


Notes

1. THIS DRAWING HAS BEEN PRODUCED FROM PHOTOGRAPHIC RECORDS TAKEN ON 19TH JUNE 2009
2. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE CHECKED AND CONFIRMED BY THE CONTRACTORS VIA A FULL DIMENSIONAL SURVEY OF THE AREA OF THE WORKS PRIOR TO TENDER SUBMISSION. THE ENGINEER MUST BE NOTIFIED IMMEDIATELY SHOULD ANY DISCREPANCIES BECOME APPARENT.
4. ALL DETAILS AND DIMENSIONS SHOWN RELATING TO THE EXISTING STRUCTURE ARE SCHEMATIC AND APPROXIMATE ONLY, BASED UPON NO EXPOSURE OF THE EXISTING STRUCTURE.
5. THE CONTRACTORS ARE TO PROVIDE ALL NECESSARY TEMPORARY WORKING PLATFORMS AND SCAFFOLDING, ETC., TO THE ENGINEERS CONSENT.
6. THE WORKMANSHIP AND MATERIALS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND THE RELEVANT CURRENT BRITISH STANDARDS.
7. THE CONTRACTOR SHALL ALLOW FOR ALL NECESSARY WORK REQUIRED TO OBTAIN FULL APPROVAL AND SATISFACTION FROM THE BUILDING INSPECTOR AND THE ENGINEER.
8. THE DEPTH AND LOCATION OF ANY SERVICES HAS NOT BEEN ESTABLISHED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING THEM.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY PROTECTION TO THE EXISTING STRUCTURE TO ENSURE NO DAMAGE OCCURS.
10. ALLOW FOR DISPOSAL OF ALL MATERIALS AS A RESULT OF REMOVAL WORKS TO SUITABLY LICENSED OFF SITE TIPS
11. ALLOW FOR CARRYING OUT ANY WORKS WHATSOEVER AS DETAILED, IMPLIED OR BECOME IMPLIED AS A RESULT OF THE WHOLE OF THE WORKS DETAILED OR IMPLIED.

Rev.	Date	Description	By
A	17/03/10	ADDITIONAL INFO INCLUDED FOLLOWING COMMENTS FROM LOCAL AUTHORITY	DS


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Shaftesbury Theatre

Drawing	Title
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Scale	Date	Drawn	Checked	Passed
AS SHOWN	01/07/09	MRM		

1636-031 A

EXTENT OF THE WORKS -

THIS DRAWING AND THE COMPUTER FILE OF THIS DRAWING ARE COPYRIGHT. THE COPYRIGHT BELONGS TO MICHAEL JACKSON CONSULTING ENGINEERS LIMITED (MJCE LIMITED). THIS DRAWING MAY THEREFORE, NOT BE REPRODUCED IN ANY FORMAT WITHOUT THE WRITTEN CONSENT OF MJCE LIMITED.

ALLOW FOR COLOUR MATCHING ALL PREVIOUSLY UNDERTAKEN REPAIRS AND REPOINTING WHERE NECESSARY. A SMALL AREA OF PROPOSED WORKS TO BE UNDERTAKEN PRIOR TO FULL SCHEME TO GAIN APPROVAL.

ALLOW FOR CARRYING OUT REPOINTING WORKS WHERE NECESSARY ALL REPAIRS TO MATCH EXISTING. A SMALL AREA OF REPOINTING TO BE UNDERTAKEN PRIOR TO FULL REPOINTING WORKS, TO GAIN APPROVAL FROM CLIENT, ENGINEER AND RELEVANT BODIES, RETURNED TENDER TO SPECIFY THE DEPTH OF RE-POINTING TO BE UNDERTAKEN.

ALLOW FOR CARRYING OUT INSPECTION AND REPAIRS TO ALL WINDOW CILLS, LINTELS, MULLIONS, REVEALS, ETC. ALL REPAIRS TO MATCH EXISTING. A SMALL AREA OF REPAIR TO BE CONDUCTED PRIOR TO FULL REPAIR SCHEME, TO GAIN APPROVAL FROM CLIENT, ENGINEER AND RELEVANT BODIES.

ALLOW FOR ALL RE-CONNECTION WORKS REQUIRED UPON COMPLETION OF THE WORKS.

ALLOW FOR STRIPPING OF ALL REDUNDANT CABLING FROM THE AREA OF THE WORKS.

ALLOW FOR ALL ISOLATION WORKS REQUIRED TO FACILITATE THE WORKS. ALSO ALLOW FOR ALL ATTENDING WORKS TO ALL OTHER CONTRACTORS AS DIRECTED BY THE PRINCIPAL CONTRACTOR.

ALLOW FOR CARRYING OUT INVESTIGATION AND ASSOCIATED WORKS TO MOVE EXISTING FIRE MANGS' SWITCH AND REPOSITIONING ON GRAPE STREET, ADJACENT STAGE DOOR.

ALLOW FOR PROVIDING AND CONNECTING NEW POWER FEED TO ANY EXISTING RE-LOCATED AIR-COOLING PLANT.

ALLOW FOR RE-ROUTING ANY ARMOUR CLAD CABLES FROM THE FAÇADE TO THE INTERIOR OF THE VENUE.

ALLOW FOR TESTING ALL CABLING TO ASCERTAIN STATUS I.E. LIVE OR REDUNDANT.

ALLOW FOR STRIPPING OF ALL REDUNDANT SERVICES FROM THE AREA OF THE WORKS.

ALLOW FOR CARRYING OUT INVESTIGATION AND ASSOCIATED WORKS TO ALLOW ALL CABLING TO BE RE-ROUTED TO RUN INTERNALLY, ALLOW FOR ALL TRUNKING AND FIXINGS AS NECESSARY. ANY CORE DRILLING ETC. REQUIRED DUE TO RE-ROUTING, TO BE UNDERTAKEN BY THE PRINCIPAL CONTRACTOR.

ALLOW FOR REPLACING ALL WINDOWS WITH NEW WINDOWS TO MATCH EXISTING TO ENTIRE ELEVATION.

NOTE:
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING SCHEDULES OF WORK:
1) BUILDERS WORK
2) CLEANING AND RESTORATION WORK
3) MECHANICAL WORK
4) ELECTRICAL WORK
5) SIGNAGE WORK

ALLOW FOR CLEANING ALL METAL SIGNAGE BRACKETRY, THAT IS TO BE RE-USED, BACK TO BARE BRIGHT METAL (SHOT BLASTING OR AGGRESSIVE CHEMICALS SHALL NOT BE USED ADJACENT EXISTING FAÇADE). THE METAL WORK IS TO BE TREATED AS FOLLOWS; PRIMED WITH A ZINC RICH EPOXY PRIMER TO 40 MICRONS DEPTH, PAINTED WITH HIGH BUILD EPOXY MIO IN MINIMUM TWO COATS TO 200 MICRONS DEPTH AND FINISHED WITH TWO COATS OF RECOATABLE POLYURETHANE FINISH PAINT. FINISH COLOUR TO BE AGREED WITH THE CLIENT AND ALL RELEVANT BODIES.

ALLOW FOR ALL NEW WINDOWS TO BE PREPARED AS APPROPRIATE AND DECORATED AS FOLLOWS; ONE COAT OF PRIMER, ONE COAT OF UNDERCOAT AND TWO COATS OF APPROPRIATE GRADE OF FINISH PAINT. FINISH COLOUR TO BE AGREED WITH THE CLIENT AND ALL RELEVANT BODIES.

ALLOW FOR CARRYING OUT ANY INVESTIGATION WORKS REQUIRED TO BE ABLE TO RE-ROUTE ANY DOWN PIPES INTERNALLY. ALLOW FOR RE-ROUTING ANY DOWN PIPES INTERNALLY WITH ASSOCIATED FIXINGS AND BOXING OUT. ALL NEW BOXING OUT TO BE DECORATED TO MATCH EXISTING ADJACENT LOCALE.

ALLOW FOR ALL NECESSARY BOXING OUT WORKS THAT BECOME NECESSARY AS A CONSEQUENCE OF RE-ROUTING CABLE RUNS INTERNALLY. ALL NEW BOXING OUT TO BE DECORATED TO MATCH EXISTING ADJACENT LOCALE.

AREA OF SAMPLE CLEANING USING 4 DIFFERENT PRODUCTS. EFFECT OF CLEANING USING PRODUCTS TO BE REVIEWED IN CONJUNCTION WITH THE CONSERVATION OFFICER TO ALLOW THE MOST APPROPRIATE PRODUCT TO BE DETERMINED TO CLEAN THE WHOLE ELEVATION.

1 INDICATES WINDOW REFERENCES, REFER TO CONDITION SURVEY FOR DETAILS OF EACH WINDOW

ALLOW FOR CAREFULLY REMOVING ALL BIRD PROTECTION SPIKES ETC. AND STORING FOR RE-USE, IF ECONOMICALLY VIABLE, TO FACILITATE THE FAÇADE CLEANING AND ASSOCIATED WORKS. ALLOW FOR RE-FIXING AND/OR NEW BIRD PROTECTION SPIKING AS DIRECTED BY SPECIALIST BIRD PROTECTION COMPANY RECOMMENDATIONS.

NEW VERTICAL SHAFTESBURY SIGN (REFER TO DRAWING 1636-311 FOR DETAILS)

NEW GLAZED CANOPY WITH ORNATE MOULDING FIXED TO THE FRONT(REFER TO APPLICATION REF: 2010/0320/L FOR DETAILS)

EXTENT OF THE WORKS

EXISTING SHAFTESBURY SIGN AND FRAME TO BE REMOVED AND REPLACED WITH NEW (REFER TO DRAWING ----- FOR DETAILS)

EXISTING HAIRSPRAY SIGNAGE TO BE REMOVED LEAVING GENERIC SIGN BEHIND FOR ADVERTISING SHOWS

EXTENT OF THE WORKS

PROPOSED ELEVATION ON BLOOMSBURY STREET
(SCALE 1:50 AT A1)

ALLOW FOR REPLACING ALL EXISTING DOORS NOT RECENTLY REPLACED. ALL DOORS TO BE PREPARED AS APPROPRIATE AND DECORATED AS FOLLOWS; ONE COAT OF PRIMER, ONE COAT OF UNDERCOAT AND TWO COATS OF APPROPRIATE GRADE OF FINISH PAINT. FINISH COLOUR TO BE AGREED WITH THE CLIENT AND ALL RELEVANT BODIES.

ALLOW FOR ANY CORE-DRILLING AS REQUIRED, BY ELECTRICAL AND MECHANICAL CONTRACTORS, TO PROVIDE CABLE FEEDS AND ALLOW FOR FIRE SEALING ANY HOLES FORMED AFTER INSTALLATION.

ALLOW FOR REMOVING ALL REDUNDANT FIXING BRACKETS, POINTS, FIXINGS, ETC. PRIOR TO ELEVATION CLEANING WORKS.

EXTENT OF THE WORKS

EXISTING STAINED GLASS WINDOWS TO BE REPLACED ALLOW FOR ANY DAMAGED/MISSING STAINED GLASS TO BE REPLACED TO MATCH EXISTING. ALL STAINED GLASS TO BE CLEANED AND REUSED IN NEW FRAMES. NEW FRAMES TO INCORPORATE EXISTING STAINED GLASS SANDWICHED BETWEEN NEW PLAIN GLAZING INTERNALLY AND EXTERNALLY TO PROTECT THE ORNATE STAINED WINDOWS, ALL TO BE DECORATED AS SPECIFIED IN 7.11 ABOVE. ALL TO THE APPROVAL OF THE CLIENT AND ALL RELEVANT BODIES.

DO NOT SCALE THIS DRAWING.

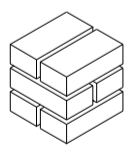
Notes

- THIS DRAWING HAS BEEN PRODUCED FROM PHOTOGRAPHIC MATERIAL TAKEN FROM A SITE VISIT ON 1ST JUNE 2009
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FOR APPROVAL

A	18/03/10	ADDITIONAL INFO INCLUDED FOLLOWING COMMENTS FROM LOCAL AUTHORITY	DS
Rev.	Date	Description	By

Revisions



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Client



Shaftesbury Theatre

Project
**SHAFTESBURY THEATRE
ELEVATION REFURBISHMENT**

Drawing Title

**PROPOSED ELEVATION ON
BLOOMSBURY STREET**

Scale	Date	Drawn	Checked	Passed
A5 SHOWN	01/07/09	MRM		

DRG. No.

1636-032 A