

Proposed elevation

1:50

Existing awning to be removed and replaced with new Clarendon Fine Art branded canvas. Canvas finished in equivalent colour to Farrow and Ball Mahogany (no.36)

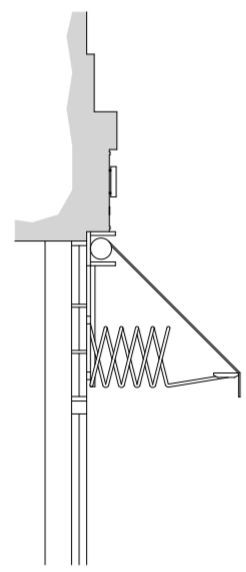
Existing shopfront to remain and to be repaired and refurbished where necessary. Shopfront to be finished in two coats farrow and ball mahogany (no.36)

New brushed stainless steel handle and letter box.

Construct full height oak laminated pier projecting 200mm from lined out wall.



Awning elevation



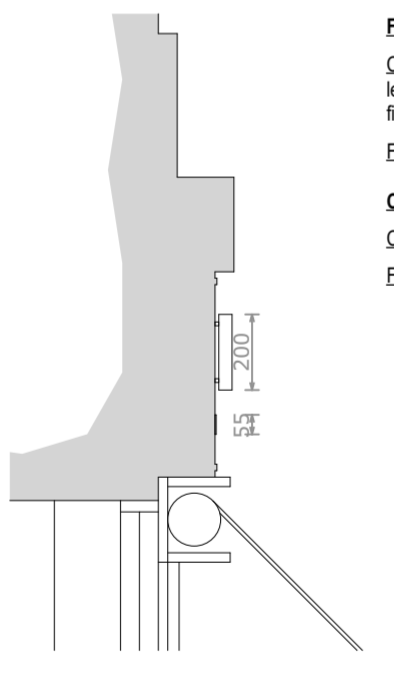
Awning section

1:50



Lampost

IP44 rated cast aluminium lamppost finished RAL9004 (signal black) and clear glass panels. 2.4m high.



Fascia signage

1:20

Fascia signage - ILLUMINATED

CLARENDON - 200mm high brushed stainless steel halo illuminated block lettering, 35mm deep on 10mm stand off locators. They are to be supported on fixing lugs (10mm) resulting in an overall projection from the fascia of 45mm.

FINE ART - 55mm high brushed stainless steel flat cut lettering, 3mm thick.

Canopy signage

CLARENDON - 200mm high grey text branded onto new canvas.

FINE ART - 55mm high grey text branded onto new canvas.

Walls to be lined out with 50x50mm timber battens faced with class I MDF. Provide "warm white" LED lighting below.

Provide new 900mm black railings to frontage. See detail.

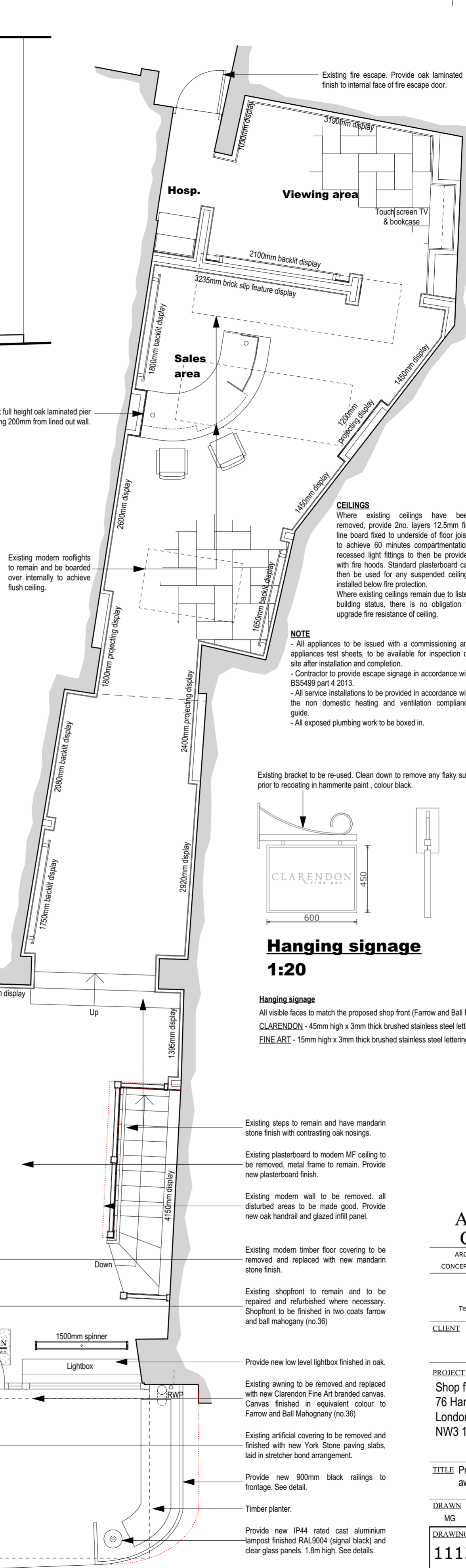
Timber planter.

Provide new IP44 rated cast aluminium lamppost finished RAL9004 (signal black) and clear glass panels. 1.8m high. See details.



Proposed ground floor plan

1:50



Existing fire escape. Provide oak laminated finish to internal face of fire escape door.

Hosp.

Viewing area

Sales area

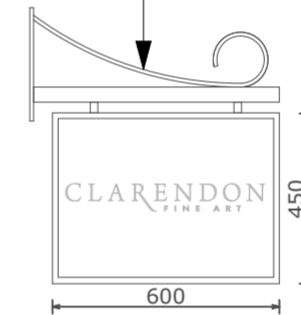
CEILING

Where existing ceilings have been removed, provide 2no. layers 12.5mm fire line board fixed to underside of floor joists to achieve 60 minutes compartmentation, recessed light fittings to then be provided with fire hoods. Standard plasterboard can then be used for any suspended ceilings installed below fire protection. Where existing ceilings remain due to listed building status, there is no obligation to upgrade fire resistance of ceiling.

NOTE

- All appliances to be issued with a commissioning and appliances test sheets, to be available for inspection on site after installation and completion.
- Contractor to provide escape signage in accordance with BS5499 part 4 2013.
- All service installations to be provided in accordance with the non domestic heating and ventilation compliance guide.
- All exposed plumbing work to be boxed in.

Existing bracket to be re-used. Clean down to remove any flaky surfaces prior to recoating in hammerite paint, colour black.



Hanging signage

1:20

Hanging signage

All visible faces to match the proposed shop front (Farrow and Ball Mahogany No. 36). Signage to be visible both sides.

CLARENDON - 45mm high x 3mm thick brushed stainless steel lettering bonded to face of timber signage panel.

FINE ART - 15mm high x 3mm thick brushed stainless steel lettering bonded to face of timber signage panel.

Existing steps to remain and have mandarin stone finish with contrasting oak nosings.

Existing plasterboard to modern MF ceiling to be removed, metal frame to remain. Provide new plasterboard finish.

Existing modern wall to be removed. all disturbed areas to be made good. Provide new oak handrail and glazed infill panel.

Existing modern timber floor covering to be removed and replaced with new mandarin stone finish.

Existing shopfront to remain and to be repaired and refurbished where necessary. Shopfront to be finished in two coats farrow and ball mahogany (no.36)

Provide new low level lightbox finished in oak.

Existing awning to be removed and replaced with new Clarendon Fine Art branded canvas. Canvas finished in equivalent colour to Farrow and Ball Mahogany (no.36)

Existing artificial covering to be removed and finished with new York Stone paving slabs, laid in stretcher bond arrangement.

Provide new 900mm black railings to frontage. See detail.

Timber planter.

Provide new IP44 rated cast aluminium lamppost finished RAL9004 (signal black) and clear glass panels. 1.8m high. See details.

Shop front colour
Farrow and Ball
Mahogany (no. 36)

Signage & door furniture finish
Brushed stainless steel

GENERAL NOTE
All materials and components are to be suitable for their intended purpose and location. They are to be manufactured and installed in accordance with all relevant current British Standards, Codes of Practice and Manufacturer's Specification. Any reference to an Approved Document in this Specification relates to the relevant Approved Document of the building regulations that are current in August 2018. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THESE CURRENT BUILDING REGULATIONS. All drawings to be read in conjunction with one another and any discrepancies reported to ADC immediately.

Wall Construction
All new stud walls to be 1no. layer of 12mm MDF to achieve class 1 surface spread of flame, fixed each side of 75x50mm timber studs at 600 centres. Wall lining to be 50 x 50mm battens faced with 12mm MDF lining to walls. Provide continuous 'warm white' LED lighting at skirting level.

VENTILATION
Ventilation to be provided in WC and teapoint room. Contractor to ensure a minimum extract rate of 6l/s with 15min. overrun operated via lightswitch in WC's and 10l/s supply and extract ventilation in teapoint area.

FIRE ALARM AND DETECTION SYSTEM
New fire alarm and detection system all to be installed by Electrical Contractor, complying with BS5839 part 1 2013 with break glass call points adjacent to fire exits. Electrically operated fire alarm system to comply with BS5839-1 Code of Practice for system design, installation and servicing. Ensure smoke detection is fitted throughout the occupied spaces.

PART P-ELECTRICAL SAFETY:
All electrical work is to meet Part P of the Building Regulations 2000. The electrical installation is to be designed, installed and tested by a person competent to do so. Upon completion of the work, an electrical certificate showing compliance with BS:7671 should be provided.

EMERGENCY LIGHTING
All escape routes to have adequate artificial lighting. Emergency lighting to be provided in all windowless rooms and toilet accommodation. System to be designed in accordance with BS 5266: part 1.

SANITARY PIPEWORK
Waste to wash-hand basins to be 32mm ø for runs not exceeding 1.7m and 40mm ø for runs up to 3.0m. W/C's to be fitted with a minimum 100mm ø pipe with a minimum 50mm deep seal.



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ARCHITECTURAL AND DEVELOPMENT CONSULTANTS
CONCEPT, DESIGN AND 3D ARCHITECTURAL VISUALISATION

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CLIENT CLARENDON FINE ART

PROJECT
Shop fit out to form new art gallery,
76 Hampstead High Street,
London,
NW3 1QX.

TITLE Proposed ground floor plan, proposed elevation, awning, hanging signage and fascia signage

DRAWN MG **DATE** 28.08.18 **SCALE** 1:50, 1:20 at A2

DRAWING NO.	REVISION
1112/03	A

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