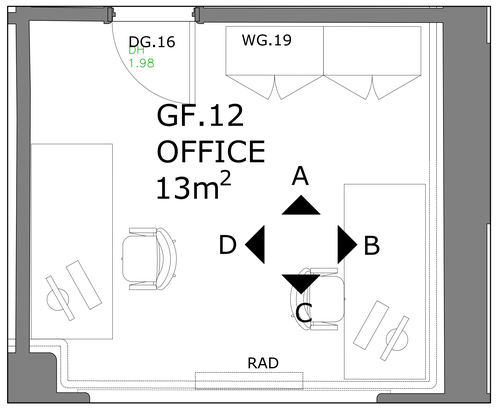
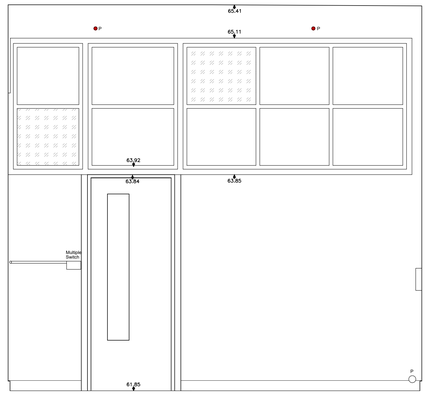
0m 0.4m 0.8m 1.2m 1.6m 2m

VISUAL SCALE 1:20 @ A0



01 Proposed Floor Plan

SCALE: 1:20



Existing sprinkler system (redundant) is to be retained throughout.

Replace window pane with histoglass as nbs

Window frame repaired where door Architrave removed. Refer to window schedule for full scope of works

Remove coat hooks from window frame and fill holes.

New door as per door schedule

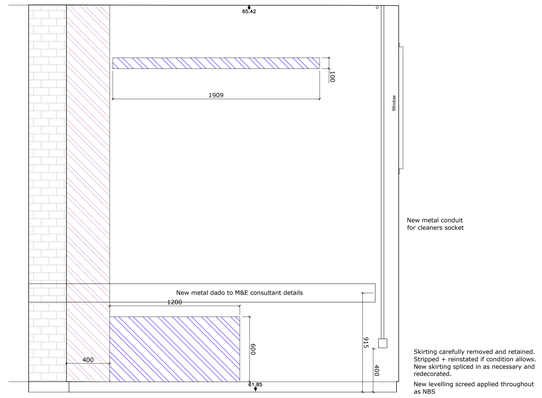
Radiator pipework stripped and redecorated

Skirting carefully removed and retained. Stripped + reinstated if condition allows. New skirting spliced in as necessary and redecorated.

New levelling screed applied throughout as NBS

02 Proposed Elevation A-A

SCALE: 1:20



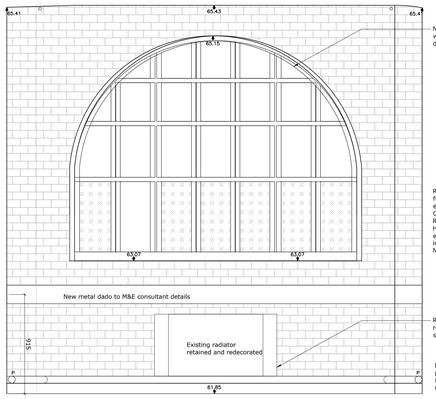
New metal conduit for cleaners socket

Skirting carefully removed and retained. Stripped + reinstated if condition allows. New skirting spliced in as necessary and redecorated.

New levelling screed applied throughout as NBS

03 Proposed Elevation B-B

SCALE: 1:20



New blinds installed. Refer to window elevation drawing for details

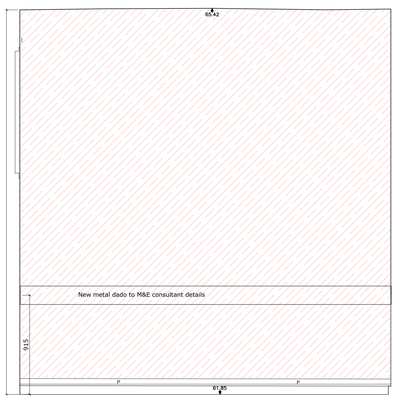
Remove frame and notice board from windows - refer to existing elevation for extent. Carefully remove broken glass. Replace 6No. panes of glass with Histoglass refer to Window elevation drawing (Hatched light indicates replacement pane)as NBS N10/ 240A

Radiator and heating pipe - redecorated, refer to finishes schedule

Existing skirting removed to allow plaster to be removed. New skirting (pencil round) to match dims. All redecorated.

04 Proposed Elevation C-C

SCALE: 1:20



New trunking to MEP specification

Existing radiator pipework stripped back and redecorated.

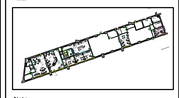
Existing skirting removed to allow re-plastering of wall. New skirting (pencil round) to match dims. All redecorated.

05 Proposed Elevation D-D

SCALE: 1:20

Do not scale from this drawing
Contractor to check all dimensions on site and report any discrepancies to the architect
All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted

Notes



Note:
All drawings to be read in conjunction with corresponding existing elevation drawing to clarify extent of strip out and areas of repair from removal of services and fittings.

To be read in conjunction with window and door schedules and elevation drawings.

To be read in conjunction with finishes schedule and NBS specification.

Refer to MEP drawings and specification.

KEY:
Existing plaster type to be confirmed prior to filling / removal ie gypsum or lime based

- Rub down flaking paint and water damaged plaster. Assess for further filling.
- Rub down existing plaster and make good. Fill holes with gypsum based filler (plaster type tbc) from where services removed + from previous fixings prepare ready for painting with as NBS
- Repair existing damaged plaster. Repair with gypsum based filler and prepare for painting as NBS
- Carefully remove existing gypsum plaster and expose glazed bricks. Clean and repair if required as NBS
- Apply new 3 coat lime plaster and prepare for painting as NBS
- New blockwork infill. New gypsum plastered finish (plaster type tbc) as NBS
- Carefully remove failed/ damaged plaster Re-point brickwork in lime mortar behind re-plaster with 3 coat lime plaster as NBS
- Carefully remove failed/ damaged plaster re-plaster with 3 coat lime plaster as NBS
- Replace window pane with histoglass as nbs

Rev	Description	Date	By	Chk
P3	Plaster + glazed brick up dated. Issued for LBC	28/07/25	SB	SH
P2	Issued for client review	30/06/25	SB	SH
P1	Initial Issue	13/06/25	EB	SH

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Jefferson Sheard Architects

Project
TfGM
Queens Road Depot
Office & Reception Refurbishment

Drawing
Proposed Internal Room Elevations
G.F.12

Scale	Drawn	Date
1:20	EB	May 2025

Drawing Purpose	Status
FOR APPROVAL	S4

Drawing Reference	Rev.
2576-JSA-XX-00-DR-A-04212	P2

Job No. Origin. Zone Level Type Dis. Number

A0