

Health & Safety Notes:

- Risk of injury from falling from height when working at high level. Contractor to ensure appropriate barriers, edge protection and signage in place prior to the commencement of works.

General Notes:

Do not scale from this drawing
Existing services are shown indicatively. Refer to M&E engineer's and structural engineer's drawings and specifications for further information

Demolition Notes:

Walls
Carefully remove all walls, partitions and doors hatched. Remove all lighting (surface & recessed) and associated electrical goods from retained walls. Make good all affected surfaces to match existing where demolition/ strip out works are carried out, in accordance with the above.
Existing timber wall panelling to main office space to be retained and protected throughout works unless noted otherwise.

Ceilings
Carefully remove suspended ceilings to rear office areas at 2nd floor and mezzanine level, including all hangers, fixings, etc, together with all associated services as indicated. Make good all affected surfaces in accordance with above.
Plasterboard ceilings to main office spaces to be retained, allow for making good around existing light fittings and services.
Existing timber soffit to mezzanine walkway to be retained and protected throughout works.

Floors
Carefully remove all existing floor finishes including carpet and vinyl floor finishes.
Ensure all associated electrical goods (cabling, lights, floor boxes, etc) are also removed.

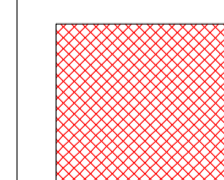
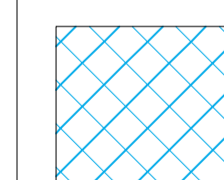
Fixtures and fittings
All fixtures and fittings, cupboards, built in furniture etc to be removed and discarded.

Services
All existing light fittings to be carefully removed.
All existing supply and extract ductwork to be removed.
All existing radiators to be removed.

Windows/doors
Existing sash windows to be retained in place. Ensure care is taken not to damage. Existing aluminium windows to office to be retained and refurbished. All existing internal doors to be carefully removed.

Other notes
A full photographic survey of the building is to be provided on completion of the stripping out works and issued to the CA with references for the location of all photographs.

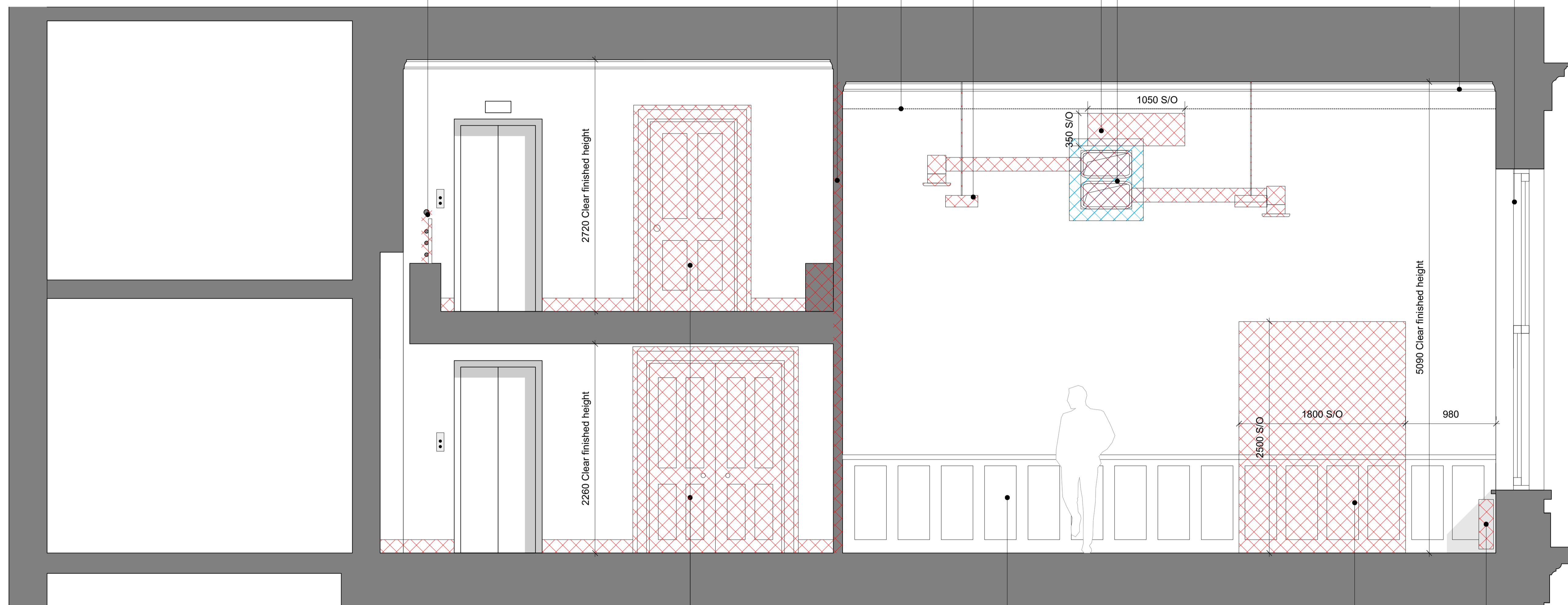
Key

-  Indicates existing walls, partitions, doors, fixtures and fittings to be carefully removed, all affected surfaces made good
-  Indicates existing structural openings to be infilled

Existing supply and extract ductwork removed & existing structural opening infilled with brickwork to S.E. specification
New structural opening to accommodate proposed supply & extract ductwork
Existing ceiling mounted light fittings removed
Dashed line indicates ceiling height in adjacent office space
Existing partitions removed

Existing sash windows retained in place
Existing plaster cornice retained

Existing balustrade removed



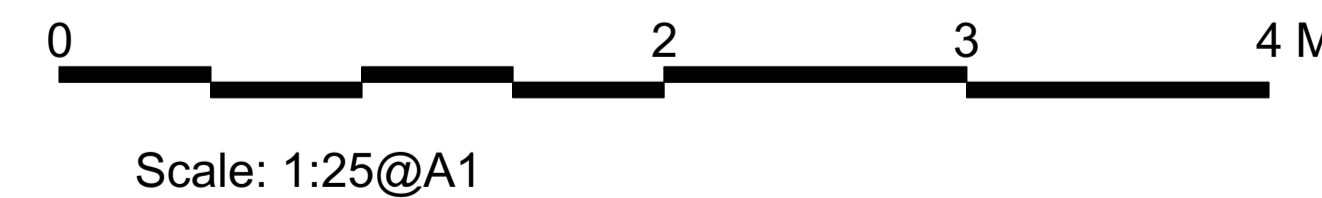
Existing doors and skirtings removed

Existing timber panelling retained in place

New structural opening. Timber panelling carefully removed to allow for structural opening.

Existing radiators removed

1 Existing Section AA
Scale: 1:25



NOTES:-
- 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 Consultants' 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
T1	10/08/18	First issue, for information.
T2	17/09/18	Infilled structural openings annotated on drawing.
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-	-	-
-	-	-
-	-	-
-	-	-

Date	August 2018	Project	Eversholt St - 2nd Floor 163	Job Ref.	306 RCF
Scale	1:25 @A1	Drawn	CN	Check	DP
Status	Tender	Client Ref	-	Drwg. no.	306(EX)20
Architect	Hale Brown Architects Ltd. Unit 2.01 Chester House, Kennington Park, 1-3 Brixton Rd, London SW9 6DE T: 020 8977 6946 E: mail@halebrown.com W: www.halebrown.com			Rev.	T2