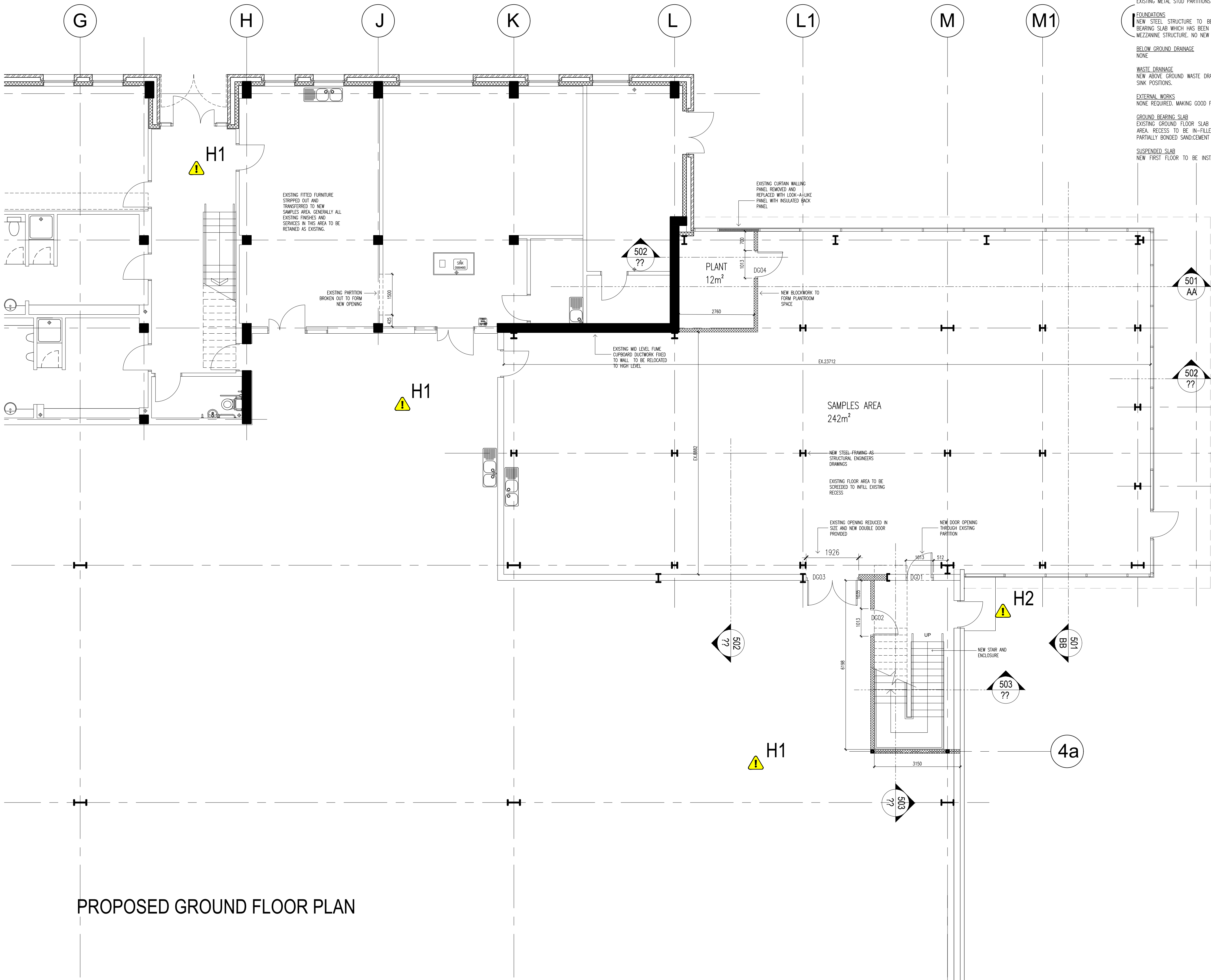




GENERAL NOTES – SCHEDULE OF WORK

ASBESTOS
NO ASBESTOS PRESENT.

DEMOLITION
NEW OPENING TO BE FORMED THROUGH EXISTING CONCRETE SHEER WALL. OPENING TO BE BRACED TO FULL PERIMETER WITH NEW STEEL 'GOALPOST'.

EXISTING RENDERED CLADDING SYSTEM TO WEST ELEVATION TO BE PARTIALLY BROKEN OUT TO ENABLE INSTALLATION OF NEW GLAZING.

NEW DOORS AND GLAZED SCREEN OPENINGS FORMED THROUGH EXISTING METAL STUD PARTITIONS.

FOUNDATIONS
NEW STEEL STRUCTURE TO BE BUILT OFF EXISTING GROUND BEARING SLAB WHICH HAS BEEN PREVIOUSLY DESIGNED TO TAKE A MEZZANINE STRUCTURE. NO NEW FOUNDATIONS REQUIRED.

BELOW GROUND DRAINAGE
NONE

WASTE DRAINAGE
NEW ABOVE GROUND WASTE DRAINAGE TO BE PROVIDED TO NEW SINK POSITIONS.

EXTERNAL WORKS
NONE REQUIRED. MAKING GOOD FOLLOWING ACCESS ONLY.

GROUND BEARING SLAB
EXISTING GROUND FLOOR SLAB HAS A 50MM RECESS TO FULL AREA. RECESS TO BE INFILLED WITH NEW FIBRE REINFORCED PARTIALLY BONDED SAND/CEMENT SCREED

SUSPENDED SLAB
NEW FIRST FLOOR TO BE INSTALLED COMPRISING A 150 DEEP

PROFILED METAL DECK INFILLED WITH REINFORCED CONCRETE WITH A FLOATED FINISH AND ANTI-DUST COATING.

STRUCTURAL STEEL

NEW HOT ROLLED STEEL BEAMS AND COLUMNS TO BE PROVIDED TO SUPPORT NEW CONCRETE FIRST FLOOR SLAB. ALL NEW AND EXISTING STEEL SUPPORTING FIRST FLOOR TO BE INTUMESCENT PAINTED TO PROVIDE 1 HOUR FIRE RATING WITH DECORATIVE FINISH OVER. PAINT TO BE SUPPLIED FOC BY CLIENT.

STAIR

NEW FULLY ENCLOSED STAIR TO BE PROVIDED FOR FIRE ESCAPE PURPOSES. STAIR TO BE FABRICATED IN STEEL WITH RECESSED TREADS FOR SCREED INFILL.

CURTAIN WALLING

NEW PPC ALUMINIUM SILICONE GLAZED CURTAIN WALLING SYSTEM AND EXTERNAL BRISE SOLEIL SYSTEM TO BE INSTALLED TO NEW OPENING FORMED THROUGH EAST ELEVATION. VENETIAN BLIND SYSTEM INTERNALLY. NOTE THAT GLAZING TO BE HIGH CLARITY GLASS TO REDUCE COLOUR RENDERING.

ACCESS FLOOR

NEW ACCESSIBLE COMPUTER FLOOR ON PEDESTAL SYSTEM AND TILE WITH 250MM VOID DEPTH TO BE PROVIDED TO NEW FIRST FLOOR AREA. VOID BELOW FLOOR TO BE SUBDIVIDED WITH FIRE BARRIER EVERY 20M.

ACOUSTIC BARRIER TO BE PLACED UNDER ALL NEW INDIVIDUAL OFFICE AND MEETING ROOMS FORMED IN NEW WORK AREA.

INTERNAL PARTITIONS

STAIR PLANT – METAL STUD AND PLASTERBOARD TAKEN FULL HEIGHT TO STRUCTURAL SOFFIT OF WAREHOUSE APPROX. 10.5M

OFFICES – PROPRIETARY DEMOUNTABLE PARTITION SYSTEM COMPRISING PLASTERBOARD AND FULLY DOUBLE GLAZED SCREENS TAKEN TO UNDERSIDE OF SUSPENDED CEILING SUSPENSION SYSTEM.

DRYLINING

EXISTING EXTERNAL WALL TO THE NEW FIRST FLOOR SPACE IS TO BE PLASTERBOARD DRYLINED ON AN INDEPENDENT FRAMING SYSTEM TIED BACK TO EXISTING CLADDING RAILS.

VOIDS TO BACK OF DRYLINING TO BE DIVIDED BY FIRE BARRIER EVERY 20M.

CEILINGS

STRUCTURAL CEILING SOFFIT TO GROUND FLOOR AREA TO BE LEFT EXPOSED WITH NO DECORATIVE FINISH.

NEW MF SUPPORTED SUSPENDED CEILING TO FIRST FLOOR AREA USING INTERNET EQUITONE 'LINEA' BOARD FINISH. HATCH ACCESS FOR M&E SERVICES WITHIN VOID. ACOUSTIC INSULATION TO BE OVERLAIN INDIVIDUAL OFFICE AND MEETING ROOM AREAS.

VOIDS ABOVE

SUSPENDED CEILINGS TO BE DIVIDED BY FIRE BARRIER EVERY 20M.

DOORS/IRONMONGERY

NEW SOLIDCORE PAINTED DOORS AND FRAMES WITH BRUSHED STAINLESS STEEL IRONMONGERY TO MATCH EXISTING.

GLAZED SCREENS

NEW PROPRIETARY DOUBLE GLAZED PPC ALUMINIUM FRAMED SYSTEM TO MATCH THE PARTITION SUPPLIER AND EXISTING. OPERABLE INTERSTITIAL BLINDS.

DECORATIVE FINISHES

FLOOR – NEW GROUND FLOOR FINISH TO SAMPLES AREA IS TO BE NOM. 6MM THIN BED EPOXY SCREED COVERED UP WALL TO FORM 100MM SKIRTING.

FLOOR – COMPUTER FLOOR DECK TO BE FINISHED WITH NEW CARPET TILES TO MATCH EXISTING OFFICE SPACE.

FLOOR – STAIR LANDINGS, TREADS AND RISERS TO HAVE CERAMIC TILE FINISH.

WALLS – GENERALLY WALLS TO RECEIVE 1No. UNDERCOAT AND 2No. FINISH COATS OF PAINT. PAINT SUPPLIED FOC BY CLIENT.

SKIRTINGS – FIRST FLOOR AREA TO HAVE PAINTED TIMBER SKIRTINGS TO MATCH EXISTING. PAINT SUPPLIED FOC BY CLIENT.

FURNITURE & EQUIPMENT

NEW FITTED LABORATORY BENCHING AND SINK TO BE PROVIDED TO EXTENDED LABORATORY AREA.

ALL LOOSE FURNITURE, INCLUDING TABLES, DESKS, CHAIRS, FILING SYSTEMS AND THE LIKE ARE TO BE PROVIDED AND INSTALLED BY THE CLIENT.

ROOF LADDER ACCESS

EXISTING ROOF LADDER ACCESS TO BE ADAPTED FOLLOWING INTRODUCTION OF NEW FIRST FLOOR. LADDER AND HOOPS TO BE PRIMED AND PAINTED. PAINT SUPPLIED FOC BY CLIENT.

SIGNAGE

NEW STATUTORY EMERGENCY SIGNAGE IS TO BE PROVIDED AND FITTED IN ACCORDANCE WITH THE BUILDING REGULATIONS.

M&E SERVICES

NEW HEATING AND VENTILATION TO BE MECHANICALLY PROVIDED WITH COMBINED HEATING AND COOLING UNITS TO ALTERED GROUND AND FIRST FLOOR AREAS. INDIVIDUAL OFFICES/MEETING AT FIRST FLOOR TO BE INDEPENDENTLY CONTROLLED.

NEW HOT & COLD WATER SERVICES TO BE PROVIDED TO NEW SINKS TO GROUND FLOOR.

NEW SMALL POWER, IT, LIGHTING, EMERGENCY LIGHTING, FIRE ALARM, INTRUDER ALARM, REFUGE ALARM SYSTEMS ARE TO BE PROVIDED TO GROUND AND FIRST FLOOR AREAS.

NEW LABORATORY EXTRACT SYSTEMS TO BE PROVIDED AND INSTALLED BY CLIENT.

INCOMING ELECTRICAL SUPPLY TO BE UPGRADED WITH ALLOWANCE FOR NEW SUBSTATION. PROVISIONAL SUM TO BE ALLOWED OF £80K.

BUILDERS WORK (SERVICES)

ALLOWANCE TO BE MADE FOR ALL CUTTING, CHASING, DRILLING OF HOLES AND THE LIKE TO ENABLE THE COMPLETE INSTALLATION OF THE M&E SERVICES, INCLUDING ALL FIRE STOPPING FOLLOWING.

ANY PENETRATIONS REQUIRED THROUGH THE EXTERNAL ENVELOPE OF THE BUILDING ARE TO BE PROPERLY WHETHER WITH PROPRIETARY FLASHINGS AND SEALS.

HOARDING

status

PRELIMINARY

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All dimensions are to be checked on site by the contractor prior to proceeding with any work.

Hazard Identification



ref	hazard	date
H1	OCCUPIED BUILDING ADJACENT WORKS	27.02.21
H2	TEMPORARY BLOCKING OF FIRE EXIT	27.02.21

P1	ISSUED TO PLANNING	LK	11.03.21
ref	revision	by	date



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project

ALTERATION TO ADMINISTRATIVE ACCOMMODATION

drawing

PROPOSED GROUND FLOOR PLAN

drawn by	DJH	date	24.02.2021
checked by		date	
scale	1:75		A1
dwg no	2139.02.302		rev