

Remove mass of overgrown vegetation to expose shed, and demolish.  
Demolish existing planter bed wall surround and remove all vegetation and soil.  
Prepare area to receive new composite decking: allow to fill void to new reduced level of surrounding area to achieve level floor.

Construct new area of composite decking with two risers of 150mm each with goings of 250mm, nosings to be highlighted.

EXTERNAL DRINKING AREA

Construct new steps to existing lowered level of 560mm, in four risers of 140mm each (ambulant disabled). Goings of 250mm. Nosings to be highlighted with contrasting band 50mm wide.  
Timber handrail 1100mm off finished floor level with balustrade.

up 300

up 300

Fit new handrail to existing steps 1100mm off pitchline.

up 920

up 560

up 1540

Existing pergola to be re-finished to designer's schedule.

up 300

Remove all existing planting tubs to the sides and front for disposal.

New planting tubs as indicated to landscape designer's details, set to the limit of the existing boundary.

Fit new trellis panels to sides as landscaping design details.

Excavate and remove existing paving slabs. Prepare sub base and lay new paving as indicated, make good.

Main field of Marshall's "Argent" smooth paving, colour silver grey, and dark grey to perimeter.

Replace existing front awnings with new: refer to proposed elevation drawings.

PAVEMENT SEATING

sign

ENTRANCE

cellar hatch

FRONT PAVEMENT

Existing fixed seating to be stripped out, carcass and recovered in accordance with designer's schedule.

Existing fixed seating to be stripped out. Prepare and make good to surfaces. Form new fixed seating in accordance with designer's detail drawing.

See inset for detail of work here.

Fit purpose made shelving and bookcase unit to detail design drawing.

Remove existing manhole cover and fit new raised collar to raise cover level of manhole to new patio level.

Demolish existing steps. Construct new brick retaining wall to support new raised floor over (paving slabs), with handrail and balustrade. Band of previous to perimeter.

Block up existing fireplace with 100mm concrete blocks and plaster finish to receive decoration.

Form new section of stud wall to end of backkifting as general detail.

Prepare and re-clad existing bar counter.

Replace doors with new glazed hardwood with fielded panels below.

Replace doors with new half glazed pointed timber.

Fix solid panels to base of existing screen in accordance with designers drawing.

Remove kitchen doors for disposal. Demolish section of wall and make good. Allow for new beam over, as structural engineer's design. Make good.

If beam is steel encase to achieve 1 hour fire protection as detail.

Lay new floor covering over as designer's detail plan.

Protect steelwork with Gyproc "Firecase" protection system, generally 15mm thick achieving 60 minutes protection performance, with boards fixed onto system's steel angles into flanges of steel. All fixings in accordance with Gyproc's instructions.

TIMBER STUD PARTITION

New partition of 89x38mm sw head and sole plates with 89 x 38mm sw studs at 600mm c/c and nogging at 1200mm c/c. Face each side with single layer of 12.5mm Gypsum wallboard, joints to be taped.  
Infill void with 90mm Isover insulation batt. Sw skirting to match existing.

PART B-FIRE NOTES

FD30S Fire door to 30 minutes fire resistance, with intumescent strips and cold smoke seal brushes set into the frame/lining. Staps to be 30x15mm, fixed at 300mm c/c with countersunk screws if planted. Positive overhead door closer, "FIRE DOOR - KEEP SHUT" notice to both sides of eye level.

Existing doors required of be FD30S 1 or be checked for intumescent strip and brushes, and for integrity of door itself. Replace either aspect as required.

PB Panic bolt emergency door ironmongery with "PUSH BAR TO OPEN" notice.

H Heat detector

S Smoke detector

E 3 hour non-maintained emergency light fitting.

⊙ Break glass fire alarm call point.

All existing emergency lighting which is remaining is to be checked, repaired and certified.

Fire exit  
Fire exit  
Fire exit left  
Fire exit right

Illuminated 3 hour maintained emergency exit sign with legend to BS 5499 pt 1

Surface spread of flame: Walls and ceilings to be class "0". Class 3 items, such as curtains drapes, timber and the like to be upgraded to Class "1" standard with proprietary treatment to a BBA certificate standard.

Ⓜ Vision panel in door, of fire resistant glass set in intumescent putty and hardwood beads.

NI General fire event procedures notice - action on discovering a fire, assembly point etc.

NS "FIRE EXIT KEEP CLEAR" Notice.

N2 "FIRE DOOR KEEP SHUT" Notice.

IP Fire alarm zone indicator panel

Carbon Dioxide fire extinguisher

4.5 Dry Powder fire extinguisher

9 litre water extinguisher

A-FFF foam extinguisher

B Fire blanket

W/C Wet chemical extinguisher.

STRIPPING OUT  
Strip out all existing bric-a-brac and sundry decorative pictures, mirrors etc for Greene King and ADS direction for disposal. Allow to set aside and store as required.

Make good holes etc to plaster finish.  
Lift redundant carpets, and grippers for disposal. Make good to surfaces and prepare to receive new floor finishes as designer's drawing.

Greene King to remove all existing bar stock for secure storage or removal from site. Callar services to remove beer heads and stop off redundant python duct run.

Gas supply to kitchen to be temporarily stopped off. Greene King to remove all catering equipment for disposal or storage as required.

DEMOLITION

Contractor to demolish existing structure as indicated by broken line. Allow for protection of remaining building fabric, and for temporary support of structure as required.

Stop off hot and cold water supply services to redundant sanitaryware (temporary if new sanitaryware to be established).

Redundant plumbing to be removed, and redundant drainage connection in ground to be closed off with slug of in situ concrete.

All hazardous materials to be disposed of in accordance with relevant regulations.

Cart away debris caused from work, and allow for making good of affected surfaces.

DRAINAGE: ABOVE GROUND.

Plumbing spec:  
Wash hand basin - 40mm dia, maximum 3m run.  
Sink - 50mm dia, maximum 4m run.  
Glasswash - 50mm dia, maximum 4m run.

Pipework to be in UPVC to BS 4514. Waste runs to be connected to 100mm dia soil and vent pipe extended up min 900mm above any opening within 3m and finished in balloon grotto.  
100mm stub stacks to be fitted with air admittance valve to a BBA certificate.

All appliances to have minimum 75mm deep seal traps. Appliance wastes to be taken to a trapped gully in the floor / ground, and to be fitted with a sealing plate.

## NOTES

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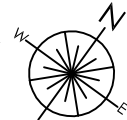
PRELIMINARY

REV	NOTES	DATE	BY
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0 0.2M 0.5M 1M 1.5M 2M 3M



CLIENT

Greene King

PROJECT

Old Black Lion  
West Hampstead; NW6 1RD

DRAWING TITLE

Ground Floor as Proposed  
BUILDING WORK

SCALE

1:50

SHEET

A1

DATE

Sept 11

DRAWN

A.L.

TICK &amp; DATE IF PRELIMINARY

DRAWING NUMBER

100

A