



NOTES:

GENERAL:
 - NEW GLAZED ENTRANCE REQUIRED TO LINK TRADE AREA AND TOILET BUILDING.
 - NEW DINING ORANGERY EXTENSION - RECONFIGURE AND FULLY REFURBISH EXISTING OUT BUILDING INTO CUSTOMER TOILETS INCLUDING DISABLED AND TWO LETTING BEDROOMS.
 - NEW KITCHEN LAYOUT INCLUDING NEW FLAT ROOF

LIGHTING:
 - NEW LIGHTING REQUIRED TO EXISTING POSITIONS.
 - NEW LIGHTING REQUIRED IN TOILETS AND NEW EXTENSIONS.

FURNITURE:
 - NEW SOFTER SEATING REQUIRED.
 - NEW SECTIONS OF FIXED SEATING REQUIRED AS INDICATED ON PLAN.

BAR:
 - NEW BACK BAR DISPLAY REQUIRED TO RESTAURANT AREA.
 - RETAIN EXISTING TIMBER CLADDING TO BAR FRONT.

FLOORING:
 - RETAIN EXISTING HERRINGBONE FLOORING.
 - NEW TILED AREAS REQUIRED.
 - NEW TIMBER FLOORING REQUIRED IN NEW ORANGERY EXTENSION.
 - NEW CARPETS REQUIRED AS INDICATED ON THE PLAN.

EXTERNAL AREAS:
 - FULL REDECORATION LIKE-FOR-LIKE.
 - ALLOW TO PAINT EXTERNAL WALL BY NEW COVERED PERGOLA.
 - ALLOW FOR NEW FENCE PANELS WITH PUSH PAD GATE TO EXISTING LOW WALL BETWEEN CARPARK AND EXTERNAL SEATED AREA.
 - ALLOW FOR ADDITIONAL EXTERNAL LIGHTING INC NEW LANTERN TO MAIN ENTRANCE.

BACK OF HOUSE:
 - NEW KITCHEN LAYOUT, NEW COOK LINE AND NEW FLAT ROOF OVER KITCHEN AREA.

SIGNAGE:
 - RETAIN AS EXISTING.

TOTAL PROPOSED COVERS: 80	
EXISTING EFFECTIVE DRINKING AREA: 90.1 sqm 968 sqft	
PROPOSED EFFECTIVE DRINKING AREA: 140 sqm 1506 sqft	
CATERING KITCHEN: 36.4 sqm 391.6 sqft	
(AREAS EXCLUDING LETTING ROOMS)	
FLOORING AREAS:	
EXTG HERRINGBONE	54.6 sqm / 588 sqft
NEW CARPET	52 sqm / 559.7 sqft
NEW ALTRO	6.6 sqm / 92.6 sqft
NEW TILES	46.8 sqm / 504 sqft
NEW MATTING	1.6 sqm / 64.6 sqft
NEW TIMBER	36 sqm / 388 sqft

Copyright of this drawing is owned by Focus Design Ltd - Do not reproduce, distribute without written consent.
 All dimensions to be checked on site and any discrepancies notified prior to commencement of work.
 FOCUS DESIGN LTD
 The Old Pumping Station, Main Road, Littleton, Winchester, Hampshire, SO22 6PL, 01962 850000
 Origin: CAD IMAGE SURVEY
 Status: For Information For Tender For Construction As Built Drawing

DATE	REV	COMMENTS
27.02.17	B	NEW KITCHEN, ENLARGE ORANGERY
23.01.17	A	REVISED GENTS WC



CLIENT
GREENE KING

PROJECT
BLACK HORSE
 81 HIGH STREET
 STANDLAKE
 WITNEY, OX29 7RH

DRAWING TITLE
PROPOSED GROUND FLOOR FEASIBILITY PLAN

SCALE: 1:50 @ A1
 DATE: NOV '16 DRAWN BY: BCF

GK38.16.F01 B