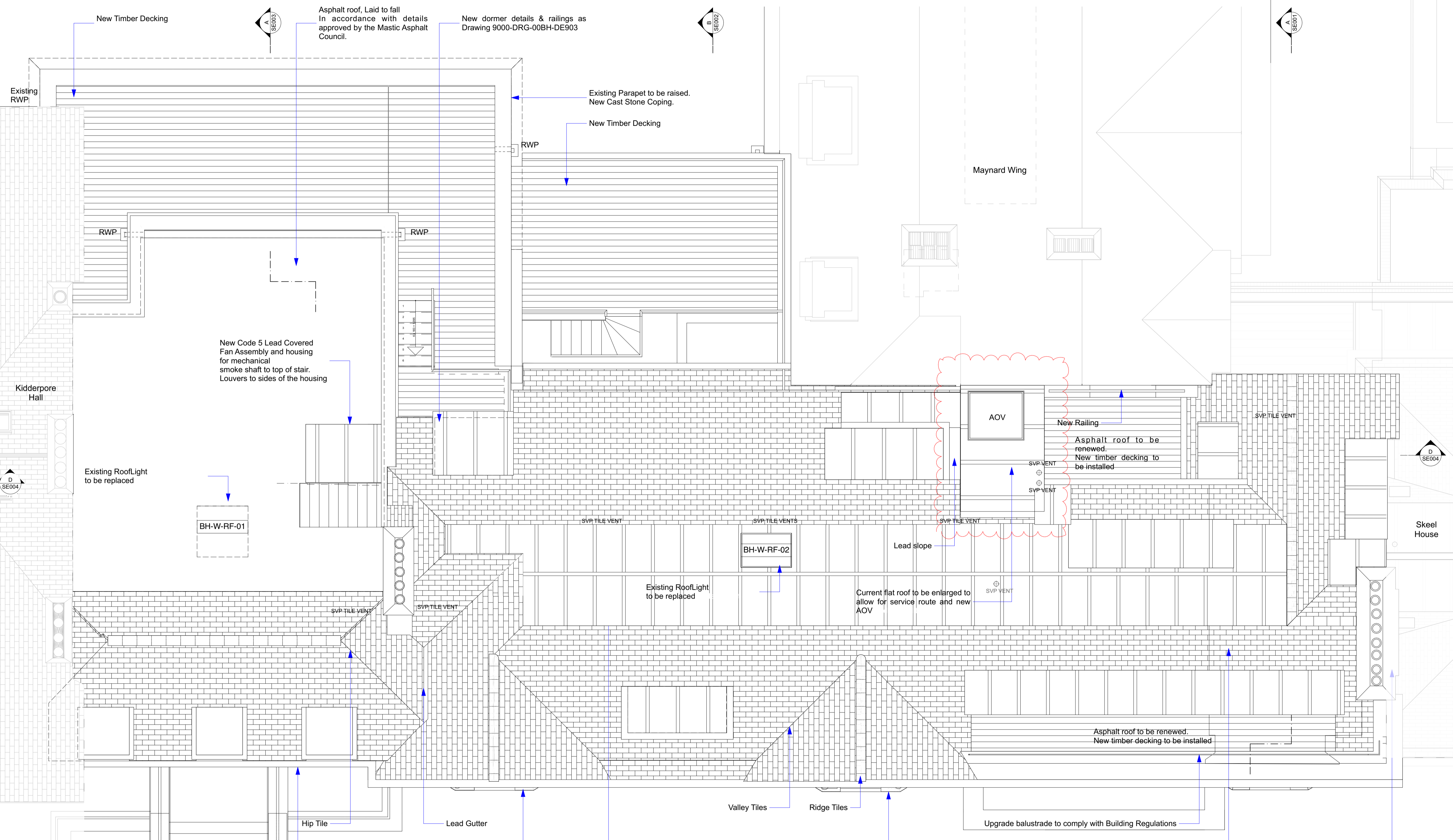


KEY PLAN
NOTE: ALL INFORMATION SHOWN ON THIS DRAWINGS IS SUBJECT TO DESIGN DEVELOPMENT



FOR TENDER

REVISION	DRN	CHKD	DATE
P1 First Issue	FC	TW	23/03/2016
P3 Plans amended following coordination workshop with consultants	K/C	TW	23/05/2016
T1 Additional information and annotation added	K/C	TW	02/08/2016
T2 Issue for tender	GC	TW	08/08/2016
T3 RWP locations reviewed & Additional annotation	GC	TW	21/11/2016
AOV Amended	GC	TW	



CLIENT
MOUNT ANVIL LTD

PROJECT
KIDDERPORE AVENUE

DRAWING
Bay House
Level RF Proposed GA Plan

SCALE 1:50 @ A1 DATE November 2016

DRAWING No. 15 230 DRAWN BY FC
9000-DRG-03BH-RF010 REV T3

A & Q PARTNERSHIP (LONDON) LTD
THE LUX BUILDING, 2-4 HOXTON SQUARE, LONDON N1 6 NU
Tel: 020 7613 2244 Fax: 020 7613 2642 Email: london@aqp.co.uk
ARCHITECTURE DESIGN MASTERPLANNING INTERIORS

Any plastic or light gauge metal downpipes and gutters will be replaced with cast aluminium. All existing cast pipes will be rubbed back to bare metal, treated and painted gloss black. All cast rainwater gutters, hoppers and ear bands will be removed for full "back to metal" refurbishment.

All existing lead components to be removed to allow for insulation. Details to be in accordance with Lead Sheet Association Code 5 lead sheet to be in gutter linings and flat roofed areas. Code 4 lead to be used in cover flashings

All stone features and The Roman cement eaves cornices will be repaired and cleaned with hot water only. Before remedial repairs are carried out, a sample of the stone / Roman cement will be analysed to determine type / ingredients. Cracked stone features and those with missing sections to be replaced with the same stone as the original and cut to the same profile as the original. Roman cement features to be repaired in-situ by specialist. Light weathering will be retained and cracking will be raked and filled with the same material as the original. Damaged, cracked or missing features will be replaced with new pieces created using moulds/templates taken from the original.

All existing tiles are to be carefully lifted and relaid. Existing battens and sarking felt to be removed. Sarking board are to be inspected and fixed where necessary. New felt to be installed along with new pre treated battening fixed with galvanised steel nails tiles to be fixed with aluminium nails. Relaid and replacement (to match existing) Tiles should be grouped within separate pitches to avoid patchwork aesthetic. Replacement Dreadnought - Machine made clay tile - Brown antique - smooth face matching colour "GlideVale" vent tiles to be installed over the SVP vents and kitchen extract. Refer to drawing number 9000-DRG-00GN-DE016

All chimneys are to be inspected for structural stability. Where Chimney breasts below are removed, new supporting structure is to be put in place. If chimney is in a poor structural condition - it should be carefully dismantled and rebuilt. New chimney pots if damaged or missing. Bird proof vent inserts to all pots.

Existing plasterboard to be removed insulation is to be applied between and under the existing rafters. For typical detail please refer to drawing number 9000-DRG-00GN-DE016

NOTE:
For brick cleaning and brick repointing methods please refer to drawing number 9000-DRG-00GN-AL040.