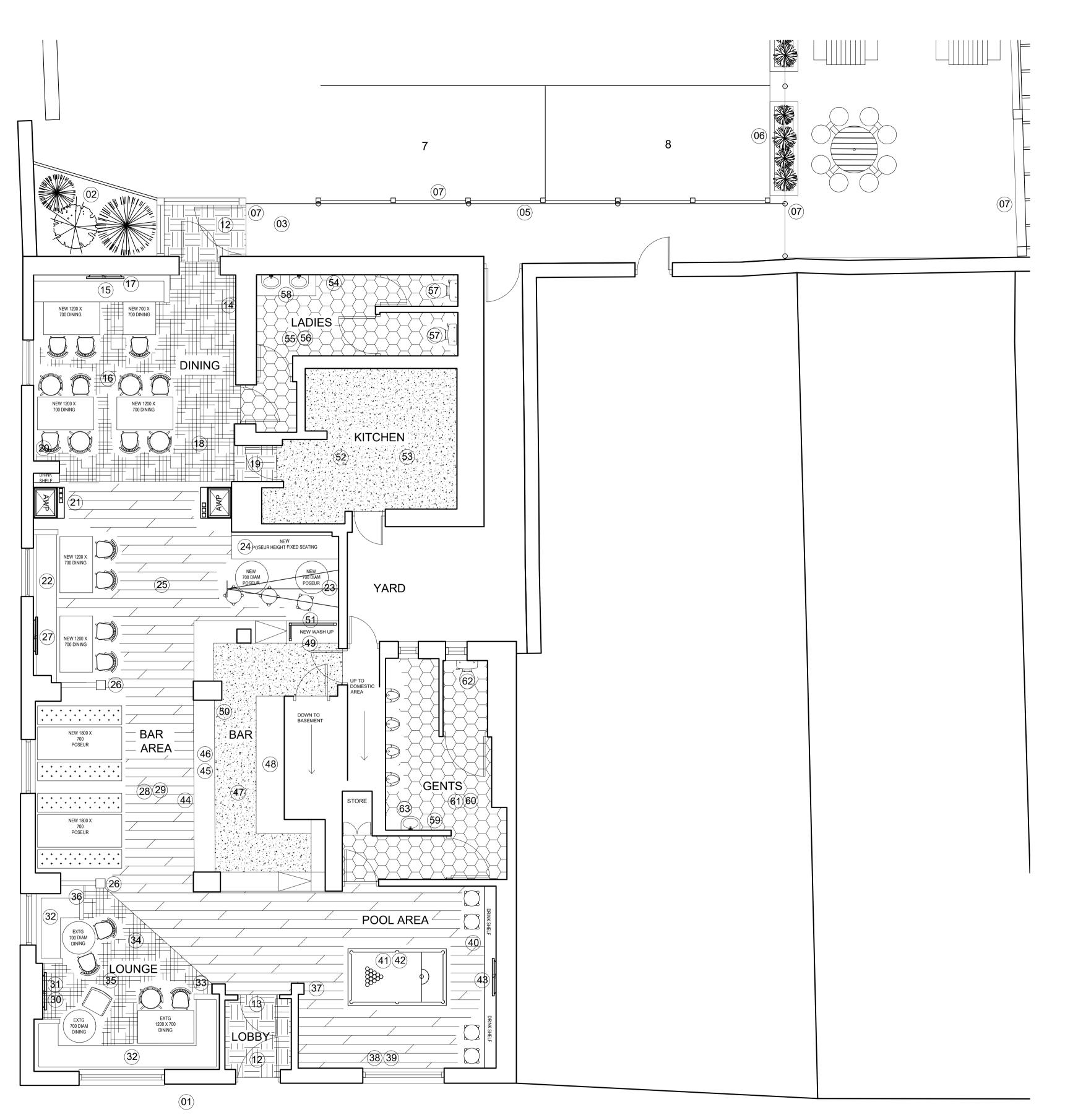
# PROPOSED GROUND FLOOR PLAN **OPTION 1**



## SCHEMATIC NOTES

#### External

- Allow for minor modifications/additions to existing signage schen
- Allow for making good of existing planting to the rear car park are 2. Allow for removal of existing smoking shelter structure and any 3.
- associated debris to car park.
- 4. Allow for making good of existing car park surface and renewing lining to new layout.
- Allow for new post and rope barrier. 5.
- Allow for new moveable planters to perimeter of car park. 6. 7.
- Allow for new fixed scaffold pole supports for festoon lighting.
- Allow for new picnic benches to beer garden, all to be fixed down Allow for new covered timber pergola area with artificial planting, 9.
- fixed timber bench seating and fixed drinks shelf. Allow for new timber fenced bin store for large biffa bins. 10.
- 11. Allow for brick fronted fixed counter for use as pop up bar or BBC

### Entrance/Lobby

12. Allow for new entrance matting to lobbies.

13. Allow for replacement of existing decorative glazing to door pane

## Dining

- 14. Allow for existing drink shelf to be removed.
- 15. Allow for existing fixed seating to be modified and reupholstered 16. Allow for relocation of existing ceiling lights following removal of p table.
- 17. Allow for new TV to wall behind fixed seating.
- 18. Allow for new carpet to area.
- 19. Allow for new matting to kitchen door entrance.
- 20. Allow for new additional DJ plug in point for new audio equipmen

### Bar Area

- 21. Allow for relocation of existing AWP and allow for new drinks she adjacent.
- 22. Allow for modification and reupholstery of existing fixed seating.
- 23. Allow for new illuminated darts throw board.
- 24. Allow for new poseur height fixed seating adjacent to darts throw
- 25. Allow for new timber effect karndean throughout area. 26. Allow for modifications to existing screen posts, remove existing
- lights and replace with new timber finial/capping.
- 27. Allow for relocation of existing TV to new position.
- 28. Allow for removal of existing ceiling fan and replacement with cei light.
- 29. Allow for removal of redundant projector equipment and associat electrics.

#### Lounge

- 30. Allow for new TV to location as shown.
- 31. Allow for new decorative fire surround to chimney breast.
- 32. Allow for reupholstery of existing fixed seating.
- 33. Allow for new DJ plug in point to area.
- 34. Allow for new carpet to area.
- 35. Allow for removal of ceiling fan and replacement with new ceiling
- 36. Allow for removal of directional bulkhead fittings.

## Pool Area

- 37. Allow for relocation of existing AWP.
- 38. Allow for removal of existing fixed seating and associated timber screens.
- Allow for making good of walls following removal. 39.
- 40. Allow for new timber drinks shelf.
- 41. Allow to centralise existing ceiling light.
- 42. Allow for relocating existing pool table.
- 43. Allow for new TV in central wall position.

## **Proposed Floor Finishes**

CLEAN
EXISTING
ALTRO
FLOORING

NEW CARPE Spec TBC

$\Box$ $\sim$
$\neg$
$\neg$
$\square$

-	NEW COIR ENTRANCE MATTING Spec TBC
	Spec TBC

TOTAL NUMBER OF COVERS:

54 INTERNAL GROUND FLOOR 92 EXTERNAL BEER GARDEN

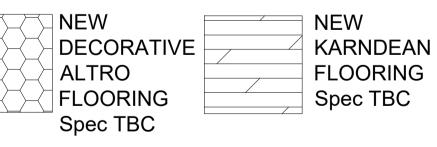
EDA:

91SQM **GROUND FLOOR INTERNAL** EXTERNAL BEER GARDEN 144SQM

	Bar S	Servery			
	44.	Existing front bar to be retained, sanded and repainted.			
	45.	Existing bar top to be sanded and refinished.			
eme.	46.	Existing overbar to be retained and refinished.			
area.	47.	Existing back bar altro to be retained and made good where			
	48.	necessary. Existing back bar shelving to be modified and rear face to be reclad in			
g white		mirror/tiles.			
	49.	Existing under bar counter to be modified/reconfigured to allow			
	50	relocation of new wash up area adjacent to darts board.			
	50. 51.	Spaces to underbar counter to be filled with shelving and made good. Allow for new decorative screen to bar top to conceal wash up.			
wn.	01.				
g,	Kitche	en			
	52.	Allow for template 1 kitchen layout as per Mainland drawing.			
	53.	Allow for any required repairs to flooring and redecoration.			
3Q.	l adie	s Toilets			
	<u>54</u> .	Allow for steam cleaning of existing tiles.			
	55.	Allow for replacement of existing carpet/altro with new decorative			
nel.		altro.			
	56.	Allow for full redecoration and wallpaper above tiles.			
	57. 58.	Allow for new toilet seats. Allow for new vanity unit, sinks, taps and over counter mirror.			
d.	50.	Allow for new variety unit, sinks, taps and over counter minor.			
f pool	Gents	s Toilets			
	59.	Allow for steam cleaning of existing tiles.			
	60.	Allow replacement of existing altro flooring.			
	61. 62.	Allow for full redecoration. Allow for new toilet seat.			
ent.	63.	Allow for new tap to vanity and new over counter mirror.			
		Areas			
helf	64.	Allow for BOH redecoration where required.			
J.	65. 66.	Allow for new cellar cooling to cellar. Allow for smart dispense system to cellar.			
	00.				
w.					
g final	GENI	ERAL NOTES:			
	New	decorative light fittings throughout.			
eiling		for new dimmer system - ensure that it is compatible with LED lamps.			
U		for LED lamps to back of house areas - main contractor to supply.			
ated		furniture as shown on the plan.			
		themed bric a brac. for new blinds/window treatments FOH.			
		for approximate cost for decorative wall finishes, i.e brick slips,			
	wallp				
	•	for new bar equipment and coffee machine where required.			
		for telephone line & wi-fi upgrades - wifi to cover all of pub.			
		for new background music system &DJ/Live Music point.			
na liaht		for new TV's where shown. for required wiring works to existing till system			
ig ngin.	light. Allow for required wiring works to existing till system. Allow for CCTV drainage survey.				
		for minor modifications to existing signage scheme.			
		for specialist sign writer to apply text and mural designs internally.			
or		k both gas and electric meters are efficient and suitable, may need			
<b>э</b> г	upgrade				

upgrade. Allow to complete any upgrading required to fire alarm and emergency lighting system.

Allow for any required upgrading to existing CCTV system.



		A 11.01.21 External floor finishes removed & layout re-modelled.	
		Client	
		STAR	
		Date JAN 202	20 Status SCHEME
		Drawn RR	Checked
		Scale 1:50	Size A1
		A Rev.	Drawing No. 337 - 200
		Drawing Title Proposed GF Plan Option 1	
		Project Title The Bretherton Arms, 252 Eaves Ln, Chorley PR6 0ET	
m0 0.5 1.0 1.5 2.0	2.5 3.0 3.5 4.0 4.5 5.0		
	1:50	[壹/	JSA DESIGN