

PROPOSED GROUND FLOOR PLAN



EXISTING COVERS	
INTERNAL	116
EXTERNAL	-
PROPOSED COVERS	
INTERNAL	149
EXTERNAL	68
EDA	273 sqm

EXISTING COVERS	
INTERNAL	tbc
EXTERNAL	tbc
PROPOSED COVERS	

- NOTES:-
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 - All dimensions to be in millimeters.
 - Contractor to ensure that all work meets the requirements of the EHO, Building Control, Fire Authority and all other statutory bodies.
 - All shop-fit decoration to achieve Class 'O' surface spread of flame' in accordance with BS476, Part 7, 1971 or 1987.
 - All stained timber areas to be treated with Thermoguard or similar to achieve Class 'O' surface spread of flame. All painted timber areas to be treated with Thermoguard Timbercoat or similar to achieve Class 'O' surface spread of flame.
 - Where MDF is specified this is to be Zero or Low Formaldehyde type MDF made to British Standards.
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 - All new timber to be pressure impregnated with preservative prior to delivery to site. Where subsequent cutting & bonding is necessary all exposed faces to be coated with Protim.

REVISIONS

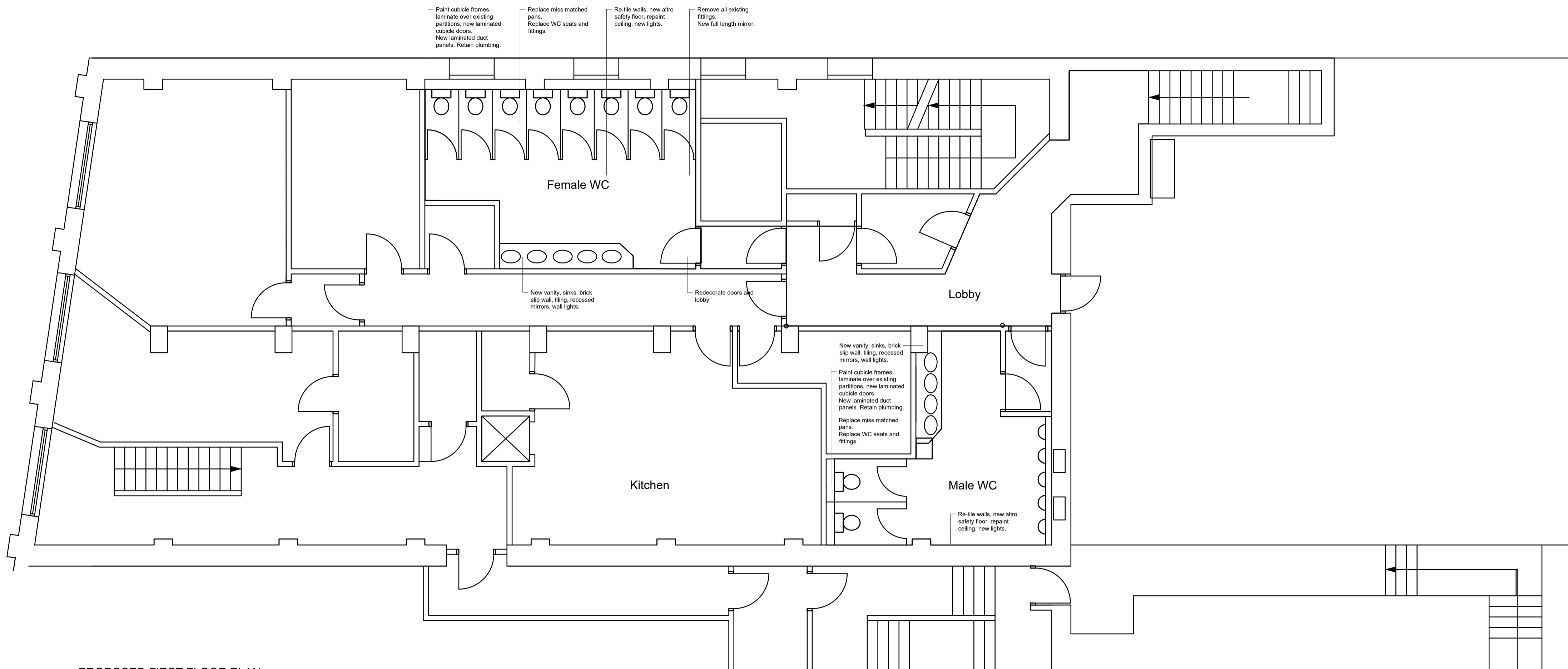
REV	DATE	DESCRIPTION
A	15.08.16	Update
B	30.08.16	Updated to client comments.
C	6.9.16	Updated to client comments.



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 brook.millard@keanebrands.com

CLIENT	Stonegate Pubs		
PROJECT	YATES HEREFORD		
DRG TITLE	Proposed Ground Floor Plan		
SCALE	1:60 @ A1		
DATE	09.7.16	DRN BY	KEANE
JOB NO	12890	DRG NO	04 C

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PROPOSED FIRST FLOOR PLAN



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REVISIONS

REV	DATE	DESCRIPTION



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 brook.millard@keanebrands.com

CLIENT	Stonegate Pubs	
PROJECT	YATES HEREFORD	
DRG TITLE	Proposed First Floor Plan	
SCALE	1:60 @ A1	
DATE	09.7.16	DRN BY KEANE
JOB NO	12890	DRG NO 05

NOTES:

FRONT ELEVATION:
 WINDOW FRAMES/ DOORS/ METAL WORK TO BE REPAINTED INCLUDING FIRST FLOOR WINDOWS.
 LED HALO STRIP LIGHTS TO 1ST FLOOR WINDOW SURROUNDS.
 ALL IRONmongery TO BE FIXED/ REPLACED AS REQUIRED. NEW TO ENTRANCE DOORS.
 NEW PLANTERS.
 GLAZING REPLACED TO LEADED LIGHTS ONLY.

REAR ELEVATION:
 NEW FEATURE ROOF/ BRANDING VERANDA.
 HAND PAINTED SIGN. GREEN WALL SCREEN TO ELEVATION TO SHROUD ROOF PLANT.
 RECLAD SHED BAR.

EXTERNAL SIGNAGE:
 1 NEW FASCIA SIGNS- INDIVIDUAL 3D LETTERS WITH INTERNAL HALO ILLUMINATION. (COLOUR CHANGE)
 1 PROJECTING SIGN.
 2 ILLUMINATED WALL MOUNTED MENU BOARDS.
 REAR AREA: REFER TO NOTES.

CEILINGS-
 NEW / ALTERATIONS TO CEILINGS TO BE REFINISHED.
 NEW LIGHT FITTINGS. SPOTS TO BE RETAINED AND ZONED/ ON DIMMERS TO PROPOSED AREAS.
 ALL CEILINGS TO RECEIVE REPAIRS AS REQUIRED. RE-DECORATE THROUGHOUT.

LIGHTING-
 NEW DECORATIVE LIGHTING SCHEME.
 EXISTING RECESSED LIGHTING / CAPPED OFF WHERE CLASHES WITH NEW.

WALLS-
 NEW BRICK SLIPS. DIGITAL PRINT WALLPAPER MURALS. FEATURE CLADDING AS INDICATED. NEON SIGNS.
 ALL REMAINING WALLS RE-DECORATED.

STAIRS & BALUSTRADES
 BALUSTRADES: TIMBER HAND RAILS 95% STRIPPED & FINISHED WITH SATINMATT CLEAR LACQUER.
 AREA REPAINTED.
 STAIRS TO BE MADE GOOD AS REQUIRED & FITTED WITH NEW ALU CONTRASTING NOSINGS.

ARTWORK-
 NEON SIGNS IN BLACKENED STEEL CAGE.
 GROUPED ART WORK WITH OVER PAINTED FRAMES.

WCs-
 ALL EXISTING FITTINGS AND DECORATION TO BE REMOVED. SERVICE CONNECTIONS RETAINED.
 NEW LAMINATE TO PARTITIONS, NEW DUCT PANELS, NEW DOORS, REPAINT CUBICLE FRAMES.
 NEW VANITY WITH SINKS & TAPS.
 FEATURE BRICK SLIP WALL / MIRRORS ABOVE SINKS WITH WALL LIGHTS BETWEEN.
 FEMALE WC TO HAVE 1 LARGE WALL MIRROR.
 RE-TILE WALLS.
 NEW ALTRO SAFETY VINYL FLOOR WITH COVED SKIRTING.

SIGNAGE-
 DIRECTIONAL. NEW HAND PAINTED SIGNAGE.
 STATUTORY- REPAIRS/ REPLACE EXISTING AS REQUIRED.

GENERAL NOTES:

ALL DRAWING DETAILS INDICATIVE ONLY. DRAWINGS BASED ON CLIENT SUPPLIED EXISTING INFORMATION.
 ALL TO BE SURVEYED OR INSPECTED BY CONSULTANTS/ CONTRACTORS/ SUPPLIERS PRIOR TO FINAL DETAILS, ORDERS, OR MANUFACTURE. NO RESPONSIBILITY FOR INACCURACY OR ERRORS IS HELD BY THE DESIGNER.

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GENERAL NOTES:

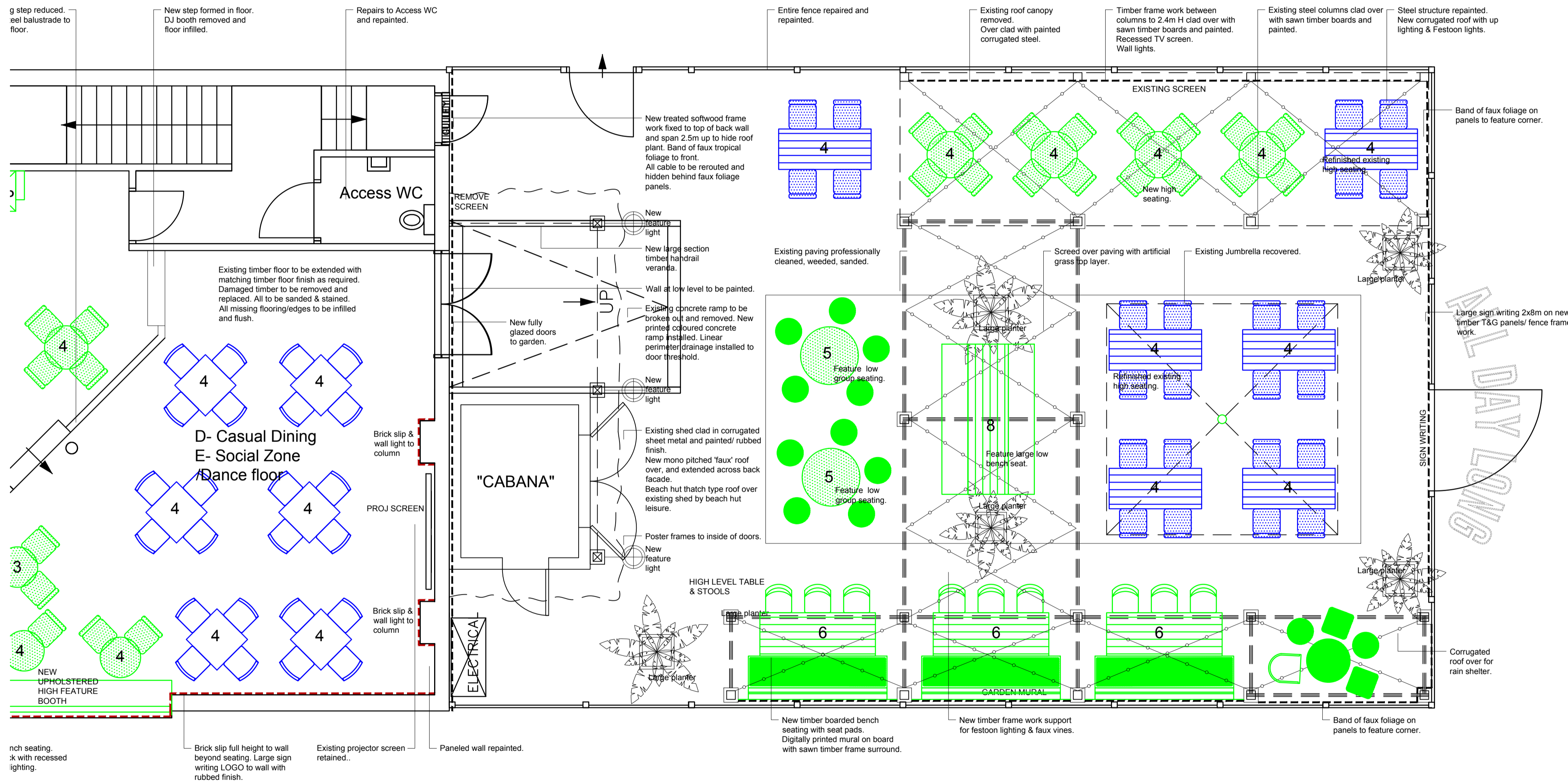
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REVISIONS

REV	DATE	DESCRIPTION
A	6.9.16	Updated to client comments.
B	25.9.16	Updated to client comments.



PROPOSED GROUND FLOOR PLAN



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CLIENT
Stonegate Pubs

PROJECT
YATES HEREFORD

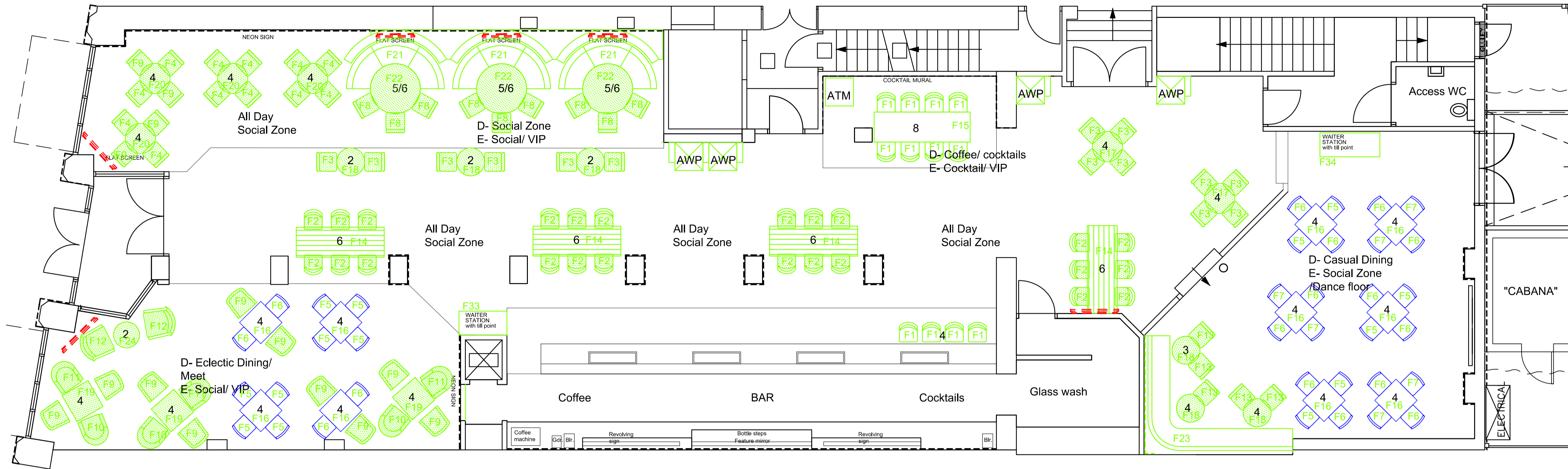
DRG TITLE
Proposed External Area

SCALE
1:50 @ A1

DATE 09.7.16 DRN BY KEANE

JOB NO DRG NO 06 B

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Symbol	Description & reference	Qty.	Image
F1	Fully upholstered height stool. Poseur height. Seat pad & back- Ref: Chester, Sangria, K5093/16 Kirkby by Design. Frame finish- Dark oak stain.	12	
F2	Fully upholstered poseur height stool. Seat pad- Cabro Putty, Warwick Fabrics. Seat back- Belfast submarine 9123, Sunbury Design. Frame finish- Dark oak stain.	24	
F3	Poseur height stool. Seat pad & back- Rhino 6223, Sunbury Fabrics. Frame finish- Dark oak stain.	14	
F4	Fully upholstered dining chair. Seat pad & back- Byblos 11 steel grey by Sekers. Piping- Belfast Submarine 9123, Sunbury & Plush Velvet Teal by Warwick. (50/50 split) Frame finish- Dark oak stain.	12	
F5	Refinished existing timber dining chair. Seat pad- Belfast Submarine 9123, Sunbury by Design. Frame finish- Distressed Eggshell Paint. Paint Ref: Dulux 30YY 33/047	14	
F6	Refinished existing timber dining chair. Seat pad- Byblos 11 BY11/SA by Sekers. Frame finish- Distressed Eggshell Paint. Paint Ref: Dulux 30YY 33/047	16	
F7	Refinished existing timber dining chair. Seat pad- Byblos 11 BY11/SA by Sekers. Frame finish- Distressed Eggshell Paint. Paint Ref: Dulux 30YY 33/047	06	
F8	Fully upholstered height stool. Mid height. Seat pad & back- Ref: Chester, Sangria, K5093/16 Kirkby by Design. Frame finish- Dark oak stain.	09	
F9	Lounge chair. Dining height. Seat & pad- Tan, VCHUR03 Churchill, by Yarwood Leather. Back- 995 Black chalk, Linear, Panaz. Frame finish- Dark Oak stain	14	

Symbol	Description & reference	Qty.	Image
F10	Lounge chair. Dining height. Seat & back- Push velvet teal, Warwick. Frame finish- Dark Oak stain	3	
F11	Tub chair. Dining height. Seat & pad- Chester, Sangria, K5093/16 Kirkby by Design. Seat back- Phoenix spark Pumpkin, By Geometric. Frame finish- Dark Oak stain	3	
F12	Lounge chair. Dining height. Seat & back- Churchill, Ash, V CHR02 by Yarwood Leather. Frame finish- Dark Oak stain	2	
F13	Metal Poseur height stool. Colour- RAL Blue RAL 5015 Seat Pad- Churchill, Tan VCHUR03, Yarwood Leather	05	
F14	Poseur height long table. 2200Lx750W Top- Timber plank stained mid Oak. Rubbed finish. Base- Blackened steel frame	04	
F15	Poseur height long table. 2400Lx750W Top- Timber plank stained mid Oak. Rubbed finish. Base- Blackened steel frame	01	
F16	Refurbish existing Dining table. 750x750d Timber top stained mid Oak. Rubbed finish. Base- Distressed Eggshell Paint. Ref: 30YY 33/047	10	
F17	New poseur height dining table. 750dia Timber plank stained mid Oak. Rubbed finish. Base- Distressed Eggshell Paint. Ref: 30YY 33/047	02	
F18	New poseur height dining table. 700dia Timber plank stained mid Oak. Rubbed finish. Base- Distressed Eggshell Paint. Ref: 30YY 33/047	06	
F19	Dining table. 750x750. Top- Timber plank stained mid Oak. Rubbed finish. Base- Paint. Satin black.	03	
F20	New dining height dining table. 750D Timber plank stained mid Oak. Rubbed finish. Base- Distressed Eggshell Paint. Ref: 30YY 33/047	04	

Symbol	Description & reference	Qty.	Image
F21	Fully upholstered booth seat. Mid height. Seat pad & back- Ash VCHUR02 Churchill, Yarwood Leather. Frame finish- Dark oak stain.	3	
F22	Mid Height. Free-standing. 1250mmØ chmfr. Top- Timber stained mid Oak with rubbed finish. Satin sealed. Base- Turned timber Distressed Eggshell Paint. Ref: 30YY 33/047	03	
F23	Fully upholstered booth seat. Poseur height. Deep buttoned. Upholstery- Ref: Chester, Sangria, K5093/16 Kirkby by Design. Frame finish- Dark oak stain.	01	
F24	New dining height dining table. 750D Timber plank stained mid Oak. Rubbed finish. Base- Distressed Eggshell Paint. Ref: 30YY 33/047	01	
F33	Vintage style waiter station. Mid oak stained top with rubbed finish. Repainted dark grey with distressed finish. 1200wx600dx900h.	01	
F34	Vintage style waiter station. Mid oak stained top with rubbed finish. Repainted dark grey with distressed finish. 1500wx600dx900h.	01	

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REVISIONS

REV	DATE	DESCRIPTION
A	05-10-2016	1no. each waiter stations F33 & F34 added.



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CLIENT

Stonegate Pubs

PROJECT

YATES HEREFORD

DRG TITLE

Furniture Plan

SCALE

1:60 @ A1

DATE

13.09.2016 DRN BY KEANE

JOB NO

12890 DRG NO 08 A

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