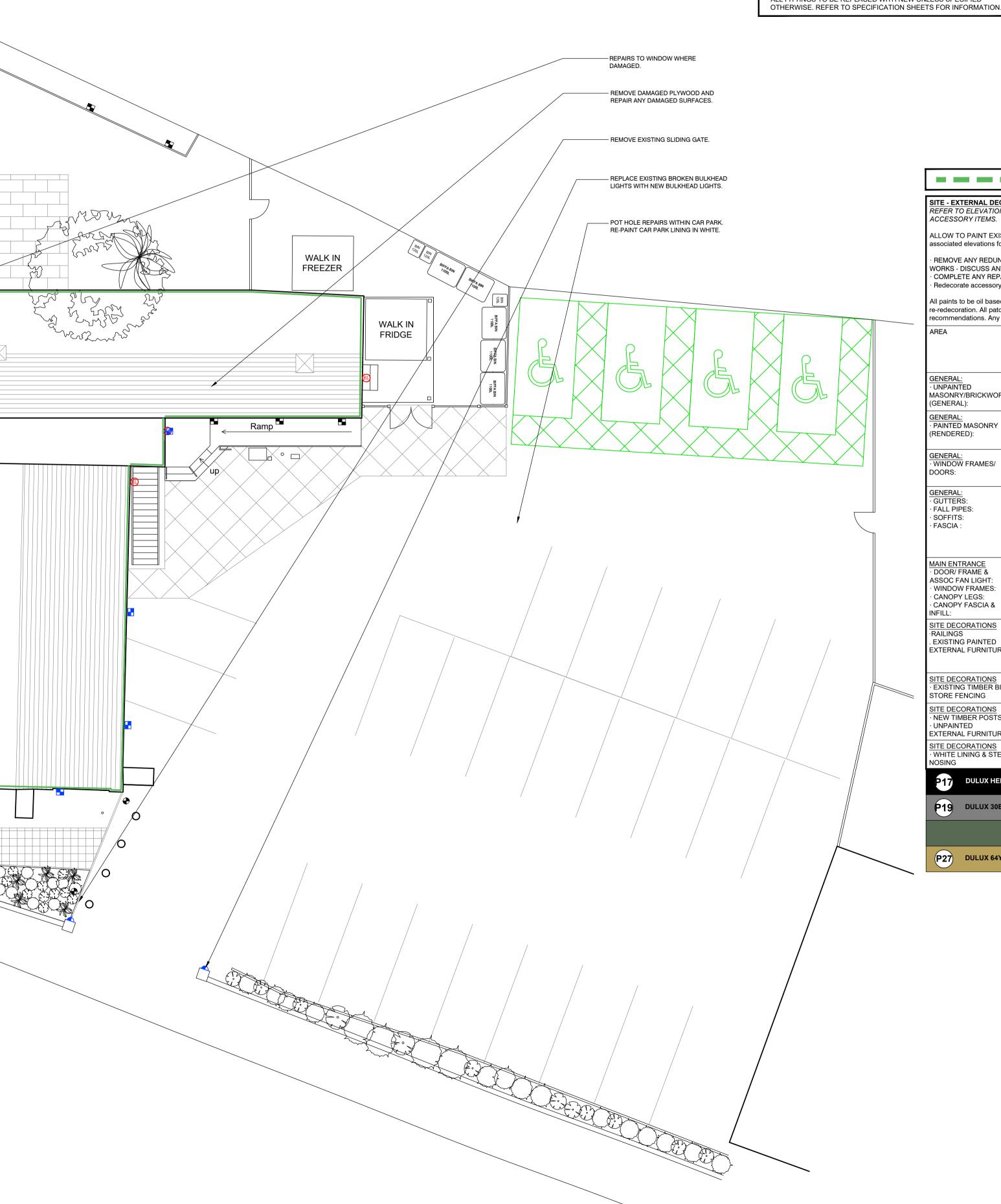
NOTE - ALL SIGNAGE AND ASSOCIATED LIGHTING SUBJECT TO A SEPARATE ADVERTISEMENT CONSENT APPLICATION TO BE SUBMITTED FOR APPROVAL BY OTHERS.

NEW 2.7M HIGH TANALISED TIMBER POSTS TO				
RAISE CROWN OF EXISTING TREE.				
		A Can		
ECORATE EXISTING FURNITURE IN DULUX ERITAGE RAVENS FLIGHT.				
EMOVE TREE INCLUDING ROOTS A <u>ND REPLACE</u> /ITH LOW LEVEL EVERGREEN PLANTING SIMILAR HE EXISTING WITHIN THE PLANTED BED.	TO	Dens Constant Constan		
IEW PAVING WHERE INDICATED BY IATCH TO BE INDENTICAL TO THE EXISTING PAVING. IE-BED EXISTING PAVING STONES WHERE CURRENTLY LOOSE AND UNEVEN.	DAD		NEV	PATIO TO MATCH
DECORATE EXISTING CLOCK ABOVE	LONDON ROAD			
ETAIN EXISTING TILES ON WALL				
EMOVE REDUNDANT AERIAL ON				
ULL BUILDING DECORATIONS AS TER PAINT COLOUR SCHEDULE TO EXISTING PAINTED AREAS ONLY. THEFER TO DECORATIONS SCHEDULE FOR FURTHER INFORMATION ON				
PROPOSED ELEVATIONS DRAWING.				
ETAIN 'OXFORD UNITED FOOTBALL CLUB' PLAQUE AND 'HALLS OXFORD RWERY LTD' TILES ON WALL.				
IEW BRASS COWL LIGHTS SUBMIT O SEPARATE ADVERTISEMENT CONSENT.				
DECORATIONS TO EXISTING	<u>()</u>			
EMOVE DIRECTIONAL SPOTLIGHTS.				
REPAIR SHUTTERS WHERE AMAGED.	EXTG-PAVING			
EEPLACE MISSING SECTION OF DECORATIVE TIMBER TO BE DENTICAL TO THE EXISTING.			EXTG CONCRETE	
DECORATE COREX IN SATIN BLACK				
REPAIRS AROUND PANES OF GLASS				UP 310
IEW UP/DOWN LIGHTS AROUND PATIO AREA VITH A WARM WHITE LAMPS TO FINISH.				
EPLACE EXISTING BROKEN BULKHEAD				
EPAIRS TO WINDOW WHERE				1 Jonetic
AMAGED.				
ALLOW FOR ALL BUILDING FLOODLIGHTS TO E UPGRADED / REPLACED WITH NEW 50W ED FLOODLIGHT FITTINGS AND WHITE IGHT AS REQUIRED.				
E-PAINT ALL STEP NOSINGS				

Scale = 1:100 Metres 2 4 8 10



EXTERNAL LIGHTING KEY: As indicated on layout all items to be provided by electrician - discuss any queries with designer.				
	18 x	New External Floodlights		
	8 x	Existing External Floodlights		
Ø	2 x	Up/Down Light		
	4 x	Existing Bollard Lights - REFURBISHED		
	4 x	Bulkhead Lights		
ALL FITTINGS T	12m x	Festoon Lights PLACED WITH NEW UNLESS SPECIFIED		

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REV: DATE: BY: COMMENT:

SITE - EXTERNAL DECORATIONS COLOUR SCHEDULE: REFER TO ELEVATIONS FOR EXACT LOCATION. FULL BUILDING DECORATIONS REQUIRED & ACCESSORY ITEMS. ALLOW TO PAINT EXISTING PAINTED SURFACES ONLY UNLESS SPECIFIED BY DESIGNER. - Refer to associated elevations for specific pick out decorations. · REMOVE ANY REDUNDANT WIRING, BRACKETS, SIGNAGE AND OTHER ITEMS PRIOR TO DECORATION WORKS - DISCUSS ANY QUERIES WITH DESIGNER. COMPLETE ANY REPAIRS REQUIRED PRIOR TO DECORATIONS WORKS. Redecorate accessory items such as picket fences, railings, pergolas, general joinery etc.

INDICATES AREAS OF FULL BUILDING DECS

All paints to be oil based for durability. All repairs to painted render required prior to preparation and re-redecoration. All patch repairs to be fully dry prior to re-decoration in accordance with manufacturer's recommendations. Any uPVC units/finishes to be treated with Dulux Multi Surface primer.

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AREA	FINISH PRODUCT	PAINT SPECIFICATION CODE As MAB Generic Dulux External Decorating Specification.	SITE SPECIFIC COLOUR		
GENERAL: · UNPAINTED MASONRY/BRICKWORK (GENERAL):	RETAIN AS EXISTING	N/A	N/A		
GENERAL: · PAINTED MASONRY (RENDERED):	Dulux Trade Weathershield Exterior Flexible Undercoat & Dulux Trade Weathershield Exterior Smooth Masonry.	EM1	DULIX 64YY 65/071		
GENERAL: · WINDOW FRAMES/ DOORS:	Dulux Trade Weathershield Exterior Flexible Undercoat & Dulux Trade Ultimate Opaque.	EWW3	30BB 10/019		
GENERAL: · GUTTERS: · FALL PIPES: · SOFFITS: · FASCIA :	Dulux Trade Weathershield Exterior Flexible Undercoat & Dulux Trade Ultimate Opaque NB: For gutters use aluminum oxide papering to sand prior to finishing. If existing plastic guttering not currently decorated retain as existing.	EWW3	DULUX HERITAGE RAVENS FLIGHT		
MAIN ENTRANCE · DOOR/ FRAME & ASSOC FAN LIGHT: · WINDOW FRAMES: · CANOPY LEGS: · CANOPY FASCIA & INFILL:	Dulux Trade Weathershield Exterior Flexible Undercoat & Dulux Trade Ultimate Opaque.	EWW3	DULUX HERITAGE RAVENS FLIGHT		
SITE DECORATIONS ·RAILINGS . EXISTING PAINTED EXTERNAL FURNITURE	Dulux Trade Weathershield Exterior Flexible Undercoat & Dulux Trade Ultimate Opaque	EWW3	DULUX HERITAGE RAVENS FLIGHT		
SITE DECORATIONS · EXISTING TIMBER BIN STORE FENCING	Dulux Trade Weathershield Exterior Flexible Undercoat & Dulux Trade Ultimate Opaque	EWW3	DULUX 10/019		
SITE DECORATIONS · NEW TIMBER POSTS · UNPAINTED EXTERNAL FURNITURE	Sikkens Cetol TSI Satin Plus.	IWW5	N/A		
SITE DECORATIONS · WHITE LINING & STEP NOSING	Line Marking Paint	N/A	WHITE ONLY		
P17 DULUX HERITAGE RAVENS FLIGHT					
P19 DULUX 30BB 10/019					

P27 DULUX 64YY 65/071



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CLIENT:	MAB - EMBER INNS FY24 REMODEL					
PROJECT	BRITAN	NIA INN	В	JN: 177237		
	OXFOR	DSHIRE,				
TITLE:	PROPOS	SED SITE	LAYOU	Т		
INITIALS:	HB	DATE: SE	PT 23	SCALE: 1:10	00	(A1)
NUMBER	2536-20	2REV:	STATUS:	PLANNING	3 / I	LB