

GENERAL NOTES/REQUIREMENTS:

TRADE AREAS

Generally full refurbishment / fit-out including layout alterations, new screens, new fixed seating, new booths, new carpets, full new lighting, window dressings, loose furniture, Artwork & 3D.

QUEST TOILETS

Generally full refurbishment / fit-out in line with ligite specification including full height wall tiling, new vinyl flooring, full new cubicle system and IPS system with Thomas Dudley siphons. Full new sanitaryware including vanity unit to Ladies WC. Full Dec M Pack to Accessible WC. Allow for appliance isolation valves. New Stain and polished doors to both outer and inner lobby doors with 1/2 height T&G paneling. Full new IP spotlighting to ceilings and feature wall lights to vanity, Decorations, Mirrors and Artwork required.

BAR SERVERY / GLASSWASH

Full New Bar Counter and Bar Backfitting. Full New CTS and Soft Drinks Dispense Install. New Bottle Coolers, New Coffee Machine / Cup Warmer / Water Boiler and Water Filter. New Altro SH30 Flooring throughout with Hygienic Wall Cladding to glasswash area. Full New Lighting and Decorations.

TRADE KITCHEN:

Full refurbishment of Trade Kitchen ad associated storage areas. Full new Altro SH30 flooring with covered skirting detail. Full hygienic cladding to walls generally white unless indicated with Stainless Steel to cookline walls, returns and to Alto Shamm areas. New Canopy, Extract & Ventilation required to cookline with Ventilation interlock for emergency shut off of "hot" equipment.

BOH:

Full New Bar Counter and Bar Backfitting. Full New CTS and Soft Drinks Dispense Install. New Bottle Coolers, New Coffee Machine / Cup Warmer / Water Boiler and Water Filter. New Altro SH30 Flooring throughout with Hygienic Wall Cladding to glasswash area. Full New Lighting and Decorations.

GENERAL LIST OF WORKS THROUGHOUT:

- NEW FLOORING TO REPLACE EXISTING.
- FULL DECORATION TO WALLS, CEILINGS & JOINERY.
- NEW LIGHTING INSTALLED TO SOME EXISTING POSITIONS, SOME NEW.
- NEW RADIATORS TO SOME EXISTING AND SOME NEW POSITIONS.
- SOME NEW SOCKETS & SWITCH POSITIONS WHERE REQUIRED.
- REMOVALS OF EXISTING WALLS, DOORS, SCREENS, FIXED SEATING WHERE INDICATED ON DRAWING 2730-203.
- NEW PARTITION WALLS WHERE INDICATED.
- NEW DOORS WITH NEW IRONMONGERY WHERE INDICATED.
- EXISTING FOH STAINED DOORS TO BE RE-STAINED AND POLISHED AND RECEIVE NEW IRONMONGERY WHERE REQUIRED.
- NEW TV SCREENS AND AD-MARGIN BOXES WHERE INDICATED.

TRADE KITCHEN/BOH:

- SOME NEW HYGIENE & STAINLESS STEEL CLADDING TO WALLS.
- 2NO NEW WALK IN STORAGE CONTAINERS.

PROPOSED FIRST FLOOR MEETING ROOMS - MINIMAL WORKS

2no MEETING ROOMS TO FIRST FLOOR WITH WORKS LIMITED TO:

- FULL DECORATIONS
- 1NO WINDOW TO BE BLOCK UP FROM THE INSIDE AND OUT WITH STUDWORK. EXISTING WINDOW TO BE RETAINED.

PROPOSED FIRST FLOOR ACCOMMODATION:

- MANAGERS ACCOMMODATION TO FIRST FLOOR COMPROMISING OF:
 - MAIN GM FLAT - 3 BEDROOM / LOUNGE / KITCHEN / BATHROOM
 - SECONDARY ASSISTANT FLAT - STUDIO WITH KITCHEN AND BATHROOM.

SUGGESTED ALLOWANCE BELOW:

STAIRCASE / CORRIDORS (EXTENSIVE):

- NEW Meeting to GF Lobby
- NEW Altro reference to stairs including nosings.
- Change lighting to LED with PIR
- FULL wall and ceiling decorations.

MAIN GM FLAT:

- NEW Kitchen Units, Cooker, Self Circulating Hood, Sink/Drainer, Worktop to suit Plumbing for Washing Machine, 4no double sockets, Heat Detector, 2D LED light.
- NEW Bathroom including 1500mm shower tray, screens and electric shower, WHB and Toilet. Full Hygienic cladding to shower enclosure with half height to other areas. New Mechanical extract and 2D lighting.
- NEW Carpet to Hallway, Lounge and 3no Bedrooms
- NEW Vinyl Floor to Kitchen and Bathroom.
- FULL wall and ceiling decorations.

SECONDARY GM FLAT - CONSISTS OF LOUNGE, BEDROOM, KITCHEN/DINER, BATHROOM

- NEW Kitchen Units, Cooker, Self Circulating Hood, Sink/Drainer, Worktop to suit Plumbing for Washing Machine, 4no double sockets, Heat Detector, 2D LED light.
- NEW Bathroom including 1500mm shower tray, screens and electric shower, WHB and Toilet. Full Hygienic cladding to shower enclosure with half height to other areas. New Mechanical extract and 2D lighting.
- NEW Carpet to Lounge and 1no Bedrooms
- NEW Vinyl Floor to Kitchen and Bathroom.
- FULL wall and ceiling decorations.

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NOTE: Full survey not carried out - drawings and details produced from information provided by others and all are responsible for checking dimensions etc.

REV: DATE: BY: COMMENT:
A 08/07/25 AK Revisions Include:
Drawing files revised.

- ADDITIONS

OFFICE AREA:

- EXISTING LADIES TOILETS TO BE REMOVED TO MAKE WAY FOR NEW OFFICE ROOM. EXISTING TOILET SERVICES CAPPED OFF.

GENTS WC:

- NEW FEATURE TILES.
- FULL NEW INSTALL INCLUDING NEW FULL HEIGHT WALL TILES, VINYL FLOORING, CUBICLE/IPS SYSTEMS.
- NEW DOORS TO REPLACE EXISTING IN LOBBY.
- ADAPT EXISTING DRAINAGE TO SUIT.
- NEW HAND DRYER POSITIONS.

BAR AREA/ LOBBY:

- SOME EXISTING DRINK SHELVES REMOVED.
- EXISTING TRADITIONAL BEAMS - NO WORKS.
- EXISTING TRADITIONAL STONE WORK - NO WORKS.
- EXISTING LOBBY TO BE RE-STAINED AND POLISHED.
- NEW FEATURE WALLPAPER TO SOME WALLS.

BAR SERVERY/GLASS WASH:

- SERVERY AND BACKFITTING COUNTER TOPS TO BE RE-STAINED & POLISHED.
- SECTION OF BACK BAR TO BE REMOVED.
- EXTEND BACK BAR TO CREATE NEW COFFEE STATION - INCLUDES NEW UPPER AND LOWER BACK FITTING.
- NEW EXTENDED SECTION OF BAR FRONT.
- NEW DIGITAL POSTER CASE.
- CREATE OPENING IN MODERN WALL FOR NEW RELOCATED DOOR.
- SECTION OF MODERN BAR FRONT TO BE REMOVED.

PROPOSED GROUND FLOOR

CARVERY GRAVY STATION AREA:

- NEW CARVERY DECK/ GRAVY STATION DETAIL WITH NEW GANTRY ABOVE. INCLUDING TILE CLADDING TO AREAS.
- NEW BULKHEAD OVER CARVERY DECK WITH NEW TIMBER CLADDING.
- NEW EXTRACTION VENTS.
- EXISTING GENTS & LADIES TOILETS TO BE REMOVED. EXISTING TOILET SERVICES CAPPED OFF.

- JUG DISPLAY:
 - NEW JUG DISPLAY DETAIL TO BE INSTALLED.

- LOBBY / ENTRANCE:
 - NEW TIMBER LOBBY DETAIL WITH STAINED AND POLISHED JOINERY WITH NEW GLAZING AND PARTITION WALL.

- NEW STORY WALL AREA:
 - NEW STORY WALL DETAIL TO BE INSTALLED.

- UDO AREA:
 - NEW UDO DETAIL TO NEW POSITION INCLUDING SOME TILE CLADDING TO BACK WALL.
 - NEW TILED FLOOR AND TIMBER THRESHOLD TO NEW UDO AREA AS INDICATED.

- RESTAURANT AREA/ LOBBY:
 - NEW TIMBER SCREENS WITH GLAZING TO BE STAINED & POLISHED.
 - NEW UPHOLSTERED FIXED SEATING.
 - NEW FEATURE WALL WITH SHELVING.

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CLIENT: MAB - PROJECT KIWI - BUN 218483
PROJECT: PENTREBACH HOUSE, MERTHYR TYDFIL
PENTREBACH HOUSE
DYFFRYNN ROAD,
MERTHYR TYDFIL,
MID GLAMORGAN,
CF45 4BD

TITLE: Proposed Ground Floor Layout
INITIALS: AK DATE: MAY 26 SCALE: 1:50 (A0)
NUMBER: 2730-204REV: A STATUS: PLANNING

Scale = 1:50
Metres 2 3 4 5