

Refer to 039-040 for use designations throughout the building

18-20 right of access
gate

Neighbor access
to the existing pond

1100mm wide wicket gate

- a. New formal dining living space
- b. New appliance recess formed
- c. New kitchen island
- d. New kitchen area
- e. New staircase to master suite and bedroom 2.
- f. Existing floor to be replaced with a new insulated /ventilation timber floor structure.
New timber floor finish.
- g. Stair to bedrooms 3/4
- h. Bathroom
- i. Reinstated fireplace and central snug
- j. New micro pub
- k. New engineer designed floor slab.
- l. New oak clad door with glazed side panel
- m. New rear extension Oxidised copper clad folding external shutters, internal joinery shutters.
- n. new boot area
- o. Store
- p. New disabled WC
- q. Existing wash house retained
- r. Stair to office area
- s. New tap room tables
- t. New reception area/multifunctional space for pub evening use.
- u. Access to cellar retained
- v. New storage / displays
- w. External cafe seating
- x. New shrub planting
- y. New paved courtyard - levels reduced to align with the FFL in the new property, graded to 1:30 to the rear of the site
- z. New planted margin with retaining structures
- aa. Window seat
- ab. Toplit WC space (RL over)
- ac. Kitchenette
- ad. Keg display
- ae. Home office space/ flexible workshop space (for use with dwelling).
- af. keg store/access
- ag. Sliding wall
- ah. pub bin store location
- ai. Concealed gate
- aj. New seat with raised planter backing to boundary
- ak. New timber gate
- al. new hedge
- am. New timber fence
- an. Soft planting with steel plate edging
- ao. Existing levels excavated and lowered by aprox 1m to level site new SUDS paving - clay / brick or concrete setts on engineers drained build-up.
- ap. Chute
- aq. Turning arc
- ar. parking area
- as. Gallery /mezz over (ladder access)
- at. New cooling system and AC cassette (over)
- au. Existing wall repaired.
- av. Fire curtain over
- aw. Vertical copper cladding
- ax. Vertical T&G European oak cladding
- ay. Vertical natural slate cladding top match roof
- az. New reclaimed brick boundary wall with low level planter at base
- ba. Vertical planter /green wall system.
- bb. Underpinning to existing boundary wall.
- bc. Removable disabled ramp
- bd. 1100m wide wicket gate
- be. Pitched exposed soffit over
- bf. New beams/floor gallery over
- bg. Cellar below tanked - insulated access hatch to new floor
- bh. New concrete/stone paving setts, strip to delineate pavement edge
- bi. Low brick wall, brick coping over.
- bj. New concealed drainage routes from bathrooms over within masonry pier.
- bk. New open fire cooking range

All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP. Windows, steelwork, to be site sized.

VISION: Scale
1:100
@:A3

020