

Windows:

1. Flush Windows - Frameless glazed, curtain walling system Kawneer AA100SSG (or similar approved) cap-less system set flush face to brickwork. Fixed and sealed toughened and laminated, double glazed units with back spacers and internal aluminum transoms and mullions. Frame to be concealed internally with plasterboard reveals. Main concealed supporting frame to incorporate fully thermally broken steel elements fixed back to structure contractor to allow for any secondary steel work required. Details to be provided by specialist glazing sub-contractor for approval by Kyson prior to manufacture. U-Value of 1.6W/m²K, G-Value 0.4. Refer to 6000 series for further details. Frosted glazing may be needed in some ground floor units following confirmation of bin store location.
2. Cladding Panels - 3mm Aluminium on Proteus HR honeycomb system (or similar approved) finished in a PPC RAL 9005 (jet black). Panel to be fixed flush face to brick work with mastic seal to perimeter as per details. For wall make up behind panel Refer to 6000 series for further details. Panel/wall build up achieve U value of 0.28W/m²K. Panel fixing details to be provided by specialist sub contractor.
3. Aluminium Fixed Windows - recessed windows with cill and head detail to suit reveal of brick recess with mastic seals. Aluminium frame elements to be produced by specialist glazing sub contractor for approval by Kyson prior to manufacture. U-value 1.6W/m²K, G-Value 0.4. Frames to be finished in PPC RAL9005 (jet black). Refer to SE proposal for treatment to lintels. Frame to be concealed internally with plasterboard reveals.
4. New maintenance ramp - Step to be extended to edge of curb and new ramp to be built at 1:12 gradient out along pavement at 90 degrees from step towards Waterloo Road. Step and ramp to be made with compacted Type 1 made ground with asphalt finish. Black painted steel balustrade needed to ramp only
5. Skirting - 170mm x50mm galvanised metal perimeter skirting trunking in office area only along gridlines 1, A and C on ground to third floor and within the smaller office at ground floor. All other areas of the building are to receive 170 x 25mm timber skirting painted in Dulux
6. British gypsum Casoline MF suspended ceiling system with gypframe strap hangers to be hung from primary structural elements only, gypframe primary support channel, gypframe ceiling section or similar approved. 1 x no layer 15mm Gyproc Wallboard, all joints to be taped and skimmed. Hanger fixings to be ceiling mounted to structural beams only. Location and size to be clarified by contractor following Site investigation of each beam location.
7. Door D-G-05 - New rear entrance door.
 - a) Wall to be reinstated with recycled brick from the existing facade following lowering of the existing structural openings. Mortar colour, pointing and bond to match existing. Exact course TBC following strip-out. Details to be confirmed with SE.
 - b) Step to be extended to edge of curb and new ramp to be built at 1:12 gradient out along pavement at 90 degrees from step towards Waterloo Road. Step and ramp to be made with compacted type 1 made ground with asphalt finish. Black painted steel balustrade needed to ramp only. Refer to door and ironmongery schedules for further door information.
8. New lintel above doorway, refer to SE proposals.
9. Existing roof upgraded- CDP item by contractor -Primer, Air and Vapour control layer, Insulation, Tapered ply laid at 1:40 falls and waterproof membrane all to contractors specifications. Overall roof build up to achieve U- Value of 0.18Wm2K.
10. s/w Parapet upstand with Rockwool insulation infill, 18mm plywood, lapped with Bauder Thermofol roof membrane. Structural support required to provide fixing and timber form work for Aluminium profile. S/E to confirm fixing detail and requirement of additional lintel above external door.
11. EDPM to be lapped up over existing coping stone and covered with light grey aluminium pressing to match existing coping stone. Colour to match existing tbc by Kyson.
12. Existing Rainwater Downpipes - Existing RWPs to be inspected for condition. If in good working order, to be repainted in external grade paint to match existing. If found to be in poor condition, to be replaced to match existing.
13. Aluminium louvred plant screen to conceal plant on the roof at 1438mm above finished roof level. Non-insulated and ventilated on all sides (to MEP requirements) PPC Aluminium in RAL9005 (jet black) back fixed to concrete perimeter upstand 100mm high x 200mm wide. MEP plant must include AHU Casing and Extract Fan silencer to reduce the noise impact. Aluminium louvred plant screen will be secondary level of insulation only and not to be relied on to meet requirements unless otherwise specified by MEP.
14. All existing exposed basement walls and internal stair wall to remain, repaired where needed and sealed with PVA based masonry seal.
15. All existing brickwork to be jet cleaned and repaired and repointed where needed - all repairs to match existing.
16. Existing Parquet floors to be left and repaired where possible. replacement parquet to be added to areas where required.
17. Basement floor to be leveled where needed. Finished with new grey vinyl flooring with minimum wear layer of 0.5mm. Refer to detail drawing 547-17-5000 for more information.

