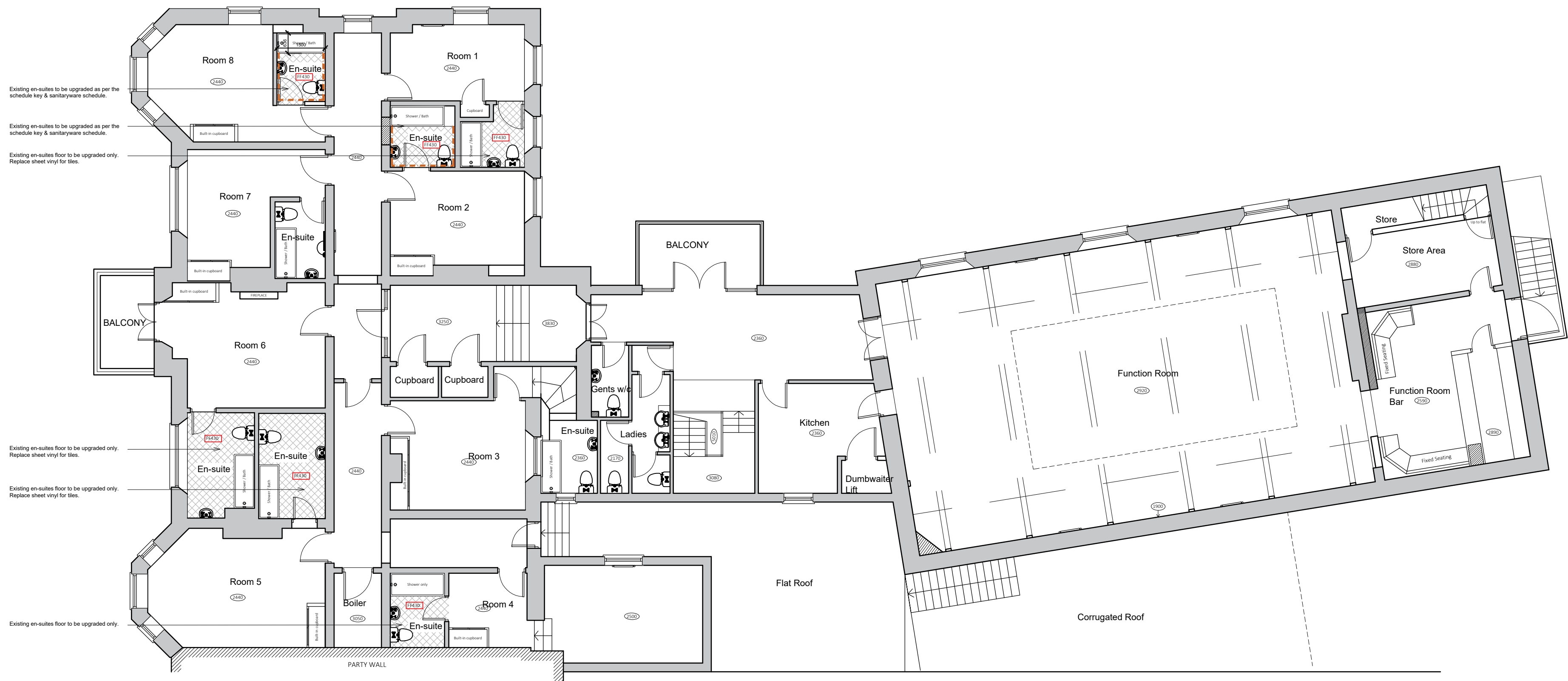


GROUND FLOOR PLAN @1:100



FIRST FLOOR PLAN @1:100

FLOOR FINISHES KEY:	
	FF200-New timber floor on existing sub floor Plygem 18 Collection, Mullyply Oak, Shattered Victorian Pine 430, 180x180x28mm (Plym Harkwoods Ltd.)
	FF150- New wetroom with wip plywood mechanically fixed to the sub floor. Groutless 1500 barrier meeting Terra LRV 10.89
	FF300-New non slip safety flooring with all edges turned up the perimeter on a covered former on manufacture adhesive, Altro- Altro Classic 25 Pewter Grey X2539811 LRV 26
	FF450- New multi-laminate stone tiles laid on existing sub floor using Ardex XTG adhesive with Ardex C2 grout. Joints 3-5mm. Small Stone Ltd - Colours 800x600mm
	FF410- New 600x300mm porcelain tiles laid on existing sub floor using Ardex XTG adhesive. Ardex C2 grout with 3-5mm joints. Nick Firth-Matting.
	FF420- New Reclaimed Terracotta Parquet Tiles. Natural Stone Consulting. 300x75x20mm.
	FF430- New 600x300mm porcelain tile laid staggered stack bond using Ardex XTG adhesive with bed Polysand between 3mm. Joint 3mm. Nick Firth- Chien Beige, Maple 197 LRV.
	FF500- New composite resin surface to existing entrance and bridge. Virose Shattered Forest V17 with crushed glass particles.

WALL FINISHES KEY:	
	Existing walls in the dining area and entrance to remain as existing. Existing timber paneling, timber beams and skirtings to be sandblasted to remove existing paint work & expose natural wood.
	Raised area to be removed and walls to be made good to match the existing wall treatment.
	New timber stud wall with 2 height oak T&G paneling. Finish to match existing.
	Existing tiles in male & female WCs to be replaced for new Porcelain Architectural Tiles-Black Matte.
	200x100mm wall tiles Glazed ceramic tile staggered stack bond with 3mm grout gap. Tied from floor to half wall height with 10mm tie bars. Nick Firth- Matte. Tiles with Maple 114 Anthracite grout.
	Existing walls in the dining area and entrance to remain as existing. Existing timber paneling, timber beams and skirtings to be sandblasted to remove existing paint work & expose natural wood.

SANITARYWARE SCHEDULE:				
Location:	Unit:	Toilet:	Basin Vanity:	Shower:
Gents WC 2400	Armitage Sharks Conform Hygienic	Burlington close coupled traditional ceramic level flush. Oak toilet seat	Quattrone 500 1 Tap Hot Counter/Basin Granite worktop with Oak frame bottom	N/A
Female WC 2440	N/A			
Room 2 & 8 En-suite	N/A		Chetworth Traditional White Small Vanity 1 Tap Hole - 400mm Wide basin Burlington - Chelsea Coupled Mono Basin Water	6x Elements Flat top 3/8" Shower tray 200x600mm Free size Hot on site with Aquia 16 solid shower doors to match shower tray. Hudson Reed Shower N/A Traditional Thermostatic A3117