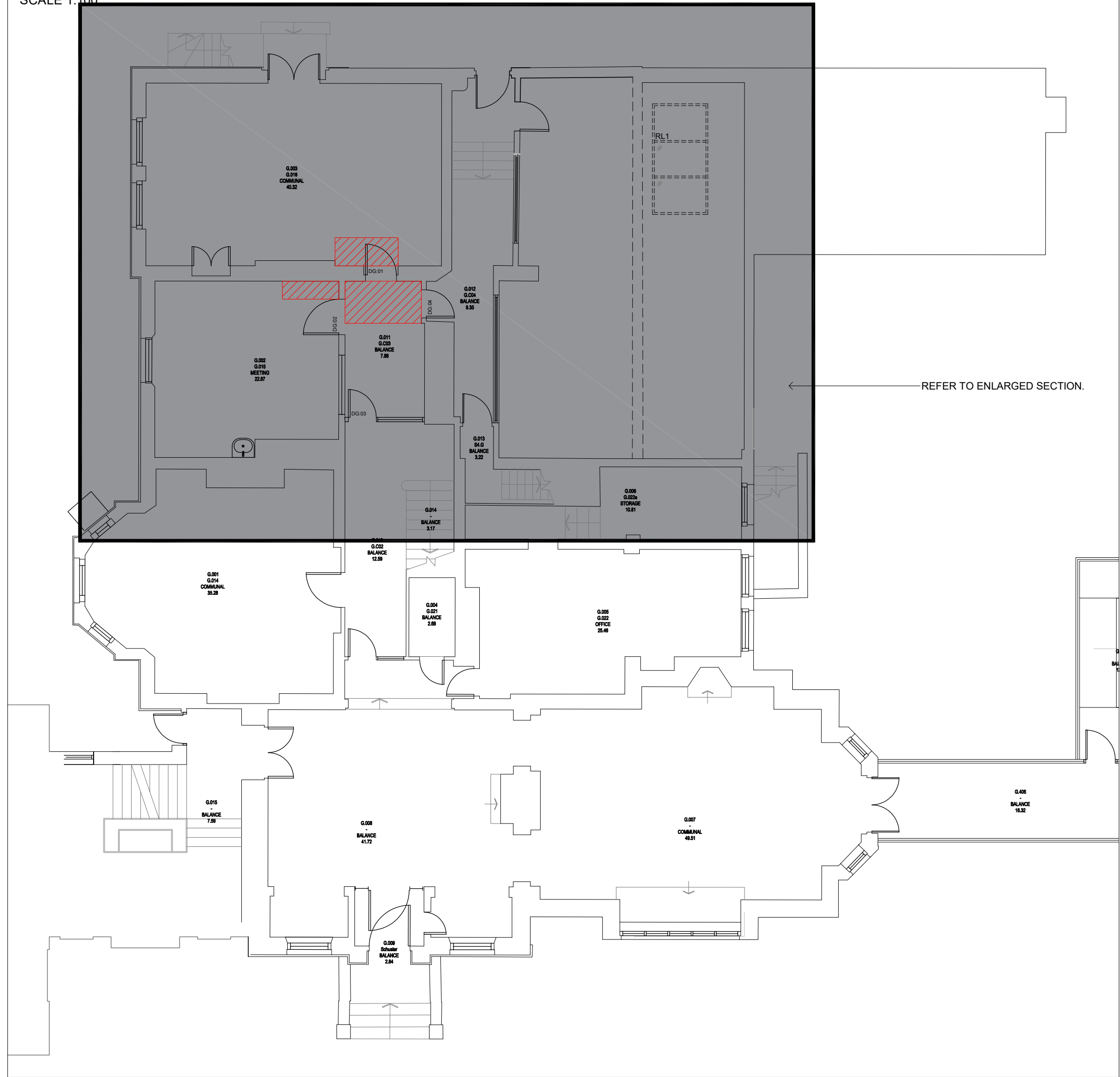


GROUND FLOOR LOCATION PLAN
SCALE 1:100



MATERIAL AND WORKMANSHIP NOTES:

FLOORING SCHEDULE:

- G.002 - SUPPLY AND INSTALL NEW SHEET CARPET
- G.003 - EXISTING POLISHED TIMBER FLOOR TO BE RETAINED AND RE-CONDITIONED
- G.011 - SUPPLY AND INSTALL NEW SHEET CARPET

ALL FLOORING TO BE INSTALLED IN ACCORDANCE WITH SPECIFICATION SECTION M50 AND THE MANUFACTURERS REQUIREMENTS.

WHERE REQUIRED ALLOW FOR REMOVING EXISTING TIMBER FLOORBOARDS IN ORDER TO FACILITATE OTHER WORKS (I.E. JOIST REPLACEMENT ETC.). EXISTING BOARDS UNAFFECTED BY DECAY ARE TO BE RETAINED ON SITE AND REINSTATED PRIOR TO RECEIVING NEW COVERINGS. DEFECTIVE / ROTTEN BOARDS ARE TO BE REPLACED TO MATCH EXISTING PROFILE.

TO ALL ROOMS / AREAS AS IDENTIFIED SUPPLY AND INSTALL NOMINAL 6MM PARTICLEBOARD OVER EXISTING FLOORBOARDS FIXED DOWN AT 150-200MM CENTRES. SUPPLY AND INSTALL NEW SHEET CARPET FLOOR COVERINGS INCLUDING ASSOCIATED UNDERLAY, CARPET GRIPPERS AND TRANSITION STRIPS AT THRESHOLDS AND BETWEEN FLOORING TYPES ALL IN ACCORDANCE WITH SPECIFICATION SECTION M50 AND THE MANUFACTURERS RECOMMENDATIONS.

TO ALL ROOMS / AREAS AS IDENTIFIED SUPPLY AND INSTALL NOMINAL 6MM PARTICLEBOARD OVER EXISTING FLOORBOARDS FIXED DOWN AT 150-200MM CENTRES. APPLY PROPRIETARY SELF-LEVELLING SCREED IN ACCORDANCE WITH SPECIFICATION SECTION M10. SUPPLY AND INSTALL NEW SLIP RESISTANT VINYL FLOORING AND TRANSITION STRIPS AT THRESHOLDS AND BETWEEN FLOORING TYPES ALL IN ACCORDANCE WITH SPECIFICATION SECTION M50 AND THE MANUFACTURERS RECOMMENDATIONS. ALLOW FOR COMPLIMENTARY WELD ROD TO ALL SEAMS AND CLEAR MASTIC SEALANT AND JUNCTION WITH SKIRTING / BASE UNITS. TO

TO ROOMS IDENTIFIED DRUM SAND EXISTING TIMBER FLOOR (SANDING ALONG THE GRAIN OF THE WOOD) FILLING GAPS WITH PROPRIETARY FILLER. CLEANING, PREPARE SURFACES AND APPLY CLEAR INTERNAL FLOOR VARNISH IN ACCORDANCE WITH SPECIFICATION SECTION M60.

DECORATIONS:

PREPARE ALL NEW PLASTERED SURFACES (WALLS AND CEILINGS) IN READINESS TO RECEIVE NEW DECORATIONS. ALL SURFACES ARE TO BE SUITABLY FILLED WHERE NECESSARY AHEAD OF DECORATION TO REMOVE INDENTATIONS, BLEMISHES ETC. TO ENSURE A SMOOTH FINISH IS ACHIEVED.

ALL NEW AND EXISTING PLASTER WORK (WALLS, CEILINGS, ARTICULATION) TO BE DECORATED WITH VARIOUS PERMEABLE MINERAL BASED PAINT IN ACCORDANCE WITH SPECIFICATION SECTION M60 AND THE MANUFACTURERS REQUIREMENTS. TO

- G.002
- G.003
- G.011

ALL NEW AND EXISTING PREVIOUSLY DECORATED JOINERY TO BE DECORATED IN ACCORDANCE WITH SPECIFICATION SECTION M60 AND THE MANUFACTURERS REQUIREMENTS. TO

- G.002
- G.003
- G.011

JOINERY:

WHERE REQUIRED IN ORDER TO FACILITATE THE PROPOSED WORKS CAREFULLY REMOVE EXISTING ITEMS OF JOINERY (I.E. DOORS, SKIRTING, ARCHITRAVES ETC.) AND RETAIN FOR RE-INSTALLMENT. UPON COMPLETION OF ASSOCIATED WORKS (I.E. PLASTER REPAIRS, FLOORING, TIMBER REPAIRS ETC.) REINSTATE TO ORIGINAL POSITIONS AND PREPARE IN READINESS FOR RE-DECORATION AS REQUIRED.

CEILINGS:

TO AREAS IDENTIFIED REMOVE EXISTING PLASTER ONLY TO LATHE AND PLASTER CEILINGS AND DISPOSE OF MATERIALS ARISING FROM SITE. EXISTING TIMBER LATHING ARE TO BE RETAINED AND SECURED TO EXISTING JOISTS AS REQUIRED. AS REQUIRED WHERE EXISTING LATHING HAS FAILED (DETERIORATED / DECAYED ALLOW FOR PROVIDING NEW). ADDITIONAL LATHING IN ACCORDANCE WITH SPECIFICATION SECTION M20. 30-36mm RIVEN LATHS PREFERRED. SPACED 8-10mm APART IN STRAIGHT LINES. JOINTS 3mm WIDE CENTRED OVER SUPPORTS STAGGERED NOT MORE THAN EVERY EIGHTH LATH FIXED WITH 25mm (MIN.) GALVANISED CLOUT NAILS.

EXISTING SOUND SECTIONS OF CEILING PLASTER AND CEILING ARTICULATION WHERE NOT DAMAGED IS TO BE RETAINED IN-SITU WITH EXISTING CEILING TO BE REMOVED CUT AWAY ALLOWING FOR UNDERCUTTING AND JOINTING WITH RETAINED SECTIONS. EDGES OF THE REMOVED SECTIONS ARE TO BE CUT OUT TO A SQUARE / RECTANGULAR AREA WITH STRAIGHT EDGES WITH SKIRTING / BASE UNITS. TO

APPLY NEW LIME PLASTER TO TIMBER LATHING CEILING IN ACCORDANCE WITH SPECIFICATION SECTION M20. LIME-BASED SYSTEM TO BE NHL 3.5 ST ASTIER OR EQUIVALENT APPROVED.

LATHES TO BE DAMPENED WITH FINE MIST SPRAY. BASE COAT TO BE PUSH FIRMLY THROUGH THE LATHS TO ENSURE A STRONG 'NIP' KEY. SCRATCH COAT TO BE APPLIED WHILE BASE COAT IS STILL 'GREEN' ALLOWING FOR A SCRATCHED KEY FOLLOWED BY FINAL FINISHING COAT SMOOTHED AND PREPARED FOR DECORATION.

WHERE EXISTING CEILING ARTICULATION (I.E. CORNICES, RISBS ETC.) ARE TO BE REPLACED AS A RESULT OF THE PRESCRIBED CEILING PLASTER REPLACEMENT NEW CASTING ARE TO BE PROVIDED USING THE MOULDINGS / TEMPLATES TAKEN.

WALL LININGS:

TO ALL AREAS OF DEFECTIVE WALL PLASTER IDENTIFIED, CAREFULLY REMOVE AND PREPARE SURFACES IN READINESS TO RECEIVE NEW LIME-BASED PLASTER FINISH IN ACCORDANCE WITH SPECIFICATION SECTION M20. DEFECTIVE / DAMAGED PLASTER IS TO

BE REMOVED BY NON-MECHANICAL MEANS TO EXPOSE THE MASONRY SUBSTRATE BENEATH STARTING FROM THE MIDDLE OF BLOWN PATCHES / AREA AND WORKING OUTWARDS UNTIL AN AREA OF SOLID ADHESION IS REACHED. EDGES OF THE REMOVED PATCH ARE TO BE CUT OUT TO A SQUARE WITH STRAIGHT EDGES WITH A SLIGHT UNDERCUT TO RETAINED SECTIONS.

THE CONTRACTOR IS TO NOTIFY THE CA OF ANY AREAS OVER AND ABOVE THOSE INDICATED THAT REQUIRES REMOVAL.

WHERE EXISTING PLASTER HAS BEEN REMOVED APPLY NEW LIME PLASTER TO EXISTING PREPARED SUBSTRATE IN ACCORDANCE WITH SPECIFICATION SECTION M20 AND THE SYSTEM MANUFACTURERS RECOMMENDATIONS. LIME-BASED SYSTEM TO BE NHL 3.5 ST ASTIER OR EQUIVALENT APPROVED.

ENSURE THERE IS A GOOD KEYING SURFACE. REMOVE ANY LOOSE MATERIAL SUBSTRATES SHOULD BE CLEAN AND FREE FROM GREASE. DAMPEN THE SURFACE TO PREVENT RAPID SUCTION. A MIST SPRAY WILL SUFFICE BUT ON VERY POROUS WALLS SEVERAL APPLICATIONS OF WATER IN THE HOURS PROCEEDING APPLICATION MAY BE REQUIRED. ANY LARGE VOIDS IN THE SUBSTRATE SHOULD 'DUBBED OUT' PRIOR TO THE BASE COAT APPLICATION WITH A COMMENSURATE MIX.

AFTER DAMPING APPLY THE LIME PLASTER IN TWO COATS OF APPROX. 8-10mm. THE FIRST COAT SHOULD BE LEFT TO STIFFEN UP PRIOR TO FLOAT COMPRESSION. THE BASE COAT SHOULD BE SCRATCHED OVER USING A SUITABLE WIRE COMB TO ENSURE ADEQUATE KEY FOR SUBSEQUENT COATS.

ONCE THE BASE COAT HAS HARDENED APPLY FLOAT COAT AND FLOATED UP PRIOR TO APPLICATION OF FINISHING COAT. NEWLY LAID WALL PLASTER MUST BE KEPT MOST IMMEDIATELY POST APPLICATION OF THE FINAL COAT, WITH PARTICULAR ATTENTION TO UPPER SECTIONS AS WATER DRAINS DOWN. UNTIL FULL HYDRAULIC SET. FINISHED SURFACES ARE TO BE PREPARED IN READINESS TO RECEIVE NEW COMMENSURATE DECORATIONS.

GROUND FLOOR ARRANGEMENT PLAN
ENLARGED SECTION
SCALE 1:50

