

**NOTES:**

EXISTING WINDOWS

ALLOW TO EASE AND ADJUST, FILL AND BRING FORWARD TIMBER WINDOW FRAMES AND CILLS, TOGETHER WITH ALL OTHER JOINERY, PRIOR TO REDECORATION TO PROVIDE A UNIFORM APPEARANCE.

RESTORE EXISTING SASH WINDOWS BY REMOVING BEADING AND REPLACING BEADING, REMOVING EXCESS PAINT FROM FRAME AND SASH, REMOVING AND REBALANCING SASHES AND FITTED DRAUGHT SEALS IN NEWLY ROUTED GROVES IN TOP, BOTTOM AND MIDDLE RAILS

FINISHES

TO ALL WALLS, CEILINGS, SOFFITS AND CORNICES, THOROUGHLY WASH DOWN WITH SUGAR SOAP AND MAKE GOOD IMPERFECTIONS PRIOR TO REDECORATION. ALL NEW PLASTERWORK AND LINING PAPER TO BE SEALED AND HAVE A MIST COAT APPLIED PRIOR TO EMULSION. APPLY A MINIMUM OF 2NO FULL COATS EMULSION TO ALL SURFACES, COLOURS TO BE ADVISED.

RENEW PLASTER FINISH TO CEILING WHERE HACKED OFF (APPROX 10M<sup>2</sup>, BUT IN SECTIONS OF 2M<sup>2</sup>). ALL PLASTER FINISHES TO BE LEVEL AND SMOOTH, AND MATCH ADJOINING PLASTER

PROVIDE A NEW PLASTERBOARD FINISH TO THE CEILING WHERE HACKED OFF, TAPED AND JOINED AND SCREW FIXED BACK TO ALL NECESSARY TIMBER FRAMING (APPROX 10M<sup>2</sup>, BUT IN SECTIONS OF 2M<sup>2</sup>). ALL PLASTER FINISHES TO BE LEVEL AND SMOOTH, AND MATCH ADJOINING PLASTER.

UNDERTAKE BULK HEAD REPAIRS IN MDF, SIZE TO SUIT, WHERE STRIPPED OUT DUE TO WATER PENETRATION. MOULDING TO BE MATCHED AS REQUIRED AND LEFT FOR DECORATION ON COMPLETION (ADJACENT REAR ELEVATION PITCHED ROOF).

ALLOW TO MAKE GOOD THE WALLS WHERE WALLPAPER REMOVED, ALLOW FOR SKIM COAT PLASTER, ITEM TO BE EXPANDED BY CA ON SITE AS MAY BE REQUIRED

REPAIRS/REPLACEMENT DAMAGED PLASTER MOULDINGS TO BE RE-CAST AND INSTALLED BY P&M CORK TEL 01234 357840 OR SIMILAR APPROVED

DAMP

EMPLOY A SPECIALIST WATERPROOFING SUB-CONTRACTOR IN ORDER TO PROTECT EXISTING FLOORS AND WALLS FROM DAMP INGRESS

POSITIONING OF SWITCHES & SOCKETS

POSITIONING OF SWITCHES AND SOCKETS TO COMPLY WITH PART M OF CURRENT BUILDING REGULATIONS.

- ALL SOCKETS MOUNTED 450mm AFFL TO UNDERSIDE
- ALL SWITCHES MOUNTED 1200mm AFFL TO TOP
- ALL SWITCHES & SOCKET FITTINGS MK WHITE PLASTIC

PLUMBING & DRAINAGE

NEW ABOVE GROUND DRAINAGE TO BE PVC TO COMPLY WITH BS 5572.

VENTILATION

ALL BATHROOMS. PROVIDE MECHANICAL EXTRACT 15L/SEC WITH 15 MIN OVERRUN CONNECTED TO LIGHT SWITCH OR CONTINUOUS RUNNING IN ACCORDANCE WITH REGULATION F1.

ALL KITCHENS. PROVIDE MECHANICAL EXTRACT 30L/SEC WITH 15 MIN OVERRUN LOCATED ADJACENT TO HOB OR 60L/SEC LOCATED ELSEWHERE IN ACCORDANCE WITH REGULATION F1.

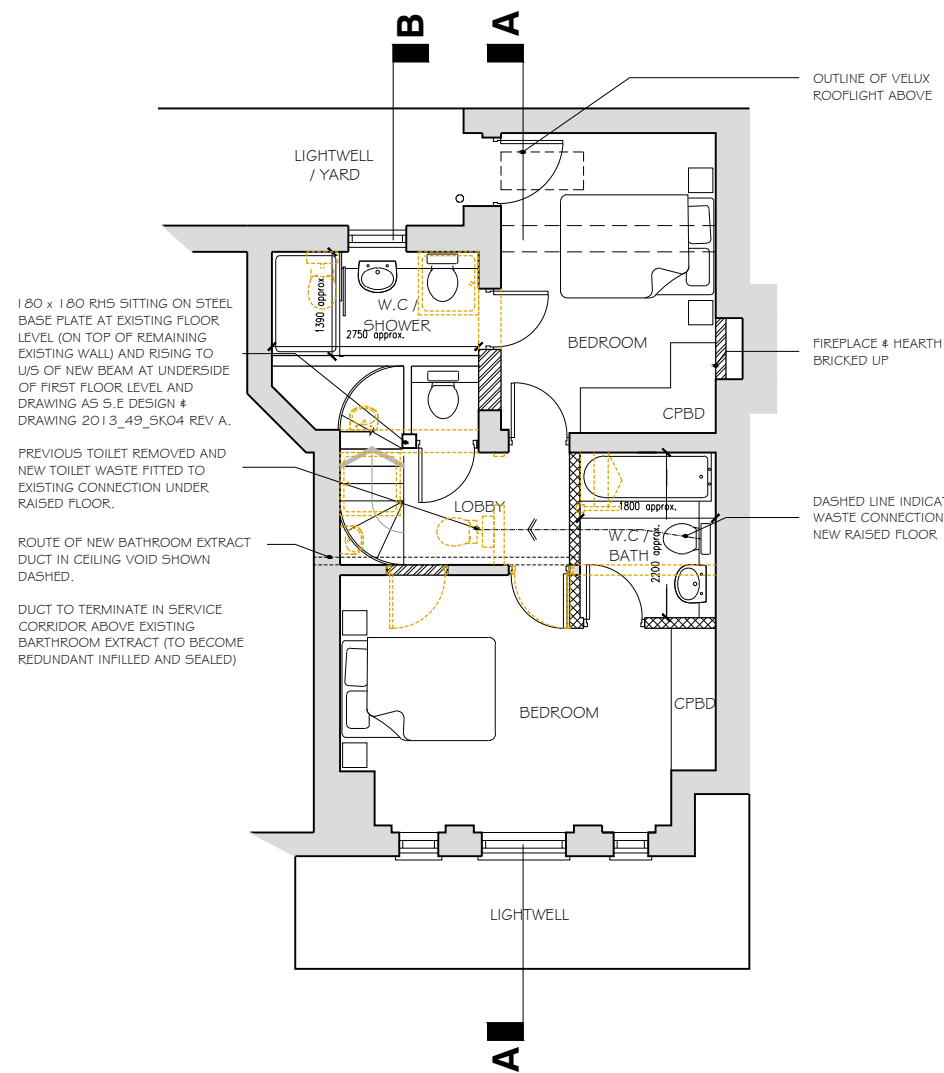
ALL HABITABLE ROOMS TO BE PROVIDED WITH 1/20TH FLOOR AREA RAPID VENTILATION AND 8000mm<sup>2</sup> BACKGROUND VENTILATION BY OPENABLE WINDOW AS F1 DIAGRAM 1.3 OF BUILDING REGS.

FIRE DETECTION

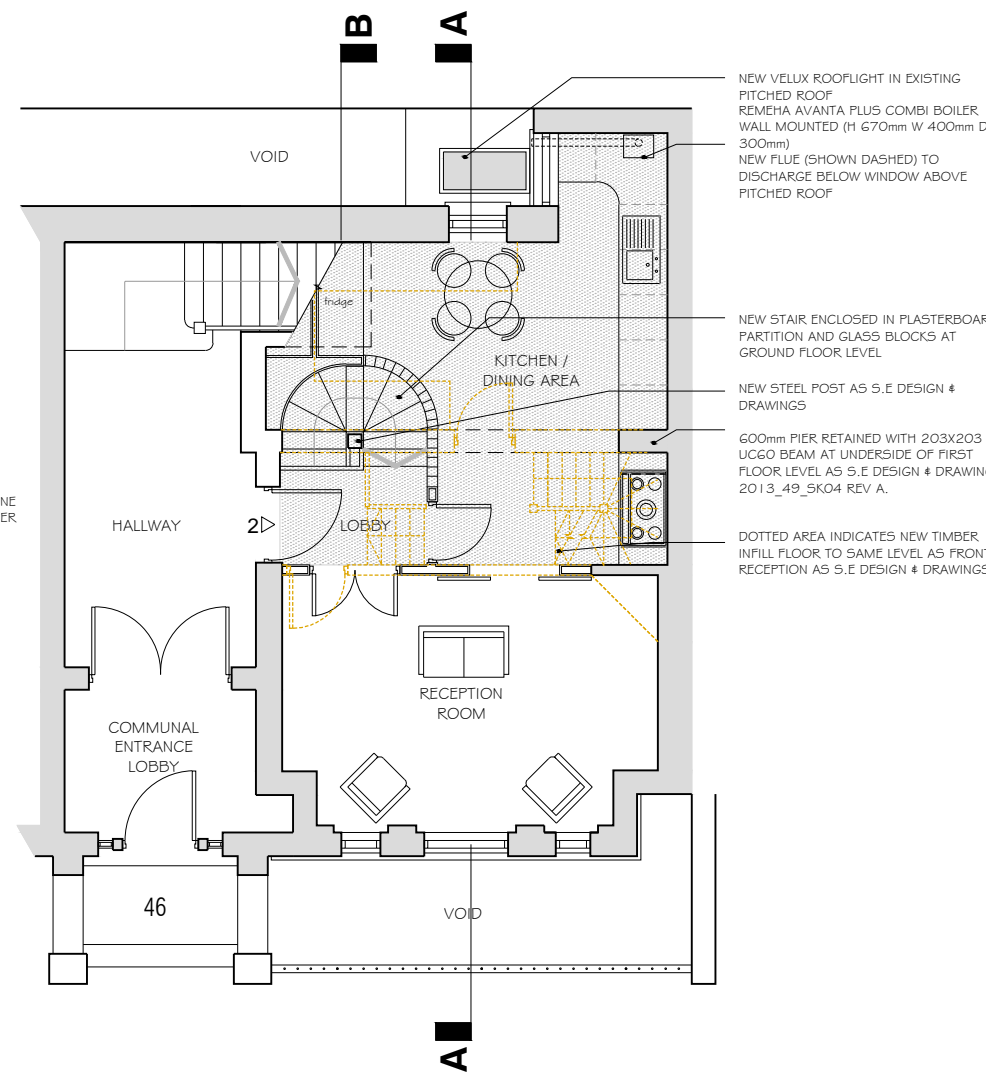
FIRE ALARM TO COMPLY WITH BS 5839-6 ; CALL POINTS TO BS 5839-2 ; SMOKE ALARMS TO BS 5446-2

**KEY:**

- LINE OF DOWNSTAND BEAM ABOVE
- ===== NEW PLASTERBOARD PARTITION AS SPEC.
- XXXXXX NEW BLOCKWORK WALLS AS SPEC.
- ////// NEW BRICKWORK INFILL TO S.E DETAILS / SPEC.
- ===== EXISTING MASONRY CONSTRUCTION
- STRUCTURE / FITTINGS TO BE STRIPPED OUT / REMOVED



**LOWER GROUND FLOOR  
AS PROPOSED**



**GROUND FLOOR  
AS PROPOSED**

**HARRINGTON GARDENS**

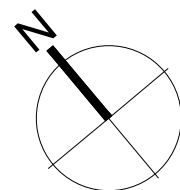
Drawing to be read in conjunction with all relevant information from Architects, Structural Engineers and Consultants.

Do not scale from this drawing. All dimensions to be checked on site before the commencement of works. Discrepancies, where identified, must be reported to the Architect immediately.

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**GENERAL NOTES:**

| Rev. No | Date     | Revision   | Drawn by | Checked |
|---------|----------|--|----------|---------|
| C       | 21.01.14 | Boiler flue position indicated   | APL      |         |
| B       | 26.09.13 | Revised following freeholders surveyors comments<br>WC waste route from bathroom altered, new post indicated on lower ground floor, boiler position shown. | APL      |         |
| A       | 12.08.13 | Revised following freeholders surveyors comments   | APL      |         |



|   |  |                                    |         |
|---|--|------------------------------------|---------|
| Job title                                     |  | Job no                             |         |
| 46 HARRINGTON GARDENS<br>FLAT 2 REFURBISHMENT |  | Z0154                              |         |
| Drawing title                                 |  |                                    |         |
| FLOOR PLANS AS PROPOSED                       |  |                                    |         |
| Scale   | Date                                   | Drawn                              | Checked |
| 1:100 @ A3                                    | JUN. 2013                              | APL                                |         |
| Drawing no                                    |  | Rev                                |         |
| PR 001  |  | C                                  |         |
| Status  |  |                                    |         |
| <input type="radio"/> Preliminary             | <input type="radio"/> For information  | <input type="radio"/> For approval |         |
| <input type="radio"/> For tender              | <input type="radio"/> For construction | <input type="radio"/> As built     |         |
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**zeropointone**

architecture | planning | interior design | CAD | visualisation

5 Torrens Street, Angel, London EC1V 1NQ, England, UK

+4420 7193 6372 +4420 7183 6336 www.zeropointone.co.uk