




**KEY**








**WALLS & WALL FINISHES**

-  MF stud partition (600mm centres maximum) Gyproc WallBoard each side of stud with 50mm Isover Acoustic Partition Roll to meet FR30, built in accordance with British Gypsum details and specification. Smooth skimmed plaster finish ready for decorations
  -  70mm MF stud partition (600mm centres maximum) 12.5mm Gyproc Soundbloc each side of stud with 50mm Isover Acoustic Partition Roll to meet FR30, built in accordance with British Gypsum details and specification. Smooth skimmed plaster finish ready for decorations
  -  70mm MF stud partition (600mm centres maximum) 2no. layers 12.5mm Gyproc WallBoard each side of stud with 50mm Isover Acoustic Partition Roll to meet FR60, built in accordance with British Gypsum details and specification. Smooth skimmed plaster finish ready for decorations
- Check if existing wall meets FR60 rating / upgrade to meet FR60



- ALLOW FOR EXISTING WALLS TO BE LINED WITH MF AND 12.5MM P/B WITH SKIMMED FINISH (WHERE POSSIBLE MINIMAL FIXING TO ORIGINAL WALLS)

- SUITABLE PATTERNS TO BE INSTALLED TO ALL PARTITION WALLS WHERE FIXTURES ARE FIXED TO THE WALL REFER TO 400 SERIES DRAWINGS FOR INFORMATION

**FLOOR FINISHES**



-  FF01 Amtico Vinyl Floor Tiles: *Mirabelle Creme ARO5MB14*
-  FF02 Modulys Carpet Tiles: *Leaf 850*
-  FF03 Milliken Carpet Tiles: *Consequence 2.0 - Sequel 152-120 Nomad*
-  FF04 Polyflor Sheet Vinyl: *Polysafe Verona PUR 5212 Biscotti*
-  FF05 Forbo Entrance Matting: *Coral Duo - 9714 Sicilian sand*
-  FF06 Forbo Sheet Vinyl: *Eternal Wood, 11652 vintage oak*
-  FF07 Entrance tiling: *Yorkstone tiles*

NOTE: silicon all junctions between skirting and vinyl flooring refer to floor details drawing for more information.

-  oak skirting
-  walnut skirting


Allow for Contrast nosing to all stair treads

**DOORS AND WINDOWS**

-  D## Door numbers - new doors
-  Doors with fire release hold open device

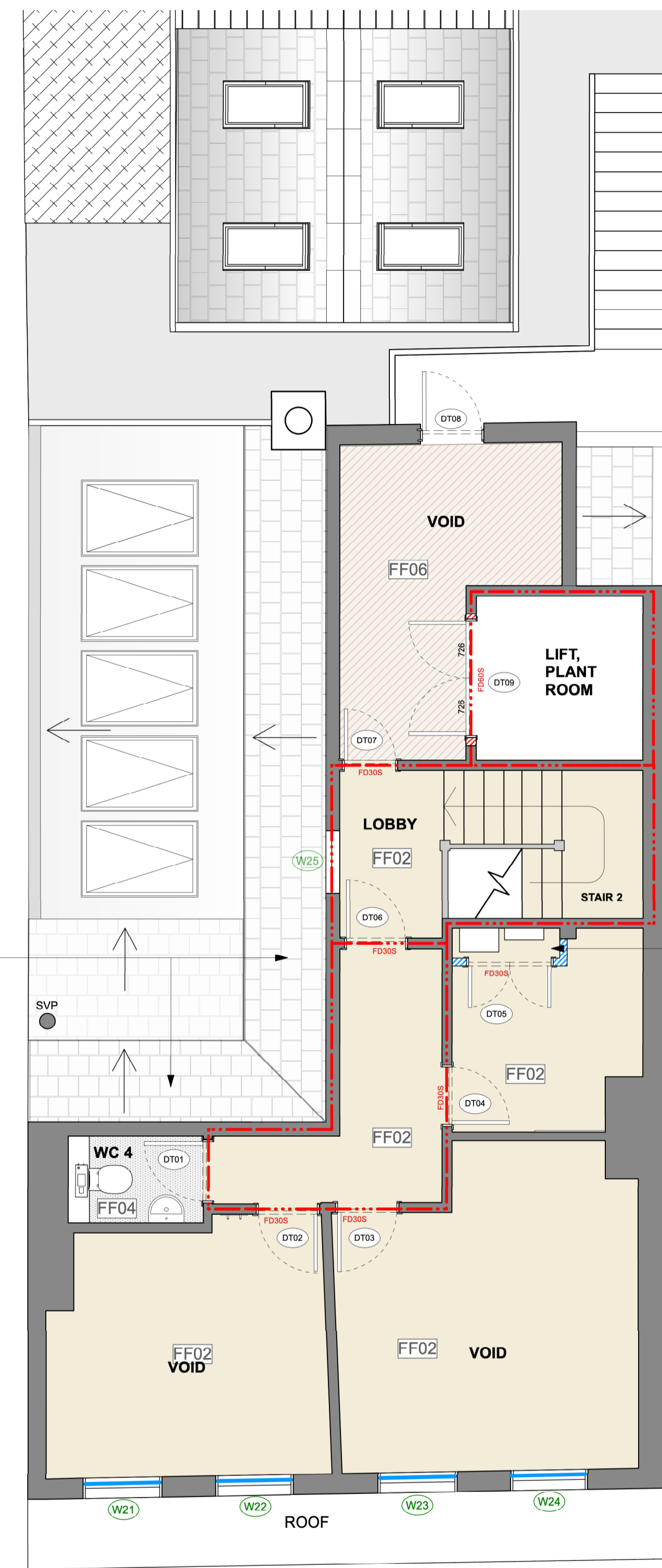
NOTE: refer to separate door schedule for further details regarding finishes, ironmongery and fire rating etc

**MISC**

-  Secondary glazing aligning with existing window sashes and/or framework



**SECOND FLOOR**  
scale 1:50 @ A1 / 1:100 @ A3



**THIRD FLOOR**  
scale 1:50 @ A1 / 1:100 @ A3

**NOTE: ALL PLANS ARE BASED ON LANDLORDS AGENT'S PDF PLANS COPY. FINAL DIMENSIONS TO BE CHECKED ON SITE.**

**GENERAL NOTES**

Contractor to check all dimensions on site that relate to these drawings and to report any discrepancies to Designer prior to construction. All services to conform to Local Authorities BCO and Environmental Health requirements. All structure to Structural Engineer's details, Local Authority and BCO requirements. All construction and materials to comply with current Building and Fire Regulations.

Contractor shall comply with: The CDM 2015 Regulations, Fire Precautions, Code of Practice for the Prevention of Fires on Construction sites and Buildings undergoing Refurbishment, Code of Welfare conditions as outlined in the National Working Rule Agreement for the Building Industry and any Statutory Rules and Orders relating to the provision and maintenance of welfare and safety measures and amenities for all work people employed on site.

All works, products, materials and installations to comply with manufacturer's printed recommendations and instructions and to the relevant British Standards. This drawing is to be read in conjunction with the Schedule of Works and Specification.

Do not scale this drawing, all dimensions to be verified on site, copyright of this drawing remains with lustedgreen LLP.

**GENERAL WORKMANSHIP NOTES:**  
Works to be carried out in accordance with requirements within the Project Particulars, specification and schedules to include the following:

**WORKMANSHIP SKILLS -**  
Operatives should be appropriately skilled and experienced for the type and quality of work, with Construction Skills Certification Scheme.

**QUALITY OF PRODUCTS -**  
Supply of each product should be from the same source or manufacturer. Whole quantity of each product required to complete the Works should be consistent in kind, size, quality and overall appearance. Tolerances, where critical, measure a sufficient quantity to determine compliance.

**QUALITY OF EXECUTION -**  
Generally, fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment. Do not use different colour batches where they can be seen together. Check on-site dimensions. Finished work must not be defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance. Adjust joints open to view so they are even and regular.

**RELATED WORK -**  
Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is, appropriately complete, in accordance with the project document, to a suitable standard, in a suitable condition to receive the new work and ensure all necessary preparatory work has been carried out.

**MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS -**  
Comply with manufacturer's printed recommendations and instructions current on the date of the invitation to tender.

**BRITISH STANDARDS -**  
Comply with all relevant British Standards and other standards relative to the trade and or product.

**SAMPLES -**  
To be submitted for all materials and finishes and proposed ironmongery types for approval prior to ordering. Undertake or arrange to suit the Works programme.

**SETTING OUT -**  
General tolerances (maximum): To BS 5606, tables 1 and 2. The Contractor is to be responsible for the execution of all setting out drawing to co-ordinate and execute the whole of the works.

THIS DRAWING SHOWS THE DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED CONSTRUCTION DESIGN AND DETAIL, SUITABILITY OF MATERIALS AND STRUCTURAL STABILITY OF ALL ITEMS SHOWN ON THIS DRAWING. CONSTRUCTION/ FABRICATION DRAWINGS TO BE SUBMITTED TO DESIGNER FOR REVIEW PRIOR TO MANUFACTURE.

**ALSO REFER TO SCHEDULES FOR FINISHES, DOORS, IRONMONGERY, SANITARYWARE AND FF&E**

REV	DATE	COMMENTS
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Trailfinders  
CLIENT  
24 High Street, Windsor  
Berks, SL4 1LH LG22/158  
PROJECT NAME PROJECT NUMBER

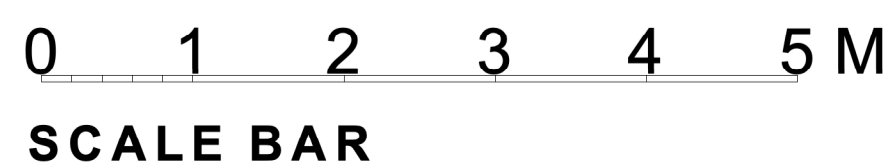
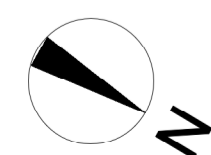
Proposed Second and Third Floor  
Fit-out Plan  
DRAWING TITLE

1:50 1:100  
SCALE @ A1 SCALE @ A3

110  
DRAWING NUMBER REV

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**PLANNING ISSUE**