







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

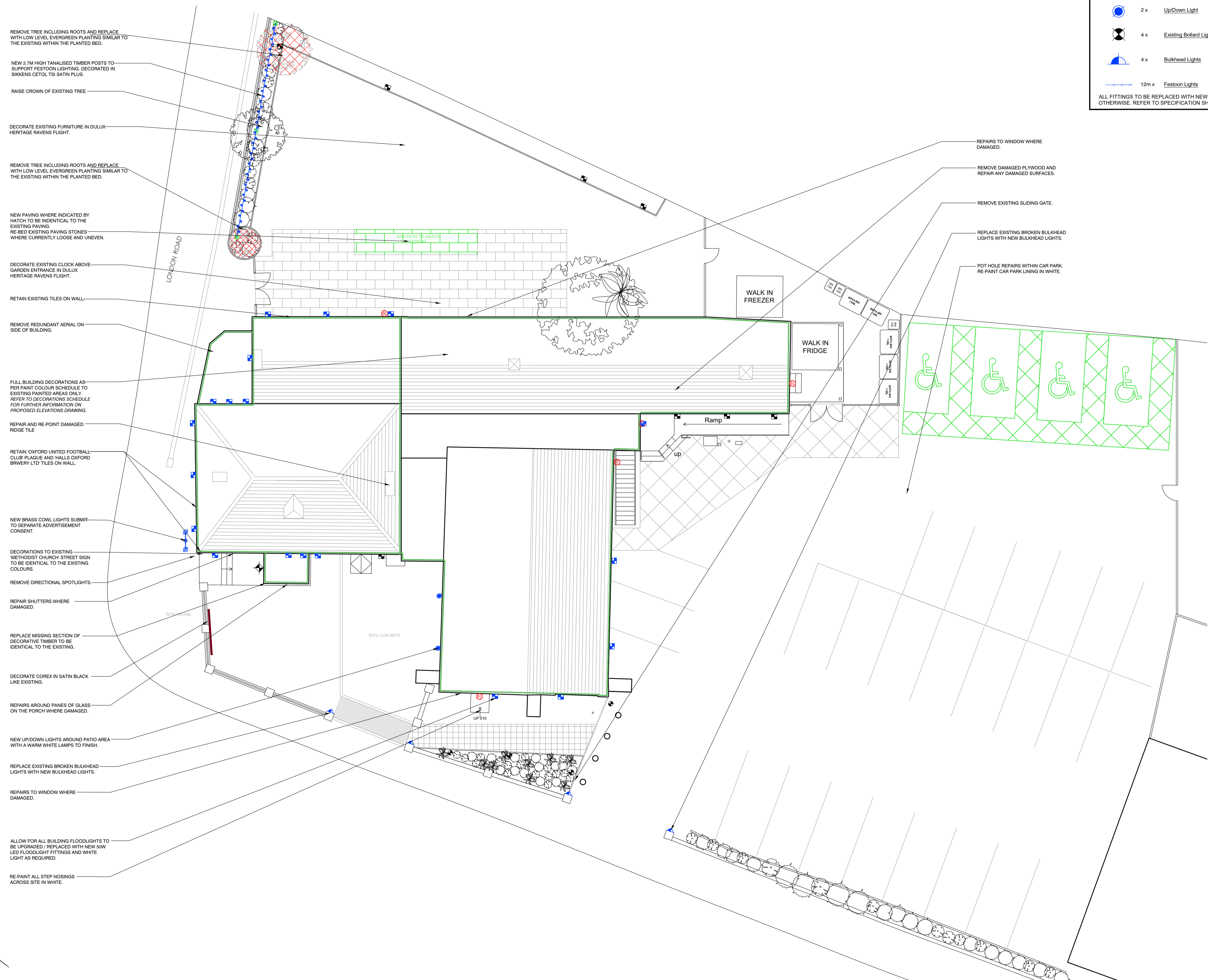
EXTERNAL LIGHTING KEY:
As indicated on layout all items to be provided by electrician - discuss any queries with designer.

-  18 x **New External Floodlights**
-  8 x **Existing External Floodlights**
-  2 x **Up/Down Light**
-  4 x **Existing Bollard Lights - REFURBISHED**
-  4 x **Bulkhead Lights**
-  12m x **Festoon Lights**

ALL FITTINGS TO BE REPLACED WITH NEW UNLESS SPECIFIED OTHERWISE. REFER TO SPECIFICATION SHEETS FOR INFORMATION.

© copyright
This drawing is the copyright of ABA architecture and interiors limited. Copyright is reserved by them and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorised persons, either wholly or in part, without the written consent of ABA architecture and interiors limited. This drawing has been prepared for presentation purposes only. Consultants wishing to use the drawing for guidance must check all dimensions on site prior to finalising their element of work to be undertaken.
NOTE: Full survey not carried out - drawings and details produced from information provided by others and all are responsible for checking dimensions etc.

REV: DATE: BY: COMMENT:



INDICATES AREAS OF FULL BUILDING DECS

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.

All paints to be oil based for durability. All repairs to painted render required prior to preparation and re-decorating. 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.

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	DULUX 64YY 65/071
GENERAL: WINDOW FRAMES/DOORS:	Dulux Trade Weathershield Exterior Flexible Undercoat & Dulux Trade Ultimate Opaque.	EWV3	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.	EWV3	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.	EWV3	DULUX HERITAGE RAVENS FLIGHT
SITE DECORATIONS: RAILINGS: EXISTING PAINTED EXTERNAL FURNITURE	Dulux Trade Weathershield Exterior Flexible Undercoat & Dulux Trade Ultimate Opaque	EWV3	DULUX HERITAGE RAVENS FLIGHT
SITE DECORATIONS: EXISTING TIMBER BIN STORE FENCING	Dulux Trade Weathershield Exterior Flexible Undercoat & Dulux Trade Ultimate Opaque	EWV3	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

aba
architecture and interiors
globe works, keilham island, sheffield, s6 3ae 0114 201 5023
www.abaarchitecture.co.uk

CLIENT: MAB - EMBER INNS FY24 REMODEL
PROJECT: BRITANNIA INN BUN: 177237
LONDON ROAD, OXFORD, OXFORDSHIRE, OX3 7AA
TITLE: PROPOSED SITE LAYOUT
INITIALS: HB DATE: SEPT 23 SCALE: 1:100 (A1)
NUMBER: 2536-202REV: STATUS: PLANNING / LB

