NOTES

ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
(DRAWINGS MAYBE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSE ONLY)
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0 0.5 1.0 2.0 2.5m
Scale 1:50

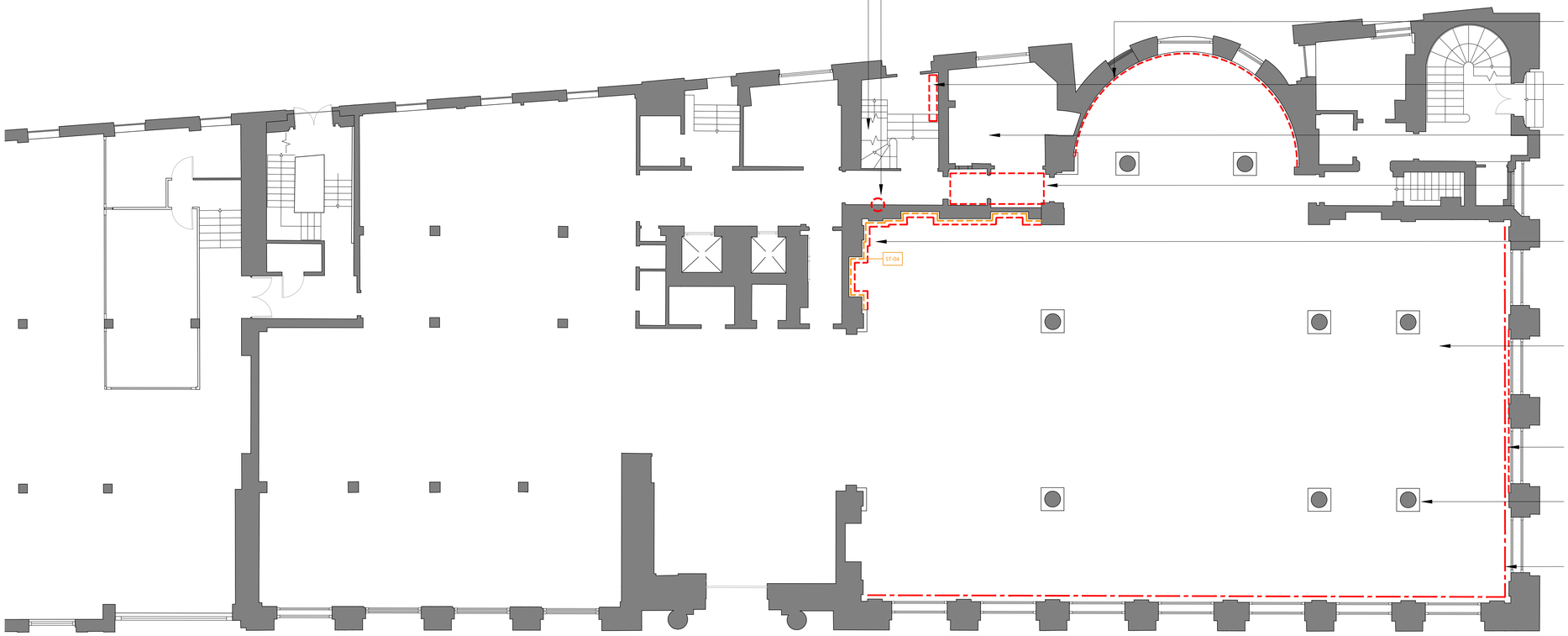
FOR PLANNING
DO NOT USE FOR CONSTRUCTION

GENERAL PLANNING NOTES:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, SIGNAGE ETC.

DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING STAGE 3 INFORMATION:

- STRUCTURAL ENGINEER'S DESIGN & RECOMMENDATIONS (DWLP)
- HERITAGE REPORT (PAUL BUTLER ASSOCIATES)
- M&E AND FIRE STRATEGY (HILSON MORAN)



FULL REFURBISHMENT TO EXISTING STAIRCASE. CAREFULLY REMOVE CARPET BY HAND TO EXPOSE ORIGINAL STONE STEPS. CLEAN AND SEAL STONE TO BE USED AS FINAL DECORATIVE FINISH. BALUSTERS TO BE CLEANED, SANDED AND REDECORATED.
WOODEN HANDRAIL TO BE REPAIRED WHERE DAMAGED AND RESTAINED.
WALLS TO BE REPAIRED WHERE DAMAGED AND NEW DECORATION TO FULL EXTENT OF THE STAIRCASE.

REPAIR HOLES IN PLASTER WALL WHERE DAMAGED FROM REMOVAL OF REDUNDANT FITTINGS. SKIM TO WALL IN PREPARATION FOR FULL DECORATION.

LOCALISED REPAIRS TO TIMBER STAINED SKIRTING BOARD AND REPAIRS TO PLASTERBOARD WALL ABOVE WHERE PREVIOUS FITOUT FIXTURES HAVE BEEN REMOVED. FULL SKIM FINISH READY FOR DECORATION.

EXISTING REDUNDANT FIXTURES AND EQUIPMENT INCLUDING RADIATOR, CCTV MONITORS, PHONES ETC TO BE REMOVED, WITH FULL REPAIRS TO WALL WHERE DAMAGED.

GENERAL NOTE: WHERE WALLS ARE PROPSOED TO BE REMOVED BY HAND, ENSURE EXPOSED WALLS ARE MADE GOOD WITH SKIM PLASTER FINISH READY FOR DECORATION.

NEW SKIRTING THROUGHOUT LANDING AREA TO MATCH EXISTING. RESINSTATE PLASTERBOARD TO FULL HEIGHT OF WALL WHERE MISSING/DAMAGED HISTORICALLY, WITH SKIM FINISH READY FOR DECORATION.

NEW SKIRTING TO EXTENT SHOWN TO MATCH EXISTING. REFER TO SEPARATE DETAIL TO SHOW PROFILE TO BE MATCHED. RESINSTATE PLASTERBOARD TO FULL HEIGHT OF WALL WHERE MISSING/DAMAGED HISTORICALLY, WITH SKIM FINISH READY FOR DECORATION.

MAIN HALL WALLS IN GENERALLY GOOD CONDITION: REPAIR WALLS WHERE DAMAGED OR CRACKED & MAKE GOOD FOR REDECORATION.
FLOOR REPAIRS WHERE REDUNDANT SERVICES HAVE BEEN STRIPPED OUT, REPAIR PENETRATIONS TO MAINTAIN 60 MIN COMPARTMENTATION BETWEEN THE FLOORS. INSTALL NEW SUBSTRATE TO CREATE LEVEL SUBFLOOR READY FOR TENANT FINISHES.

SKIRTING REPAIRS AND REPLACEMENTS TO EXTENT SHOWN. REFER TO SEPARATE DETAIL TO SHOW PROFILE TO BE MATCHED.

LOCALISED REPAIRS TO COLUMNS WHERE SERVICES FROM PREVIOUS FITOUT HAVE BEEN REMOVED. CAREFULLY SAND BACK AND INFILL PENETRATIONS WITH PREPARATION FOR DECORATION.

DASHED LINE DENOTES EXTENT OF THE REPAIRS TO THE DECORATIVE TIMBER WALL PANELLING. INFILL ALL HOLES AND PENETRATIONS WITH MATCHING TIMBER FINISH, REPAIR CRACKS AND PREPARE FOR FULL DECORATION/STAINING AS PART OF THE TENANT FITOUT.

01 / 040 **GROUND FLOOR HERITAGE RESTORATION PLAN AS PROPOSED**
SCALE - 1:50 @ A1 PLAN

DECORATIVE REPAIR GENERAL ARRANGEMENT KEY

LEGEND	DESCRIPTION	REPAIR / RESTORATION ACTIONS	COMMENTS
	DASHED RED LINE DENOTE AREAS REQUIRING LOCALISED DETAILED REPAIR	REFER TO REPAIR SCHEDULE & PHOTO KEY FOR EXTENT OF DAMAGE AND PROPOSED RESTORATIVE WORKS	
	DASHED ORANGE LINE DENOTE AREAS REQUIRING SKIRTING REPLACEMENT	REFER TO REPAIR SCHEDULE & PHOTO KEY FOR EXTENT OF DAMAGE AND SEPARATE HERITAGE DETAIL DRAWING FOR PROPOSED RESTORATIVE WORKS	
ST-01	SKIRTING TYPE 1	REFER TO SEPARATE HERITAGE DETAIL DRAWING FOR PROPOSED RESTORATIVE WORKS	
ST-02	SKIRTING TYPE 2	REFER TO SEPARATE HERITAGE DETAIL DRAWING FOR PROPOSED RESTORATIVE WORKS	
ST-03	SKIRTING TYPE 3	REFER TO SEPARATE HERITAGE DETAIL DRAWING FOR PROPOSED RESTORATIVE WORKS	
ST-04	SKIRTING TYPE 4	REFER TO SEPARATE HERITAGE DETAIL DRAWING FOR PROPOSED RESTORATIVE WORKS	

REV	DATE	DESCRIPTION	DRAWN	CHECKED
3.00	14/01/22	ISSUED FOR PLANNING Issued for planning submission.	ARB	FWE

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DRAWING REFERENCE
GROUND FLOOR PLAN
HERITAGE RESTORATION DETAILS
AS PROPOSED

JOB REFERENCE	DRAWING SCALE	DATE	DRAWN	CHECKED
20 - 059	1:50 @ A1	14.01.22	ARB	FWE

DRAWING No	STAGE	REV
AXI - 040	3	00