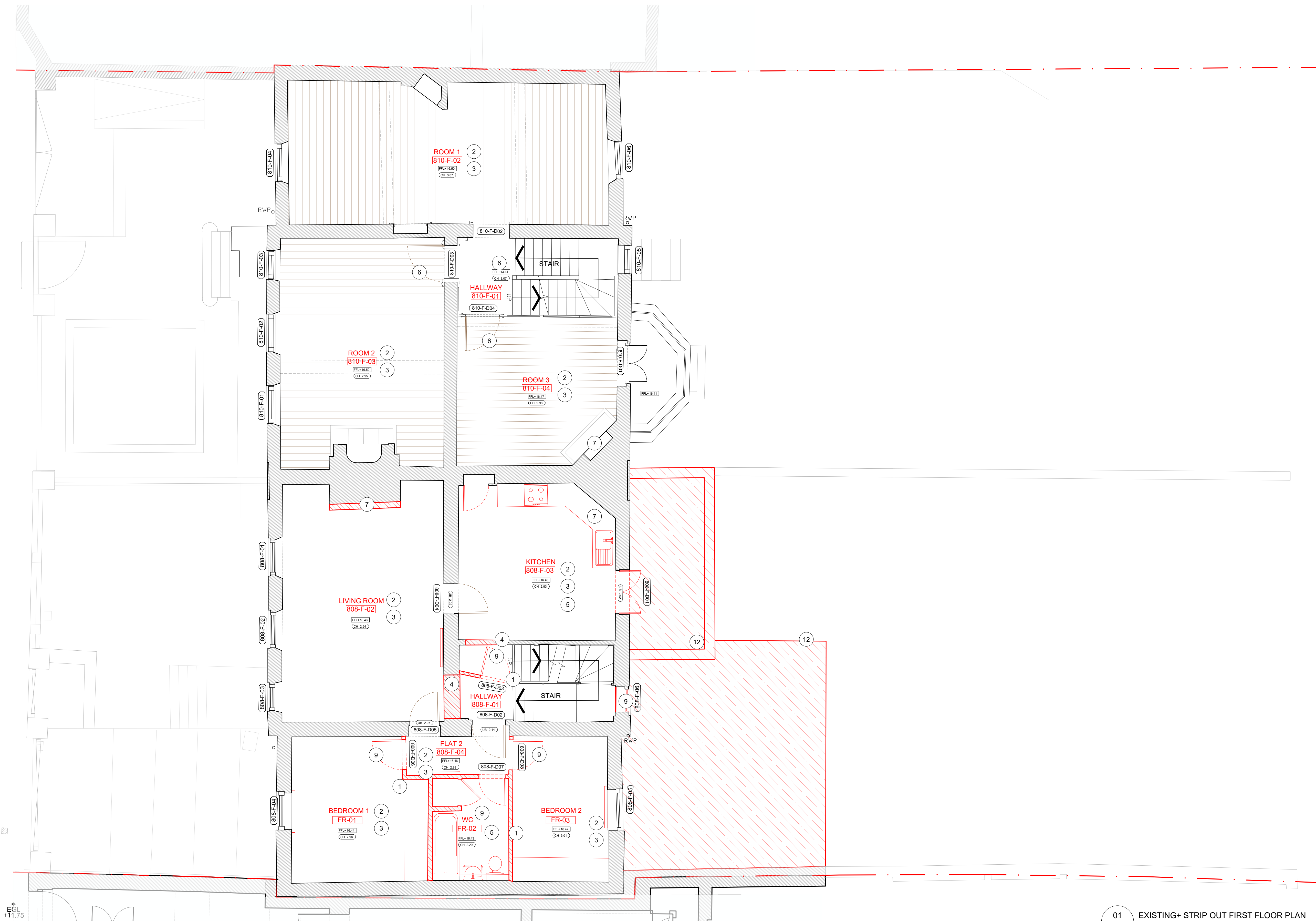




01 EXISTING+ STRIP OUT FIRST FLOOR PLAN
92813

Scale 1:50

- General notes:

- Protect all existing surfaces and windows adjacent work areas which are to be retained.
- Drawings to be read in conjunction with all other drawings, specifications, project documents and consultant information.
- Existing M&E shown indicatively. Carefully strip out all existing services unless stated otherwise and make good.

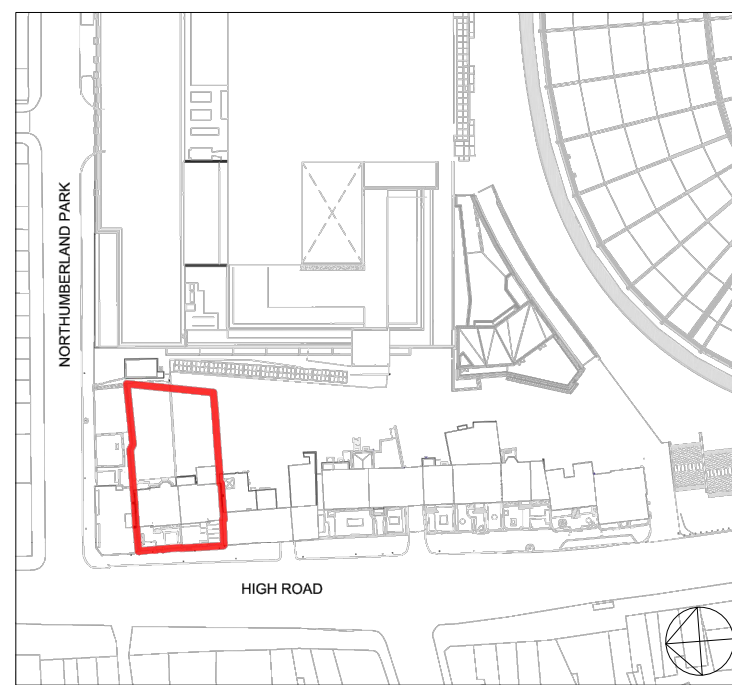
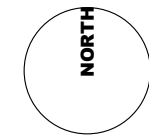
Strip Out notes:

1. Carefully remove modern brickwork/partition to suit proposed design. Refer to drawings for location and extent.

2. Remove all existing modern floor finishes and lift uneven historic floorboards to assess condition of structure beneath. Allow for like for like repairs. Existing boards to be documented, recorded, and set aside to store for later re-use.
3. Skirting - carefully dismantle skirting where present and set aside to store for repair and later reinstatement.
4. Allow to create opening as shown to suit proposed design.
5. Allow to strip out modern fittings to kitchen and WC without affecting C18th fabric.
6. Doors - carefully dismantle door, record condition, number and set aside for repair and later reinstatement.
7. Fireplaces - Remove modern infill where present to reveal original fireplaces. Allow for like for like repairs following opening up/further inspection.
8. Existing incoming services. Allow for inspection and consolidate.
9. Allow to remove modern door/window.
10. Carefully remove modern handstanding to front garden space. Extent as shown.

11. Carefully remove existing gravel to lightwell including substrate. Depth to suit proposed design.
12. Allow to remove late 20th Century single storey extension, including windows, doors, downpipes and roof.
13. Carefully remove all cement/concrete and tiles to steps back to the primary structure.
14. Allow to strip out existing modern floor to suit proposed design.
15. Part of garden wall is in poor condition. Allow to make good like for like
16. Remove temporary timber steps to the rear to allow for further development.
17. Allow to remove modern railing to suit proposed design.

- KEY**
- Demolition walls/modern partitions
 - Proposed walls/modern partitions
 - Demolition
 - Proposed
 - Dismantle for later reinstatement



KEY PLAN

NOTES:

This drawing is copyright and owned by F3 Architects LLP and is for use on this site only unless contractually stated otherwise.

All other design team elements, where indicated have been imported from the consultant's drawings and reference should be made to the individual consultant's drawings for exact setting out, size and type of component.

Discrepancies and / or ambiguities within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works are to be carried out in accordance with the latest British Standards and Codes of Practice unless specifically directed in the specification.

Responsibility for the reproduction of this drawing in any format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image. Graphical representations of equipment on this drawing are approximations only. Please refer to specifications and / or details for actual sizes and / or specific contractor construction information.

This original document is issued for the purpose indicated in the title block and contains information of a confidential nature. Further copies and circulation will be strictly in accordance with the confidentiality agreement under the contract. This original must be destroyed or returned to the originator.

Levels shown have been interpolated from drawn information received from a third party and F3 Architects do not warrant the accuracy of that information. It is the responsibility of the Main Contractor to check all information contained within this drawing prior to work being carried out. Any discrepancies or ambiguities within this drawing, between it and the existing site, must be reported immediately to the Design Team before proceeding. The boundary redline shown is indicative

The information on this drawing is based on a third party measured survey.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Except for Planning purposes, figured dimensions only are to be taken from this drawing.
All dimensions are in millimetres unless otherwise stated.
All dimensions shall be checked on site prior to works commencing.
Any discrepancies shall be reported to the Architect.
© Copyright F3 Architects. All rights reserved.

[illegible]

A: 5 Rochester Mews - London - NW1 9JB
T: 020 7267 8332
W: f3architects.com
E: info@f3architects.com

Health and Safety

Refer to relevant Construction (Design and Management) documentation where applicable. The Contractor shall plan, manage and monitor the works inclusive of temporary erection stability. Any works that are found to be unstable in the temporary state are to be reported directly to the structural engineer and Main Contractor/ Package Manager in order to provide safe temporary support. Check on site prior to commencement of works/fabrication etc.

Project

SARABANDE NLHF ROUND II BID

NOS. 808-810/812 HIGH ROAD
LONDON
N17 0BX

Title
NOS. 808 - 810/812 HIGH ROAD
Existing and Strip Out - First Floor Plan

Drawn By	Scale	Paper	Project No.
AH	1 : 50	A1	220627

Status	Revision
STAGE 3 - PLANNING + LBC	S2.P

Drawing no

SBND-1000-ZZ-L01-GA-A-92813