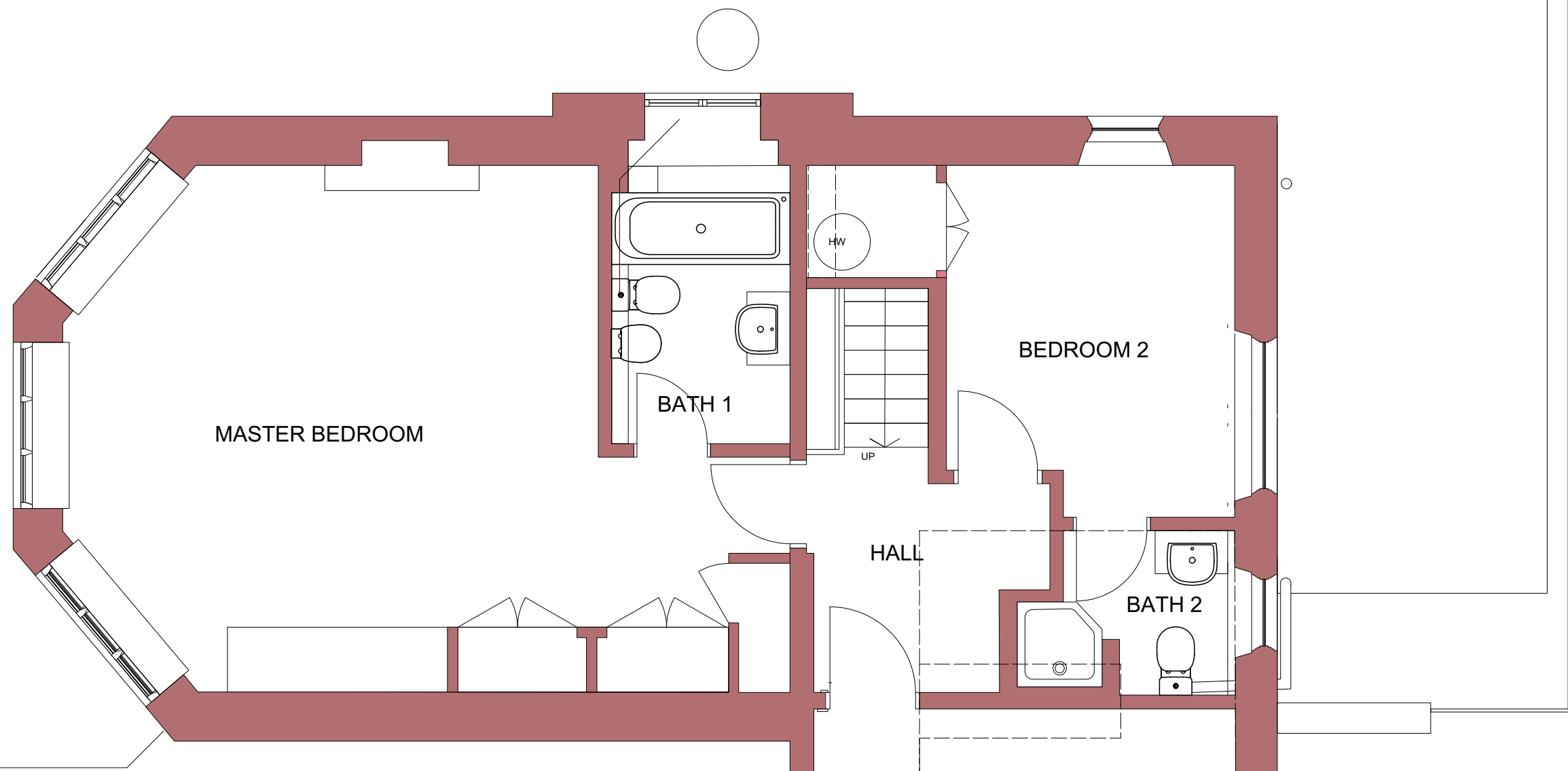
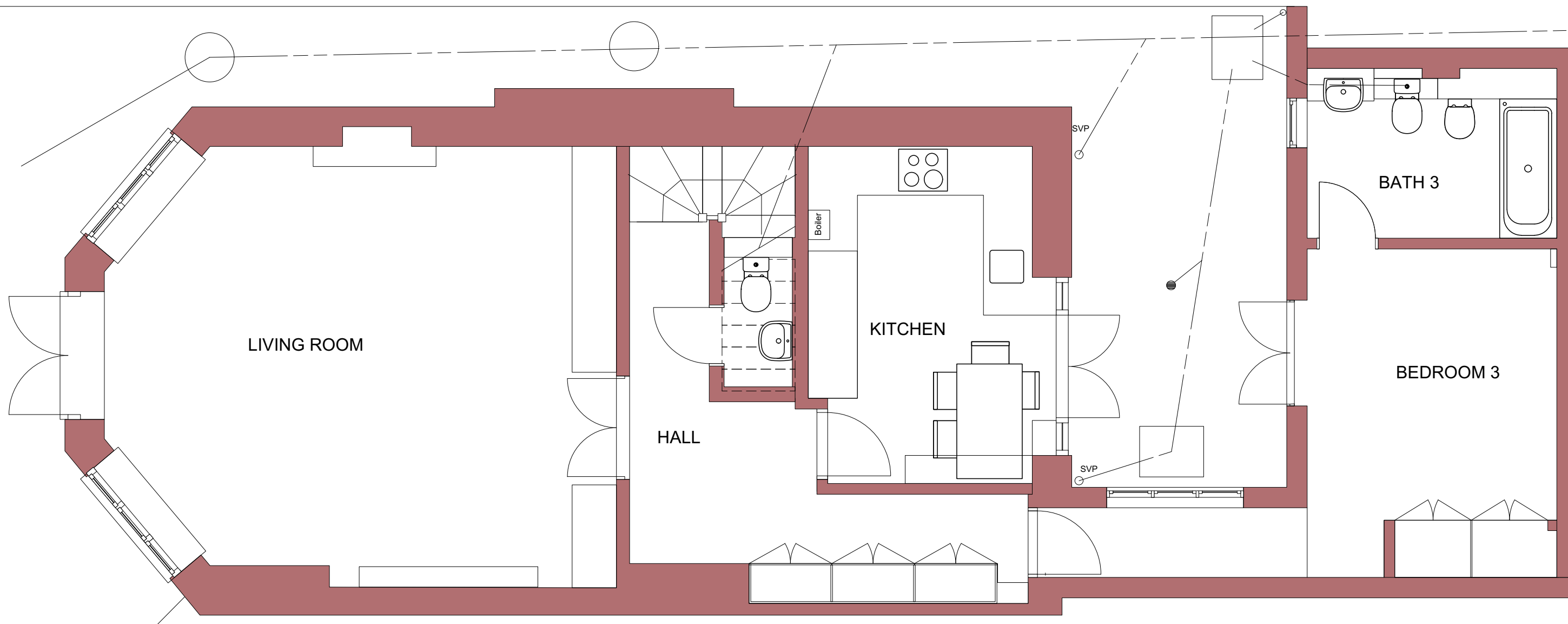


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All discrepancies with other drawings or documents should be notified to the Architect upon discovery
All dimensions to be checked on site
If in doubt ask



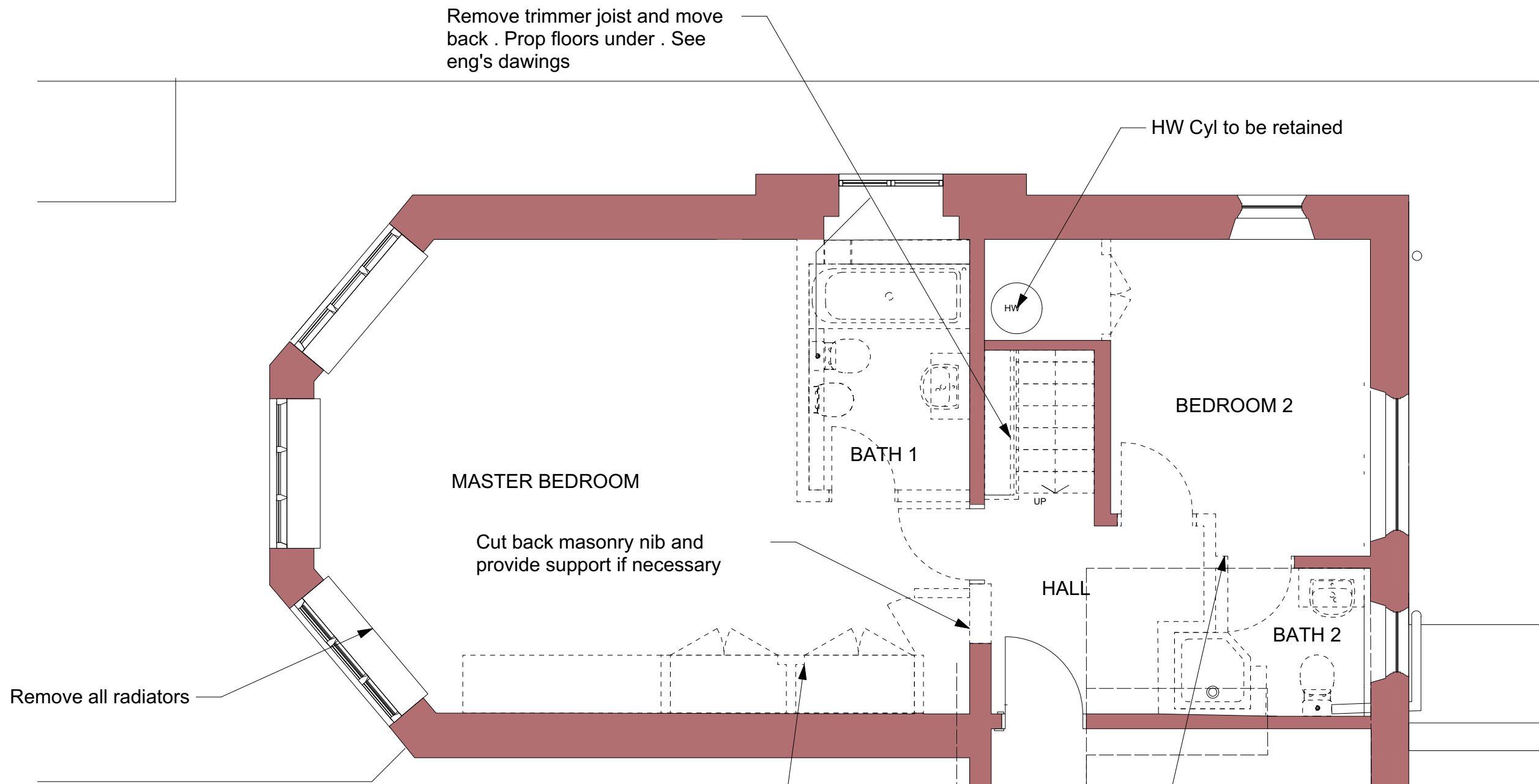
FOR PLANNING		
A3 Associates Ltd 16 Daisy Lane London SW6 3DD Tel. 020 7731 6463		
39 Eton Avenue <small>PROJECT</small>		
Existing Upper Ground Floor <small>DRAWING</small>		
1:50 @A3 <small>SCALE</small>	Sept 2019 <small>DATE</small>	
1125 - PL 02 <small>DWG. NO.</small>	- <small>REVISION</small>	- <small>CHECKED</small>

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A: 21-10-19 - Ex beam notes removed

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A3 Associates Ltd	
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<small>PROJECT</small>	
Existing Lower Ground Floor	
<small>DRAWING</small>	
1:50 @A3	Sept 2019
<small>SCALE</small>	<small>DATE</small>
1125 - PL 03	-A
<small>DWG. NO.</small>	<small>REVISION</small> <small>CHECKED</small>



Remove trimmer joist and move back . Prop floors under . See eng's dawings

HW Cyl to be retained

MASTER BEDROOM

BATH 1

BEDROOM 2

Cut back masonry nib and provide support if necessary

HALL

BATH 2

Remove all radiators

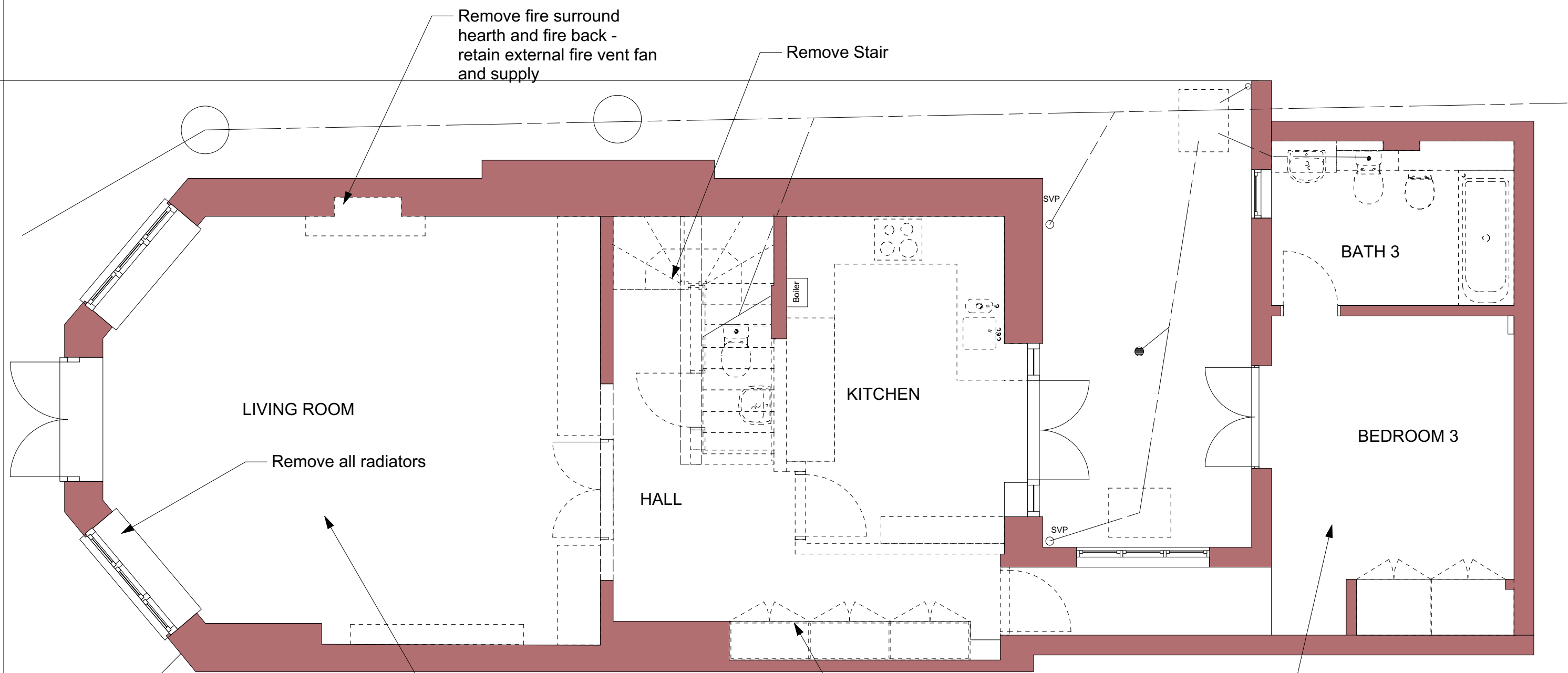
Strip out cupboards and partitions noted

Temporary propping may be necessary to support the stair. If in doubt ask the engineer.

A: 21-10-19 - Ex beam notes removed

FOR PLANNING		
A3 Associates Ltd		
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39 Eton Avenue		
<small>PROJECT</small>		
Upper Ground Floor Demolition & Strip out		
<small>DRAWING</small>		
1:50 @A3 <small>SCALE</small>	Sept 2019 <small>DATE</small>	
1125 PL-04 <small>DWG. NO.</small>	A <small>REVISION</small>	- <small>CHECKED</small>

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 If in doubt ask



Remove fire surround
 hearth and fire back -
 retain external fire vent fan
 and supply

Remove Stair

LIVING ROOM

Remove all radiators

HALL

KITCHEN

Boiler

SVP

SVP

BATH 3

BEDROOM 3

Remove all floor finishes
 and screed

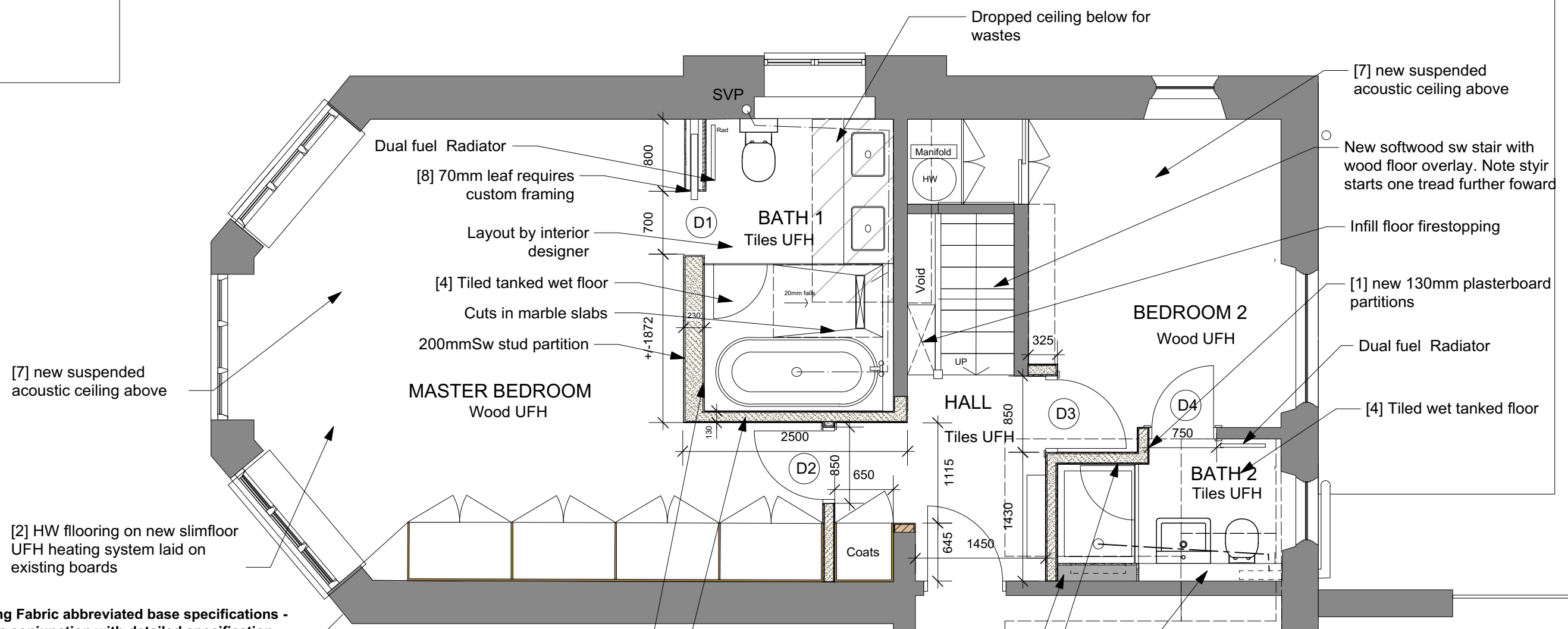
Strip out cupboards,
 kitchen and partitions
 noted

Remove all floor
 finishes and screed

A: 21-10-19 - Ex beam notes removed

FOR PLANNING		
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PROJECT		
Lower Ground Floor Demolition & Strip out		
DRAWING		
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SCALE	DATE	
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DWG. NO.	REVISION	CHECKED

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**Building Fabric abbreviated base specifications -
 Read in conjunction with detailed specification**

1. **Internal Partitions:** Typ 100mm studs with 100mm min wool insulation lined with plasterboard & skim.
2. **UFH Floor on joists:** Nu Heat Low Pro Clippa plate heat diffusion panels under decking with 100mm Min wool insulation on floor void
3. **Shower walls:** Tiles on Painted 2 part waterproofing membrane on 12mm cement boards
4. **Bathroom Floors**
 Tiles on Ditra Mat on Painted 2 part waterproofing on WPB ply decking
5. **UFH Floor on slabs:** Nu Heat Low Pro cement board on 70mm phenolic insulation on DPM on latex levelled concrete slab
6. **Patio Paving**
 10mm ceramic tiles on adhesive on latex filled existing slab
7. **Acoustic ceiling to UGF bedrooms**
 2 x 15mm plasterboard on resilient bars hung on resilient hangers from ex joists with 50mm min wool insulation
8. **Bath pocket Partitions:**
 45mm metal stud Partition with Plasterboard finish. Radiator wall lined with 18mm WPB ply additionally

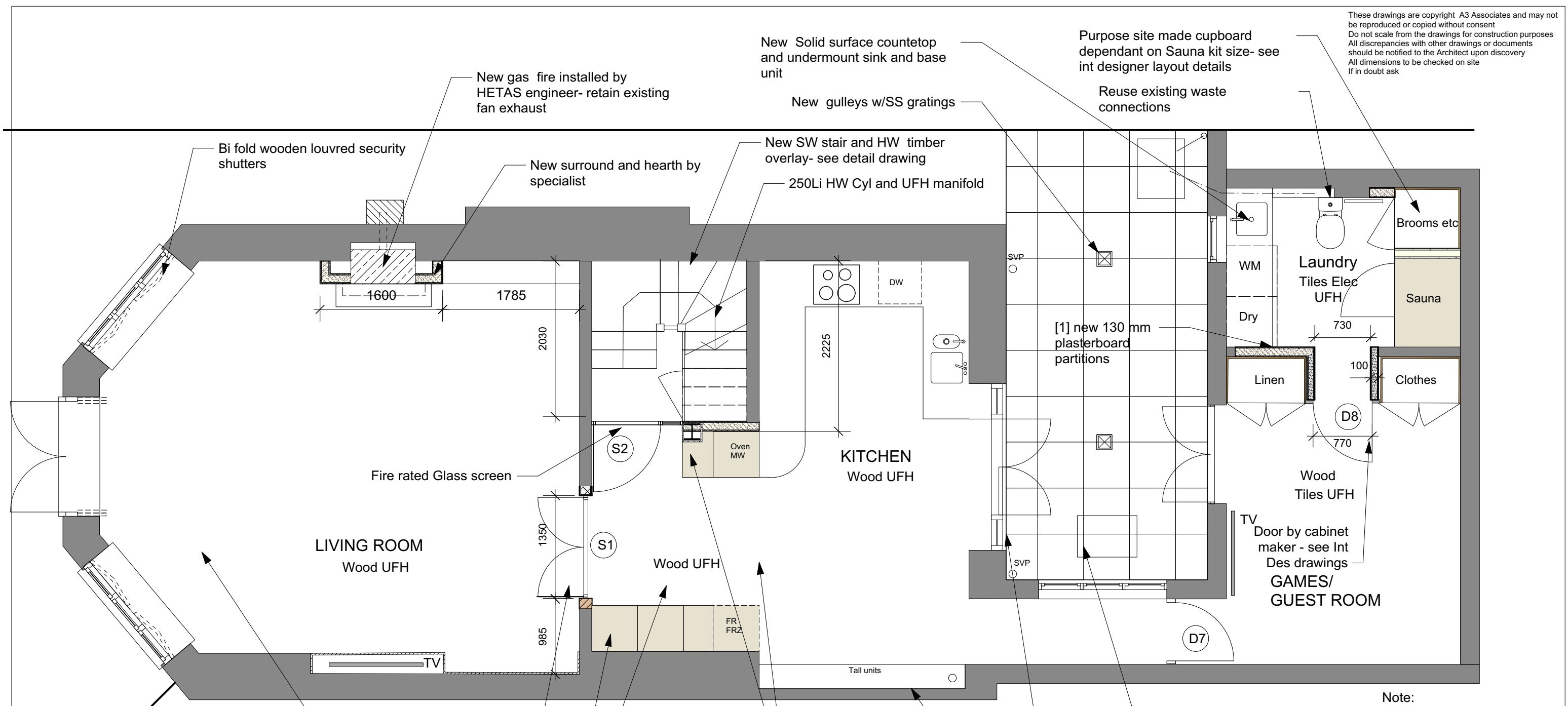
- [3] Aquaboard backing lining to tiled walls
- [1] new 130 mm plasterboard partitions
- 200mm deep duct with soap recess
- [3] Aquaboard backing lining to tiled walls
- Cistern casing and existing waste connection

Note:
 For details of all cupboards, kitchen units and specialist joinery see the Interior Designers drawings

A: 21-10-19 - Ex beam & Boiler notes removed

FOR INFORMATION		
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<small>PROJECT</small>		
Upper Ground Floor Proposed		
<small>DRAWING</small>		
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1125 - PL 06 <small>DWG. NO.</small>	A <small>REVISION</small>	- <small>CHECKED</small>

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 If in doubt ask



New Solid surface countertop and undermount sink and base unit

Purpose site made cupboard dependant on Sauna kit size- see int designer layout details

Bi fold wooden louvred security shutters

New gas fire installed by HETAS engineer- retain existing fan exhaust

New surround and hearth by specialist

New SW stair and HW timber overlay- see detail drawing

250Li HW Cyl and UFH manifold

Reuse existing waste connections

1600

1785

2030

2225

730

100

(D8)

770

Fire rated Glass screen

LIVING ROOM
Wood UFH

(S1)

Wood UFH

1350

985

Oven
MW

KITCHEN
Wood UFH

[1] new 130 mm plasterboard partitions

TV
Door by cabinet maker - see Int Des drawings
GAMES/
GUEST ROOM

Linen

Brooms etc

Sauna

Clothes

Laundry
Tiles Elec
UFH

WM

Dry

Wood
Tiles UFH

Tall units

(D7)

TV

Glass screen

Desk and storage

Existing Beams

[5] HW flooring on new slimfloor UFH heating system and insulation laid on ex screed

New Steel beams and column with 1 hr FR protection

Security steel sq bar grid aligning with glazing bars and replacement security glass to all courtyard windows and doors

New kitchen units and appliances - see ID layouts

New recessed manhole covers

Note:
For details of all cupboards, kitchen units and specialist joinery see the Interior Designers drawings

A: 21-10-19 Boiler flue and paving to remain as is

FOR PLANNING	
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PROJECT	
Lower Ground Floor Proposed	
DRAWING	
1:50 @A3 SCALE	Sept 2019 DATE
1125 - PL 07	A
DWG. NO.	REVISION CHECKED