

FRONT OF HOUSE:

- Decoration: Allow for full redecoration including ceilings
- Floors: All existing stone/tile flooring to be chemically cleaned
- General timberwork/joist/skirting etc to be revived, mop lines to be stripped away
- Bar front: revive timber to bar counter front & top
- Allow for new curtains/blinds for every window in trade area

LADIES TOILETS

- New full height horizontal painted boarding to vanity wall
- New tiling to hand dryer wall
- New dado height horizontal boarding to all other walls.
- New decorations to joinery, ceiling & walls
- New vanity unit
- All new sanitary ware
- Allow for improving lighting.
- Existing cubicle doors retained, new cubicle locks & ironmongery
- Block up windows/put vent axia in

GENTS TOILETS

- New full height horizontal painted boarding to vanity wall
- New tiling to walls indicated by dashed line
- New dado height horizontal boarding to all other walls.
- New decorations to joinery, ceiling & walls above tiling.
- New vanity unit
- All new sanitary ware
- Allow for improving lighting.
- Existing cubicle doors retained, new cubicle locks & ironmongery
- Block up windows/put vent axia in

BACK OF HOUSE:

KITCHEN

- New alto flooring - equipment to be removed & re-installed
- New white roc to painted walls
- Cost for new walk in chiller floor
- New twin fluorescent lighting

EXTERNAL KITCHEN WORKS

- New doors & airbrush strips to external freezer shed
- New grill to external electrical cupboard
- Block up cookline window externally
- Brick up existing felt wall section/rear kitchen extract
- Remove scaffold platform to ductwork

CELLAR

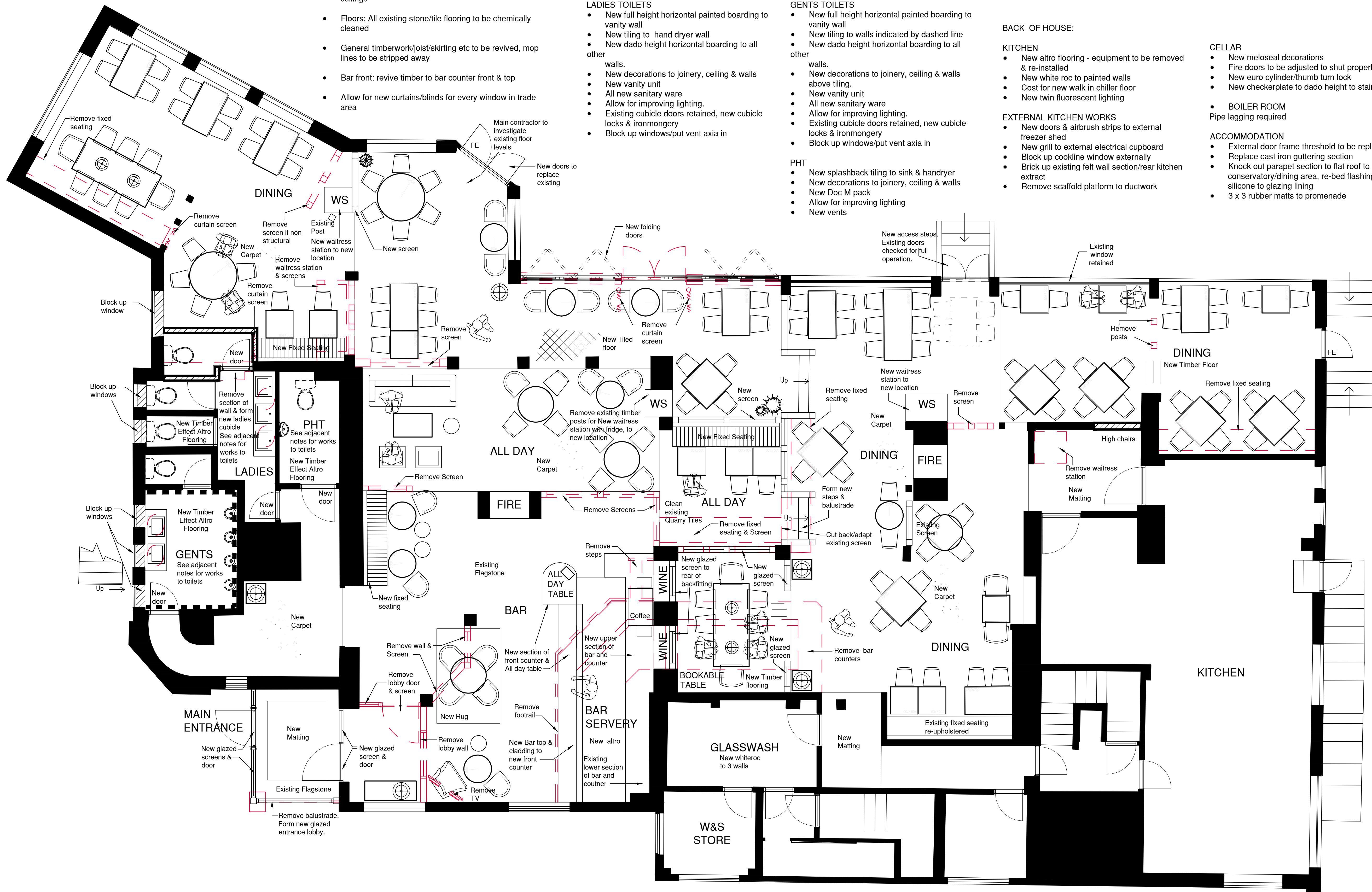
- New melrose decorations
- Fire doors to be adjusted to shut properly
- New euro cylinder/thumb turn lock
- New checkerplate to dado height to stairwell

BOILER ROOM

Pipe lagging required

ACCOMMODATION

- External door frame threshold to be replaced
- Replace cast iron guttering section
- Knock out parapet section to flat roof to conservatory/dining area, re-bed flashing, new silicone to glazing lining
- 3 x 3 rubber mats to promenade



SURVEY INFORMATION
 All the drawings are based on CAD base plans provided by others and Design Coalition cannot accept any liability, or guarantee the accuracy of that information, and all details must be checked on site before commencement of any works, and as work proceeds. Design Coalition must be consulted on all significant discrepancies before effected works proceed.

	EXISTING	PROPOSED
EDA	256m ²	265m ²
BAR	16 (Aprox)	14
ALL DAY		21
DINING	138(Aprox)	116
BOOKABLE TABLE		8
TOTAL	154 (Aprox)	160

NOTES

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.
 This drawing must be read with and checked against any structural or other specialist drawings provided.
 The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.
 This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.
 This drawing is to be read in conjunction with all other standard Mitchells & Butlers specifications and documentation.
 © This drawing remains the Copyright of Mitchells & Butlers Retail Limited.

Mitchells & Butlers Retail Limited
 27 Fleet Street
 Birmingham
 B3 1JP
 0870 609 3000

REVISIONS

REV	DESCRIPTION	BY	DATE
A	Flooring line shown between carpet & new tiling	RC	23.08.21
B	Loose furniture option added. New screen omitted, existing post re-used. Bar and All Day table adapted. Coffee Machine made bigger. New screen omitted, re-use Jno. existing posts. Right hand bi-folds removed, existing window retained.	MH	22.09.21
C	Omit new feature window. Omit new booths seats, in lieu of 2x 4 seater square tables. 1No. chair omitted, table updated to suit. New Waitress Station with fridge in between posts.	MH	22.09.21

DESIGN COALITION
 THE OLD MILL CASTLE STREET ONGAR ESSEX CM5 9JY

ADMIN@DESIGNCOALITION.CO.UK
 WWW.DESIGNCOALITION.CO.UK 01277 368000

PROJECT
Fishers Pond, Eastleigh

BRAND
Vintage Invested

BUN
200271

TITLE
Proposed Plan Option 1

DRAWN	SCALE @ A1	SCALE @ A3	DATE
RC	1:50	1:100	Aug 21
CHECKED	PROJECT/DRAWING NO	REVISION	
-	4653/101	C	