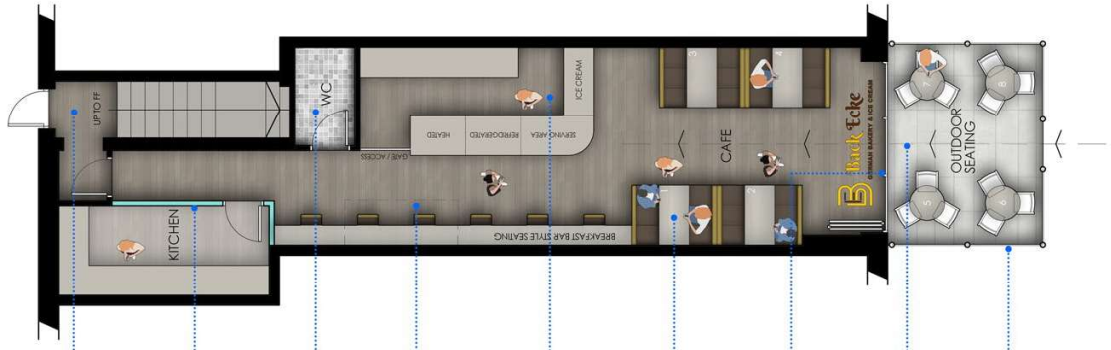


EXISTING GF PLAN - 1:100 at A3



- EXISTING FIRE EXIT TO REMAIN AT REAR OF PROPERTY - PROVIDING INDEPENDENT ACCESS TO THE UPPER FLOORS
- PROPOSED BLUE HATCH INDICATES NEW TIMBER PARTITION WALL TO SEPARATE KITCHEN AREA WITH STAIRS FROM CAFE AREA. SEE DETAILS TO SUB CONTRACTORS AND DETAILS AND SPECIFICATION
- EXISTING WC TO REMAIN IN PLACE WITH NEW FINISHES TO WALLS AND DOOR - EXISTING FITTINGS TO BE CHECKED AND ANY REPAIRS OR REPLACEMENTS TO BE AGREED WITH CLIENT
- EXISTING ACCESS TO BASEMENT TO BE CLOSED - ACCESS TO REMAIN FOR STAFF ONLY FROM BELOW THE BREAKFAST BAR - ONLY TO BE ACCESSED WHEN THE BUSINESS IS CLOSED AND NO CUSTOMERS IN THE CAFE
- PROPOSED EXTERNAL KITCHEN AND SERVING AREA TO SUB CONTRACTORS DETAILS AS AGREED WITH THE CLIENT
- PROPOSED INTERNAL BOOTH STYLE SEATING - EXACT DESIGN TO BE AGREED WITH THE APPLICANT AND DESIGNED AND INSTALLED BY THE MANUFACTURER
- PROPOSED NEW BI-FOLDING DOORS TO REPLACE EXISTING SHOP FRONT ALLOWING OPEN ACCESS TO THE CAFE AND INTEGRATING THE INDOOR AND OUTDOOR SEATING
- PROPOSED OUTDOOR SEATING TO REMAIN AS WITH PREVIOUS BUSINESS OUTDOOR CANOPY TO REMAIN IN PLACE TO PROVIDE ADDITIONAL PROTECTION FROM THE WEATHER
- OUTDOOR SEATING AREA TO BE ENCLOSED WITH 1500mm X 1100mm BARRIERS

PROPOSED GF PLAN - 1:100 at A3