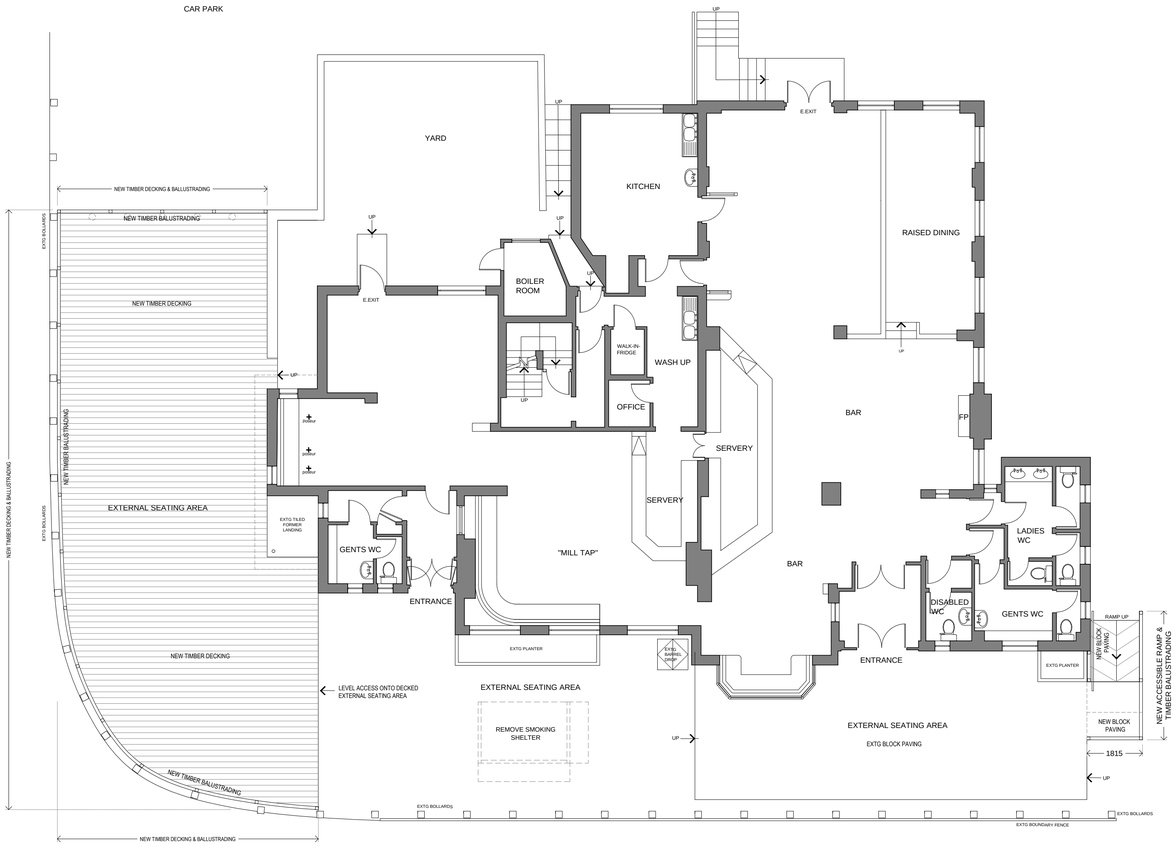
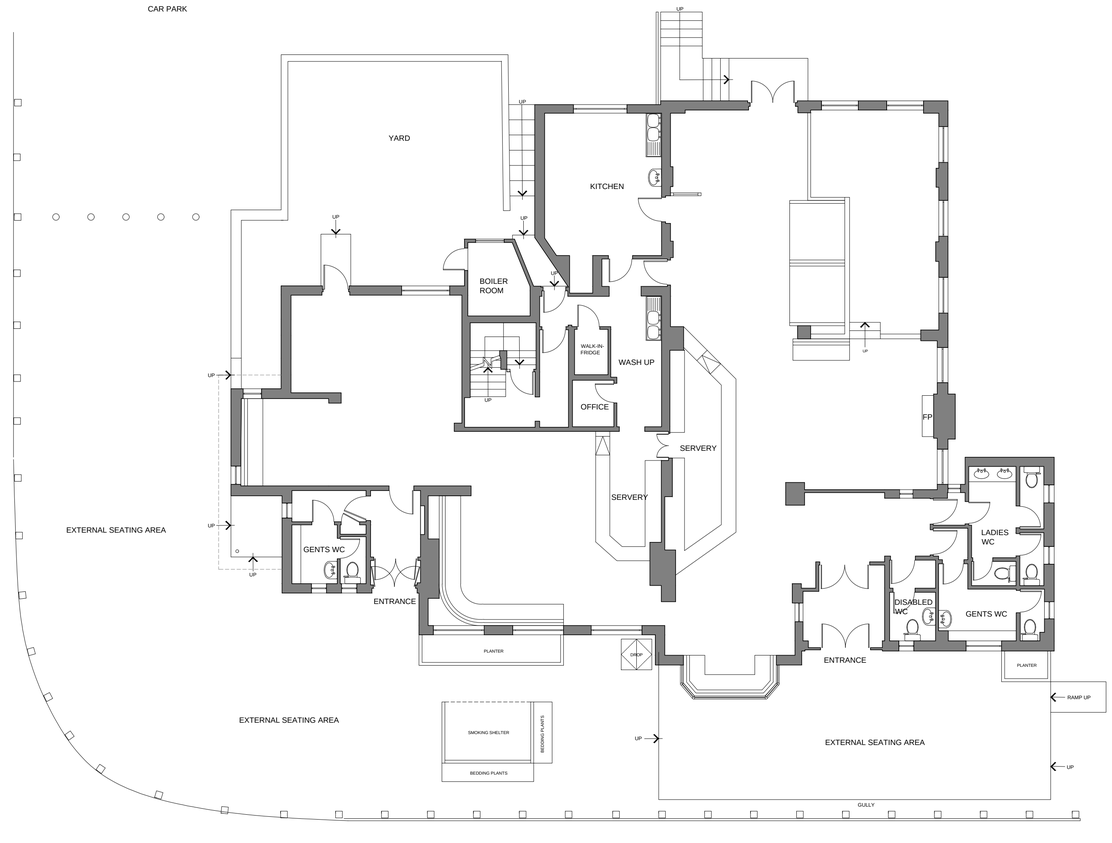


GROUND FLOOR PLAN AS PROPOSED

0 1 2 3 4 5 10m



GROUND FLOOR PLAN AS EXISTING

0 1 2 3 4 5 10m

PROPOSED EXTERNAL FINISHES

- IMPROVE THE EXISTING LHS EXTERNAL SEATING AREA BY INTRODUCING NEW TIMBER DECKING & TIMBER BALUSTRADING AS DETAILED BELOW.
- PROVIDE NEW 1100MM HIGH NATURAL TIMBER STAINED BALUSTRADING WITH SQUARE NEWEL POSTS WITH CAPS, SQUARE SPINDLES / BASE RAIL & STANDARD HANDRAIL.
- PROVIDE NEW NATURAL TIMBER STAINED DECKING WITH STANDARD GROOVED DECKBOARD.
- PROVIDE A REPLACEMENT ACCESSIBLE RAMP & TIMBER BALUSTRADING ADJACENT THE RHS FRONT ENTRANCE. PROVIDE NEW BLOCK PAVING TO THE NEW LANDING & RAMP USING BLOCK PAVING TO MATCH THE EXISTING BLOCK PAVING. PROVIDE NEW 1100MM HIGH NATURAL TIMBER STAINED BALUSTRADING WITH SQUARE NEWEL POSTS WITH CAPS, SQUARE SPINDLES / BASE RAIL AND WITH STANDARD HANDRAILS FIXED AT 1100MM ABOVE LANDING & 900MM ABOVE RAMP PITCHLINE.
- REMOVE THE EXISTING SMOKING SHELTER STRUCTURE & MAKE GOOD TO HARDSTANDINGS.

FUSION BY DESIGN

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NOTE TO ALL CONTRACTORS:-
Under NO circumstances must dimensions be scaled from this drawing. All contractors must be responsible for taking and checking all dimensions upon visiting site. All contractors must advise the DESIGNER immediately, in writing, of any discrepancies.

This drawing is to be read in conjunction with the bill of quantities / specification and any related drawing. The contractor must ensure that all items detailed on this drawing are included when tendering even if not covered by the specification. The Designer must be advised in writing of all such items. Any discrepancies between drawings and specification must be resolved with the Designer prior to commencing works.

All structural work must be carried out in strict accordance with the drawing and calculations provided by the appointed Structural Engineer. All structural work must be inspected at all relevant stages by both the Structural Engineer and Building Inspector, any changes or alterations must have their express written approval. Any costs incurred due to either claims for damages, loss of trade, etc by failing to do so will be the sole liability of the contractor.

All works must be carried out in strict accordance with all Local Authority, British & European Standards. If in doubt, it is the responsibility of the contractor to contact all relevant parties.

Under the guidance of CDM 2015, the designer will not commence work in relation to a project unless satisfied that the client is aware of their duties duly owned and obligated to them under these regulations. This drawing precludes Fusion by Design Ltd., from the role of Principal Designer unless otherwise contractually engaged.

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Revision

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GREENE KING PLC

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Drawing Title
EXISTING & PROPOSED
GROUND FLOOR PLANS

Scale	Drawing No	Revision
1:100	3538-03	-
Date: JULY 2017		
Drawn By: DL		