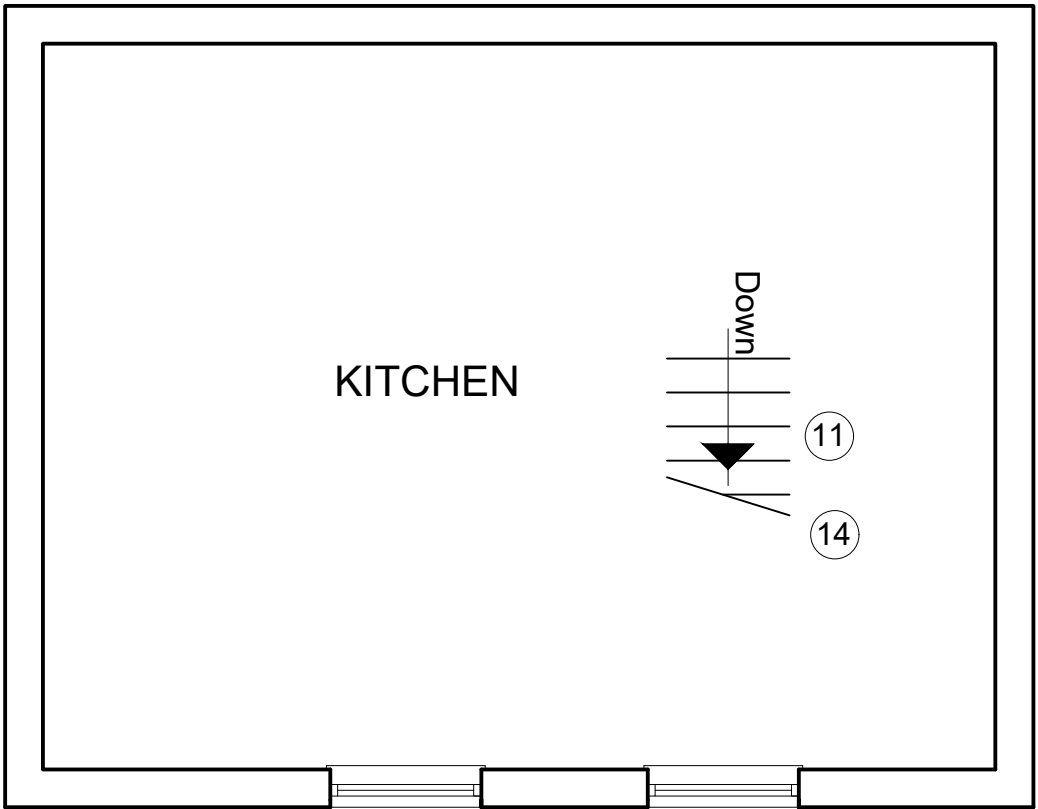
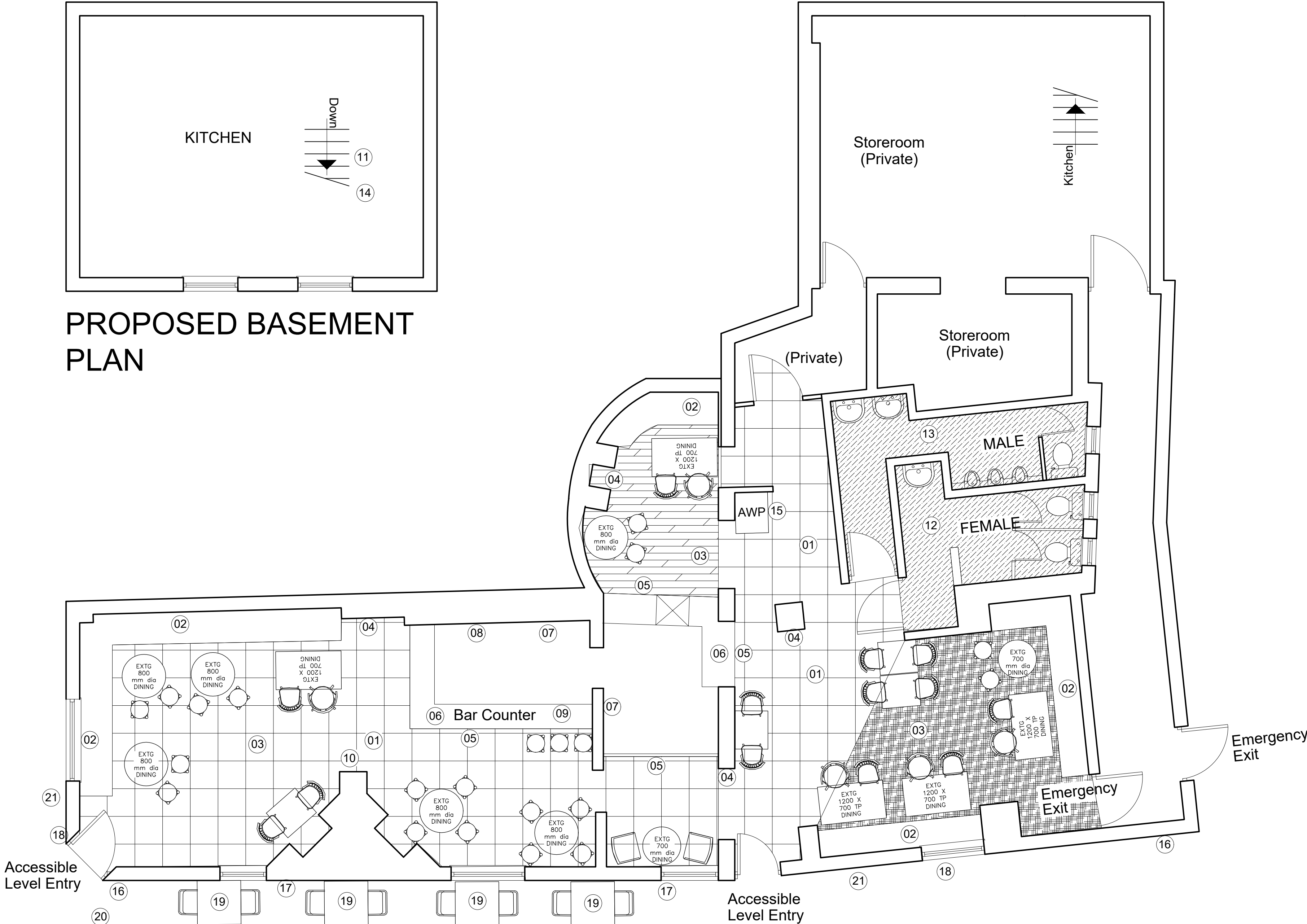




PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to JSA Design. All information hereon is the copyright of JSA Design. Copying in full or in part is forbidden without the written permission from JSA Design.

SCHEMATIC NOTES

Internal Scheme

- 1. Allow for full internal decs.
- 2. Reupholster existing fixed seating.
- 3. Allow for new lighting.
- 4. Retain existing exposed brickwork.
- 5. Allow to retain and repaint existing bar front.
- 6. Allow for new bar top.
- 7. Upgrade existing backfitting to bar.
- 8. Allow for decorative wall tiling to back bar.
- 9. Relocate existing till to front of bar.
- 10. Remove wall boxing partitions and make good.
- 11. Check existing dumb waiter.
- 12. Ladies WC
 - Allow for new full height wall tiling.
 - Allow for full decs.
 - New vanity unit.
 - New lighting.
- 13. Gents WC
 - Allow for new full height wall tiling.
 - Allow for full decs.
 - New vanity units.
 - New lighting.
 - New waterless urinals.
- 14. Allow for decs to kitchen.
- 15. Relocate existing AWP.

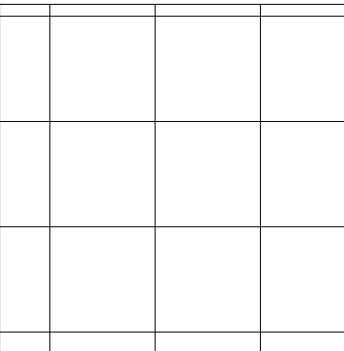
External

- 16. New signage scheme incl external lighting.
- 17. Full external decs.
- 18. Allow for artificial external planting.
- 19. New external loose furniture (subject to kerb appeal).
- 20. New history board.
- 21. Allow for external signwriting.

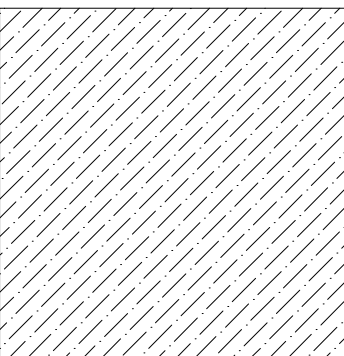
GENERAL NOTES:

Allow for removal of asbestos as recommended in R&D survey.
Check both gas and electric meters are efficient and suitable for kitchen offer.
Allow to complete all fire alarm and emergency lighting works in conjunction with the FRA.
Allow to complete all repairs as dilapidation's schedule issued by client where required.
Ensure all gas and electrical works are fully compliant.
Allow for full Internal redecoration to walls, ceiling and wood work including doors and frames.
Allow for stripping any existing wallpaper from walls and making good affected surfaces.
Allow to strip out all redundant cabling and make good. Allow to chase in all exposed cabling and reskim thereafter.
New decorative light fittings throughout front of house areas.
Allow for new dimmer system - ensure that it is compatible with LED lamps.
Allow for supply of new furniture as shown on the plan.
New local history and themed bric a brac by specialist.
Test existing Glass washer.
Test existing Ice Machine.
Test existing bottle coolers to back bar & allow for new tall double cooler.
Allow to upgrade existing background music system.
Allow to retain existing CCTV system.
Allow for new security system.
Allow for specialist sign writer to apply text
Allow for window dressings to all windows.

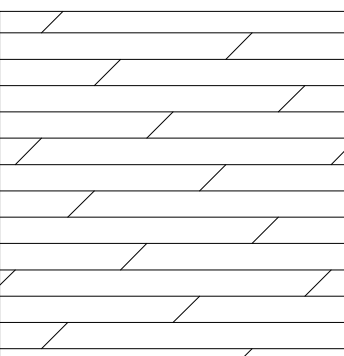
Proposed Floor Finishes



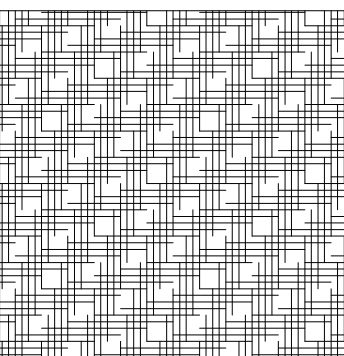
Retain Existing slate floor



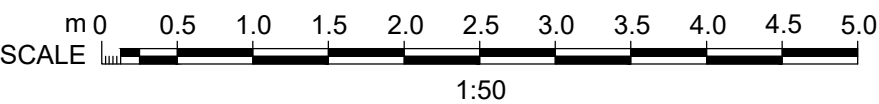
New vinyl flooring



Proposed New Karndean



Proposed New Carpet



Client

STAR PUBS & BARS

Date	Nov 2019	Status	PLANNING
Drawn	EM	Checked	LD
Scale	1:50	Size	A1
Rev.	-	Drawing No.	290 - 402

Drawing Title

Proposed Plans

Project Title

The Horse & Jockey,
32 Hope Street,
Wrexham, LL11 1BG

 JSA DESIGN