

The Contractor is to check and verify all building and site dimensions, levels, sewer invert levels and positions of drains before works start. Any discrepancy to be notified to Jones AD. **DO NOT SCALE FROM THIS DRAWING**
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NOTE:
 Contractor to check existing radiator provision and advise on necessary replacements or additional panels.
 Contractor to strip out redundant cables and chase in existing currently run in conduit.

Retain WC pans, replace urinals, cistern, basins and wall tiles. Basins to be Ideal Standard Concept Sphere 45cm diameter semi countertop basin with mixer tap and pop up waste. Vanity top to be butchers block style. Contractor to form low level cupboards under with lockable painted doors with central recessed panel. Tiling generally to replace existing and full height to urinal wall, *Ref: Walls & Floors - 90% 13660 (Green Park) 100x200mm & 10% 15392 (Smooth Gold) 100x200mm laid brick bond*. Repaint T and G cladding. Mirrors to be by artwork supplier.

New door and frame to FWC. Relocate adjacent radiator

WC lobby to be redecorated in eggshell below dado and vinyl matt emulsion above

Refer to 17016_404 for details of fixed bench seating

Stainless Steel wall cladding to cook line by catering supplier. Remaining walls. To be faced with 2.5mm thick ALTRO Whiterock hygienic wall cladding system fixed in strict accordance with manufacturers instructions. Colour white

To comprise 50mm M/F. Face both sides with 1-layers 12mm WPB & 1-layers 12.5mm wallboard and tape and joint finish. Between studs fix 25mm ISOWOOL insulation

New ceiling to be clad in lime washed reclaimed timber planks staggered bond

External brick finish to be retained, cleaned and sealed

Refer to 17016_402 for details of kitchen pass and feature wall

Contractor to supply and fit new cellar flaps to allow for new timber floor finish to be inset and flush with adjacent floor

Dotted lines denote walls to be removed subject to Structural Engineer's details. Boiler to be relocated. New location TBC

Allow to redecorate stairwell and first floor accommodation. Remove existing carpet

80mm W X 50 hardwood handrail at 1100 FFL, 100X100 copper mesh set within perimeter reclaimed 50X20 timber frame and 100mm reclaimed planks to form skirting

Key Klamp handrail to staircase with black finish

Refer to 17016_400/401 for details of alterations to bar fitting and new back bar. New additional python run from cellar to back bar for beer taps

Existing dado height cladding to be painted eggshell.

New roman blinds to existing pub windows, remove all existing curtain poles/brackets. Blinds and fixed seating by furniture supplier to be supplied with grills to capping and plinth to allow for radiators to rear

Retain hanging baskets and irrigation. External decoration to pub. New external signage by signage contractor. Make good where existing signage/lighting is removed.

TAVISTOCK STREET



Garage - Oil-based eggshell paint to all internal brickwork, floor paint to slab. Allow to underhang the ceiling with plasterboard, tape, joint and seal

Refer to 17016_406 for details of covered seating area

Refer to 17016_405 for details of booths and pergola over
 Wall tiles to full height of basin wall, *Ref: Walls & Floors - 90% 13660 (Green Park) 100x200mm & 10% 15392 (Smooth Gold) 100x200mm laid brick bond*. Contractor to supply and fit Doc M pack and allow for mechanical extraction from.

Refer to 17016_402 for details of illuminated wine store

Existing panelling to be retained. T and G cladding to ceiling and trusses to be painted

Existing window opening to be widened and lowered to form new doorway

UNION STREET

T1	30.05.18	BH	APJ	Issued as TENDER
P1	17.05.18	BH	APJ	Tiles Spec added, general notes
Rev	Date	Drn	Chk	Revision

PROJECT
 CHARLES WELLS
 THE FORESTERS ARMS
 41 UNION STREET BEDFORD MK40 2SF

DRAWING
 GENERAL ARRANGEMENT PLAN

SCALE	1 : 50 @ A1	CHECKED	APJ
DATE	MAY 2018	DRAWN	AP
DWG. No.	17016_201	REVISION	T1

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TENDER