notes

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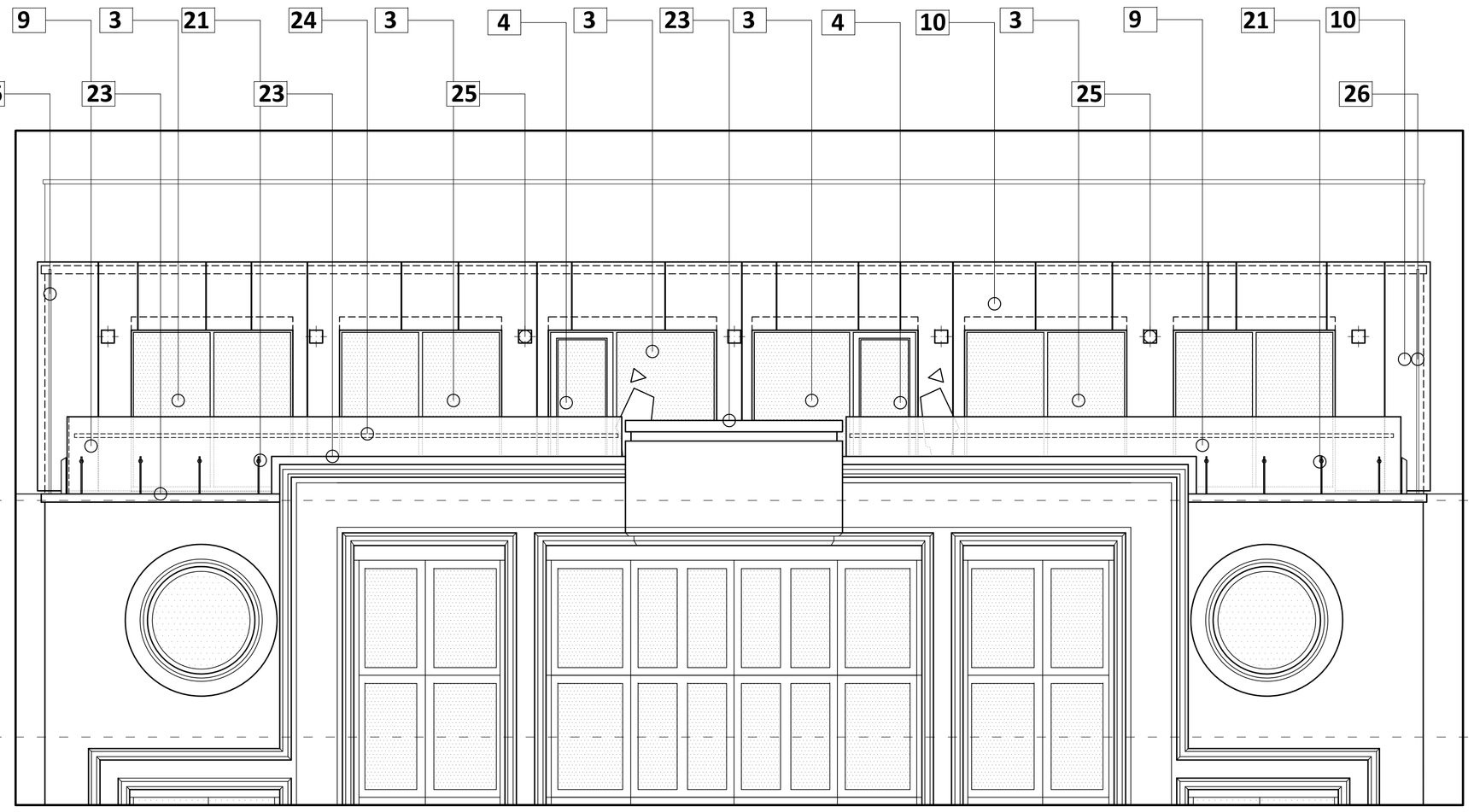
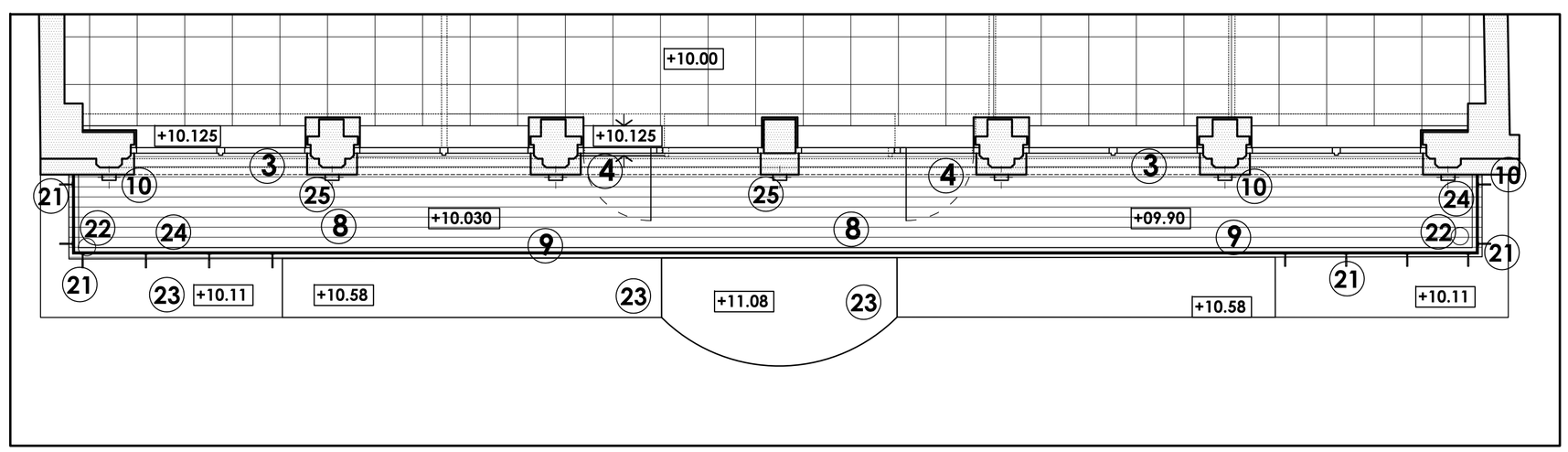


FRONT ELEVATION

[TO CHARLOTTE STREET]
FIFTH AND SIXTH FLOORS ONLY
AS PROPOSED



PLAN DETAIL

SIXTH FLOOR
AS PROPOSED

0 0.5m 1.0m 1.5m 2.0m 2.5m 5m
DRAWING SCALE

NOTES / LEGEND

1. EXISTING METAL PAN RAISED ACCESS FLOOR REMOVED AND DISPOSED OF; NEW RAISED ACCESS FLOOR TO SPECIFICATION AT EXISTING LEVEL ON NEW SUPPORTS. NOTE WINDOW CLEANING EYES TO BE FITTED IN STRATEGY AGREED LOCATIONS UNDER RAISED ACCESS FLOOR TO SPEC. NOTE 2NO PER WINDOW OPENING.
2. ELEVATION COLUMNS TO FRONT AND REAR, AND ALL BEAMS, ENCASED NOMINALLY 25MM GYPLYNER AND 12.5MM WALLBOARD WITH METAL BEAMS EDGED AND OTHER PROPRIETARY FRINGS. NOTE 12MM 2-BEADED SHADOW GAP AT JUNCTION OF BEAMS AND CEILING ALL ROUND (SEE ORANGE LINE TO RCP). NOTE ALL PLASTERED WALL AND COLUMN AND POST FINISHES, EXISTING AND PROPOSED TO RECEIVE 2150 X 18MM PENCIL-EDGE MDF SKIRTING FOR PAINT FINISH AS SPEC.
3. EXISTING WINDOWS REMOVED AND REPLACED WITH REYNAERS CS60 FIXED GLAZED SYSTEM WITH NOTIONAL 60MM COLOUR-COATED ALUMINIUM FRAMES, SET OUT TO SUIT EXISTING STRUCTURAL OPENINGS AND NEW CLADDED OPENINGS. COLOURS IN STANDARD RAL, TOUGHENED GLASS WHERE APPROPRIATE FOR BUILDING REGULATIONS. ALL FITTINGS TO BE COLOURED TO MATCH FRAMEWORK AND ALL WALLING FIXINGS CONCEALED. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CONFIRMATION AND TO CARRY OUT DETAILED SURVEY OF OPENINGS PRIOR TO PROCUREMENT. ALL TO MEET BUILDING REGULATIONS.
4. EXISTING WINDOWS AND DOORS AND CENTRAL SPANDREL PANELLING REMOVED AND REPLACED WITH REYNAERS CS60 DOOR AND SCREEN SYSTEM WITH COLOUR-COATED ALUMINIUM FRAMES, DOORS AND SCREENS TO MATCH CURTAIN WALLING ADJACENT. NOTE 'STRUCTURAL COLUMN AND CASING' DETAIL BETWEEN DOORS AND FRAMES, WHICH IS TO BE BUILT TO PROVIDE SUPPORT TO SYSTEMS AND FOR CLADDING EXTERNALLY AS INDICATED. THE REYNAERS SYSTEMS ARE TO BE SET OUT TO SUIT EXISTING STRUCTURAL OPENINGS AND NEW CLADDED OPENINGS, COLOURS IN STANDARD RAL, TOUGHENED GLASS WHERE APPROPRIATE FOR BUILDING REGULATIONS. ALL FITTINGS TO BE COLOURED TO MATCH FRAMEWORK AND ALL WALLING FIXINGS CONCEALED. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CONFIRMATION AND TO CARRY OUT DETAILED SURVEY OF OPENINGS PRIOR TO PROCUREMENT. WORKS TO INCLUDE STRUCTURAL INFILL SECTION OVER HEAD OF DOOR SHOWN NOMINALLY IN TIMBER AND ROCKWOOL HARDROCK MULTI DD INSULATED INFILL PANEL TO SUPPORT GLAZING AND CLADDING APPLICATIONS. INTERNALLY FINISHED AS OTHER PLASTER APPLICATIONS. ALL TO MEET BUILDING REGULATIONS.
5. FLOOR MOUNTED FAN COIL UNITS IN BESPOKE COLOUR-COATED ALUMINIUM STEEL ENCLOSURE ALL AS DETAILED ON DRAWING 240. FAN COILS TO TPS SPECIFICATION. METAL SHEET WRAP SET OUT WITH TOP EDGER RETURN. AND COMPLETE WITH SUPPORTING LEGS AT FLOOR LEVEL AND FIXINGS FOR 'FREE FLOATING' GRILLE (TO TPS SPECIFICATION, NOTIONALLY SLOTTED GRILLE). SETTING OUT TO BE AGREE BUT INDICATED NOTIONALLY HEREON. ALL FINISHES IN BLACK (RAL 9005). AND TO INCLUDE INSIDE FACE OF ALUMINIUM / STEEL CASING. ALL FIXINGS CONCEALED. CONTRACTOR TO DEVELOP SHOP DRAWINGS FOR ARCHITECT APPROVAL, INDICATING CRITICAL SETTING OUT AGREED WITH TPS.
6. EXISTING STEP OUT FROM FLOOR TO BALCONY RETAINED, WITH ALL FINISHES REMOVED AND NEW STEP FORMED IN 25MM HDF BULLNOSE FRONT OVER EXISTING STRUCTURE TO LEVELS INDICATED. BULLNOSE CILL TO MEET NEW CURTAIN WALLING / DOOR OPENING. DETAIL TO BE AGREED. CILL FINISH IN RAL COLOUR TO MATCH CURTAIN WALLING, ALL WITH CONCEALED FIXINGS. CONTRACTOR TO ALLOW FOR STEP BUILD UP IN HARDROCK MULTI DD UNDER CURTAIN WALLING SYSTEM. FASCIA UNDER CILL INTERNALLY PLASTERED AND TO RECEIVE SKIRTING AS ELSEWHERE.
7. EXISTING COLUMNS CLEANED AND CLEARED OF FIXTURE, FITTINGS ET AL AND ENCASED USING GYPLYNER AND WALLBOARD WITH PROPRIETARY FITTINGS AND BEAMS ET AL. PLASTER FINISHES AS ELSEWHERE. COLUMNS GENERALLY PACKED OUT AS INDICATED TO FORM REGULAR SHAPED PLASTERED COLUMNS.
8. EXISTING FLAT ROOF / BALCONY STRIPPED OF ALL FINISHES, BACK TO CONCRETE SUB-BASE. ROOF BUILT UP WITH LIQUID LATEX SCREED TO FALL TO VALLEY GUTTER / GULLEYS. 1200-GAUGE VAPOUR CONTROL MEMBRANE TAKEN OVER SCREEDED ROOF, SEALED AND TAKEN UP UPSTANDS MINIMUM 150MM, THEN KINGSPAN OPTIM-R / THERMAROOF (50MM/25MM) SYSTEM AS MANUFACTURERS RECOMMENDATION. SINGLE PLY MEMBRANE APPLICATION OVER TO MEET MINIMUM BALCONY SPECIFICATION (SARNAFIL BALCONY AND TERRACE OR SEE TBC SPEC), WITH 150 UPSTANDS. FINISHES TAKEN AND SEALED INTO EXISTING GULLEYS, SEE NOTES ELSEWHERE. HAWWOODS VOLKAN FLUTED COMPOSITE DECKING (HO914 STANDARD RANGE) FITTED TO MANUFACTURERS RECOMMENDATIONS. SPACING ET AL, UTILISING HAWWOODS METAL FIXING SYSTEM AND DECKING SUPPORTS TO SUIT ROOFING APPLICATION AND MAINTAIN ROOFING WARRANTIES.
9. EXISTING BALUSTRADE AND ALL FIXINGS REMOVED AND DISPOSED OF AND REPLACED WITH TOUGHENED SAFETY GLASS BALUSTRADE SET OUT NOMINALLY AT 1200MM LENGTHS WITH 50MM BETWEEN. CONTRACTOR TO ALLOW FOR ACID ETCH DETAILING WHERE THE GLASS BACKS ONTO THE EXISTING UPSTANDS AND BRICKWORK. GLASS FACE FIXED TO BALCONY WHERE POSSIBLE AND ELSEWHERE TO RECEIVE BRUSHED STAINLESS STEEL GLASS SUPPORTS AS DETAILED. THESE SUPPORTS FACE FIXED TO EXISTING MASONRY. GLASS TO SET OUT TO BE 50MM ABOVE DECKING LEVEL, AND TO FINISH 1100 ABOVE DECKING LEVEL. WITH 45 X 45 CONTINUOUS SQUARE SECTION BRUSHED STAINLESS STEEL HANDRAIL WITH THROUGH-GLASS FIXINGS (NOMINALLY 2 PER PANEL). HANDRAIL AT 900MM ABOVE DECKING LEVEL. WORKS TO INCLUDE ALL PREPARATORY AND REPAIR WORKS TO EXISTING MASONRY FOLLOWING REMOVAL OF EXISTING GLASSWORK. WORKS TO INCLUDE TEMPORARILY REROUTING OF LIGHTENING PROTECTION AS REQUIRED. WORKS TO INCLUDE TEMPORARY SAFEGUARDING.
10. EXISTING BRICKWORK EXTERNAL FINISHES RETAINED, CLEARED OF ALL FIXINGS AND FIXTURES, AND CLEANED READY TO RECEIVE NEW CLADDING. NEW MARLEY ETERNIT EQUITONE CLADDING TO BE SET OUT FROM 50MM ABOVE DECKING LEVEL AND TO FINISH 50MM ABOVE THE EXISTING PARAPET FINISH OVER 6F LEVEL. NOTIONALLY CLADDING SET OUT TO BE 90MM FROM BRICKWORK FINISH AND GLUE-FIXED (SIKA SPECIAL FORMULA AND SYSTEM) ONTO ALUMINIUM FIXING BRACKET AND RAILS. SPACE MINIMISED BEHIND CLADDING. SETTING OUT OF SECTIONS AS ELEVATION. CONTRACTOR TO PROVIDE CUTTING LIST PROPOSAL FOR APPROVAL, FOLLOWING CONTRACTOR SURVEY FOLLOWING STRIPPING OUT EXISTING CURTAIN WALLING / WINDOWS /DOORS. GAPS BETWEEN 10MM, SYSTEM INSTALLED TO MANUFACTURER RECOMMENDATIONS, INCLUDING SPECIALIST ADHESIVE APPLICATION. COLOUR AND FINISH TO BE CONFIRMED. NOTIONALLY TEXTURA TA207. CLADDING RETURNED INTO WINDOW REVEALS IN SINGLE PANELS. CONTRACTOR TO PROVIDE CUTTING LIST FOR APPROVAL. CLADDING RETURNED AT SOFFITS OVER CURTAIN WALLING. ALL CLADDING CUTS TO BE DONE OFF SUITE AND SUITABLY SEALED.
11. ALL BULKHEADS FORMED AS INDICATED ON DRAWINGS TO HOUSE SERVICE RUNS AND THE LIKE. ALL BULKHEADS FORMED WALLBOARD ON SUITABLE BRITISH GYPSUM LYNER SYSTEM / CEILING SUPPORT SYSTEM SUITED TO APPLICATION. ALL PLASTER FINISHED SKIM FINISHED NOMINALLY 3MM, WITH SUITABLE TRIMS AND EDGE BEADS. SEE DETAILS OF SHADOW GAPS REQUIRED.
12. SLOT DIFFUSER GRILLE TO TPS SPECIFICATION. WHITE FLUSH FIT TO CEILING WITH BLACK INSERTS. SETTING OUT INDICATED. GRILLE CONTINUOUS WITH CLIPPED CLOSED BUTT JOINTS. ALL FITTED TO MANUFACTURERS RECOMMENDATIONS. BETWEEN PLENUMS ALL CEILING VOIDS SPRAYED OUT, OR GRILLE BACK BLACKED OUT. NOTE PLENUMS TO BE BLACKED-OUT ABOVE GRILLES. ALL PLASTER FINISHED WHITE (RAL 9010) WITH EXCEPTION SPECIALIST POLISHED PLASTER APPLICATION.
13. PLASTERED BEAMS FORMED AS BULKHEADS TO MINIMUM SIZING TO ACCOMMODATE TPS DUCTS AND OTHER SERVICES. NOTE ALL PLASTER AS ELSEWHERE WITH SKIM FINISH AND SUITABLE EDGINGS AND TRIMS. NOTE SHADOW GAP DETAILING. ALL PLASTER FINISHED WHITE (RAL 9010) WITH EXCEPTION SPECIALIST POLISHED PLASTER APPLICATION.
14. WALLBOARD FINISH CEILING SET OUT ON BG MF OR OTHER SUPPORT SYSTEM TO SUIT INSTALLATION AND SERVICE PROVISION. NOTE ALL PLASTER AS ELSEWHERE WITH SKIM FINISH AND SUITABLE EDGINGS AND TRIMS. NOTE SHADOW GAP DETAILING. ALL PLASTER FINISHED WHITE (RAL 9010) WITH EXCEPTION SPECIALIST POLISHED PLASTER APPLICATION.
15. EXISTING SOFFIT CLEARED OF FITTINGS AND FIXTURES (INCLUDING ALL HVAC) AND LEFT PREPARED FOR NEW PLASTERED FINISH. PLASTERED FINISH NOTIONALLY MIN 65MM OVERALL INCLUDING FOR A 50MM 'AIRDEWAY' GAP OVER 12.5MM WALLBOARD WITH SKIM FINISH CEILING. NOTE ALL WIRES AND OTHER ELECTRICAL INSTALLATION HIDDEN ABOVE PLASTERED FINISH. HIGHER CEILING SECTIONS TO FRONT AND REAR (4NO SECTIONS) FINISHED IN 'SURFACE FORM' POLISHED PLASTER CONCRETE FINISH.
16. ATRIUM-SUPPLIED FLOS IN-FINITY 35MM WIDE UNITS, DIMMABLE DALI, BLACK BODY, SURFACE MOUNTED, SET OUT AS INDICATED. SEE TPS INFORMATION. NOTE ALL LIGHTING TO HAVE IDENTICAL BASE HEIGHT, NOMINALLY 2335 MIN HEIGHT, DEPENDENT UPON CRITICAL SETTING OUT.
17. ATRIUM-SUPPLIED FLOS IN-FINITY 35MM WIDE UNITS, DIMMABLE DALI, BLACK BODY, RECESSED (WITH TRIMS), SET OUT AS INDICATED. SEE TPS INFORMATION. NOTE ALL LIGHTING TO HAVE IDENTICAL BASE HEIGHT, NOMINALLY 2335 MIN HEIGHT, DEPENDENT UPON CRITICAL SETTING OUT.
18. ATRIUM-SUPPLIED FLOS IN-FINITY 35MM WIDE UNITS, DIMMABLE DALI, BLACK BODY, HANGING PENDANT FITTED (INCLUDE BLACK HANGING PENDANT FIXINGS). SET OUT AS INDICATED. SEE TPS INFORMATION. NOTE ALL LIGHTING TO HAVE IDENTICAL BASE HEIGHT, NOMINALLY 2335 MIN HEIGHT, DEPENDENT UPON CRITICAL SETTING OUT.
19. ATRIUM-SUPPLIED FLOS UT TRACK WITH ASSOCIATED SPOTLIGHTS. NUMBER AS INDICATED ON RCP. ALL IN BLACK WITH BLACK CABLING AND BLACK FIXINGS. LIGHT TEMPERATURE AND TONE TO MATCH FLOS IN-FINITY
20. SLOT DIFFUSER GRILLE TO TPS SPECIFICATION. WHITE FLUSH FIT TO BULKHEAD WITH BLACK INSERTS. SETTING OUT INDICATED. GRILLE CONTINUOUS WITH CLIPPED CLOSED BUTT JOINTS. ALL FITTED TO MANUFACTURERS RECOMMENDATIONS. BETWEEN PLENUMS ALL CEILING VOIDS SPRAYED OUT, OR GRILLE BACK BLACKED OUT. NOTE PLENUMS TO BE BLACKED-OUT ABOVE GRILLES. ALL PLASTER FINISHED WHITE (RAL 9010) WITH EXCEPTION SPECIALIST POLISHED PLASTER APPLICATION.
21. BRUSHED STAINLESS STEEL GLASS SUPPORT ANCHORS FIXED BACK TO EXISTING MASONRY SUITABLE SEALED. ALL WORK BY SPECIALIST GLASS BALUSTRADE CONTRACTOR. BLADE FIXINGS WITH SPACER CIRCULAR THROUGH GLASS SUPPORTS. CONTRACTOR TO PROVIDE FINAL DESIGN / LOADING / CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL.
22. EXISTING RAINWATER GULLEYS CLEAN AND CLEARED WITH ROOF STRIPPING. PROTECTION APPLIED DURING WORKS. NEW GULLEY CONNECTIONS TO SUIT NEW AND WARRANTIED ROOFING APPLICATION. NEW GULLEYS TO SUIT ROOFING AND DECKING OVER AND TO AVOID BLOCKAGES. DECKING PROVIDED WITH ACCESS HATCH / INFILL TO MANUFACTURES RECOMMENDATIONS FOR GULLY CLEANING.
23. EXISTING MASONRY CLEAN AND CLEARED OF ALL FITTINGS AND FIXTURES AND MADE GOOD WHERE DAMAGED OR WHERE OLD FITTINGS REMOVED. ALLOW FOR DEEP CLEAN ON THE BRICKWORK AND STONEWORK IN ALL AREAS. ALLOW FOR THE REPAIR AND REPAINTING OF ALL REVERSE WALL AREAS WHERE GLAZED BALUSTRADE FITTED (SURFACE INSIDE OF BALCONY). NOMINALLY ALL BACK OF PARAPET ARE TO RECEIVE SUITABLE EXTERNAL PAINT FINISH. COLOUR TO BE AGREED FROM STANDARD RAL RANGE.
24. 45 X 45 CONTINUOUS SQUARE SECTION BRUSHED STAINLESS STEEL HANDRAIL WITH THROUGH-GLASS FIXINGS (NOMINALLY 2 PER PANEL). HANDRAIL AT 900MM ABOVE DECKING LEVEL. WORKS TO INCLUDE ALL PREPARATORY AND REPAIR WORKS TO EXISTING MASONRY FOLLOWING REMOVAL OF EXISTING GLASSWORK.
25. ATRIUM-SUPPLIED FLOS MEDIUM CLIMBER (UP AND DOWN) EXTERNAL LIGHT FITTING. ANTHRACITE GREY. 7NO UNITS. ALL CONCEALED FITTINGS AND FIXINGS. LIGHT TEMPERATURE AND TONE TO MATCH FLOS INTERNAL UNITS
26. WORKS TO INCLUDE TEMPORARILY REROUTING OF LIGHTENING PROTECTION AS REQUIRED. WORKS TO INCLUDE TEMPORARY SAFEGUARDING.
27. BLANK
28. ALL PARAPET INTERNAL FACING WALLS SUBJECT TO PAINT FINISH AND LOCALISED REPAIRS PRIOR TO APPLICATION OF FACE FIXED GLAZED BALUSTRADE
29. EXISTING WINDOWS RETAINED, CLEARED OF ALL FIXINGS AND FITTINGS, MADE GOOD, REPAIRED AS REQUIRED (INCLUDING ENSURING ALL LIMITERS OPERATIONAL) AND PREPARED. WINDOW FRAMES AND CASEMENT SPRAYED RAL 9010 SUITABLE SPRAY PAINT FINISH TO SPEC. WINDOWS TO RECEIVE PLASTERED 65MM DEEP REVEAL DETAIL WITH 12MM SHADOW GAP ALL ROUND. REVEAL TAKEN TO CENTRE LINE OF FIXED FRAME ALL ROUND. NOTE BEAM AT HL ENCASED AS BEAMS ELSEWHERE WITH SHADOW GAP TO JUNCTION WITH PLASTERED CEILING
30. REMOVE EXISTING DOORS AND FRAMES AND REPLACE WITH NEW ENTRANCE DOORSETS TO MATCH THOSE AT 4F LEVEL, INCLUDING IRONMONGERY AND ASSOCIATED WORKS IN CONNECTION WITH ACCESS CONTROL / REMOTE OPENING ETC. DURING REPLACEMENT FLOOR WORKS, ENSURE THAT STRUCTURAL OPENING AT FLOOR EDGE IS FULLY FIRE-BATTED TO PROVIDE 2HR MINIMUM SEPARATION BETWEEN 4F AND 5F. PROVIDE NEW LOCALISED STRUCTURAL SUPPORT TO ENABLE RAISED ACCESS FLOOR TO BE TAKEN IN TO CIRCULAR REVEAL AND AROUND BACK OF STRUCTURAL FRAME AS INDICATED.
31. DUCT AND RISER DOORS RETAINED, STRIPPED AND SANDED AND PREPARED AND RESPRAYED RAL 9010, SUITABLE PAINT FINISH AS SPECIFICATION. REPLACE ALL IRONMONGERY IS BSS. SEE SPEC.

revisions	#	date	details	drawn
	C	19062018	FEN SPEC UPDATE; REV TENDER / PLANNING ISSUE	
	B	18062018	FINALISED TENDER ISSUE	
	A	14062018	TENDER ISSUE	
	-	25052018	DRAFT DTM ISSUE	---

client	CANADA LIFE
project	OFFICE SPACE SIXTH FLOOR REFURBISHMENT / FIT-OUT
site	ARIEL HOUSE, 74A CHARLOTTE STREET, LONDON
drawing	FRONT ELEVATION DETAILING AS PROPOSED

project	1349	drawing	232C	status	TEND
drawn	ES	checked	BSM	scale	A1 50

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