

01
SECOND FLOOR PLAN
As Existing with Demolitions

GENERAL NOTES

Where existing partitions are removed adjacent surfaces are to be made good with finish to match existing

Existing cornices, skirting boards and dado rails are to be retained and any that are affected by the demolition works are to be made good to match adjacent existing.

New partitions are to be plasterboard on new timber stud work with skimcoat and paint finish

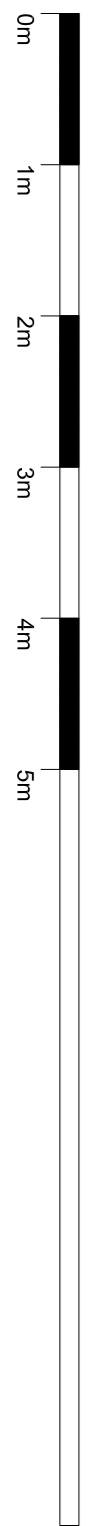
Access to existing beams for strengthening works is to be via the floorboards above

Where strengthening works to existing walls occurs, the ceiling below is to be made good and repaired to match existing. Refer to reflected ceiling plans for extents or repair works to ceilings.

All non-original boxing to redundant services removed.

KEY

- Existing Structure
- Demolitions in Section
- Demolitions in Elevation



Red dashed line denotes existing walls that are currently lined with sand/cement plaster on EWL. These walls are to be stripped back to the timber studs to allow for new ply lining to strengthen existing wall in accordance with structural engineer's requirements. These walls are then to receive new plasterboard lining and skim coat finish. The existing cornice is to be retained and protected throughout strengthening works to the partition wall.

GENERAL NOTES

Do not scale. All written dimensions must be checked on site before work commences. Dimensions are given in millimetres unless otherwise stated. Dimensions, where identified, must be reported to the Architect immediately.

Any areas indicated on the drawing are for guidance purposes only. No responsibility is taken for any accuracy.

All work must be carried out in accordance with the Building Regulations and of the satisfaction of the Local Authority.

REV	ISSUE DATE	REVISION NOTES
B	02/04/2014	Approved in line with measured survey
A	11/08/14	Issue for tender

PLANNING

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CLIENT
The Bedford Estate

PROJECT
No. 18 Bedford Square
WC1

DRAWING TITLE
Second Floor Plan
- As Existing with Demolitions

SCALE 1:50@A1 DATE Feb 14
DRAWN BY TPOG:MD REF: B
792 (PL)104