

01
GROUND FLOOR PLAN
As Proposed

GENERAL NOTES

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

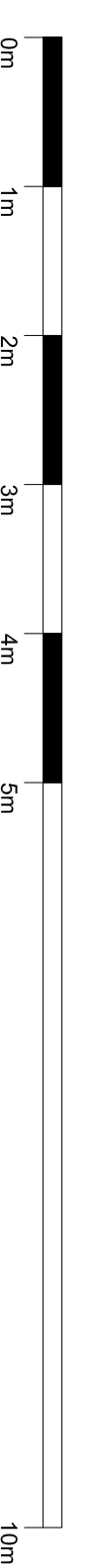
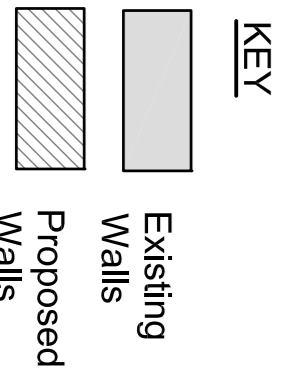
Existing cornices, skirting boards and dado rails are to be retained and any that are affected by the demolition works are to be made good to match adjacent existing.

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.



CLIENT
The Bedford Estate

PROJECT
**No. 18 Bedford Square
WC1**

DRAWING TITLE
**Ground Floor Plan
- As Proposed**

SCALE
1:50 @ A1

JOB NO.
792

DWG NO.
(PL)602

DATE
FEB 14

REV.
B

**GARNETT
+PARTNERS**

architects / planners / designers

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PLANNING

STATUS

04/06/2014
A
28/02/2014
REV/ ISSUE DATE | REVISION NOTES

GENERAL NOTES

Do not scale. All written dimensions must be checked on site before work commences on site or in shop. Refined dimensions take precedence over marked dimensions, where identified, must be reported to the Architect immediately.

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

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

Approximate position of existing beam to be strengthened with steel plate to Structural Engineer's requirements. Existing floor boards to be lifted and reinstated in order to gain access to beam for strengthening works.

Floor below wall to be strengthened to Structural Engineer's requirements. Ceiling below to receive new plaster and made good to match existing. Refer to reflected ceiling plans.

Former stair void re-installed. New painted metal handrail and balustrade to match existing installed to basement stair and edge of void.

New partition walls to be studwork with plasterboard and skimcoat finish

New opening to receive paneled timber door

Former opening to be filled with masonry & finish to match adjacent existing

Existing finish to party wall removed and made good wall dry lined and decorated

Existing sash windows replaced with double glazed sash windows to suit existing openings

Following demolition of existing extension walls made good dry lined and decorated

Portion of party wall filled with facing bricks to match existing

New fixed glazed screen

Skylight above

Skylight above

Office G.07

Office G.03

Office G.02

Entrance Hall G.01

Lift Lobby G.04

WC G.06

WC G.05

Riser

Lift

void

Full height glazed door to new opening

Ligh well

Ligh well

Ligh well