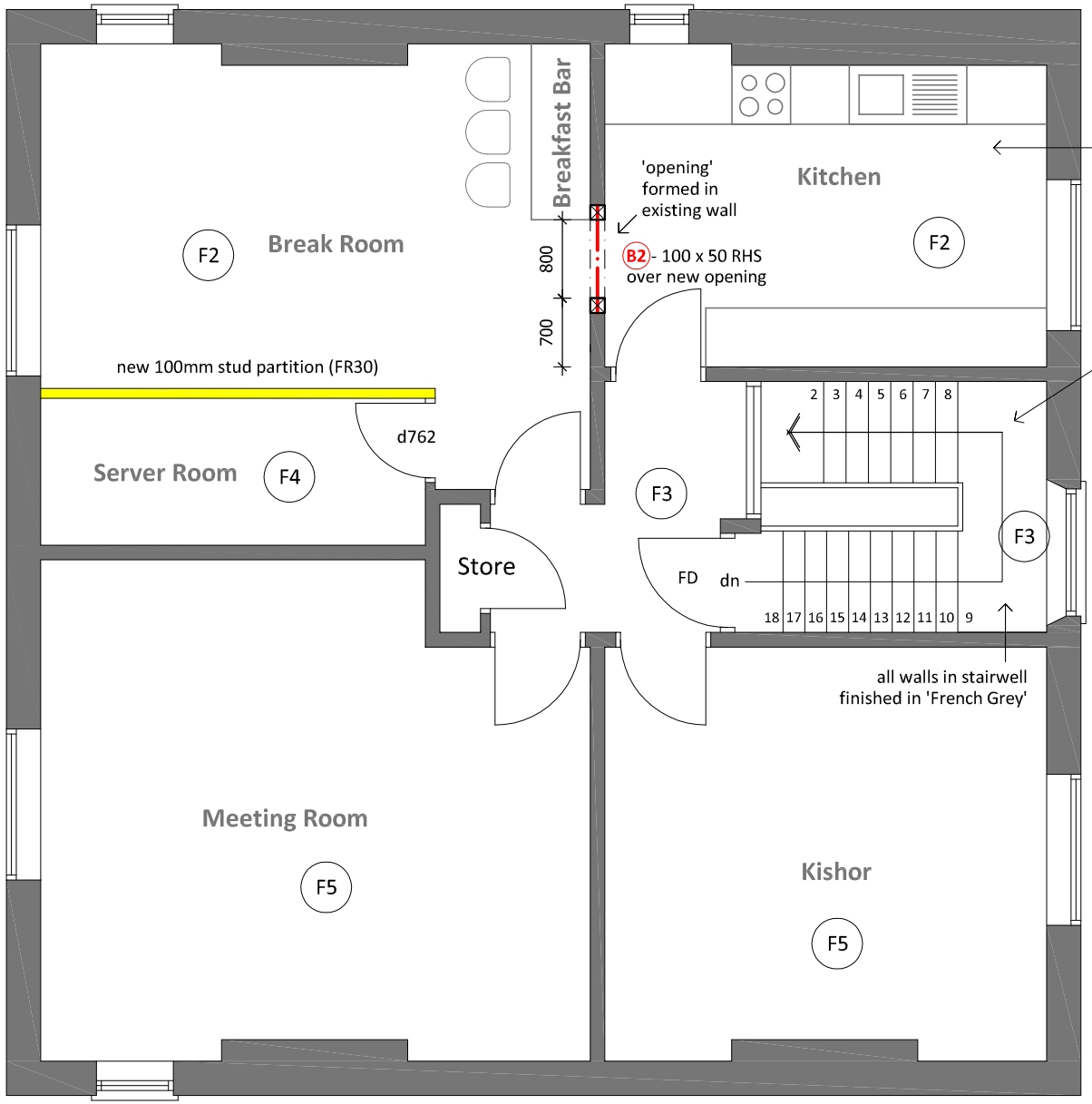


New Kitchen / Break Room:-

- Existing wall removed (subject to Structural Engineer's confirmation.
- Existing WC & shower unit removed.
- New Kitchen units installed & plumbed in where indicated.
- New flooring & lighting.
- All walls, ceilings & skirtings redecorated.
- New furniture, seating & breakfast bar installed.

Staircase:-
Handrail - Black
Balusters - White
Treads/Risers - White

d686 indicates new door leaf size

new 100mm stud partitions (FR30)

removals

B1 new steel beams to Structural Engineer's calculations

Floor Finishes

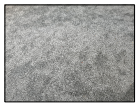
6mm plywood sub-floor to be laid under all new floor finishes

F1 Karndean Heritage Collection 'Clifton CLIF-01'

F2 Karndean Van Gogh Collection 'Blush Oak - VG W107T'

F3 Newhey Patina 2.0 carpet range 'Brindle' to stair runners (with nickel stair rods) & landings

F4 Forbo Tessera textured Grey carpet tiles

F5  Existing Grey carpet retained. To be uplifted, stretched & re-laid.

REVISION A - Mar 3 2022
Various amendments following site meeting with Conservation Officer on 1st March 2022

0 1m
scale bar

PROPOSED SECOND FLOOR - 1 of 2

Elmsdale House,
31 The Green,
Money Lane,
West Drayton
UB7 7PN

dwg no:-	scale:-	date:-
21.35.07B	1:50 @ A3	Jan 2022

pgs design
mobile: 07827 930918
pgsdesign2014@gmail.com

Structural, Fit Out Work & Floor Finishes

NOTE:- All structural work, new steel beams, goalposts etc to be in accordance with Structural Engineer's design & calculations.

Schedule of Repairs (see photos)

WINDOWS:-
All windows to be inspected & checked. Any necessary repairs to frames, window bars, sashes etc. to be carried out with 'Repair Care DRY-FLEX 4' in accordance with the manufacturers instructions & redecorated

EXISTING ARCHITECTURAL FEATURES:-
All internal architectural features (architraves, door surrounds, skirtings, ceiling roses etc) to be retained & carefully rubbed down & re-decorated.

DOORS:-
to be carefully hand sanded down, prepared and redecorated.

INTERNAL PARTITIONS:-
any areas of damaged internal partitions and ceilings to be to be repaired with lath & lime plaster & redecorated.

MINOR PLASTER CRACKS:-
to be rubbed down, 'spot-filled' and redecorated