



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GENERAL NOTES

1. Do not scale from this print or use as a template.
2. All dimensions must be verified on site before any work is put in hand and any discrepancies must be reported to the Architect. Where any variations occur between small scale and detailed drawings, detail drawings should be worked from.
3. Copyright of this drawing is reserved by Osbornes and is issued on condition that it is not copied or disclosed to any third party either wholly or in part without the consent of Osbornes in writing.

CORRIDOR TO B1 & B2 FLOOR WALLS CEILING DOORS WINDOWS TBC STAIRS TBC	Restoration of existing footboards. Strip to line plaster and apply new paint finish Strip to line plaster and apply new paint finish Paint finish on new doors Paint finish on new doors Paint finish Paint finish
BEDROOM 1 FLOOR WALLS CEILING DOORS WINDOWS JONERY TIMBER FRAME	Restoration of existing footboards. Strip to line plaster and apply new paint finish Strip to line plaster and apply new paint finish Paint finish on new doors Paint finish Paint finish Existing paint removed following boxing removal
BEDROOM 2 FLOOR WALLS CEILING DOORS WINDOWS JONERY TIMBER FRAME	Restoration of existing footboards. Strip to line plaster and apply new paint finish Strip to line plaster and apply new paint finish Paint finish on new doors Paint finish Paint finish Existing paint removed following boxing removal
BEDROOM 3 FLOOR WALLS CEILING DOORS WINDOWS JONERY TIMBER FRAME	Restoration of existing footboards. Strip to line plaster and apply new paint finish Strip to line plaster and apply new paint finish Paint finish on new doors Paint finish Paint finish Existing paint removed following boxing removal
BEDROOM 4 FLOOR WALLS CEILING DOORS WINDOWS JONERY TIMBER FRAME	Restoration of existing footboards. Strip to line plaster and apply new paint finish Strip to line plaster and apply new paint finish Paint finish on new doors Paint finish Paint finish Existing paint removed following boxing removal
BEDROOM 5 FLOOR WALLS CEILING DOORS WINDOWS JONERY TIMBER FRAME	Restoration of existing footboards. Strip to line plaster and apply new paint finish Strip to line plaster and apply new paint finish Paint finish on new doors Paint finish Paint finish Existing paint removed following boxing removal
BEDROOM 6 FLOOR WALLS CEILING DOORS WINDOWS JONERY TIMBER FRAME	Restoration of existing footboards. Strip to line plaster and apply new paint finish Strip to line plaster and apply new paint finish Paint finish on new doors Paint finish Paint finish Existing paint removed following boxing removal
BEDROOM 7 FLOOR WALLS CEILING DOORS WINDOWS JONERY TIMBER FRAME	Restoration of existing footboards. Strip to line plaster and apply new paint finish Strip to line plaster and apply new paint finish Paint finish on new doors Paint finish Paint finish Existing paint removed following boxing removal
BEDROOM 8 FLOOR WALLS CEILING DOORS WINDOWS JONERY TIMBER FRAME	Restoration of existing footboards. Strip to line plaster and apply new paint finish Strip to line plaster and apply new paint finish Paint finish on new doors Paint finish Paint finish Existing paint removed following boxing removal
LIBRARY FLOOR WALLS CEILING DOORS	boards assessed for condition and repaired Existing back painted timber panelling to remain to receive new paint finish New paint finish, colour to be confirmed New door to be installed, reuse door closer positions.
BAR FLOOR WALLS CEILING DOORS JONERY TIMBER FRAME	Allowance to replace timber board floor if condition not suitable. Existing timber panelling to remain, areas of exposed stone to have new lime plaster finish including fire places. New paint finish Paint finish Paint finish Remove paint or stain finishes, leave as natural timber
HALL FLOOR WALLS CEILING DOORS JONERY	Allow for making good and restoration of existing tiled floor finish make good lime plaster and allow to re-skin and paint finish New paint finish No change Paint finish
FUNCTION ROOM FLOOR WALLS CEILING DOORS JONERY STAIRS	Engineered timber flooring Strip wall paper allow to skim and repaint. Strip and repaint finish to new walls Paint finish New doors Paint finish Existing to remain, strip and repaint.
KITCHEN FLOOR WALLS CEILING DOORS JONERY STAIRS	New vinyl floor finish over existing tile. Strip existing tiles, make good and line with Whiteboard. New paint finish Allow for redecoration. Paint finish As above items
RECEPTION FLOOR WALLS CEILING DOORS JONERY	Allow for making good and restoration of existing tiled floor finish make good lime plaster allow for lime skim and paint finish Paint finish to new doors Paint finish to be confirmed Paint finish to be confirmed
TOILETS FLOOR WALLS CEILING DOORS JONERY	New non-slip floor tile. Strip paper and tiles, allow for making good and new wall tiles. Paint finish TBC Paint finish
UTILITY LAUNDRY FLOOR WALLS CEILING DOORS JONERY	Clear down and allow for relaying any loose and replacing broken tiles. Allow for redecoration Allow for redecoration Allow for redecoration Allow for redecoration
FAMILY KITCHEN FLOOR WALLS CEILING DOORS JONERY WINDOWS TIMBER FRAME	New engineered timber flooring make good walls with lime skim coat and paint. make good with lime skim coat and paint. New doors Allow for clean down and redecoration of timber windows. Paint finish
BEDROOM 11 FLOOR WALLS CEILING DOORS JONERY TIMBER FRAME	Restoration of existing footboards. make good lime plaster and apply lime skim coat, new paint finish make good lime plaster and apply lime skim coat, new paint finish Paint finish Paint finish Existing lath and plaster to be retained.
BEDROOM 11 EN-SUITE FLOOR WALLS CEILING DOORS JONERY FITTINGS	TBC TBC TBC TBC TBC TBC

	NEW ENGINEERED WOOD FLOORING
	EXISTING WOOD FLOORING TO BE MADE GOOD FOLLOWING REMOVAL OF CARPET
	EXISTING TILE FINISH MADE GOOD
	NEW TILE FINISH
	NEW VINYL FLOOR FINISH
	NEW CARPET FINISH
	CEILING TO HAVE PAPER STRIPPED AND TO BE SKIMMED AND REPAINTED
	EXISTING WALL FINISHES TO BE STRIPPED TO LIME PLASTER AND WALLS TO RECEIVE NEW PAINT FINISH RETAIN EXISTING JONERY WHERE PRESENT (GIRTING, GARD RAIL, PICTURE RAIL, ETC.)
	WALLS TO BE TILED
	NEW WALLS TO BE PAINTED

REV D 04/12/2020: FAMILY KITCHEN DOOR ADDED
REV C 25/11/2020: NOTES ALTERED
REV B 02/10/2020: ALTERED BASED ON SITE MEETING TL
REV A 25/09/2020: PROPOSALS ALTERED, ADDITIONAL AREAS OF WORK NOTED TL

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