



Lower first and upper first floor

**GENERAL NOTES**  
External brickwork to be treated for dry rot  
Internal floors - carefully remove existing floor boards where required to replace and treat rotten joists for dry and wet rot. New boards to match existing width and material. Timber to be exposed and finish to be even and uniform. Tiled floors to staircase areas to be retained and refurbished and protective coating to leave exposed as finish.  
Wall & Ceiling plaster finish to be skimmed to match existing with feature plaster details damaged or missing to be matched and replaced where necessary by specialists.  
Timber stud walls that need to be removed carefully leaving a 200mm downstand to show the original room proportions and features including plaster cornices and roses to be reinstated to match existing.  
Fireplaces to be retained, refurbished and made good with flue for use.  
All patching of timber skirting, architraves to match existing.  
New openings to height that matches existing doorways to maximum 2400mm

<b>NOTES</b> 1. This drawing is copyright of L7 architects 2. Do not scale from this drawing 3. Use figured dimensions only				
rev	date	by	chkd	auth
<b>PROPOSED FIRST FLOOR PLAN</b>				
26 Myrtle Street London E11 1NR 0111 596 1100 info@l7architects.co.uk www.l7architects.co.uk				
Drawn by DAVID BROWN		Checked by DAVID BROWN		Drawn by DAVID BROWN
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