CHILLER COUNT	FRIDGES			FREEZERS		TOTAL
	DISPLAY	UNDER COUNTER	UPRIGHT	UNDER COUNTER	UPRIGHT	
FOH	4	3		1		8
BOH		0	5	0	2	7
TOTAL	4	3	5	1	2	15

OPERATIONAL EFFICIENCY EQUIPMENT REFERENCE		EXT
Hot Lid Dispenser + Extension + Sticker Reel (MOE-16-LD + MOE-16-LDE + MOE-16-SRH)		2
Sauce & Syrup Stand - Single (MOE-15-S4)		0
Sauce & Syrup Stand - Double (MOE-15-S8)		2
Sauce & Syrup Stand - Triple (MOE-15-S12)		1
Ice Toppings Unit (MOE-13-IT)		1
Lids & Straws Unit + Sticker Reel (MOE-13-LS + MOE-16-SRH)		1
Coffee Unit (OE-31.7-CU)		2
Stencil Dusting Station (MOE-17-SDS)		1
Tea Unit (MOE-18-TU 3x3)		2
Group Handle Drip Tray (MOE-19-GHDT)		2
DT Window - Impulse Unit (DT-IU)		0
DT Window - DT Window - Freshly Baked Cabinet (DTC-18 or DTC-20)		0
New ice station (SAM30/OE-ICE-30)		1
Pastry Tong, Slice and Bag Holder (MOE-22-TSB)		1
Packaging Condiments Cutlery Unit (MOE-11-PCC)		1
Jug Drainer Shelf (ITAB G167584)		1
Slate Label holder for display fridges (OE-SLH-08)		19
Goodbox (Costa to confirm if installed on individual sites - shown with red dotted line)		1
Jug Rinser (BCR100)		1
DT Window - Sugar & Sweetener Container (DT-SSC)		0
Pitcher Rinser (RHPR300-S)		2
Coral/Blue Ice Scoop Drip Tray (OE-DT-36)		0
Freestanding Red Tong Holder (MOE-23-RTH)		1
Magnetic Knife Holder (ITAB E6594)		1
Merrychef Tong & Liner Holder (ITAB G146903)		2
Cooling Rack (ITAB G104342)		1

DISPLAY FRIDGES	COUNT
MAXI100 SlimMT	1
MAXI600 SlimMT	1
RSC60CO	1
ASC090NW	1

COUNTER NOTE:
MAIN CONTRACTOR TO REFER TO ITAB LATEST APPROVED COUNTER DETAILS

COVERS	
INTERNAL	
GROUND FLOOR	13
FIRST FLOOR	54
SECOND FLOOR	0
TOTAL	67

se|a DESIGN GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal House, King St, 98

Drg title:
Proposed General Layout First & Second Floor

Scheme:
Uplift v3.0

Scale: **1:50@A1** Date: **04.09.25**

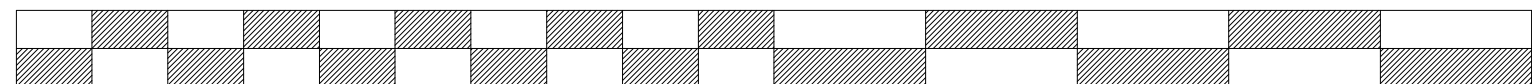
Drg No: **240350/4.1** Rev: **C**

Drg by: **JS** Check: **SH**

Rev by:
A: Design updated to Moderna. HDB
B: Updated following design review. JS.
C: Updated extg balustrade to have offset. JN

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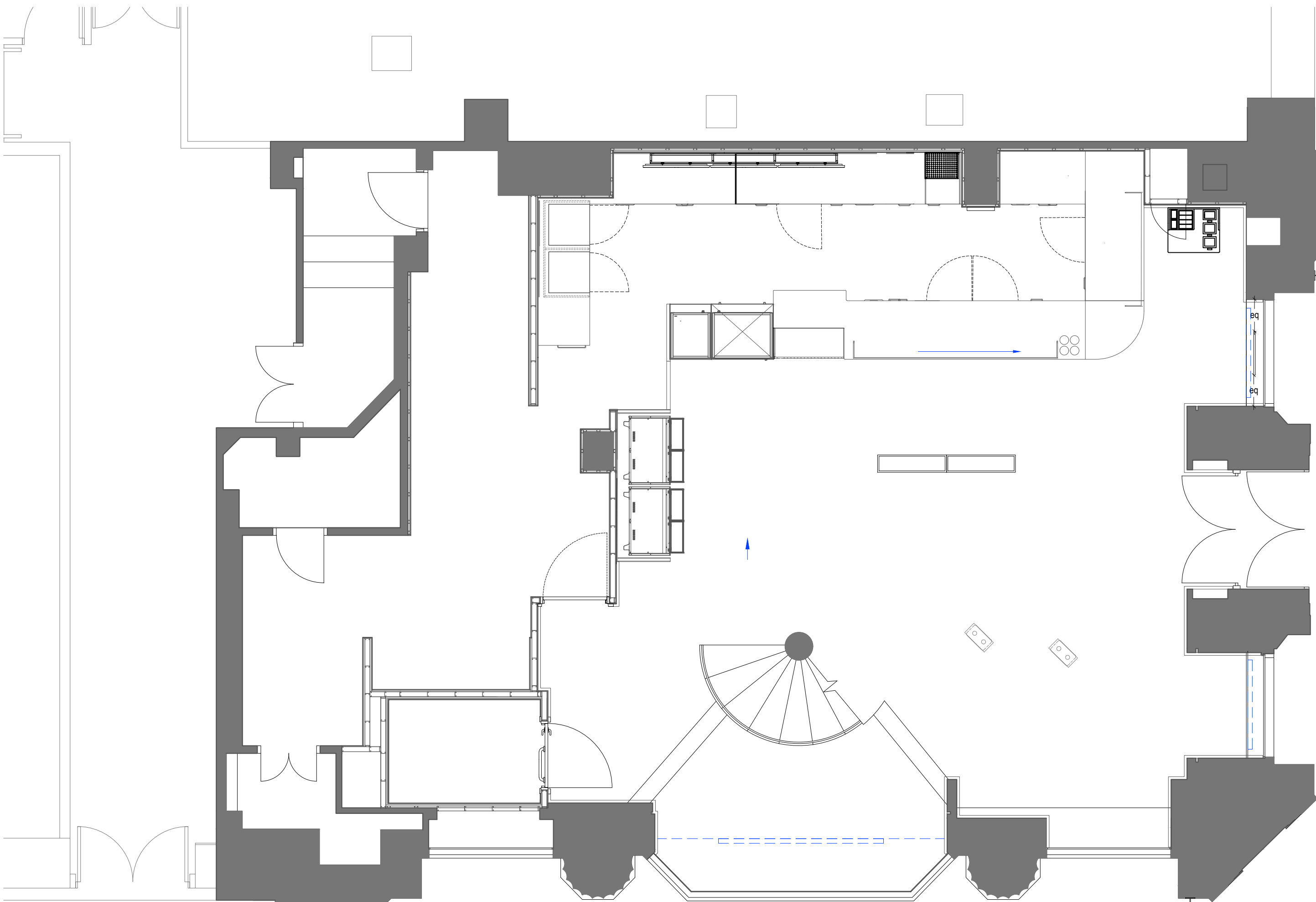
0 1M 2M 3M 4M 5M 10M



SCALE BAR SCALE 1:50

NOTE:
TO BE READ IN CONJUNCTION WITH LATEST DESIGN GUIDE

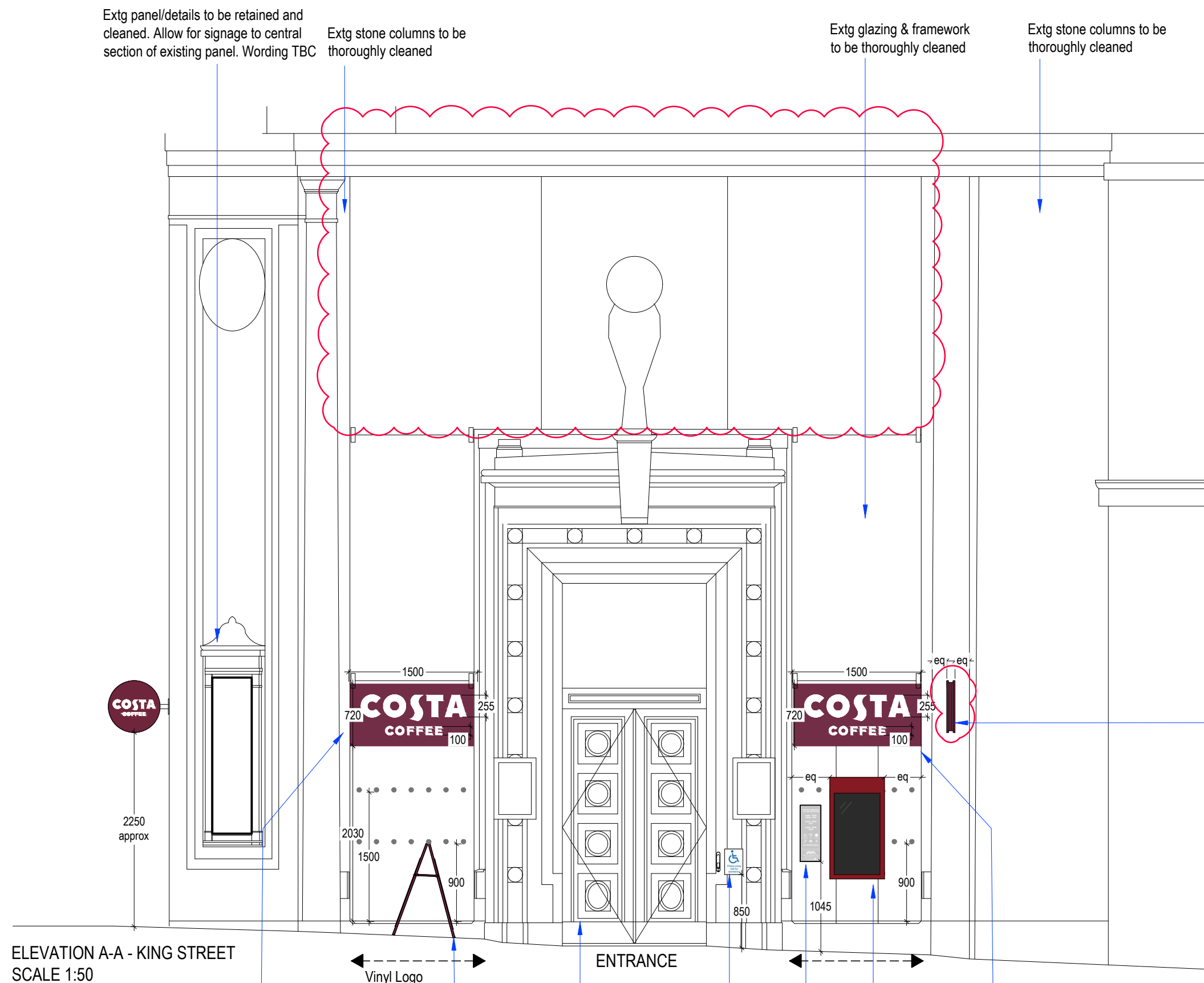
This drawing is the copyright of Steel Ede Associates Limited Do not scale from drawings.
All dimensions and levels to be checked on site prior to commencement of work or manufacture of items.
Notify SEA of any discrepancies. This drawing to be read in conjunction with specifications,
specialist drawings and any bill of quantities. The Contractor is to comply with all relevant
statutory legislation whether or not specifically stated on these drawings.



PROPOSED GROUND FLOOR PLAN - SCALE 1:50

BROWN STREET

KING STREET



ELEVATION A-A - KING STREET
SCALE 1:50

New 'Costa Coffee' stacked illuminated signage shown indicatively. To be mounted to internal wall. Allow for electrical feed. Subject to planning approval.

Vinyl Logo Manifestation, ref. TBC

A-board location shown indicatively

ENTRANCE

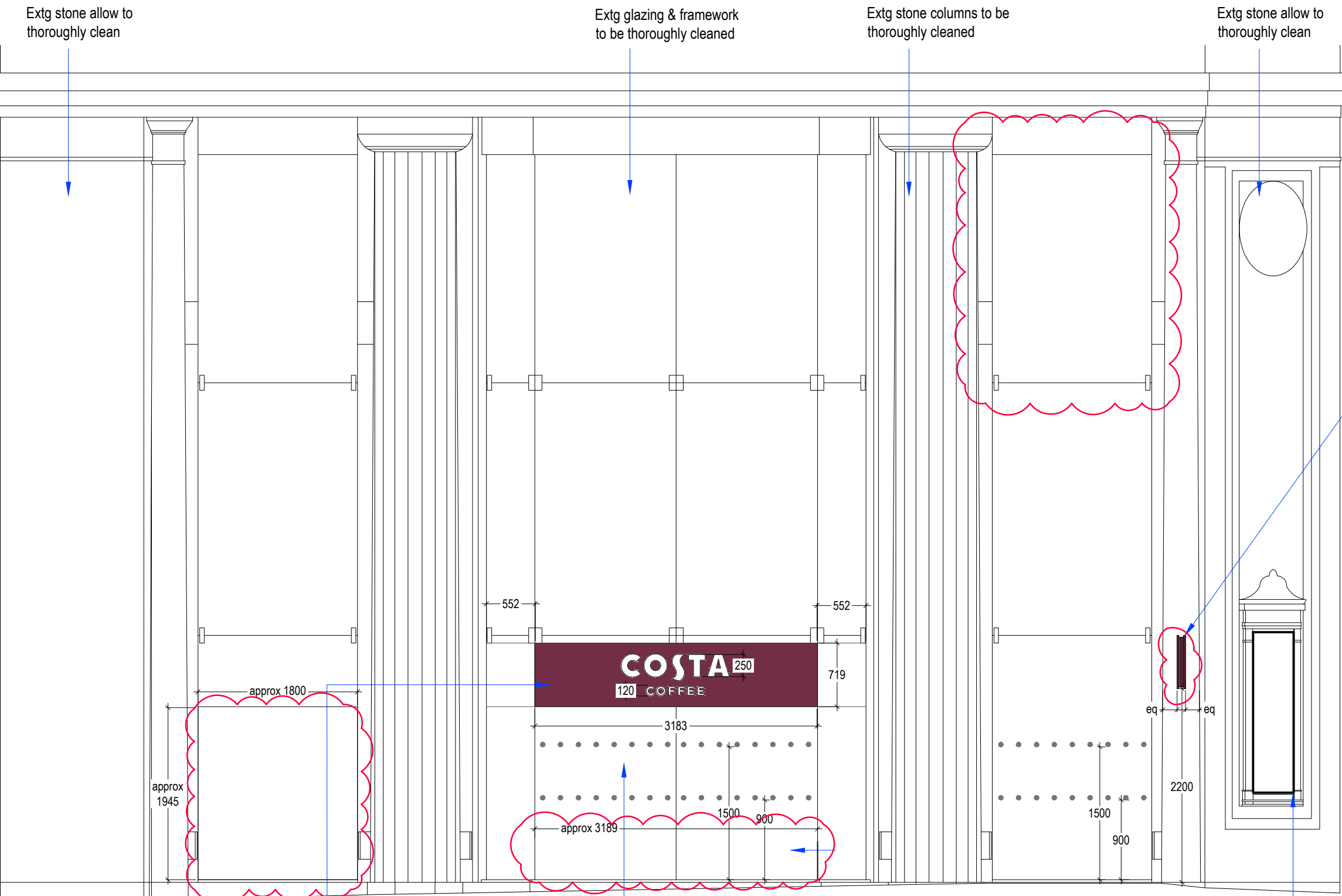
Extg entrance & all surrounding timber details to be cleaned & receive paint works where necessary to match extg.

Opening times vinyl, ref: 01-VI-OT

New double sided digital POS frame DD43

New 'Costa Coffee' stacked illuminated signage shown indicatively. To be mounted to internal wall. Allow for electrical feed. Subject to planning approval.

2no. Internally illuminated double sided 600mm dia projecting sign formed from opal acrylic & screen printed face panels in Costa red. Side return formed from illuminated opal face & polycarbonate panel. Red & Sunset Coral to match Costa approved sample. **BESPOKE RED, TO MATCH CROMADEX REFERENCE: 943LE5723 MATT POWDER COAT (30% GLOSS), OR SEMI-GLOSS WET PAINT.** Height of signage TBC on site following review of original fixings.



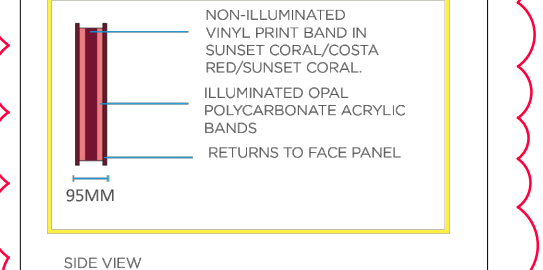
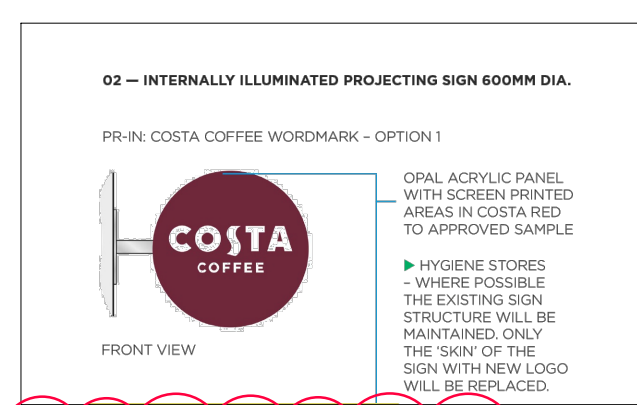
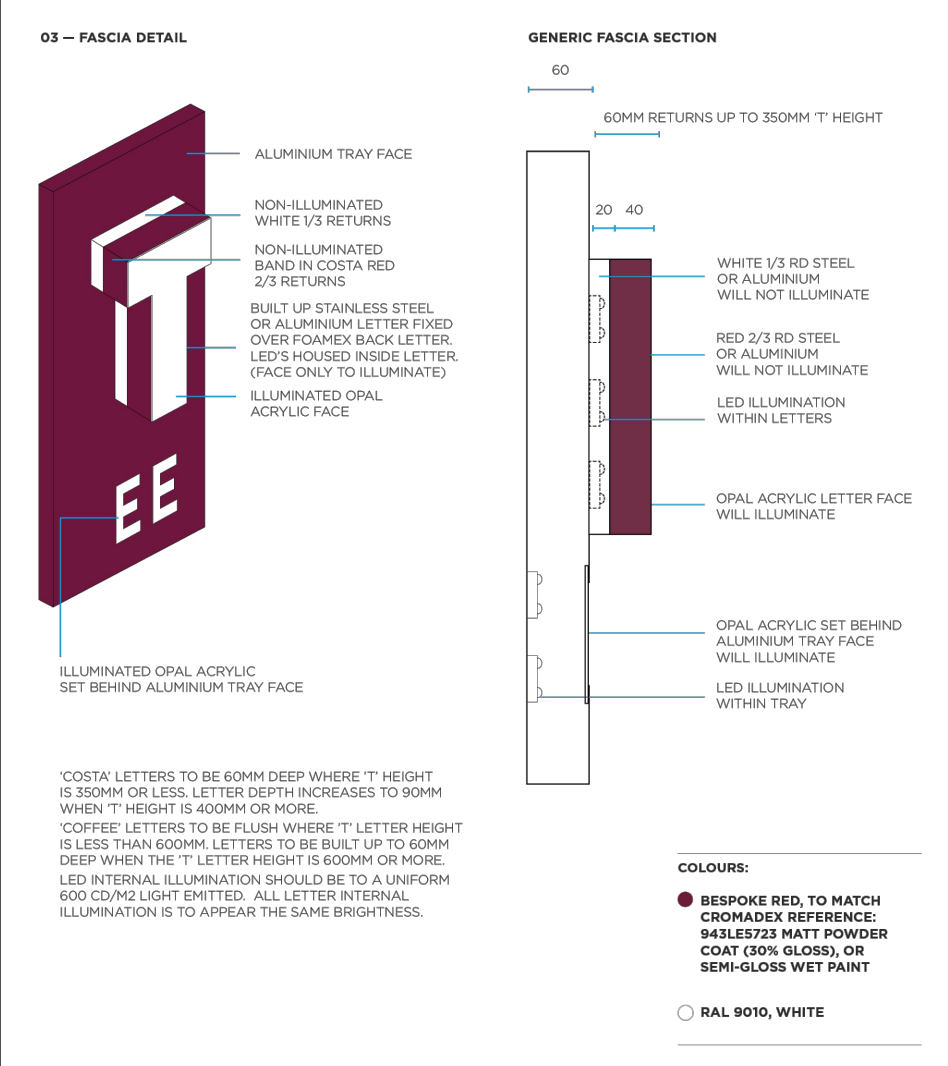
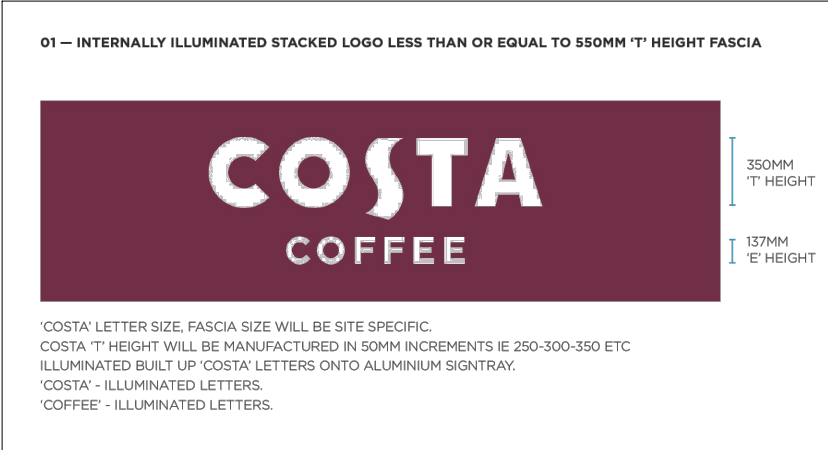
ELEVATION B-B - BROWN STREET
SCALE 1:50

Aluminum fascia tray finished to match **BESPOKE RED, TO MATCH CROMADEX REFERENCE: 943LE5723 MATT POWDER COAT (30% GLOSS), OR SEMI-GLOSS WET PAINT** with internally illuminated 'Costa' letters formed from built up white opal acrylic. Returns, 1/3rd white from back tray & 2/3rds red to front, illuminated. Internally illuminated 'Coffee' letters formed of white opal, with illuminated returns. Size and height of signage TBC on site following review of existing bulkhead.

Extg glazing & framework to be thoroughly cleaned

Extg signage/details to be retained and cleaned

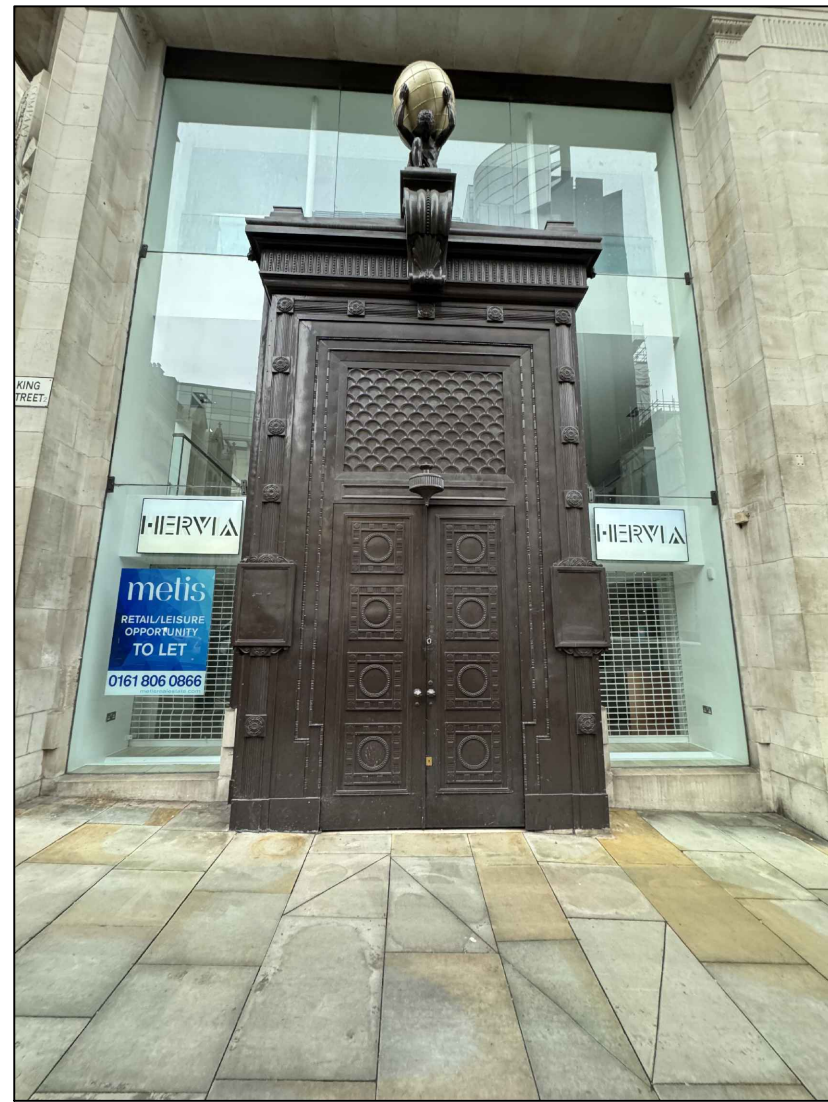
Allow for signage to central section of existing panel. Wording TBC



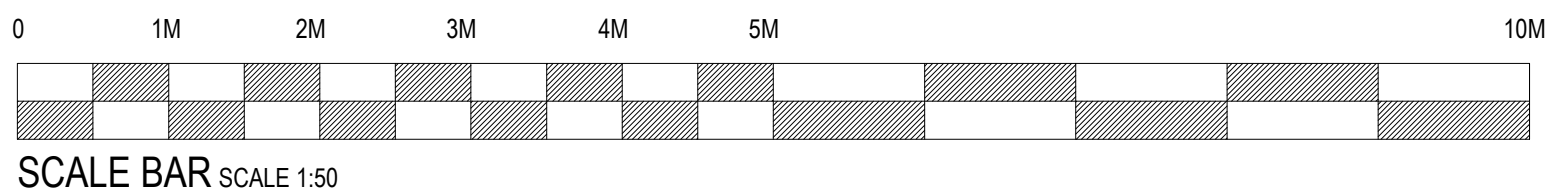
ADDITIONAL NOTES:
- ALL SIGNAGE TO BE MANUFACTURED & SUPPLIED BY COSTA APPROVED SIGNAGE CONTRACTOR IN LINE WITH APPROVED SIGNAGE PACKAGE

EXTERNAL WORKS
Main contractor to supply & install UA advisory sticker
- All dimensions to signage and vinyls to be confirmed prior to manufacture.

Refer to drg 4.0 for further details



Elevation AA Reference Photo
Scale: NTS



se|a DESIGN GROUP

Client:	COSTA COFFEE		
Project:	Manchester, Ship Canal House, King St, 98		
Drg title:	Proposed External Elevations		
Scheme:	Uplift v3.0		
Scale:	1:50@A1	Date:	04.09.25
Drg No:	240350/5.0	Rev:	C
Drg by:	JS	Check:	SH
Rev by:	A: Updated following design review. SH B: Updated vinyl manifestations. HDB C: Omitted vinyl to FF glazing. Projecting sign amended. JN		05.09.25 23.01.26 11.02.26
SEA Design Group, Unit 13D Princes Drive, Kenilworth, Warwickshire CV8 2FD UK Email: office@seadesigngroup.com Telephone: +44 (0)1926 864440			

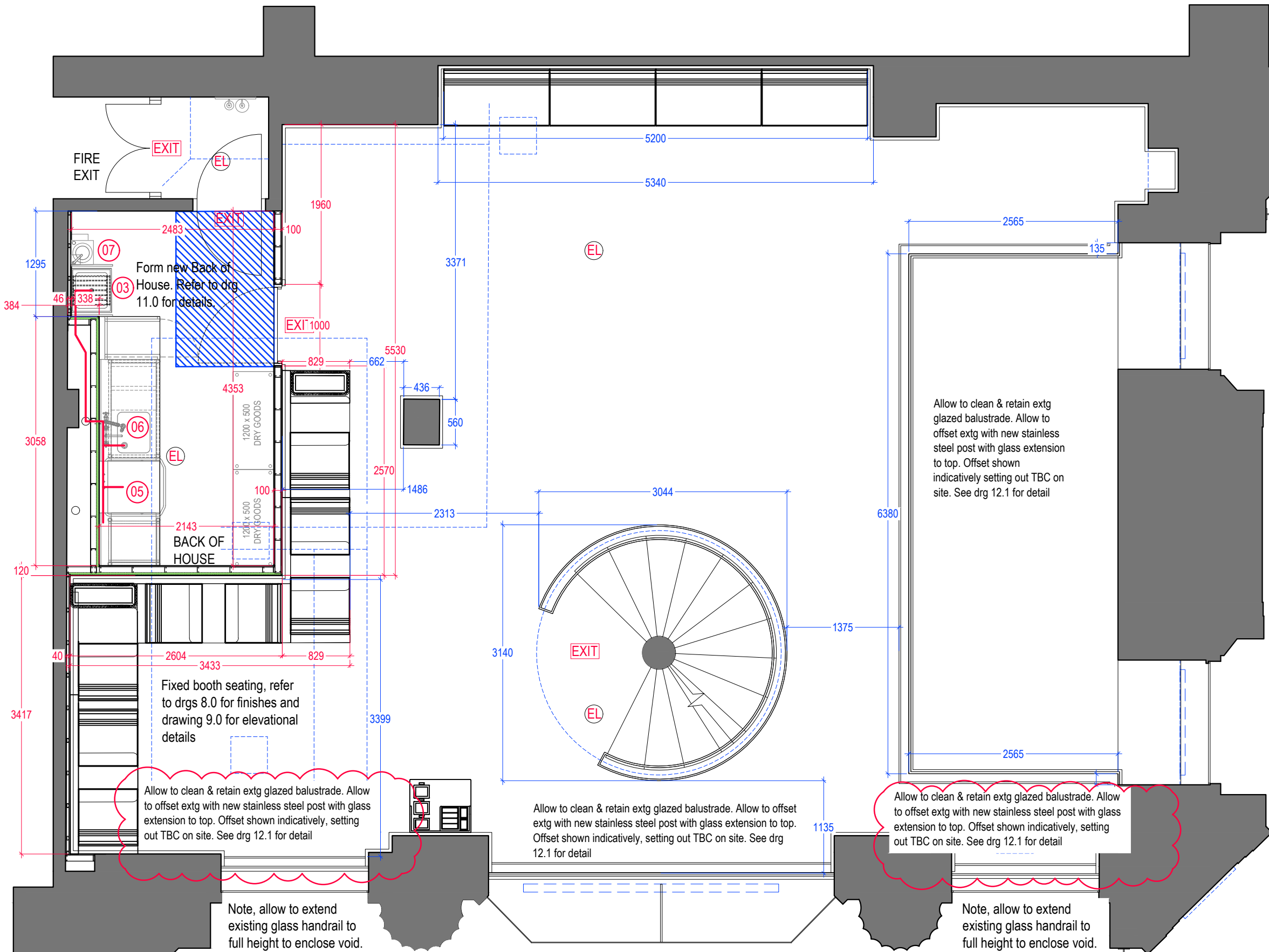
ADDITIONAL 18mm PLY

18MM PLY strengthening to wall lining / stud wall construction - To provide additional strengthening for the mounting of equipment in the following areas: Toilets / managers desk / lockers / counter. 18mm ply on 25x50mm gypframe studs screwed into existing wall with 12.5mm gyproc plasterboard and skim over for linings and on MF studs in stud walls / boxings with additional nogginas as required. Allow for stop beads at ends and to return plaster back to existing structure

DOORS NOTE: FOR DOOR TYPE AND DETAILS REFER TO CURRENT COSTA MANUAL. CONTRACTOR TO CHECK ALL SITE DIMENSIONS AND STRUCTURAL OPENINGS PRIOR TO MANUFACTURE AND INFORM THE DESIGNER OF ANY DISCREPANCIES. DOORS TO BE FINISHED TO SUIT MODERNA REFER TO DRG 8.0 FOR FINISH REFERENCES.

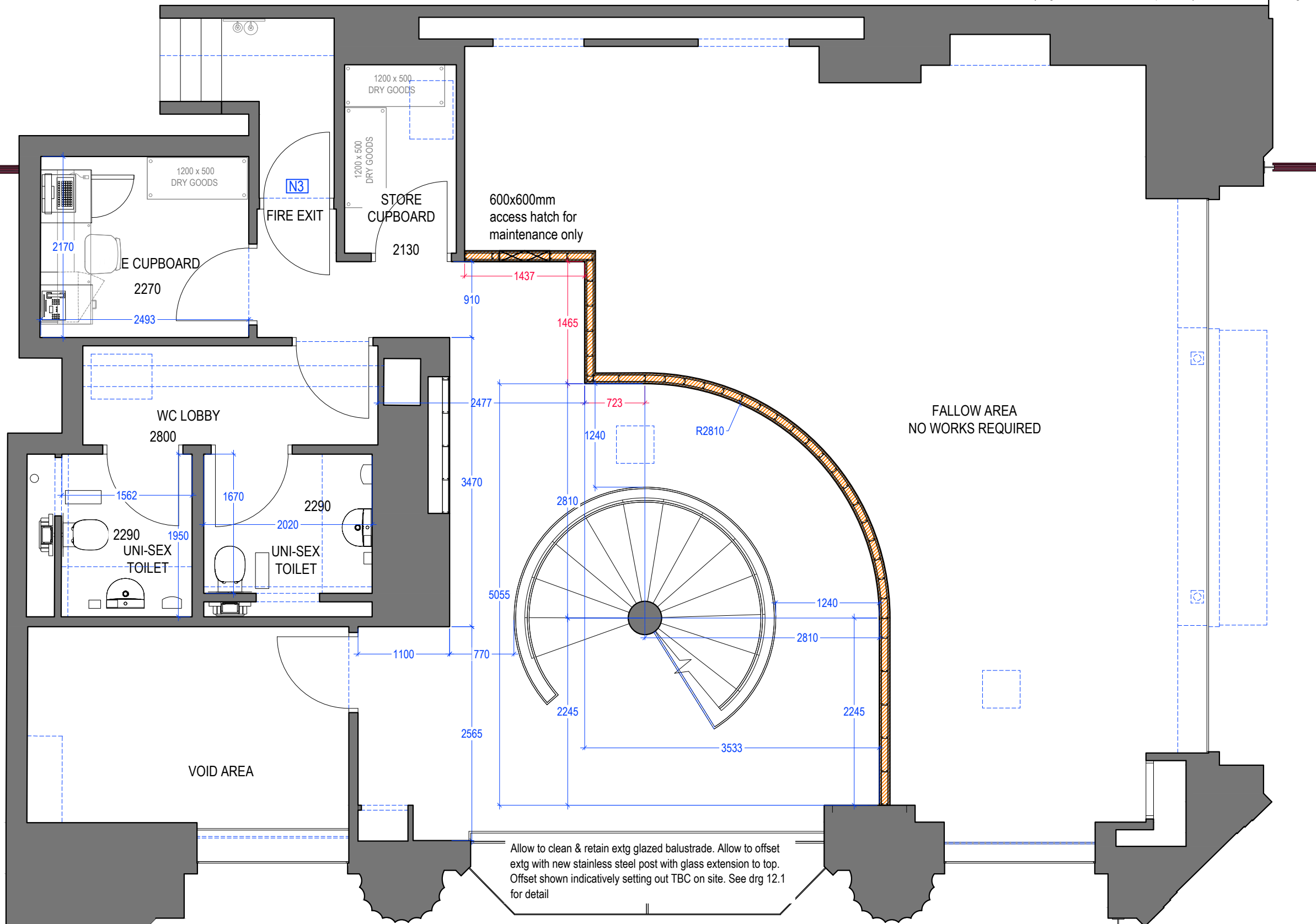
Allow for full height 18mm ply behind dishwash run and allow for access panels suitable for accessing existing rodding points on existing svp.

FIRST FLOOR PLAN SCALE 1:50



SECOND FLOOR PLAN SCALE 1:50

All dimensions and levels to be checked on site prior to commencement of work or manufacture of items. Notify SEA of any discrepancies. This drawing to be read in conjunction with specifications, specialist drawings and any bill of quantities. The Contractor is to comply with all relevant statutory legislation whether or not specifically stated on these drawings.



SERVICE PIPEWORK - All new service pipes to be insulated. All pipework passing through slabs to be fitted with suitable sized intumescent collars. DRAINAGE - Drainage run over 3 metres to be fitted with AAV or Durgu valve. Exact location to be agreed with Project Manager. Tundish to be provided for both ice machine and ice well in corner to prevent contamination. RODDING ALLOW for suitable access hatches for the purpose of maintenance with final positions t.b.c. with p.m. Dimensions for setting out of new soil points taken from existing landings structure. VENTING - Building regulations require drain at the top of the drainage run to be vented, landlord to confirm that this venting happens outside of Costa's demise at the top of the drain run. If venting is not provided, additional venting to foul drain is required. Please allow for at least 1no. vented soil pipe to be vented to fresh air. AAV to be installed in accordance with BS EN 12380 Sanitary Pipework to be constructed and installed in accordance with the recommendations contained in BS

UNIVERSAL ACCESSIBLE WC
 Internal dimensions 2.2m x 1.5m arrangement of fitting within to comply with diagrams 18, 19 & 20 of approved document Part M2015 edition
 UNIVERSAL TOILET - UNISEX
 Section 4: Type B - fully enclosed self-contained UNIVERSAL TOILET
 4.1 Reasonable provision will be made for Type B (fully enclosed self-contained universal toilet) if facilities meet all of the following:
 The minimum dimensions and other provisions set out in Table 4.1.
 The layout as set out with dimensions in Diagrams 4.1 and 4.2.
 The common design provisions set out in Section 2.

DIMENSIONS

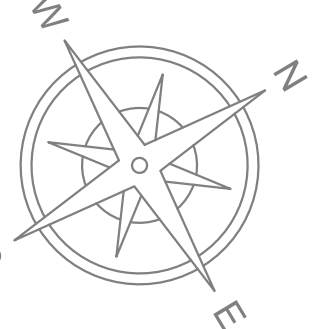
— 778 — DIMENSIONS IN RED JOINERY ITEMS FINISHED SIZED - JOINERY ITEMS

— 778 — DIMENSIONS IN BLACK, SETTING OUT DIMS TAKEN FROM WALL LININGS UNLESS STATED FROM EXISTING STRUCTURE

— 778 — BLUE DIMENSIONS SETTING OUT BETWEEN FINAL FINISHED CLEAR OPENING

ELECTRICAL INSTALLATIONS

Electrical installation to BS7671:2018. Emergency lighting to BS5266-1:2016 and fire alarm to BS5839-1:2017



NOTE: New linings only proposed where service need concealing all other to be retained and made to receive finishes as specified on drawing 08.0

Allow to install UA doorbell including sticker, refer to drg 5.0 for details

FAP & LMO
existing positions to be
retained and adapted to s
new layout and additional
requirements of new
compartments / void area

A) FURNITURE AND FURNISHINGS- FLAMMABILITY

a) New upholstered seating furniture should satisfy as a minimum standard, the cigarette and match ignitability tests specified in British standard 5852: pt. 1 - Fire Tests for Furniture - Methods for the ignitability by smokers' Materials of Upholstered Composites for Seating' and the crib ignition source of British Standard 5852: pt. 2 - 'Fire Tests for Furniture - Methods of Test for the Ignitability of Upholstered Composites for Seating by Flame source'

a) Water soak test. Any fabric which has received a flame retardant treatment should be subjected to a water soak test detailed in BS 5852

b) Doors: To comply with Building Regulations for accessibility, the opening force at the leading edge of the door should be between 30N between 0° and 30° and not more than 22.5N between 30° and 60° of the opening cycle. Fire officers requirements - Doors indicated FD03S shall be resistance to both collapse and passage of flame for 30 minutes. Doors to be self closing fitted with a CE marked power 3 door closer to BS EN 1154:1997. Door frames shall have 12mm rebated door stops and are to be fitted with a combined intumescent seal system. Alternatively where door frames are to be retained, remove existing door stops and provide and fix new 25x35mm softwood door stops, fixed to lining using 30mm screws at 150mm centres and insert intumescent seal into edges of door. Where required to be self-closing, closing system to be operated using a force not more than 30N at the leading edge from 0° (the door in the closed position) to 30° open, and not more than 22.5N at the leading edge from 30° to 60° of the opening cycle. Doors indicated FD03S, refer to wall types. Doors indicated VP shall include a vision panel of area not exceeding 1200mm², comprising 6mm thick Georgian wired cast or polished glass bedded in an intumescent glazing compound and fixed into position using hardwood beads and brass screws and cups. Doors indicated PB shall be provided with panic bolts together with a single PUSH BAR TO COMPLY WITH BS EN 1125. All doors to have white black capitals on a green background, displayed above the operating mechanism to BS EN 1125

ALLOW FOR ALL PACKING TIE-BARS TO FRAMES AS NECESSARY.

ALL GLAZING TO COMPLY WITH APPROVED DOCUMENT PART K.

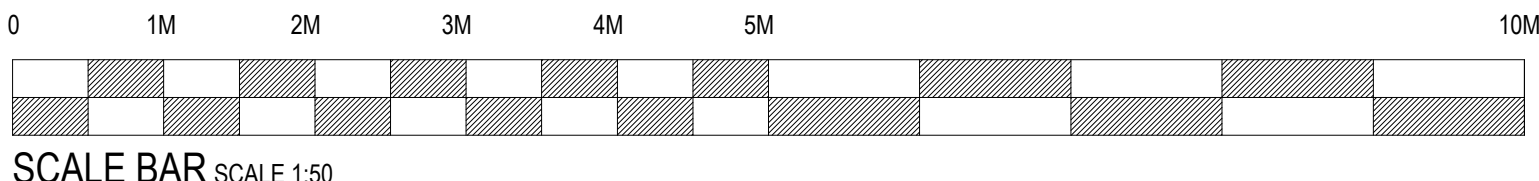
ALL IRONMONGERY TO COMPLY WITH APPROVED DOCUMENT PART M

ALL GLAZING IN CRITICAL LOCATIONS TO BE TO BS6262:4-2018

ALL PAINTED FINISHES TO BE IN SATIN OIL BASED EGGSHELL

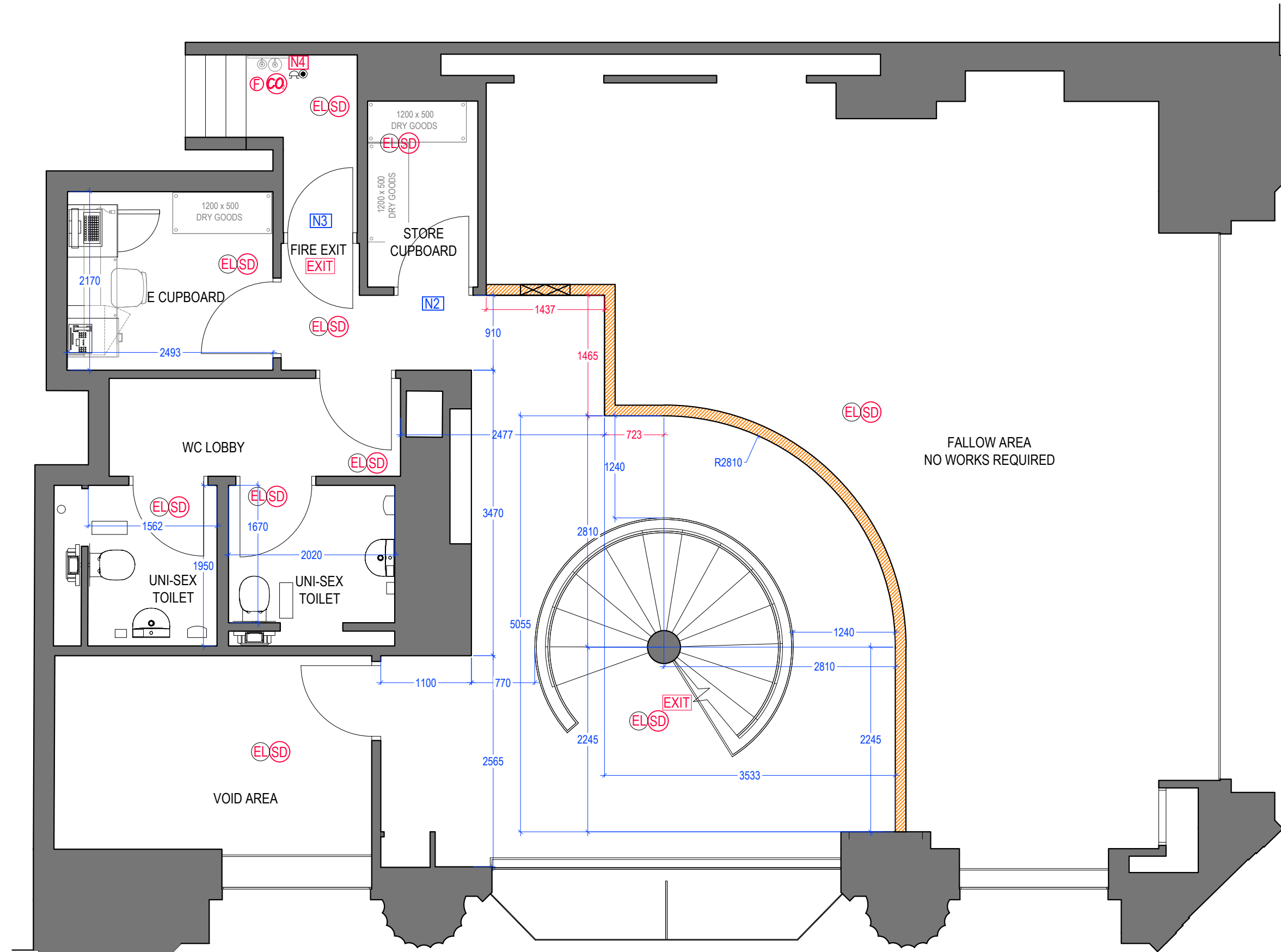
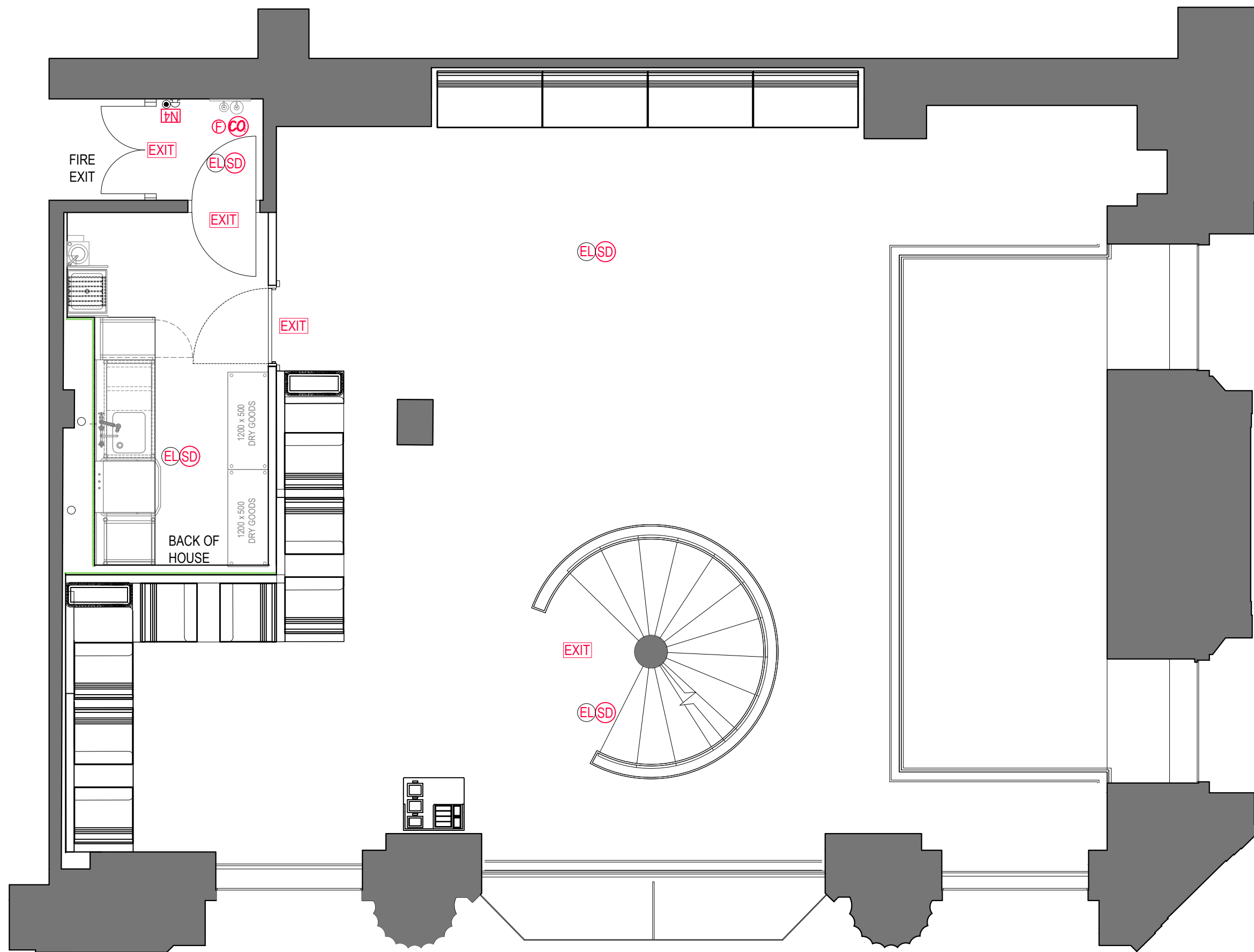
GROUND
FLOOR PLAN
SCALE 1:50

FOR SCREENS & JOINERY REFERENCES REFER TO DRAWING 08.0

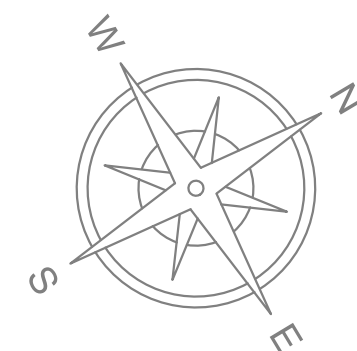


PROTECTED ESCAPE ROUTE
FROM FIRST FLOOR TO
FINAL PLACE OF SAFETY.

Allow for full height 18mm ply
behind dishwash run and allow
for access panels suitable for
accessing existing rodding
points on existing svp.



FALLOW AREA
NO WORKS REQUIRED



FIRE ALARM SYSTEM TO BS5839-1:2017 Classification L1. L1 classification includes automatic fire detection in all rooms, on all escape routes and in all voids over 800mm in height. Sounders positioned throughout the building to achieve a minimum of 65dB(A) throughout the building. In areas of high ambient noise sound levels the fire alarm sound levels should be 5dB(A) above the normal noise level although not exceeding 120dB(A). Heat detectors indicated thus: (HD) and smoke detection indicated thus: (SD) to be installed where shown and are to be linked to the fire alarm system. All detectors to include integral bell sounders. Emergency escape lighting indicated thus: (EL) to the areas shown, being fed by a source independent of the main electrical supply. The system shall be 'Maintained' type and comply with BS 5266-1: 2016.

Break glass call points denoted thus: (BG) Sounders denoted thus: (S)

ALL NEW DETECTORS TO BE WIRED BACK TO FAP. LANDLORDS REQUIREMENTS MAY INCLUDE INTERFACING WITH JOINED UP ALARM SYSTEM, TBC AT PRE-START BY PM

FIRE FIGHTING EQUIPMENT

All equipment is to be hung on wall brackets mounted 1m above floor level.

- Fire equipment indicated thus:
- (P) 6.0Ltr FOAM type fire extinguisher.
 - (CO) 2kg carbon dioxide type fire extinguisher.
 - (FB) 1.0 x 1.0m fire blanket.
- All fire fighting equipment shall comply with BS 5306.

EMERGENCY LIGHTING DESIGNED / INSTALLED AND CERTIFIED BY THE ELECTRICIAN TO BS 5266-1:2016 AND SHOWN AS (EL) INDICATIVELY ADJACENT

FINAL EXITS NOTED AS... (EXIT) AND HAVE BEEN CONFIRMED AS VIABLE ESCAPE ROUTES THAT LEAD TO A PLACE OF ULTIMATE SAFETY. DIRECTIONAL ESCAPE SIGNS DESIGNED / INSTALLED AND CERTIFIED BY THE ELECTRICIAN TO BS 5499-4:2000.

NOTICES AND SIGNS ETC.

Provide and fix the following notices to doors where indicated. Signs to comply with the requirements of BS 5499. In accordance with BS 5499, make sure the fire exit sign is displayed immediately above the exit opening or, if this is not possible, choose a position where the sign can be clearly seen and is least likely to be obstructed or obscured by smoke.

- (N1) Fire door keep shut.
- (N2) Fire door keep locked when not in use.
- (N3) Fire exit - Keep Clear
- (N4) Staff Fire Notice

SURFACE FINISHES TO WALLS

B2 (Internal fire spread (linings))

All new wall and ceiling finishes, should achieve the following classifications.

Small rooms under 30m² D-s3, d2 (Class 3)

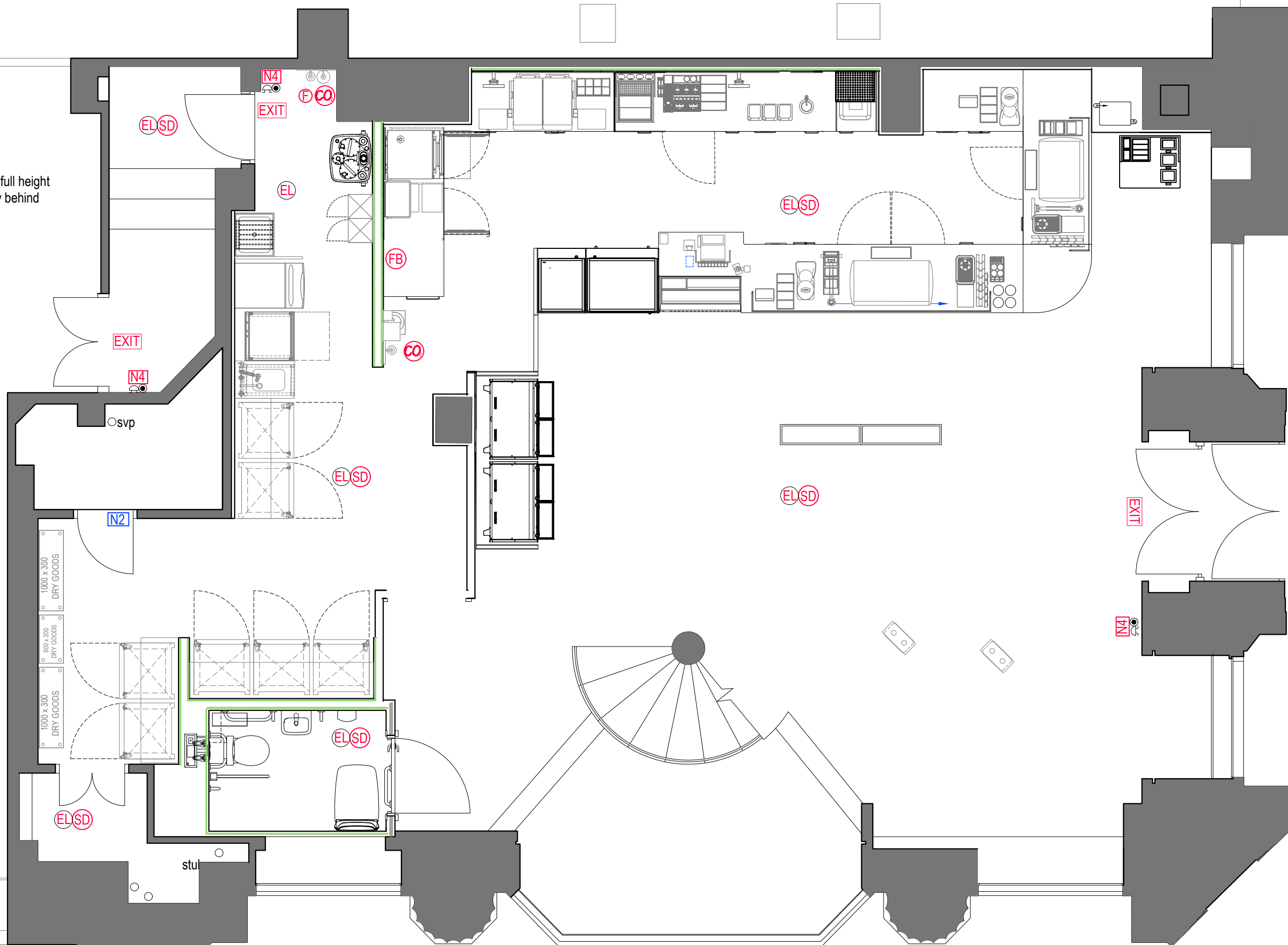
Other rooms C-s3, d2 (Class 1)

Circulation spaces B-s3, d2 (Class 0)

DECORATIVE TIMBER PANELING - WALL & CEILING. If over 60m² will need to be pre-finished with envirograph pre-treatment to achieve a 1 hour fire protection. This applies to wall and ceiling finishes only. Fixed seating / counter / multidecks and free standing balustrades should not be included in this area calculation. Dado paneling and skirting / architraves should also be omitted.

Allow for full height 18mm ply behind lockers

Allow for full height 18mm ply behind fridge / freezers to provide additional support for high level shelving



Allow for new UA toilet set out in accordance with diagrams 18, 19 & 20 of approved document Part M2. Note existing walls lined with 25mm stud and 75mm stud to infill to provide a line and level finish.

Allow for full height 18mm ply for mounting of grab rails / baby change and drop down bars

se|a DESIGN GROUP

Client:
COSTA COFFEE

Project:
Manchester King Street
Canal House

Drg title:
Fire Strategy
Drawing

Scheme: Uplift v3.0

Scale: 1:50@A1 Date: 04.09.25

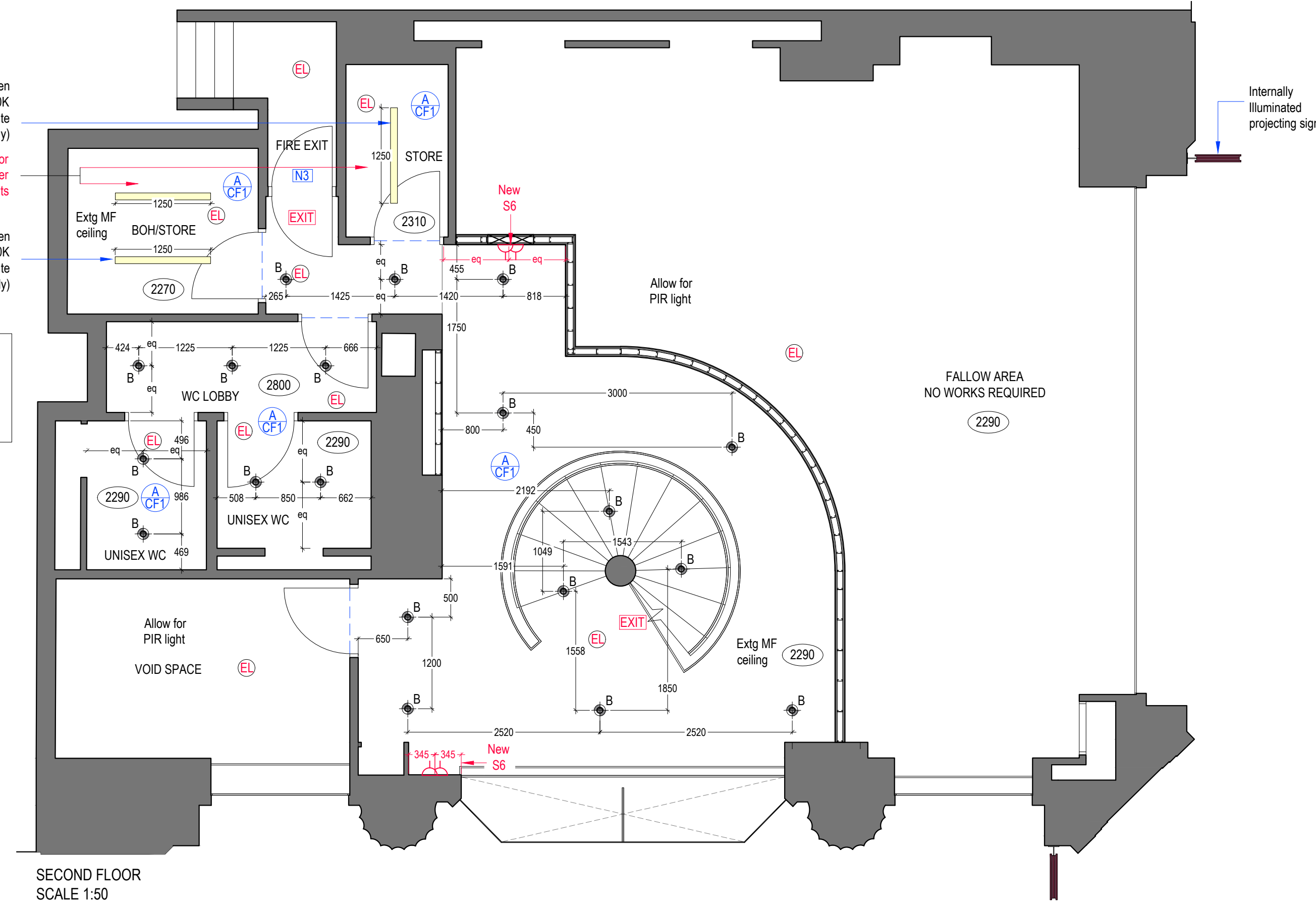
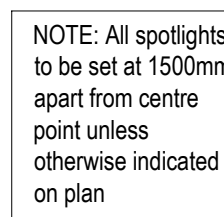
Drg No: 240350/6.1 Rev: B

Drg by: JJ Check: SH

Rev by:
A: Updated following design review. SH
B: Updated following design review. JS

05.09.25
28.01.26

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GENERAL LIGHTING NOTES
NOTE: ALL LIGHTING DIMENSIONS TAKEN FROM PLASTERED WALL/BULKHEAD/DEMISE LINE
GENERAL LIGHTING NOTES: - ALL FRONT OF HOUSE TO HAVE DROPPED MF CEILING - BOH TO HAVE NEW LAY-IN GRID CEILING - NEW DROPPED MF CEILING IN THE LOBBY AND TOILETS - MAIN CONTRACTOR TO ENSURE LIGHTING IS LINKED TO MAIN CIRCUIT & LMO SWITCH BOARD - PM TO ADVISE ON FINAL CCTV POSITION & MC TO ALLOW FOR POWER ADJACENT

GENERAL BULB SPECS:

- LP05 // E27 lampholder cap, gold, 1800K, 170lm, 2.5W. Available from SLD lighting
- LP06 // E27 lampholder cap, gold, 2100K, 320lm, 4W. Available from SLD lighting
- LP07 // E27 lampholder cap, warm white, 2700K, 806lm, 7W, LED. Available from Philips
- LP14 // Lurra, T38, E27 lampholder cap, 2200K, 240lm, 3W, LED. Available from Tala

INSTALLATION HEIGHT NOTE:
REFER TO DRAWING 9.0 FOR INSTALLATION HEIGHTS TO DECORATIVE LIGHT FITTINGS

NOTE: ALL EMERGENCY LIGHTING TO BE SUPPLIED BY MAIN CONTRACTOR

GENERAL POWER NOTES

DIMENSIONS:
ALL SETTING OUT DIMS TAKEN FROM WALL LININGS

STANDARD ELECTRICAL SETTING OUT NOTE

- For WC electrical setting out, refer to Uplift Manual for standard details
- For Back of House electrical setting out, refer to drawing 11.0
- For Counter electrical setting out, refer to ITAB standard details

UA EMERGENCY EQUIPMENT NOTE

MC to allow to supply & install the following:

- UA emergency cord-pull & reset button to be installed within UA WC
- Combined UA sounder/beacon to be located above tills on the suspended ceiling above

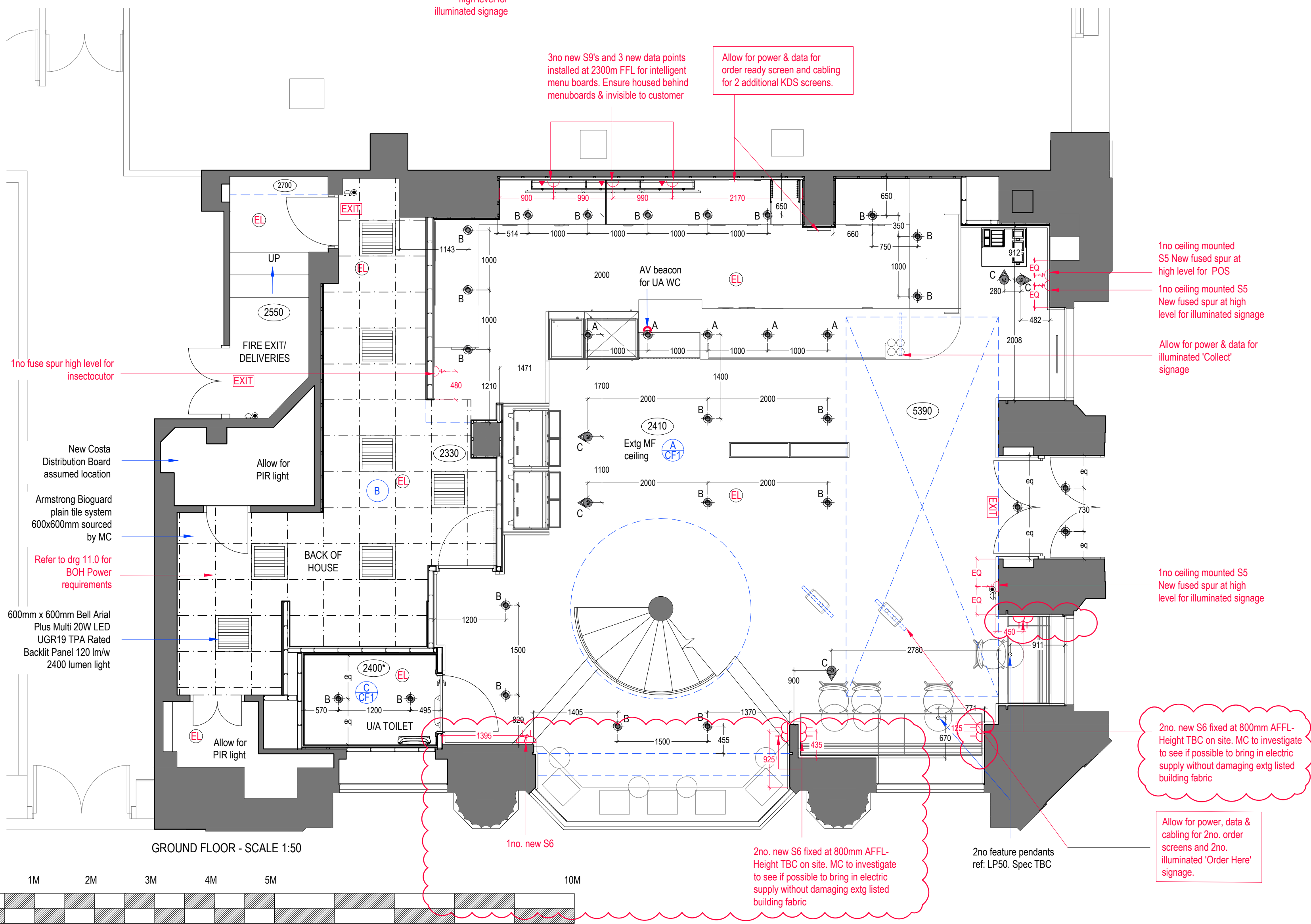
SOCKET REFERENCES	
S4	13amp twin switched socket outlet finished in white. Installed at 450mm AFFL unless stated otherwise
S5	13amp spur sput finish in brushed chrome - refer to drawing for installation heights
S6	Knightsbridge screwed 13Amp 2 Gang Switched Socket with USB & USB C Charger Brushed Chrome with Black Insert. installed 450mm above FFL unless stated otherwise
S9	13amp single switched socket outlet finished in white. Installed at 450mm AFFL unless stated otherwise

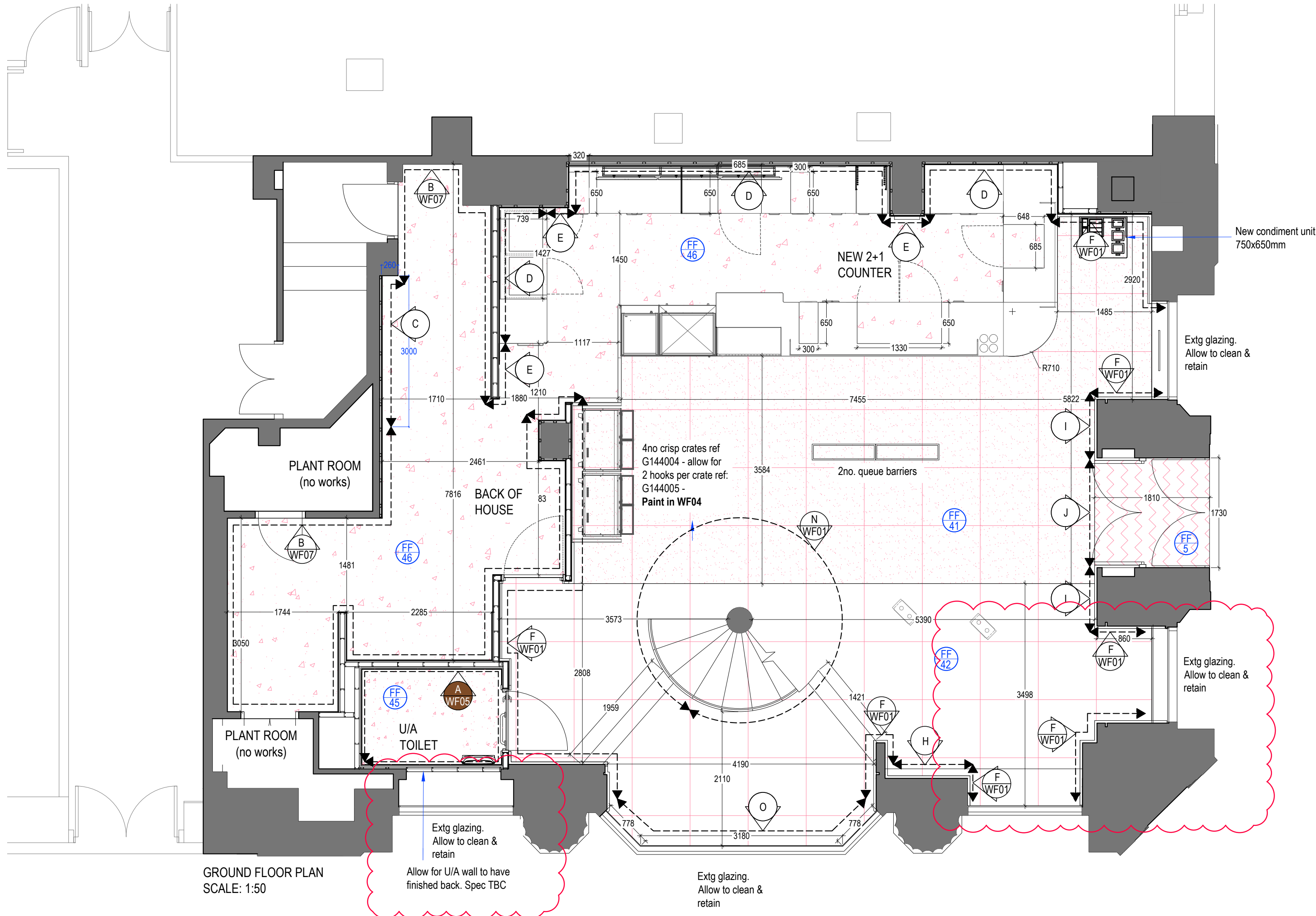
MOODMEDIA & PM NOTE:
PM TO LIAISE WITH MOODMEDIA TO ENSURE THE CORRECT COLOUR SPEAKERS ARE ORDERED ON A SITE PER SITE BASIS
WHITE SPEAKERS ARE TO BE INSTALLED WITH A CF1 CEILING

LP50 - PENDANT 02	
Detail: Spec TBC	

SIZE: 600mm x 600mm
Bell Arial Plus Multi 20W LED UGR19 TPA Rated
Backlit Panel
120 lm/w 2400 lumen light

BOH High Lumen Batten	
PRODUCT : 5ft 55W LED High Lumen Batten - Fast Fix 4000K	





GROUND FLOOR PLAN
SCALE: 1:50

TILE REFERENCES Location: Refer to finishes plan
Installation: Refer to manufacture manual for detail

WF4	WC TILE Size: 200 x 100mm Reference: Johnson Tiles, bevel brick, BVBRIA, white, gloss. Grout ref: Mapei Kerapoxy 112 Medium Grey	
WF5	BOH TILE Size: 150 x 150mm Reference: Johnson Tiles, Provide 150 x 150mm, white, gloss tiles with white grout to full height. Grout colour ref: Mapei Kerapoxy 100 White.	
WF6	BACK COUNTER TILE/WC TILES Size: 10cm x 30cm Reference: Parkside Architectural Tiles Suelo Cream Lay Pattern: Vertical Lay Grout Colour Ref: Ivory / Off White	

WALLPAPER REFERENCES

To be installed by main contractor. Supplied by Stylo.
Image for reference, final design may differ. Ref PP4

PP2	Tektura, Topography 03 To be installed by main contractor. Supplied by Stylo Image for reference	
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FLOORING REFERENCES

FLOOR ENTRANCE MATTING

FF5 FF 5	Entrance Matting. Ref: Jaymart Zigga Zagga, Raw Umber 80	
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FLOOR SAFETY FLOORING

FF45 FF 45	Polyflor Flooring. (WC) Contractor must prepare all substrates before fitting Polyflor, allowing for any ply/latexing to bring to line & level with adjoining finishes. Ref: Polyflor Wild Mushroom 4600 - Polysafe Standard PUR Polyflor to be laid strictly to manufacturers instructions.	
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FF46 FF 46	Polyflor Flooring. (Counter & BOH) Contractor must prepare all substrates before fitting Polyflor, allowing for any ply/latexing to bring to line & level with adjoining finishes. Ref: Polyflor Taupe 4610 - Polysafe Standard PUR Polyflor to be laid strictly to manufacturers instructions.	
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FLOOR AMTICO

FF41 FF 41	Amtico Flooring. Contractor must prepare all substrates before fitting Amtico, allowing for any ply/latexing to bring to line & level with adjoining finishes. Ref: Amtico Signature Range AR0AUC51 Stucco Roselle 914x914mm Amtico to be laid strictly to manufacturers instructions.	
---------------	---	--

FF42 FF 42	Amtico Flooring. Contractor must prepare all substrates before fitting Amtico, allowing for any ply/latexing to bring to line & level with adjoining finishes. Ref: Amtico Signature Range AR0SMA37 Ratley Stone 914x914mm Amtico to be laid strictly to manufacturers instructions.	
---------------	---	--

WALL FINISH COLOUR REFERENCES

WF01	LATTE - DULUX SCUFFSHIELD MATT 60YR 75/075	
WF02	COSTA RED - DULUX SCUFFSHIELD MATT 52RR 06/105	
WF03	DEEP RED - DULUX SCUFFSHIELD MATT 52RR 06/105	
WF04	ITALIAN PORCELAIN - DULUX SCUFFSHIELD MATT 67YY 88/044	
WF05	MACCHIATO - DULUX SCUFFSHIELD MATT 50YR 18/223	
WF07	ITALIAN PORCELAIN - DULUX DIAMOND EGGSHELL 67YY 88/044	
WF18	ARCHITRAVES ONLY - DULUX SCUFFSHIELD MATT 52RR 06/105	

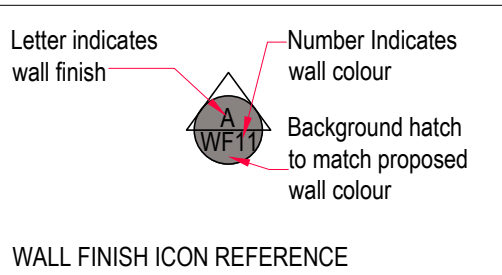
CEILING FINISH COLOUR REFERENCES

CF1	ITALIAN PORCELAIN - DULUX SCUFFSHIELD MATT 67YY 88/044	
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DOORS

Finish: Oiled Walnut (Spec TBC)
Frame: Painted hardwood (or existing) to match
architrave finish

Architrave: 75mm wide square edged MDF painted in
DULUX SCUFFSHIELD MATT 52RR 06/105. Depth
of architraves to suit depth of wall panelling to either
side.



WALL FINISH ICON REFERENCE

COUNTER FINISHES REFERENCES

Installation comments: Refer to manufacture manual for detail.

CN0	COUNTER CLADDING Decorative laminate panel Ref: Polyrey R049 Rouille laminate 3070 x 1320 x 0.8mm Roche	
CN6	COUNTER PLINTH Laminate by Egger bonded to 18mm Flame Retardant Faced MDF Size: Refer to Counter drawings by ITAB Colour: F528 ST20 Bronze Brushed Metal Note: Silicone junction Mapei Silicone Sealant Transparent 999 Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	
CN7	COUNTER TOP Solid Surface top by Hi-Macs Size: Refer to Counter drawings by ITAB Colour: G004 White Quartz Note: Silicone junction Mapei Silicone Sealant Transparent 999 Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	

FLOORING FINISH JUNCTIONS

Amtico to safety flooring	Butt edges together, ensure adjoining finishes are line & level. Allow for edging strip, Ref: To Be Confirmed
Polyflor to Amtico	Butt edges together, ensure adjoining finishes are line & level. Allow for edging strip, Ref: To Be Confirmed
Feature Amtico to Amtico flooring	Butt edges together, ensure adjoining finishes are line & level. Allow for edging strip, Ref: To Be Confirmed
Matting to Waterbar	Butt to top edge of waterbar, no trim required. Main contractor to confirm if required.
Safety Flooring to Safety Flooring	Allow to hot weld all joints and ensure finishes are line & level
Mattwell	Brushed brass 'L' section by Main Contractor, Contractor to ensure that floor is raised or lowered to line & level with adjoining floor finishes.

WALL FINISH REFERENCES

A	Provide 200 x 100mm white bevelled gloss tile, installed at 1700mm FFL by Johnson tiles, ref: WF4. Allow for s/s 'L' trims to all exposed edges. Allow to paint plaster above in 1no mist & 2no Dulux Scuffshield Matt Emulsion, finished in ref: WF05. Refer to the latest construction chapter for tile setting out.
B	Install 100mm coved skirting to match FF10 & allow to paint plaster above in 1no mist & 2no coats Dulux Scuffshield Eggshell paint ref: WF07.
C	Provide tiles ref: WF5 upto ceiling height. Blue dimensions on plan indicate extent. Allow for s/s 'L' trims to all exposed edges and ensure securely fixed.
D	Install new back counter and 100mm Solid Surface Hi-Macs upstand, G004 White Quartz. Refer to specialist drawings by ITAB for counter details. Install new tiles, ref: WF6 up to ceiling height. Allow to paint plaster above in 1no mist & 2no Dulux Scuffshield Matt Emulsion, finished in ref: WF01. Refer to the latest construction chapter for tile setting out.
E	Provide 100mm timber skirting to match WP04. Allow to extend tiles ref: WF6. Laid vertically up to ceiling height, refer to drg 9.0 for details. Allow for brushed s/s 'L' trims to exposed edges. Refer to the latest construction chapter for tile setting out.
F	Provide 950mm high dado height tongue & groove wall panelling, ref: WP04. Allow to paint plaster above in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion up to ceiling height ref: WF01.
G	Allow to install new full height glazing. Ensure correct safety glass spec. See drg 9.1 for details.
H	Provide full height wall panelling, ref: WP04E. Allow to provide 24 x 12mm timber strips to exposed edges finished to match walnut panelling, ref: WP04E. Refer to drg 9.0 for setting out details.
I	Allow for 950mm high timber panelling to be installed to match WP04. Allow for feature wallpaper to be applied above panelling up to ceiling level, ref: PP2. See drg 9.0 for further details.
J	Allow for 950mm high timber panelling to be installed to match WP04. Allow for feature wallpaper to be applied above panelling up to ceiling level, ref: PP2. See drg 9.0 for further details. Allow to retain extg front door repair where required. Thoroughly clean and protect glazing during works. Prepare to paint framework with 1no undercoat & 2no topcoats of Umbr Grey (ral 7022). See drg 9.0 elevations for indicative heights and further details.
K	Allow for 950mm high timber panelling for banquette seating to be installed to match WP04. Allow to paint plaster above in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion up to ceiling height ref: WF02. Refer to drg 8.1 and 9.1 for details.
L	Allow to install new full height workstation booths to wall. See drg 9.0 and 12.1 for further details.
M	Allow to clean & retain extg glazed balustrade. Allow to offset extg with new stainless steel post with glass extension to top. Offset shown indicatively setting out TBC on site. See drg 12.1 for detail
N	Allow to paint plaster to underside of staircase in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion up to ceiling height ref: WF01.
O	Allow install new amphitheatre bench in front of existing glazing. Refer to drg. 9.0 and 12.0 for details.
P	Allow for 950mm high timber panelling to match WP04. Allow to paint plaster above in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion up to ceiling height ref: WF05. Refer to drg 8.1 and 9.1 for details.
Q	Provide 100mm x 25mm timber skirting stained to match ref: WP04-A and 200mm x 25mm dado rail offset 530mm from the top of the skirting, also stained to match ref: WP04-A. Allow to paint plaster above skirting (below dado rail) in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion ref: WF03 and allow for feature wallpaper to be applied above panelling up to ceiling level, ref: PP2. See drg 9.0 for further details.
R	Allow to paint edge of ceiling bulkhead in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion ref: WF05.
S	Provide 100mm x 25mm timber skirting stained to match ref: WP04-A and 200mm x 25mm dado rail offset 530mm from the top of the skirting, also stained to match ref: WP04-A. Allow to paint plaster above skirting (below dado rail) in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion ref: WF03 and paint plaster above dado rail in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion ref: WF01 up to ceiling height.

WALL PANELLING REFERENCES

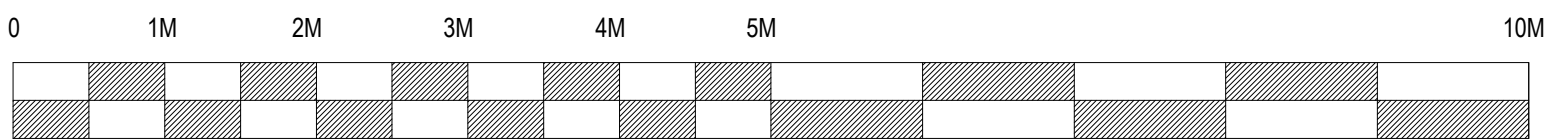
WP04	TONGUE AND GROOVE WALL PANELING Tongue and Groove Wall Paneling, Oiled Walnut veneered MDF boards veneered MDF boards. Size: 950mm high X 1200mm dado paneling Colour: Oiled Walnut Note: Mapei Silicone Sealant to suit, recommend TBC. Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	
WP04-A	TONGUE AND GROOVE BALUSTRADE Tongue and Groove Balustrade, Oiled Walnut veneered MDF boards veneered MDF boards. Size: 950mm high X 1200mm balustrade Colour: Oiled Walnut Note: Mapei Silicone Sealant to suit, recommend TBC. Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	
WP04-E	FULL HEIGHT SLATTED WALL PANELLING, Rift-out Oiled Walnut veneered MDF boards Colour: Oiled Walnut. As per Costa approved sample. Mapei Silicone Sealant to suit, recommend TBC. Location: Refer to finishes plan. Installation comments: Refer to manufacture manual for detail.	

ADDITIONAL WALL PANELLING NOTES:
- EXACT HEIGHT & REQUIREMENTS OF UPSTAND TO INTERNAL STALLRISER TO BE
CONFIRMED FOLLOWING SHELL COMPLETION & SITE SURVEY
- ALLOW FOR 10MM SHADOW GAP BETWEEN WALL PANELLING AND GLAZING BARS

MAIN CONTRACTOR NOTE:

- CAPPING TO PANELLING TO BE VENEERED MDF. FINISH TO EDGES TBC BY COSTA.
LIAISE WITH DESIGNER PRIOR TO MANUFACTURE
- TO FINISH PANELLING ON SCREEN ENDS, ALLOW TO RUN VENEERED MDF
CAPPING UP VERTICAL FACE, STAINED TO MATCH WALL PANELLING ADJACENT
REF: WP04
- ON EXTERNAL CORNERS OF PANELLING, USE A VENEERED MDF SECTION OF
18MM X 18MM TO PREVENT OPEN FACE OF PLY SHOWING. ALLOW SECTION TO
RUN FROM UNDERSIDE OF CAPPING TO FLOOR, WITH SKIRTING RUNNING INTO
SOLID SECTION. ALLOW TO STAIN TO MATCH WALL PANELLING ADJACENT, REF:
WP04

FLOORING NOTE:
- ALL FLOORING DIMENSIONS ON THIS DRAWING ARE TAKEN FROM FACE OF
PLASTERBOARD
- DIMENSIONS ON COUNTER ARE FROM THE COUNTER TOP



SCALE BAR SCALE 1:50

se|a DESIGN
GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal
House, King St, 98

Drg title:
Proposed Finishes Plan
1 of 2

Scheme: Uplift v3.0

Scale: 1:50@A1 Date: 04.09.25

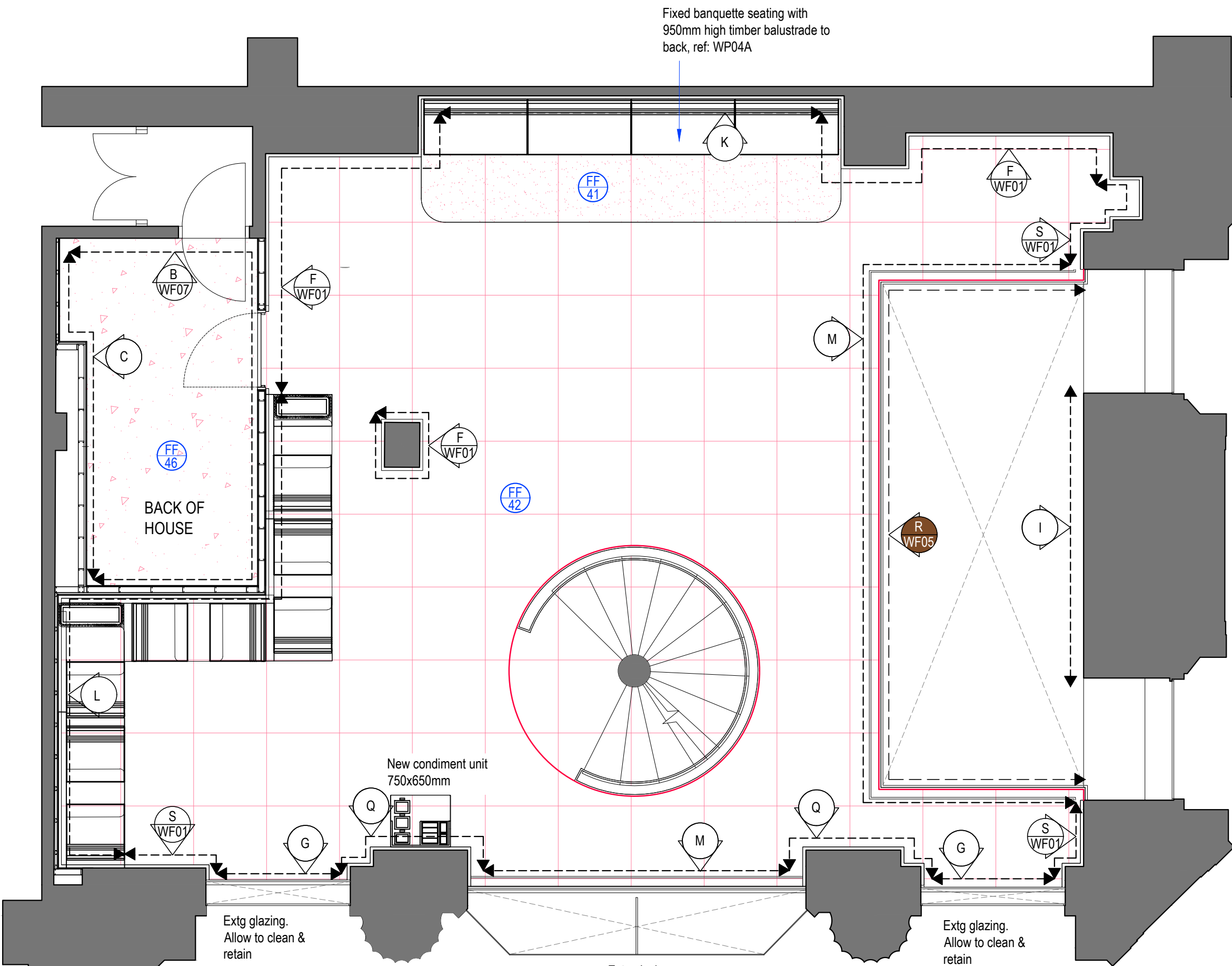
Drg No: 240350/8.0 Rev: D

Drg by: JS Check: SH

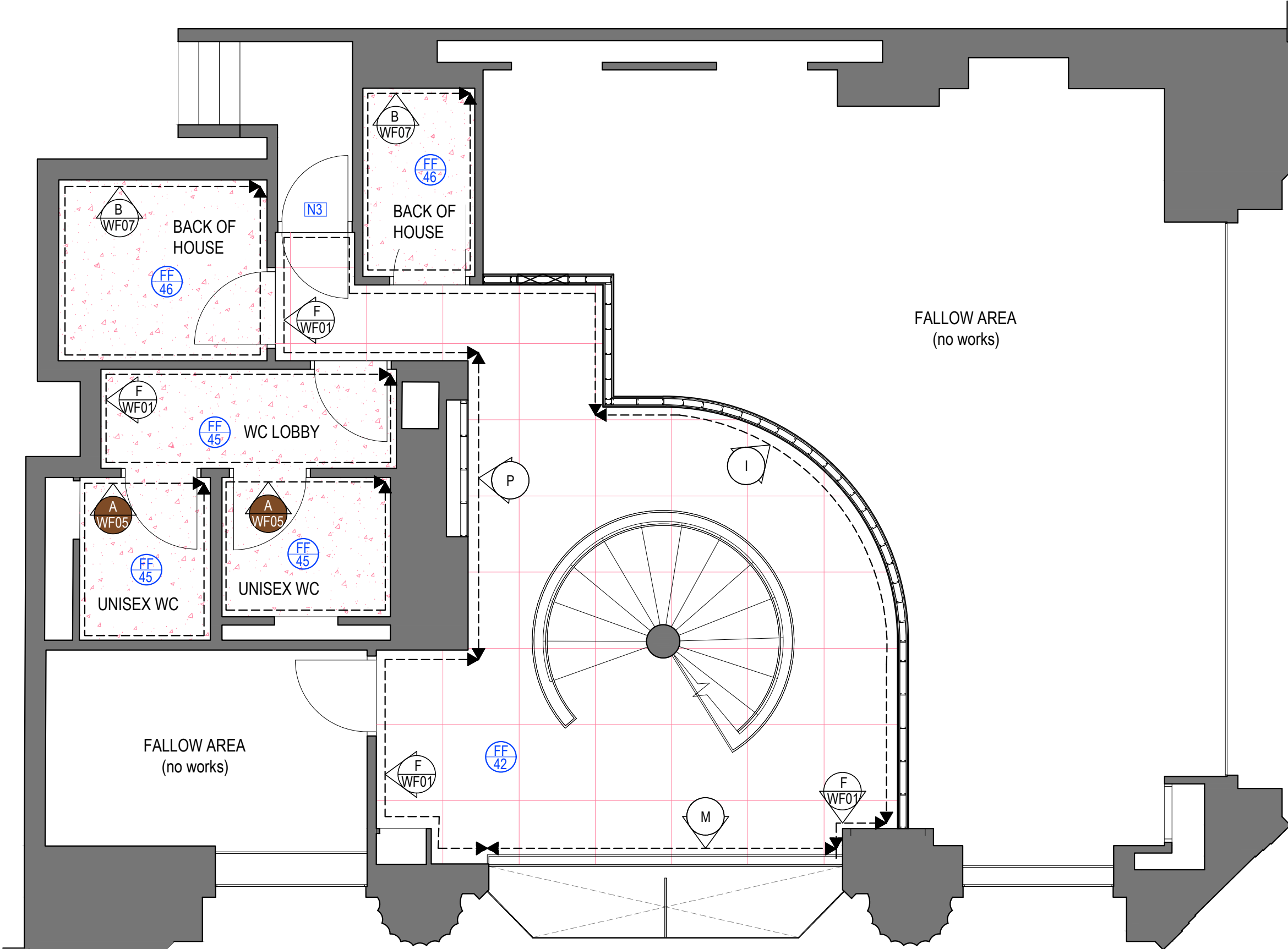
Rev by:
A: Updated following design review. SH
B: Finishes updated to Moderna. HDB
C: Updated following Design review. JS
D: Amended to suit loose banquette update. JN

05.09.25
23.01.26
28.01.26
11.02.26

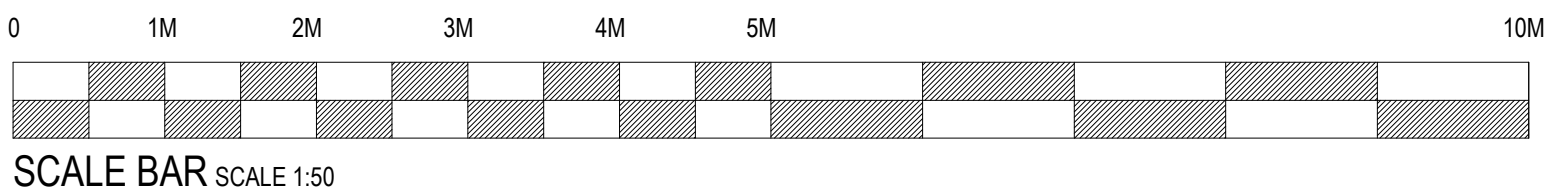
SEA Design Group, Unit 13D Princes Drive,
Kenilworth, Warwickshire CV8 2FD UK
Email: office@seadesigngroup.com
Telephone: +44 (0)1926 864440



FIRST FLOOR PLAN
SCALE: 1:50



SECOND FLOOR PLAN
SCALE: 1:50



WALL FINISH REFERENCES	
A	Provide 200 x 100mm white bevelled gloss tile, installed at 1700mm FFL by Johnson tiles, ref: WF4 . Allow for s/s 'L' trims to all exposed edges. Allow to paint plaster above in 1no mist & 2no Dulux Scuffshield Matt Emulsion, finished in ref: WF05 . Refer to the latest construction chapter for tile setting out.
B	Install 100mm coved skirting to match FF10 & allow to paint plaster above in 1no mist & 2no coats Dulux Scuffshield Eggshell paint ref: WF07 .
C	Provide tiles ref: WF5 upto ceiling height. Blue dimensions on plan indicate extent. Allow for s/s 'L' trims to all exposed edges and ensure securely fixed.
D	Install new back counter and 100mm Solid Surface Hi-Macs upstand, G004 White Quartz . Refer to specialist drawings by ITAB for counter details. Install new tiles, ref: WF8 up to ceiling height. Allow to paint plaster above in 1no mist & 2no Dulux Scuffshield Matt Emulsion, finished in ref: WF01 . Refer to the latest construction chapter for tile setting out.
E	Provide 100mm timber skirting to match WP04 . Allow to extend tiles ref: WF6 . Laid vertically up to ceiling height, refer to drg 9.0 for details. Allow for brushed s/s 'L' trims to exposed edges. Refer to the latest construction chapter for tile setting out.
F	Provide 950mm high dado height tongue & groove wall panelling, ref: WP04 . Allow to paint plaster above in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion up to ceiling height ref: WF01 .
G	Allow to install new full height glazing. Ensure correct safety glass spec. See drg 9.1 for details.
H	Provide full height wall panelling, ref: WP04E . Allow to provide 24 x 12mm timber strips to exposed edges finished to match walnut panelling, ref: WP04E . Refer to drg 9.0 for setting out details.
I	Allow for 950mm high timber panelling to be installed to match WP04 . Allow for feature wallpaper to be applied above panelling up to ceiling level, ref: PP2 . See drg 9.0 for further details.
J	Allow for 950mm high timber panelling to be installed to match WP04 . Allow for feature wallpaper to be applied above panelling up to ceiling level, ref: PP2 . See drg 9.0 for further details. Allow to retain extg front door repair where required. Thoroughly clean and protect glazing during works. Prepare to paint framework with 1no undercoat & 2no topcoats of Umbra Grey (ral 7022). See drg 9.0 elevations for indicative heights and further details.
K	Allow for 950mm high timber panelling for banquette seating to be installed to match WP04 . Allow to paint plaster above in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion up to ceiling height ref: WF02 . Refer to drg 8.1 and 9.1 for details.
L	Allow to install new full height workstation booths to wall. See drg 9.0 and 12.1 for further details.
M	Allow to clean & retain extg glazed balustrade. Allow to offset extg with new stainless steel post with glass extension to top. Offset shown indicatively setting out TBC on site. See drg 12.1 for detail.
N	Allow to paint plaster to underside of staircase in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion up to ceiling height ref: WF01 .
O	Allow install new amphitheatre bench in front of existing glazing. Refer to drg. 9.0 and 12.0 for details.
P	Allow for 950mm high timber panelling to match WP04 . Allow to paint plaster above in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion up to ceiling height ref: WF05 . Refer to drg 8.1 and 9.1 for details.
Q	Provide 100mm x 25mm timber skirting stained to match ref: WP04-A and 200mm x 25mm dado rail offset 530mm from the top of the skirting, also stained to match ref: WP04-A . Allow to paint plaster above skirting (below dado rail) in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion ref: WF03 and allow for feature wallpaper to be applied above panelling up to ceiling level, ref: PP2 . See drg 9.0 for further details.
R	Allow to paint edge of ceiling bulkhead in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion ref: WF05 .
S	Provide 100mm x 25mm timber skirting stained to match ref: WP04-A and 200mm x 25mm dado rail offset 530mm from the top of the skirting, also stained to match ref: WP04-A . Allow to paint plaster above skirting (below dado rail) in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion ref: WF03 and paint plaster above dado rail in 1no mist & 2no coats Dulux Scuffshield Matt Emulsion ref: WF01 up to ceiling height.

COUNTER FINISHES REFERENCES

Installation comments: Refer to manufacture manual for detail.

CN0	COUNTER CLADDING Decorative laminate panel Ref: Polyrey R049 Rouille laminate Size: 950mm high X 1200mm dado paneling Colour: Oiled Walnut Roche	
CN6	COUNTER PLINTH Laminate by Egger bonded to 18mm Flame Retardent Faced MDF Size: Refer to Counter drawings by ITAB Colour: F528 ST20 Bronze Brushed Metal Note: Silicone junction Mapei Silicone Sealant Transparent 999 Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	
CN7	COUNTER TOP Solid Surface top by Hi-Macs Size: Refer to Counter drawings by ITAB Colour: G004 White Quartz Note: Silicone junction Mapei Silicone Sealant Transparent 999 Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	

FLOORING FINISH JUNCTIONS

Antico to safety flooring	Butt edges together, ensure adjoining finishes are line & level. Allow for edging strip, Ref: To Be Confirmed
Polyfloor to Antico	Butt edges together, ensure adjoining finishes are line & level. Allow for edging strip, Ref: To Be Confirmed
Feature Antico to Antico flooring	Butt edges together, ensure adjoining finishes are line & level. Allow for edging strip, Ref: To Be Confirmed
Matting to Waterbar	Butt to top edge of waterbar, no trim required. Main contractor to confirm if required.
Safety Flooring to Safety Flooring	Allow to hot weld all joints and ensure finishes are line & level
Matwell	Brushed brass 'L' section by Main Contractor, Contractor to ensure that floor is raised or lowered to line & level with adjoining floor finishes.

WALL PANELLING REFERENCES

WP04	TONGUE AND GROOVE WALL PANELLING Tongue and Groove Wall Panelling, Oiled Walnut veneered MDF boards veneered MDF boards Size: 950mm high X 1200mm dado paneling Colour: Oiled Walnut Note: Mapei Silicone Sealant to suit, recommend TBC. Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	
WP04-A	TONGUE AND GROOVE BALUSTRADE Tongue and Groove Balustrade, Oiled Walnut veneered MDF boards veneered MDF boards Size: 950mm high X 1200mm balustrade Colour: Oiled Walnut Note: Mapei Silicone Sealant to suit, recommend TBC. Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	
WP04-E	FULL HEIGHT SLATTED WALL PANELLING, Rift-cut Oiled Walnut veneered MDF boards Colour: Oiled Walnut. As per Costa approved sample. Mapei Silicone Sealant to suit, recommend TBC. Location: Refer to finishes plan. Installation comments: Refer to manufacture manual for detail.	

ADDITIONAL WALL PANELLING NOTES:

- EXACT HEIGHT & REQUIREMENTS OF UPSTAND TO INTERNAL STALLRISER TO BE CONFIRMED FOLLOWING SHELL COMPLETION & SITE SURVEY
- ALLOW FOR 10MM SHADOW GAP BETWEEN WALL PANELLING AND GLAZING BARS

MAIN CONTRACTOR NOTE:

- CAPPING TO PANELLING TO BE VENEERED MDF. FINISH TO EDGES TBC BY COSTA. LIAISE WITH DESIGNER PRIOR TO MANUFACTURE
- TO FINISH PANELLING ON SCREEN ENDS, ALLOW TO RUN VENEERED MDF CAPPING UP VERTICAL FACE, STAINED TO MATCH WALL PANELLING ADJACENT REF: WP04
- ON EXTERNAL CORNERS OF PANELLING, USE A VENEERED MDF SECTION OF 18MM X 18MM TO PREVENT OPEN FACE OF PLY SHOWING. ALLOW SECTION TO RUN FROM UNDERSIDE OF CAPPING TO FLOOR, WITH SKIRTING RUNNING INTO SOLID SECTION. ALLOW TO STAIN TO MATCH WALL PANELLING ADJACENT, REF: WP04

FLOORING NOTE:

- ALL FLOORING DIMENSIONS ON THIS DRAWING ARE TAKEN FROM FACE OF PLASTERBOARD
- DIMENSIONS ON COUNTER ARE FROM THE COUNTER TOP

TILE REFERENCES Location: Refer to finishes plan Installation: Refer to manufacture manual for detail		
WF4	WC TILE Size: 200 x 100mm Reference: Johnson Tiles, bevel brick, BVBR1A, white, gloss. Grout ref: Mapei Kerapoxy 112 Medium Grey	
WF5	BOH TILE Size: 150 x 150mm Reference: Johnson Tiles, Provide 150 x 150mm, white, gloss tiles with white grout to full height. Grout colour ref: Mapei Kerapoxy 100 White.	
WF6	BACK COUNTER TILE/WC TILES Size: 10cm x 30cm Reference: Parkside Architectural Tiles Suelo Cream Lay Pattern: Vertical Lay Grout Colour Ref: Ivory / Off White	

WALLPAPER REFERENCES

To be installed by main contractor. Supplied by Stylo. Image for reference, final design may differ. Ref PP4

PP2	Tektura, Topography 03 To be installed by main contractor. Supplied by Stylo Image for reference	
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FLOORING REFERENCES

FLOOR ENTRANCE MATTING		FLOOR ANTICO	
FF5	Entrance Matting. Ref: Jaymart Zigga Zagga, Raw Umber 80	FF41	Antico Flooring. Contractor must prepare all substrates before fitting Antico, allowing for any plylatexing to bring to line & level with adjoining finishes. Ref: Antico Signature Range AROAUC51 Stucco Roselle 914x914mm Antico to be laid strictly to manufacturers instructions.
FLOOR SAFETY FLOORING		FF42	Antico Flooring. Contractor must prepare all substrates before fitting Antico, allowing for any plylatexing to bring to line & level with adjoining finishes. Ref: Antico Signature Range ARO5MA37 Ratley Stone 914x914mm Antico to be laid strictly to manufacturers instructions.
FF45	Polyflor Flooring. (WC) Contractor must prepare all substrates before fitting Polyflor, allowing for any plylatexing to bring to line & level with adjoining finishes. Ref: Polyflor Wild Mushroom 4600 - Polysafe Standard PUR Polyflor to be laid strictly to manufacturers instructions.		
FF46	Polyflor Flooring. (Counter & BOH) Contractor must prepare all substrates before fitting Polyflor, allowing for any plylatexing to bring to line & level with adjoining finishes. Ref: Polyflor Taupe 4610 - Polysafe Standard PUR Polyflor to be laid strictly to manufacturers instructions.		

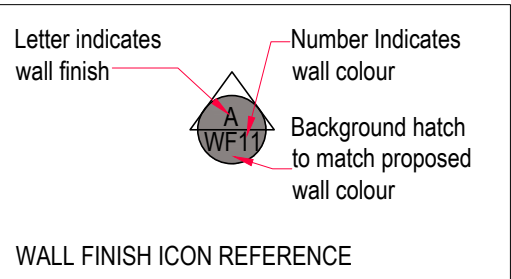
WALL FINISH COLOUR REFERENCES

WF01	LATTE - DULUX SCUFFSHIELD MATT 60YR 75/075	
WF02	COSTA RED - DULUX SCUFFSHIELD MATT 52RR 06/105	
WF03	DEEP RED - DULUX SCUFFSHIELD MATT 52RR 06/105	
WF04	ITALIAN PORCELAIN - DULUX SCUFFSHIELD MATT 67YY 88/044	
WF05	MACCHIATO - DULUX SCUFFSHIELD MATT 50YR 18/223	
WF07	ITALIAN PORCELAIN - DULUX DIAMOND EGGSHELL 67YY 88/044	
WF18	ARCHITRAVES ONLY - DULUX SCUFFSHIELD MATT 52RR 06/105	

CEILING FINISH COLOUR REFERENCES

CF1	ITALIAN PORCELAIN - DULUX SCUFFSHIELD MATT 67YY 88/044	
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DOORS
Finish: Oiled Walnut (Spec TBC)
Frame: Painted hardwood (or existing) to match architrave finish
Architrave: 75mm wide square edged MDF painted in DULUX SCUFFSHIELD MATT 52RR 06/105. Depth of architraves to suit depth of wall panelling to either side.



WALL FINISH ICON REFERENCE

se a DESIGN GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal House, Kings St, 98

Drg title:
Proposed Finishes Plan 2 of 2

Scheme: Uplift v3.0

Scale: 1:50@A1 Date: 04.09.25

Drg No: 240350/8.1 Rev: C

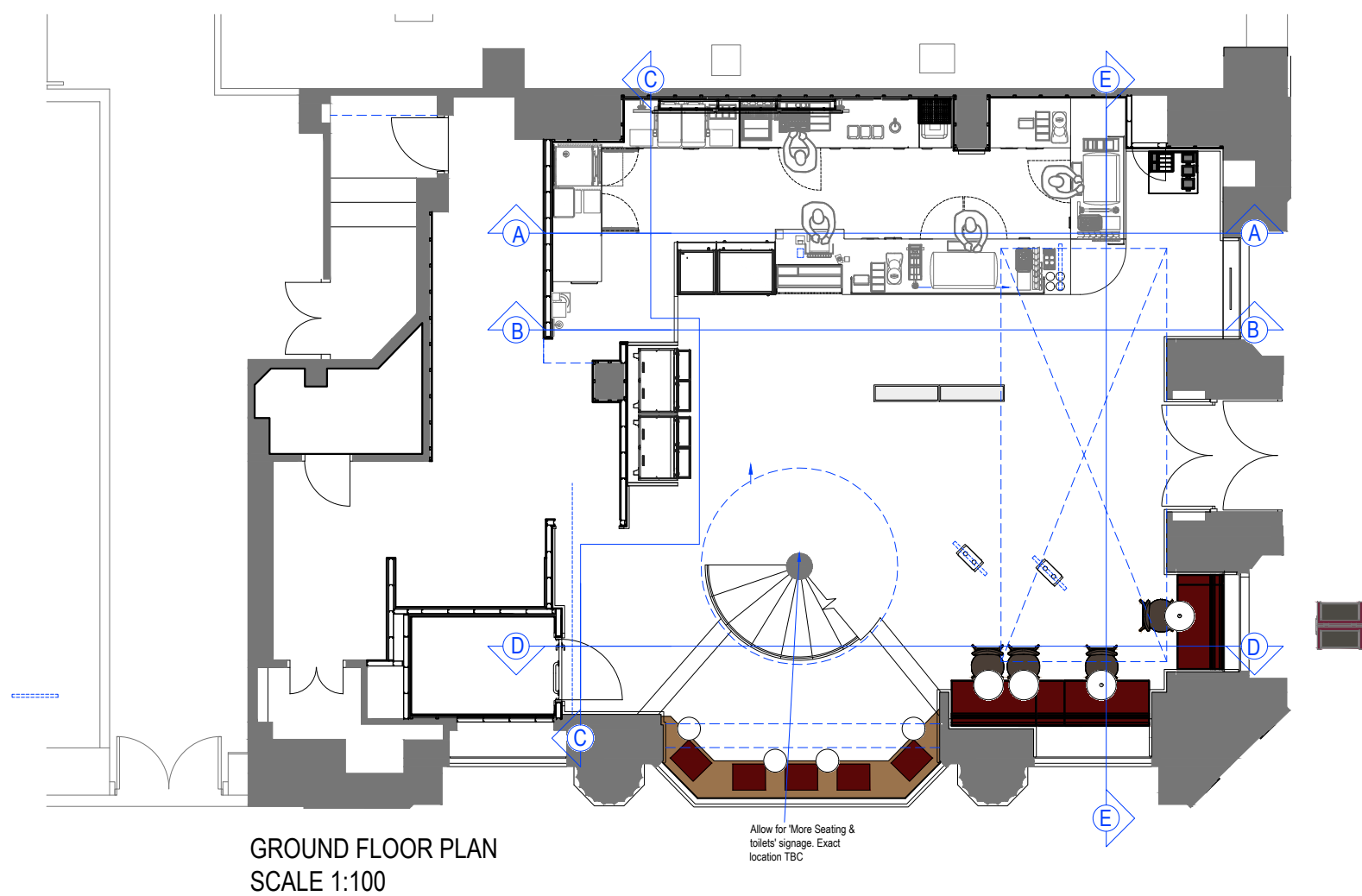
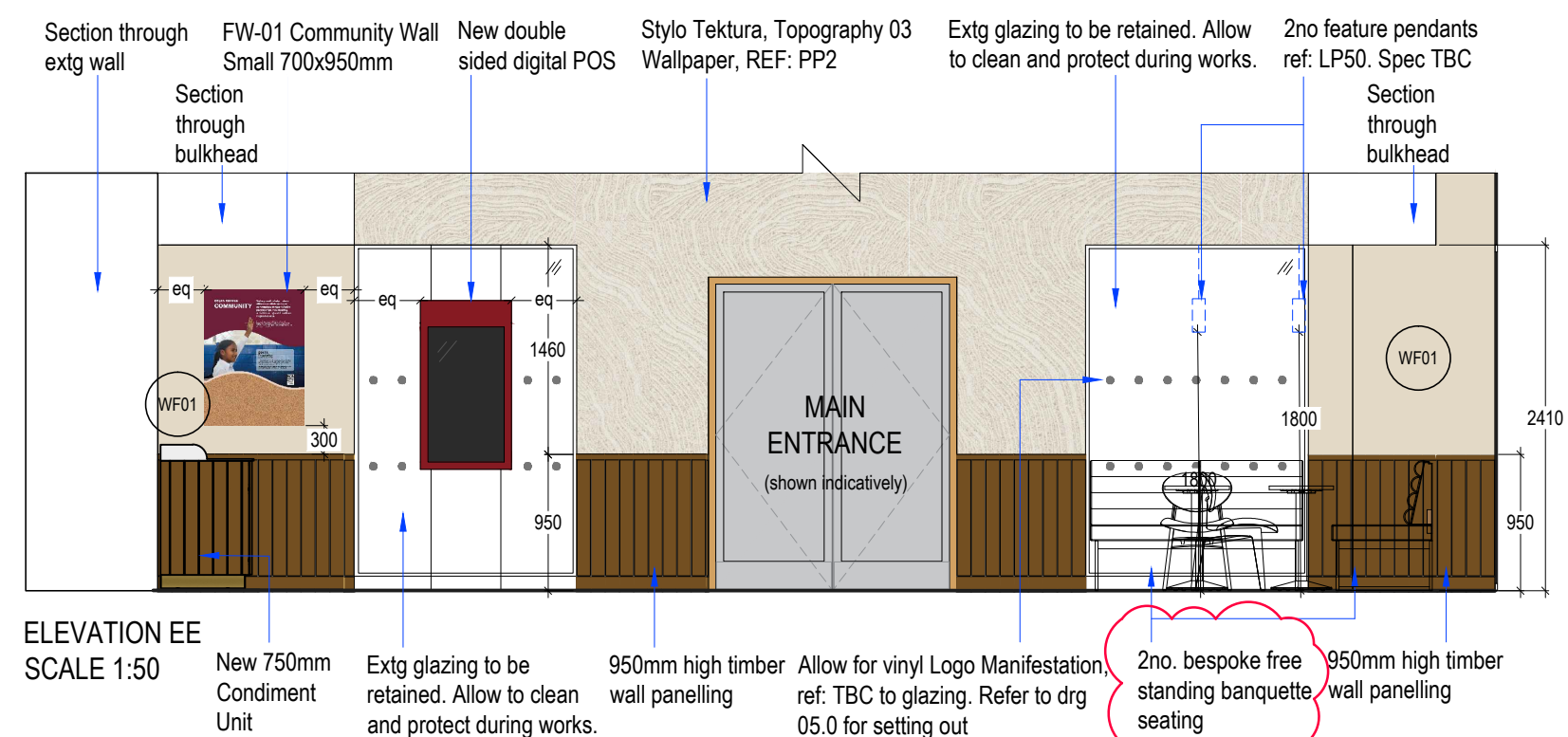
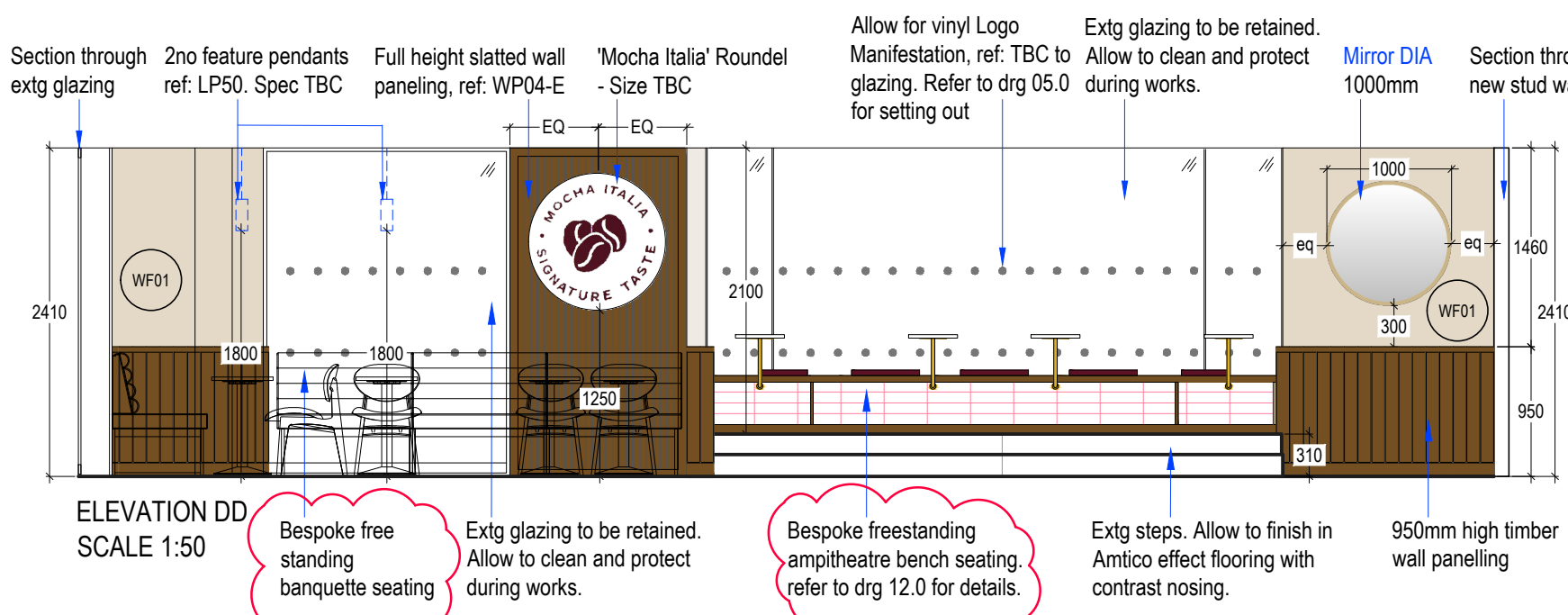
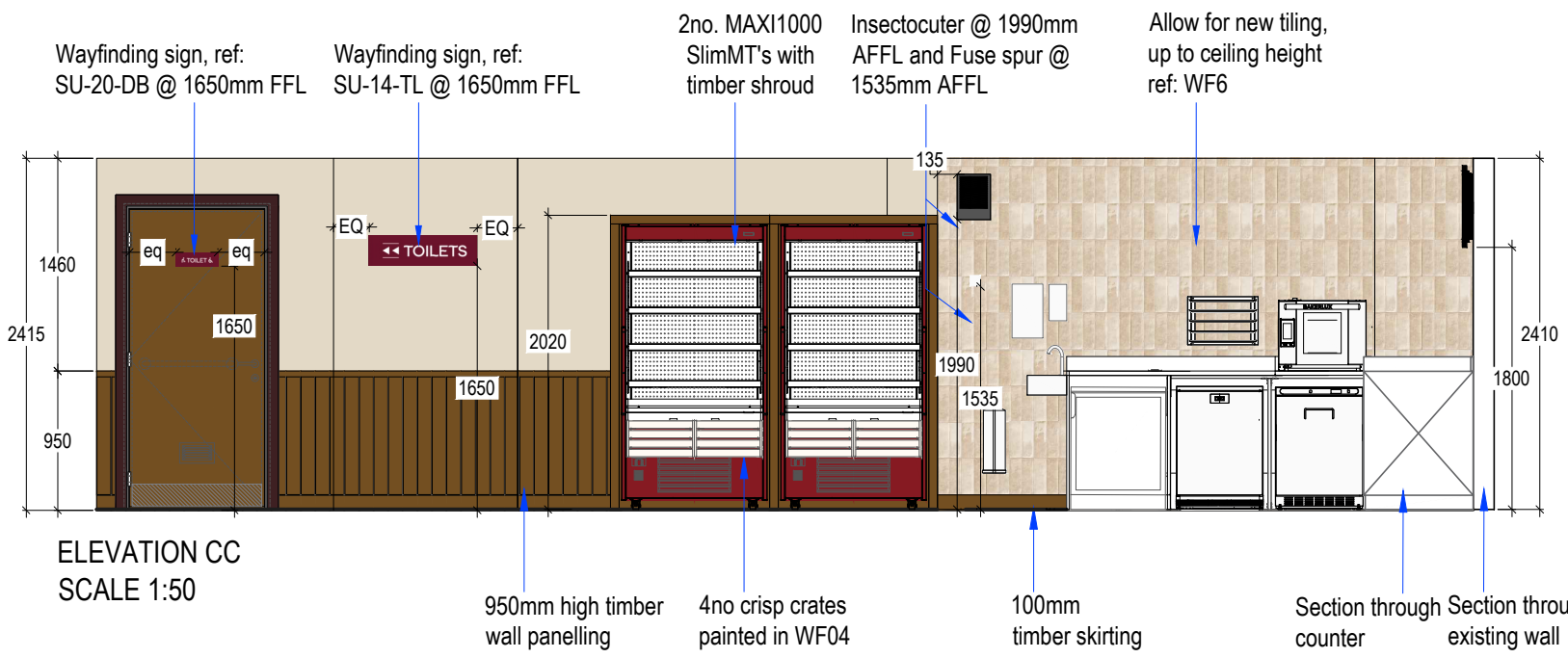
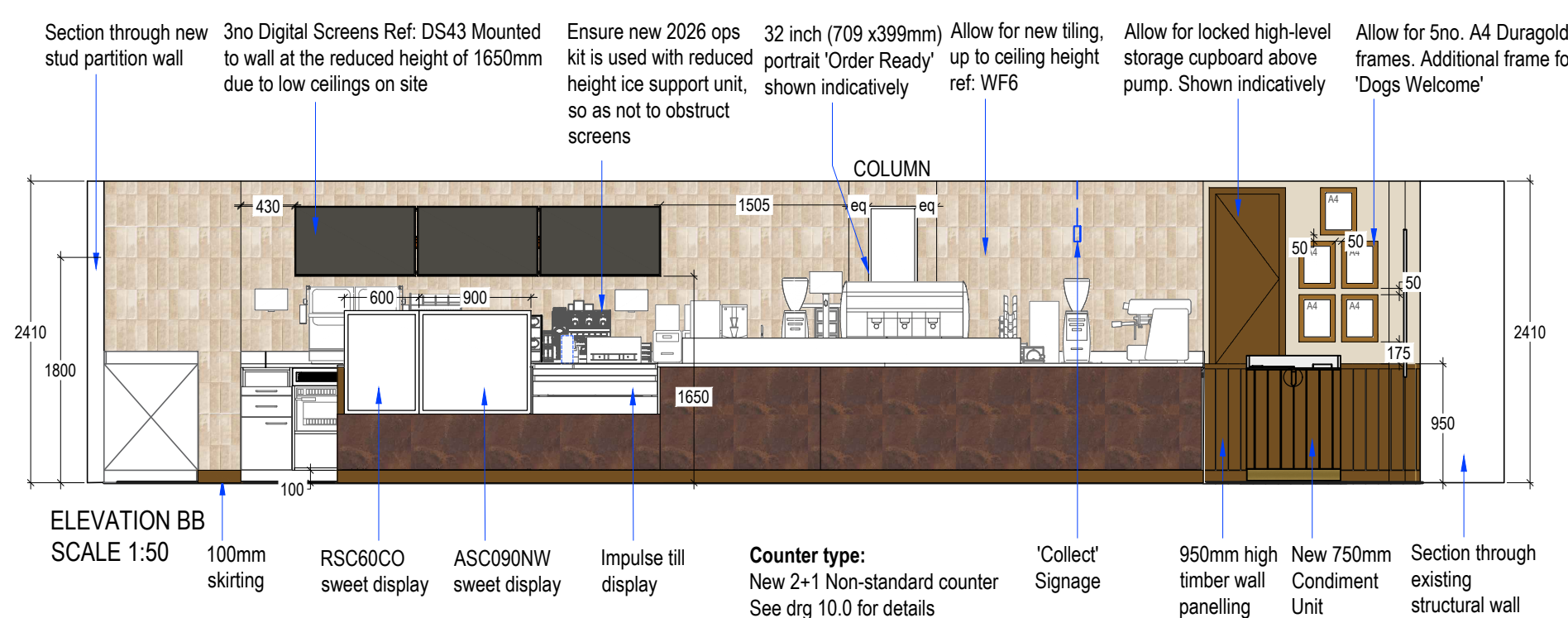
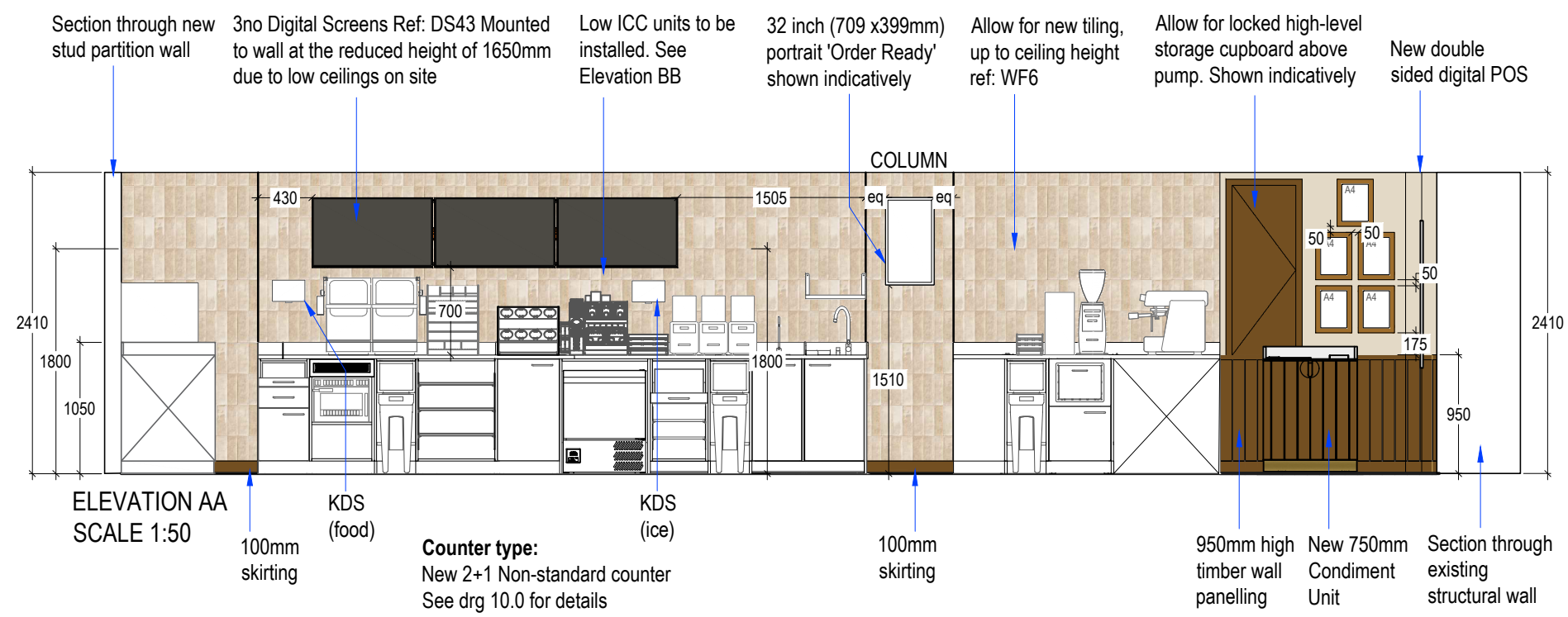
Drg by: JS Check: SH

Rev by:
A: Updated following design review. SH 05.09.25
B: Finishes updated to Moderna, HDB 23.01.26
C: Updated following design review. JS. 28.01.26

SEA Design Group, Unit 13D Princes Drive,
Kenilworth, Warwickshire CV8 2FD UK
Email: office@seadesigngroup.com
Telephone: +44 (0)1926 864440

NOTE:
TO BE READ IN CONJUNCTION WITH LATEST DESIGN GUIDE

The drawing is the copyright of Street Ede Associates Limited. Do not scale from drawings.
All dimensions and levels to be checked on site prior to commencement of work or manufacture of items.
Notify SEA of any discrepancies. This drawing to be read in conjunction with specifications,
specialist drawings and any bill of quantities. The Contractor is to comply with all relevant
statutory legislation whether or not specifically stated on these drawings.



WALL FINISH COLOUR REFERENCES		
WF01	LATTE - DULUX SCUFFSHIELD MATT 60YR 75/075	
WF02	COSTA RED - DULUX SCUFFSHIELD MATT 52RR 06/105	
WF03	DEEP RED - DULUX SCUFFSHIELD MATT 52RR 06/105	
WF05	MACCHIATO - DULUX SCUFFSHIELD MATT 50YR 18/223	
WF18	ARCHITRAVES ONLY - DULUX SCUFFSHIELD MATT 52RR 06/105	

CEILING FINISH COLOUR REFERENCES		
CF1	ITALIAN PORCELAIN - DULUX SCUFFSHIELD MATT 67YY 88/044	

WALLPAPER REFERENCES		
To be installed by main contractor. Supplied by Stylo. Image for reference, final design may differ. Ref PP4		
PP2	Tektura, Topography 03 To be installed by main contractor. Supplied by Stylo Image for reference	

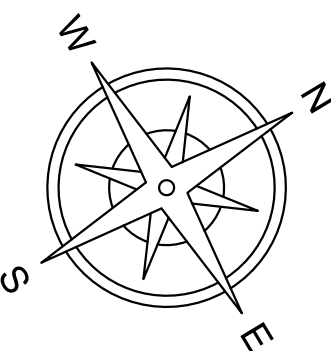
STANDARD STORE PERMANENT SIGNAGE KIT TO BE PROVIDED BY STYLO		
SU-14-TL	3no	TOILETS
SU-23-PR Private	3no	PRIVATE (only bears allowed)
SU-18-MS Mind the step	1no	MIND THE STEP
SU-19-TD	3no	TOILET
SU-27-TW Careful	1no	CAREFUL Please do not touch anything on the wall or ceiling. If you do, please report it to the manager. Thank you.
SU-28-TN Please use the bins	2no	PLEASE USE THE BINS Please do not touch anything on the wall or ceiling. If you do, please report it to the manager. Thank you.
SU-25-OO	2no	HMMM... SOMETHINGS NOT RIGHT (We're working on it)
SU-03-TMU	1no	MORE SEATING AND TOILETS UPSTAIRS

ADDITIONAL NOTE:
ALL DIMENSIONS TO BE CONFIRMED ON SITE FOLLOWING SITE SURVEY

ARTWORK NOTES:
- MAIN CONTRACTOR TO LIAISE WITH STYLO REGARDING ANY SITE DISCREPANCIES WHICH WILL EFFECT ARTWORK
- MC TO LIAISE WITH STYLO TO ENSURE LATEST ARTWORK IS ORDERED

COUNTER NOTE:
MAIN CONTRACTOR TO REFER TO ITAB LATEST APPROVED COUNTER DETAILS

STANDARD ELECTRICAL SETTING OUT NOTE
- For Counter electrical setting out, refer to ITAB standard details



se|a DESIGN GROUP

Client: COSTA COFFEE

Project: Manchester, Ship Canal House, King St, 98

Drg title: Proposed Internal Elevations - Ground Floor

Scheme: Uplift v3.0

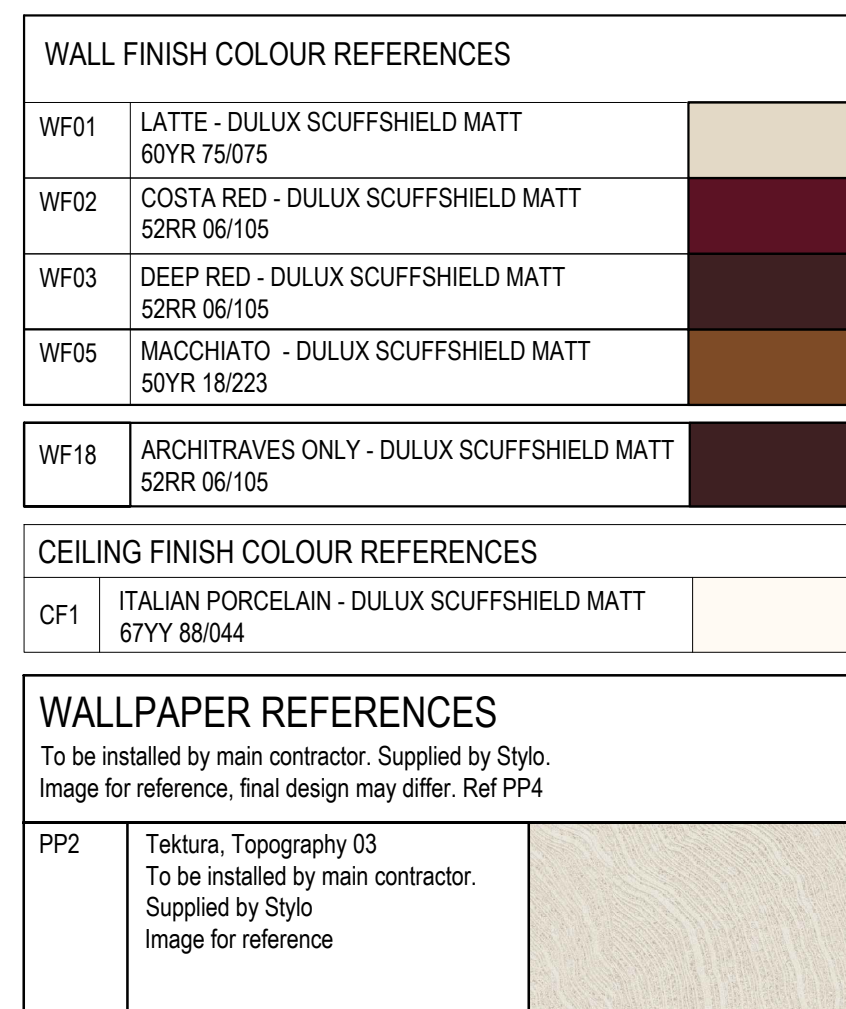
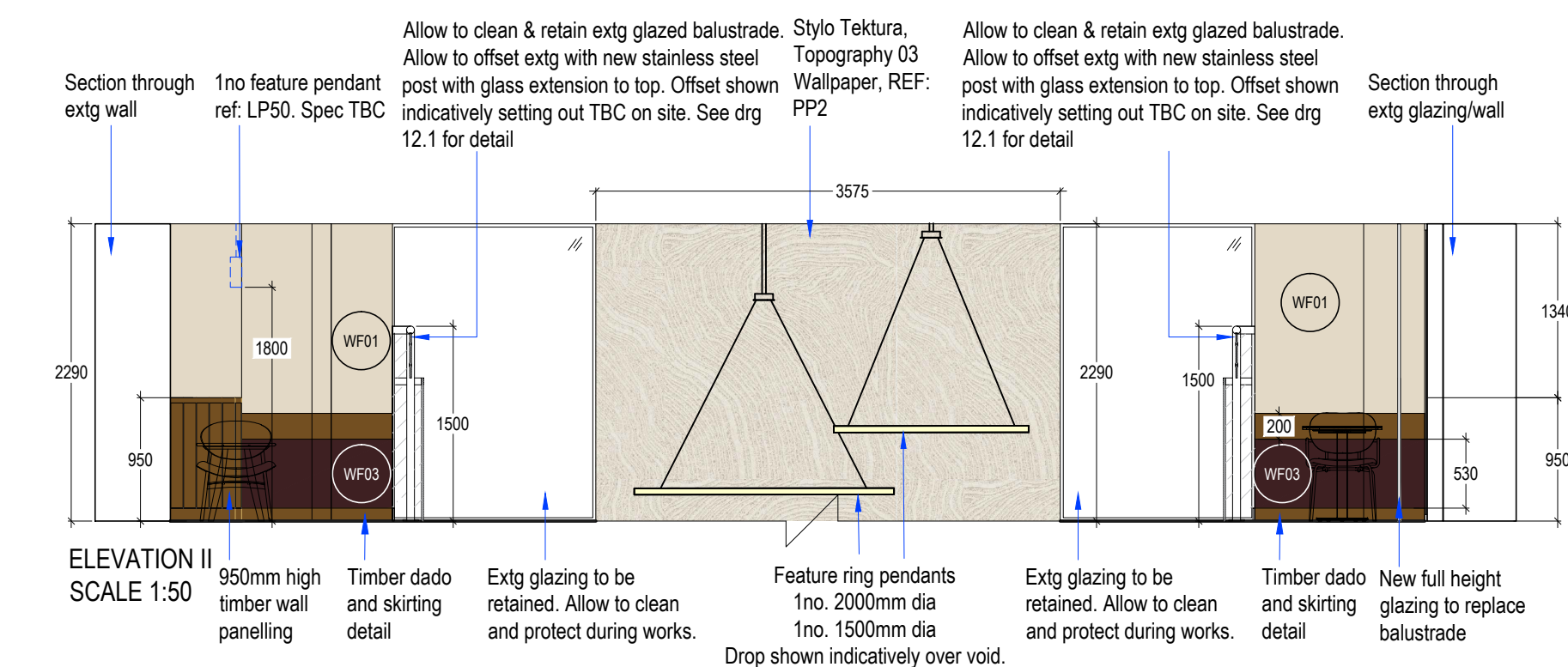
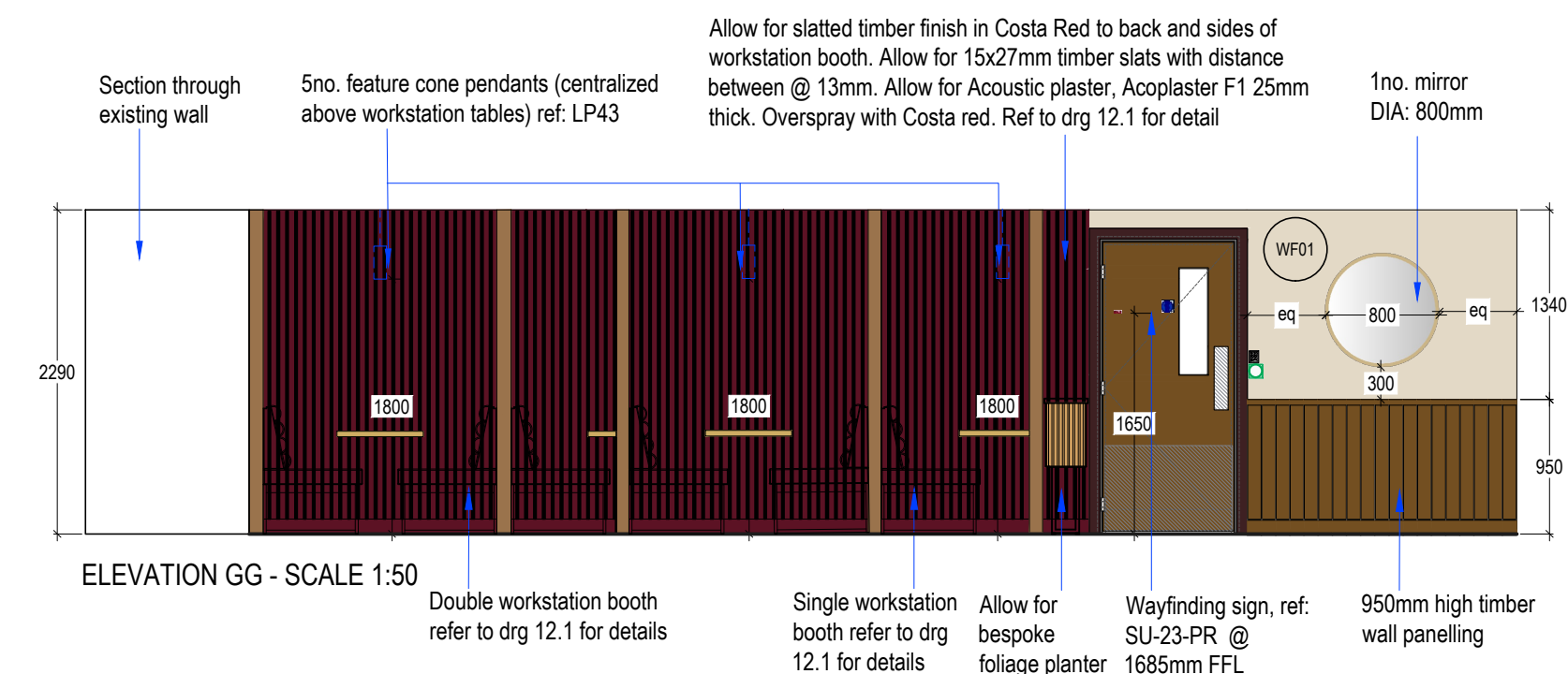
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Drg No: 240350/9.0 Rev: D

Drg by: JS Check: SH

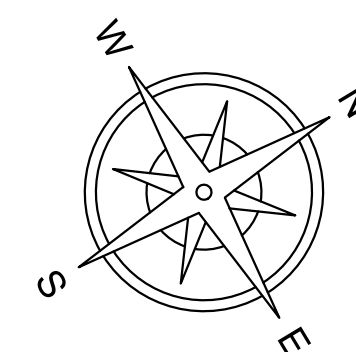
Rev by: A: Updated following design review. JS. 05.09.25
B: Design/finishes updated to Moderna. HDB. 23.01.26
C: Updated following design review. JS. 28.01.26
D: Updated following client comments. JN. 11.02.26

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Email: office@seadesigngroup.com
Telephone: +44 (0)1926 864440



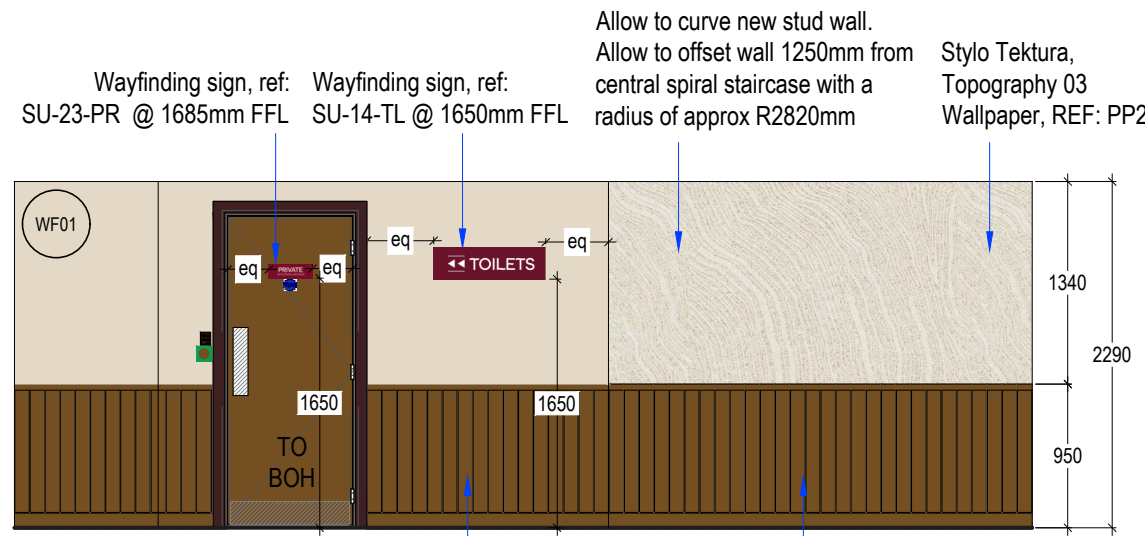
STANDARD STORE PERMANENT SIGNAGE KIT TO BE PROVIDED BY STYLO		
SU-14-TL	3no	 TOILETS
SU-23-PR Private	3no	 PRIVATE (only ladies allowed)
SU-18-MS Mind the step	1no	MIND THE STEP 
SU-19-TD	3no	 TOILET 
SU-27-TW Careful	1no	CAREFUL Holding the emergency exit sign will result in a fine of £1000
SU-28-TN Please use the bins	2no	PLEASE USE THE BINS Please do not flush sanitary products or hygiene items down the bins. Dispose use the bins provided. Thankyou.
SU-25-OO	2no	HMMMM... SOMETHINGS NOT RIGHT (We're working on it)
SU-03-TMU	1no	 MORE SEATING AND TOILETS UPSTAIRS

STANDARD ELECTRICAL SETTING OUT NOTE
- For Counter electrical setting out, refer to ITAB standard details



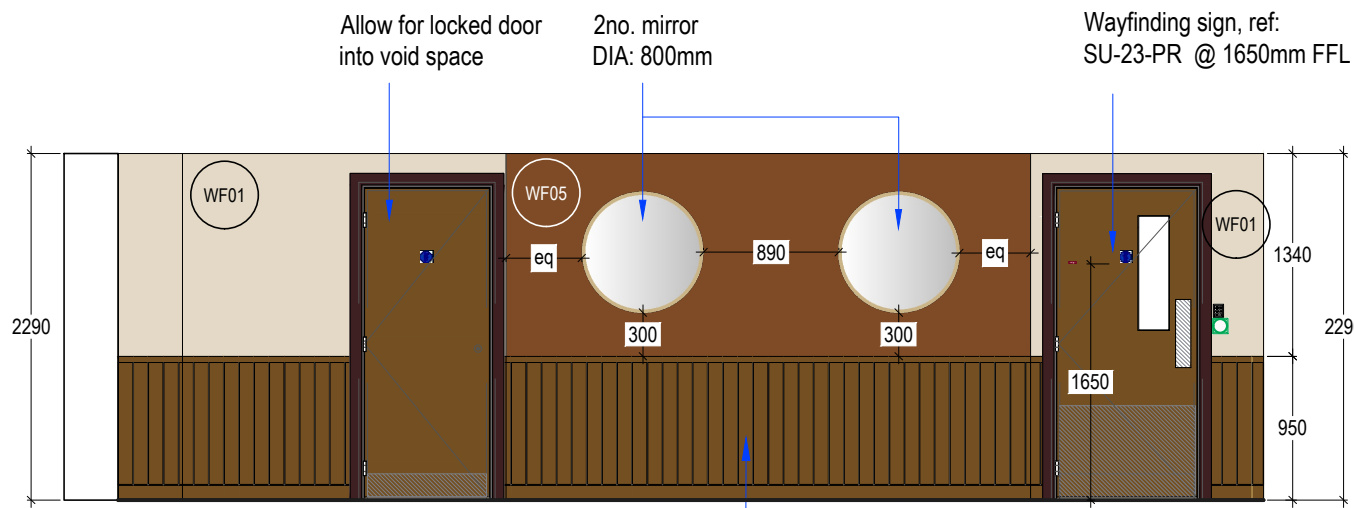
NOTE:
TO BE READ IN CONJUNCTION WITH LATEST DESIGN GUIDE

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statutory legislation whether or not specifically stated on these drawings.



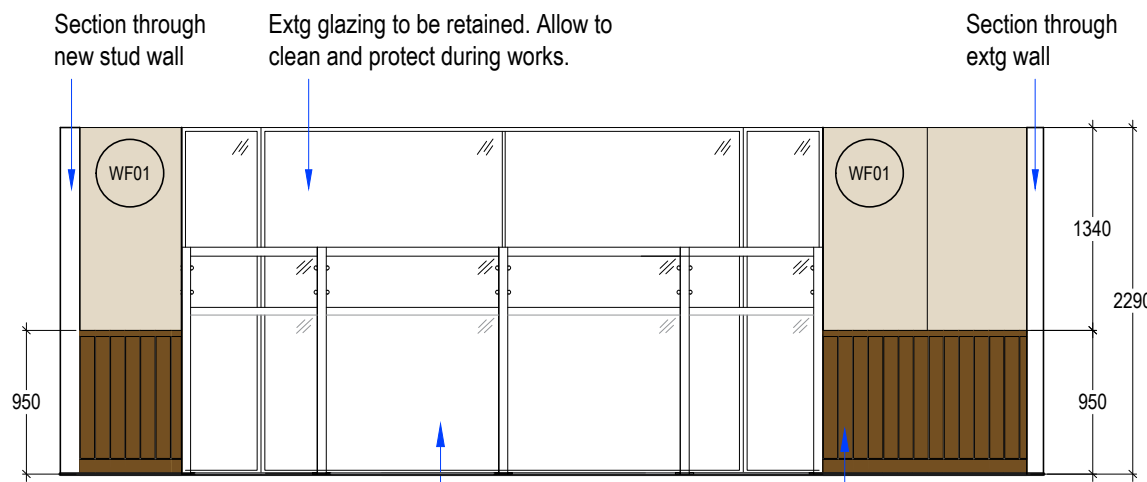
ELEVATION JJ - SCALE 1:50

950mm high timber wall panelling
Allow for 950mm high curved timber wall panelling to follow new curved stud wall



ELEVATION KK - SCALE 1:50

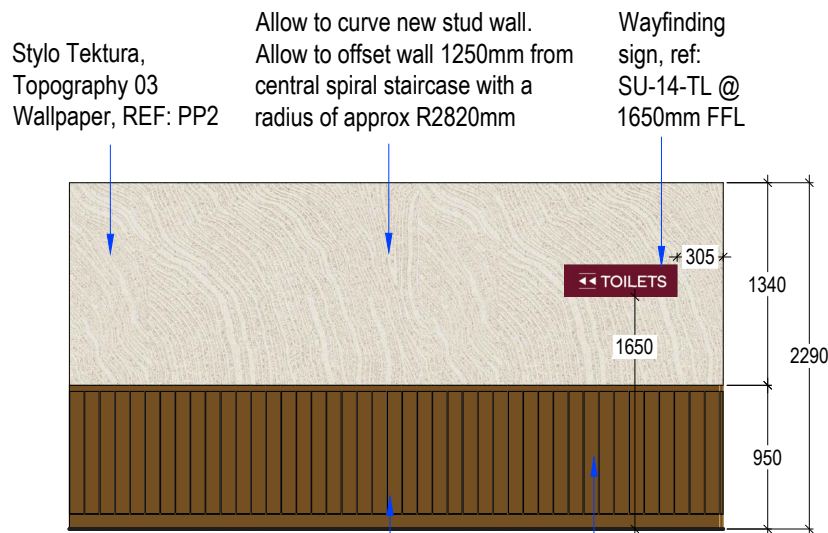
950mm high timber wall panelling



ELEVATION LL
SCALE 1:50

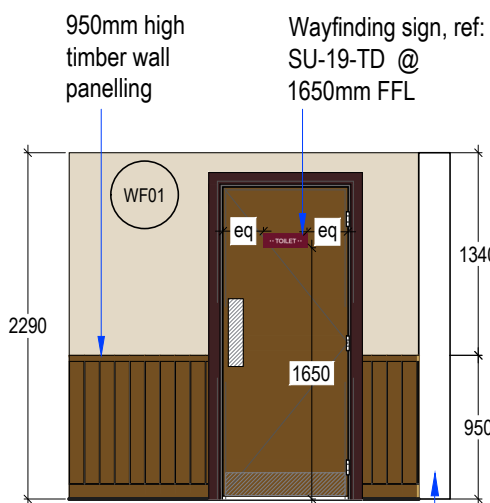
Allow to clean & retain extg glazed balustrade. Allow to offset extg with new stainless steel post with glass extension to top. Offset shown indicatively setting out TBC on site. See drg 12.1 for detail

950mm high timber wall panelling



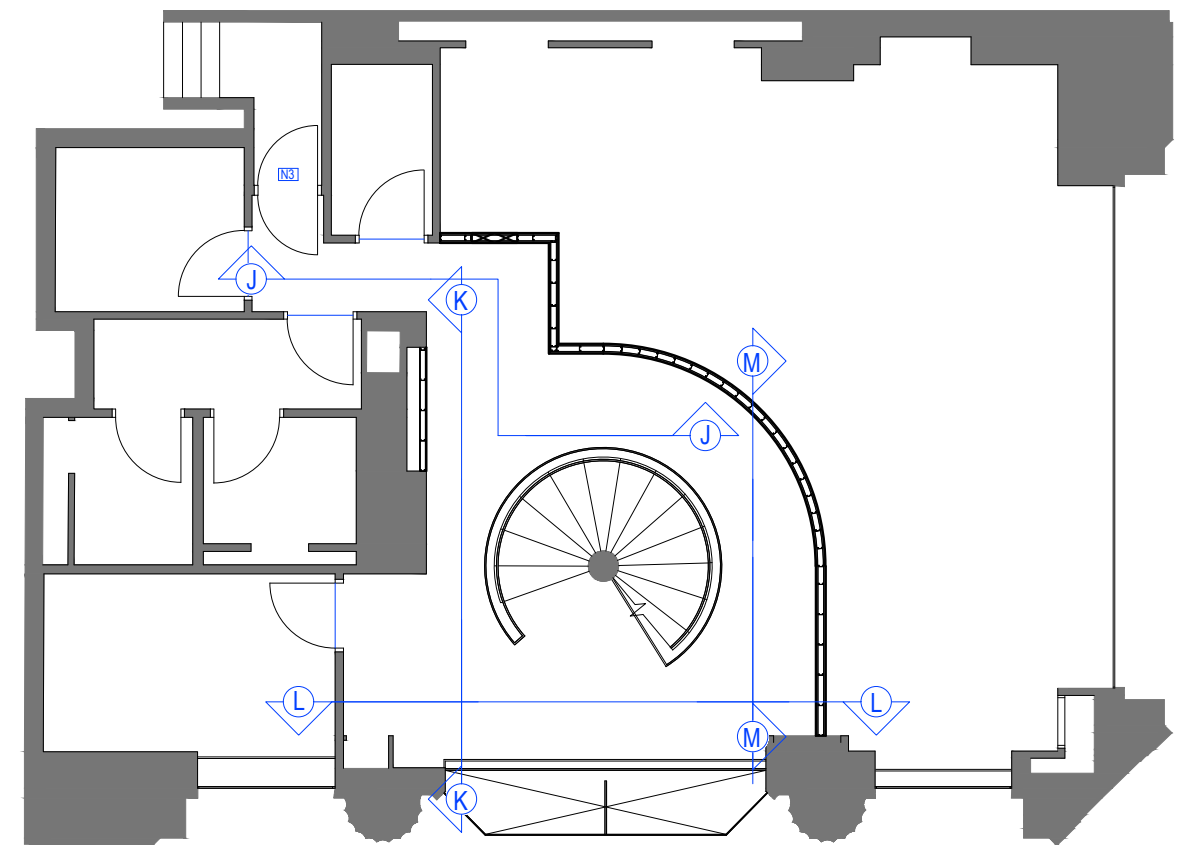
ELEVATION MM
SCALE 1:50

950mm high timber wall panelling
Allow for 950mm high curved timber wall panelling to follow new curved stud wall



ELEVATION LL
SCALE 1:50

Section through extg wall



SECOND FLOOR PLAN
SCALE 1:100



SCALE BAR SCALE 1:100

WALL FINISH COLOUR REFERENCES		
WF01	LATTE - DULUX SCUFFSHIELD MATT 60YR 75/075	
WF02	COSTA RED - DULUX SCUFFSHIELD MATT 52RR 06/105	
WF03	DEEP RED - DULUX SCUFFSHIELD MATT 52RR 06/105	
WF05	MACCHIATO - DULUX SCUFFSHIELD MATT 50YR 18/223	
WF18	ARCHITRAVES ONLY - DULUX SCUFFSHIELD MATT 52RR 06/105	

CEILING FINISH COLOUR REFERENCES		
CF1	ITALIAN PORCELAIN - DULUX SCUFFSHIELD MATT 67YY 88/044	

WALLPAPER REFERENCES		
To be installed by main contractor. Supplied by Stylo. Image for reference, final design may differ. Ref PP4		
PP2	Tektura, Topography 03 To be installed by main contractor. Supplied by Stylo Image for reference	

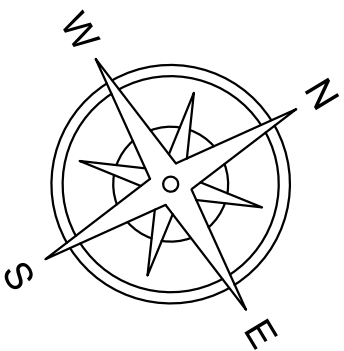
STANDARD STORE PERMANENT SIGNAGE KIT TO BE PROVIDED BY STYLO			
SU-14-TL	3no	◀◀ TOILETS	
SU-23-PR Private	3no	PRIVATE (only buses allowed)	
SU-18-MS Mind the step	1no	MIND THE STEP ▼	
SU-19-TD	3no	◀◀ TOILET ▶▶	
SU-27-TW Careful	1no	CAREFUL Walking on uneven ground may cause slips and falls. Please use the handrails.	
SU-28-TN Please use the bins	2no	PLEASE USE THE BINS Please do not litter. Please use the bins. or recycle where the bins are located. Please use the bins provided. Please do not litter.	
SU-25-OO	2no	HMMM... SOMETHINGS NOT RIGHT (We're working on it)	
SU-03-TMU	1no	▲ MORE SEATING AND TOILETS UPSTAIRS	

ADDITIONAL NOTE:
ALL DIMENSIONS TO BE CONFIRMED ON SITE FOLLOWING SITE SURVEY

ARTWORK NOTES:
- MAIN CONTRACTOR TO LIAISE WITH STYLO REGARDING ANY SITE DISCREPANCIES WHICH WILL EFFECT ARTWORK
- MC TO LIAISE WITH STYLO TO ENSURE LATEST ARTWORK IS ORDERED

COUNTER NOTE:
MAIN CONTRACTOR TO REFER TO ITAB LATEST APPROVED COUNTER DETAILS

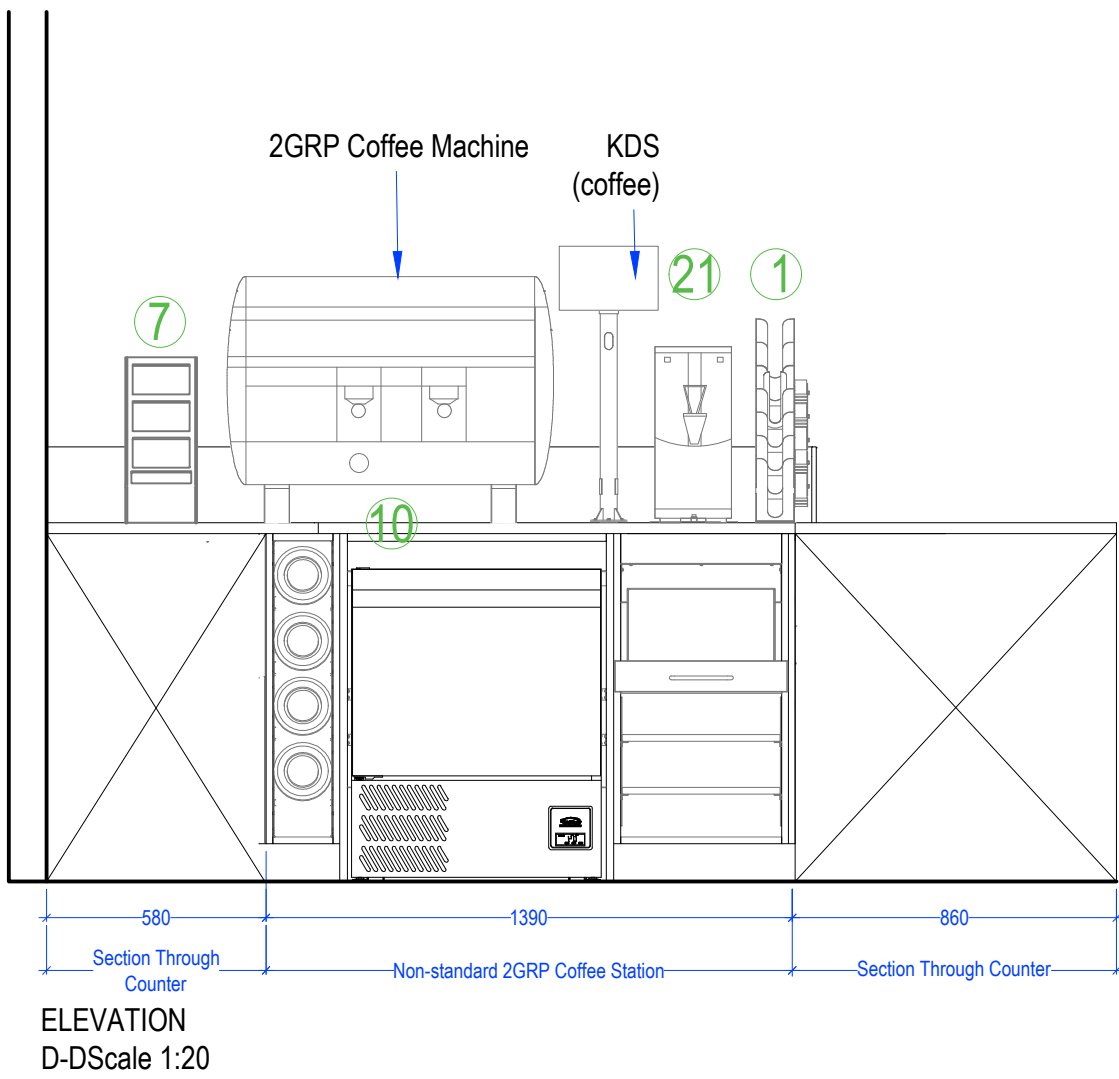
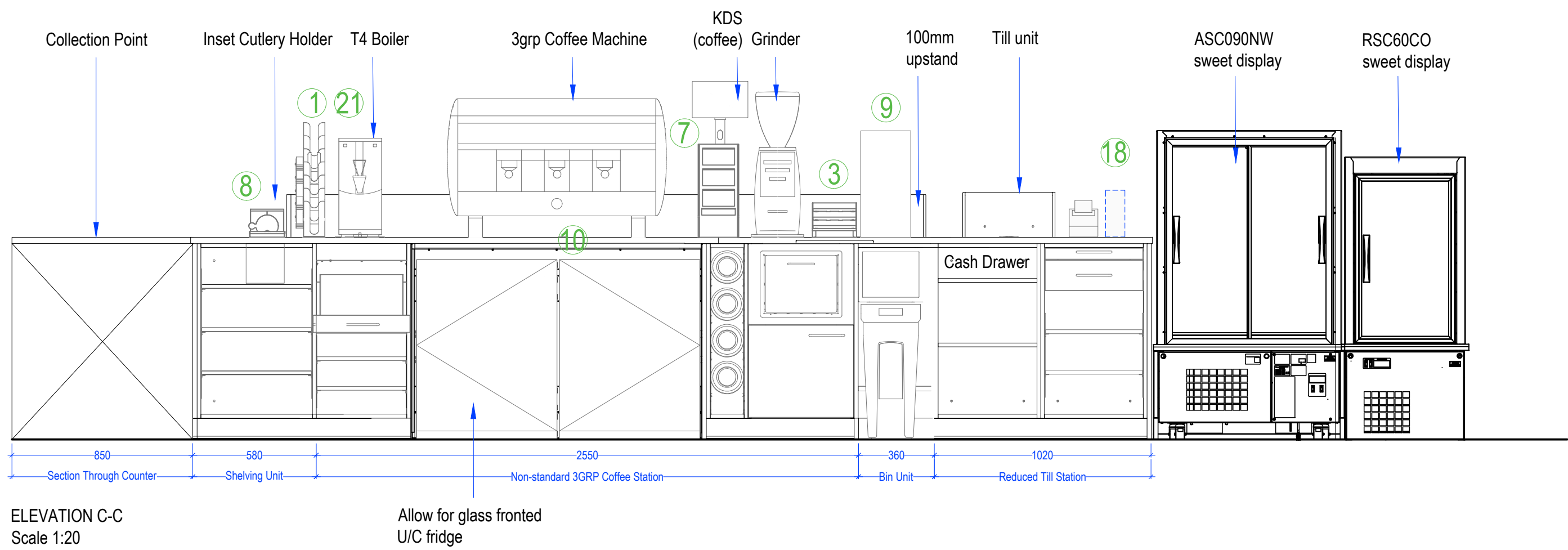
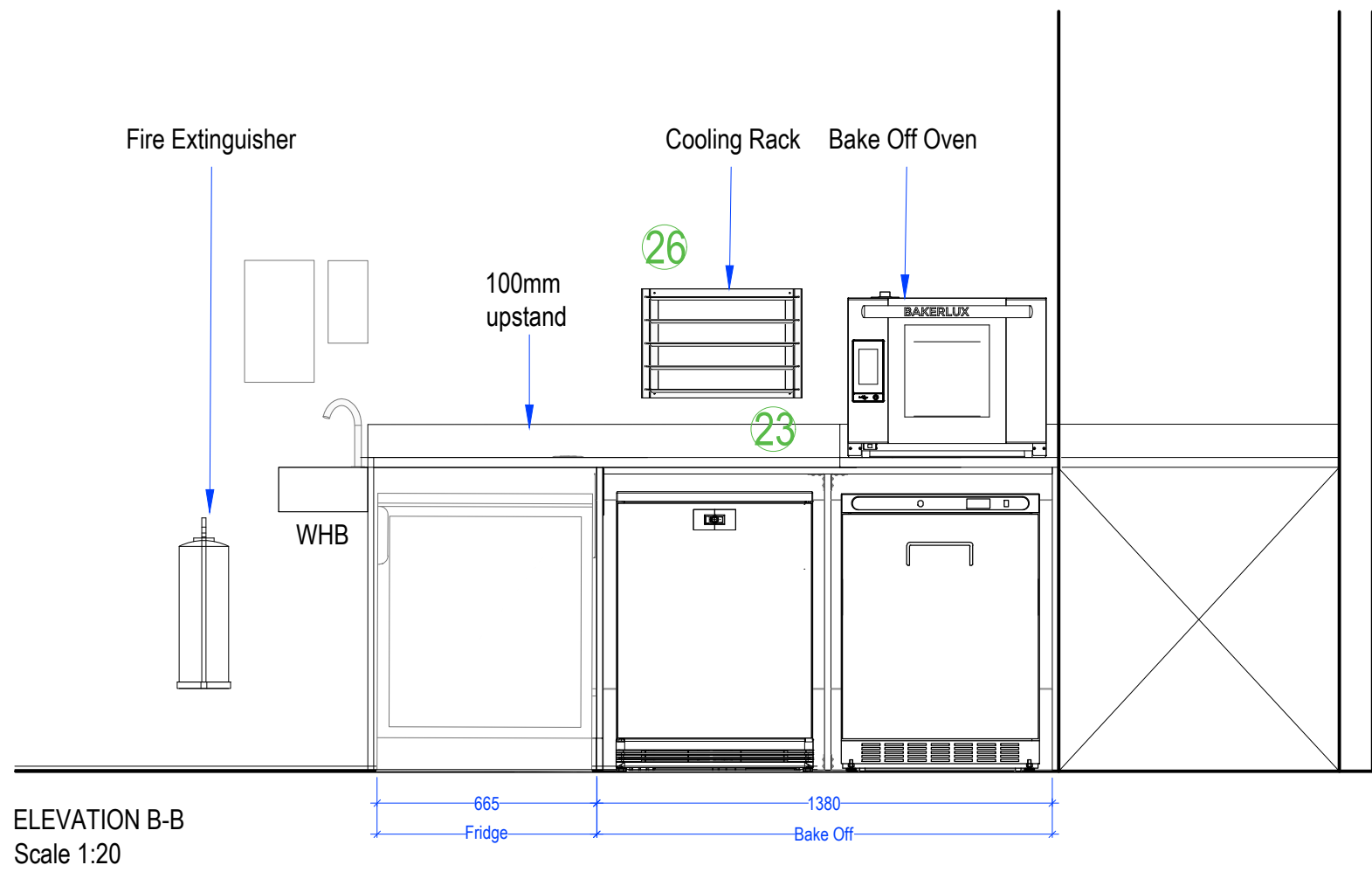
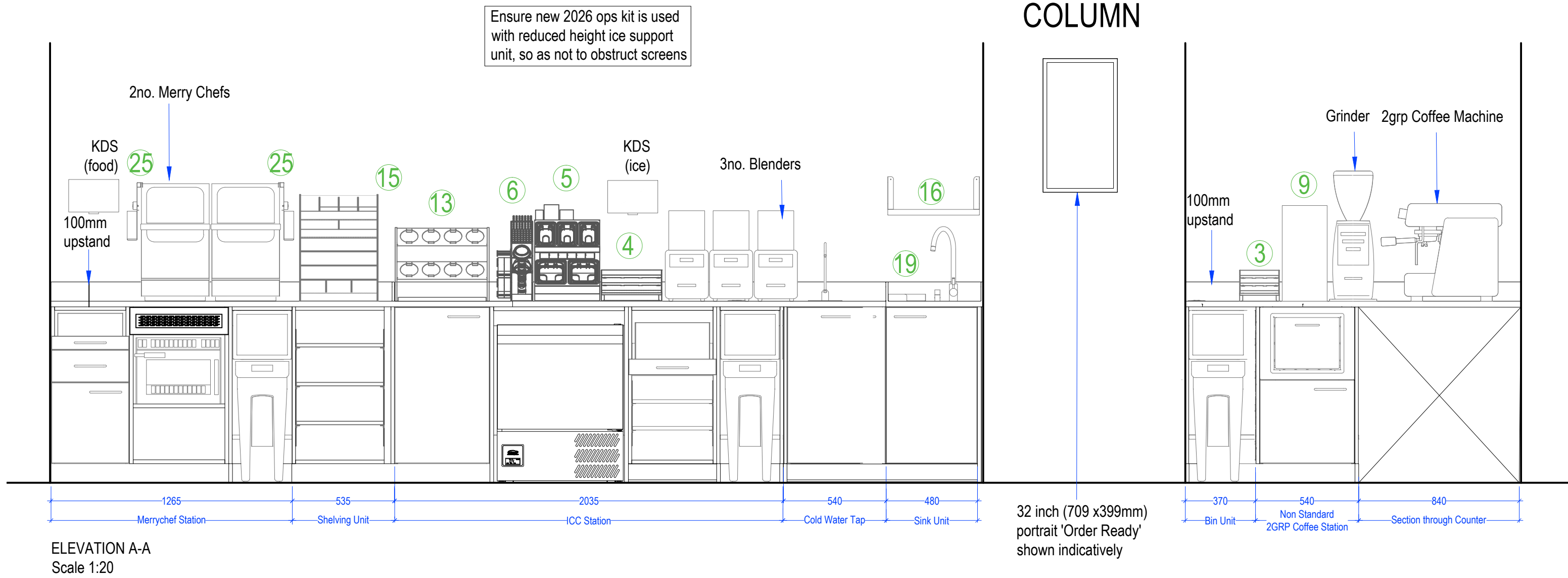
STANDARD ELECTRICAL SETTING OUT NOTE
- For Counter electrical setting out, refer to ITAB standard details



se a DESIGN GROUP	
Client:	COSTA COFFEE
Project:	Manchester, Ship Canal House, King St, 98
Drq title:	Proposed Internal Elevations - First Floor
Scheme:	Uplift v3.0
Scale:	1:50/1:100@A1
Date:	05.09.25
Drq No:	240350/9.2
Rev:	C
Drq by:	JS
Check:	SH
Rev by:	A: Updated following design review. JS B: Design/finishes updated to Moderna. HDB C: Updated following design review. JS.
05.09.25 23.01.26 28.01.26	
SEA Design Group, Unit 13D Princes Drive, Kenilworth, Warwickshire CV8 2FD UK Email: office@seadesigngroup.com Telephone: +44 (0)1926 864440	

NOTE:
TO BE READ IN CONJUNCTION WITH LATEST BRAND MANUAL

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OPERATIONAL EFFICIENCY EQUIPMENT		
REFERENCE		EXT
1 Hot Lid Dispenser + Extension + Sticker Reel (MOE-16-LD + MOE-16-LDE + MOE-16-SRH)		2
2 Sauce & Syrup Stand - Single (MOE-15-S4)		0
3 Sauce & Syrup Stand - Double (MOE-15-S8)		2
4 Sauce & Syrup Stand - Triple (MOE-15-S12)		1
5 Ice Toppings Unit (MOE-13-IT)		1
6 Lids & Straws Unit + Sticker Reel (MOE-13-LS + MOE-16-SRH)		1
7 Coffee Unit (OE-31.7-CU)		2
8 Stencil Dusting Station (MOE-17-SDS)		1
9 Tea Unit (MOE-18-TU 3x3)		2
10 Group Handle Drip Tray (MOE-19-GHDT)		2
11 DT Window - Impulse Unit (DT-IU)		0
12 DT Window - DT Window - Freshly Baked Cabinet (DTC-18 or DTC-20)		0
13 New ice station (SAM30/OE-ICE-30)		1
14 Pastry Tong, Slice and Bag Holder (MOE-22-TSB)		1
15 Packaging Condiments Cutlery Unit (MOE-11-PCC)		1
16 Jug Drainer Shelf (ITAB G167584)		1
17 Slate Label holder for display fridges (OE-SLH-08)		19 TBC
18 Goodbox (Costa to confirm if installed on individual sites - shown with red dotted line)		1
19 Jug Rinser (BCR100)		1
20 DT Window - Sugar & Sweetener Container (DT-SSC)		0
21 Pitcher Rinser (RHPR300-S)		2
22 Coral/Blue Ice Scoop Drip Tray (OE-DT-36)		0
23 Freestanding Red Tong Holder (MOE-23-RTH)		1
24 Magnetic Knife Holder (ITAB E6594)		1
25 Merrychef Tong & Liner Holder (ITAB G146903)		2
26 Cooling Rack (ITAB G104342)		1

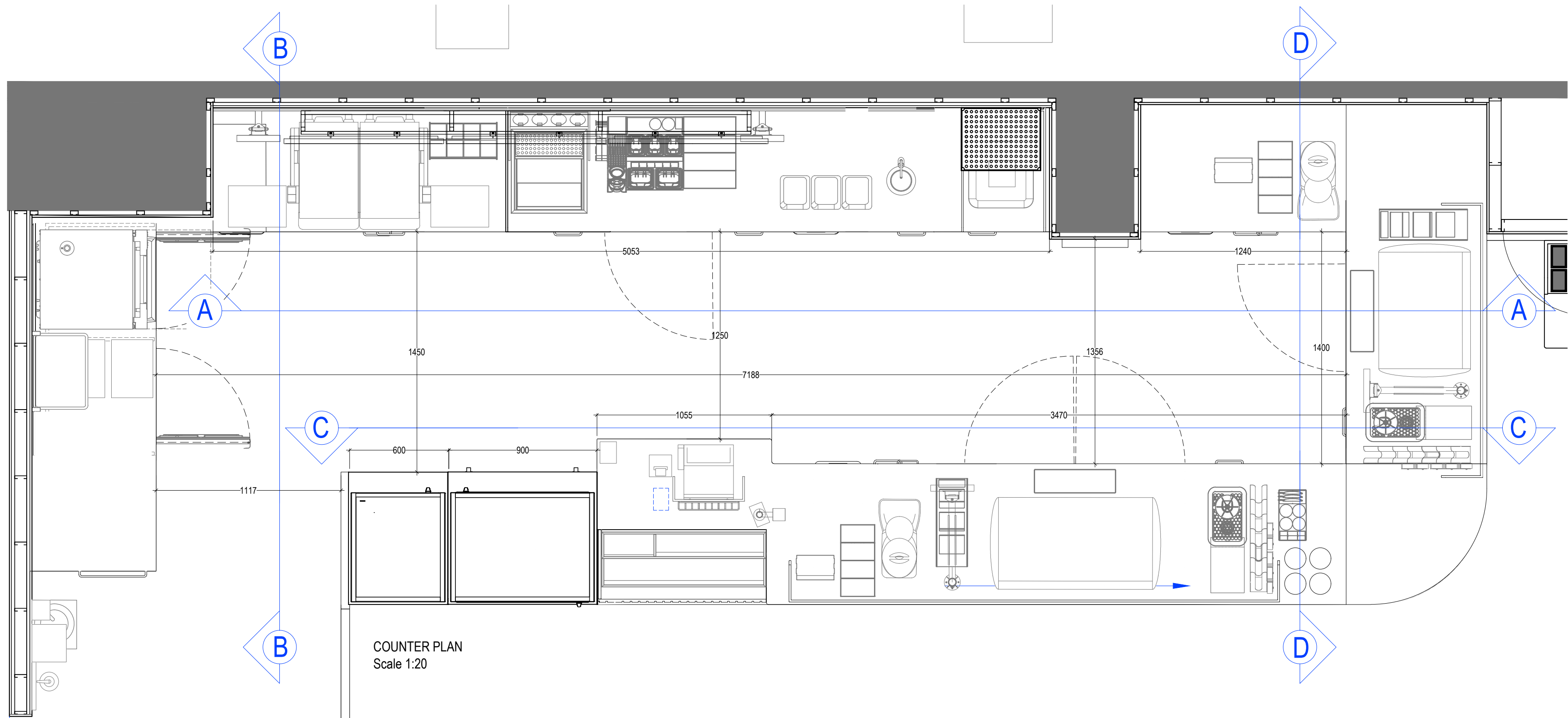
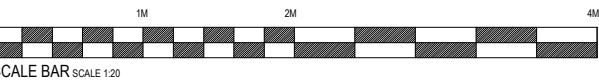
STANDARD ELECTRICAL SETTING OUT NOTE
- For Counter electrical setting out, refer to ITAB standard details

COUNTER FINISHES REFERENCES

Installation comments: Refer to manufacture manual for detail.

CN0	COUNTER CLADDING Decorative laminate panel Ref: Polyrey R049 Rouille	
CN3	COUNTER PLINTH Laminate by Egger bonded to 18mm Flame Retardant Faced MDF Size: Refer to Counter drawings by ITAB Colour: F528 ST20 Bronze Brushed Metal Note: Silicone junction Mapei Silicone Sealant Transparent 999 Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	
CN4	COUNTER TOP Solid Surface top by Hi-Macs Size: Refer to Counter drawings by ITAB Colour: G004 White Quartz Note: Silicone junction Mapei Silicone Sealant Transparent 999 Location: Refer to finishes plan Installation comments: Refer to manufacture manual for detail.	

REFER TO SEPARATE TILE REFERENCE TABLE FOR TILE DETAILS



se|a DESIGN GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal House, Kings St, 98

Drg title:
Counter Details

Scheme:
Uplift v3.0

Scale: 1:20@A1 Date: 04.09.25

Drg No: 240350/10.0 Rev: C

Drg by: JS Check: SH

Rev by:
A: Updated following design review. SH 05.09.25
B: Ops efficiency and counter finishes updated. T4 23.01.26
C: Updated following design review. JS 28.01.26

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Telephone: +44 (0)1926 864440

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2no fire extinguishers, allow for 18mm
MDF panel, 500 x 900mm AFFL. Main
contractor to paint white to match wall
colour. Refer to drawing 6.0 for types

Mop Sink, ref: Simply Stainless
34-CL with 2no taps above, ref:
Bib Taps with crossheads, 1/2",
chrome plated, CHN40-D

Indigo NXT, IYT-0620AT
ice machine with D-420 ice
bin supplied by Manitowoc

20a fused spur for ice
machine 1500mm above
ffit with isolator positioned
directly adjacent

32a 3phase and neutral fused
spur for dishwasher 1500mm
above ffit with isolator
positioned directly adjacent

Allow for new dishwasher,
ref: FXS-10C with stand
and accessories

3no S4's for Williams 400L upright fridges
ref: HA400SA 13 A DSO at 2050mm above
ffit. Fridges to be supplied with wheels

3no S4's for Williams 400L upright fridges
ref: HA400SA 13 A DSO at 2050mm above
ffit. Fridges to be supplied with wheels

3no racking bays on castors, ref: EAIS
Food service, s/s wire shelving system to
sit in front of distribution cupboard

2no S4's for Williams 400L upright freezers
ref: LA400SA, 13 A DSO at 2050mm above
ffit. Freezers to be supplied with wheels

High level shelving
installed at 2150mm
above fridges & freezers

FIRE EXIT

UP

FIRE ESCAPE/DELIVERIES

PLANT ROOM

PLANT ROOM

1no new saniflow pump

2no Wall mounted lockers,
ref: Link Lockers, at
150mm AFFL

1no. contamination screen

THROUGH TO
COUNTER

Allow for Winterhalter
non standard sink - final
details TBC

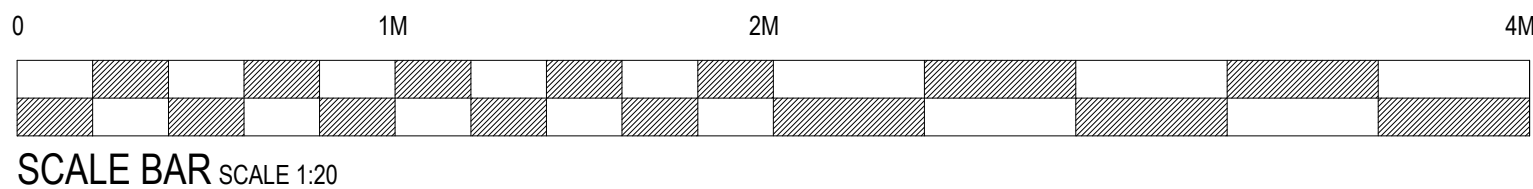
(2330)
New Lay in
Grid Ceiling

BACK
OF
HOUSE

S5 for insectocutor
installed at 1800mm FFL.
Wires to be clipped in
place by Electrician.

Insectocutor, ref:
Ecolab, Infiniti
installed above door

PROPOSED BACK OF HOUSE GROUND FLOOR PLAN
SCALE 1:20



se|a DESIGN
GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal
House, King St, 98

Org title:
Proposed Back Of House -
Ground Floor

Scheme: Uplift v3.0

Scale: 1:20@A1 Date: 04.09.25

Drq No: 240350/11.0 Rev: A

Drq by: JS Check: SH

Rev by:
A: Updated following design review. SH

05.09.25

SEA Design Group, Unit 13D Princes Drive,
Kenilworth, Warwickshire CV8 2FD UK
Email: office@seadesigngroup.com
Telephone: +44 (0)1926 864440

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2no fire extinguishers, allow for 18mm
MDF panel, 500 x 900mm AFFL. Main
contractor to paint white to match wall
colour. Refer to drawing 6.0 for types

WHB, ref: BaSix WS2-KVS
Main contractor to allow space for soap
dispenser, ref: Diversey, 7523236 & towel
dispenser, ref: Aquarius CO1743 above
sink blue dotted line indicates back up
Andris Lux 6L water heater wall mounted
at high level above

Mop Sink, ref: Simply Stainless
34-CL with 2no taps above, ref:
Bib Taps with crossheads, 1/2",
chrome plated, CHN40-D

2no contamination
screens

Dirties tray trolley, ref:
DW-DIRTIES RACK

2no General waste
bin, ref: Slim Jim Bin

Sink station, ref: DW-SINK
-RHS-SHORT

Push through dishwasher, ref:
Hobart AM series, AMXS-10A

32a 3phase and neutral fused
spur for dishwasher 1500mm
above ffl with isolator
positioned directly adjacent

Dishwasher racking, ref:
DW-TABLE-LHS-SHORT

PROPOSED BACK OF HOUSE FIRST FLOOR PLAN
SCALE 1:20

2no fire extinguishers, allow for 18mm
MDF panel, 500 x 900mm AFFL. Main
contractor to paint white to match wall
colour. Refer to drawing 6.0 for types

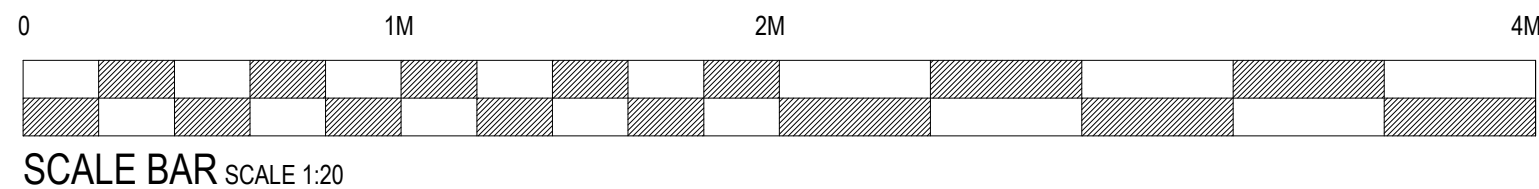
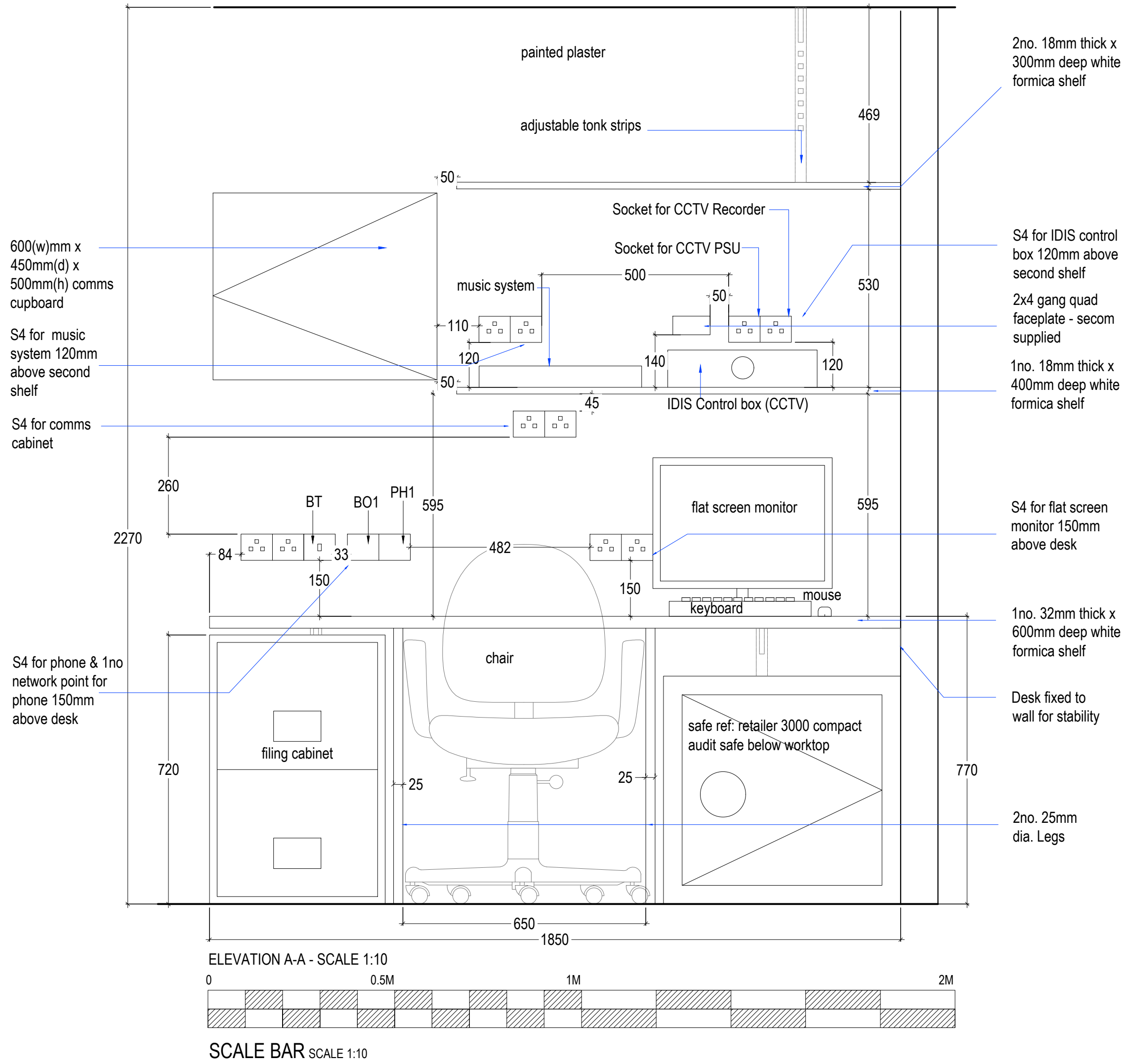
2no racking bays on castors, ref: EAIS
Food service,s/s wire shelving system to
sit in front of distribution cupboard

1no racking bay on castors, ref: EAIS
Food service,s/s wire shelving system to
sit in front of distribution cupboard

Managers Desk

PROPOSED BACK OF HOUSE SECOND FLOOR PLAN
SCALE 1:20

2no racking bays on castors, ref: EAIS
Food service,s/s wire shelving system to
sit in front of distribution cupboard



se|a DESIGN GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal House, King St, 98

Drg title:
Proposed Back Of House - First & Second Floor

Scheme: Uplift v3.0

Scale: 1:20/1:10@A1 Date: 04.09.25

Drg No: 240350/11.1

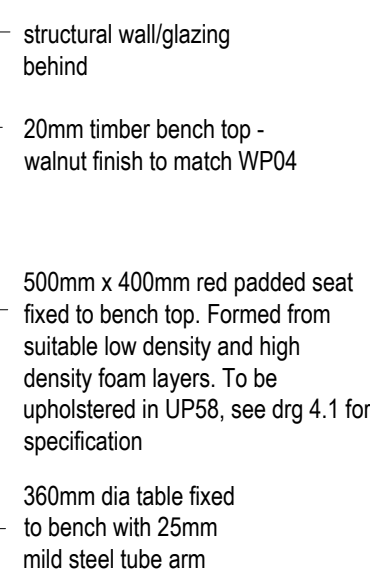
Drg by: JS Check: SH

Rev by:

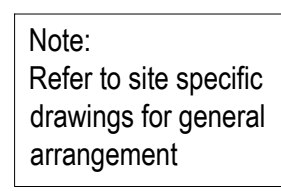
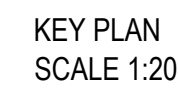
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Kenilworth, Warwickshire CV8 2FD UK
Email: office@seadesigngroup.com
Telephone: +44 (0)1926 864440

NOTE:
- SEATING DETAIL SHOWN INDICATIVELY ONLY - REFER
TO DRG 6.0 SETTING OUT FOR DIMENSIONS

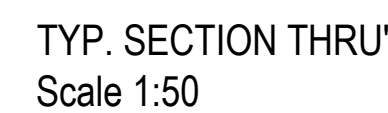
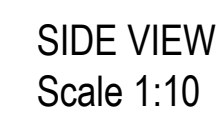
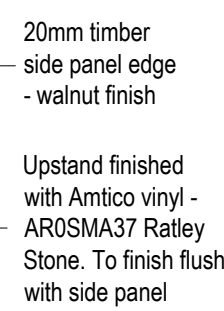
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PLAN VIEW
Scale 1:10



FRONT ELEVATION
Scale 1:10



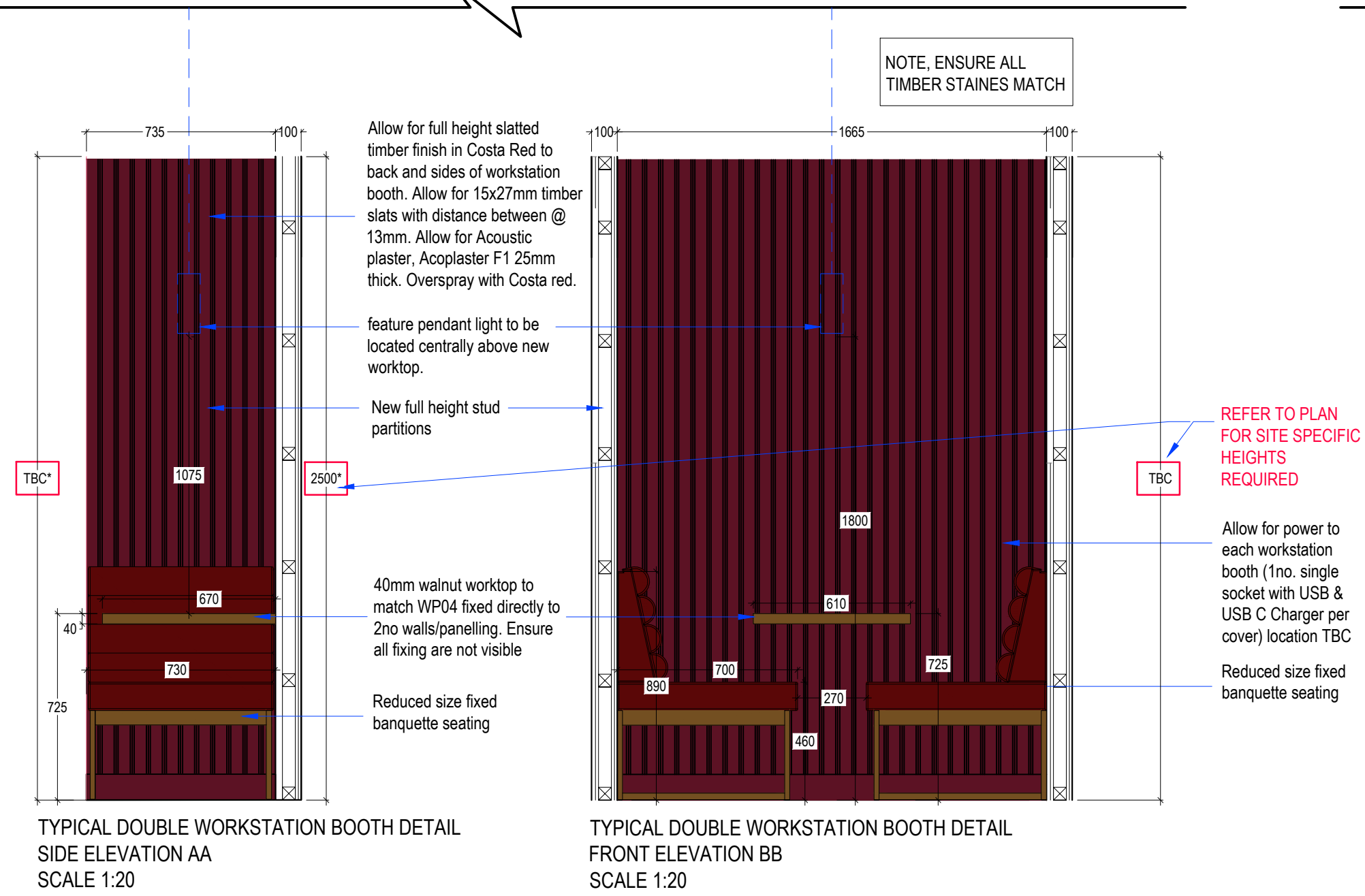
	
Client: COSTA COFFEE	
Project: Manchester, Ship Canal House, King St, 98	
Drg title: Joinery Detail - Ampitheatre Bench	
Scheme: Uplift v3.0	
Scale: 1:10/1:20@A1	Date: 04.09.25
Drg No: 240350/12.0	Rev:
Drg by: JS	Check: SH
Rev by:	
SEA Design Group , Unit 13D Princes Drive, Kenilworth, Warwickshire CV8 2FD UK Email: office@seadesigngroup.com Telephone: +44 (0)1926 864440	

NOTE:
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NOTE:
- SEATING DETAIL SHOWN INDICATIVELY ONLY - REFER
TO DRG 6.0 SETTING OUT FOR DIMENSIONS

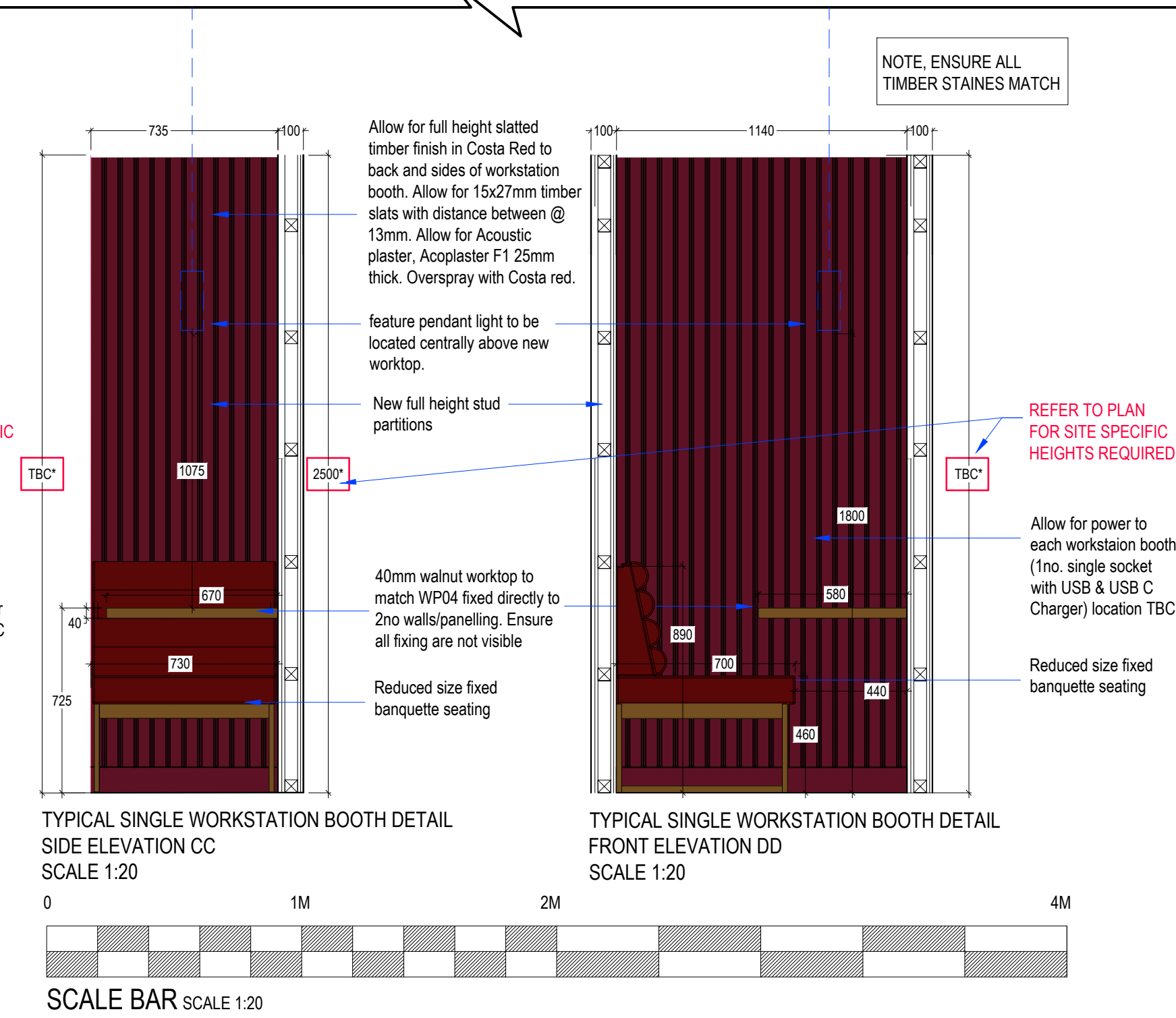
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2 PERSON WORKSPACE
BOOTH DETAIL

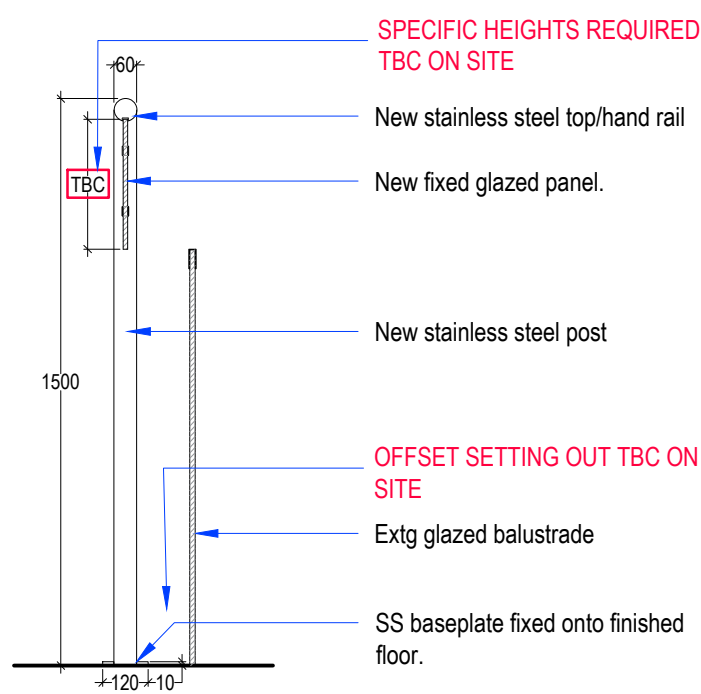


NOTE: HEIGHT SHOWN IS TYPICAL MANUFACTURE HEIGHT. MANCHESTER KING STREET WILL BE SITE SPECIFIC DUE TO CEILING
HEIGHTS. REFER TO PLAN FOR BOOTH HEIGHT REQUIREMENTS.
MC/STYLO TO LIAISE TO ENSURE ACOUSTIC PANEL IS REDUCED EQUALLY TO SUIT BESPOKE UNIT HEIGHT

1 PERSON WORKSPACE
BOOTH DETAIL

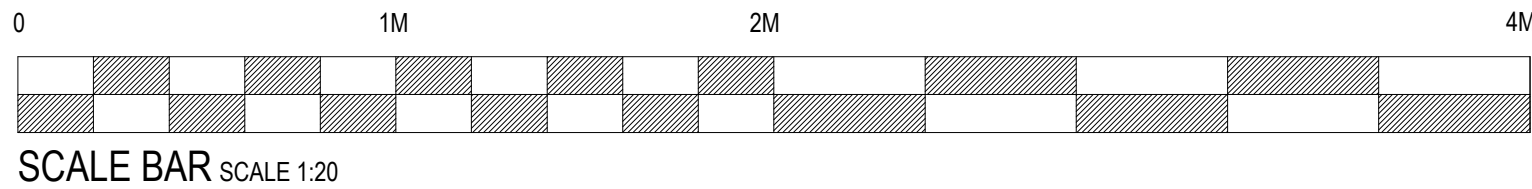
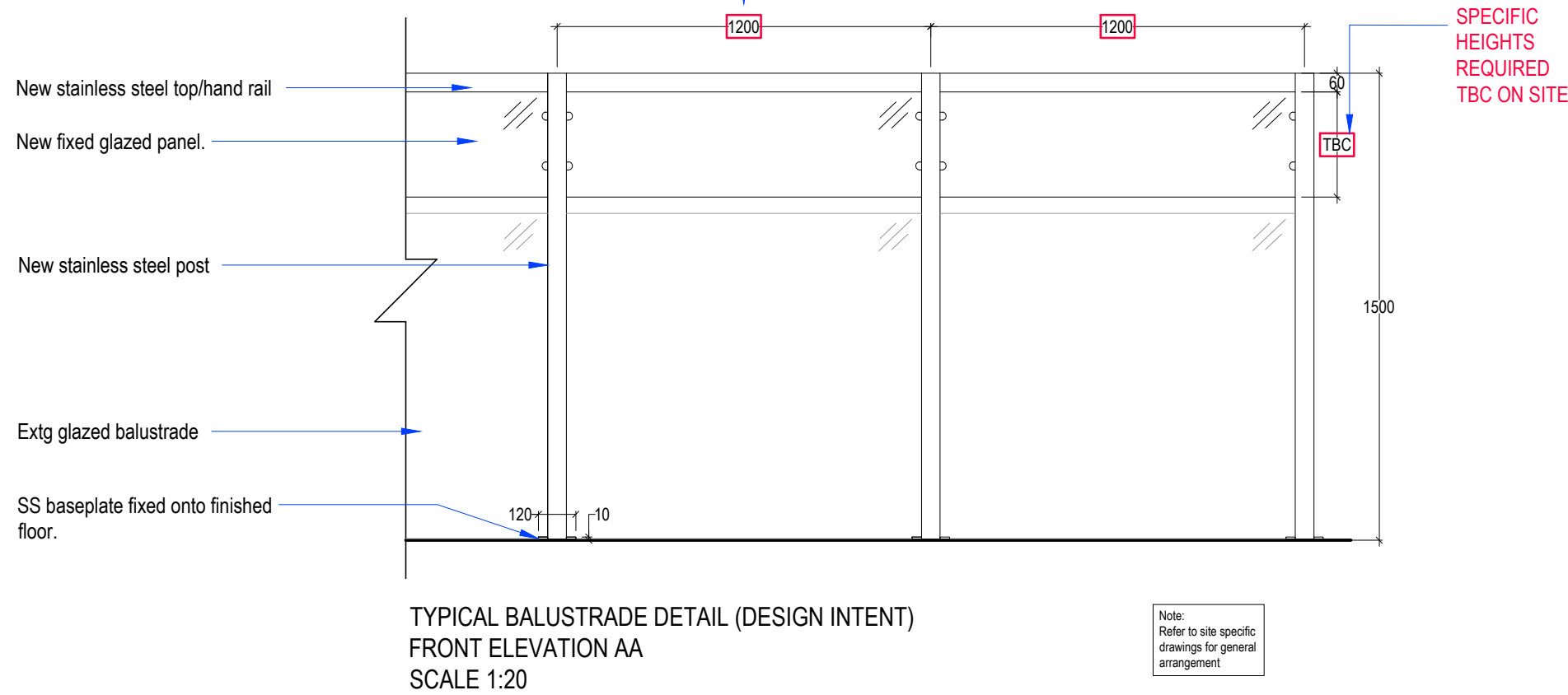


1st/2nd FLOOR BALUSTRADE DETAIL
(DESIGN INTENT)

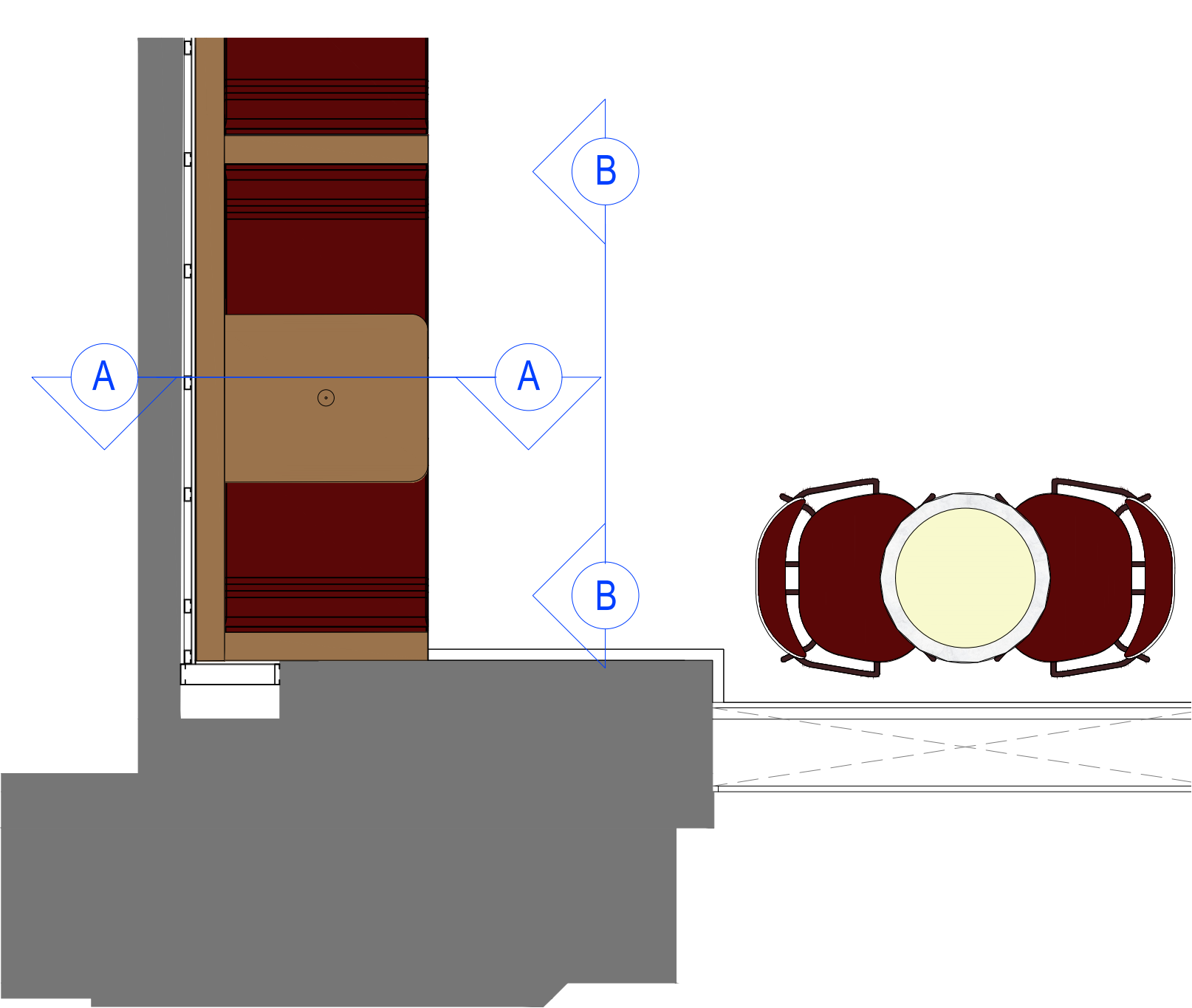


TYPICAL BALUSTRADE DETAIL (DESIGN INTENT)
SIDE ELEVATION AA
SCALE 1:20

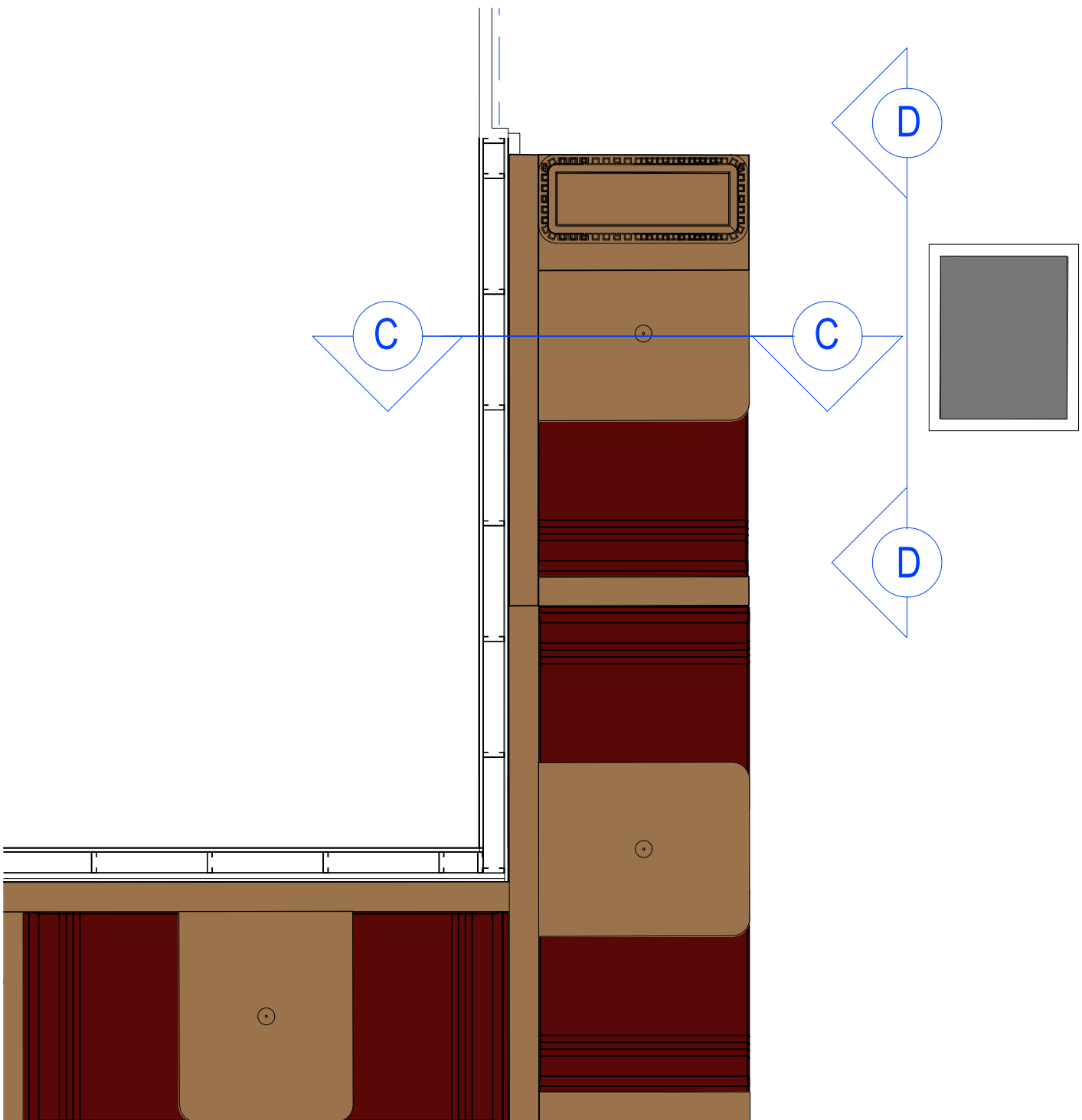
NOTE: Allow to align new posts with
extg glazing joints. Alternatively, allow
to space posts 1200mm/equally apart
if previous is not possible.



NOTE: DESIGN INTENT ONLY. ALL DIMENSIONS, APPROPRIATE FINISHES & FIXING DETAILS TBC ON SITE.



KEY PLAN
SCALE 1:20



KEY PLAN
SCALE 1:20

se|a DESIGN
GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal
House, King Street, 98

Org title:
Joinery Detail - Workstation
Booths / Balustrade detail

Scheme: Uplift v3.0

Scale: 1:20@A1 Date: 04.09.25

Drg No: 240350/12.1 Rev: B

Drg by: JS Check: SH

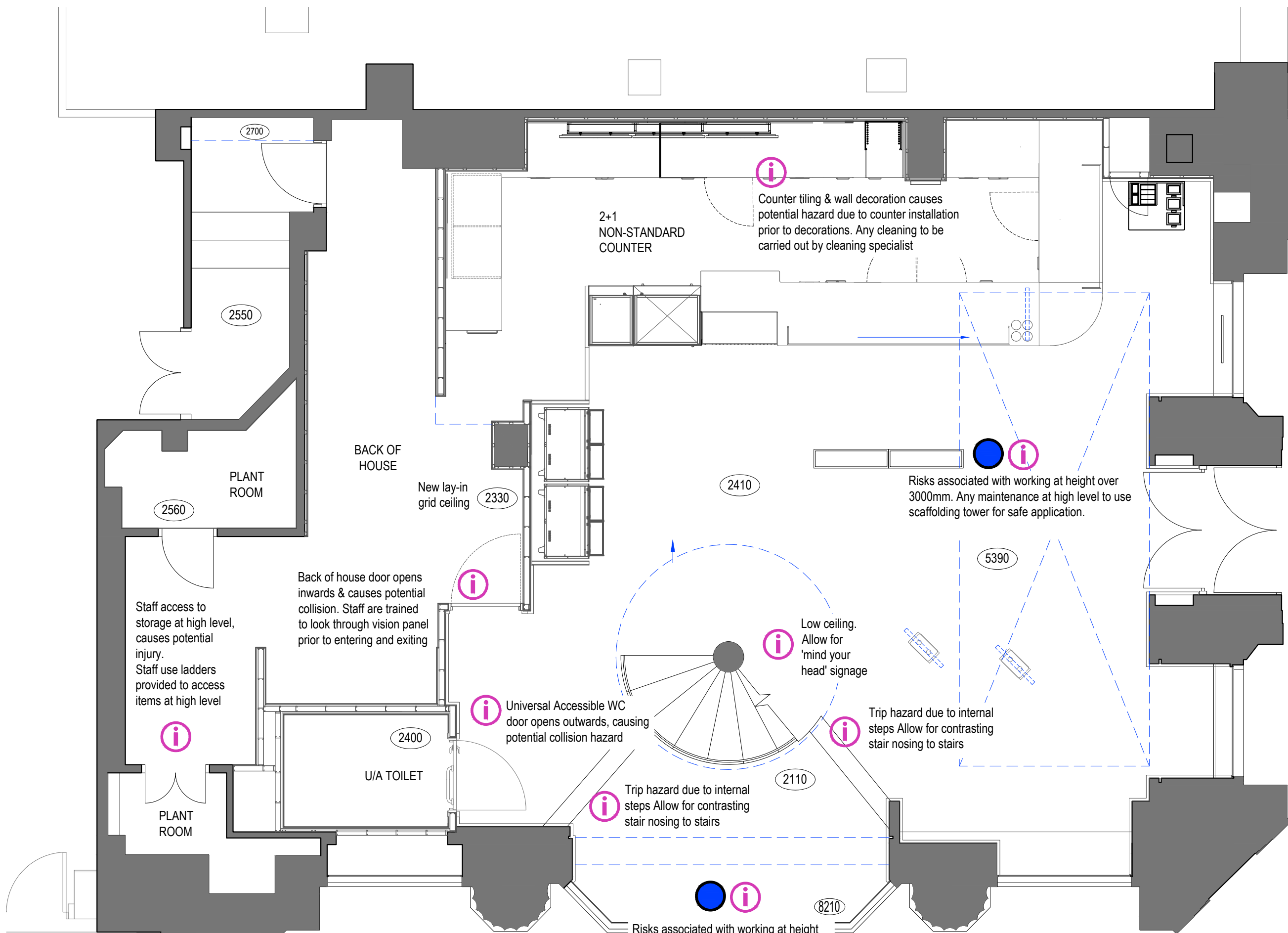
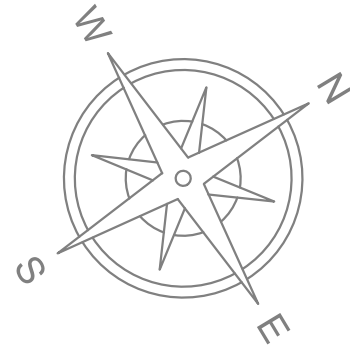
Rev by:
A: Banquette and finishes updated. HDB
B: Balustrade detail added. JS.

23.01.26
28.01.26

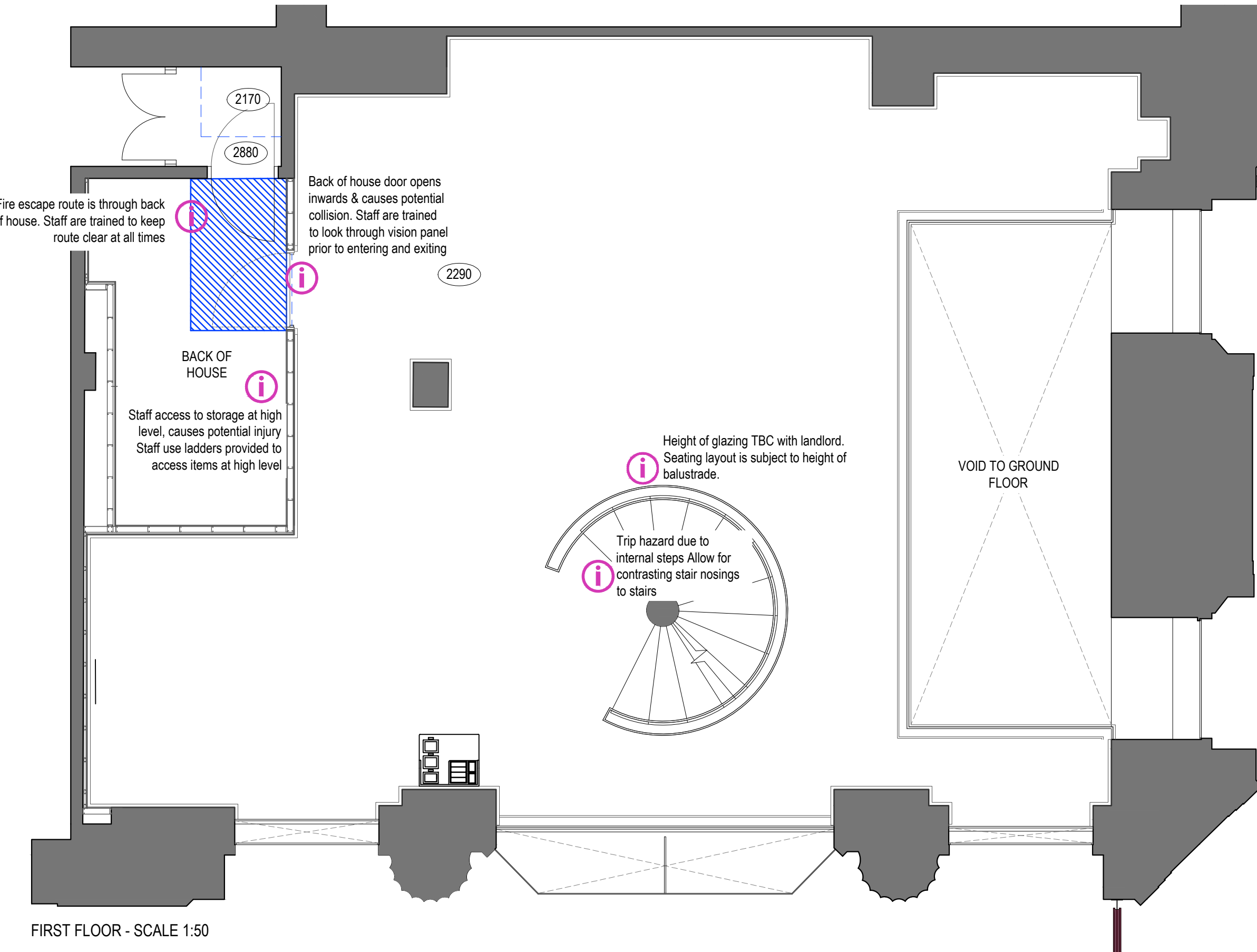
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Kenilworth, Warwickshire CV8 2FD UK
Email: office@seadesigngroup.com
Telephone: +44 (0)1926 864440

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GROUND FLOOR - SCALE 1:50



FIRST FLOOR - SCALE 1:50

RISK	LEVEL OF RISK			ACTIONS TAKEN TO REDUCE / REMOVE RISK	RESIDUAL RISK			ACTIONS TAKEN TO REDUCE / REMOVE RISK	COMPLETED BY	DATE
	L	M	H		L	M	H			
Site Works										
There are no works nor materials used that are abnormal for this type of Project that a competent Contractor should be aware of (to be reviewed on each project)										
Universal Accessible WC door opens outwards, causing potential collision hazard		M		Door opens outwards against wall to avoid collision. Door closure fitted & sufficient space for disabled turning circle	L			N/A	JS	04.09.25
Staff access to storage at high level, causes potential injury			H	Suitable ladders to be provided for works up to 2400mm	L			Staff use ladders provided to access items at high level	JS	04.09.25
Back of house door opens inwards & causes potential collision		M		Provide vision panel to avoid collision	L			Staff are trained to look through vision panel prior to entering and exiting	JS	04.09.25
Visibility of doors causing potential collision hazard		M		Wall adjacent to door architrave to be decorated in a contrasting colour to increase prominence & avoid collision	L			N/A	JS	04.09.25
Trip hazard due to internal steps.			H	'Mind the step' signage, contrast nosing strips & contrast handrail provided.	L			>30 LRV contrast between stair nosing strips & floorcovering & handrail stain & wall panelling stain, to comply with Build Control.	JS	04.09.25
Fall hazard due to uneven extg internal steps			H	'Mind the step' signage to be provided indicating uneven stair levels	L			N/A	JS	04.09.25
Movement of heavy equipment causes potential risk			H	All procedures to be carried out in line with main contractor risk assessment	L			N/A	JS	04.09.25
Materials that could cause harm to health both during construction and post construction			H	No specified materials have any notable effect on health either during construction or residual		M		Contractor to implement methods to reduce harm to operative's health during construction. Processes to be highlighted within CPP and RAMS and wherever possible to use mechanical aid/extraction equipment. Contractor to refer to design risk information and drawings for highlighted notes and consider COSHH	JS	04.09.25
Traffic movements & access to and from and within the store, including the need for reversing. Construction traffic in close proximity to public areas			H	Traffic management arrangements to be discussed between the PC & site/ landlord/ centre management prior to SOS. Any special arrangements/ process documented within the site specific small works plan		M			JS	04.09.25
Height of glazing TBC with Landlord. Seating layout is subject to height of balustrade.		M		All procedures to be carried out in line with main contractor risk assessment			H	N/A	JS	04.09.25
Counter tiling & wall decoration causes potential hazard due to counter installation & installation of DBM prior to decorations			H	Wall finishes to be installed as per main contractors method statement	L			Any cleaning to be carried out by cleaning specialist	JS	04.09.25
WC lobby door opens outwards & causes potential collision		M		Door opens against a wall & vision panel provided to reduce the risk of collision	L			N/A	JS	04.09.25
Risks associated with working at height over 3000mm			H	Scaffolding tower to be used for all works above 3000mm	L			Any maintenance works required, scaffolding tower to be used	JS	04.09.25

What is the level of risk
H - High Risk - High risk of accident or injury
M - Medium Risk - Reasonable risk of Accident or injury
L - Low Risk - Seldom or no risk of accident or injury

Actions to be taken
H- Risk to be designed out
M- Risk to be designed out or a plan of protection to be proposed
L- Risk to be identified as potential and identified

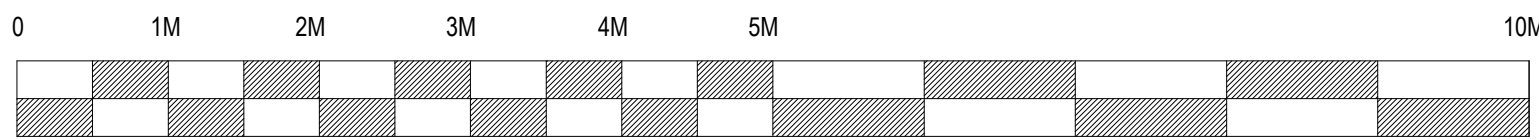
FINAL PACK CHECKED BY SH 04.09.25

NOTES:
1. SEA as a designer, has not identified any significant or unusual risks associated with the design or the site which a competent contractor would not be expected to be aware of and able to manage effectively.

2. Asbestos may be present in the fabric of the building and at risk of being disturbed during the works. Any intrusive works should not commence on site until the Principal Contractor/Contractor is in possession of an up to date Refurbishment & Demolition Asbestos Survey report for the store/areas affected by the works, and has read and understood the survey report.

CDM SYMBOLS - REFER TO DESIGNER RISK ASSESSMENT

- Used to warn of significant design risks and site hazards
- Used to avoid or prevent a particular action
- Used to encourage a particular action
- Used to convey some relevant CDM information



SCALE BAR SCALE 1:50

se|a DESIGN GROUP

Client:
COSTA COFFEE

Project:
Manchester, Ship Canal House, King St, 98

Org title:
CDM

Scheme:
Uplift v3.0

Scale: 1:50@A1 Date: 04.09.25

Org No: 240350/13.0 Rev: A

Org by: JS Check: SH

Rev by:
A: Updated following design review. JS.

28.01.26

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