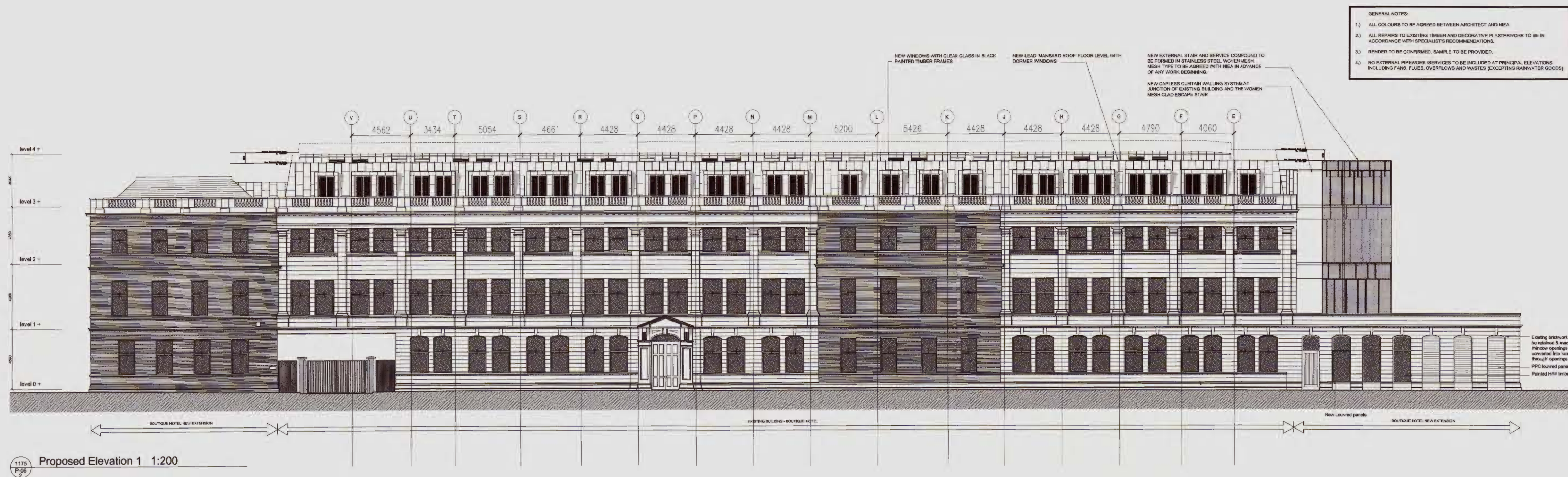


PROPOSED BOUTIQUE HOTEL, QUEENS ROAD, BELFAST

OCTOBER 2014



GENERAL NOTES:
 1.) ALL COLOURS TO BE AGREED BETWEEN ARCHITECT AND NIEA
 2.) ALL REPAIRS TO EXISTING TIMBER AND DECORATIVE PLASTERWORK TO BE IN ACCORDANCE WITH SPECIALIST'S RECOMMENDATIONS
 3.) RENDER TO BE CONFORMED, SAMPLE TO BE PROVIDED
 4.) NO EXTERNAL PIPEWORK SERVICES TO BE INCLUDED AT PRINCIPAL ELEVATIONS INCLUDING FANS, FLUES, OVERFLOWS AND WASTES (EXCEPTING RAINWATER GOODS)

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- 1.) ALL COLOURS TO BE AGREED BETWEEN ARCHITECT AND NIEA
 - 2.) ALL REPAIRS TO EXISTING TIMBER AND DECORATIVE PLASTERWORK TO BE IN ACCORDANCE WITH SPECIALIST'S RECOMMENDATIONS
 - 3.) WHERE POSSIBLE EXISTING INTERNAL PLASTER TO BE RETAINED HOWEVER, IF AFTER INVESTIGATION PLASTER REMOVAL IS REQUIRED, ANY ALTERATIONS TO BE AGREED WITH NIEA PRIOR TO WORK BEGINNING.
 - 4.) WHERE POSSIBLE EXISTING TIMBER SURROUNDS TO BE RETAINED HOWEVER IF AFTER INVESTIGATION REMOVAL IS REQUIRED AND AGREED WITH NIEA NEW TIMBER SURROUND WILL REPLICATE THE ORIGINAL PROFILE, THE EXTENT OF THIS WORK TO BE AGREED WITH NIEA PRIOR TO WORK BEGINNING.
 - 5.) A SCHEDULE OF INTERNAL FINISHES WILL BE PROVIDED AND AGREED WITH NIEA PRIOR TO WORK BEGINNING ON ANY ELEMENT OF THE BUILDING.
 - 6.) ALL EXISTING WINDOW SURROUNDS ARE TO BE RETAINED WHERE POSSIBLE.
 - 7.) ALL UPPER FLOOR STRUCTURES TO BE RETAINED WITH NEW FINISHES APPLIED AS AGREED WITH NIEA.
 - 8.) CLEAN DOWN EXISTING WALL SURFACES & CHECK FOR DEFECTIVE PLASTER, REPAIR ALL HOLES & CRACKS SMOOTH DOWN TO RECEIVE PAINT FINISH. REMOVE DEFECTIVE PLASTER AND REPAIR WITH LIME PLASTER LEAVING SMOOTH FINISH TO TAKE PAINT FINISH
 - 9.) ANY REMOVED HISTORIC FEATURES TO BE TAGGED, RECORDED AND STORED IN A SAFE PLACE FOR RE-USE.
 - 10.) ALL ROOMS EXCEPT PRINCIPAL ROOMS 1-5 LEVEL 0 (INDICATED ON DRAWING NO 1175-01-02) AS P1, P2, P3, P4, P5) TO HAVE ALL INTERNAL PARTITIONS/FIXINGS PROPOSED FOR REMOVAL INDICATED ON THE KEY WITH RED HATCHING.
 - 11.) ALL REPAIRS TO EXTERNAL BRICKWORK TO BE DONE WITH LIME MORTAR
 - 12.) WIDTH OF DOUBLE GLAZING TO MATCH THAT OF EXISTING REFURBISHED WINDOWS. REFER TO DWG PL-14 FOR LOCATION OF WINDOW TYPES.

A/C
 13 NOV 2014
 File no.
 Belfast 3



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LEGEND
 CLEAR GLASS
 BACKPAINTED GLASS
 TO BE DEMOLISHED

Drawing Number 18 DOE

DRAWING NO : 1175 - P - EL - 06 PROPOSED ELEVATIONS

Revision/Date	Change	Approved By

