

- **GROUND FLOOR/STAIRS**
- Retained as existing

- **FIRST FLOOR KITCHEN/STORAGE AREAS.**
- New floor strongest safety vinyl 1 - nb extensive sub floor repairs required.
- New current brand spec chain drain to be provided to cookline.
- New current brand spec gulley drain to prep area (nb survey required of sub floor condition).
- Existing hygienic cladding and stainless retained new hygienic cladding to new prep area.
- Decorations to ceilings and all joinery required.
- Kitchen to be converted to fully electric. m&e reports required.
- Canopy currently non compliant. kdm to advise/report.
- Excessive heat issue in kitchen (ehc report) and throughout trading area.
- New air conditioning installs to be allowed for - all subject to hvac surveys.

- New booths to allow queuing and seating.
- Existing carvery deck retained and to existing position as shown.
- Existing T&G front detail retained and redecored with new led lighting provided.
- New carvery back display and provide new detail including tiles to 1100mm, dado and foamed tiled effect panels above and utilise 2xno extg screens with new box frames and additional ad-margin box, new beambulkhead in between with timber cladding down-stand as toby design template detailing to be provided to this detail.
- Screen removed at end of deck and low wall with screen above added.
- **EXTG** Garry station retained and rotated as indicated.
- Carvery face of fire place boarded and skimmed to form 'toby story' as indicated.
- New tiled and and floor vinyl finishes as indicated. - remove existing timber skirtings to carvery deck areas.
- Full wall and ceiling decorations as other trade areas.

- Full refurbishment including carpets, decorative lighting window dressings, artwork, feature wallpaper etc.
- New section of fixed seating.

- Existing layout within the male, female toilets retained.
- New half height tiles throughout.
- New vanity unit, sink and taps with new to Ladies. New pedestal sinks to Gents. Installed above the vanity
- Hand dryers set on corian panels.
- New outer flooring throughout.
- WC pans retained, new seats (without lids).
- Existing urinals with new sparge pipes and replacement surface fixed waste pipes and traps.
- Existing ventilation checked and repaired to ensure fully working
- New decorative spotlighting and decorative wall lighting throughout.
- New mirrors and artwork provided.
- Modern inner and outer lobby doors replaced with new

- Generally layout retained as existing.
- New vinyl floor, wall tiles and decorations

- Pool table to be removed and area converted to more formalised seating.
- Remove existing dart board.
- Existing bar and backfitting layout to remain as existing. Strip timber back and re-stain.

- Retain existing fixed seating, allow to reupholster.
- Reposition large tv.
- Add feature mid height table.
- Relocate awp and add new screen.
- Full refurbishment including carpets, decorative lighting window dressings, artwork, feature wallpaper etc

- Host point relocated to new position and supported with provision of new toby jug display with in extg window opening.
- Existing host station unit to be reused new button panelling replaced to update.
- Full refurbishment including decorations and lighting.
- New timber flooring to entrance.

- current dining/restaurant area to be used as reservable.
- New full height working curtains.
- New 65" screen with ad margin provided.
- Full refurbishment including carpets, decorative lighting window dressings, artwork, feature wallpaper etc.
- Divide open fire to enable both sides to be dressed with twinkle lights.

