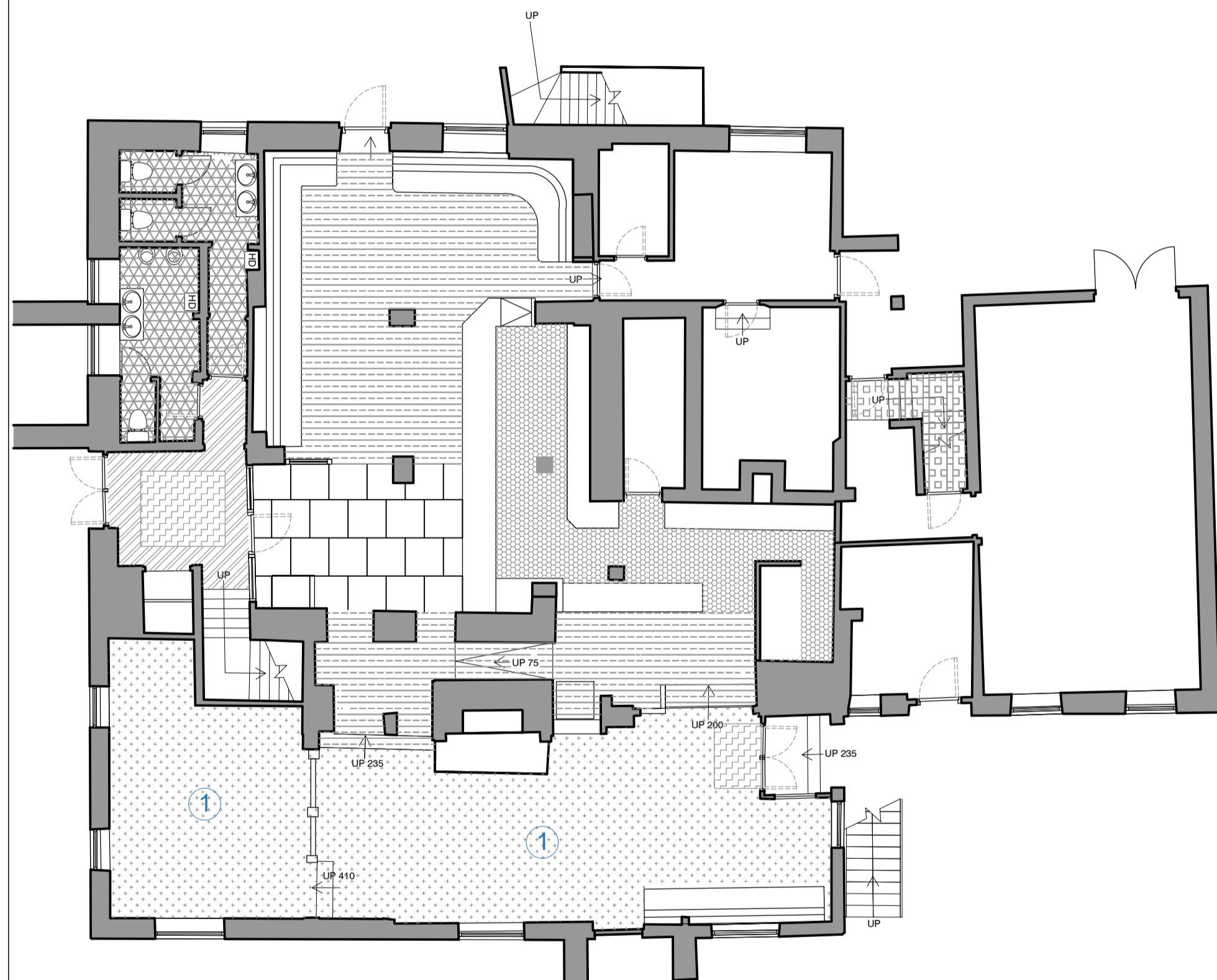
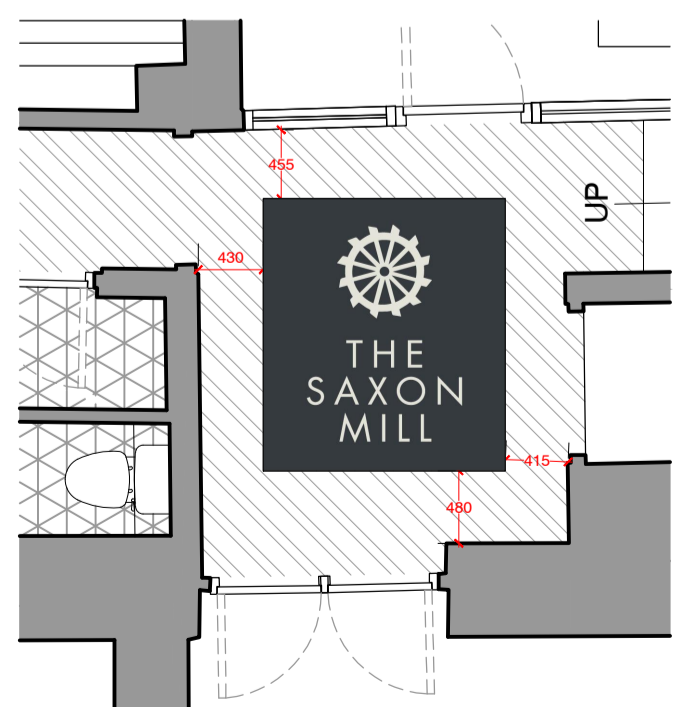
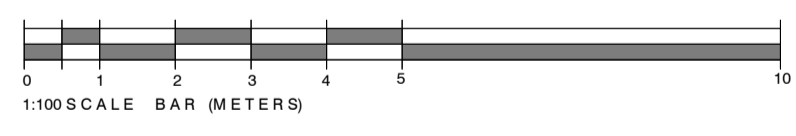


PROPOSED FF PLAN
Scale: 1:100 @ A1



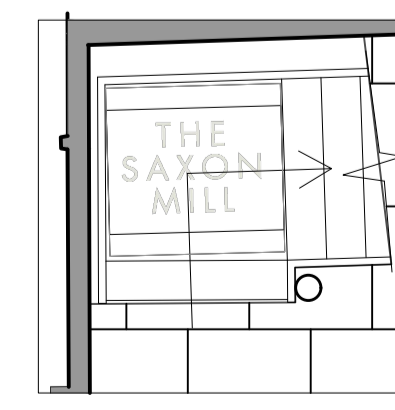
PROPOSED GF PLAN
Scale: 1:100 @ A1



PROPOSED GF FRONT ENTRANCE MATTING
Scale: 1:50 @ A1



PROPOSED GF GARDEN ENTRANCE MATTING
Scale: 1:50 @ A1



PROPOSED STAIRS LOGO MATTING
Scale: 1:50 @ A1

GENERAL FLOORING NOTES

ALL FLOORING TO BE LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS / RECOMMENDATIONS WHERE APPLICABLE REFER TO WRITTEN SPECIFICATION FOR PREPARATORY WORKS FOR RECLAIMED FLOORING AND SUB-FLOORING. SUB FLOORING TO TAKE INTO ACCOUNT DIFFERING FLOOR FINISH THICKNESSES TO ENSURE LEVEL SURFACES AT JUNCTIONS. ALLOW FOR GRADUS (OR EQUIV) EDGINGS AND NOSING AS NECESSARY - FINISHES TO BE DISCUSSED WITH DESIGNERS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR TAKING ACCURATE QUANTITIES FROM ON-SITE MEASUREMENTS. DO NOT SCALE OFF THIS DRAWING.

TIMBER FLOORS TO BE ORDERED IN SUFFICIENT TIME TO ALLOW FOR ACCLIMATISATION TO SITE CONDITIONS. ALLOW FOR VISQUENE (OR EQUIVALENT) MOISTURE RESISTANT MEMBRANE WHERE TIMBER FLOORS ARE TO BE LAID OVER NEW CONCRETE FLOORS.

THE MAIN CONTRACTOR WILL BE RESPONSIBLE FOR CARRYING OUT SCREEDING AND SUB FLOOR PREPARATION WORKS TO ALLOW FLOORING TO BE LAID LEVEL AND HAVE LEVEL FINISHES AT CHANGES IN FLOOR FINISH. SLIGHT RAMPING OF FLOORS TO ACHIEVE LEVEL JUNCTIONS IS ACCEPTABLE. DISCUSS WITH JMDA PRIOR TO CARRYING OUT. WHERE TIMBER IS APPLIED ON TOP OF CONCRETE (TO BE AVOIDED WHEREVER POSSIBLE), A CHAMFERED TIMBER STRIP IS TO BE INSTALLED MIN 150mm WIDE TO PREVENT TRIP HAZARD.

WHERE IT IS NOT PRACTICABLE TO LAY DIFFERENT FLOOR SCREED THICKNESSES TO ACHIEVE LEVEL FINISHES, A PLYWOOD SUB-FLOOR IS TO BE LAID OF APPROPRIATE THICKNESS. PLYWOOD BELOW VINYL CAN BE FEATHERED OFF TO ACHIEVE GRADIENT DOWN TO LOWER LEVEL. TO BE DISCUSSED WITH DESIGNERS. ALL IMPERFECTIONS (HOLES / PROTRUSIONS) ARE TO BE MADE LEVEL BY MAIN CONTRACTOR IN PREPARATION FOR LAYING OF VINYL. REFER TO B00 FOR EXTENT OF PLY SUB FLOORING.

ALL FLOORING TO BE LAID AS DETAILED IN SECTION 6 OF BRITISH STANDARD CODE OF PRACTICE BS 5385: PART 3 CLAUSE 6.3.4.

WHERE CERAMIC TILING IS TO BE LAID, INVESTIGATIONS ARE TO BE CARRIED OUT BY MAIN CONTRACTOR TO CHECK FLOOR BUILD UP BELOW EXISTING AND TO ENSURE WHERE APPLICABLE THE FLOOR IS LEVEL THROUGHOUT. INCLUDE FOR SCHLUTER (TEL 01590 813396) DITRA MATTING MOVEMENT / EXPANSION & CONTROL JOINTS FOR EXTRA SUPPORT FOR THE TILES TO BE LAID TO MANUFACTURERS INSTRUCTIONS. USING ARDEX 5000 WITH RECOMMENDED PRIMER. MATTING TO BE LAID USING TRENCO 102 ADHESIVE & SUB-FLOOR PRIMED IN ACCORDANCE WITH ADHESIVE MANUFACTURERS RECOMMENDATIONS. N.B. TRENCO ADHESIVE AVAILABLE VIA ASH MOUNT FLOORING SUPPLIES (0208 808 3294). TILING TO BE FIXED & GROUTED USING ARDEX MAPEI OR BAL FLEXIBLE GROUT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS / INSTRUCTIONS. ALL FLOORING TO BE LAID AS DETAILED IN SECTION 6 OF BRITISH STANDARD CODE OF PRACTICE BS 5385: PART 3 CLAUSE 6.3.4.

CONTRACTOR TO ALLOW FOR APPROPRIATE GOOD QUALITY THRESHOLDS / TRIMS BETWEEN JUNCTIONS AND TO EDGES OF FLOORS. WHERE EDGES OF TIMBER FLOORS ABUT WALLS / WINDOWS QUADRANT BEADS TO BE ALLOWED FOR TO COVER CUT ENDS OF TIMBER.

WHERE TIMBER STAIR TREADS ARE INSTALLED OR EXTG REFURBISHED, CONTRACTOR IS TO ALLOW FOR NEW STEP-EDGE DEMARCATION DISCS IN OFF WHITE RECESSED INTO TREAD. EXISTING NOSINGS TO BE REMOVED WHERE POSSIBLE (1% NOSING TO BE REMOVED AS TEST TO DETERMINE DAMAGE / MAKING GOOD REQUIRED - LIASE WITH JMDA)

NOTE:

ALL ENTRANCES TO HAVE NEW BRASS THRESHOLD. REF: [HTTPS://WWW.IRONMONGERYDIRECT.CO.UK](https://www.ironmongerydirect.co.uk) - MC TO ADVISE ON SUITABLE SPEC FROM STORMGUARD PROLINE RANGE DEPENDANT UPON EXISTING FLOOR FINISHES.
MC TO ALSO REPAIR ALL DAMAGED, BROKEN THRESHOLDS. FOR STANDARD BRASS INTERNAL THRESHOLD REF: POSH DOOR THRESHOLDS BRASS FINISHES, POSH BRASS PLAIN [WWW.STAIR-RODSDIRECT.CO.UK](http://www.stair-rodsdirect.co.uk) MC TO ENSURE SPEC IS SUITABLE FOR EXISTING FLOOR MATERIALS/HEIGHTS.

NOTE:

ENSURE WHERE WE HAVE NEW FLOOR FINISHES SPECIFIED ADEQUATE TRIMS ARE ALLOWED FOR THAT CLOSE ANY GAPS BETWEEN NEW FLOOR FINISH AND SKIRTINGS. BRUSHED BRASS GRADUS MULTI PURPOSE FLOOR TRIMS.

NOTE:

TO BE READ IN CONJUNCTION WITH KITCHEN DRAWING

FLOOR FINISHES

EXISTING TIMBER TO BE DEEP CLEANED, STRIPPED AND RESTAINED TO DESIGNERS APPROVAL	NEW TIMBER FLOOR REF: TED TOOD MARBURY HERRINGBONE CONTACT: NICK HOLCROFT TEL: 01925 283012	NEW CARPET REF: FAST TRACK 1 9544L 2 8065C CONTACT: JANET WOOD TEL: 01924 487800	EXISTING STONE TO BE DEEP CLEANED
NEW FEATURE ENTRANCE TILE REF: GRETEC, SEKI COLLECTION BMCCS2131 £35.95M2 CONTACT: JAKE GRADY TEL: 0345 130 2241 GROUT: FUGABELLA COLOR 11	NEW FEATURE ENTRANCE TILE IMAGE REFERENCE	NEW PLAIN COIR ENTRANCE MATTING REF: JAYMART INGENIOUS MAT	NEW LOGO ENTRANCE MATTING REF: JAYMART INGENIOUS LOGO MAT COLOUR: BROWN WITH LIGHT COLOURED TEXT/ LOGO
NEW GREASEPROOF MATTING REF: JAYMART ZIGGA ZAGGA NIGHT SHADOW	NEW KITCHEN ALTRO REF: ALTRO 30K30STRONG HOLD DOLPHIN K3010 WITH ASSOCIATED COVERED SKIRTS	NEW BACK BAR REF: ALTRO CLASSIC 25 GRAPHITE X 25481211 WITH ASSOCIATED COVERED SKIRTS	NEW WC ALTRO REF: ALTRO WOOD SAFETY MOUNTAIN OAK WSA2022 NOTE: TILE INTO FLOOR, NO COVERED SKIRTING

C	SPECS ADDED, LOGO MATTING DETAIL	08/02/24	MT
B	REFERENCES UPDATED	26/01/24	MT
A	NEW TIMBER FLOOR ADDED	24/01/24	MT
/	FIRST ISSUE	10/01/24	MT

DO NOT SCALE. WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR & ALL DISCREPANCIES TO BE REPORTED TO JMDA

JOB TITLE
MITCHELLS & BUTLERS
THE SAXON MILL
WARWICK CV34 5YN

DRAWING TITLE
PROPOSED FLOOR FINISHES

DRAWING NUMBER
JMDA_1733_23_001

REVISION
C

SCALE
1:100

SHEET SIZE
A1

DATE
10/01/2024

DRAWN BY
MT

CHECKED BY
AM

Interior Architecture Graphics

JMDA LTD
2 The Holmes Skipwith,
York, YO8 5SL
T: 01757 288 399
info@jmdald.co.uk
www.jmdald.co.uk