




CONSTRUCTION

TAG TYPES KEY

	Window Tag
	Door Tag
	Finished Floor Level
	Wall Tag
	Skirting Tag

KEY

-  Existing structure, walls & other building fabric to be retained, made good and redecorated, unless otherwise noted
-  New structure & walls
-  New building elements

GENERAL NOTES

Facade Stone Work

Allow for existing external facades to be cleaned and repaired as per Paye Survey.

Windows

Ground floor Retail unit glazing to be retained. Allow for inspection and repair works where required.

Windows to upper floors along Southampton Row and Sicilian Avenue to be retained. Allow for local repairs and redecoration. New secondary glazing to be fitted to retained windows.

Sash windows to upper floors to the rear of buildings to be replaced with new double glazed sash windows.

Ground floor windows to the cycle store entrance to be replaced with new full height curtain walling and door.

Structural Works

All structural works to be undertaken as per Structural Engineers requirements. All existing and new structural columns to be treated with intumescent paint.

All new structural beams to be treated with intumescent paint. All existing steel beams to be boxed out with appropriate fire linings

Underside of existing soffits to be boarded out with appropriate fire linings

WC's
New accessible WC's and unisex WC's throughout. New sanitaryware, plumbing, ventilation, lighting, partitions and finishes.

Floors

New exposed raised metal access floors to all office spaces. Allow for fitting out of one floor in each building with timber effect flooring

21 SR - New porcelain tiling levelling screed to lift lobbies and WC's. New high quality vinyl flooring to stairs.

Sicilian and Vernon House - Existing terrazzo to stairs to be retained and restored by specialist. Allow for new metal bullnose nosing. Existing terrazzo flooring lift lobbies to be removed and replaced with new porcelain tiling on new levelling screed. New porcelain tiling on new levelling screed to WC's.

Ceilings

New minimal fire rated suspended ceiling to underside of soffits, with suspended accessible dropped service bulkhead. Allow for new lighting and MEP

Doors

21 SR - New 60min FR glazed screens and doors to office lift lobbies leading onto floor plates. New 60min FR timber veneered doors with glazed vision panels to rest of lift lobbies. New timber veneered doors to WC's, cubicles & showers.

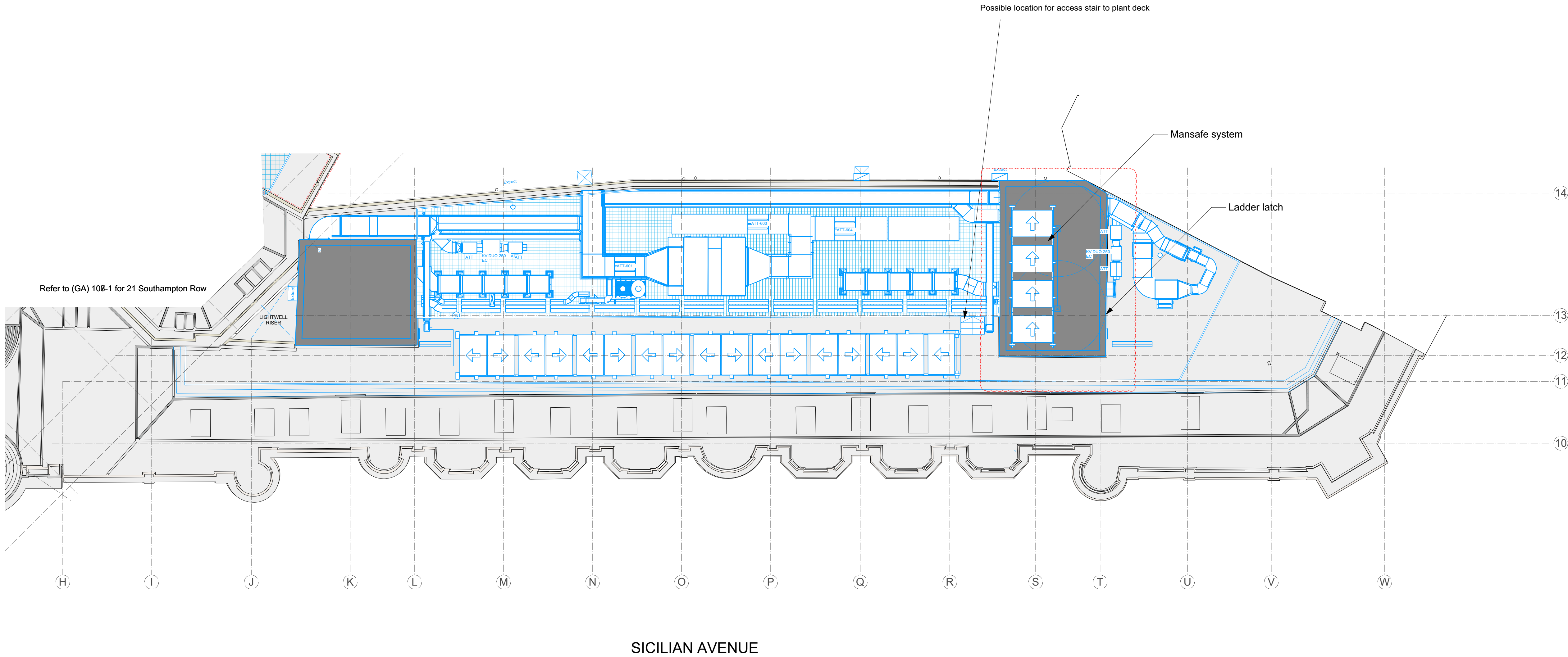
Sicilian and Vernon House lift lobbies - New 30min FR glazed screens and doors to office lift lobbies leading onto floor plates. New 30min FR timber veneered hold open doors within resized risers.

New ironmongery throughout.

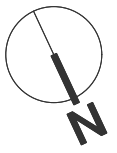
Retail

Allow for Grade 3 basement tanking to be installed throughout all lettable retail areas at basement level. Allow to form new sump pump chambers within existing basement slabs.

Retail spaces to be fitted out to a shell + core specification. Allow for new 90min fire rated minimal suspended plasterboard ceilings throughout the soffits of the ground floor retail spaces. Allow for formation of new soft spots for future platform lift installation. Allow for installation of new steel accommodation stairs as indicated on the plans. Allow for new minimal raised access floor to be installed throughout retail units.



SICILIAN AVENUE



1 Proposed Roof Plan
Scale: 1:100

0 5m 10m 20m

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
Sizes of and dimensions to any structural or services elements are indicative only. See structural and service engineers drawings for actual sizes / dimensions.
This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultant's information.
All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.
Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

Revision	Date	Amendment
C1	15/12/2023	For construction
C2	02/07/2024	Roof plant updated
C3	30/07/2024	Roof plant updated
C4	03/10/2024	Updates to PV layout and access stair location
C5	07/11/2024	Mansafe added
C6	12/11/2024	Updates to balustrade
C7	06/12/2024	Updates to mansafe

Date January 2021	Project Vernon, Sicilian Hse/21 Southampton Row	Job Ref. 383
Scale 1:100 @A1	Drawn MW	Check AY
Status CONSTRUCTION	Client Ref HP	Drwg. no. 383 (GA) 108-2
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