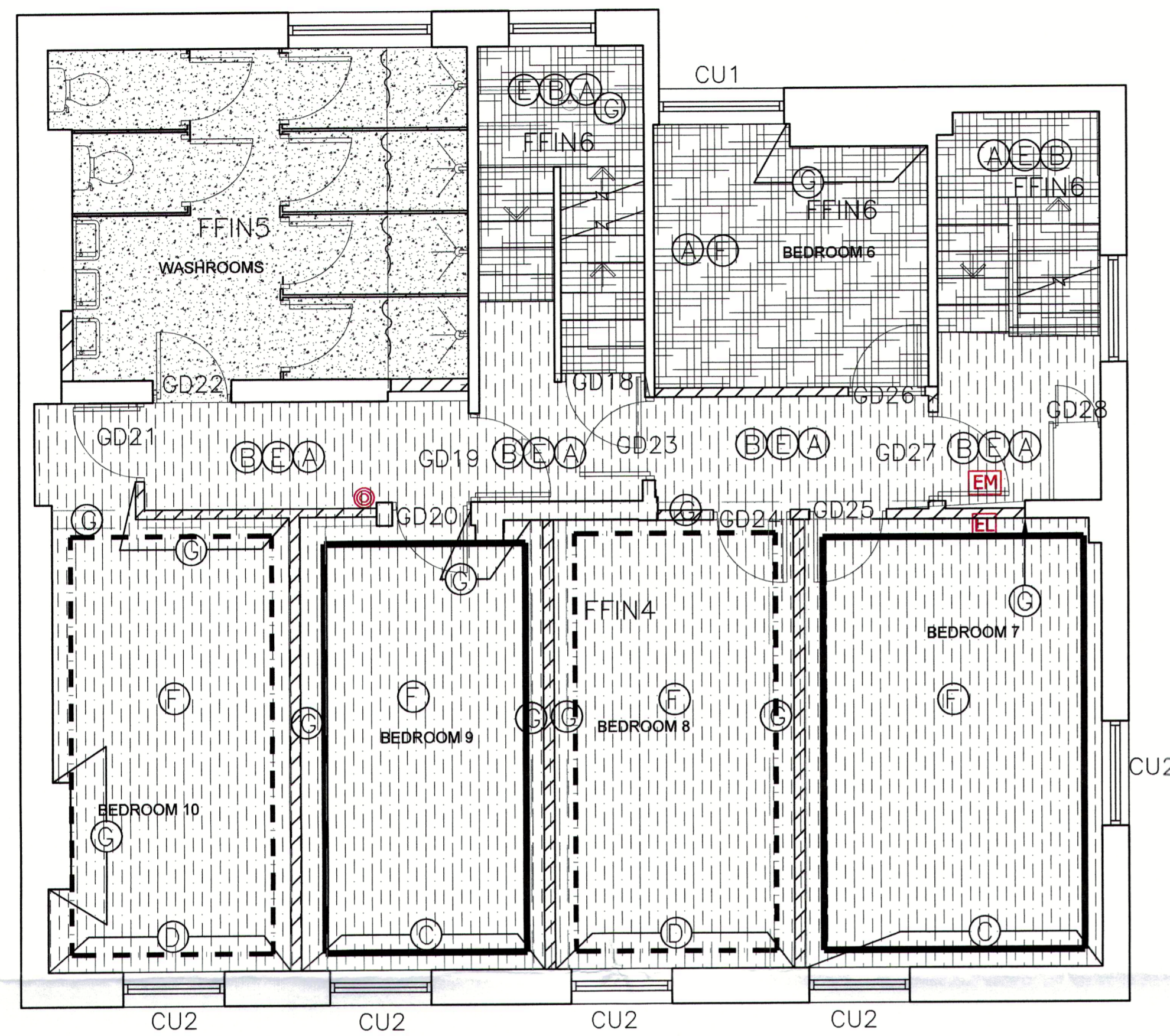


- NOTES:
- Do not scale from this drawing, all dimensions must be checked on site. The contractor must verify all site dimensions, drawings, details & specifications. Any discrepancies must be reported to BGW DESIGN STUDIO prior to any commencement of work.
  - Figured dimensions to take preference over those scaled.
  - All specified items are to be installed in accordance with the manufacturers recommendations & instructions.



**PROPOSED FIRST FLOOR PLAN**

**BEDS TO BE PROVIDED BY CLIENT**

**FLOORING NOTES:**

ALLOW TO PAINT ALL BEDROOM WINDOW FRAMES F&B CLUNCH WINDOW FRAMES TO STAIRCASE TO BE PAINTED F&B OXFORD STONE.

ALLOW TO STRIP OUT ALL EXISTING FLOOR FINISHES WHERE NECESSARY & SKIP.

ALLOW FOR THE SETTING OUT OF ALL LEVELS, RAMPING DOWN TO THRESHOLDS, CHANGE IN FLOOR FINISH AS REQUIRED - ALL TO BE AGREED WITH THE DESIGNER PRIOR TO STARTING ON SITE.

ALLOW FOR SELF LEVELLING SCREED WHERE REQUIRED.

ALLOW FOR NAPLOCK STRIPS TO BE STAINLESS FINISH TO EVERY FLOOR FINISH.

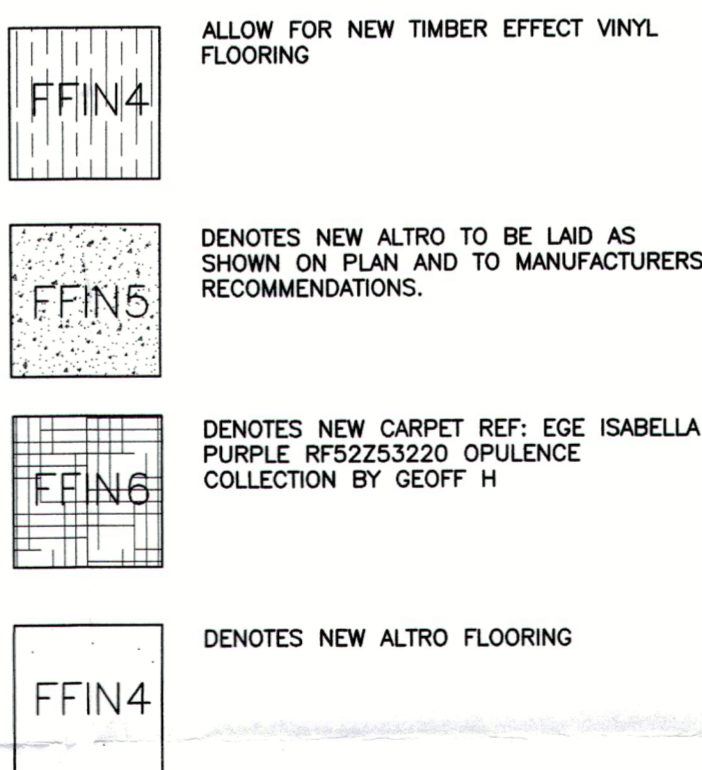
ALLOW FOR SUPPLY & FIT OF ALL HARD FLOORING AS PER DRAWING - INCLUDE FOR COVERED SKIRTINGS TO BAR SERVERY & NOT BLACK STICK ON.

EXISTING SKIRTINGS TO BE RETAINED. ANY NEW REQUIRED TO MATCH EXISTING.

ALL FLOOR COVERINGS ARE TO FALL WITHIN THE LOW CATEGORY AS DEFINED IN BRITISH STANDARDS 4790 (HOT NUT METHOD FOR THE TESING OF TEXTILE FLOOR COVERINGS).

ALLOW FOR GRADUS TYPE (OR SIMILAR APPROVED BY DESIGNER) TREAD NOSINGS TO ANY CHANGE IN FLOOR LEVEL, INC. STAIRS, TO BE BRASS FINISH WITH CONTRASTING COLOUR INSERT (DESIGNER TO APPROVE PRIOR TO INSTALLATION).

ALLOW FOR ANY DRAINAGE MAN HOLE COVERS, CELLAR HATCHES, OR SIMILAR TO BE FINISHED IN GIVEN FLOORING FOR THAT PARTICULAR FLOOR AREA.



**DOOR FINISHES:**

GD18, GD19, GD22 COMMUNAL DOORS TO BE PAINTED DULUX 90GG 19 / 151 SATIN FINISH- BOTH SIDES FRAME TO BE PAINTED F&B OXFORD STONE SATIN FINISH  
 GD23, GD27, GD29  
 GD30, GD31, GD32

GD20, GD21, GD24 BEDROOM DOORS TO BE PAINTED F&B OXFORD STONE SATIN FINISH - BOTH SIDES, WITH FRAME IN F&B OXFORD STONE SATIN FINISH. BEDROOM DOOR SIGNAGE TBC  
 GD25, GD26, GD33  
 GD34, GD35, GD36

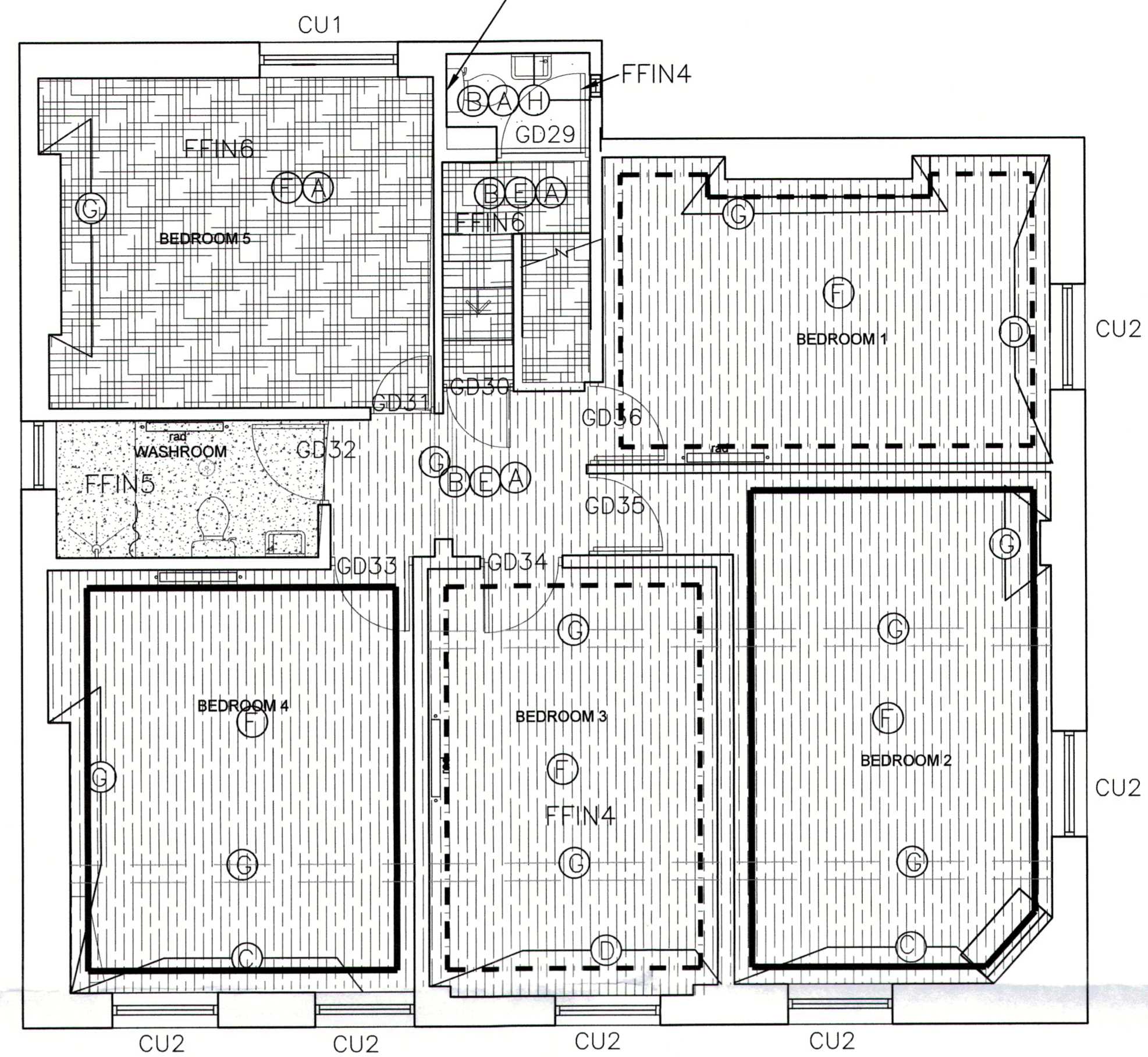
GD28 DOOR TO RECEIVE F&B OXFORD STONE DIAMOND SATINWOOD FINISH.

**DECORATION**

- (A) CEILINGS TO BE PAINTED F&B CLUNCH
- (B) SKIRTINGS, STAIRCASE, WINDOW FRAMES, COVING AND DADO RAILS TO BE PAINTED F&B OXFORD STONE
- (C) WALLS TO BE PAINTED VERT DE TERRE NO 234.
- (D) WALLS TO BE PAINTED F&B OVAL ROOM BLUE NO 85.
- (E) WALLS TO BE PAINTED F&B LIGHT BLUE
- (F) WALLS, SKIRTINGS, WINDOW FRAMES, COVING AND EXISTING DADOS TO BE PAINTED F&B CLUNCH.
- (G) EXISTING BEAMS AND PROTRUDING WALLS TO PAINTED F&B OXFORD STONE
- (H) WALLS TO BE PAINTED CLUNCH

**WALLPAPERS KEY:**

- - - - - CEILING TO RECEIVE NEW WALLPAPER REF: ANDREW MARTIN TRAVELER WALLPAPER, NAVIGATOR, PARCHMENT. REPEAT 76CM, WIDTH 68CM, LENGTH 10M
- CEILINGS TO RECEIVE NEW WALLPAPER: ANDREW MARTIN ENGINEER, LIGHT OAK. REPEAT 76.2CM ROLL SIZE 68CMX10M



**PROPOSED SECOND FLOOR PLAN**

**BEDS TO BE PROVIDED BY CLIENT**

**CURTAIN KEY:**

- CU1 WARWICK CHARTWELL DENIM
- CU2 BLUE CREAM CHECK

rev	15.12.14	1ST ISSUE	JE
date		note	init.

Stage: **PROVISIONAL**

Client: **PUB LOVE**

Project:  
**EXMOUTH ARMS  
 1 STARCROSS STREET  
 EUSTON  
 LONDON**

Title:  
**FIRST & SECOND DECORATIONS  
 & FLOORING**

Scale 1:50 Dwg size: A1

Drawn: JE Date: 15.12.14

Drawing No. 2420-04-02 Revision: -

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