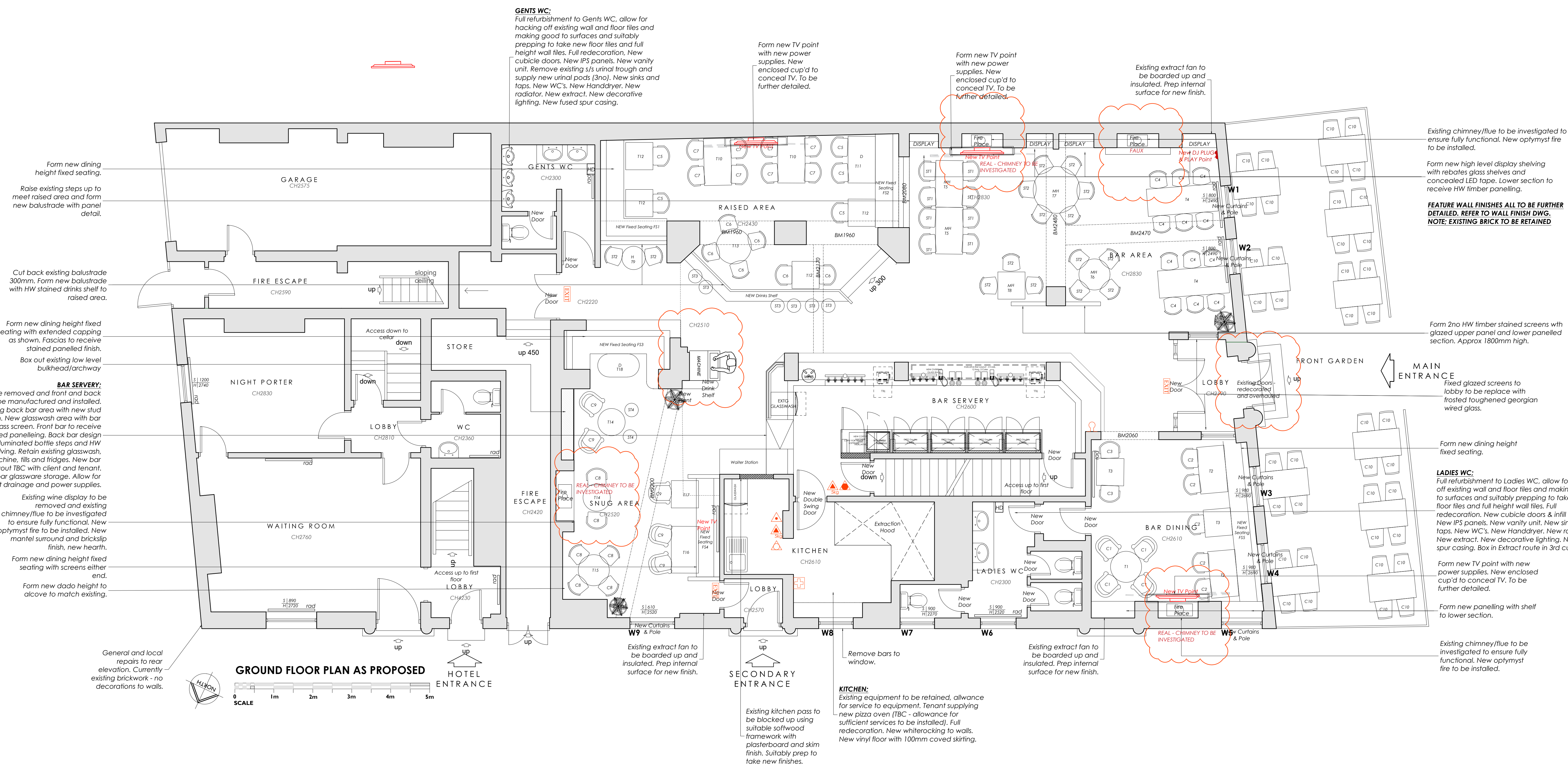


"Copyright in this drawing remains with the designer. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only. Check all dimensions on site. In case of any discrepancy, refer query to the designer."



GENERAL INTERNAL DESIGN NOTES

Full internal decorations to all surfaces required, including ceiling, walls, joinery, skirting, architraves and doors. ALL wallpaper to be stripped and walls to be suitably prepped to take new finish as indicated on plan.

Allow for patching in existing skirting, dado rail, picture rail
cornices where needed to match existing style - suitably
prep for new finish.

Allow for new panelling and wall tiles to columns as indicated on plan - to be further detailed. Mix of dado and full height panelling with HW timber stained finish.

All new doors indicated on plan, all to be further detailed. Typical doors will be manufactured from internal/external quality timber and are all to receive a stained finish to designers approval. Mix of panelled and glazed doors. Allow for antique brass ironmongery including door handle kickplates, hinges, door closers, coat hooks etc. Relevant decals will be further details.

New AV/TV systems to be installed spec to be advised by specialist.

New CCTV system to be installed. To be advised by Electrical Contractor.

All new F&F to be specified and supplied including loose furniture, fixed seating (framework Main Contractor remit, upholstery F&F remit), decorative and functional lighting, window treatments and bric a brac & artwork throughout. Specified by designer and supplied by others.

Decorative and functional lighting layout to be rationalized and altered to suit new scheme by designer - to be further detailed once ceiling is firmed up. New table and floor light to be hardwired in to adjoining surfaces. To be further detailed.

Allow for new antique brass faced USB sockets to various areas including fixed seating.

New flooring throughout to be specified as indicated on plan. All floors receiving new to be suitably prepped with suitable subfloor materials. All existing flooring being retained to receive local repairs.

GENERAL EXTERNAL DESIGN NOTES

Full external redecoration, suitably prep all surfaces to receive new painted finish.

New signage scheme to be supplied and installed by other. To consist of new log/design, lettering to both elevations, new lantern over door, new poster cases and smaller wall lights. New cowl lights along elevations with planting to window sill. New decals to windows.

Retain existing cafe barriers and supply new branded banners - supplied by others.

Retain external furniture, no works - to be stored on site during works.

GENERAL NOTES:

Electrical Contractor to allow to carry out survey of existing electrical installation and carry out all required re wiring works in line with the proposed electrical drawing, including assess any replacement fuse / distribution boards, switch panels etc. Also check the existing installations to the trade areas and ensure all installations fully compliant / reinstated and operational as one system. Full test Certificate required on completion.

Electrical Contractor to allow to carry out survey of existing fire alarm and emergency lighting installations, design and install all new fire alarm and emergency lighting in accordance with British standards, including assess any replacement control panels, switch panels etc. Also check the existing installations to the trade areas and ensure all installations fully compliant / reinstated and operational as one system. Full test Certificate required on completion.

Mechanical Contractor to allow to carry out full survey of the existing installations and allow for replacement installation heating/hot and cold water to the all areas, including assess and recommend any replacement boilers / water heaters. Check the existing installations to the trade areas and ensure all installations fully compliant / reinstated and operational as one system. Full test Certificate required on completion.

Principal Contractor to carry out surveys and allow all required remedial/dilaps works to bring the fabric into repaired wind and

water tight / maintainable condition, for the following areas -
existing roofs, existing drainage, external masonry and render,
existing external windows and doors.

New acoustic ceiling to be formed to trade area as indicated on plan. Acoustic report required for new ceiling between ground floor and first floor. To be specified by specialist

Drainage survey to be carried out by Main Contractor to existing services with new layout to be designed. To be designed in conjunction with ceiling as drop pipes will need to be installed simultaneously for future proofing. Include for fire foaming junctions and redecoration.

Structural works to be carried out flooring as indicated with hatching on plan. Areas indicated require joist replacement with new floor and steel strengthening works as shown. Spec and details TBC by structural engineer - refer to corresponding document supplied with tender pack.

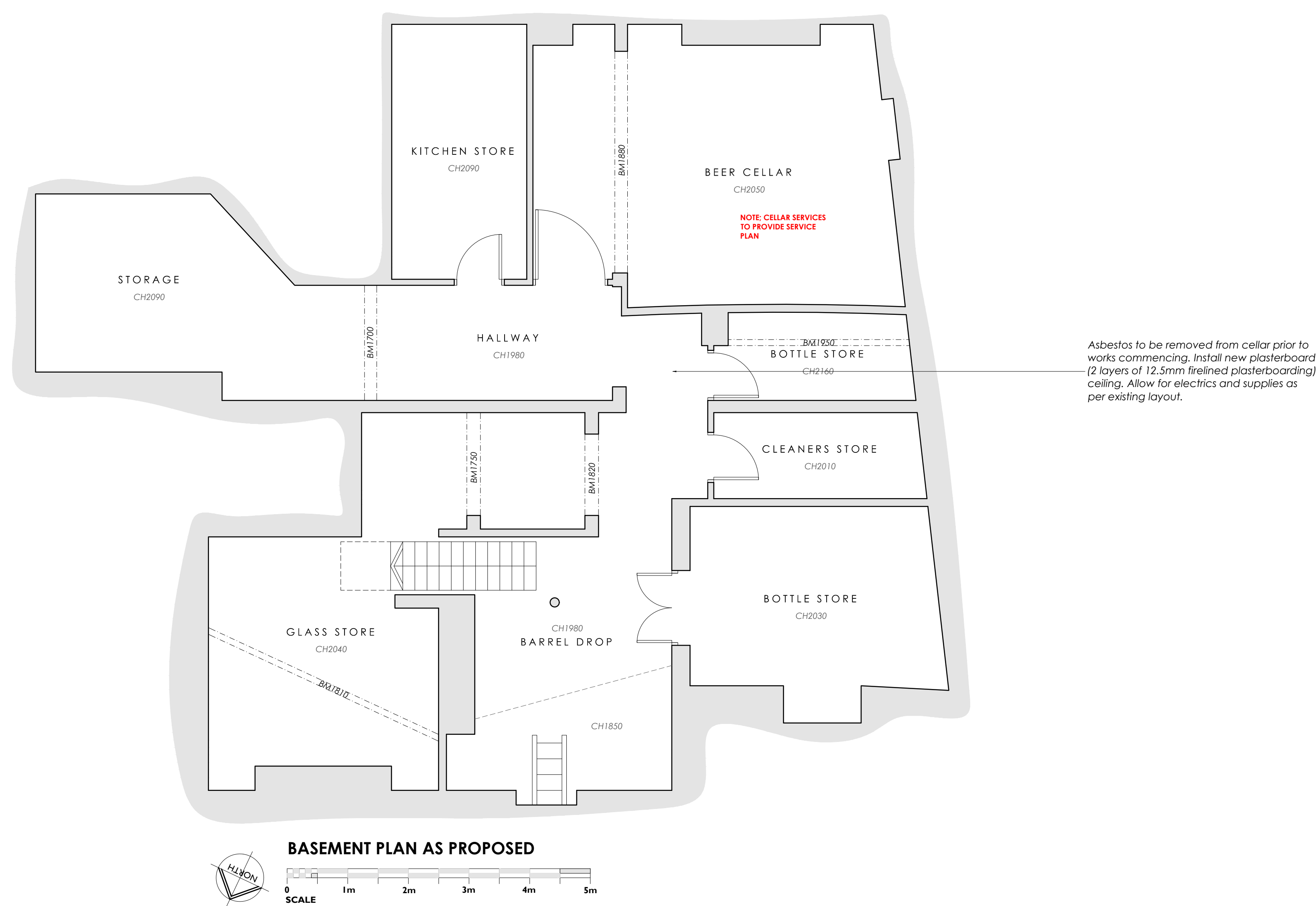
Further structural investigation to side elevation for 'bulging' wall and high level cracks.

Asbestos removal works to be completed prior to work commencing on site.

Window Survey to be undertaken to report on existing condition, allowance for upgrading to new double glazed windows. Ensure sash windows can be opened for future letting rooms.

Following surveys to be allowed for in costs and any remedial works following issue of report - Acoustic Ceiling, M&E, Plumbing & Heating, Roof, Drainage, Window &lintels, Chimneys/Flues, Asbestos, FRA, CCTV, Tech Services.

All denoted areas indicate no works



C	RETAINED FRONT DOORS	JH	26.03.25
B	ADDED AWP AND HIGHLIGHTED FIRES	JH	24.03.25
A	TWEAKED LAYOUT FOLLWING MTG	JH	17.01.25
Rev	Description	By	Date

INVENTIVE DESIGN ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN

57 Station Road, Cheadle Hulme

Company Reg No: 9251414

TRUST INNS

The Brunswick

PROPOSED GF & BASMENT PLAN A0

DRAWN JH DATE 12.07.24 DRAWING NO. 22108 201

DATE	1.30.2018	REV	0
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