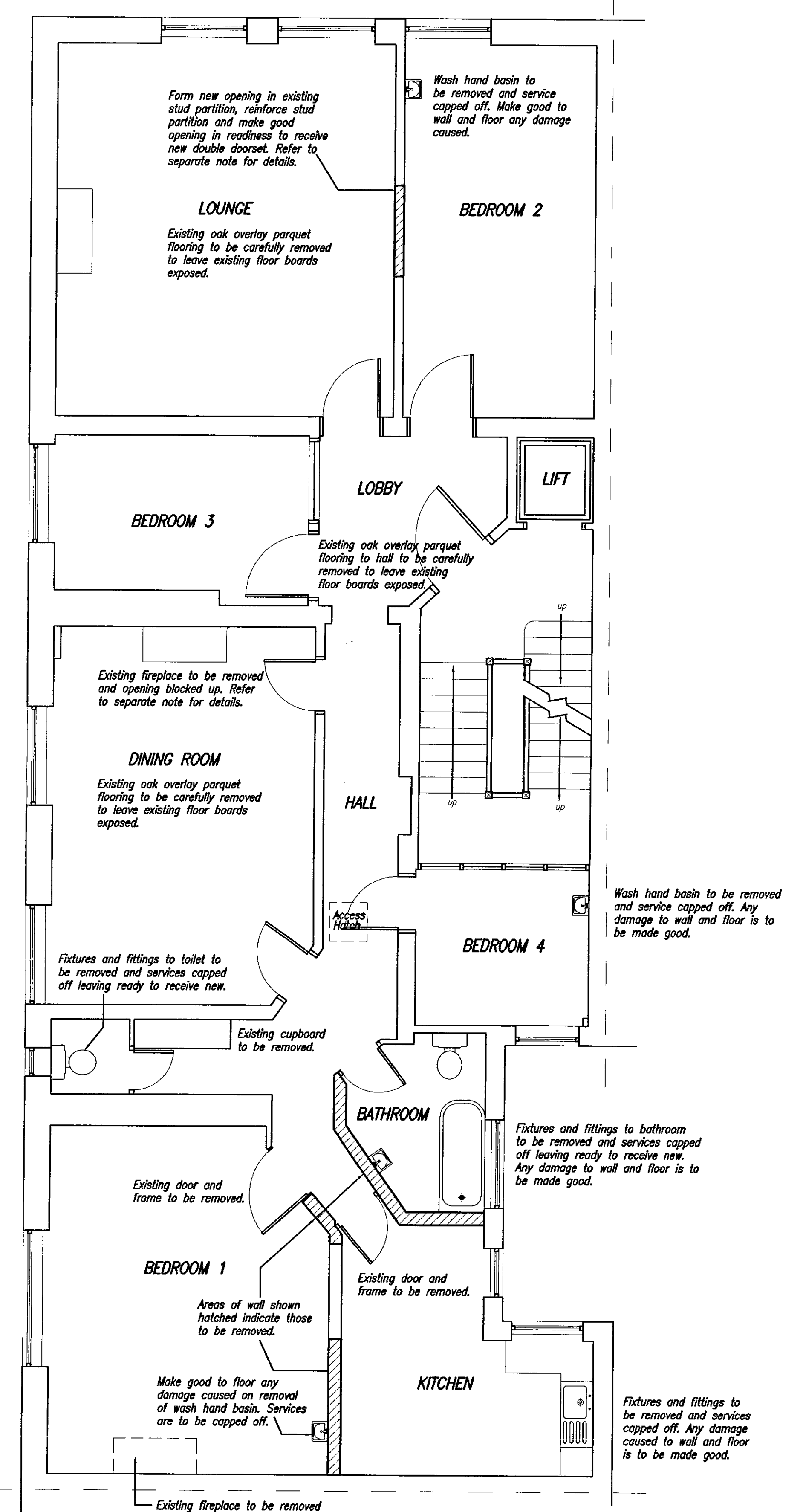


PLAN SHOWING NEW WORKS

1:1	0	10mm	20	30	40	50	60	70	80	90	100	110
1:100	0	1m	2	3	4	5	6	7	8	9	10	11
1:5	0	100mm	200	300	400	500	600	700	800	900	1000	1100
1:50	0	1m	2	3	4	5	6	7	8	9	10	11
1:20	0	200mm	400	600	800	1000	1200	1400	1600	1800	2000	2200
1:200	0	2m	4	6	8	10	12	14	16	18	20	22
1:1250	0	10m	20	30	40	50	60	70	80	90	100	110
1:2500	0	20m	40	60	80	100	120	140	160	180	200	220



PLAN SHOWING REMOVALS

NOTES:

FLOORS
Existing oak overlay parquet flooring to Lounge and Hallway is to be retained and where access is required to lay heating pipes etc. in the floor the parquet shall be made good on completion.

To proposed Dining Room and Bedrooms any damaged or split floorboards are to be replaced. All loose boards are to be screwed down and floor is to be sanded level. Floors are then to be overlaid with pre-wetted hardboard in preparation to receive new floor finish, type as directed by the Client.

To these areas access panels are to be provided to floorboards and hardboard overlay located at all below floor pipework joints and electrical junctions. The Contractor is to provide Client with a marked up drawing of all such access points on completion of Works.

To new Kitchen, Toilet and Bathrooms, existing floorboards are to be taken up and any damage made good. Exposed floor joists are then to be overlaid with 19mm plywood in preparation to receive new marble tiled finish.

Generally, Contractor is to remove all existing carpets, curtains etc. from site.

PARTITIONS
Existing partition walls indicated by hatching are to be carefully taken down. Any damage caused to remaining walls and floor is to be made good.

All new partitions are to be constructed in timber studwork, 75 x 50mm vertical studs to timber strength grade SC3 (75 x 75mm at corners and partition junctions) located at maximum 600mm centres. Partitions to have 75 x 50mm plates, head sections and bracing noggins as necessary. Partitions are to be built off of double joists or noggins. Stud voids are to be filled with 100mm thick mineral fibre quilt insulation, compressed to a thickness of 75mm for acoustic purposes. Studs are to be lined either side with 12.5mm thick plasterboard, butt joints to be taped and filled prior to decoration of 3mm thick skim coat of plaster. Provide cheek partitions to new shower (Bathroom 1) and bath (Bathroom 2), 50 x 50 stud framing (type and centres as detailed above). Cheeks to be lined and faced with 12.5mm thick plasterboard with skim coat of plaster leaving suitable to receive marble tiled finish.

Existing obscured glazed panel to proposed Bathroom 2, internal face of glazing to be painted (colour to match existing hallway) and then panel to be over-boarded with 50x25mm stud framing (type and centres as detailed for new partitions) and faced with detailed for new partitions) and faced with 12.5mm thick plasterboard (to be finished as detailed previously) Stud voids are to be filled with mineral fibre quilt insulation for acoustic purposes.

Plaster archway is to be provided between lobby and hall within existing opening.

WINDOWS
All existing windows are to be freed or eased as necessary. New sash cords are to be fitted to all sash windows, sash wheels are to be lubricated. New parting beads are to be fitted and windows are to be left operating smoothly and efficiently. Decoration to all timber windows is to be as detailed elsewhere.

Metal casement window to bedroom 1 is to be freed or eased as necessary. Metal to be cleaned down thoroughly and prepared to receive 2 no. coat gloss finish. Window is to be left operating smoothly and efficiently.

Timber window to existing kitchen (part proposed bathroom 1) to be glazed in obscured glazing, pattern to match existing or as directed by the Client.

Existing glazed screen to proposed kitchen (existing bedroom) is to be retained.

All windows in bedrooms are to receive new obscured glazing. Refer to separate note for details.

DOORSETS
Provide new proprietary timber doorsets within new stud partitions as indicated. Door leaves to be four panelled doors, type to match existing doors to flat. Doorsets are to receive primer coat, 1 no. undercoat and 2 no. gloss coats. To new doors provide borrowed lights over, provide frame only, frames are to remain unglazed. Borrowed lights to extend across width of doorset, from head to underside of ceiling. To existing borrowed lights, glazing bars and beads are to be removed leaving ready to receive new glazing (provided and installed by others).

Provide new 1400mm wide double doorset accessing Lounge from proposed Dining Room. New opening in stud partition is to be reinforced by means of 2 no. 50 x 125mm SC3 timber strength grade members glued and screwed to existing vertical stud over to act as composite timber lintel. Lintel to be carried over minimum 1 no. vertical stud. Provide 50 x 125 x 500mm deep bracket either end fixed to vertical stud either end and provide additional support to lintel. To a height of 300mm above lintel to full length provide 50 x 125mm noggins running between vertical studs with diagonal bracing to noggins and lintel. New standard double doorset to be type as John Carr (Rugby Joinery) or equivalent. Leaves are to be 4 panel doors, type to match existing.

All new doors are to be type to match that of existing situation. Ironmongery to all doors is to be provided by Client for Contractor to fit.

FITTED WARDROBES
New fitted wardrobes to be constructed and installed by others.

FIREPLACES
Existing fireplace to Lounge is to be re-used as solid fuel burning hearth. Contractor is to investigate the condition of the existing flue liners and report their findings to Client.

Fireplace to proposed Bedrooms 1&2 are to be removed and any damage made to wall and floor is to be made good. Fireplace opening is to be filled with 50 x 50mm timber studwork, faced with 12.5mm and 3mm thick plaster skim coat. Provide new timber skirting to match existing and decorate as detailed elsewhere.

REDECORATION
All existing woodwork to remain is to be cleaned thoroughly, rubbed down and filled as necessary. Woodwork is then to receive 1 No. undercoat and 1 No. gloss coat of colour as directed by the Client.

Walls to Lounge, Dining Room and Bedrooms are to be stripped of existing paper and made good. Reine walls with 1200 gauge lining paper ready to receive 2 No. coats of emulsion of colour as directed by the Client.

Generally any areas of loose or flaking plaster are to be removed and area is to be filled or replastered as necessary.

Ceilings
All lath and plaster ceilings are to be made good to match existing. Ceilings are to be lined with 1200 gauge lining paper ready to receive 2 No. coats of emulsion, colour as directed by the Client.

To all ceilings, coverings are to be retained, lined and decorated as detailed previously. Ceiling to existing dining room (proposed Bedrooms 2&3) are to be replaced with new plasterboard ceilings.

FITTINGS
New kitchen is to be supplied and installed by others. Bathroom fittings are to be supplied by the Client and installed by the Contractor.

GENERAL / REMOVALS
No exposed pipework or cabling is to be evident on completion of proposed work. Electrical contractor is to be responsible for providing chases to accommodate new services. B.& C.E. Contractor is to be responsible for making good chases and all such service voids to walls.

All existing kitchen, bathroom and toilet fixtures and fittings are to be carefully removed and existing services are to be capped off. Additionally, 3 no. wash hand basins to existing bedrooms are to be removed. Contractor is to make good areas of wall and floor where any damage has occurred on removal of fittings.

To rooms receiving new partitions, existing skirtings, picture rails and cornices of type to match existing are to be provided and / or extended to provide a continuous line to perimeter of room.

Existing fireplaces are to remain in position, thoroughly cleaned down, repaired as necessary and redecorated to match existing situation.

For the purpose of co-ordinating trade packages, this drawing is to be read in conjunction with associated services drawing no.s P0089A/98/100, 101 and 105 and relevant drawing specification.

LB/99/726 A
DELEGATED APPROVAL
01 FEB 2000

C. Wall thicknesses indicated correct, en-suite shower room to bedroom 1 added.	K.L.N.H.	K.C.	30.04.99
B. Further amendments to suit Client requirements.	K.L.N.H.	K.C.	28.10.98
A. General notation amendments and additions to incorporate Client requirements. Major note changes apply to Floors, Decoration, Flue replacement and fitted wardrobes. Minor alterations are indicated by underlining.	K.L.K.C.	D.A.	05.10.98
REV	DESCRIPTION	BY	DATE
REVISIONS			

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Architect
ROBIN JONES Dip Arch (Dist) RIBA

Project
27 QUEEN'S GATE
REFURBISHMENT OF FLAT 5

Drawing Title
FLOOR PLAN SHOWING
REMOVALS AND SCOPE OF
NEW WORKS.

Name	Signd	Date	Scale	1:50
Drawn K. LING			File No.	P0089/A
Designed			Drawing Status	CONSTRUCTION
Checked M. DOLMAN			Revision	
Approved R. JONES				
Drawing No.	P0089A/98/003			
	C.			