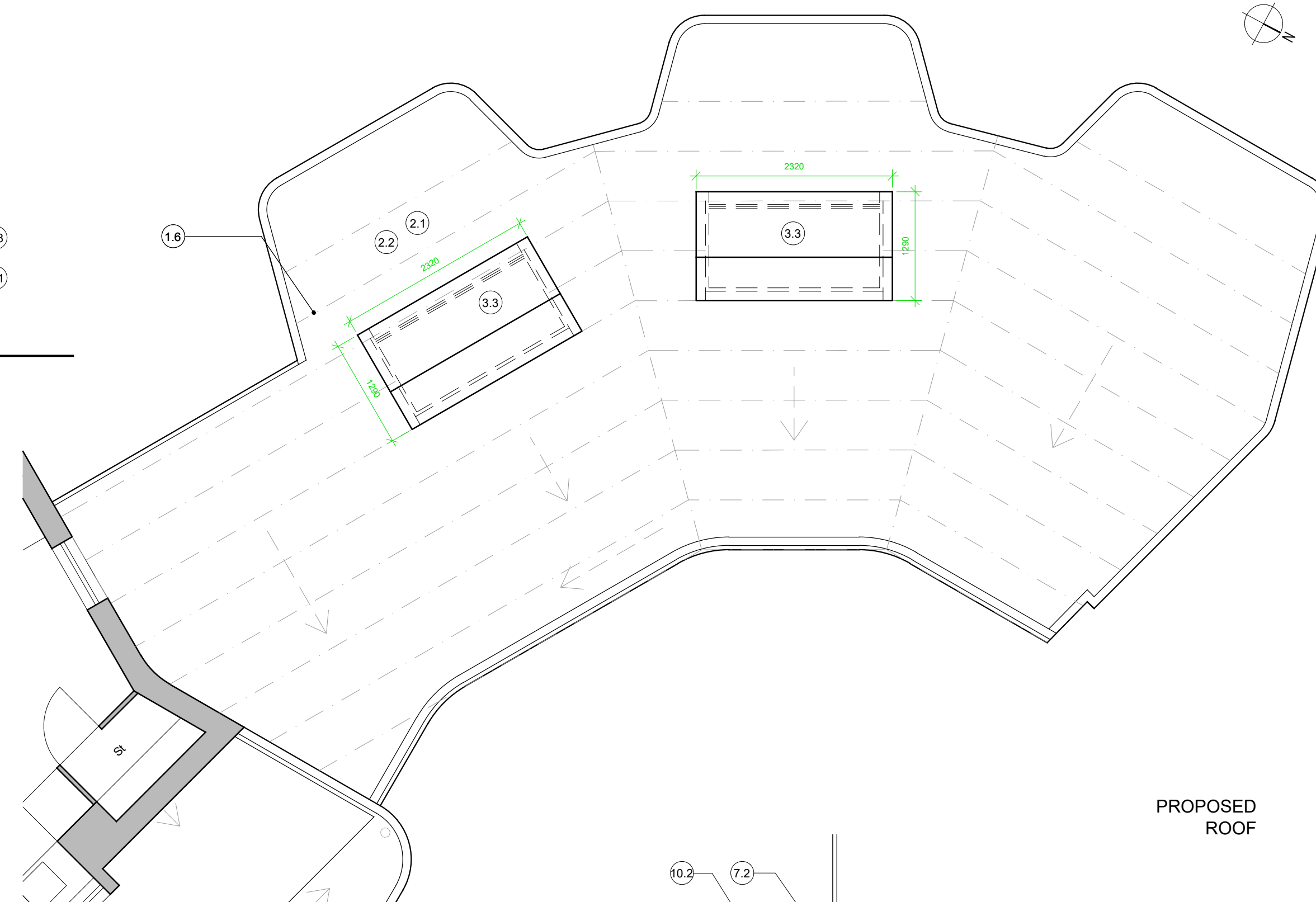
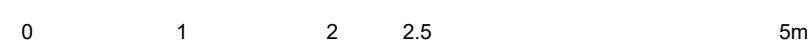
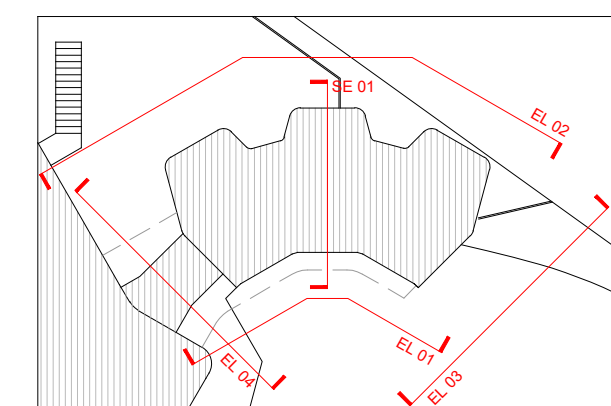
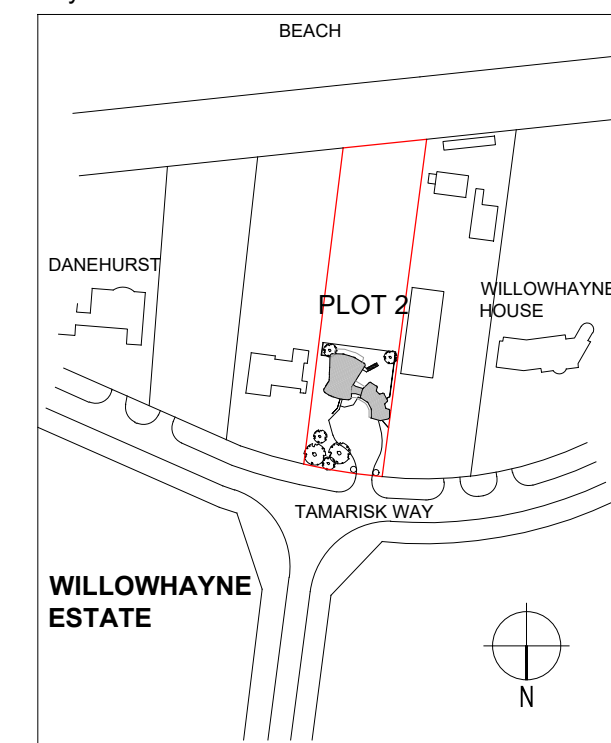


Notes
DRAWING **NOT** BASED ON SURVEY
INFORMATION

1. Do not scale.
2. Contractor to Check all dimensions and report omissions and errors to Architect.
3. Works subject to planning and listed building consent. No works to commence without prior approval from heritage/planning authorities.

Key Plan



Revision	Date	Drawn by	Checked	Description
A	02/04/19	IMA	FL	Issued for Comments
B	05/07/19	IMA	FL	Issued for Comments
C	20/07/20	IMA	FL	Issued for Planning

Scale	Size	Date First Issued
1:50	A1	02/04/2019
Drawn by	Checked by	
IMA	FL	

Project
VISTA POINT VILLA

Drawing
PROPOSED GAMES ROOM
ARRANGEMENT

Status
PLANNING

AVANTI
ARCHITECTS

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EXISTING ELEMENTS

- 0.1 Existing dark grey facing brick walls to be retained
- 0.2 White strip fascia to be retained
- 0.3 White strip cladding to be retained
- 0.4 Existing, non-original, car port doors.
- 0.5 Existing original door to garage
- 0.6 Existing, non-original, opening into car port to be retained
- 0.7 Existing, non-original, laundry room to be retained.
- 0.8 Existing 9" brickwall to be retained
- 0.9 Existing black painted fascias above car port and garage doors to remain
- 0.10 Existing timber joists to be retained.
- 0.11 Existing ground slab and screed to be retained.

SCOPE OF WORKS

Alterations and Repairs

- 1.1 Remove existing, non original, car port doors
- 1.2 Omitted
- 1.3 Form new rooflight openings aligned with existing roof joists
- 1.4 Remove existing ceiling
- 1.5 Existing roof finishes to be removed, subject to inspection
- 1.6 Existing roof timber joists to be locally modified to allow for rooflight openings.
- 1.7 Step no. 1 removed to allow for raised floor finish level
- 1.8 Remove existing door to garage
- 1.9 Remove existing walls and doors as indicated.

Roof

- 2.1 Provide new sarking board and roofing felt
2.2 New insulation between existing timber joists
2.3 Allow for ventilation between existing timber joists by installing grills in external walls. Subject to Heritage approval

External Windows and Doors

- 3.1 New aluminium double glazed screens to replace non-original car port doors.
- 3.2 New aluminium double glazed windows
- 3.3 New aluminium double glazed rooflights in new dormer
- 3.4 Blinds to be provided to all new windows and rooflights
- 3.5 New double doors with white strip slats cladding
- 3.6 New glazed screen and glazed door

Services

- 4.1 Provide suitable new space heating, power, lighting, data, and security installations.
- 4.2 Provide Hot&Cold water supply

Linings

- 5.1 New insulation and plasterboard applied internally to external walls.
- 5.2 New plasterboard ceiling to underside of timber joists TBC

Floors

- 6.1 New insulation and floating floor existing floor ground floor**

Joinery

- 7.1 New full height storage unit to be provided.
- 7.2 New storage unit with space to park table-t
- 7.3 New window bench seating unit

Fixed Equipment

- ### 8.1 Wall mounted TV

Internal Finishes

- 9.1 New engineered timber floor finish to Car Port
9.2 Walls and ceilings to be painted on white matt emulsion paint

Loose furniture

- 10.1 Table football
- 10.2 Table tennis
- 10.3 Table and chairs
- 10.4 Sofas and pouf seating