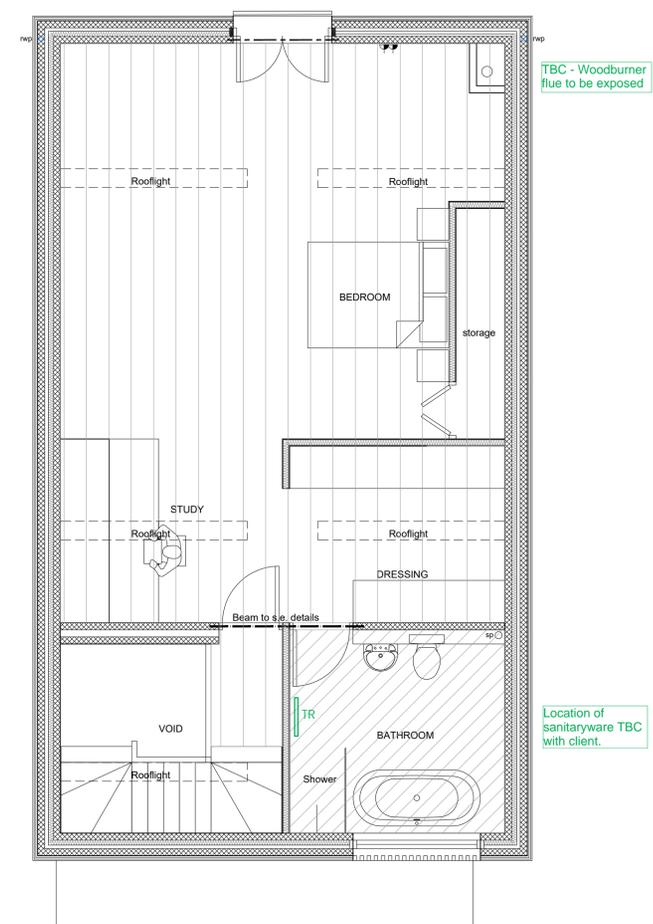


GROUND FLOOR PLAN FINISHES LAYOUT



FIRST FLOOR PLAN FINISHES LAYOUT

NEW INTERNAL DOORS:
All doors to be solid and All doors to be confirmed with client prior to order and installation.
To be finished on site using a clear matt varnish.
Do not fix until all wet trades is finished and dried out.
Fixing Centres for Timber frames:
When not specified position fixings 150mm from each end and of jamb, adjacent to each hanging point and at 600mm centres.
ALLOW FOR NEW PENCIL PROFILED PLAIN SKIRTINGS (CIRCA 75MM HIGH) AND MATCHING ARCHITRAVES THROUGHOUT ALL TO BE CONFIRMED BY CLIENT, PRIOR TO ORDER.

-  Porcelain tiles to be compatible with underfloor heating
-  New engineered oak floor 15mm thick (with 4mm wear layer) Random width boards, 140mm, 180mm & 220mm wide T&G boards, with micro bevel on long edges only.
Client supplied (stored at NY Timber, Northalerton)
-  TBC with client.
Option 1: C30 Cemfloor @ 60mm, supply & install by Ward Flooring, Burton on Trent - contact Ian Hebblewhite.
Option 2: Butt jointed, large format stone tiles.
Ensure level threshold to external doors, seamless finish between inside and outside flush.
-  Reinforced Concrete Slab in accordance with structural engineers details and specifications with seamless Resin Methyl Methacrylate resin coating - colour TBC by client (Client to confirm requirement for insulated floating floor for ground floor garage conversion)

Allow for full height wall tiling to bathroom client to provide sanitaryware and tiles.
Allow for fixing.

FLOORING TYPES TO BE CONFIRMED BY CLIENT PRIOR TO INSTALLATION.

MUST BE COMPATIBLE WITH UNDERFLOOR HEATING.
ENSURE ALL FINISHES ARE SUITABLE FOR UNDERFLOOR HEATING & ENSURE MOVEMENTS JOINTS ARE INCLUDED IN FLOOR IF HEATING IS NOT TO EXTEND THROUGH ENTIRE DINING AND LIVING SPACE
CHECK WITH ARCHITECT PRIOR TO UNDERTAKING THE UNDERFLOOR HEATING AND PRIOR TO ORDERING FLOOR FINISHES.

- GENERAL NOTES**
- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY TOWN / COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.
 - APPOINTED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
 - DIMENSIONS ALL TO SITE CHECK. DISCREPANCIES (IF ANY) TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
 - THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND / OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.
INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS / DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED.
 - ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURERS
 - ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.



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client: Mr & Mrs Copnall
project: Westwick Lock House, Harrogate

drawing: Proposed Garage/Accommodation Finishes Layout

status: BUILDING REGULATIONS

job no: 1103	dwg no: 108	rev:
scale: 1:50@ A1	drawn: E.J	check: L.A
date: Aug 2022	© This drawing is copyright of LARK Architects Ltd	

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