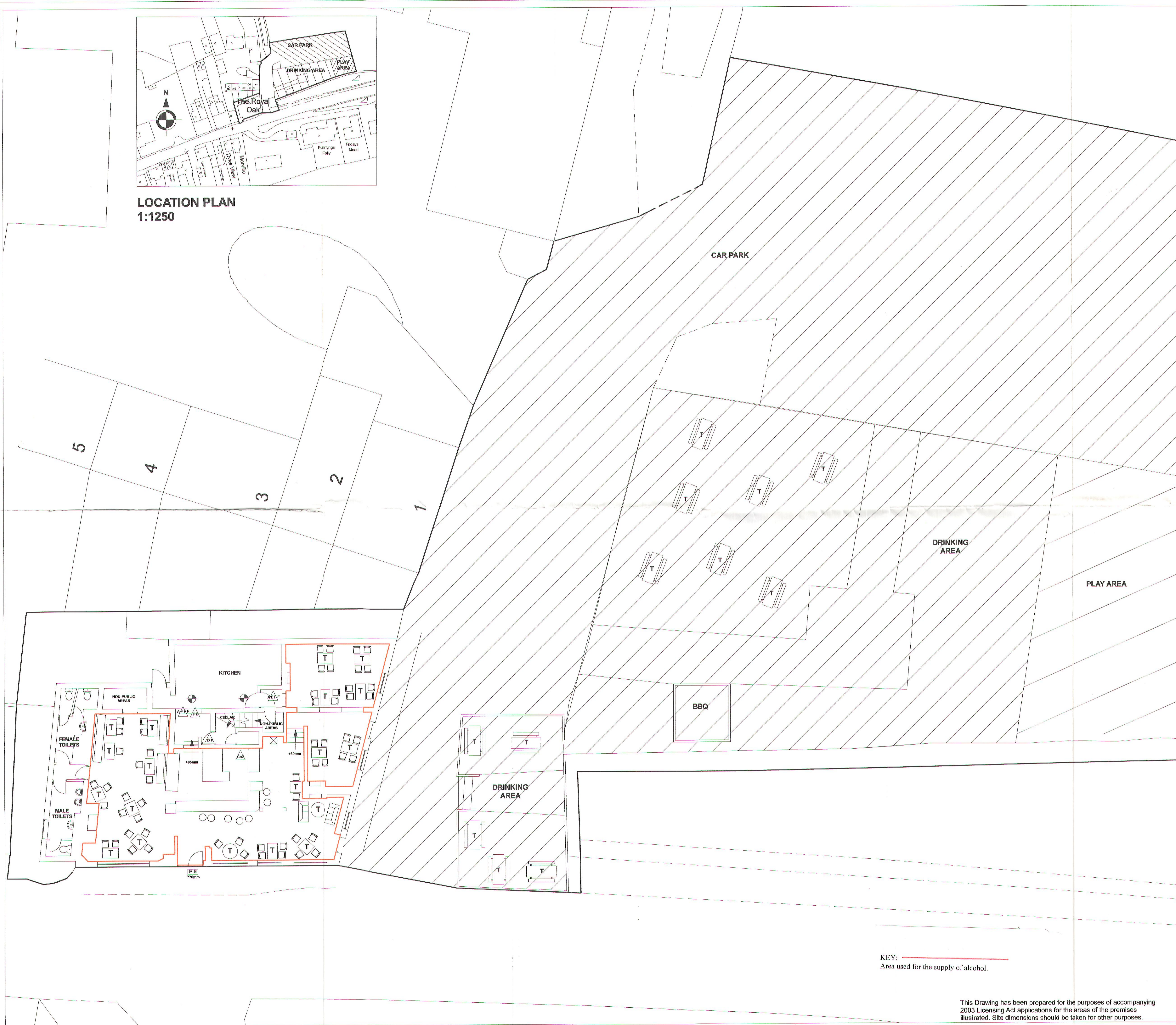
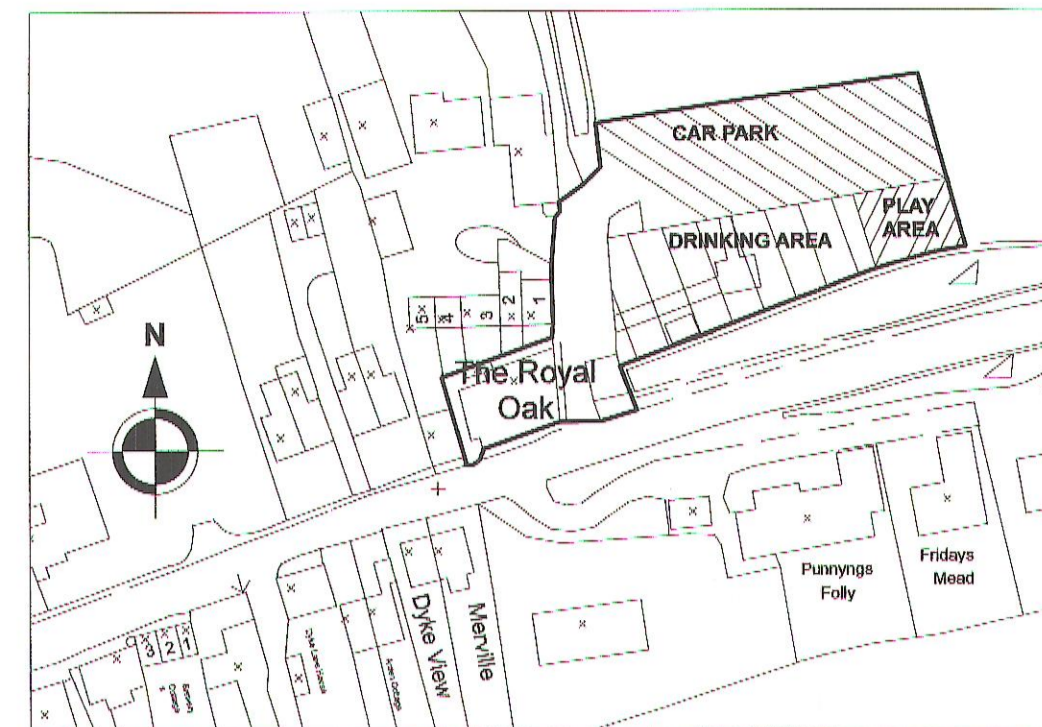


**THE ROYAL OAK,
 The Street,
 Poynings,
 BN45 7AQ**



- T.V Monitor.
- Chair.
- Table.
- Pool Table.
- Bar Stool.
- AWP/SWP Video and ATM.
- Dartboard.
- Projector & Screen.
- Illuminated EXIT Sign.
- Emergency Light.
- Break Glass Fire Alarm Call Point.
- Fire Alarm Siren.
- Ionisation Smoke Detector.
- Heat Detector.
- AFFF Extinguisher - 6 litre capacity
- Co2 Extinguisher - 2kg capacity
- Dry Powder Extinguisher - 2.25kg or 4.5kg capacity
- Water Extinguisher - 9 litre capacity
- Fire Blanket - 1.2m x 1.2m
- * Half hour fire resisting self-closing door & frame with combined intumescent fire & smoke seals. Door to have "Fire Door- Keep Shut" notices to both sides unless otherwise indicated.
- ** One hour fire resisting door & frame, combined intumescent fire & smoke seals. Door to have "Fire Door - keep locked" notice to external face unless otherwise indicated.
- PBTO Door fitted with Panic Bar & "PUSH BAR TO OPEN" Notice.
- FE Fire Exit Door - Clear opening width. E.g. 800mm
- Site Boundaries E.D.A.

EXISTING FLOOR AREA	s.q.m
EDA - drinking area less entrance lobbies	126.12
Gross Floor Area - Everything less licensee's accommodation (Internal)	192.03
Kitchen Floor Area	23.64
Dining Covers	106.85
External Drinking Areas	635.55

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CLIENT	Scottish & Newcastle Pub Enterprises								
PROJECT	THE ROYAL OAK, The Street, Poynings, BN45 7AQ								
DRAWING	Licensing Layout								
SCALE	1:100	DRAWN	JMD/ASM	DATE	14.02.05	DRG. NO.	2119/8CC3760	REV	

All dimensions to be checked on site before work is commenced. Do not scale from this drawing. This drawing is copyright and must not be reproduced without consent.

KEY: Area used for the supply of alcohol.

This Drawing has been prepared for the purposes of accompanying 2003 Licensing Act applications for the areas of the premises illustrated. Site dimensions should be taken for other purposes.