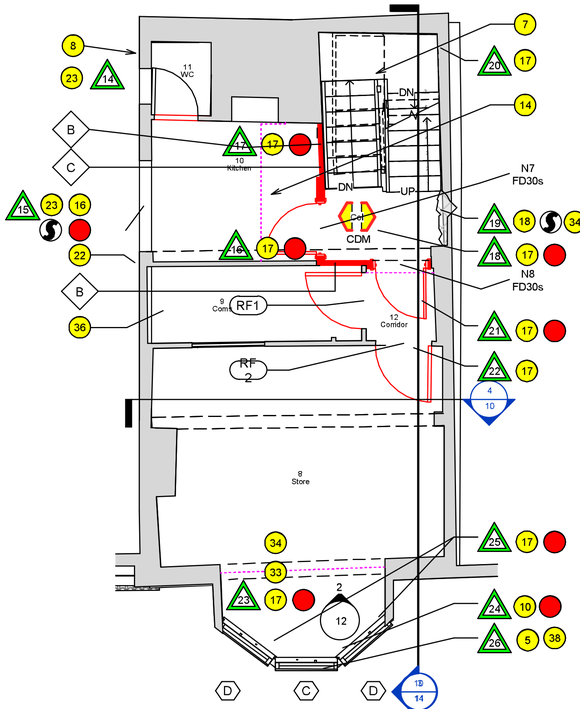
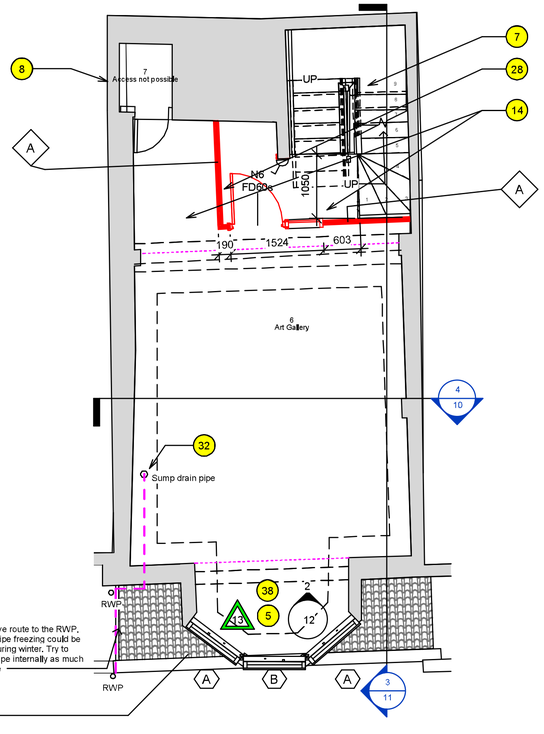


1 3. GA -Proposed Second FL

1 : 50

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

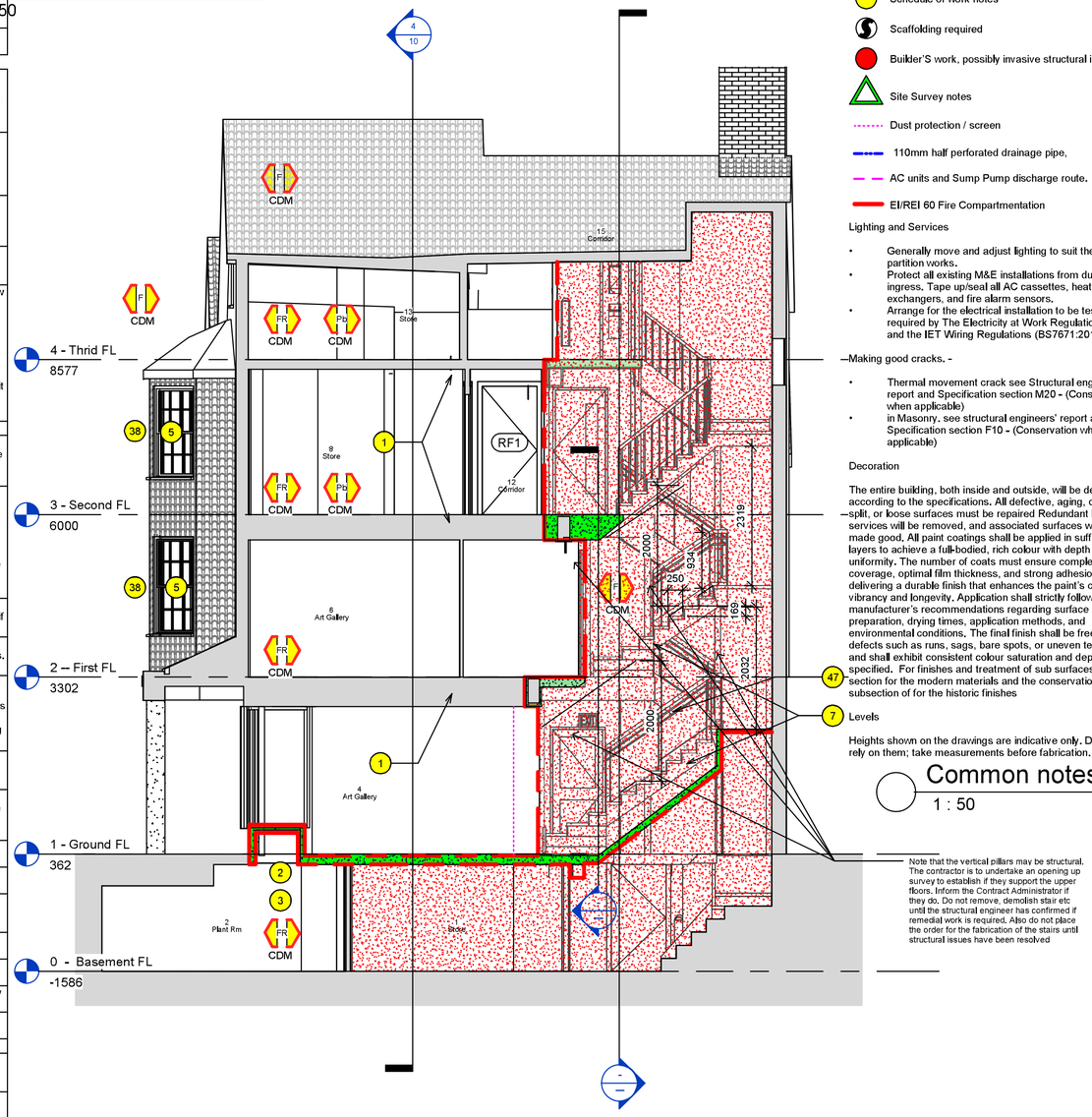


2 2. GA - Proposed First FL

1 : 50

3 Proposed Section 1

1 : 50



- Schedule of work notes
- Scaffolding required
- Builder'S work, possibly invasive structural inspection
- Site Survey notes
- Dust protection / screen
- 110mm half perforated drainage pipe,
- AC units and Sump Pump discharge route.
- EI/REI 60 Fire Compartmentation

Lighting and Services

- Generally move and adjust lighting to suit the new partition works.
- Protect all existing M&E installations from dust ingress. Tape up/seal all AC cassettes, heat exchangers, and fire alarm sensors.
- Arrange for the electrical installation to be tested as required by The Electricity at Work Regulations 1989 and the IET Wiring Regulations (BS7671:2018).

Making good cracks. -

- Thermal movement crack see Structural engineers' report and Specification section M20 - (Conservation when applicable)
- in Masonry, see structural engineers' report and Specification section F10 - (Conservation when applicable)

Decoration

The entire building, both inside and outside, will be decorated according to the specifications. All defective, aging, cracked, split, or loose surfaces must be repaired Redundant building services will be removed, and associated surfaces will be made good. All paint coatings shall be applied in sufficient layers to achieve a full-bodied, rich colour with depth and uniformity. The number of coats must ensure complete coverage, optimal film thickness, and strong adhesion, delivering a durable finish that enhances the paint's colour vibrancy and longevity. Application shall strictly follow the manufacturer's recommendations regarding surface preparation, drying times, application methods, and environmental conditions. The final finish shall be free from defects such as runs, sags, bare spots, or uneven texture, and shall exhibit consistent colour saturation and depth as specified. For finishes and treatment of sub surfaces use this section for the modern materials and the conservation subsection of for the historic finishes

7 Levels

Heights shown on the drawings are indicative only. Do not rely on them; take measurements before fabrication.

Common notes 2

1 : 50

Note that the vertical pillars may be structural. The contractor is to undertake an opening up survey to establish if they support the upper floors. Inform the Contract Administrator if they do. Do not remove, demolish stair etc until the structural engineer has confirmed if remedial work is required. Also do not place the order for the fabrication of the stairs until structural issues have been resolved

Schedule of Work Notes	
Note Number	Read these notes with the Specification and Preliminaries. Within the specification use the conservation subsection for historic fabrics.
1	Any discrepancies in ceiling voids caused by existing beams, ductwork, or other elements should be addressed with suitable fire barriers that maintain the integrity of the compartment. Take documentary pictures when structural elements bridge the stopping. Before starting invasive work consult LA Conservation Officer. See also BSA notes.
2	Apply water- based intumescent application. Use galvanised steel approved primer. Consult with the primer manufacturer for the level of surface preparation is recommended as the galvanized surface may need to be prepared in accordance with a SSPC (Society for Protective Coatings) standard prior to applying the primer to the galvanized steel.
3	To stop fire breaking out from the basement to the space above (exit from the premisses) fire protect all timbers in this area using Envirograf Intumescent Paint for Wood (HW System) 42. Apply paint thickness to achieve 60min fire rating .
4	Please relocate the fire alarm control panel to ensure compliance with BS 5839-1 standards. Upgrade the panel if it is not possible to upgrade the system to an L1 fire alarm system.
5	Replace windows and internal/external sills. Refer to the drawings for window profiles. NOTE: The structure of the bay window is currently unknown, including whether the existing windows provide support to the bay window roof and intermediate floors. Exploratory work is required. Carefully expose sufficient areas of the window jambs, heads, and sills—without causing structural damage—to allow the Structural Engineer to assess the structural composition. Once the structure has been determined, the contractor shall provide the Structural Engineer with a method statement outlining the proposed procedure for window removal. Do not fabricate the windows until it is clear if they are structural. If load-bearing, further instructions will be issued.
6	Replace window
7	Replace the existing stairs with timber stairs, ensuring that the head height clearance between flights and half landings exceeds 2 meters. The stairs are a contractor's design element. The stairs illustrated here is for design intent. Balustrades should match the existing ones.
8	Remove the existing tiles and battens, as well as any breather membrane if present. Install a new breather membrane followed by new treated battens, and hang new tiles. The new replacement tiles must match the existing wall tiles in material, profile, and overall appearance. This replacement work encompasses the entire front façade and all tiles on the side of the building (Chandlers Yard). For further details, please refer to the specification, particularly section G20 – subsection conservation for historic elements. The removal and reinstallation of building services and fixtures and fittings are included within the scope of this work description.
9	Remove tiles, inspect timbers, and check structural integrity. If needed, replace defective or rotten timbers. Check lead soakers/valleys and replace if necessary. Reclad using new treated timber battens and matching tiles.
10	The roof will require full replacement and inspection of the structure within. Weather protect and remove existing finishes and internally exposed timbers. Replace, if required rotten and defective timber with treated timbers.
11	No Mechanical and Electrical (M&E) inspection has been performed. Compliance with Part P of the Building Regulations is not confirmed. The contractor must test and confirm that the building's electrical system complies with Part P of the Building Regulations. The same requirement applies to all in-situ heating appliances. Note the comments from the Fire Office regarding loose wiring not contained in metal conduits, and address this issue.
12	Install pump to remove chiller condensate. Depose water in a surface water drain. Which may require pumping water up to discharge into the front RWP on the first or second floor. See also note about sump pump.
13	The shop front plinth has grills for the basement chiller ventilation, but the ventilation is insufficient. Increase vent size or use forced ventilation. Ensure replacement air transfer grills have 60-minute fire dampers. This is a contractor' design element.
14	Refer to the fire strategy drawing. The existing ceiling will need to be upgraded in accordance with the strategy.
15	Flushing the RWP or carefully dismantling, cleaning, and reassembling it. Method Contractor's choice.
16	When tiles are removed conduct a structural survey both externally and internally. If required carry out necessary repairs to the wall based on findings. See also note 8
17	See structural survey; however, as the works are concealed, further investigations may be required.
18	Roof access is necessary to determine the precise cause of water ingress. The contractor must ensure safe access to the affected area.
19	Conduct a structural survey to determine if timbers / structure are structurally sound. Access to the roof will be required.
20	If required remove floor covering in specific areas to assess the condition of the timber.
21	Check to see if air vent is working. If not replace or make good
22	Clean and repair gutter(s), hoppers, valleys, flat roofs, and valley gutters as needed, and remove moss from tiling. Note where this work encroaches upon the neighbour's property and agree on the work.
23	Remove decay or rot, treat the affected timber, and scarf in new treated sections to match the existing profile. Remove fittings and defective paint, then redecorate. If modern ironmongery was used, reinstall new; otherwise, restore heritage fittings.
24	Fire Escape window
25	Localised rotted/defective timber to be cut out. Replace with treated matching timber to matching profile and paint finish.
26	Relocated electric meter
27	Relocate radiator
28	Electromagnetic Door Retainer connected to LI fire alarm system.
29	The crack and "bellying" wall are to be repaired as outlined in the structural engineer's report. This is a contractor's design element, and the work must be carried out by a Helifix-approved contractor who specializes in listed building works. To provide a structural design, the approved contractor must use Helifix's in-house specialist design services. The contractor is responsible for obtaining approval from the Listed Building Officer prior to commencing any work. A minimum 10-year Helifix warranty will be required for the completed works. To facilitate the repair, it is the contractor's responsibility to obtain highways permission for the temporary closure of the public footpath (TTRO).
30	110mm half-perforated drainage pipe, laid to a 1:80 fall towards the pump sump. Perforations are to be positioned at the uppermost side of the installed pipe. The pipe shall be fully enclosed in a geotextile filter sock, and backfilled with 100mm of pea shingle, which is in turn fully enclosed by a geotextile filter fabric. This construction shall be located at least 300mm above the formation level of the foundations. The minimum insertion in to the ground the better. Do not undercut, undermine, or destabilize the foundations.
31	Install a dual sump pump system. Pumps to be sized by the manufacturer. Install a sump pump alarm system and an automatic switch for the backup pump – design to be provided by the contractor. Use a proprietary sump basin.
32	If there is sufficient space, insert the pipe between the plasterboard finish and the masonry wall. Thereafter, make good all surfaces. If not, recess the pipe into the void as much as possible and box it in with plasterboard, finished with skim and decoration to match existing surfaces.
33	To investigate condition of floor joists, lift floorboards and make good.
34	Make good water damage historic plasterworks is specification M21- Conservation.

Schedule of Work Notes	
Note Number	Read these notes with the Specification and Preliminaries. Within the specification use the conservation subsection for historic fabrics.
35	Contractors' storage area. Do not overload floors. Protect all finishes.
36	Remove the safe, agree with the employer on disposal methods such as selling or scrapping it for metal. See specification.
37	Access the loft, and lift the loft insulation to inspect timbers for rot and infestation. Please refer to section G20 - Conservation in the specification. Relay insulation to reach a 300mm mineral wool depth.
38	See specification section L10 – Conservation for window details
39	After establishing defect make good plasterboard finishes.
40	Sand, prime, and redecorate bargeboards. Refer to specification section M60, and conservation subsection when applicable.
41	While erecting scaffolding, inspect chimneys. If repointing or maintenance of soakers is needed, seek a CA instruction immediately.
42	Remove redundant services that are neither owned by utility companies, nor supplying a neighbour, nor part of a public Christmas lighting scheme. The contract must conduct due diligence before removing any redundant services. Ensure surfaces, materials, and finishes are properly restored thereafter.
43	Check if the existing columns have 60-minute intumescent paint. If not, consult with the intumescent manufacturer, prime as recommended, and apply fire protection paint. Finish with compatible paints. For further information see specification.
44	Determine the ownership of the netting. If it belongs to the employer, remove the netting only after the tile work is completed AND IT IS CONFIRMED TO BE SAFE BEYOND REASONABLE DOUBT TO DO SO. Note prior to removal, check for any loose tiles from any roof or wall that could potentially cause harm if they were to fall, which the netting would have otherwise prevented. If danger still exist report in writing to the CA.

Schedule of Work Notes	
Note Number	Read these notes with the Specification and Preliminaries. Within the specification use the conservation subsection for historic fabrics.
45	The vertical tiles on this side of the building may be in poor condition. When erecting scaffolding, please inspect this area and promptly report to the Contract Administrator. It may be necessary to extend the scaffolding to gain access to this section.
46	Repair breaches of compartmentation to the basement and stairway with 2 layers of Fireline plasterboard.
47	Ensure the soffit of the stair is fire-protected.
48	Install ceiling lights and switches according to the new partition layout. Adjust existing lights and switches to fit the new arrangement.
48	Install ceiling-mounted lights and light switches to align with the new partition layout. The positions shown are indicative.
49	Lift the existing insulation and check for damage, leaks, or infestations or rot. Reapply the insulation, increasing thickness to 300mm. Refer to the specification for details.

Upgraded and New Wall Schedule

Type Mark	Fire Rating	Description
A	FR60	Partition type British Gypsum A206004 MR2 (EN) - 60minute fire rated. Taped and skimmed to finish.
B	FR60	TBA - However for pricing assume TYPE A construction
C	FR60	TBA - However for pricing assume TYPE A construction

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534	B	11	-

Rev Notes.

Rev	Date	Drawn	Notes

Notes

This drawing is given in good faith. The contractor is recommended to survey the building / site inc. of services to satisfy himself as the exact extent of the works. No additional costs howsoever shall be incurred through lack of knowledge of the existing buildings construction. The contractor is deemed to have made sufficient provision in his price if the extent of the works is greater than anticipated.

All items described here within are to be installed in accordance with the manufacturer's recommendations.

All dimensions should be checked seven working days before work commences and any discrepancy brought to the attention of tre contract administrator before start of works / ordering of material / fabrication of components etc. in the affected area(s)

This drawing is to be read in conjunction with the specification and other supporting documentation. it is the contractor's responsibility where inconsistencies occur to bring them to the administrator's attention at least seven working days in writing before affected work starts

Where information, approval or material to be supplied by the client is required, this is to be submitted to the contractor in writing 10 working days before tre it is required. Where materials have to be ordered by the client , i.e. cannot be supplied within ten day lead in time, this will not constitute ground for an extension of time.

Where contracts have not been concluded, accepting this drawing is deemed as accepting OC Architects TOC. Where OC Architects documents are used by a third person who is not privy to the contract between our client and us we accept no liability howsoever for cost arising out of their use.



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Project Title

Refurbishment

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Client

James Hay Pension Trustees Ltd

Drawing Title

GA - Proposed - First & Second Floor and Section 1

This drawing is only to be used for it purpose group;

(----) = For comment only (T) = Tender documents
(B) = Design proposals (C) = Contract documents
(D) = Planning purposes (AS) = As built
(E) = Building Control (F) = Construction drawing

A prefix before the drawing number denote its use. If this document is used other than its aforementioned intent OC Architect do not warrant it fitness for purpose nor do we warrant howsoever this work for third parties

Drawn	Date	Scale
Author	Issue Date	1 : 50

Project No.	Purpose	Dwg No.	Rev No.
534	B	11	-

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