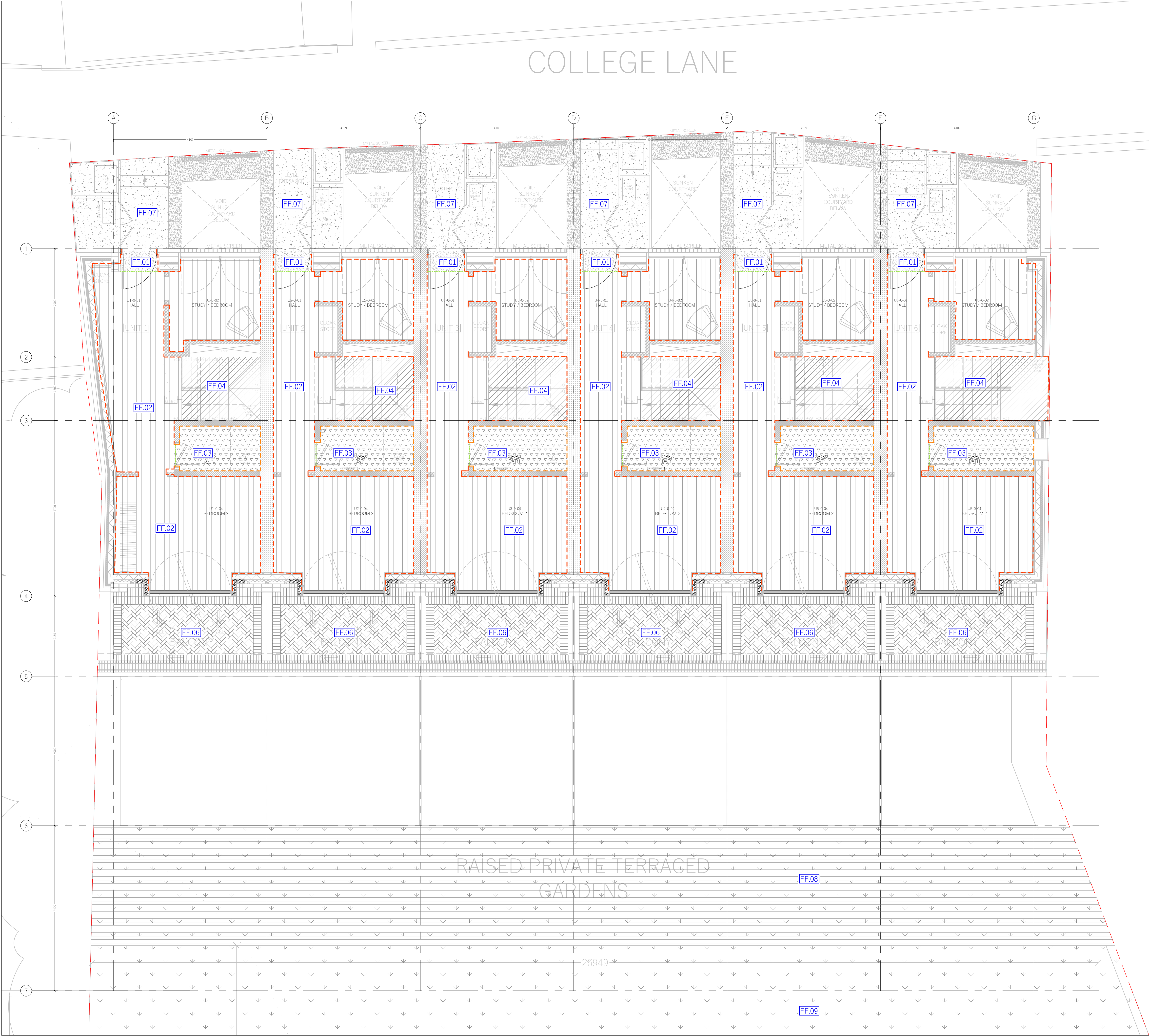




DO NOT SCALE FROM THIS DRAWING.
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE:
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

FLOOR FINISH TYPES KEY:

- FF.01** COIR ENTRANCE MATTING
Allow for Natural Brown Coconut Matting by specialistmats.co.uk (or similar)
- FF.02** ENGINEERED TIMBER FLOOR
Allow for Barlinek Taste Of Life Engineered European Rustic Oak Flooring 180mm Banana Song Grande Lacquered by UK Flooring Direct (or similar)
- FF.03** TILED FLOOR TYPE 01
(Spec TBC by Architect)
- FF.04** HARDWOOD FLOORING TO STAIRCASES WITHOUT NOSINGS - All stair edges chamfered with 45 degree joint connection
- FF.05** CONCRETE TILES EXTERNAL
(Spec TBC by Architect)
- FF.06** BRICK SLIP PAVING
25mm thick Bexhill Purple Multi 4033 by Ilstock with linear border of bricks and herringbone pattern centrally
- FF.07** POLISHED CONCRETE
Cast in situ and polished concrete entrance porch and stairs to front doors. Exact pigment of concrete tbc on site following sample
- FF.08** GRASSED TERRACES WITH PLANTING
Landscaped stepped terraces, laid on topsoil min. 150mm deep with backfilled earth below
- FF.09** LANDSCAPED GRASSED PUBLIC SPACE
Grass species to match existing landscaped areas either side of site, laid on topsoil min. 150mm deep with backfilled earth below

SKIRTING TYPES KEY:

- SHADOW GAP
- WALL TILING MEETING FLOOR WITHOUT SKIRTING

FLOOR THRESHOLD TRANSITION KEY:

- Schüter®-SCHIENE extruded floor threshold profile in brushed stainless steel

NOTES:
Refer to the 0067_CD set of drawings for further details on floor build up, skirting detail and construction. All hinged doors to be fitted with a door stop unless otherwise stated. Please refer to the Doors and Window Schedule for further information.

REVISION	DATE	COMMENT
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PROJECT:
138 - 140 HIGHGATE ROAD
LONDON, NW5 1PB

CLIENT:
DESIGN VENTURES
HIGHGATE LTD

DRAWING:
FLOOR FINISHES
UPPER GROUND FLOOR

SCALE BAR:
0.5m 2.5m 5.0m

DATE: 15.05.20	SCALE: 1:50	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: CONSTRUCTION			NORTH:
DRAWING NO: 0067_FL_000			REV: -

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