

KEY TO FINISHES

F1: FLOORBOARDS: RETAIL UNITS: RECLAIMED VICTORIAN PINE FLOORBOARDS, SANDED, WITH OSMO MATT SATIN UV HARDWAX OIL FINISH. (Assume these floorboards can be obtained from the existing building, either from the ground floor or from the upper floors)

F2: TILES: COMMUNAL ENTRANCE: JURA LIMESTONE, BEIGE, 600 x 400 x 15mm. STRETCHER BOND LAY PATTERN, SANDBLASTED AND BRUSHED FINISH BY STONEVALE MASONRY LTD FULLY SEALED WITH LITHOFIN STAIN STOP AND COLOUR MATCHED BAL

F3: TIMBER: LIVING & BEDROOM ARES: 15mm ENGINEERED OAK, 95 x 600mm, HERRINGBONE LAY PATTERN, WITH RECTANGULAR BORDER TO ALL SIDES OF EACH ROOM. QUINTESSENTIAL ENGINEERED HERINGBONE BY BROADLEAF TIMBER, BLEACHED OAK PARQUET WITH MATT SATIN UV HARDWAX OIL FINISH

F4: TILES: KITCHENS: JURA LIMESTONE, BEIGE, 750 x 750 x 20mm. STACK BOND LAY PATTERN, SANDBLASTED AND BRUSHED FINISH BY STONEVALE MASONRY LTD FULLY SEALED WITH LITHOFIN STAIN STOP AND COLOUR MATCHED BAL GROUT

F5: TILES: BATHROOMS AND EN-SUITES (UNITS A-D) PORCELAIN FLOOR TILES TO BATHROOM AREAS, STONE EFFECT PORCELAIN TILES , 450 x 450mm x 10mm, STACK BOND LAY PATTERN, MADAGASCAR NATURAL BY 'PORCELONSA' COLOUR MATCHED BAL GROUT. BATHROOMS TO BE FULLY WATERPROOFED USING BAL WATERPROOFING KIT

F6: TILES: PORCELAIN FLOOR TILES TO UNIT 1 LGF AREA, 600 x 3000mm x 7mm, STACK BOND LAY PATTERN, PIMLICO LINEN BY 'FLOORS OF STONE' ON EGG CRATE STRUCTURAL WATERPROOFING MEMBRANE WITH RENOVATING SCREED

F7: FLOOR PAINT: WATCO ANTI SLIP CONCRETE FLOOR PAINT, ON WATCO POWERFLOAT PRIMER OR RENOVATING SCREED, ON LIQUID DPM, SUBJECT TO MOISTURE TEST AND CONDITION OF FLOOR FOLLOWING REMOVAL OF EXISTING FINISHES.

F8: CARPET: COMMUNAL LOBBY AREAS AND 1ST - 3RD FLOOR OF MAIN ACCESS STAIR: 'PLATO BAMBOO' 2/50356 BY BRINTONS CARPET. TO FEATURE A 100mm WIDE TIMBER BORDER TO THE PERIMETER (USING FINISH F3 ABOVE) TO THE LOBBY AREAS.

F9: BARRIER MATTING: 20mm THICK PREMIUM COIR ENTRANCE MATTING ON BACKER, NATURAL FINISH.

F10: VINYL FLOORING: ALTRO WALKWAY IN COLOUR 'PAVEMENT' VMI2007P

F11: FLOOR TILES (PENTHOUSE UNIT E): LARGE FORMAT 120 X 45 TILES BY PORCELONSA 'NOIR CALIZA'. BATHROOMS TO BE FULLY WATERPROOFED USING BAL WATERPROOFING KIT. COLOUR MATCHED BAL GROUT

F12: FLOOR TILES. UTILITY ROOMS: 600 x 600 x 10 LIGHT OFF WHITE MATT PORCELAIN TILES. COLOUR MATCHED BAL GROUT

FLOORING

S1: TIMBER: RETAIL UNITS: 275 x 25mm TWO COMPARTMENT VICTORIAN OGEE PROFILE SKIRTING, STAINBLOCKED, PRIMED AND EGGSHELL PAINT FINISH

S2: TIMBER: UNITS A-D: 150 x 18mm BESPOKE SHADOW GAP PROFILED IN PREMIUM REDWOOD, STAINBLOCKED, PRIMED AND EGGSHELL PAINT FINISH

S3: OAK: PENTHOUSE: 150 x 12mm OAK SKIRTING SET FLUSH WITH WALL WITH METAL SHADOW GAP TRIM TO PLASTERBOARD, BLEACHED OAK FINISH TO BE AN EXACT MATCH TO

S4: TILED: TILED SKIRTING. NOT REQUIRED IF ROOM IS FULLY TILED, OR TO BE A 100mm CUT STRIP WHERE THE WALL IS PAINT FINISH

S5: TIMBER PANELING SKIRTING: 150 x 18mm BESPOKE PROFILED PREMIUM REDWOOD TO BE USED WITH WALL PANELING TO ENTRANCE LOBBY AREA, STAINBLOCKED, PRIMED AND EGGSHELL PAINT FINISH

WALL:

W1: NEW / EXISTING PAINTED PLASTER / PLASTERBOARD FINISH: BUILDING WIDE: SKIM FINISH, MIST COAT AND MINIMUM OF 2 FULL COATS OF MATT EMULSION TO **FULLY COVER**

W2: FULL HEIGHT WALL TILES: BATHROOMS & EN-SUITES, UNITS A-D: FULL HEIGHT WALL TILING, ON 12mm THICK HARDIE BACKER BOARD. STONE EFFECT PORCELAIN WALL TILES, 450 x 250mm x 10mm, STACK BOND LAY PATTERN, MADAGASCAR NATURAL BY 'PORCELONSA' COLOUR MATCHED BAL GROUT, BATHROOMS TO BE FULLY WATERPROOFED USING BAL WATERPROOFING KIT

W3: DADO HEIGHT TIMBER PANELING WITH WALLPAPER ABOVE.

COMMUNAL ENTRANCE & PENTHOUSE ENTRANCE AREAS: PAINTED TIMBER SHAKER STYLE PANELING AND CAPPING PIECE C/W SKIRTING S5 AS NOTED ABOVE. PANELING TO BE PRIMED AND EGGSHELL PAINT FINISH, GRAHAM AND BROWN LINEN BEIGE WALLPAPER (REF 105854 ABOVE).

W4: WALLPAPER: GRAHAM AND BROWN LINEN BEIGE WALLPAPER (REF 105854 ABOVE) TO COMMUNAL STAIR WALLS, 1ST AND 2ND FLOOR LOBBY, WITH GRAHAM AND BROWN LINEN BROWN COLOUR WALLPAPER TO THE PENTHOUSE LOBBY ONLY.

W5: FULL HEIGHT WALL TILES (PENTHOUSE UNIT E): FULL HEIGHT WALL TILING, ON 12mm THICK HARDIE BACKER BOARD. LARGE FORMAT 120 X 45 TILES BY PORCELONSA 'NOIR CALIZA' BATHROOMS TO BE FULLY WATERPROOFED USING BAL WATERPROOFING KIT

CEILING:

C1: PAINTED PLASTERBOARD: SKIM FINISH, MIST COAT AND MINIMUM 2 FULL COATS

C2: PAINTED PLASTERBOARD: SKIM FINISH, MIST COAT AND MINIMUM 2 FULL COATS OF ACRYLIC EGGSHELL PAINT

C3: ACOUSTIC CEILING FINISH: CLASS C ACOUSTIC PLASTERBOARD FINISH

CV1: PLASTER COVING: CC59 PROFILE PLASTER COVING BY CSJ BESPOKE PLASTER MOULDINGS LIMITED

cllent	RUSHBOND PLC	scale 1 50 @ A1 status CONSTRUCTION	
site	THE HERALD BUILDINGS, MONTPELLIER, HARROGATE	revision P date OCTOBER 2022 💛 📗 🥂	
project	PROPOSED REDEVELOPMENT	revision notes - 21 10 22 PRELIMINARY CONSTRUCTION ISSUE ARCHITECTS	
number	022012-221	A 23 03 23 TENDER ISSUE B 18 05 23 GA KEY & TAGS UPDATED C 07 16 23 INITER DEPORTED 107 16 23 INITER DEPORTED	t 01423 520100
drawing	AS PROPOSED GROUND FLOOR PLAN	C 07 06 23 UNIT 4 REAR "LEAN TO" SIDE WALL UPDATED. NEIGHBOURING "LEAN TO" POSITION UPDATED TO" POSITION UPDATED a Hegal Chambers 22a Oxford Sizeet Harrogate High TPU e office@spx-architects.co.uk	w www.spx-architects
		D 25 09 23 VE PRELIMINARY ISSUE	
		E 04 10 23 VE PRELIMINARY ISSUE - EXISTING STAIRTOWER RETAINED	
		F 24 11 23 PRELIMINARY ISSUE INCORPORATING SOME OF THE AGREED VE - FITTING & FINISHES STILL NEED UPDATING	
		G 21 12 23 TENDER ISSUE	
		H 14 02 24 STEEL SET OUT ADDED	
		J 1 03 24 DIMENSION LAYER TURNED BACK ON, UNIT 1 FFL LOWERED BY 20mm	
		K 3 04 24 DIMENSIONS TO REAR ENTRANCE APERTURE ADDED. UNIT 2 FFL TWEAKED	
		L 13 06 24 UNIT 1 STAIR AND OPENING RECONFIGURED AS INSTRUCTED	
		M 26 11 24 SHOP UNIT FRONT DOOR OPENING DIRECTIONS UPDATED	
		N 24 01 25 General Update, Lift, Riser, Drainage Items	

P I 08105125 I DRY RISER SET OUT