BAM Construction Limited
London

25 Cannon Street Project, 8th Floor, 24 Chiswell Street, London, EC1Y 4TY
Telephone 020 7374 3600 / www.bam.co.uk

Raphael Contracting Limited
Raphael House
123 Roebuck Road
Chessington
Surrey
KT9 1EU

Date	10th June 2020
Your reference	
Our reference	HLN.0280/WP15/RCL/001
Telephone	020 7374 3600
Fax	
E-mail	cward@bam.co.uk

FAO: Simon Thorpe

Subject **25 Cannon Street – WP15 Carpentry & Joinery Package: Subject to Contract**

Dear Sirs

Further to our recent discussions and negotiations and in advance of the placement of the subcontract, we are currently compiling the Sub-Contract documents for the Carpentry & Joinery Package at the above project.

Please find attached the following documents which together with the BAM Standard Form of Subcontract ref: 153-37 Revision 13 will form the basis of an order for the above project:

- Sub-Contract Data Sheet ref: Form HLN.0280 153-06 Rev 5

All of the proposed subcontract documents listed on the aforementioned Sub-Contract Data Sheet have been issued to Raphael Contracting Limited previously via the BAM EDMS system Livelink.

Would you please read and confirm your agreement to the above documents by signing and dating one copy of this letter including each of the following documents and returning it to us at the Project Office. This will be included as the final document in your order.

- 02. BAM Construction Limited Sub-Contract Data Sheet ref: Form HLN.0280 153-06 Rev 5
- 52. BAM Construction Limited Information Tracker Cannon St Rev 00 - Design Team Drawings, Specifications, Schedules and Reports– WP15 Carpentry & Joinery
- 53. BAM Construction Limited Package Scope of Works – WP15 Carpentry & Joinery
- 57. BAM Construction Limited Appendix A: Contract Sum Analysis & Clarification Schedule
- 58. BAM Construction Limited Appendix B: Programme & Restraint Statement
- 59. BAM Construction Limited Appendix C: 25 Cannon Street Supplementary Subcontract Conditions (HLN.0280/WP15)
- 61. BAM Construction Limited Appendix F: Design Responsibility Matrix
- 62. BAM Construction Limited Appendix G: Subcontractor Payment Schedule
- 63. BAM Construction Limited Subcontractor interview Meeting Minutes153-12 rev 24 dated 5th February 2020
- BAM Construction Limited Marked-up Scope of Work Drawings

We trust this clarifies the final outstanding issues and if you have any queries please do not hesitate to contact us on the details listed above.

Yours faithfully
BAM Construction Ltd. – London

Callum Ward

Callum Ward
Assistant Project Surveyor
Encl**:-**
Documents listed above

Acknowledgement of the foregoing
signed on behalf of
Raphael Contracting Limited

name ……

position ……

date ……

bam

Sub-Contract Enquiry Data Sheet

ex buy/06

Form 153-06
Rev 5

Trade : WP15 Carpentry & Joinery

Client : 25 Cannon Street Limited
Contract : 25 Cannon Street
Location : Cannon Street, London, EC4M 5TA

Contract No : HLN.0280

		Document Reference	Pages
	01 Contractual		
1	BAM Construction Ltd Enquiry Letter	*******	2
2	BAM Construction Limited Sub-Contract Data Sheet (this document)	153-06 Rev 05	1
3	BAM Construction Ltd Form of Tender	153-05 Rev 03	2
4	BAM Construction Ltd Tender Conditions	153-07 Rev 04	4
5	BAM Construction Ltd Standard Form of Sub-Contract	153-37 Rev 13	16
6	25 Cannon St Schedule of Amendments to the JCT D&B Contract, 2016 Edition; dated 12.12.19	69206552.8/AAMO/2030218.000004	35
7	25 Cannon St Limited Preliminaries and General Conditions dated December 2019	130052	86
8	Schedule of LADs	25CS - SchLADs	1
9	BAM Construction Limited SC Company Guarantee	153-21 Rev 02	2
10	BAM Construction Limited Performance Bond	153-20	2
11	BAM Construction Limited List of Approved Subcontractor Bond Providers	Aug-08	1
12	Collateral Warranty of Sub-Contractor	m/c Appendix 1 - as Clause 7.10	11
13	BAM Construction Limited New CIS Compliance Requirements from the Subcontractors	qs-gn-17	1
	02 Health and Safety		
14	BAM Construction Ltd Health & Safety Policy	BAM 601	1
15	BAM Construction Ltd Health & Safety Guide for Subcontractors	hs-gn-78 rev 5	40
16	BAM Construction Ltd Health and Safety Questionnaire	180-008 Rev 11	10
17	BAM Construction Ltd Health & Safety Guide - Designers Duties	5019/09/08	59
18	BAM Construction Ltd Designer's Guide to CDM Regulations 2015	des-gn-11	21
19	BAM Construction Ltd Designers Health and Safety Assessment	153-34 Rev 02	2
20	BAM Construction Ltd Subcontractor Temporary Works Questionnaire	220-21 Rev 01	3
21	MCG/UKGC Standard Health & Safety Pre-Qualification Requirements for Subcontractors	buy-gn-11	6
22	BAM Construction Ltd Supplier Resource Efficiency Requirements Schedule re: 3 (1 pages)	BAM/EP/Construction/5.03 [02]	1
	03 Quality		
23	BAM Construction Limited - Quality Control Document	Con-07	7
24	BAM Construction Limited - Secondary Specification	Appendix 1	2
	04 Environmental		
25	City of London Code of Practice for Deconstruction and Construction Sites; 9th Edition	Jan-19	66
26	BAM Construction Ltd Environmental Policy	BAM 501	1
27	BAM Construction Ltd Environmental Questionnaire	405-33 Rev 5	9
28	BAM Construction Ltd Supplier Resource Efficiency Requirements Schedule	BAM/EP/Construction/5.03	1
29	Bulletin 47 Landfill Tax Changes	Bulletin 47	1
	05 Employment		
30	BAM Construction Ltd Employment of Labour Questionnaire	153-32 Rev 5	5
31	BAM Construction Ltd Education, Employment, Skills and Community Questionnaire	Rev 2 London	3
	06 Sustainability & Corporate Social Responsibility		
32	BAM Construction Ltd Responsible Sourcing Policy	BAM 404	1
33	BAM Construction Ltd Community Engagement and Volunteering Policy	BAM 405	1
	07 Project Specific Documents [25 Cannon Street Ltd c/o Pembroke]		
34	Stage 3 Principal Designer Summary Report December 2018	Dec-18	80
35	Norland Managed Services Asbestos Survey Register	NOR10-AsbestosSurvey-4.0	15
36	alinea Consulting LLP - Summary of Areas	Jan-19	1
37	Checklist for Practical Completion	n/a	2
38	BREEAM RFO 2014 - Design Stage Credit Tracker; Issue 28 dated 5th December 2019	Dec-19	37
39	BREEAM RFO 2014 - Principal Contractor BREEAM Requirements; Issue 01 dated 10th January 2019	Jan-19	22
40	Transformer Chamber; Counterpart Lease dated 27 September 2001 signed by London Electricity Plc	Sep-01	17
41	Open Space Agreement 30th January 2001	Jan-01	67
42	25 Cannon St London, Final Heads of Terms [Redacted]; dated 17th May 2019	May-19	11
43	Agreement for Lease [Redacted] between 25 Cannon St Ltd and Brewin Dolphin Ltd dated 14th May 2019	May-19	59
44	Planning Consent - Gerald Eve Condition Tracker dated 28 November 2019	18/00859/FULL	11
45	Planning Permission Decision Notice 15.11.18	Nov-18	11
46	25 Cannon Street, London: Base Build Definition dated 03/12/2019	1069 BBD Rev E	43
47	Agreement for Works dated 26th July 2019 - with City of London (Redacted)	CSD001/021/AC	83
48	Latent Defects Insurance Technical Audit/ Engineer - Bureau Veritas UK-Fee and Services Acceptance dated 22nd July 2019	BVUKCTC/038964/IDI/Acceptance	9
49	MLM Building Control – Plan Assessment Report dated 30th October 2019	8425299/DG	13
	08 Logistics		
50	Bulletin 48 - Non-Road Mobile Machinery	Bulletin 48	1
51	25 Cannon Street - Site Logistics - July 2019	Jul-19	3
	09 Drawings / Specifications / Scope of Works & Other Package Specific Documents		
52	BAM Construction Limited Information Tracker Cannon St Rev 00 - Design Team Drawings, Specifications, Schedules and Reports	WP15	48
53	BAM Construction Limited Marked Up Scope of Works Sheet	WP15	9
54	BAM Construction Limited Marked Up Scope of Works Drawings	WP15	107
55	Subcontractor Attendance Schedule	25CannonStreet/Attendance	To Follow
56	Electronic Document Management System (EDMS) Procedures	EDMS	1
	10 Appendices		
57	BAM Construction Limited Appendix A Contract Sum Analysis & Clarification Schedule	WP15	18
58	BAM Construction Limited Appendix B Programme & Restraint Statement	WP15	5
59	BAM Construction Limited Appendix C Supplementary Subcontract Conditions Document	Ref: HLN.0280/WP15	23
60	BAM Construction Limited Appendix E Contractor's Design Portion Supplement	153-35 Rev 1	1
61	BAM Construction Limited Appendix F Design Responsibility Matrix	WP15	11
62	BAM Construction Limited Appendix G Subcontractor Payment Schedule	330-08 Rev 3	1
63	BAM Construction Ltd Subcontractor interview Meeting Minutes153-12 rev 24 dated 5th February 2020	25CannonStreet/mitigation	11

Signed as confirmation of receipt of the above listed documents : _____

name : _____

company : _____

date : _____

Tender Document 47

INFORMATION TRACKER CANNON STREET REV 00

for

WP15 Carpentry & Joinery

at

25 Cannon Street, London, EC4M 5TA

for

25 Cannon Street Limited c/o Pembroke

package works to be undertaken by

Raphael Contracting Limited

signed: _____

name: _____

on behalf of: _____

date: _____

* **Highlighted doscument within the enclosed denote package specific documents**

Legacy Data

Author Document Reference	Rev	Model / Drawing Title	Document Number						
			Project	Originator	Volume	Level	File Type		Discipline	Number
Environmental Essentials			-	-	-	-	-	-	-	-
P-341368		Asbestos Demolition Survey - Basement , Roof Plant & Typical Floor Only	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-
Companion		Asbestos Survey and Asbestos Register	-	-	-	-	-	-	-	-
Atrium Infill Steelwork - MCNEALY BROWN		4th & 5th Floor Main Beam End W19-N13	-	MB	-	-	DR	-	-	**10152-DET-002**
SUBSCAN		Basic Topographical & Underground Utilities	20177	SS	-	-	DR	-	-	**A0-P1-P4**
		CCTV Report	20177	SS	-	-	RP	-	-	**03/05/2019**
Basement Drainage - Hoare Lea / Crown House		Lower Ground Floor Soil Waste & Rain Water Services Layout	31	-	-	-	-	-	-	-
		Lower Ground Floor Below Ground Drainage	7701	-	-	-	-	-	-	**20012/PH100**
				-	-	-	-	-	-	**PH-201**
WARNER	0	Topographical Survey	L418-0598	-	-	-	DR	-	-	**L-0001**
	0	Sections A-A & B-B	L418-0598	-	-	-	DR	-	-	**L-0002**
	0	Basement Floor Plan	L418-0554	-	-	-	DR	-	-	**P0001**
	0	Ground Floor Plan	L418-0554	-	-	-	DR	-	-	**P0002**
	0	First Floor Plan	L418-0554	-	-	-	DR	-	-	**P0003**
	0	Second Floor Plan	L418-0554	-	-	-	DR	-	-	**P0004**
	0	Third Floor Plan	L418-0554	-	-	-	DR	-	-	**P0005**
	1	Fourth Floor Plan	L418-0554	-	-	-	DR	-	-	**P0006**
	0	Fifth Floor Plan	L418-0554	-	-	-	DR	-	-	**P0007**
	0	Roof Plan	L418-0554	-	-	-	DR	-	-	**P0008**
	0	Elevation A-A	L418-0554	-	-	-	DR	-	-	**P0009**
	0	Elevation B-B	L418-0554	-	-	-	DR	-	-	**P0010**
	0	Elevation C-C	L418-0554	-	-	-	DR	-	-	**P0011**
	0	Elevation D-D	L418-0554	-	-	-	DR	-	-	**P0012**
	0	Section 1-1	L418-0554	-	-	-	DR	-	-	**P0013**
	0	Section 2-2	L418-0554	-	-	-	DR	-	-	**P0014**
RHWL		First Floor Plan	10167	RHWL	-	-	DR	-	-	**10-03**
		Second Floor Plan	10167	RHWL	-	-	DR	-	-	**10-04**
		Third Floor Plan	10167	RHWL	-	-	DR	-	-	**10-05**
		Fourth Floor Plan	10167	RHWL	-	-	DR	-	-	**10-06**
		Fifth Floor Plan	10167	RHWL	-	-	DR	-	-	**10-07**
		Roof Plan	10167	RHWL	-	-	DR	-	-	**10-08**
		Section A-A	10167	RHWL	-	-	DR	-	-	**10-20**
		West Elevation	10167	RHWL	-	-	DR	-	-	**40-60**
		Cannon Street Elevation	10167	RHWL	-	-	DR	-	-	**40-61**
		Watling Street Elevation	10167	RHWL	-	-	DR	-	-	**40-62**
		Bread Street Elevation	10167	RHWL	-	-	DR	-	-	**40-63**
		Roof Screen & Grillage Plan	10167	RHWL	-	-	DR	-	-	**50-03**
		Ground Floor Service Yard	10167	RHWL	-	-	DR	-	-	**70-105**
		Ground Floor Reflected Ceiling Plan	10167	RHWL	-	-	DR	-	-	**80-02**
		Hydrotech/RIW Convention Detail	10167	RHWL	-	-	SK	-	-	**SK-207**
Existing Electrical and Mechanical Drawings dwgs - Skanska	RD	1st Floor Ligthing Layout	6206-7775	-	-	-	-	-	-	**E201**
	RD	2nd Floor Lighting Layout	6206-7775	-	-	-	-	-	-	**E202**
	RD	1st Floor Underfloor & Small Power Low Level Services Layout	6206-7775	-	-	-	-	-	-	**E302**
	RD	1st Floor Fire Alarm Layout & Wireway System	6206-7775	-	-	-	-	-	-	**E501**
	RD	2nd Floor Fire Alarm Layout & Wireway System	6206-7775	-	-	-	-	-	-	**E502**
	RD	1st Floor Zone 1 Co-ordinated	6206-7775	-	-	-	-	-	-	**M214**
	RD	2nd Floor Zone 1 Co-ordinated Services	6206-7775	-	-	-	-	-	-	**M218**
	RD	Lower Ground Floor Comms Room Layout	6206-7775	-	-	-	-	-	-	**M326**
Existing Precast Panel Reinforcement Survey - GBG		25 CS - GreyBack Survey - GBG Final Report 4566								
Existing Roof Drawings pdf - Allan Roofing		Roof Plan	ARL	-	-	-	DR	-	-	**408-01**
		Typical Build up Detail	ARL	-	-	-	DR	-	-	**408-04**
		Typical RWO Detail	ARL	-	-	-	DR	-	-	**408-05**
		Typical Roof Screen Plinth	ARL	-	-	-	DR	-	-	**408-06**
		Typical Pipe Penetration Detail	ARL	-	-	-	DR	-	-	**408-07**
		Typical Duct Penetration Detail	ARL	-	-	-	DR	-	-	**408-08**
		Typical Cornice Detail	ARL	-	-	-	DR	-	-	**408-09**
		Skylight Upstand Detail	ARL	-	-	-	DR	-	-	**408-10**
		Typical Grillage Support Detail	ARL	-	-	-	DR	-	-	**408-12**
		Roof Access Hatch Detail	ARL	-	-	-	DR	-	-	**408-13**
		Concrete Runway Interface Detail	ARL	-	-	-	DR	-	-	**408-14**
		Liftshaft Overun Detail	ARL	-	-	-	DR	-	-	**408-15**

	Detail @ Plinth Types A & B	ARL	-	-	-	DR	-	-	408-16
	4th Floor Balcony Interface Detail Parapet	ARL	-	-	-	DR	-	-	408-17
	5th Floor Balcony Interface Detail Parapet Wall	ARL	-	-	-	DR	-	-	408-18
	4th & 5th Floor Balcony Interface With Window Upstand	ARL	-	-	-	DR	-	-	408-19
	Stair 3 Slope Details	ARL	-	-	-	DR	-	-	408-20
	Stair 3 Wall Details	ARL	-	-	-	DR	-	-	408-21
	Atrium Upstand Detail	ARL	-	-	-	DR	-	-	408-22
	Detail @ Pressure Relief Outlets	ARL	-	-	-	DR	-	-	408-23
	Core 1, 2 & 3 Typical Interface @ Concrete Upstands	ARL	-	-	-	DR	-	-	408-24
	Core 1,2 & 3 Typical Interface @ Ridge Detail	ARL	-	-	-	DR	-	-	408-25
	Core 1 & 2 Upstand Details GL's W24 & W8 Posts Supports Behind Concrete Upstands	ARL	-	-	-	DR	-	-	408-26
	Core 1 Typical Interface with Peentration Thru Roof	ARL	-	-	-	DR	-	-	408-27
	Typical Interface with Penetration Thru Wall	ARL	-	-	-	DR	-	-	408-28
	Cores 1, 2 & 3 Decking Plans	ARL	-	-	-	DR	-	-	408-29
	Waterproofing to Air Vents in Garden	ARL	-	-	-	DR	-	-	408-SK-00
	Waterproofing to Ground Floor Perimeter	ARL	-	-	-	DR	-	-	408-SK-000
	Basement Waterproofing Ground Floor Perimeter	ARL	-	-	-	SK	-	-	408-SK-07
Existing Services Drawings - Crown House Engineering									
Electrical	Electrical Schedule of Symbols	31-20012	CHE	-	-	DR	-	-	E-1000
	Electrical Details	31-20012	CHE	-	-	DR	-	-	E-1010
	Electrical Distribution Schematic	31-20012	CHE	-	-	DR	-	-	E-1020
	Basement Earthing Locations	31-20012	CHE	-	-	DR	-	-	E-1030
	Fire Protection and Alarm Schematic	31-20012	CHE	-	-	DR	-	-	E-1040
	Smoke Damper Control Schematic 3rd, 4th & 5th Floors Only	31-20012	CHE	-	-	DR	-	-	E-1070
	Aquamentor Overflow Panel Schematic	31-20012	CHE	-	-	DR	-	-	E-1080
	Life Safety Block Wiring Diagram	31-20012	CHE	-	-	DR	-	-	E-1090
	Ground Floor Service Yard Lighting Layout	31-20012	CHE	-	-	DR	-	-	E-1110
	Ground Floor Entrance Hall & Atrium Lighting Layout	31-20012	CHE	-	-	DR	-	-	E-1120
	Ground Floor Garden Lighting Layout	31-20012	CHE	-	-	DR	-	-	E-1030
	3rd Floor Lighting Control Layout	31-20012	CHE	-	-	DR	-	-	E-1040
	4th Floor Lighting Control Layout	31-20012	CHE	-	-	DR	-	-	E-1050
	Roof Level Lighting Layout	31-20012	CHE	-	-	DR	-	-	E-1070
	Lower Ground Floor Electrical Power-Distribution Services Layout	31-20012	CHE	-	-	DR	-	-	E-1200
	Ground Floor Power Requirements	31-20012	CHE	-	-	DR	-	-	E-1210
	Power & Ancillary Services 3rd Floor	31-20012	CHE	-	-	DR	-	-	E-1220
	Roof Level Power & Cable Tray Layout	31-20012	CHE	-	-	DR	-	-	E-1250
	Lower Ground Floor Fire Alarm Layout	31-20012	CHE	-	-	DR	-	-	E-1300
	Ground Floor Fire Alarm Systems	31-20012	CHE	-	-	DR	-	-	E-1310
	1st Floor Cores Fire Alarm Systems	31-20012	CHE	-	-	DR	-	-	E-1320
	4th Floor Fire Alarm Systems	31-20012	CHE	-	-	DR	-	-	E-1350
	5th Floor Fire Alarm Systems	31-20012	CHE	-	-	DR	-	-	E-1360
	Roof Plan Fire Alarm Systems	31-20012	CHE	-	-	DR	-	-	E-1370
	Core 2, 3 & 4 Lighting Layout	31-20012	CHE	-	-	DR	-	-	E-1400
	Core 2 & Ground to 5th Floors Electrical Riser Layout	31-20012	CHE	-	-	DR	-	-	E-1430
	Core 3 & Ground to 5th Floors Electrical Riser Layout	31-20012	CHE	-	-	DR	-	-	E-1440
	Core 4 & Ground to 5th Floors Electrical Riser Layout	31-20012	CHE	-	-	DR	-	-	E-1450
Mechanical	LTHW-Schematic	31-20012	CHE	-	-	DR	-	-	M-101
	Hot and Cold Water Schematic	31-20012	CHE	-	-	DR	-	-	M-102
	Fuel Oil Distribution Schematic	31-20012	CHE	-	-	DR	-	-	M-103
	Office Air Conditioning Ventilation System Schematic	31-20012	CHE	-	-	DR	-	-	M-104
	Toilet Ventilation Schematic	31-20012	CHE	-	-	DR	-	-	M-105
	Atrium & Entrance Hall Ventillation Schematic	31-20012	CHE	-	-	DR	-	-	M-106
	Generator Heat Rejection And Flue Schematic	31-20012	CHE	-	-	DR	-	-	M-107
	Stair Pressurisation and Pressure Relief Schematic	31-20012	CHE	-	-	DR	-	-	M-108
	Lower Ground Floor General Ventilation & Smoke Evacuation Schematic	31-20012	CHE	-	-	DR	-	-	M-109
	Fit-out Chiller Plantroom Chilled Water & Condenser Water Schematic	31-20012	CHE	-	-	DR	-	-	M-110
	Lower Ground Floor Grid Lines BE-BN-B5-B16	31-20012	CHE	-	-	DR	-	-	M-200
	Lower Ground Floor Chiller Plantroom Sections H-H J-J & K-K	31-20012	CHE	-	-	DR	-	-	M-207
	Lower Ground Floor Boiler Room Sheet 1 of 2	31-20012	CHE	-	-	DR	-	-	M-208
	Lower Ground Floor Boiler Room Sheet 2 of 2	31-20012	CHE	-	-	DR	-	-	M-209
	Lower Ground Floor Boiler Room Sections A-A & B-B	31-20012	CHE	-	-	DR	-	-	M-210
	Lower Ground Floor Boiler Room Section C-C & D-D	31-20012	CHE	-	-	DR	-	-	M-211
	Lower Ground Floor Boiler Room Section A2-A2	31-20012	CHE	-	-	DR	-	-	M-212
	Lower Ground Floor Core 1 AHU PNT RM & SPR Tank Sheet 1 of 2	31-20012	CHE	-	-	DR	-	-	M-213
	Lower Ground Floor Core 1 AHU PNT RM & SPR Tank Sheet 2 of 2	31-20012	CHE	-	-	DR	-	-	M-214
	Lower Ground Floor Plantroom Core 1 Sections L-L M-M & N-N	31-20012	CHE	-	-	DR	-	-	M-215
	Lower Ground Floor Plantroom Core 1 Sections P-P & Q-Q	31-20012	CHE	-	-	DR	-	-	M-216
	Lower Ground Floor Tenants Storage Area Core 1 & 3 Sections R...	31-20012	CHE	-	-	DR	-	-	M-217
	Lower Ground Floor Plantroom Core 1 & 3 Sections T-T & U-U	31-20012	CHE	-	-	DR	-	-	M-218
	Lower Ground Floor Plantroom Sections J2 & K2	31-20012	CHE	-	-	DR	-	-	M-219
	Lower Ground Floor Core 3 Distribution	31-20012	CHE	-	-	DR	-	-	M-220
	Lower Ground Floor Core 3 Dist - Sections S2 to Z2 Grids E1-E...	31-20012	CHE	-	-	DR	-	-	M-221
	Lower Ground Floor Core 3 Dist - Sections A3-F3 Grids E1-E20 ...	31-20012	CHE	-	-	DR	-	-	M-222

	Lower Ground Floor Car Park Area	31-20012	CHE	-	-	DR	-	-	M-223
	Lower Ground Floor Car Park Area Sections V-V & W-W	31-20012	CHE	-	-	DR	-	-	M-224
	Lower Ground Floor Main AHU Plantroom Layout Sheet 1 of 2	31-20012	CHE	-	-	DR	-	-	M-225
	Lower Ground Floor Main AHU Plantroom Layout Sheet 2 of 2	31-20012	CHE	-	-	DR	-	-	M-226
	Lower Ground Floor Main AHU Plantroom Sections C2 D2 & E2	31-20012	CHE	-	-	DR	-	-	M-227
	Lower Ground Floor Main AHU Plantroom Sections F2 & G2	31-20012	CHE	-	-	DR	-	-	M-228
	Lower Ground Floor Tower Tank Room Layout Sheet 1 of 2	31-20012	CHE	-	-	DR	-	-	M-229
	Ground Floor Zones 1, 2 & Entrance Hall Layout	31-20012	CHE	-	-	DR	-	-	M-300
	Details of Ventilation Ductwork Serving First Floor Zone 1	31-20012	CHE	-	-	DR	-	-	M-302
	Details of Ventilation Ductwork Serving First Floor Zone 2	31-20012	CHE	-	-	DR	-	-	M-303
	Details of Ventilation Ductwork Serving First Floor Zone 3	31-20012	CHE	-	-	DR	-	-	M-304
	Details of Ventilation Ductwork Serving First Floor Zone 4	31-20012	CHE	-	-	DR	-	-	M-305
	Details of Ventilation Ductwork Serving Second Floor Zone 1	31-20012	CHE	-	-	DR	-	-	M-306
	Details of Ventilation Ductwork Serving Second Floor Zone 2	31-20012	CHE	-	-	DR	-	-	M-307
	Details of Ventilation Ductwork Serving Second Floor Zone 3	31-20012	CHE	-	-	DR	-	-	M-308
	Details of Ventilation Ductwork Serving Second Floor Zone 4	31-20012	CHE	-	-	DR	-	-	M-309
	Third Floor Co-ordinated Zone 1	31-20012	CHE	-	-	DR	-	-	M-310
	Third Floor Co-ordinated Zone 2	31-20012	CHE	-	-	DR	-	-	M-311
	Third Floor Co-ordinated Zone 3	31-20012	CHE	-	-	DR	-	-	M-312
	Third Floor Co-ordinated Zone 4	31-20012	CHE	-	-	DR	-	-	M-313
	Fourth Floor Co-ordinated Zone 1	31-20012	CHE	-	-	DR	-	-	M-314
	Fourth Floor Co-ordinated Zone 2	31-20012	CHE	-	-	DR	-	-	M-315
	Fourth Floor Co-ordinated Zone 3	31-20012	CHE	-	-	DR	-	-	M-316
	Fourth Floor Co-ordinated Zone 4	31-20012	CHE	-	-	DR	-	-	M-317
	Fifth Floor Co-ordinated Zone 1	31-20012	CHE	-	-	DR	-	-	M-318
	Fifth Floor Co-ordinated Zone 2	31-20012	CHE	-	-	DR	-	-	M-319
	Fifth Floor Co-ordinated Zone 3	31-20012	CHE	-	-	DR	-	-	M-320
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		Roof Core Housings	3545	SC	-	-	DR	-	-	02.4-8
		Roof Core Housings	3545	SC	-	-	DR	-	-	02.5.8
		Roof Core Housings	3545	SC	-	-	DR	-	-	02.6-8
		Roof Core Housings	3545	SC	-	-	DR	-	-	02.7-8
		Roof Core Housings	3545	SC	-	-	DR	-	-	02.7-8
		Roof Core Housings Core 4	3545	SC	-	-	DR	-	-	02.9-11
		Roof Core Housings Core 1 (Extra's)	3545	SC	-	-	DR	-	-	02.10-11
		Roof Core Housings Core 4 Details	3545	SC	-	-	DR	-	-	02.11-11
		Roof Core Housings Core 2 (Remake) Details	3545	SC	-	-	DR	-	-	02.12-12
		Mansard Roof Details. Type 1 Frame North, West & South Elevations 12 no. Required	3545	SC	-	-	DR	-	-	03.1-11
		Mansard Roof Details. Roof Layout	3545	SC	-	-	DR	-	-	03.4-11
		Mansard Roof Details. Removable Section to Cradle Parking Area	3545	SC	-	-	DR	-	-	03.8-0
		Plan View Indicationg Goal Posts Layout	3545	SC	-	-	DR	-	-	05.1-0
		Goal Post Details	3545	SC	-	-	DR	-	-	05.2-0
		Goal Post Fixing Plate Details	3545	SC	-	-	DR	-	-	05.3-0
		Goal Post Details	3545	SC	-	-	DR	-	-	05.4-0
		Goal Post Details	3545	SC	-	-	DR	-	-	05.5-0
		Goal Post Details	3545	SC	-	-	DR	-	-	05.6-0
		Spendrel Support Panel Layout	3545	SC	-	-	DR	-	-	06.1-0
		Spendrel Support Panels Type A	3545	SC	-	-	DR	-	-	06.2-0
		Spendrel Support Panels Type A1	3545	SC	-	-	DR	-	-	06.3-0
		Spendrel Support Panels Type D	3545	SC	-	-	DR	-	-	06.4-0
		Spendrel Support Panels Type D (Sections)	3545	SC	-	-	DR	-	-	06.5-0
		Spendrel Support Panel Details	3545	SC	-	-	DR	-	-	06.6-0
		Spendrel Support Panels Type A	3545	SC	-	-	DR	-	-	06.7-0

		Spendrel Support Panels Type A1	3545	SC	-	-	DR	-	-	06.8-0
		Spendrel Support Panels Type D	3545	SC	-	-	DR	-	-	06.9-0
		Spendrel Panels Top RHS Sections Items 1 & 2 for Spendrel Panel Type A & A1	3545	SC	-	-	DR	-	-	06.10-0
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		Spendrel Panels Top RHS Sections Item 5 Vertical RHS Sections Items 6 & 7	3545	SC	-	-	DR	-	-	06.12-0
		Spendrel Panels 8mm Thick Faceplates for Spandrel Panels Type A & A1 & D	3545	SC	-	-	DR	-	-	06.13-0
		Spandrel Support Panels Various Brackets, Bracing & Packers	3545	SC	-	-	DR	-	-	06.14-0
		Stair 2 Ballusrade Sections	3545	SC	-	-	DR	-	-	07.2
		Stair 2 Ballusrade & Wallrail Plans	3545	SC	-	-	DR	-	-	07.3
		Stair 3 Ballusrade Sections	3545	SC	-	-	DR	-	-	07.4
		Stair 3 Balustrade & Wallrail Plans	3545	SC	-	-	DR	-	-	07.5
		Stair 1 Ballusrade Sections	3545	SC	-	-	DR	-	-	07.6
		Stair 1 Ballusrade Half Space Landing	3545	SC	-	-	DR	-	-	07.7
		Stair 2 Wallrail Plans	3545	SC	-	-	DR	-	-	07.8
		Stairs 4, 5 & 6 Balusrade & Wallrail Plans	3545	SC	-	-	DR	-	-	07.9
		Stair 2 Ballusrade & Wallrail Plans	3545	SC	-	-	DR	-	-	07.10
		Ramp R4 Balusrade & Wallrail Plans	3545	SC	-	-	DR	-	-	07.12
		Access Stair to Roof to Top of Stair 3	3545	SC	-	-	DR	-	-	08.1-0
		Access Stair to Roof to Top of Stair 3 - Stringer, Balustrade & Supprt Angle Details	3545	SC	-	-	DR	-	-	08.2-0
		Access Stair to Roof to Top of Stair 3 - Thread & Support Angle Details	3545	SC	-	-	DR	-	-	08.3-0
		5th Floor COPncrete Panel Junction Angles	3545	SC	-	-	DR	-	-	11.1-0
		CAT Ladder to Roof Adjacent to Core 2 Stairs	3545	SC	-	-	DR	-	-	12.1-2
		CAT Ladder to Roof Adjacent to Core 2 Stairs	3545	SC	-	-	DR	-	-	12.2-2
		Cable Enclosure TO L.E.B. Room	3545	SC	-	-	DR	-	-	13.1-1
		Wallrails to Garden Entrance Steps New Change - Cannon Stret Corner	3545	SC	-	-	DR	-	-	19.1-1
		Garden Vent Grillage	3545	SC	-	-	DR	-	-	20.1-4
		Garden Vent Grillage Grille Types	3545	SC	-	-	DR	-	-	20.2-4
		Garden Vent Grillage Capping to Concrete Surround	3545	SC	-	-	DR	-	-	20.4-4
		Access Ladder L.E.B. Cable	3545	SC	-	-	DR	-	-	22.1-1
		Sump Covers	3545	SC	-	-	DR	-	-	24.1-2
		Sump Covers	3545	SC	-	-	DR	-	-	24.2-2
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		Roof up & Over Steps to Cavle Tray Areas	3545	SC	-	-	DR	-	-	27.1-0
		Roof up & Over Steps to Pipe Area	3545	SC	-	-	DR	-	-	27.2-0
		Gate to Stair 5	3545	SC	-	-	DR	-	-	29.1-2
		Gate to Stair 5 Fabrication Drawing	3545	SC	-	-	DR	-	-	29.2-2
		Artwork Support Backets	3545	SC	-	-	DR	-	-	31.1-0
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		Roof Layout Post Completion Grillage	3545	SC	-	-	DR	-	-	37.1-4
		Roof Layout Post Completion Grillage	3545	SC	-	-	DR	-	-	37.2-4
		Roof Layout Showing Grillage & Suport Posts	3545	SC	-	-	DR	-	-	37.3-4
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	D	Ground-2nd Floor Elvation between Grids N5-N13 Cannon St	3500	-	-	-	DR	-	-	1
	D	Ground-2nd Floor Elevation between Grids N13-21 Cannon St	3500	-	-	-	DR	-	-	2
	D	Ground Floor Elevation between Grids N21-N29 Cannon St	3500	-	-	-	DR	-	-	3
	C	Ground-2nd Floor Elevation between N29-N35 Cannon St	3500	-	-	-	DR	-	-	4
	C	Ground-2nd Floor Elevation between Grids E34-E28 Bread St	3500	-	-	-	DR	-	-	5
	C	Ground Floor Elevation between Grids E27-E19 Bread St	3500	-	-	-	DR	-	-	6
	D	Ground-2nd Floor Elevation between Grids E16-E8 Bread St	3500	-	-	-	DR	-	-	8
	E	Ground-2nd Floor Elevation between Grids E7-E1 Bread St	3500	-	-	-	DR	-	-	9
	D	Ground-2nd Floor Elevation between Grids N35-N39 Watling St	3500	-	-	-	DR	-	-	10
	D	Ground-2nd Floor Elevation between Grids N29-N21 Watling St	3500	-	-	-	DR	-	-	11
	D	Ground-2nd Floor Elevation between Grids N21-N13 Watling St	3500	-	-	-	DR	-	-	12
	D	Ground-2nd Floor Elevation between Grids N13-N5 Watling St	3500	-	-	-	DR	-	-	13
	E	Ground-2nd Floor NW Corner N1-W1	3500	-	-	-	DR	-	-	14
	C	Ground-2nd Floor West Elevation Grids W4-W12	3500	-	-	-	DR	-	-	15
	C	Ground-2nd Floor West Elevation Grid W16-W20	3500	-	-	-	DR	-	-	16
	C	Ground-2nd Floor West Elevation Grids W20-W28	3500	-	-	-	DR	-	-	17
	E	Ground-2nd Floor SW Corner N1-W31	3500	-	-	-	DR	-	-	18
	D	2nd-4th Floor Elevation between Grids N5-N13 Cannon St	3500	-	-	-	DR	-	-	19
	D	2nd-4th Floor Elevation between Grids N13-N21 Cannon St	3500	-	-	-	DR	-	-	20
	C	2nd-4th Floor Elevation between Grids N21-29 Cannon St	3500	-	-	-	DR	-	-	21
	D	2nd-4th Floor Elevation between Grids N29-N35 Cannon St	3500	-	-	-	DR	-	-	22
	D	2nd-4th Floor Elevation between Grids E34-E28 Bread St	3500	-	-	-	DR	-	-	23
	C	2nd-4th Floor Elevation between Grids E27-E19 Bread St	3500	-	-	-	DR	-	-	24
	B	2nd-4th Floor Elevation between Grids E19-E16 Bread St	3500	-	-	-	DR	-	-	25
	A	2nd-4th Floor Elevation between Grids E16-E8 Bread St	3500	-	-	-	DR	-	-	26
	C	2nd-4th Floor Elevation between Grids E1-E7 Bread St	3500	-	-	-	DR	-	-	27
	D	2nd-4th Floor Elevation between Grids N35-N29 Watling Street	3500	-	-	-	DR	-	-	28
	B	2nd-4th Floor Elevation between Grids N29-N21 Watling St	3500	-	-	-	DR	-	-	29
	B	2nd-4th Floor Elevation between Grids N21-N13 Watling St	3500	-	-	-	DR	-	-	30
	B	2nd-4th Floor Elevation between Grids N13-N5 Watling St	3500	-	-	-	DR	-	-	31
	C	North Elevation Grids N1-N5 West Elveation Grids W1-W4 2nd-4th Floor	3500	-	-	-	DR	-	-	32

	B	2nd-4th Floor Elevation between Grids W4-W13 Elevation	3500	-	-	-	DR	-	-	33
	B	2nd-4th Floor West Elevation Grids W13-W19	3500	-	-	-	DR	-	-	34
	B	2nd-4th Floor Elevation between Grids W20-W28 West Elevation	3500	-	-	-	DR	-	-	35
	C	South Elevation Grids N1-N5 West Elevation W28-W31 2nd-4th Floor Levels	3500	-	-	-	DR	-	-	36
	E	4th Floor Cannon St Elevation Grids N5-N13	3500	-	-	-	DR	-	-	37
	C	Fourth Floor Cannon St Elevation Grids N13-N21	3500	-	-	-	DR	-	-	38
	C	4th Floor Cannon St Elevation Grids N21-N29	3500	-	-	-	DR	-	-	39
	D	4th-5th Floors Grids N29-N35 Cannon St	3500	-	-	-	DR	-	-	40
	D	4th-5th Floors Grids E34-E28 Bread St	3500	-	-	-	DR	-	-	41
	D	4th & 5th Floors Grids E27-19 Bread St Elevation	3500	-	-	-	DR	-	-	42
	C	Grids E19-E16 4th-5th Floors Bread St	3500	-	-	-	DR	-	-	43
	D	4th-5th Floors Grids E8-E16 Bread St	3500	-	-	-	DR	-	-	44
	D	4th-5th Floors Grids E1-E7 Bread St	3500	-	-	-	DR	-	-	45
	D	4th-5th Floors Grids N35-N29 Watling St	3500	-	-	-	DR	-	-	46
	F	Grids N21-N29 4th-5th Floor Watling St Elevation	3500	-	-	-	DR	-	-	47
	E	Grids 13-21 4th-5th Floors Watling St Elevation	3500	-	-	-	DR	-	-	48
	E	Watling St 4th & 5th Floors Grids N13-N5	3500	-	-	-	DR	-	-	49
	D	4th-Roof Level Grids N1-N5 W1-W4	3500	-	-	-	DR	-	-	50
	B	Elevation Between Grids W4-W12 4th-6th Floor West Elevation	3500	-	-	-	DR	-	-	51
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	C	Cannon St Elevation 5th Floor Grids N5-N13	3500	-	-	-	DR	-	-	56
	A	Cannon Street Elevation Grids N13-N21	3500	-	-	-	DR	-	-	57
	B	Cannon Street Elevation 5th Floor Grids N21-N29	3500	-	-	-	DR	-	-	58
	B	Ground Floor Colonnade NW Corner	3500	-	-	-	DR	-	-	59
	B	Ground Floor West Elevation Coolnnade Grids W4-W12	3500	-	-	-	DR	-	-	60
	0	West Elevation Stone Arch to Door WDG 11	3500	-	-	-	DR	-	-	61
	B	Ground Floor West ELevation Colonnade Grids W16-W28	3500	-	-	-	DR	-	-	62
	C	Ground Floor Colonnade SW Corner	3500	-	-	-	DR	-	-	63
	C	Ground Floor W Elevation Colonnade at Grids W12-W1	3500	-	-	-	DR	-	-	64
	B	Ground-2nd Floor West Elevation Grids W12-W16	3500	-	-	-	DR	-	-	65
	C	Ground Floor West Elevation North Colonnade at Grids W31-W20	3500	-	-	-	DR	-	-	66
	A	5th Floor Grids W4-W6 N5-N1	3500	-	-	-	DR	-	-	68
	A	Column Setting Out	3500	-	-	-	DR	-	-	100
	G	Balustrade	3500	-	-	-	DR	-	-	101
	D	4th Floor Balustrade	3500	-	-	-	DR	-	-	102
	A	Window Detail WW1.57 & 58 West Elevation	3500	-	-	-	DR	-	-	103
	B	Full Size Detail of 1st Floor Soffit Level 19.600 Cannon St	3500	-	-	-	DR	-	-	104
	B	Full Size Detail of 2nd Floor Cornice	3500	-	-	-	DR	-	-	105
	B	Head Details 1st & 2nd Floors	3500	-	-	-	DR	-	-	106
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	B	Full Size Details to Upper & Lower Cornice	3500	-	-	-	DR	-	-	110
	0	Full Size Pediment Details	3500	-	-	-	DR	-	-	111
	0	Size Setting Out of Angle Bread St	3500	-	-	-	DR	-	-	112
	0	Modifications to Corner	3500	-	-	-	DR	-	-	113
	A	5th Floor Sections	3500	-	-	-	DR	-	-	114
	0	Key to Cannon St Elevation	3500	-	-	-	DR	-	-	200
	0	Key to Bread Street Elevation	3500	-	-	-	DR	-	-	201
	0	Key to Watling St Elevation	3500	-	-	-	DR	-	-	202
	0	Key to West Elevation	3500	-	-	-	DR	-	-	203
	0	Modillion Support Centres	3500	-	-	-	DR	-	-	204
	B	Cannon Street Only Section through 5th Floor Parapet	3500	-	-	-	DR	-	-	SK-L-01
	B	Section through Parapet Gutter	3500	-	-	-	DR	-	-	SK-L-02
	B	Cannon Street Only Sketch to Parapet Gutter	3500	-	-	-	DR	-	-	SK-L-03
	0	Bread Street West Sketch to Parapet Gutter	3500	-	-	-	DR	-	-	SK-L-04
	A	Bread Street RW St Section through 5th Floor Parapet	3500	-	-	-	DR	-	-	SK-L-05
	0	Section through Parapet Gutter	3500	-	-	-	DR	-	-	SK-L-06
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	0	Maintenance Manual								
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	E	Steelwork Layout of First Floor-Steel Paint Finishes Mark-Up.pdf	17156							GA-03
		Plan on Lift Mezzanine-Steel Paint Finishes Mark-Up.pdf	17156							GA-06
	B	Plan on Fourth Floor-Steel Paint Finishes Mark-Up.pdf	17156							GA-07
	B	Plan on Fifth Floor-Steel Paint Finishes Mark-Up.pdf	17156							GA-08
		Paint Inspection Report								0
		Load No 0001								1
		Load No OPG1								2
		Load No 0002								3
		Load No 0003								4
		Load No 0004								5

Load No 0005	6
Load No 0006	7
Load No 0006	8
Load No 0007	9
Load No 0008	10
Load No 0009	11
Load No 0010	12
Load No PG20	13
Load No PG25	14
Load No 50 & 50-1	15
Load No LPG51	16
Load No 51	17
Load No 52	18
Load No 53	19
Load No 54	20
Load No 55	21
Load No 56	22
Load No 57	23
Load No 58	24
Load No 59	25
Load No 60	26
Load No 201	27
Load No 202	28
Load No 203	29
Load No 204	30
Load No 205	31
Load No 206	32
Load No 207	33
Load No 251	34
Load No 252	35
Load No 253	36
Load No 254	37
Load No 255	38
Load No 256	39
Load No 99-378	40
Load No 301	41
Load No 302	42
Load No 303	43
Load No 303A	44
Load No 304	45
Load No 304A	46
Load No 304B	47
Load No 304C	48
Load No 305	49
Load No 305A	50
Load No 308	51
Load No 309	52
Load No 351	53
Load No 352	54
Load No 352A	55
Load No 353	56
Load No 354A-B	57
Load No 357	58
Load No 358	59
Load No 359	60
Load No 457	61
Load No AC13	62
Load No AC18	63
Load No OAC9	64
Load No P306-P355	65
Load No 307	66
Load No 310	67
Load No 356	68
Load No PG4023-4024	69
Load No RW13	70
Load No 401	71
Load No 401A	72
Load No 403	73
Load No 404	74
Load No 404A	75
Load No 404B	76
Load No 451	77
Load No 453A	78
Load No 454	79
Load No 455	80

		Load No 456									81
											82
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	D	Garden Wall Layout - Sheet 2									2
	C	Garden Wall Layout - Sheet 3									3
	C	Garden Wall Layout - Sheet 4									4
	C	Garden Wall Layout - Sheet 5									5
	C	Garden Wall Layout - Sheet 6									6
	D	Garden Wall Layout - Sheet 7									7
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	B	Memorial Set									9
	B	Garden Wall Layout Set Out Plan									10
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	F	Steelwork Layout at Ground Floor Level	17156	RS	-	-	DR	-	-		GA-02
	E	Steelwork Layout of First Floor	17156	RS	-	-	DR	-	-		GA-03
	D	HD Bolt Details	17156	RS	-	-	DR	-	-		GA-04
	A	Bracing	17156	RS	-	-	DR	-	-		GA-05
	0	Plan on Lift Mezzanine	17156	RS	-	-	DR	-	-		GA-06
	B	Plan on Fourth Floor	17156	RS	-	-	DR	-	-		GA-07
	B	Plan on Fifth Floor	17156	RS	-	-	DR	-	-		GA-08
	0	Plan on Third Floor Splice Level	17156	RS	-	-	DR	-	-		GA-09
	0	Bracing	17156	RS	-	-	DR	-	-		GA-10
	E	Stanchion Layout	17156	RS	-	-	DR	-	-		GA-25
	K	2nd Floor Steelwork	17156	RS	-	-	DR	-	-		GA-26
	J	3rd Floor Steelwork	17156	RS	-	-	DR	-	-		GA-27
	G	Core Bracing 1	17156	RS	-	-	DR	-	-		GA-28
	0	Core Bracing 2	17156	RS	-	-	DR	-	-		GA-29
	E	Roof Level Steelwork	17156	RS	-	-	DR	-	-		GA-30
	0	Core Bracing 5th Floor to Roof	17156	RS	-	-	DR	-	-		GA-31-1
	0	General Arrangement Steel Service Core 2	17156	RS	-	-	DR	-	-		GA-31-2
	0	Roof Enclosures	17156	RS	-	-	DR	-	-		GA-32-1
	0	General Arrangement Steel Service Core 3A	17156	RS	-	-	DR	-	-		GA-32-2
	A	General Arrangement Steel Service Core 3B	17156	RS	-	-	DR	-	-		GA-33
	0	General Arrangement Steel Service Core 4	17156	RS	-	-	DR	-	-		GA-34
	0	General Arrangement Service Core 4	17156	RS	-	-	DR	-	-		GA-35
	0	Service Core Risers Secondary Steelwork Core 1-Ground Floor Slab	17156	RS	-	-	DR	-	-		GA-36
	0	GA Extra Floor Beams	17156	RS	-	-	DR	-	-		GA-36-1
	B	Service Core Risers Secondary Steelwork Core 1-First Floor Slab	17156	RS	-	-	DR	-	-		GA-37
	0	Lift Buffer Post Assemblies	17156	RS	-	-	DR	-	-		GA-37-1
	0	Steelwork	17156	RS	-	-	DR	-	-		GA-38-1
	A	Service Core Risers Secondary Steelwork Core1-Second Floor	17156	RS	-	-	DR	-	-		GA-38a
	A	Service Core Risers Secondary Steelwork Core 1-Third Floor	17156	RS	-	-	DR	-	-		GA-39a
	A	Service Core Risers Secondary Steelwork Core 1-Fourth Floor	17156	RS	-	-	DR	-	-		GA-40a
	A	Service Core Risers Secondary Steelwork Core 1-Fifth Floor	17156	RS	-	-	DR	-	-		GA_41a
Fabrication Drawings	B	1	17156	RS	-	-	DR	-	-		1
	A	3	17156	RS	-	-	DR	-	-		3
	0	4	17156	RS	-	-	DR	-	-		4
	0	6	17156	RS	-	-	DR	-	-		6
	0	8	17156	RS	-	-	DR	-	-		8
	0	9	17156	RS	-	-	DR	-	-		9
	0	10	17156	RS	-	-	DR	-	-		10
	0	11	17156	RS	-	-	DR	-	-		11
	A	12	17156	RS	-	-	DR	-	-		12
	0	13	17156	RS	-	-	DR	-	-		13
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	0	31	17156	RS	-	-	DR	-	-		31
	0	32	17156	RS	-	-	DR	-	-		32
	A	33	17156	RS	-	-	DR	-	-		33
	0	34	17156	RS	-	-	DR	-	-		34

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	0	4940	17156	RS	-	-	DR	-	-	4940
	0	4946	17156	RS	-	-	DR	-	-	4946
	0	4947	17156	RS	-	-	DR	-	-	4947
Calculations	0	ASB Connections to Columns vol. 01	17156	RS	-	-	CAL	-	-	-
	0	ASB Connections to Columns vol. 02	17156	RS	-	-	CAL	-	-	-
	0	ASB Connections to Columns vol. 03	17156	RS	-	-	CAL	-	-	-
	0	Base Plate Capacity Checks	17156	RS	-	-	CAL	-	-	-
	0	Beam Capacity Checks and Connections vol. 01	17156	RS	-	-	CAL	-	-	-
	0	Beam Capacity Checks and Connections vol. 02	17156	RS	-	-	CAL	-	-	-
	0	Beam Capacity Checks and Connections vol. 03	17156	RS	-	-	CAL	-	-	-
	0	Beam Capacity Checks and Connections vol. 04	17156	RS	-	-	CAL	-	-	-
	0	Beam Capacity Checks and Connections vol. 05	17156	RS	-	-	CAL	-	-	-
	0	Column Splice Connections	17156	RS	-	-	CAL	-	-	-
	0	Column Transitions and Detailing vol. 01	17156	RS	-	-	CAL	-	-	-
	0	Column Transitions and Detailing vol. 02	17156	RS	-	-	CAL	-	-	-
	0	Columns N1W4-W8	17156	RS	-	-	CAL	-	-	-
	0	Columns N1W20	17156	RS	-	-	CAL	-	-	-
	0	Columns N21-W1	17156	RS	-	-	CAL	-	-	-
	0	Columns W1-N35	17156	RS	-	-	CAL	-	-	-
	0	Connections N35-E16 & N35-E23	17156	RS	-	-	CAL	-	-	-
	0	Connections W17-N21 & W17-N25	17156	RS	-	-	CAL	-	-	-
	0	Connections W31-N31 & W31-N17	17156	RS	-	-	CAL	-	-	-
	0	Erections Tolerance and Bolt Force Checks	17156	RS	-	-	CAL	-	-	-
	0	Ground Beams	17156	RS	-	-	CAL	-	-	-
	0	Lattice Girder Connections vol. 01	17156	RS	-	-	CAL	-	-	-
	0	Lattice Girder Connections vol. 02	17156	RS	-	-	CAL	-	-	-
	0	Lattice Girder Connections vol. 03	17156	RS	-	-	CAL	-	-	-
	0	Plate Girder Connections vol. 01	17156	RS	-	-	CAL	-	-	-
	0	Plate Girder Connections vol. 02	17156	RS	-	-	CAL	-	-	-
	0	Plate Girder Connections vol. 03	17156	RS	-	-	CAL	-	-	-
	0	Plate Girder Connections vol. 04	17156	RS	-	-	CAL	-	-	-
	0	Plate Girder Connections vol. 05	17156	RS	-	-	CAL	-	-	-
	0	Steelwork Material Grade	17156	RS	-	-	CAL	-	-	-
	0	Temporary Bracing vol. 01	17156	RS	-	-	CAL	-	-	-
	0	Temporary Bracing vol. 02	17156	RS	-	-	CAL	-	-	-
	0	Temporary Bracing vol. 03	17156	RS	-	-	CAL	-	-	-
	0	Temporary Bracing vol. 04	17156	RS	-	-	CAL	-	-	-
	0	Temporary Bracing vol. 05	17156	RS	-	-	CAL	-	-	-
	0	Temporary Bracing vol. 06	17156	RS	-	-	CAL	-	-	-
H&S File Vol 32 - RHWL Architects Report & Drawings List		H&S VOL 32 - Architectural Information.pdf								
H&S File Vol 33 - Hoare Lea Services - Incoming Buried Services										
Incoming Buried Services	B	Existing Electrical Site Services	7707	HL	-	-	DR	-	-	E-800
	0	Existing Electrical Site Services	7707	HL	-	-	DR	-	-	E-801
	0	Existing Electrical Site Services	7707	HL	-	-	DR	-	-	E-802
	A	Existing Electrical Site Services E34-N35	7707	HL	-	-	DR	-	-	E-803
	0	Extent of Earthworks	7707	HL	-	-	DR	-	-	E-805
	0	Lower Ground Floor Below Ground Floor Drainage	7707	HL	-	-	DR	-	-	PH-201
H&S File Vol 34 - Ground Investigation Archaeological Report		H&S File Vol 34 - Ground Investigation Archaeological Report.pdf								
Principal Designer CDM Information - PFB		8287 CDM Principal Designer Stage 3 Report - 19.12.18.pdf 8287 Pre-Construction Information.pdf								
Techrete Existing Precast Panel Drawings - pdf										
	C	South Elevation Grids N9 to N17 Level 1 to Level 4	9823	-	-	-	DR	-	-	1
	B	South Elevation Typical Bay Elevation, Sections & Details	9823	-	-	-	DR	-	-	1
	B	South Elevation Typical Bay Sections & Details	9823	-	-	-	DR	-	-	2
	M	Builders Work North Elevation	9823	-	-	-	DR	-	-	3
	M	Builders Work South Elevation	9823	-	-	-	DR	-	-	4
	M	Builders Work East Elevation	9823	-	-	-	DR	-	-	5
	M	Builders Work West Elevation	9823	-	-	-	DR	-	-	6
	D	North Elevation	9823	-	-	-	DR	-	-	7
	H	South Elevation	9823	-	-	-	DR	-	-	8
	H	East Elevation	9823	-	-	-	DR	-	-	9
	D	West Elevation	9823	-	-	-	DR	-	-	10
	E	Builders Work Details Sheet 1	9823	-	-	-	DR	-	-	11

	A	West Elevation Grids W4 to W12 Level 1 to Level 4	9823	-	-	-	DR	-	-	12
	0	South Elevation Grids W4 to W12 Level 4 to Level 6	9823	-	-	-	DR	-	-	13
	A	South Elevation Grids N9 to N17 Level 4 to Level 6	9823	-	-	-	DR	-	-	14
	0	South Elevation Grids N17 to N25 Level 1 to Level 4	9823	-	-	-	DR	-	-	15
	0	South Elevation Grids N17 to N25 Level 4 to Level 6	9823	-	-	-	DR	-	-	16
	0	West Elevation Grids W20 to W28 Level 1 to Level 4	9823	-	-	-	DR	-	-	17
	B	West Elevation Grids W20-W29 Level 4-6	9823	-	-	-	DR	-	-	18
	D	South Elevation Grids N25-N35 Level 1-4	9823	-	-	-	DR	-	-	19
	B	South Elevation Grids N25-N35 Level 4-6	9823	-	-	-	DR	-	-	20
	C	South Elevation Grids N1-N9 Level 1-4	9823	-	-	-	DR	-	-	21
	B	South Elevation Grids N1-N9 Level 4-6	9823	-	-	-	DR	-	-	22
	0	North Elevation Grids N25 to N17 Level 1 to Level 4	9823	-	-	-	DR	-	-	23
	0	North Elevation Grids N25 to N17 Level 4 to Level 16	9823	-	-	-	DR	-	-	24
	0	North Elevation Grids N17 to N9 Level 1 to Level 4	9823	-	-	-	DR	-	-	25
	0	North Elevation Grids N17 to N9 Level 4 to Level 6	9823	-	-	-	DR	-	-	26
	C	North Elevation Grids N9-N1 Level 1-4	9823	-	-	-	DR	-	-	27
	B	North Elevation Grids N9-N1 Level 4-6	9823	-	-	-	DR	-	-	28
	D	North Elevation Grids N35-N25 Level 1-4	9823	-	-	-	DR	-	-	29
	B	North Elevation Grids N35-N25 Level 4-6	9823	-	-	-	DR	-	-	30
	0	East Elevation Grids E23 to E16 Level 1 to Level 4	9823	-	-	-	DR	-	-	31
	B	East Elevation Grids E23-E16 Level 4-6	9823	-	-	-	DR	-	-	32
	0	East Elevation Grids E16 to E7 Level 1 to Level 4	9823	-	-	-	DR	-	-	33
	B	East Elevation Grids E16-E7 Level 4-6	9823	-	-	-	DR	-	-	34
	A	East Elevation Grids E7 to E1 Level 1 to Level 4	9823	-	-	-	DR	-	-	35
	0	East Elevation Grids E7 to E1 Level 4 to Level 6	9823	-	-	-	DR	-	-	36
	A	East Elevation Grids E34 to E23 Level 1 to Level 4	9823	-	-	-	DR	-	-	37
	0	East Elevation Grids E34 to E23 Level 4 to Level 6	9823	-	-	-	DR	-	-	38
	A	West Elevation W1 to W4 & W28 to W31 Level 1 to Level 4	9823	-	-	-	DR	-	-	39
	B	West Elevation Grids W1-W6 Level 4-6	9823	-	-	-	DR	-	-	40
	D	West Elevation Grids W12-W20 Level 1-4	9823	-	-	-	DR	-	-	41
	B	West Elevation Grids W12-W20 Level 4-6	9823	-	-	-	DR	-	-	42
	B	West Elevation Grids W28-W31 Level 4-6	9823	-	-	-	DR	-	-	43
	A	West Elevation Main Entrance Level 1 to Level 2	9823	-	-	-	DR	-	-	44
	B	Builders Work SW & NW Corners 4th Floor Level	9823	-	-	-	DR	-	-	51
	B	Builders Work NW Corner & East Elevation 5th Floor Level	9823	-	-	-	DR	-	-	52
	0	Tower Crane Layout	9823	-	-	-	DR	-	-	53
	A	West Elevation Main Entrance Builders Work Level 2	9823	-	-	-	DR	-	-	54
	A	West Elevation Roof Level Grids W12-W20 Builders Work	9823	-	-	-	DR	-	-	55
	B	Fixing Details 1-6	9823	-	-	-	DR	-	-	101
	C	Fixing Details 7-12	9823	-	-	-	DR	-	-	102
	B	Fixing Details 13-17	9823	-	-	-	DR	-	-	103
	A	Fixing Details 18-23	9823	-	-	-	DR	-	-	104
	A	Fixing Details 24-30	9823	-	-	-	DR	-	-	105
	B	Fixing Details 33-38	9823	-	-	-	DR	-	-	106
Waterman Infrastructure & Envrionmental Surveys & Reports										
		Preliminary Ecological Appraisal								100-R-1-2-1
		Arboricultural Survey Report & Impact Assessment								W14850

Architect TIDP (Task Team member Information Delivery Plan)													09.09.2019
Model / Drawing Title	Document Number												
	Project		Originator		Volume	Level		File Type		Discipline		Number	Rev
DRAWINGS													
01 EX - Existing Plans													
Existing Ground Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**EX-00**	T1
Existing First Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**EX-01**	T1
Existing Second Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**EX-02**	T1
Existing Third Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**EX-03**	T1
Existing Fourth Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**EX-04**	T1
Existing Fifth Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**EX-05**	T1
Existing Roof Plan	1069	-	BGY	-	-	-	-	DR	-	A		**EX-06**	T1
Existing Basement Plan	1069	-	BGY	-	-	-	-	DR	-	A		**EX-B1**	T1
02 EE - Exisiting Elevations													
Existing West Elevation - New Change	1069	-	BGY	-	-	-	-	DR	-	A		**EE-01**	T1
Existing South Elevation - Cannon Street	1069	-	BGY	-	-	-	-	DR	-	A		**EE-02**	T1
Existing East Elevation - Bread Street	1069	-	BGY	-	-	-	-	DR	-	A		**EE-03**	T1
Existing North Elevation - Watling Street	1069	-	BGY	-	-	-	-	DR	-	A		**EE-04**	T1
03 ES - Existing Sections													
Existing Section AA	1069	-	BGY	-	-	-	-	DR	-	A		**ES-01**	T1
Existing Section BB	1069	-	BGY	-	-	-	-	DR	-	A		**ES-02**	T1
04 SO - Strip Out													
Ground Floor Plan - Strip Out	1069	-	BGY	-	-	-	-	DR	-	A		**SO-00**	P2
First Floor Plan - Strip Out	1069	-	BGY	-	-	-	-	DR	-	A		**SO-01**	P2
Second Floor Plan - Strip Out	1069	-	BGY	-	-	-	-	DR	-	A		**SO-02**	P2
Third Floor Plan - Strip Out	1069	-	BGY	-	-	-	-	DR	-	A		**SO-03**	P2
Fourth Floor Plan - Strip Out	1069	-	BGY	-	-	-	-	DR	-	A		**SO-04**	P2
Fifth Floor Plan - Strip Out	1069	-	BGY	-	-	-	-	DR	-	A		**SO-05**	P2
Basement Plan - Strip Out	1069	-	BGY	-	-	-	-	DR	-	A		**SO-B1**	P2
Roof Plan - Strip Out	1069	-	BGY	-	-	-	-	DR	-	A		**SO-RF**	P2
05 DE - Demolition													
Demolition - Ground Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**DE-00**	C1
Demolition - First Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**DE-01**	C1
Demolition - Second Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**DE-02**	C1
Demolition - Third Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**DE-03**	C1
Demolition - Fourth Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**DE-04**	C1
Demolition - Fifth Floor Plan	1069	-	BGY	-	-	-	-	DR	-	A		**DE-05**	C1
Demolition - Stone Cladding West Elevation	1069	-	BGY	-	-	-	-	DR	-	A		**DE-10**	C1
Demolition - Prefab RC Panels West Elevation	1069	-	BGY	-	-	-	-	DR	-	A		**DE-11**	C1
Demolition - Stone Cladding South Elevation	1069	-	BGY	-	-	-	-	DR	-	A		**DE-12**	C1
Demolition - Prefab RC Panels South Elevation	1069	-	BGY	-	-	-	-	DR	-	A		**DE-13**	C1
Demolition - Stone Cladding East Elevation	1069	-	BGY	-	-	-	-	DR	-	A		**DE-14**	C1
Demolition - Prefab RC Panels East Elevation	1069	-	BGY	-	-	-	-	DR	-	A		**DE-15**	C1
Demolition - Prefab RC Panels East Elevation	1069	-	BGY	-	-	-	-	DR	-	A		**DE-16**	C1

Architect Information Delivery Plan

25 Cannon Street

bam

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Model / Drawing Title	Document Number																			Rev
	Project		Originator		Volume		Level		File Type		Discipline		Number							
General Fixtures	1069	-	BGY	-	-	-	-	-	SP	-	A		**N10**							C1
General Internal Signage Systems	1069	-	BGY	-	-	-	-	-	SP	-	A		**N14**							T1
Permanent Access & Safety Equipment	1069	-	BGY	-	-	-	-	-	SP	-	A		**N25**							T1
Sundry Insulation	1069	-	BGY	-	-	-	-	-	SP	-	A		**P10**							T1
Fire Stopping Systems	1069	-	BGY	-	-	-	-	-	SP	-	A		**P12**							T1
Isolated Trims	1069	-	BGY	-	-	-	-	-	SP	-	A		**P20**							T1
Kerbs / Edgings / Paving Accessories	1069	-	BGY	-	-	-	-	-	SP	-	A		**Q10**							T2
Slab / Brick / Sett / Cobble / Pavings	1069	-	BGY	-	-	-	-	-	SP	-	A		**Q25**							T2
Technical Sheet Specification Reference Schedule	1069	-	BGY	-	-	-	-	-	SP	-	A		**TS-T**							T2
Purpose Made Joinery	1069	-	BGY	-	-	-	-	-	SP	-	A		**Z10**							T1
Purpose Made Metalwork	1069	-	BGY	-	-	-	-	-	SP	-	A		**Z11**							T1
Mortars	1069	-	BGY	-	-	-	-	-	SP	-	A		**Z21**							T1
Sealants	1069	-	BGY	-	-	-	-	-	SP	-	A		**Z22**							T1
Powder Coatings	1069	-	BGY	-	-	-	-	-	SP	-	A		**Z31**							T1
Andozing	1070	-	BGY	-	-	-	-	-	SP	-	A		**Z33**							T1
Outline Specification	1071	-	BGY	-	-	-	-	-	SP	-	A		-							P1

Structural and Civil Engineering TIDP (task team member Information Delivery Plan)

| Model / Drawing Title | Document Number | | |

Model / Drawing Title	Document Number																			
	Project		Originator		Volume		Level		File Type		Discipline		Number	Rev
201 - GA's Steelwork														
GA Steelwork Ground Floor	STR13940	-	WSL	-	CS	-	00	-	DR	-	S	-	201100	C01
GA Steelwork First Floor	STR13940	-	WSL	-	CS	-	01	-	DR	-	S	-	201110	C02
GA Steelwork Second Floor	STR13940	-	WSL	-	CS	-	02	-	DR	-	S	-	201120	C03
GA Steelwork Third Floor	STR13940	-	WSL	-	CS	-	03	-	DR	-	S	-	201130	C05
GA Steelwork Fourth Floor	STR13940	-	WSL	-	CS	-	04	-	DR	-	S	-	201140	C05
GA Steelwork Fifth Floor	STR13940	-	WSL	-	CS	-	05	-	DR	-	S	-	201150	C03
GA Steelwork Roof	STR13940	-	WSL	-	CS	-	06	-	DR	-	S	-	201160	C01
GA Steelwork Plant Enclosure	STR13940	-	WSL	-	CS	-	07	-	DR	-	S	-	201170	C01
GA Steelwork Basement East	STR13940	-	WSL	-	CS	-	B1	-	DR	-	S	-	201090	C02
201 - Loading Plans														
Loading Plan Ground Floor	STR13940	-	WSL	-	CS	-	00	-	DR	-	S	-	201300	P01
Loading Plan Ground Floor West Terrace	STR13940	-	WSL	-	CS	-	00	-	DR	-	S	-	201301	P01
Loading Plan First Floor	STR13940	-	WSL	-	CS	-	01	-	DR	-	S	-	201310	T01
Loading Plan Second Floor	STR13940	-	WSL	-	CS	-	02	-	DR	-	S	-	201320	T01
Loading Plan Third Floor	STR13940	-	WSL	-	CS	-	03	-	DR	-	S	-	201330	T01
Loading Plan Fourth Floor	STR13940	-	WSL	-	CS	-	04	-	DR	-	S	-	201340	T01
Loading Plan Fifth Floor	STR13940	-	WSL	-	CS	-	05	-	DR	-	S	-	201350	T01
Loading Plan Roof	STR13940	-	WSL	-	CS	-	06	-	DR	-	S	-	201360	T01
Loading Plan Basement East	STR13940	-	WSL	-	CS	-	B1	-	DR	-	S	-	201290	T01
204 - 3D View GA														
3D view - Basement	STR13940	-	WSL	-	CS	-	B1	-	DR	-	S	-	204090	C01
3D View GA - Ground Floor	STR13940	-	WSL	-	CS	-	00	-	DR	-	S	-	204100	C01
210 - Section, Details & Elevations														
Garden Terrace Water Feature	STR13940	-	WSL	-	CS	-	00	-	DR	-	S	-	210261	C01
Drainage Sections	STR13940	-	WSL	-	CS	-	B1	-	DR	-	S	-	210220	C01
Full Height Section A-A	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210200	C01
Full Height Section B-B	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210201	C01
Full Height Section C-C	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210202	C01
Full Height Section D-D	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210203	C01
Full Height Section E-E	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210204	C01
Full Height Section F-F	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210205	C01
Full Height Section G-G	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210206	C01
Lattice Girder Details - Sheet 1	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210210	C01
Lattice Girder Details - Sheet 2	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210211	C01
Lattice Girder Details - Sheet 3	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210212	C01
Sections Sheet 1	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210215	C01
Typical Cladding Alterations	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210228	C01
Typical Details Sheet 1	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210230	C01
Typical Details Sheet 2	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210231	C03
Column Tree Details	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210240	C03
Bracing Elevations East Core Sheet 1	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210250	C03
Bracing Elevations East Core Sheet 2	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210251	C03

Model / Drawing Title	Document Number																							
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Plant Screen Sections	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	210260	C01
230 - Column Schedules														
Plant Screen Column Schedule - Sheet 1	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	230300	C01
Plant Screen Column Schedule - Sheet 2	STR13940	-	WSL	-	CS	-	ZZ	-	DR	-	S	-	230301	C01
SK - Sketches														
Column Tree Sequencing & Temporary Works	STR13940	-	WSL	-	SA	-	SK	-	SK	-	S	-	0200	P01
4th Floor Level Precast Cladding	STR13940	-	WSL	-	SA	-	SK	-	SK	-	S	-	0204	C01
Basement - Blockwork wall wind posts	STR13940	-	WSL	-	SA	-	SK	-	SK	-	S	-	0207	T02
Ground Floor Blockwork wall wind posts	STR13940	-	WSL	-	SA	-	SK	-	SK	-	S	-	0209	T01
Fifth Floor Blockwork wall wind posts	STR13940	-	WSL	-	SA	-	SK	-	SK	-	S	-	0210	T01
3D Structural Model	STR13940	-	WSL	-	ZZ	-	ZZ	-	M3	-	S	-	18.rvt	12-Dec
Reports														
25 Cannon Street - Stage 3 Report	STR13940	-	WSL	-	-	-	-	-	-	-	S	-	3	0
Report on Existing Structure	STR13940	-	WSL	-	-	-	-	-	-	-	S	-	4	1
25 Cannon Street - Record Structural Drawings	STR13940	-	WSL	-	-	-	-	-	-	-	S	-	04 Appendix B	0
25 Cannon Street - CDM Design Risk Analysis	STR13940	-	WSL	-	-	-	-	-	-	-	S	-	CDM	3
25 Cannon Street Technical Note Existing Pre-Cast Panel	STR13940	-	WSL	-	-	-	-	-	-	-	S	-	TN02/RN	0
Schedules														
Specifications														
Demolition Works	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	01SP	2
Concrete	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	02SP	1
Structural Steelwork	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	03SP	2
Off-site Applied Intumescent Coating Protection	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	04SP	1
External Cladding Engineers Requirements	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	05SP	4
Dry Board Fire Protection of Structural Steelwork	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	06SP	1
Lift Structural Engineers Requirements	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	07SP	1
Brick/Blockwork Construction Structural Requirements	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	08SP	1
Ceiling, Dry lining, Raised Floor & Partitions	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	09SP	1
Building Services Structural Engineers Requirements	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	10SP	1
Built-up Concrete Floors Above Primary Structure	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	11SP	1
Concrete Repair	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	12SP	1
Movement & Tolerance for Follow on Trades	STR13940	-	WSL	-	-	-	-	-	SP	-	S	-	13SP	0
Existing Precast Specification	STR13941	-	WSL	-	-	-	-	-	SP	-	S	-	14SP	0
Below Ground Drainage	STR13942	-	WSL	-	-	-	-	-	SP	-	S	-	15SP	C01

MEP design TIDP (task team member Information Delivery Plan)																
Model / Drawing Title	Document Number															
	Project		Originator		Volume		Level		File Type		Discipline		Number		Rev	
Drawings - Electrical																
E001 - Electrical Services Legend																
Legend Of Symbols	7193	-	MTT	-					DR	-	E	-	**E001**		C1	
Typical Security Detail	7193	-	MTT	-					DR	-	E	-	**E002**		C1	
E100 - Electrical Schematic																
HV & LV Schematic	7193	-	MTT	-					DR	-	E	-	**E110**		C1	
HV & LV Schematic	7193	-	MTT	-					DR	-	E	-	**E111**		C1	
Earthing Schematic	7193	-	MTT	-					DR	-	E	-	**E130**		C1	
Fire Alarm Schematic	7193	-	MTT	-					DR	-	E	-	**E150**		C1	
Telecommunications Schematic	7193	-	MTT	-					DR	-	E	-	**E160**		C1	
Intelligent Building Network Schematic	7193	-	MTT	-					DR	-	E	-	**E180**		C1	
Disabled Refuge and WC Schematic	7193	-	MTT	-					DR	-	E	-	**E190**		C1	
E200 - Lighting Layout																
Basement Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E200**		C1	
Basement Lighting Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	**E201**		C1	
Basement Lighting Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	**E202**		C1	
Basement Lighting Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	**E203**		C1	
Ground Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E204**		C1	
Ground Floor Lighting Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	**E205**		C1	
Ground Floor Lighting Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	**E206**		C1	
Ground Floor Lighting Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	**E207**		C1	
First Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E208**		C1	
First Floor Lighting Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	**E209**		C1	
First Floor Lighting Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	**E210**		C1	
First Floor Lighting Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	**E211**		C1	
Second Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E212**		C1	
Second Floor Lighting Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	**E213**		C1	
Second Floor Lighting Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	**E214**		C1	
Second Floor Lighting Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	**E215**		C1	
Third Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E216**		C1	
Third Floor Lighting Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	**E217**		C1	
Third Floor Lighting Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	**E218**		C1	
Third Floor Lighting Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	**E219**		C1	
Fourth Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E220**		C1	
Fourth Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E221**		C1	
Fourth Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E222**		C1	
Fourth Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E223**		C1	
Fifth Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E224**		C1	
Fifth Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E225**		C1	
Fifth Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E226**		C1	
Fifth Floor Lighting Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	**E227**		C1	

Model / Drawing Title	Document Number															
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Roof Lighting Layout	7193	-	MTT	-					DR	-	E	-	E228	C1
Roof Lighting Layout	7193	-	MTT	-					DR	-	E	-	E229	C1
Ground Floor External Lighting Layout	7193	-	MTT	-					DR	-	E	-	E230	C1
E300 - Small Power & Ancillary Services Layout														
Basement Small Power Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	E300	C1
Basement Small Power Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	E301	C1
Basement Small Power Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	E302	C1
Basement Small Power Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	E303	C1
Ground Floor Small Power Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	E304	C1
Ground Floor Small Power Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	E305	C1
Ground Floor Small Power Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	E306	C1
Ground Floor Small Power Layout Sheet 4 of	7193	-	MTT	-					DR	-	E	-	E307	C1
First Floor Small Power Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	E308	C1
First Floor Small Power Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	E309	C1
First Floor Small Power Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	E310	C1
First Floor Small Power Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	E311	C1
Second Floor Small Power Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	E312	C1
Second Floor Small Power Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	E313	C1
Second Floor Small Power Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	E314	C1
Second Floor Small Power Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	E315	C1
Third Floor Small Power Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	E316	C1
Third Floor Small Power Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	E317	C1
Third Floor Small Power Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	E318	C1
Third Floor Small Power Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	E319	C1
Fourth Floor Small Power Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	E320	C1
Fourth Floor Small Power Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	E321	C1
Fourth Floor Small Power Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	E322	C1
Fourth Floor Small Power Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	E323	C1
Fifth Floor Small Power Layout Sheet 1 of 4	7193	-	MTT	-					DR	-	E	-	E324	C1
Fifth Floor Small Power Layout Sheet 2 of 4	7193	-	MTT	-					DR	-	E	-	E325	C1
Fifth Floor Small Power Layout Sheet 3 of 4	7193	-	MTT	-					DR	-	E	-	E326	C1
Fifth Floor Small Power Layout Sheet 4 of 4	7193	-	MTT	-					DR	-	E	-	E327	C1
Roof Small Power and Ancillaries Layout	7193	-	MTT	-					DR	-	E	-	E328	C1
E350 - E370 - Electrical Containment Layouts														
Basement Containment Layout 1 of 4	7193	-	MTT	-					DR	-	E	-	E350	C1
Basement Containment Layout 2 of 4	7193	-	MTT	-					DR	-	E	-	E351	C1
Basement Containment Layout 3 of 4	7193	-	MTT	-					DR	-	E	-	E352	C1
Basement Containment Layout 4 of 4	7193	-	MTT	-					DR	-	E	-	E353	C1
Ground Floor Containment Layout 1 of 4	7193	-	MTT	-					DR	-	E	-	E354	C1
Ground Floor Containment Layout 2 of 4	7193	-	MTT	-					DR	-	E	-	E355	C1
Ground Floor Containment Layout 3 of 4	7193	-	MTT	-					DR	-	E	-	E356	C1
Ground Floor Containment Layout 4 of 4	7193	-	MTT	-					DR	-	E	-	E357	C1
First Floor Containment Layout 1 of 4	7193	-	MTT	-					DR	-	E	-	E358	C1
First Floor Containment Layout 2 of 4	7193	-	MTT	-					DR	-	E	-	E359	C1

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First Floor Containment Layout 3 of 4	7193	-	MTT	-				DR	-	E	-	E360	C1
First Floor Containment Layout 4 of 4	7193	-	MTT	-				DR	-	E	-	E361	C1
Second Floor Containment Layout 1 of 4	7193	-	MTT	-				DR	-	E	-	E362	C1
Second Floor Containment Layout 2 of 4	7193	-	MTT	-				DR	-	E	-	E363	C1
Second Floor Containment Layout 3 of 4	7193	-	MTT	-				DR	-	E	-	E364	C1
Second Floor Containment Layout 4 of 4	7193	-	MTT	-				DR	-	E	-	E365	C1
Third Floor Containment Layout 1 of 4	7193	-	MTT	-				DR	-	E	-	E366	C1
Third Floor Containment Layout 2 of 4	7193	-	MTT	-				DR	-	E	-	E367	C1
Third Floor Containment Layout 3 of 4	7193	-	MTT	-				DR	-	E	-	E368	C1
Third Floor Containment Layout 4 of 4	7193	-	MTT	-				DR	-	E	-	E369	C1
Fourth Floor Containment Layout 1 of 4	7193	-	MTT	-				DR	-	E	-	E370	C1
Fourth Floor Containment Layout 2 of 4	7193	-	MTT	-				DR	-	E	-	E371	C1
Fourth Floor Containment Layout 3 of 4	7193	-	MTT	-				DR	-	E	-	E372	C1
Fourth Floor Containment Layout 4 of 4	7193	-	MTT	-				DR	-	E	-	E373	C1
Fifth Floor Containment Layout 1	7193	-	MTT	-				DR	-	E	-	E374	C1
Fifth Floor Containment Layout 2	7193	-	MTT	-				DR	-	E	-	E375	C1
Fifth Floor Containment Layout 3	7193	-	MTT	-				DR	-	E	-	E376	C1
Fifth Floor Containment Layout 4	7193	-	MTT	-				DR	-	E	-	E377	C1
Roof Containment Layout	7193	-	MTT	-				DR	-	E	-	E378	C1
E400 - Fire Alarm & Security Layouts													
Basement Fire Alarm and Security Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	E	-	E400	C1
Basement Fire Alarm and Security Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	E	-	E401	C1
Basement Fire Alarm and Security Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	E	-	E402	C1
Basement Fire Alarm and Security Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	E	-	E403	C1
Ground Floor Fire Alarm & Security Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	E	-	E404	C1
Ground Floor Fire Alarm & Security Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	E	-	E405	C1
Ground Floor Fire Alarm & Security Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	E	-	E406	C1
Ground Floor Fire Alarm & Security Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	E	-	E407	C1
First Floor Fire Alarm & Security Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	E	-	E408	C1
First Floor Fire Alarm & Security Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	E	-	E409	C1
First Floor Fire Alarm & Security Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	E	-	E410	C1
First Floor Fire Alarm & Security Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	E	-	E411	C1
Second Floor Fire Alarm & Security Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	E	-	E412	C1
Second Floor Fire Alarm & Security Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	E	-	E413	C1
Second Floor Fire Alarm & Security Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	E	-	E414	C1
Second Floor Fire Alarm & Security Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	E	-	E415	C1
Third Floor Fire Alarm & Security Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	E	-	E416	C1
Third Floor Fire Alarm & Security Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	E	-	E417	C1
Third Floor Fire Alarm & Security Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	E	-	E418	C1
Third Floor Fire Alarm & Security Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	E	-	E419	C1
Fourth Floor Fire Alarm & Security Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	E	-	E420	C1
Fourth Floor Fire Alarm & Security Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	E	-	E421	C1
Fourth Floor Fire Alarm & Security Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	E	-	E422	C1
Fourth Floor Fire Alarm & Security Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	E	-	E423	C1
Fifth Floor Fire Alarm & Security Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	E	-	E424	C1

Model / Drawing Title	Document Number															
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Fifth Floor Fire Alarm & Security Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	E	-	E425	C1
Fifth Floor Fire Alarm & Security Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	E	-	E426	C1
Fifth Floor Fire Alarm & Security Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	E	-	E427	C1
Roof Fire Alarm & Security Layout	7193	-	MTT	-				DR	-	E	-	E428	C1
Drawings - Mechanical													
Legend of Symbols	7193	-	MTT	-				DR	-	M	-	M001	C1
Ventilation Schematic	7193	-	MTT	-				DR	-	M	-	M100	C1
Chilled Water Schematic	7193	-	MTT	-				DR	-	M	-	M120	C1
Refrigerant Schematic	7193	-	MTT	-				DR	-	M	-	M121	C1
Basement Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	M	-	M200	C2
Basement Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	M	-	M201	C2
Basement Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	M	-	M202	C2
Basement Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	M	-	M203	C2
Ground Floor Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	M	-	M204	C1
Ground Floor Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	M	-	M205	C1
Ground Floor Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	M	-	M206	C1
Ground Floor Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	M	-	M207	C1
First Floor Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	M	-	M208	C1
First Floor Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	M	-	M209	C1
First Floor Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	M	-	M210	C1
First Floor Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	M	-	M211	C1
Second Floor Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	M	-	M212	C1
Second Floor Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	M	-	M213	C1
Second Floor Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	M	-	M214	C1
Second Floor Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	M	-	M215	C1
Third Floor Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	M	-	M216	C1
Third Floor Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	M	-	M217	C1
Third Floor Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	M	-	M218	C1
Third Floor Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	M	-	M219	C1
Fourth Floor Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	M	-	M220	C1
Fourth Floor Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	M	-	M221	C1
Fourth Floor Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	M	-	M222	C1
Fourth Floor Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	M	-	M223	C1
Fifth Floor Layout Sheet 1 of 4	7193	-	MTT	-				DR	-	M	-	MSK224	C1
Fifth Floor Layout Sheet 2 of 4	7193	-	MTT	-				DR	-	M	-	MSK225	C1
Fifth Floor Layout Sheet 3 of 4	7193	-	MTT	-				DR	-	M	-	MSK226	C1
Fifth Floor Layout Sheet 4 of 4	7193	-	MTT	-				DR	-	M	-	MSK227	C1
Roof Layout	7193	-	MTT	-				DR	-	M	-	M228	C1
Ground Floor Core Layout	7193	-	MTT	-				DR	-	M	-	M300	C1
Typical Core Layout	7193	-	MTT	-				DR	-	M	-	M301	C1
Drawings - MEP													
Mechanical, Electrical & Public Health Services - Smoke Ventilation	7193	-	MTT	-				DR	-	M	-	MEP100	C1
Drawings - Public Health													

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Public Health Services Legend of Symbols	7193	-	MTT	-				DR	-	P	-	P001	C1
Public Health services Soil and Waste Services Schematic	7193	-	MTT	-				DR	-	P	-	P100	C1
Public Health Services Water Services Schematic	7193	-	MTT	-				DR	-	P	-	P110	C1
Public Health Services Rainwater Schematic	7193	-	MTT	-				DR	-	P	-	P120	C1
Basement Layout	7193	-	MTT	-				DR	-	P	-	P200	C1
Ground Floor Layout	7193	-	MTT	-				DR	-	P	-	P201	C1
First Floor Layout	7193	-	MTT	-				DR	-	P	-	P202	C1
Second Floor Layout	7193	-	MTT	-				DR	-	P	-	P203	C1
Third Floor Layout	7193	-	MTT	-				DR	-	P	-	P204	C1
Fourth Floor Layout	7193	-	MTT	-				DR	-	P	-	P205	C1
Fifth Floor Layout	7193	-	MTT	-				DR	-	P	-	P206	C1
Sixth Floor Layout	7193	-	MTT	-				DR	-	P	-	P207	C1
Typical Core Layout - Core	7193	-	MTT	-				DR	-	P	-	P300	C1
Typical Core Layout - Basement	7193	-	MTT	-				DR	-	P	-	P301	C1
Typical Core Layout - Ground Floor	7193	-	MTT	-				DR	-	P	-	P302	C1
Drawings - Fire Protection Sprinklers													
Sprinkler Services Schematic	7193	-	MTT	-				DR	-	F	-	F100	C1
Sprinkler Heads Locations Basement Layout	7193	-	MTT	-				DR	-	F	-	F200	C1
Sprinkler Heads Locations Ground Floor Layout	7193	-	MTT	-				DR	-	F	-	F201	C1
Sprinkler First to Fourth Typical Layout	7193	-	MTT	-				DR	-	F	-	F202	C1
Sprinkler Fifth Floor Typical Layout	7193	-	MTT	-				DR	-	F	-	F203	C1
Sprinkler Heads Locations Typical Floor	7193	-	MTT	-				DR	-	F	-	F204	C1
Schedules - Electrical													
Transformer Schedule	7193	-	MTT	-				SCH	-	E	-	E001	1
Generator System	7193	-	MTT	-				SCH	-	E	-	E002	1
SB LL B 01 Switchboard Schedule	7193	-	MTT	-				SCH	-	E	-	E003-001	1
SB LL B 02 Switchboard Schedule	7193	-	MTT	-				SCH	-	E	-	E003-002	1
SB ESS Switchboard Schedule	7193	-	MTT	-				SCH	-	E	-	E003-003	1
SB CHILLER Switchboard Schedule	7193	-	MTT	-				SCH	-	E	-	E003-004	1
SB CHILLER Switchboard Schedule	7193	-	MTT	-				SCH	-	E	-	E003-005	1
SB ROOF Switchboard Schedule	7193	-	MTT	-				SCH	-	E	-	E003-006	1
Busbar Schedule	7193	-	MTT	-				SCH	-	E	-	E006	1
Cable Schedule	7193	-	MTT	-				SCH	-	E	-	E007-001	1
Essential Cable Schedule	7193	-	MTT	-				SCH	-	E	-	E007-002	1
DB GEN Schedule	7193	-	MTT	-				SCH	-	E	-	E008-001	1
DB LL B 01 Schedule	7193	-	MTT	-				SCH	-	E	-	E008-002	1
DB LL B 02 Schedule	7193	-	MTT	-				SCH	-	E	-	E008-003	1
DB ESS B 01 Schedule	7193	-	MTT	-				SCH	-	E	-	E008-004	1
DB ESS B 02 Schedule	7193	-	MTT	-				SCH	-	E	-	E008-005	1
DB LL RECEP Schedule	7193	-	MTT	-				SCH	-	E	-	E008-006	1
DB LL 1 01 Schedule	7193	-	MTT	-				SCH	-	E	-	E008-007	1
DB LL 4 01 Schedule	7193	-	MTT	-				SCH	-	E	-	E008-009	1
DB LL 6 01 Schedule	7193	-	MTT	-				SCH	-	E	-	E008-011	1
DB T1 B Schedule	7193	-	MTT	-				SCH	-	E	-	E008-012	1

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DB GEN Schedule	7193	-	MTT	-					SCH	-	E	-	E008-014	1
DB T1 01 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-015	1
DB T1 03 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-016	1
DB T1 04 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-017	2
DB T1 05 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-018	2
DB T2 01 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-020	1
DB T2 02 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-021	1
DB T2 03 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-022	1
DB T2 04 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-023	2
DB T2 05 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-024	2
DB Cafe Schedule	7193	-	MTT	-					SCH	-	E	-	E008-025	1
DB ESS G 01 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-026	1
DB LL G 01 Schedule	7193	-	MTT	-					SCH	-	E	-	E008-027	1
Luminaire Schedule	7193	-	MTT	-					SCH	-	E	-	E009	2
Electrical Accessories	7193	-	MTT	-					SCH	-	E	-	E011	1
Schedules - Machanical														
Water Cooled Chillers	7193	-	MTT	-					SCH	-	M	-	M004	2
Dry Air Coolers	7193	-	MTT	-					SCH	-	M	-	M007	2
Pumps	7193	-	MTT	-					SCH	-	M	-	M009	2
Pressurisation Units	7193	-	MTT	-					SCH	-	M	-	M010	2
Air Handling Units	7193	-	MTT	-					SCH	-	M	-	M012	2
Fans	7193	-	MTT	-					SCH	-	M	-	M013	2
Attenuators Schedule	7193	-	MTT	-					SCH	-	M	-	M014	2
Condensers	7193	-	MTT	-					SCH	-	M	-	M018	2
FCU - Refrigerant	7193	-	MTT	-					SCH	-	M	-	M019	2
FCU - 2 pipe	7193	-	MTT	-					SCH	-	M	-	M020	2
Supply Diffusers	7193	-	MTT	-					SCH	-	M	-	M023	2
Electric Heat Emitters	7193	-	MTT	-					SCH	-	M	-	M025	2
Overdoor Heater Schedule	7193	-	MTT	-					SCH	-	M	-	M026	2
Schedules - Public Health														
Above Ground Foul Drainage	7193	-	MTT	-					SCH	-	PH	-	P001	2
Rainwater Pipework and Gutters	7193	-	MTT	-					SCH	-	PH	-	P002	2
Booster Sets	7193	-	MTT	-					SCH	-	PH	-	P003	2
Tanks and Cisterns	7193	-	MTT	-					SCH	-	PH	-	P004	2
Cleaning and Chemical Treatment	7193	-	MTT	-					SCH	-	PH	-	P005	2
Water Meters and Miscellaneous Service Components	7193	-	MTT	-					SCH	-	PH	-	P006	2
Water Heaters	7193	-	MTT	-					SCH	-	PH	-	P007	2
Pipelines	7193	-	MTT	-					SCH	-	PH	-	P008	2
Valves	7193	-	MTT	-					SCH	-	PH	-	P009	2
Trace Heating	7193	-	MTT	-					SCH	-	PH	-	P010	2
Specification														
Building Services Specification	7193	-	MTT	-					SP	-	MEP	-	004-001	4
Strip-Out Scope of Works	7193	-	MTT	-					SP	-	MEP	-	004-002	3

Model / Drawing Title	Document Number															
	Project		Originator		Volume	Level		File Type		Discipline		Number	Rev
Lift Specification	7194	-	MTT	-				SP	-	MEP	-	004-003	4
Utilities													
Utilities Tracker	7194	-	MTT	-				UT	-	MEP	-	012-001	3
Reports													
Stage 3 Fire Strategy Report	7193	-	MTT	-				RPT	-	MEP	-	002.014-001	3
Stage 3 Report	7193	-	MTT	-				RPT	-	MEP	-	003.008	1
Plant Replacement Strategy	7193	-	MTT	-				RPT	-	MEP	-	003.009	1
Demarcation of Responsibility	7193	-	MTT	-				RPT	-	MEP	-		
Design Responsibility	7193	-	MTT	-				RPT	-	MEP	-		
Schedule of Recommended Suppliers	7193	-	MTT	-				RPT	-	MEP	-		
BREEAM 2014													
BREEAM RFO 2014 - Design Stage	7193	-	MTT	-				RPT	-	MEP	-		28
Principle Contractior BREEAM Requirements	7193	-	MTT	-				RPT	-	MEP	-		1
Gravity Design Associates - Reception Lighting													
Detail Key Plan	GD528	-	GDA	-				DRG	-	MEP	-	D_400	X
Detail D1, D2, D3	GD528	-	GDA	-				DRG	-	MEP	-	D_401	X
Detail Metal Frames Design	GD528	-	GDA	-				DRG	-	MEP	-	D_402	X
Ground Floor High Level Lighting	GD528	-	GDA	-				DRG	-	MEP	-	L_101	X
1st Floor High Level Ligjting	GD528	-	GDA	-				DRG	-	MEP	-	L_102	X
Ground Floor Low Level Lighting	GD528	-	GDA	-				DRG	-	MEP	-	L_103	X
Luminaire Schedule	GD528	-	GDA	-				SCH	-	MEP	-	LS	D

Landscaping Design TIDP (task team member Information Delivery Plan)

Model / Drawing Title	Documents Number								
	Project		Originator	Volume	Level	File Type	Discipline	Number	Rev.
Drawings									
Garden Landscape - Tom Stuart Smith									
Garden - Gravel Path Details	323	-	TSS	-	0	DR	L	**D-00-400**	P03
Garden - Metal Edge Details	323	-	TSS	-	0	DR	L	**D-00-401**	P03
Garden - Gully Details	323	-	TSS	-	0	DR	L	**D-00-402**	P03
Garden - Path Light Details	323	-	TSS	-	0	DR	L	**D-00-403**	P02
Garden - Paving Details	323	-	TSS	-	0	DR	L	**D-00-404**	P03
Garden - Slot Drain & Paving Edge Details - 1	323	-	TSS	-	0	DR	L	**D-00-408**	P03
Garden - Slot Drain & Paving Edge Details - 2	323	-	TSS	-	0	DR	L	**D-00-409**	P03
Garden - Slot Drain Details 3	323	-	TSS	-	0	DR	L	**D-00-410**	P03
Garden - Timber Bench Details	323	-	TSS	-	0	DR	L	**D-00-411**	P03
Garden - Manhole Cover Details	323	-	TSS	-	0	DR	L	**D-00-412**	P03
Garden - Landscape Layout	323	-	TSS	-	0	DR	L	**P-00-100**	P05
Garden - Detail Tag Location Plan	323	-	TSS	-	0	DR	L	**P-00-104**	P06
Garden - Scope of Works Plan	323	-	TSS	-	0	DR	L	**P-00-105**	P02
Garden - Levels Plan	323	-	TSS	-	0	DR	L	**P-00-107**	P04
Garden - Cut & Fill Plan	323	-	TSS	-	0	DR	L	**P-00-108**	P04
Garden - Slope Analysis	323	-	TSS	-	0	DR	L	**P-00-109**	P04
Garden - Surface Drainage Plan	323	-	TSS	-	0	DR	L	**P-00-110**	P04
Garden - Depth Analysis	323	-	TSS	-	0	DR	L	**P-00-111**	P04
Garden - Topsoil Plan	323	-	TSS	-	0	DR	L	**P-00-112**	P03
Garden - Concept Lighting Plan	323	-	TSS	-	0	DR	L	**P-00-113**	P03
Garden - Sample Requirement Plan	323	-	TSS	-	0	DR	L	**P-00-114**	P02
Garden - Bird & Bug Boxes Plan	323	-	TSS	-	0	DR	L	**P-00-115**	P01
Garden - Landscape Prop&Ex Overlay	323	-	TSS	-	0	DR	L	**P-00-116**	P01
Garden - Trees and Herbaceous - Removals and Protection Plan	323	-	TSS	-	0	DR	L	**P-00-300**	P02
Garden - Planting Plan	323	-	TSS	-	0	DR	L	**P-00-301**	P04
Garden - Section _01	323	-	TSS	-	0	DR	L	**S-00-101**	P03
Garden - Section _02	323	-	TSS	-	0	DR	L	**S-00-102**	P03
Garden - Section _03	323	-	TSS	-	0	DR	L	**S-00-103**	P03
Garden - Tree Pit Details 1	323	-	TSS	-	0	DR	L	**S-00-405**	P03
Garden - Tree Pit Details 2	323	-	TSS	-	0	DR	L	**S-00-406**	P03
Garden - Tree Pit Details 3	323	-	TSS	-	0	DR	L	**S-00-407**	P03
Roof Terrace Landscaping - Tom Stuart Smith									
Level 4 and 5 Rectangular Planter Detail	323	-	TSS	-	0	DR	L	**D-05-400**	P01
Level 4 and 5 Freeestanding Planter Detail	323	-	TSS	-	0	DR	L	**D-05-401**	P01
Level 4 and 5 Planter Reference Images	323	-	TSS	-	0	DR	L	**D-05-403**	P01
Level 6 Wall Planter Detail	323	-	TSS	-	0	DR	L	**D-06-401**	P02
Level 6 Free Standing Planter Detail	323	-	TSS	-	0	DR	L	**D-06-402**	P01
Level 6 Central Planter Detail	323	-	TSS	-	0	DR	L	**D-06-403**	P02

Model / Drawing Title	Documents Number							
	Project	Originator	Volume	Level	File Type	Discipline	Number	Rev.
Planter Reference Images	323 -	TSS	-	0	DR	L	**D-06-405**	P01
Level 6 Timber Decking Detail	323 -	TSS	-	0	DR	L	**D-06-406**	P03
Level 6 Access Cover on Timber Decking	323 -	TSS	-	0	DR	L	**D-06-407**	P03
Level 6 Planter with openable hatch	323 -	TSS	-	0	DR	L	**D-06-408**	P01
Level 4 Landscape Layout	323 -	TSS	-	0	DR	L	**P-04-100**	P01
Level 4 Topsoil Plan	323 -	TSS	-	0	DR	L	**P-04-101**	P01
Level 4 Outline Planting Plan	323 -	TSS	-	0	DR	L	**P-04-300**	P02
Level 5 Planter Plan	323 -	TSS	-	0	DR	L	**P-04-402**	P01
Level 5 Landscape Layout	323 -	TSS	-	0	DR	L	**P-05-100**	P01
Level 5 Topsoil Plan	323 -	TSS	-	0	DR	L	**P-05-101**	P01
Level 5 Outline Planting Plan	323 -	TSS	-	0	DR	L	**P-05-300**	P01
Level 5 Planter Plan	323 -	TSS	-	0	DR	L	**P-05-402**	P01
Level 6 Landscape Layout	323 -	TSS	-	0	DR	L	**P-06-100**	P02
Level 6 Topsoil Plan	323 -	TSS	-	0	DR	L	**P-06-101**	P02
Level 6 Concept Lighting Design	323 -	TSS	-	0	DR	L	**P-06-102**	P01
Level 6 Vine Eyes and Wires Plan	323 -	TSS	-	0	DR	L	**P-06-103**	P02
Level 6 Services	323 -	TSS	-	0	DR	L	**P-06-200**	P01
Level 6 Outline Planting Plan	323 -	TSS	-	0	DR	L	**P-06-300**	P02
Level 6 Planter Plan	323 -	TSS	-	0	DR	L	**P-06-404**	P02
Level 6 Sections	323 -	TSS	-	0	DR	L	**S-06-400**	P02
Irrigation - Waterscapes								
Garden Irrigation Layout	2668 -	WSL	-	0	DR	-	**1**	T01
Irrigation System Schematic Layout	2668 -	WSL	-	0	DR	-	**2**	T01
Irrigation Plant Room Layout	2668 -	WSL	-	0	DR	-	**3**	T01
Level 5 Irrigation Layout	2668 -	WSL	-	5	DR	-	**5**	T01
Level 6 Irrigation Layout	2668 -	WSL	-	5	DR	-	**6**	T01
Drip Pipework Example Drawing	2668 -	WSL	-	0	DR	-	**EX1**	T01
Solenoid Valve Example Drawing	2668 -	WSL	-	0	DR	-	**EX2**	T01
Tree Drip Installation Example Drawing	2668 -	WSL	-	0	DR	-	**EX3**	T01
Water Feature - Studio Ewing								
Acrylic Panel	CST	SE	-	0	DR	-	**001-001**	B
Granite Floor	CST	SE	-	0	DR	-	**001-002**	B
Granite Floor Tiles	CST	SE	-	0	DR	-	**001-003**	B
Stone Overflowing Edge	CST	SE	-	0	DR	-	**001-004**	B
Stone Overflowing Edge Inlet Slot	CST	SE	-	0	DR	-	**001-005**	B
Stone Channel Cover - Fixed Pieces	CST	SE	-	0	DR	-	**001-006**	B
Stone Channel Cover - Access Pieces	CST	SE	-	0	DR	-	**001-007**	B
Stone Seat	CST	SE	-	0	DR	-	**001-008**	C
Stone Seat Pieces GA	CST	SE	-	0	DR	-	**001-009**	C
Stone Seat 001-003	CST	SE	-	0	DR	-	**001-010**	C
Stone Seat 003-007	CST	SE	-	0	DR	-	**001-011**	C
Skater Stop	CST	SE	-	0	DR	-	**001-014**	A
Concrete - Build Up	CST	SE	-	0	DR	-	**001-015**	C
Concrete - Sections	CST	SE	-	0	DR	-	**001-018**	C

Model / Drawing Title	Documents Number							
	Project	Originator	Volume	Level	File Type	Discipline	Number	Rev.
Isometric	CST	SE	-	0	DR	-	**002-001**	B
Plan	CST	SE	-	0	DR	-	**002-003**	B
Long Section	CST	SE	-	0	DR	-	**002-004**	C
Short Sections	CST	SE	-	0	DR	-	**002-005**	C
General Arrangement	CST	SE	-	0	DR	-	**003-001**	B
General Arrangement Isometric	CST	SE	-	0	DR	-	**003-002**	B
Pie Layout	CST	SE	-	0	DR	-	**003-003**	B
Tree Planter /Reservoir	CST	SE	-	0	DR	-	**003-004**	B
Plant Room	CST	SE	-	0	DR	-	**004-001**	B
Plant Room Equipment	CST	SE	-	0	DR	-	**004-002**	B
Process & Instrumentation Schematic 1 of 2	CST	SE	-	0	DR	-	**004-003**	A
Process & Instrumentation Schematic 2 of 2	CST	SE	-	0	DR	-	**004-004**	A
Tree Pit Resoviour Construction Sequence	CST	SE	-	0	DR	-	**005-001**	A
Feature Construction Sequence 1	CST	SE	-	0	DR	-	**005-002**	A
Feature Construction Sequence 2	CST	SE	-	0	DR	-	**005-003**	A
Visualisation								
Garden - Water Features - Visualisation 1	CST	SE	-	0	V	-	**V-00-900**	P01
Garden - Water Features - Visualisation 2	CST	SE	-	0	V	-	**V-00-901**	P01
Report								
Outline Proposal	CST	SE	-	0	RPT	-		
Schedule								
Garden plant schedule	CST	SE	-	0	SC	-	-	P04
Roof Terraces plant schedule	CST	SE	-	0	SC	-	-	P01
Specification								
Ground Floor Garden - Specification for Landscape Works	323	- TSS	-	0	SP	L		T01
Roof Terraces - Specification for Lanscape Works	323	- TSS	-	0	SP	L		T02
Water Feature	323	- TSS	-	0	SP	L		B
Irrigation Specification	323	- TSS	-	0	SP	L	**WSL2668-SP1**	T03

Specialist design TIDP (task team member Information Delivery Plan)								
Model / Drawing Title	Document Number							
	Project	Originator	Volume	Level	File Type	Discipline	Number	Rev.
Report								
Stage 3 Report		FMDC					280	0
Specifications								
Natural Stone Cladding: New Build, modifications and cleaning and repair of existing stone		FMDC					280	0
Curtai Wall, Door and Metal Rainscreen Cladding		FMDC					280	0

Specialist design TIDP (task team member Information Delivery Plan)

Model / Drawing Title	Document Number							
	Project		Originator	Volume	Level	File Type	Discipline	Number	Rev
Reports									
Combined Building Services Report	25297	-	HT					**CBS1**	00
External Building Fabric Report	25297	-	HT					**EBF1**	00
Internal Architectural Acoustic Report	25297	-	HT					**IBF1**	00
Environmental Noise Survey and Plant Noise Assessment Report	25297	-	HT					**PNA1**	00

Specialist design TIDP (task team member Information Delivery Plan)								
Model / Drawing Title	Document Number							
	Project	Originator	Volume	Level	File Type	Discipline	Number	Rev
Drawings								
Sequence of Demolition of Cores A & B and installation of New Steel Bracing	5768	BAM TECH					**001**	A.1
Propping to beams around Cores To allow demolition of Existing Cores	5768	BAM TECH					**002**	A.1
Installation of New Steel To Cores A & B	5768	BAM TECH					**003**	.1

Structural Steelwork

Model / Drawing Title	Documents Number								
	Project		Originator	Volume	Level	File Type	Discipline	Number	Rev.
Drawings									
W23 Bracing Elevation	43662	-	B&K	-	-	DR	S	**GA001**	P01
W9 Bracing Elevation	43662	-	B&K	-	-	DR	S	**GA002**	P01
East Bracing Elevation	43662	-	B&K	-	-	DR	S	**GA003**	P02
Basement Floor Plan Grids N17-N21/W13-W19	43662	-	B&K	-	-	DR	S	**GA004**	P01
Ground Floor Plan Grids N17-N35/W9-W23	43662	-	B&K	-	-	DR	S	**GA005**	P01
First Floor Plan Grids N17-N29/W9-W23	43662	-	B&K	-	-	DR	S	**GA006**	P01
Second Floor Plan Grids N17-N29/W8-W23	43662	-	B&K	-	-	DR	S	**GA007**	P01
Third Floor Plan Grids N17-N29/W8-W23	43662	-	B&K	-	-	DR	S	**GA008**	P01
Fourth Floor Plan Grids N17-N29/W8-W23	43662	-	B&K	-	-	DR	S	**GA009**	P01
Fifth Floor Plan Grids N17-N29/W8-W23	43662	-	B&K	-	-	DR	S	**GA010**	P01
Roof Plan Grids N17-N29/W8-W23	43662	-	B&K	-	-	DR	S	**GA011**	P01
Plan on NW Tree Columns - Basement	43662	-	B&K	-	-	DR	S	**GA012**	P01
Plan on NW Tree Columns - Ground to Roof	43662	-	B&K	-	-	DR	S	**GA013**	P01
Plan on NW Tree Columns - 3rd to Roof	43662	-	B&K	-	-	DR	S	**GA014**	P01
Sections - NW Tree Columns	43662	-	B&K	-	-	DR	S	**GA015**	P01
Plan on SW Tree Columns -Basement & Ground	43662	-	B&K	-	-	DR	S	**GA016**	P01
Plan on SW Tree Columns - 1st, 2nd & 3rd	43662	-	B&K	-	-	DR	S	**GA017**	P01
Plan on SW Tree Columns - 4th, 5th & Roof	43662	-	B&K	-	-	DR	S	**GA018**	P01
Sections on SW Tree Columns	43662	-	B&K	-	-	DR	S	**GA019**	P01

Stone Cladding

Model / Drawing Title	Documents Number							
	Project	Originator	Volume	Level	File Type	Discipline	Number	Rev.
Drawings								
4th floor stonework between grid lines W28 - W31, West elevation	60526	PAW	Z0	4	DR	SC	**21001**	P1
4th floor stonework between grid lines W20 - W28, West elevation	60526	PAW	Z0	4	DR	SC	**21002**	P1
4th floor stonework between grid lines W4 - W12, West elevation	60526	PAW	Z0	4	DR	SC	**21003**	P1
4th floor stonework between grid lines W1 - W4, West elevation	60526	PAW	Z0	4	DR	SC	**21004**	P1
4th Floor stonework between grid lines N5 - N13, North elevation	60526	PAW	Z0	4	DR	SC	**21005**	P1
4th Floor stonework between grid lines N13 - N21 North elevation	60526	PAW	Z0	4	DR	SC	**21006**	P1
4th Floor stonework between grid lines N21 - N29 North elevation	60526	PAW	Z0	4	DR	SC	**21007**	P1
4th Floor stonework between grid lines N29 - N35 North elevation	60526	PAW	Z0	4	DR	SC	**21008**	P1
4th Floor Stonework between grid lines W1 to W7, East elevation	60526	PAW	Z0	4	DR	SC	**21009**	P1
4th Floor Stonework between grid lines E16 to E8, East elevation	60526	PAW	Z0	4	DR	SC	**21010**	P1
4th Floor Stonework between grid lines E19 to E16, East elevation	60526	PAW	Z0	4	DR	SC	**21011**	P1
4th Floor Stonework between grid lines E26 to E19, East elevation	60526	PAW	Z0	4	DR	SC	**21012**	P1
4th Floor Stonework between grid lines W25 to W31, East elevation	60526	PAW	Z0	4	DR	SC	**21013**	P1

Curtain Walling & Windows

Model / Drawing Title	Documents Number							
	Project	Originator	Volume	Level	File Type	Discipline	Number	Rev
Drawings								
Details EWS-02 2nd/3rd Floor Punch Windows	0105	DAS	-	-	DR	CW	**EWS02-D001**	C1
Details EWS-02 2nd/3rd Floor Punch Window Mullion Details	0105	DAS	-	-	DR	CW	**EWS02-D002**	C1
Elevation, Plan & Section EWS-02 2nd/3rd Floor Punch Window	0105	DAS	-	-	DR	CW	**EWS02-E001**	C1
Enlarged Detail EWS04 Column W/Steel	0105	DAS	-	-	DR	CW	**EWS04-D001**	C1
Enlarged Detail EWS04 Head & Cill	0105	DAS	-	-	DR	CW	**EWS04-D002**	C1
Enlarged Detail EWS04 Column	0105	DAS	-	-	DR	CW	**EWS04-D003**	C1
EWS04 - Elevation	0105	DAS	-	-	DR	CW	**EWS04-E001**	C1
EWS05 – Enlarged Detail 5th Floor Curtain Wall	0105	DAS	-	-	DR	CW	**EWS05-D001**	C1
EWS05 – Enlarged Detail 5th Floor Curtain Wall	0105	DAS	-	-	DR	CW	**EWS05-D002**	C1
EWS05 – Enlarged Detail 5th Floor Curtain Wall	0105	DAS	-	-	DR	CW	**EWS05-D003**	C1
EWS05 – Enlarged Detail 5th Floor Curtain Wall	0105	DAS	-	-	DR	CW	**EWS05-D004**	C1
EWS05 – Elevation 5th Floor Curtain Wall	0105	DAS	-	-	DR	CW	**EWS05-E001**	C1
EWS05 - Part Plan 5th Floor Curtain Wall	0105	DAS	-	-	DR	CW	**EWS05-P001**	C1
EWS05 - Section 5th Floor Curtain Wall	0105	DAS	-	-	DR	CW	**EWS05-S001**	C1
Samples								
Anodised Sample Colour Plate Upper & Lower Anolok 545	0105	DAS	-	-	DR	CW	**SA-001**	-
PPC Sample Colour plate Tiger Drylac 029/65680 C33	0105	DAS	-	-	DR	CW	**SA-002**	-
Schuco Extrusion Upper & Lower Limits Anolok 545	0105	DAS	-	-	DR	CW	**SA-003**	-
Feature Panel Sample (PPC) Tiger Drylac 029/65680 C33	0105	DAS	-	-	DR	CW	**SA-004**	-
Feature Panel Sample (Anodised) Anolok 545	0105	DAS	-	-	DR	CW	**SA-005**	-

Mechanical Services

Model / Drawing Title	Documents Number							
	Project	Originator	Volume	Level	File Type	Discipline	Number	Rev
Drawings								
Basement Builderwork Bases Layout	MC18/9258	MALA	-	0	DR	M	**BWB01**	A1
Basement Chiller Room	MC18/9258	MALA	-	0	DR	M	**M01**	A1
Roof Co-Ordinated Services Layout	MC18/9258	MALA	-	RF	DR	M	**MR01**	A1
Ventilation Schematic	MC18/9258	MALA	-	-	DR	M	**MSCH01**	A1
Smoke Ventilation Schematic	MC18/9258	MALA	-	-	DR	M	**MSCH02**	A1
Chilled Water Schematic	MC18/9258	MALA	-	-	DR	M	**MSCH03**	A1
Refrigerant Schematic	MC18/9258	MALA	-	-	DR	M	**MSCH04**	A1
Soil & Waste Schematic	MC18/9258	MALA	-	-	DR	M	**PSCH01**	A1
Water Schematic	MC18/9258	MALA	-	-	DR	M	**PSCH02**	A1
Rainwater Schematic	MC18/9258	MALA	-	-	DR	M	**PSCH03**	A1

25 Cannon Street
London

Package Scope of Works Sheet
Revision: 00

Package: **WP15 Carpentry & Joinery**

All works are to be carried out in accordance with the subcontract terms & conditions, drawings and/or specifications. Subcontractors should allow for co-ordination with other trades and interfaces whilst working on site.

Main Scope of Works

The scope of works generally consists of the design [Based on completing the design intent provided to produce Contract Works that comply with the structural drawings, structural specification and the other Contract documents), supply, fabrication and installation of**:**

(*To be read in conjunction with the marked-up Scope of Works Drawings)

Ground Floor Male WC

Installation of works to the Ground Floor Male WC as per the marked up scope of work drawings. Refer to drawings WC_10 & WC_11, BGY Specifications and Sanity ware schedule.

Generally consisting of:

- Fluted timber panel to urinal walls
- 2nr cubicle partition system including timber veneer doors and pilasters, timber veneer back panel and Formica internal divider partitions.
- 2nr Bespoke sink unit with integrated bin unit, splashback and soap dispenser
- Bespoke mirror unit with paper towel dispenser
- 2nr Timber veneer below sink unit
- Back painted glass to urinal walls
- Full size mirror to west wall
- Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails
- Wall mounted mirror unit above sink unit

Ground Floor Female WC

Installation of works to the Ground Floor Female WC as per the marked up scope of work drawings. Refer to drawings WC_10 & WC_12, BGY Specifications and Sanity ware schedule.

Generally consisting of:

- 4nr cubicle partition system including timber veneer doors and pilasters, timber veneer back panel and formica internal divider partitions.
- Bespoke sink unit with integrated bin unit, splashback and soap dispenser
- Bespoke mirror unit with paper towel dispenser
- Timber veneer below sink unit
- Full size mirror to North wall
- Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails

Ground Floor Accessible Toilet

Installation of works to the Ground Floor Accessible Toilet as per the marked up scope of work drawings. Refer to drawings WC_13, BGY Specifications and Sanity ware schedule.

Generally consisting of:

- Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails
- Timber veneer wall panel behind toilet
- Timber veneer panel to boxing out under sink unit
- Wall surface mirror above sink `
- Full size mirror to wall

Typical Floor Male WC [Floor 1-5]

Installation of works to the Male WC on floors 1-5 as per the marked up scope of work drawings. Refer to drawings WC_01 & 02, BGY Specifications and Sanity ware schedule.

Generally consisting of (to one floor):

- 5nr cubicle partition system including timber veneer doors and pilasters, timber veneer back panel and formica internal divider partitions.
- Fluted timber panel to upper urinal wall
- Back painted glass to lower urinal wall
- 4nr divider units between urinals
- Bespoke sink unit with integrated bin unit, splashback and soap dispenser
- Bespoke mirror unit with paper towel dispenser
- Timber veneer below sink unit
- Full size mirror mounted to wall
- Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails

Typical Floor Female WC [Floor 1-5]

Installation of works to the Female WC on floors 1-5 as per the marked up scope of work drawings. Refer to drawings WC_03 & 04, BGY Specifications and Sanity ware schedule.

Generally consisting of (to one floor):

- 9nr cubicle partition system including timber veneer doors and pilasters, timber veneer back panel and formica internal divider partitions.
- 2nr Bespoke sink unit with integrated bin unit, splashback and soap dispenser
- 2nr Bespoke mirror unit with paper towel dispenser
- 2nr Timber veneer below sink unit
- Full size mirror mounted to wall
- Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails

Typical Floor Accessible Toilet [Floor 1-5]

Installation of works to the Accessible Toilet on floors 1-5 as per the marked up scope of work drawings. Refer to drawings WC_05, BGY Specifications and Sanity ware schedule.

Generally consisting of (to one floor):

- Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails
- Wall surface mirror above sink
- Timber veneer panelling to back wall behind toilet
- Timber veneer panelling to boxing out under sink
- Full size mirror to North wall

Basement EOT Male changing rooms

Installation of works to the EOT basement male changing room as per the marked up scope of work drawings. Refer to drawings EOT_Series, BGY Specifications and Sanity ware schedule.

Generally consisting of:

- 12nr timber veneer shower cubicle partition system
- Timber bench to shower cubicles
- Shower screen to each shower
- Bespoke mirror unit with paper towel dispenser
- Timber veneer panelling to back of WC cubicles
- Double stacked lockers and integrated timber bench
- Timber veneer wall panelling to locker area
- Hair dryer/straighteners unit with bespoke mirror and below sink unit
- Towel built-in shelves and cupboard unit
- Wall surface mirror to each cubicle
- Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and robe hooks.

Basement EOT Female changing rooms

Installation of works to the EOT basement female changing room as per the marked up scope of work drawings. Refer to drawings EOT_Series, BGY Specifications and Sanity ware schedule.

Generally consisting of:

- 11nr timber veneer shower cubicle partition system
- Timber bench to shower cubicles
- Shower screen to each shower
- Bespoke mirror unit with paper towel dispenser
- Timber veneer panelling to back of WC cubicles
- Double stacked lockers and integrated timber bench
- Timber veneer wall panelling to locker area
- Hair dryer/straighteners unit with bespoke mirror and below sink unit
- Towel built-in shelves and cupboard unit
- Wall surface mirror to each cubicle
- 2nr full size mirrors mounted to wall
- Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and robe hooks

Basement EOT Accessible Shower

Installation of works to the EOT Accessible Shower as per the marked up scope of work drawings. Refer to drawings EOT_Series, BGY Specifications and Sanity ware schedule.

Generally consisting of:

- Wall surface mirror above sink unit
- Sanitary ware including grab rails and robe hooks

- Solid timber benchtop

Doors

Supply and installation of doors including ironmongery to all floors as per the marked up scope of work drawings. Refer to DT & DD Series, BGY specifications, specification 3v CT0819-01-J and schedule CT0819-01D.

Generally consisting of:

- Internal timber doors with veneer finish [DRS-A1, A2, A£, A4, A7 & A8]
- Timber doors with painted finish [DRS-B1, B2 & B5]
- Shower room doors timber veneer finish
- Timber veneer dry riser cupboard doors [DRS-G]
- Timber veneer smoke extract doors [DRS-H]
- Reception lift lobby doors, metal cladding bonded to doors [DRS-J]
- Concealed reception door

Skirting

Supply and Installation of timber skirting as per the marked up scope of work drawings. Refer to drawings RE_Series and ST_Series & BGY Specifications.

- Timber Flush skirting to café painted to match wall colour
- Hardwood timber skirting to new build stair to all floors
- Timber skirting / kickboard under towel storage
- MDF skirting to B.O.H. areas

Reception/Lobby

- Supply and installation of metal planters boxes – stonework by others
- Supply and installation of framed mirror/ artwork to lift lobby

Reception WC's

Installation of works to the Reception WC and AWC as per the marked up scope of work drawings. Refer to drawings RE_38, BGY Specifications and Sanity ware schedule.

Generally consisting of:

- Sanitary ware including wall mounted toilet brush, double post mount single roll holder, wall mounted spare roll holder and grab rails.
- Wall surface mirror above sink
- Timber veneer panelling to back wall behind toilet
- Timber veneer panelling to boxing out under sink

Timber Cladding

Installation of Kebony timber cladding to stair 3 and lift as per marked up scope of works drawings. Refer to drawing RF_08, 23, 24 & 25 and BGY Specifications.

Divider Unit [FF-03]

Supply and Installation of bespoke joinery divider unit to the ground floor reception area as per the marked up drawings and specifications. Refer to drawing RE_41

Consisting of:

- Timber-clad carcass with 2. No. vertical uprights/ dividers
- Profiled timber cladding to 4 sides of base
- Patinated bronze top with shark nose edge profile
- Bronze skirting to base of timber cladding
- Bronze channel with LED insert by others

High Table [FF-04]

Supply and Installation of bespoke high table to the ground floor reception area as per the marked up drawings and specifications. Refer to drawing RE_42.

Consisting of:

- Steel frame supporting timber veneer table top
- Edge of table to include solid timber edge lipping, to match top, with pencil-round edges.
- Bronze grommets to accommodate tenant items
- 6 No. Buster + Punch 2G UK plug sockets, with USB, smoked bronze finish and plastic back box – by others
- Removable panel to allow access for electrical insulation
- Steel table legs clad in patinated bronze

Bench Seat [FF-05]

Supply and Installation of bench seating to the ground floor reception area as per the marked up drawings and specifications.

Consisting of:

- Removable upholstered cushion (fixed with Velcro to bench) on plywood substrate on a steel frame.

Painted timber cills

Installation of painted timber cills [Type B] to ground floor shopfront façade as per drawing WF_00, and FA_03, 36 & 37

Reception Desk [FF-02]

Supply and Installation of a bespoke reception desk the ground floor reception area as per marked up drawings and specification.

Consisting of:

- Worktop area – Forbo desktop linoleum, flush with brass finish
- Oak veneer faced doors and shelves
- GoStand Series 1 integral motor sit-stand desk frame (x4 legs) braced and fixed to desktop
- Patinated bronze sheet cladding to modesty panel
- Patinated bronze sheet cladding to shelf face
- Hidden data, comms and power outlets – by others
- Patinated bronze grommet

Window Ledge [FF-06]

Supply and Installation of two bespoke timber ledges to ground floor café area as per the marked up drawings and specifications.

Consisting of:

- Made from solid hardwood, to be reviewed and agreed with the client
- Mild steel frame support to be developed by Sub Contractor
- Fixings and sub frame to be totally concealed by timber

Café Counter / Bar [FF-07]

Supply and Installation of two counters/bars to the ground floor café area as per the marked up drawings and specifications

Consisting of:

- Patinated bronze sheet countertop
- Profiled timber cladding with solid timber battens to match specification K13: 121 / 122
- Removable tubular metal legs to allow for under bench tenant fit out
- Integrated top plate for screw fixing to bar frame – finish to match glazed steel frame

GENERAL INFORMATION

The following listed General Information is included within this scope of works:

1. Develop and complete the design intent provided to produce Contract Works that comply with the Architect's drawings, this specification and the other Contract documents. Any suggested solutions, shown on the Architect's drawings, shall not in any way relieve the Contractor from his responsibility for the detailed design and construction of the whole of the Contract Works.

2. ~~Provide designs, materials and workmanship that comply with UK Building Regulations, including the latest amendments, and current British and European standards and codes. Where their recommendations or requirements are to a lower standard than required by this specification, this specification shall take precedence~~

3. ~~To comply with all National and Local Government Regulations and provide all documentation as appropriate for submission to Statutory Authorities. The Contractor shall be responsible for meeting the Statutory Authorities' requirements.~~

4. ~~To comply with latest BREEAM codes & project requirements.~~

5. Provide a project specific Quality Plan following the requirements of BS EN ISO 9001 to demonstrate how quality management shall be implemented from contract award through to Practical Completion of the Contract Works.

6. Allow for the specified tolerances in the design of the fixings and components such that the Contract works shall always be within the specified specification tolerances

7. (In addition to the highlighted scope of works) provide all support structure and bracketry as required to support and/ or restrain the installation

8. ~~Ensure final design is in compliance with DDA requirements.~~

9. Allow for BIM modelling from outset to be incorporated into main project model – 2D drawings can come from this BIM model.

10. Attendance at regular progress meetings with the Main Contractor.

11. Attendance at all co-ordination meetings with design team and Main Contractor.

12. Attendance at regular meetings with the design team and Main Contractor in order to discuss, develop and complete the detailed design of the Contract Works.

13. All associated fire stopping and cavity closing works.

14. Early full surveys of all facades and any interfacing structure.

15. 2 Number cleaning operations of complete Work Package installation to be carried out: 1 Number at inspection stage and 1 Number at project handover.

16. Allow for all necessary packing, shimming, secondary support to compensate for tolerances

17. ~~Early supply of all loadings of primary structure for approval by design team/ Structural Engineer.~~

18. Training, fault finding, diagnostic and telemetry equipment necessary to carry out any maintenance after the defects period will be provided under this contract and will be handed to BAM/Client prior to PC (Retention will be held against this item until fully discharged).

19. Any drawings and revisions as required by the design team.

20. ~~All setting out of curtain walling and window elements by Work Package Contractor.~~

21. All retained and new building elements (most notably facades) are to be protected to prevent damage as a result of your works.

22. Allow for any task lighting and power to facilitate your works. This should include for any power requirements other than 110v.

23. Include management of Traffic/ Pedestrians for materials, plant and equipment deliveries

24. Provide all necessary personnel to carry out the works. Including Site Management, H & S Advisor, Engineer, Slingers, Banksmen.

25. Provide Early Method Statement to advise specific requirements and Interfaces, lack of early advice leading to cost will be at Trades risk.

26. Attend site induction, safety meetings and manager's safety meetings as required by BAM. Full compliance with BAM Health and safety procedures will be required including company specific requirements for competent and experienced supervision and work force and communication with the work force.

27. All timber used on site to be from a sustainable source and provide FSC or PCFC certification.

28. Delivery of materials, plant and equipment to site will be on a controlled basis in agreement with BAM and will be based on works in hand. No bulk deliveries will be permitted due to limited storage on site.

29. ~~A detailed description of any concrete plinths, upstands, bases or the like in addition to those detailed that the Tenderer requires submitted with their tender return.~~

30. Provide all 'backing' support and pattress details to dry liners and other trades at early co-ordination meetings.

31. All packaging/ crates/ pallets must be removed from site and disposed of. Waste documentation to be provided to BAM (waste carrier registration certificate, waste management license/exemptions, waste transfer notes etc).

32. A Quality, Inspection & Test Plan should be issued and approved prior to commencing any works.

33. O&M / as built information to be complied and submitted to bam at prescribed dates.

34. Allowance should made for appropriate dust control in accordance with current HSE guidelines.

35. Allowance should be made for the engineer / consultant to inspect the works as they proceed.

36. All vehicles to be FORS accredited within the Development.

37. Providing attendance during the whole building air leakage test. RCL have not allowed to provide attendance during air leakage test.

38. The method of installation shall be such, that the works do not cause any adverse effect on any surrounding elements. Sound and sufficient protection should be installed to ensure no damage is caused.

39. Provide a comprehensive Operations and Maintenance Manual no later than 6 weeks after the completion of the Contract Works.

40. All works are to be carried out in accordance with the subcontract terms & conditions, drawings and/or specifications.

The above list is intended to be an aid to pricing the scope of works but should not be considered as a complete list. The responsibility (including all elements of work necessary) to provide a complete carpentry & joinery package as shown on the drawings remains with the subcontractor. Please provide any exclusions clearly within your tender return.

Key Drawings & Specifications

1. Buckley Gray Yeoman Stage 4 Drawings with particular reference [but not limited to] the following
    a) Series 1069_ST Stairs
    b) Series 1069_RF Roof Details
    c) Series 1069_RE Reception
    d) Series 1069_WF Wall Finishes
    e) Series 1069_FS Fire Strategy
    f) Series 1069_DT Door Types
    g) Series 1069_DD Door Details
    h) Series 1069_CO Core
    i) Series 1069_WC WC's
    j) Series 1069_EOT End of Travel
2. Buckley Gray Yeoman specification for Doors/ shutters/ hatches ref: L20 T2 [Dated 10/09/2019]
3. Buckley Gray Yeoman specification for rigid sheet fine linings and panelling ref: K13 [Dated 26 Jun 2019]
4. Buckley Gray Yeoman specification for General glazing ref: L40 [Dated 26 June 2019]
5. Buckley Gray Yeoman specification for General fixtures/ furnishings/ equipment ref: N10 C1 [Dated 16/01/2020]
6. Buckley Gray Yeoman specification for Unframed isolated trims/ skirting's/ sundry items ref: P20 [Dated 26 June 2019]
7. Buckley Gray Yeoman specification for Panel cubicles/ duct and wall linings/ screens ref: K32 [Dated 26 June 2019]
8. Buckley Gray Yeoman Sanitary Schedule ref: 1069_sA-01 [Dated 14 June 2019]
9. Buckley Gray Yeoman Door schedule ref: 1069_25 Cannon Street [Dated 30 July 2019]

10. Buckley Gray Yeoman T-Sheet ref: 1069_TS [Dated 26 June 2019]
11. Buckley Gray Yeoman Mock-up Schedule [Dated 12 July 2019]
12. 3v Ironmongery specification CT0819-01-I
13. 3v Ironmongery Schedule CT0819-01D

Acknowledgement of Receipt

Acknowledgement of the foregoing signed on behalf of……..…...…

Name: ……..…….

Position: ……..….

Date: ……

Contract No: HLN.0280
Contract Title: 25 CANNON STREET
Work Package: WP15 Carpentry & Joinery

Raphael Contracting Ltd - Contract Sum Analysis & Clarification Schedule

		Description	Total	Comment
1		**Design**		
	1	Allowance for Sub-Contractor Design	Included	
	2	Allowance for Design Development	Included	
2		**Insurances and Warranties & Bonds**		
	1	Insurance Premium	Included	
	2	Warranties - as detailed within specification	Subject to wording	
	3	Bonds - Allowance for 10% Performance Bond subject to wording	Excluded	
3		**Preliminaries**		
		Pre-Construction Services / Meetings / Interface / Design advice / Co-Ordination		
		Project Manager	£50,890.00	
		Site Foreman	£56,810.00	
		Site Subsistence (office stationary / communication)	£5,750.00	
		Health & Safety	£5,750.00	
		Offloading and distribution (vertical distribution via BAM hoist / beneficial use lift)	£23,000.00	
		Plant, tools & transport	£11,500.00	
		Protection of works during installation (pre finished works only)	Included	
		Final clean	Included	
		Return visits and out of sequence works - 3 weeks allowance for ground floor window cills North Elevation	Included	
4		**Measured Works**		
		CORE WALL - WOOD VENEERED PANEL LINING OPTION 1 [WF-01]: Refer to Specification K13/121 & BGY CO Series drawings		
		Timber veneer panelling fixed to plasterboard partition substrate (by others), wood species to be American Walnut, fire retardant impregnation treatment to achieve class 0 rating.		
		Basement		
		Male Changing Room - Refer to drawings BGY EOT_01-04		
	1	Veneer panelling to walls: WF-01; Refer to dwg BGY EOT_02 detail 1	£2,964.06	
	2	Timber Veneer back panel to WC cubicles with removable section; Refer to dwg WC_41 for details	£2,526.60	
		Female Changing Room - Refer to drawing BGY EOT_11-14		
	3	Veneer panelling to walls: WF-01; Refer to dwg BGY EOT_13 detail 2.	£3,952.08	
	4	Timber Veneer back panel to WC cubicles with removable section; Refer to dwg WC_41 for details	£2,526.60	
		Ground Floor		
		Male WC - Refer to drawing BGY WC_10 & WC_11		
	5	Timber Veneer back panel to WC cubicles with removable section; Refer to dwg WC_41 for details	£1,909.40	
	6	Veneer panelling to walls: WF-01; Refer to dwg WC_11 detail 4	£672.51	
		Female WC - Refer to drawing BGY WC_10 & WC_12		
	7	Timber Veneer back panel to WC cubicles with removable section; Refer to dwg WC_41 for details	£3,818.81	

	Accessible Toilet - Refer to drawing BGY WC_10 & WC_13	
8	Timber veneer back panel: WF-01; Refer to dwg WC_13 detail 5	£1,277.13
9	Veneer panelling to boxing out; Refer to dwg WC_13 detail 3	£638.57
	Reception WC - Refer to drawing BGY RE_38	
10	Timber veneer back panel to AWC; refer to dwg RE_38 detail 8	£1,363.86
11	Timber veneer panel to boxing out; Refer to dwg RE_38 detail 9	£716.49
12	Timber veneer back panel to WC; Refer to dwg RE_38 detail 2	£1,112.45
13	Timber veneer panel to boxing out; Refer to dwg RE_38 detail 3	£779.35
	Typical Floors: 1st Floor - 5th Floor	
	Male WC - Refer to BGY drawings WC_01 & WC_02	
14	Veneer panelling to walls: Refer to dwg WC_02 detail 4	Included
15	Timber Veneer panelling back panels to cubicles with removable section (20nr) Refer to dwg WC_41 for details	£22,192.60
	Female WC - Refer to BGY drawings WC_03 & WC_04	
16	Timber veneer back panel to cubicles with removable sections (45nr). Refer to dwg WC_41 for details	£39,941.60
	Accessible Toilet - Refer to BGY drawing WC_05	
17	Veneer panelling to wall behind toilet; Refer to dwg WC_05 detail 4	£6,385.65
18	Veneer panelling to boxing out; Refer to dwg WC_05 detail 6	£3,192.85
	BACK-PAINTED GLASS - MALE WC's [WF-02]: Refer to Specification L40/557 & BGY WC Series Drawings	
	Back painted toughened glass to male WCs urinal area, thickness 6mm, standard colour - RAL number TBC, Glass panel bonded to ply on split timber battens. Refer to drawing WC 40 for detail.	
	Ground Floor	
	Male WC - Refer to drawing BGY WC_10 & WC_11	
19	Back painted glass to walls: WF-02; circa 1000mm x 1060mm, including cut out for urinal	£2,111.78
20	Split timber batten	Included
21	Solid timber batten to match species and finish of timber panelling K13/121 or 122; typically as dwg WC 40 detail 4	Included
	Typical Floors: 1st Floor - 5th Floor	
	Male WC - Refer to BGY drawings WC_01 & WC_02	
22	Back painted glass to walls: WF-02; circa 1000mm x 1060mm, including cut out for urinal	£20,979.60
23	Split timber battens	Included
24	Solid timber batten to match species and finish of timber panelling K13/121 or 122; typically as dwg WC 40 detail 4	Included

	FLUTED TIMBER PANELS TO URINAL WALLS to 10mm ply back [LF-50]	
	Ground Male WC - Refer to drawing BGY WC_10 & WC_11	
25	Veneer panelling to urinal walls: WF-01; Refer to dwg WC_11 detail 4 & 5	£4,089.54
26	Solid timber end panel as per dwg WC_40	Included
	Typical Floor (floor 1-5) Male WC - Refer to BGY drawings WC_01 & WC_02	
27	Veneer panelling to urinal walls: WF-01; Refer to dwg WC_02 details 1 & 4	£46,517.10
28	Solid timber end panel as per dwg WC_40	Included
	WC CUBICLE SYSTEM - ALL FLOORS [FF-18]: Refer to Specification K32/110 & BGY WC Series drawings	
	Shadbolt Veneered Cubicle System, Finish to door and pilasters (both sides) and internal back panel to be timber veneer to match specification K13/121. Internal divider partitions (both sides) to be Formica or similar high-pressure laminate in F1040 Alpino white - core to be solid high density three-ply chipboard with 7mm think lippings in near-matching hardwood.	
	Ground Floor	
	Male WC - Refer to drawing BGY WC_10 & WC_11	
29	Timber veneer Cubicle partition system - Doors: undercut 10mm for ventilation	£8,184.42
30	Timber veneer end pilasters and top panel system	Included
31	Formica or similar to cubicle sides internal divider partition	Included
32	E.O. for concealed edge lippings of minimum 7mm thickness to match	Included
	Female WC - Refer to drawing BGY WC_10 & WC_12	
33	Timber veneer Cubicle partition system - Doors: undercut 10mm for ventilation	£14,588.92
34	Timber veneer end pilasters and top panel system	Included
35	Formica or similar to cubicle sides internal divider partition	Included
36	E.O. for concealed edge lippings of minimum 7mm thickness to match	Included
	Typical Floors: 1st Floor - 5th Floor	
	Male WC - Refer to BGY drawings WC_01 & WC_02	
37	Timber veneer Cubicle partition system - Doors: undercut 10mm for ventilation	£92,126.50
38	Timber veneer end pilasters and top panel system	Included
39	Formica or similar to cubicle sides internal divider partition	Included
40	E.O. for concealed edge lippings of minimum 7mm thickness to match	Included
	Female WC - Refer to BGY drawings WC_03 & WC_04	

41	Timber veneer Cubicle partition system - Doors: undercut 10mm for ventilation	£163,311.75	
42	Timber veneer end pilasters and top panel system	Included	
43	Formica or similar to cubicle sides internal divider partition	Included	
44	E.O. for concealed edge lippings of minimum 7mm thickness to match	Included	
	SHOWER CUBICLES - BASEMENT [FF-18]: Refer to Specification K32/115 & BGY EOT series drawings		
	Timber veneered panelling to shower rooms to match specification K13/121. Shower door to have timber veneered finish to match K13/121, refer to BGY drawing DD_13. Shower room includes a free standing timber bench. Glazed door and fixed glazed screen on upstand to shower cubicle. Anti -slip stone resin shower tray.		
	Male Changing Rooms - Refer to drawing BGY EOT_01-04		
45	Shower cubicle partition system doors; timber veneer finish as dwg DD_13	£28,744.20	
	Female Changing Rooms - Refer to drawing BGY EOT_11-14		
46	Shower cubicle partition system doors; timber veneer finish as dwg DD_13	£26,377.34	
	WC'S - BESPOKE MIRROR UNIT [FF-15]: Refer to Specification N10/136 & BGY WC & EOT Series drawings for dimensions and BGY WC_20 for details		
	Bespoke mirror unit with exposed mild steel section to office WC's and EOT facilities. To include clear mirror sheets and mirror-backed fluted glass sheets. LED strip lighting to bottom of unit. Linear vertical light fitting with metal shade in Rimex Bronze Stain Stainless finish as per specification K13:109. Refer to drawing WC_20 for details.		
	Basement EOT area		
	Male Changing Rooms - Refer to drawing BGY EOT_0104		
47	Bespoke mirror unit FF-15 circa 4150 x 1050mm; Refer to dwg EOT_04 detail 1 & 2	£23,609.64	
48	E/O for fluted glass with mirror backing, laminated panels comprising 6mm PSLI (low iron) glass and 2mm mirror, single glazed. Refer to drawing WC_20 for details, item 11.	£586.55	
	Female Changing Rooms - Refer to drawing BGY EOT_11-14		
49	Bespoke mirror unit FF-15 circa 2600 x 1050mm; Refer to dwg EOT_12&13	£16,355.88	
50	E/O for fluted glass with mirror backing, laminated panels comprising 6mm PSLI (low iron) glass and 2mm mirror, single glazed. Refer to drawing WC_20 for details. item 11.	£391.03	
	Ground Floor		
	Male WC - Refer to drawing BGY WC_10 & WC_11		
51	Bespoke mirror unit FF-15. circa 1590mm x 1075mm; Refer to dwg WC_11 detail 4	£6,096.19	
52	E/O for fluted glass with mirror backing, laminated panels comprising 6mm PSLI (low iron) glass and 2mm mirror, single glazed. Refer to drawing WC_20 for details, item 11.	£195.52	

	Female WC - Refer to drawing BGY WC_10 & WC_12	
53	Bespoke mirror unit FF-15. circa 2960mm x 1075mm; Refer to dwg 12 detail 2	£10,098.88
54	E/O for fluted glass with mirror backing, laminated panels comprising 6mm PSLI (low iron) glass and 2mm mirror, single glazed. Refer to drawing WC_20 for details. item 11.	£293.27
	Typical Floors: 1st Floor - 5th Floor	
	Male WC - Refer to BGY drawings WC_01 & WC_02	
55	Bespoke mirror unit FF-15. circa 4330mm x 1070mm; Refer to dwg 02 detail 1	£68,549.70
56	E/O for fluted glass with mirror backing, laminated panels comprising 6mm PSLI (low iron) glass and 2mm mirror, single glazed. Refer to drawing WC_20 for details, item 11.	£1,955.16
	Female WC - Refer to BGY drawings WC_03 & WC_04	
57	Bespoke mirror unit FF-15. circa 5700mm x 1075mm; Refer to dwg WC_04 detail 1	£87,480.15
58	E/O for fluted glass with mirror backing, laminated panels comprising 6mm PSLI (low iron) glass and 2mm mirror, single glazed. Refer to drawing WC_20 for details. item 11.	£2,443.95
59	Bespoke mirror unit FF-15. circa 796mm x 1120mm; Refer to dwg WC_04 detail 2	£7,633.65
60	E/O for fluted glass with mirror backing, laminated panels comprising 6mm PSLI (low iron) glass and 2mm mirror, single glazed. Refer to drawing WC_20 for details. item 11.	Excluded
	WC'S - CONCRETE SINK UNIT, OFFICE WC'S [SA-11]. Refer to Specification N10/141 & BGY drawing WC_30	
	Bespoke pre-cast concrete wash-hand basins with liner slot drains. Unit to include integrated bin units and splashbacks, polished finish. Units to be fully supported via sub-carcass or with gallow-type brackets.	
	Ground Floor	
	Male WC - Refer to drawing BGY WC_10 & WC_11	
61	Bespoke sink unit SA-11. circa 1590mm x 500mm x 400mm	£7,568.82
62	Bespoke sink unit SA-11. circa 796mm x 500mm x 400mm	£5,019.56
63	SA-33 Concealed Dolphin paper towel dispenser to all to toilets behind mirror	£857.55
64	Dolphin panel mounted infra red soap dispenser, 980mm x 500mm, powered coated matt black [SA-32]	£1,459.41
65	Integrated waste bin into sink unit Dolphin panel mounted infra red soap dispenser, 980mm x 500mm, powered coated matt black [SA-32] Dolphin BCL632FS-2-MF-PC	£628.44
	Female WC - Refer to drawing BGY WC_10 & WC_12	
66	Bespoke sink unit SA-11. circa 2960mm x 500mm x 400mm	£10,919.73
67	SA-33 Concealed Dolphin paper towel dispenser to all to toilets behind mirror	£789.66

68	Dolphin panel mounted infra red soap dispenser, 980mm x 500mm, powered coated matt black [SA-32]	£2,062.08	
69	Integrated waste bin into sink unit	£628.44	
	Typical Floors: 1st Floor - 5th Floor		
	Male WC - Refer to BGY drawings WC_01 & WC_02		
70	Bespoke sink unit SA-11 circa 4330mm x 500mm x 400mm (5nr Floors)	£65,286.65	
71	SA-33 Concealed Dolphin paper towel dispenser to all to toilets behind mirror	£5,264.40	
72	Dolphin panel mounted infra red soap dispenser, 980mm x 500mm, powered coated matt black [SA-32]	£15,465.60	
73	Integrated waste bin into sink unit	£4,189.60	
	Female WC - Refer to BGY drawings WC_03 & WC_04		
74	Bespoke sink unit SA-11. circa 5700mm x 500mm x 400mm (5nr Floors)	£89,476.35	
75	Bespoke sink unit SA-11 to accessible area. circa 796mm x 500mm x 400mm	£25,596.35	
76	SA-33 Concealed Dolphin paper towel dispenser to all to toilets behind mirror	£7,896.60	
77	Dolphin panel mounted infra red soap dispenser, 980mm x 500mm, powered coated matt black [SA-32]	£23,441.40	
78	Integrated waste bin into sink unit	£6,284.40	
	Dolphin panel mounted infra red soap dispenser, 980mm x 500mm, powered coated matt black [SA-32] Dolphin BCL632FS-2-MF-PC	Included	
	WC'S - BELOW SINK UNIT, TIMBER VENEER [FF-16]: Refer to Specification N10/143 & BGY EOT & WC_Series drawing and WC_30 for typical detail.		
	Timber veneer below sink unit to match clause K13/121 American Walnut. Thick solid lipping to edging to match veneer. Unit to accommodate soap storage/ reservoir serving tap dispenser and incorporate drawers with push-to-open mechanisms		
	Ground Floor		
	Male WC - Refer to drawing BGY WC_10 & WC_11		
79	Below sink unit FF-16. circa 1590mm x 500mm x 400mm	£3,262.87	
80	Below sink unit FF-16. circa 796mm x 500mm x 400mm	£1,875.06	
	Female WC - Refer to drawing BGY WC_10 & WC_12		
81	Below sink unit FF-16. circa 2960mm x 500mm x 400mm	£5,344.15	
	Typical Floors: 1st Floor - 5th Floor		
	Male WC - Refer to BGY drawings WC_01 & WC_02		
82	Below sink unit FF-16 circa 4330mm x 500mm x 400mm (5nr floors)	£38,190.10	
	Female WC - Refer to BGY drawings WC_03 & WC_04		
83	Below sink unit FF-16. circa 5700mm x 500mm x 400mm (5nr Floors)	£49,086.05	

84	Below sink unit FF-16 to accessible area. circa 796mm x 500mm x 400mm (5nr floors)	£9,375.30	
	WC'S - BESPOKE PRIVACY SCREEN BETWEEN URINALS [FF-14]. Refer to Specification N10/144 and BGY drawing WC_02		
	Profiled timber sub frame wrapped in metal sheeting witch bronze finish to match specification K13/109		
	Typical Floors: 1st Floor - 5th Floor		
	Male WC - Refer to BGY drawings WC_01 & WC_02		
85	Divider units between urinals: FF-14, circa 260mm x 840mm	£21,658.00	
	GLASS MIRRORS - ALL FLOORS [FF-17 & FF-19]. Refer to Specification L40/555 & BGY WC_Series drawings		
	Float glass, silvered to give maximum reflection, 6mm thick, aluminium foil backing, polished arris edge treatment		
	Basement EOT Area		
86	Wall surface mirror to EOT WC cubicles and accessible shower, circa 480mm x 1600mm. Refer to drawing EOT_50 & 90 for details	£5,721.35	
87	2nr Feature mirror to wall including allowance for framing (FF-17)	£944.76	
	Ground Floor		
	Male WC - Refer to drawing BGY WC_10 & WC_11		
88	Wall Surface Mirror FF-19 circa. 796mm x 1120mm	£1,117.48	
89	Mirror to west wall, circa 790mm x 2550mm	£272.67	
	Accessible Toilet - Refer to drawing BGY WC_10 & WC_13		
90	Wall Surface Mirror FF-19 circa. 500mm x 1630mm	£1,206.37	
91	Mirror to south wall, circa 790mm x 2550mm	£272.67	
	Reception WC - Refer to drawing BGY RE_38		
91	Wall Surface Mirror FF-19 circa. 500mm x 1560mm	£108.92	
93	AWC Wall Surface Mirror FF-19 circa. 500mm x 1560mm	£108.92	
	Typical Floors: 1st Floor - 5th Floor		
	Male WC - Refer to BGY drawings WC_01 & WC_02		
94	Mirror to east wall, circa 1210mm x 2500mm	£2,018.85	
	Female WC - Refer to BGY drawings WC_03 & WC_04		
95	Mirror to west wall, circa 790mm x 2420mm	£1,294.75	
	Accessible Toilet - Refer to BGY drawing WC_05		
96	Wall Surface Mirror FF-19 circa. 500mm x 1630mm	£1,288.45	
	MIRROR WITH INTEGRATED TV & CLOCK [FF-31]. Refer to Specification N10 & BGY EOT_Series drawings.		

	Basement - Male Changing Rooms		
97	Mirror with integrated TV & clock. Refer to dwg EOT_03 detail 2	£896.39	TV & Clock by Others
	Basement - Female Changing Rooms		
98	TV and clock to be integrated into timber wall panelling; Refer to dwg EOT_13 detail 2	£852.29	TV & Clock by Others
	EOT AREA - LOCKERS [FF-32]. Refer to Specification N10/158 & BGY EOT_Series drawings & BGY_80		
	Maxwood Oracle Z lockers with integrated bench, size 1500 x 302mm, electronic lock mechanism, engraved laminated plastic number disc, moulded coat hook to each compartment, aluminium extended anti-finger hinge. Locker doors to be 10mm solid grade laminate, with radiused, polished and rounded corners. Locker shelves to be high strength polymer with incorporated ventilation holes.		
99	Double stacked lockers to male and female changing rooms - Refer to drawing BGY EOT 01-04 & , 11-1. Refer to EOT 80 for details.	£118,072.80	
100	Solid timber bench, stained to match specification K13:121 supported by mild steel integral bench and locker frame concealed by plasterboard	£21,401.90	
101	Solid timber bench, stained to match specification K13:121 supported by mild steel integral bench around column in male change	£2,269.76	
102	Solid timber bench's, stained to match specification K13:121 supported by mild steel integral bench projecting out from benches measured in item 100 above in female change	£2,633.56	
	EOT AREA - BUILT-IN SHELVES & CUPBOARD UNIT [FF-21]. Refer to Specification N10/146 & BGY EOT_Series drawings		
	Clean towel storage station with dirty towel bins integrated into base of unit. Solid timber/ oak with colour wash bench top. Timber/ oak veneer door fronts with colour wash. To include bronze detailing to integrated door signage		
103	Male Changing Rooms - Refer to drawing BGY EOT_01-04 & EOT_40	£19,040.72	
104	Female Changing Rooms - Refer to drawing BGY EOT_01-04 & EOT_40	£24,475.55	
	EOT AREA - HAIRDRYER & STRAIGHTENERS UNIT [FF-22]. Refer to Specification N10/147 & BGY EOT_Series drawings		
	Pre-cast concrete unit to hold hairdryers & straighteners, units to be fully supported either via sub-carcass or through the use of gallow-type brackets		
	Male Changing Rooms - Refer to drawing BGY EOT_01, 02 & 03		
105	Hair drying/ straighteners unit FF-22. circa 4150mm x 500mm x 400mm	£9,541.90	
	Female Changing Rooms - Refer to drawing BGY EOT_11, 12 & 13		
106	Hair drying/ straighteners unit FF-22 circa 2600mm x 500mm x 400mm	£9,347.07	
	EOT AREA - IRONING BOARD LOCKER UNIT [FF-23]. Refer to Specification N10/148 & BGY EOT_Series drawings		
	Bespoke maxwood full-height locker with integrated fold-down ironing board unit. Finish to match locker in clause 158.		

107	Male Changing Rooms - Refer to drawing BGY EOT_01-04	£1,500.46	
108	Female Changing Rooms - Refer to drawing BGY EOT_11-14	£1,500.46	
	EOT AREA - RAIL FOR DRYING ROOM [FF-30]. Refer to Specification N10/159 & BGY EOT_Series drawings		
109	Heavy duty hanging clothes/ garment rail, finished in black	£343.82	
	EOT AREA - BENCH IN SHOWER ROOMS [FF-01]. Refer to Specification N10/162		
110	Timber veneer bench to match specification K13/121 or 122	£17,362.24	
	WC'S - CONCRETE SINK WORKTOP & SPLASHBACK, EOT AREA [SA-10]. Refer to Specification N10/140 & BGY EOT Series drawings		
	Bespoke concrete vanity unit with under mounted sinks, unit to include integrated bin units and splash backs. Units to be fully supported either via sub-carcass or through the use of gallow-type brackets		
	Basement EOT area		
	Male Changing Rooms - Refer to drawing BGY EOT_01, 02 & 03		
111	Bespoke sink unit SA-10. circa 4150mm x 500mm x 400mm	£12,559.24	
112	SA-33 Concealed Dolphin paper towel dispenser to all to toilets behind mirror	£721.80	
113	Dolphin panel mounted infra red soap dispenser, 980mm x 500mm, powered coated matt black [SA-32]	£1,881.04	
114	Integrated waste bin into sink unit	£628.44	
	Female Changing Rooms - Refer to drawing BGY EOT_11, 12 & 13		
115	Bespoke sink unit SA-10. circa 2600mm x 500mm x 400mm	£10,419.90	
116	SA-33 Concealed Dolphin paper towel dispenser to all to toilets behind mirror	£481.20	
117	Dolphin panel mounted infra red soap dispenser, 980mm x 500mm, powered coated matt black [SA-32]	£1,459.41	
118	Integrated waste bin into sink unit	£418.96	
	WC'S - BELOW SINK UNIT, TIMBER VENEER [FF-16]: Refer to Specification N10/143 & BGY EOT & WC_Series drawing and WC_30 for typical detail.		
	Timber veneer below sink unit to match clause K13/121 American Walnut. Thick solid lipping to edging to match veneer. Unit to accommodate soap storage/ reservoir serving tap dispenser and incorporate drawers with push-to-open mechanisms		
	Basement EOT area		
	Male Changing Rooms - Refer to drawing BGY EOT_01, 02 & 03		
119	Below sink unit FF-16. circa 4150mm x 500mm x 400mm	£5,832.20	
	Female Changing Rooms - Refer to drawing BGY EOT_11, 12 & 13		
120	Below sink unit FF-16. circa 2600mm x 500mm x 400mm	£4,011.73	

	Fixtures and Fitting: Refer to 1069_sA-01_Sanitary Schedule Revision T2 and BGY WC & EOT Series drawings.	
121	Waterfront wall mounted toilet brush to all WC's, finish black [SA-35]	£6,545.06
122	Waterfront double post mount single roll holder to all WC's, finish black [SA-34]	£4,895.89
123	Wall mounted spare roll holder to all WC's, finish black [SA-39]	£4,772.18
124	Matki one pivot for recess shower screen to basement changing rooms, size to match opening [SA-22]	£20,333.84
125	Lift support rail to accessible WC, Satin stainless steel double arm hinged disabled cantilever rail, size 760mm, refinished in RAL9005 black [SA-41]	£1,755.76
126	Satin stainless steel grab rail c/w, 2 laser cut 60 x 3mm diameter thrust roses. Supplied with raw plug fixing, size 600mm x 32mm, refinished in RAL9005 Black [SA-41]	£11,488.64
127	Satin stainless steel backrest c/w 2 laser cut 60 x 3mm diameter thrust roses. Supplied with raw plug fixing, size 400mm x 32mm, refinished in RAL9005 Black [SA-41]	£1,256.57
128	Robe hook to cubicles (SA-38)	£1,761.60
129	Robe hook to changing rooms to timber veneer wall panel(SA-38)	£256.90
130	3v FMB coat hook 45mm x 16mm dia to cubicles, refer to specification CT0819-01-I [SA-38]	£3,229.60
131	JT Fashion Rectangle shower tray. Concealed waste, Tray with upstand; 1100W x 800D [SA-21]	By others
	Doors	
	Supply and install timber doors, including ironmongery as per the following breakdown.	£351,452.85
	Ironmongery	£145,712.93
	Internal Doors, Timber Doors, Veneer Finish as per specification K13/121 or 122 to both sides. TS Reference: DRS-A1, A2, A3, A4, A7 & A8. Refer to Specification L20/205 & type 'A' doors as per BGY drawings DD_01, 02 & 03. Including ironmongery to door as per specification 3v CT0819-01-J and schedule CT0819-01D	
	Basement	
132	DRS-A1: Timber veneer finish door and ironmongery with pull handles and push plates. size 910mm x 2300mm. Refer to BGY DD 01.	Included
133	DRS-A1: Timber veneer finish door and ironmongery with pull handles and push plates. 44mm solid core for FD30/FD30s size 910mm x 2300mm. Refer to BGY DD 01.	Included
134	DRS-A1: Timber veneer finish door and ironmongery with pull handles and push plates. 54mm solid core for FD60/FD60s size 910mm x 2300mm. Refer to BGY DD 01.	Included
135	DRS-A2: Timber veneer finish double door and ironmongery with pull handles and push plates. size 1820mm x 2300mm. Refer to BGY DD 01.	Included
136	DRS-A2: Timber veneer finish double door and ironmongery with pull handles and push plates. 44mm solid core for FD30/FD30s. size 1820mm x 2300mm. Refer to BGY DD 01.	Included

	137	DRS-A2: Timber veneer finish double door and ironmongery with pull handles and push plates. 54mm solid core for FD60/FD60s. size 1820mm x 2300mm. Refer to BGY DD 01.	Included	
	138	DRS-A3: Timber veneer finish door and ironmongery with lever handles PPC black finish. size 910mm x 2300mm. Refer to BGY DD 02.	Included	
	139	DRS-A3: Timber veneer finish door and ironmongery with lever handles PPC black finish. size 910mm x 2300mm. 44mm solid core for FD30/FD30s. Refer to BGY DD 02.	Included	
	140	DRS-A3: Timber veneer finish door and ironmongery with lever handles PPC black finish. size 910mm x 2300mm. 54mm solid core for FD60/FD60s. Refer to BGY DD 02.	Included	
	141	DRS-A4: Timber veneer Cleaner cupboard double door and ironmongery, lever handles PPC black finish. 44mm solid core doors for FD30/FD30s, size 2200mm x 2300mm. Refer to BGY DD 02.	Included	
	142	DRS-A5: Timber veneer Disabled WC door and ironmongery, lever handles PPC black finish with pull handles and push plates. size 1110 x 2300mm. Refer to BGY DD 02.	Included	
		Ground Floor		
	143	DRS-A1: Timber veneer finish door and ironmongery with pull handles and push plates. size 910mm x 2300mm. Refer to BGY DD 01.	Included	
	144	DRS-A5: Timber veneer Disabled WC door and ironmongery, lever handles PPC black finish with pull handles and push plates. size 1110 x 2300mm. Refer to BGY DD 02.	Included	
		Typical Floor - Floor 1 to 5		
	145	DRS-A7: Timber veneer Core door and ironmongery with over-panel, pull handle & push plate; size 1010mm x 2700mm. Refer to BGY DD 03.	Included	
	146	DRS-A7: Timber veneer Core door and ironmongery with over-panel, pull handle & push plate. 44mm solid core door for FD30/FD30s, size 1010mm x 2700mm. Refer to BGY DD 03.	Included	
	147	DRS-A7: Timber veneer Core door and ironmongery with over-panel, pull handle & push plate. 54mm solid core door for FD60/FD60s, size 1010mm x 2700mm. Refer to BGY DD 03.	Included	
	148	DRS-A4: Timber veneer Cleaner cupboard double door and ironmongery, lever handles PPC black finish. 44mm solid core doors for FD30/FD30s, size 2200mm x 2300mm. Refer to BGY DD 02.	Included	
	149	DRS-A8: Timber veneer Disabled WC door and ironmongery with over-panel, Lever handles Plc. black finish. 44mm core doors for FD30/FD30s, size 1110mm x 2700mm. Refer to BGY DD 03.	Included	
		TIMBER DOORS, PAINTED FINISH, - TS reference DRS-B1, B2 & B5. Refer to Specification L20/206 & type 'B' doors as per BGY drawings DD 04. Including ironmongery to door as per specification 3v CT0819-01-J and schedule CT0819-01D		
		Basement		
	150	DRS-B1: Timber door and ironmongery painted finish with lever handles to both sides with Satin SS finish, Vison panel if required. Size 910mm x 2300mm. Refer to drawing DD 04	Included	
	151	DRS-B1: Timber door and ironmongery painted finish with lever handles to both sides with Satin SS finish, Vison panel if required. 44mm solid core doors for FD30/FD30s. Size 910mm x 2300mm. Refer to drawing DD 04	Included	

152	DRS-B1: Timber door and ironmongery painted finish with lever handles to both sides with Satin SS finish, Vison panel if required. 54mm solid core doors for FD120/FD120s. Size 910mm x 2300mm. Refer to drawing DD 04	Included	
153	DRS-B2: Timber double door and ironmongery painted finish with lever handle both sides of 1 no. door leaf with Satin SS finish. Vision panel if required. 44mm solid core doors for FD30/FD30s. Size 1610mm x 2300mm. Refer to drawing DD 04	Included	
154	DRS-B2: Timber double door and ironmongery painted finish with lever handle both sides of 1 no. door leaf with Satin SS finish. Vision panel if required. 54mm solid core doors for FD120/FD120s. Size 1610mm x 2300mm. Refer to drawing DD 04	Included	
155	DRS-B5: Timber double doors and ironmongery painted finish with pull handles & push plates satin SS finish, vision panel to both doors. Size 1610mm x 2300mm. Refer to drawing DD 05.	Included	
156	DRS-B5: Timber double doors and ironmongery painted finish with pull handles & push plates satin SS finish, vision panel to both doors. 44mm solid core doors for FD30/FD30s. Size 1610mm x 2300mm. Refer to drawing DD 05.	Included	
157	DRS-B5: Timber double doors and ironmongery painted finish with pull handles & push plates satin SS finish, vision panel to both doors. 54mm solid core doors for FD60/FD60s. Size 1610mm x 2300mm. Refer to drawing DD 05.	Included	
	Ground Floor		
158	DRS-B1: Timber door and ironmongery painted finish with lever handles to both sides with Satin SS finish, Vison panel if required. Size 910mm x 2300mm. Refer to drawing DD 04	Included	
159	DRS-B1: Timber door and ironmongery painted finish with lever handles to both sides with Satin SS finish, Vison panel if required. 44mm solid core doors for FD30/FD30s. Size 910mm x 2300mm. Refer to drawing DD 04	Included	
160	DRS-B1: Timber door and ironmongery painted finish with lever handles to both sides with Satin SS finish, Vison panel if required. 54mm solid core doors for FD60/FD60s. Size 910mm x 2300mm. Refer to drawing DD 04	Included	
161	DRS-B5: Timber double doors and ironmongery painted finish with pull handles & push plates satin SS finish, vision panel to both doors. 54mm solid core doors for FD60/FD60s. Size 1610mm x 2300mm. Refer to drawing DD 05.	Included	
	SHOWER ROOM DOORS - TS ref DRS-F. Timber veneer finish to match K13/121 or 122. Refer to Specification L20/209 & type 'F' door as per BGY drawing DD_13. Including ironmongery to door as per specification 3v CT0819-01-J and schedule CT0819-01D		
162	DRS-G shower room door and ironmongery to cubicle, flush door leaf with timber veneer finish. 2 no coat hooks, WC indicator with leaver handle and shower room symbol bonded to door. Size 710mm x 2400mm. Refer to drawing DD_13	Included	
	DRY RISER CUPBOARD DOORS: Timber veneer as per specification K13/121 or 122 to both sides. TS ref: DRS-G. Refer to Specification L20/211 & type 'G' door to dry riser cupboard as per BGY drawing DD_14. Including ironmongery to door as per specification 3v CT0819-01-J and schedule CT0819-01D	Included	
163	Timber veneer dry riser door with signage and lock. Size 520mm x 1015mm. Refer to drawing DD 14.		

	SMOKE EXTRACT DOORS: Timber veneer as per Specification K13/121 or 122 to both sides with Automatic opening vent. TS ref: DRS-H. Refer to Specification L20/212 & type 'H' door to smoke extract shaft as per BGY drawing DD_15. Including ironmongery to door as per specification 3v CT0819-01-J and schedule CT0819-01D		
164	Timber veneer smoke extract shaft door with signage. Size 520mm x 1200mm. Refer to drawing DD_15	Included	Automatic opening vent excluded
	GROUND FLOOR CORE DOORS: Reception lift lobby doors, metal cladding bonded to door with bronze Satin Stainless finish. TS ref: DRS-J. Refer to Specification L20/213 & type 'J' door as per BGY drawing DD_17. Including ironmongery to door as per specification 3v CT0819-01-J and schedule CT0819-01D		
165	Reception lift lobby door DG.02 with vison panel fire rated glass	£2,233.95	
166	Reception lift lobby door DG.03	£1,392.08	
	CONCEALED DOOR IN RECEPTION: Profile plaster wall panel fixed to timber door, profile plaster over panel, bottom of door to be clad in granite tiles, 5mm thick bronze reveals to jambs and sides of door leaf, bronze plate door pull ironmongery, painted finish. Refer to specification L20/220 & BGY drawing RE_23. Including ironmongery to door as per specification 3v CT0819-01-J and schedule CT0819-01D		
167	Concealed reception door DG.42. Size 830mm x 2500mm	£6,213.71	bronze elements
	RECEPTION FITTING - FRAMED MIRROR ARTWORK [FF-12]. Refer to Specification N10/120 & BGY RE_Series drawings		
168	Framed mirror artwork to reception lobby wit 40x40mm bronze frame, refer to drawing RE_34 detail 5	£12,630.91	
	TIMBER WALL CLADDING [RFS-18]. Refer to Specification K13/121 or122 BGY drawings RF_08, 24 & 25		
169	Kebony Timber cladding to stair 3 walls	£9,926.70	
170	E.O. for timber clad access hatch adjacent to platform lift overrun	£438.08	
	SKIRTING BOARDS - PAINTED TIMBER [SK-04] - Refer to Specification P20/195 & BGY ST_02, 03 & 04		
171	Hardwood timber skirting to new build stair all floors, to include mitred internal and external corner joints, 15mm thick.	£10,100.00	
172	Flush skirting to café, painted to match wall colour, with 10mm shadow gap, refer to BGY drawing RE_13 & RE_14	£1,010.00	
173	Timber skirting / kickboard under towel storage; Refer to dwg EOT_40 detail 1 & 2	Included	
	SKIRTING BOARDS - MDF (B.O.H. Areas) [SK-01] - Refer to Specification P20/202 and BGY drawing WF_00		
174	MDF Skirting Boards to B.O.H. areas; 15mm thick; Refer to dwg WF_00	£1,984.50	
	Reception Bench Seating with removable upholstered cushion on a plywood substrate with steel framing for support as per BGY Architects N10 Specification. Refer to Drawing no. 1069_RE-21 [Option 1]		

175	Bench seating TS ref FF-05; circa 10m; Plywood substrate attached to steel frame support. Include for removable upholstered cushion fixed to bench with Velcro. Refer to drawing RE_21 detail 4 & 5.	£20,385.45	
176	E/O for polished Bohus Grey Granite stone to all seating, 20mm thick mitred joints	Excluded	
	WINDOW BOARDS - MDF - Refer to Specification P20/205		
177	P/board to soffit & side walls; painted timber cills; 15mm thick, depth to suit opening with 25mm projection, Refer to drawing WF_00 & FA_03 detail 2, FA_36 detail 2 & FA 37 detail 4	£3,801.93	
	RECEPTION FITTING - PLANTER BOXES [FF-09] - Refer to Specification N10/119 & BGY RE Series drawings		
178	Metal planters with aged brass finish to reception	Included	
179	Metal planter with aged brass finish to café stair	Included	
	Divider Unit bespoke joinery item - Timber-clad carcass with 2 No. vertical uprights/ dividers. Profiled timber cladding to 4 sides of base with painted bronze top. Bronze skirting to base of timber cladding as per BGY Architects N10 Specification. Refer to Drawing no. 1069 RE 41 T1.		
180	Divider Unit TS ref FF-03 circa. 3830mm x 440mm x 630mm; Refer to dwg RE_41	£17,191.75	
	High Table bespoke joinery item with steel frame supporting timber veneer table-top. Edge of table to include solid timber edge lipping, to match top, with pencil round edges. 6 No. Buster + Punch 2G UK plug sockets, with USB, smocked bronze finish and plastic back box. Steel table legs clad in patinated bronze sheet cladding. electrical junction box in floor as per BGY Architects N10 Specification. Refer to Drawing no. 1069 RE-42		
181	High table TS ref FF-04 circa 3500mm x 1800mm x 1050mm	£14,783.04	
	Reception Desk bespoke joinery item with Aged Brass finish. Forbo desktop linoleum, flush with brass finish worktop area. Timber framework and mild steel brackets fabricated from T sections. Oak veneer faced doors and shelves. Moving legs with integral motors as per BGY Architects N10 Specification. Refer to Drawing no. 1069-RE 40 T1.		
182	Reception Desk TS ref FF-02; Refer to dwg 40 for details	£45,249.25	
	Bespoke timber window ledge. Solid hardwood with mild steel frames as per BGY Architects Specification N10. Refer to BGY RE 37 drawings.		
183	Solid hardwood Window ledge seating with steel framing TS ref FF-06; Refer to dwg RE_37 for details [North]	£6,002.26	
184	Solid hardwood Window ledge seating with steel framing TS ref FF-06; Refer to dwg RE_37 for details [West]	£6,002.26	
	Counter/ Bar with patinated bronze finish to worktop. Profiled timber cladding with solid timber battens. Adjustable supports on internal face of carcass. Removable tubular metal legs. Integrated top plate; finish to match glazed screen frame. Adjustable timber veneer shelf with solid timber nosing's to bar. Carcass to be painted MDF as per BGY Architects N10 Specification. Refer to Drawings no. 1069 RE-43, 44 & 45.		

	185	Counter Bar circa 6995mm x 700mm x 950mm TS ref FF-07	£53,573.90	
	186	Counter Preparation Worktop circa 6995mm x 700mm x 950mm TS ref FF-07	Included	
		Granite Bench and Ledge to reception area. Refer to Drawing no. 1069_RE_01		
	187	Granite bench circa 3400mm x 600mm; Refer to dwg RE_01 for location	£5,869.51	
	188	Granite ledge approx. circa 10m; Refer to dwg RE_01 for location	£14,905.76	
		Additional Items		
	189	Solid timber benchtop to accessible shower as per drawing EOT_90	£575.02	
	190	Allowance for fitting out cleaners cupboard	£15,000.75	
	191	Allowance for samples as per the specifications		
	192	Allowance for mock ups	£7,228.60	
	193	Filtered water tap & chiller unit. Refer to dwg EOT_02 detail 1, EOT_12 detail 1 & EOT_14 detail 3 and EOT_40 for typical details	£7,901.88	
		Additional Items not in original scope		
	194	Supply and installation of Twentinox Mesh Curtain, including unistrut and drop rods	Excluded	
		INTERNAL CLADDING, SUPPORT SYSTEM - RECEPTION [IW-40]. Refer to Specification K13/135 and BGY RE_Series Drawings		
	195	Support system for internal cladding, reception wall panelling, include hand brackets and rails, fixed back to steel frame or concrete.	Excluded	
	196	Additonal WF-01 Timber veneer wall panelling as per BGY drawing CO-31	£7,904.16	
5		**Fixed Price**		
	1	Allowance for fixed price for duration of main contract works	£80,000.00	
6		**Other Items**		
		Protection Strategy	£23,000.00	
	1	Door sets - Hang / remove / coffin storage / re-hang	£13,611.00	
	2	Panelling - In situ correx protection	Included	
	3	Bespoke Joinery - in situ correx protection	Included	
	4	Ply Jamb Protection	Included	
	5	Ply Jamb Protection	Included	
	6	Washroom Areas - Samples & Mock Ups as Schedule	£22,391.25	
	7	Primed doors only remove ironmongery prior to decoration and reinstate once decorations are complete	£1,095.30	
8		**Overhead and profit**		
	1	Addition for overhead and profit; please note this sum will be used (pro-rata the final contract sum) as the addition to any variations for the sub-contractors OH&P	Included	
			£2,531,890.75	

Contract No: HLN.0280
Contract Title: 25 CANNON STREET
Work Package: WP15 Carpentry & Joinery

Raphael Contracting Ltd - Contract Sum Analysis & Clarification Schedule

	Value Engineering	**Saving**	
	Oberflex Timber Veneer		
1	Change from Oberflex to an alternative high pressure laminate	(£98,610.00)	
	Doors and Ironmongery		
2	Changes ironmongery supplier from 3V to Elite Ironmongery	(£13,770.00)	
3	Change the Shadmaster door core to a Shadcore core	(£34,764.00)	
4	Reduce Walnut frames from 44mm to 32mm	(£12,444.00)	
5	Reduce hardwood frames from 44mm to 32mm	(£622.00)	
	Fixtures and Fitting		
6	Option for manually operated version of the current infrared operated soap dispencer or a manual dispenser hidden behind the mirror unit	(£24,640.00)	
	Urinal Divider Units		
7	Laminated glass dividers with a grey painted interlayer in lieu of a profiled timber sub frame wrapped in metal sheeting with grey finish	(£10,160.00)	
	Storage / Towel Units		
8	Oak veneer internal shelves to be omitted and replaced with Oak MFC, solid timber bench omitted and replaced with oak effect laminate	(£2,489.00)	
	Total VE Saving	**(£197,499.00)**	
	Total Lump Sum Tender as per email dated 5/12/2019	**£2,334,391.75**	
	Ddt allowance for Riser Doors Type D1 & D2	(£86,408.50)	Refer to door schedule
	Ddt allowance for door sets to be hung / removed / coffin storage / re-hung	(£13,611.00)	
	Total	**£2,234,372.25**	
	Less Commercial Adjustment - to be applied to all future items including variations	(£223,437.23)	
	Subcontract Toral	**£2,010,935.03**	

Appendix A: Clarification Schedule

1 The contract sum includes for a VE saving of £98,610.00 for a change from Oberflex timber veneer to an alternative matt finish high pressure laminate from Formica. The VE sum is based upon a 'Matte 58' product. In the event that a natural timber American walnut is chosen the saving would reduce to £37,949.00 an add-back of £60,611.00. In the event the Egger laminate option is chosen the saving would reduce to £76,888.00, an add back of £21,722.00. In the event a Shadbolt Crown Cut veneer is chosen there would be an additonal cost of £6,930.48 over the natural American walnut straight grain option. If a change back to the orginal alternative is instructed then it will be for the values stated above.

2 The contract sum includes for a VE saving of £13,770.00 for changing ironmongery suppliers from 3V to Elite Ironmongery. If a change back to the orginal alternative is instructed then it will be for the values stated above.

3 The contract sum includes a VE saving of £34,764.00 for changing from the Shadmaster door core to a Shadcore core for all timber doors. If a change back to the orginal alternative is instructed then it will be for the values stated above.

4 The contract sum includes a VE saving of £12,444.00 for reducing walnut door frames from 44mm to 32mm.

5 The contract sum includes a VE saving of £622.00 for reducing hardwood door frames from 44mm to 32mm. If a change back to the orginal alternative is instructed then it will be for the values stated above.

6 The contract sum includes a VE saving of £24,640.00 for the option of having a manually operated version of the current infrared operated soap dispencer or a manual dispencer hidden behind the mirror unit. If a change back to the orginal alternative is instructed then it will be for the values stated above.

7 The contract sum includes a VE saving of £10,160.00 for the urinal divider units to be laminated glass dividers with a grey painted interlayer in lieu of a profiled timber sub frame wrapped in metal sheeting. If a change back to the orginal alternative is instructed then it will be for the values stated above.

8 The contract sum includes a VE saving of £2,489.00 for the oak/timber veneer internal shelves to be omitted and replaced with Oak MFC, solid timber bench omitted and replaced with oak effect laminate. If a change back to the orginal alternative is instructed then it will be for the values stated above.

9 Please refer to our response, dated 11.11.19, to the tender query schedule for potential technical issues with regard to:-
d) The application of applied finishes to doors within the reception area

10 Our ironmongery quotation is based upon 3v's schedule ref CT0819-01-T. Electrical items of ironmongery will be free issued to others for them to fix. We have not allowed for access control, FOB release, swipe card access or any other security hardware. The forming of mortices for any floor springs is to be by others.

11 Where required we have allowed to use our door manufacturer’s certified intumescent products, we have not allowed for any specific acoustic ratings. We have allowed, only where necessary to achieve certification, intumescent sealant, we have not allowed for any other mastic. Mastic will not be fair faced.

12 Timber doors may be sourced from a separate company to that which supplies the frames however the whole assembly will be fully compliant in respect of fire certification.

13 We have not allowed to machine for or to supply or fix any air transfer grilles.

14 We have allowed for overpanels to door types to be the same thickness as the door leafs without a transom, we have not allowed for detail 03 on drawing DD-03.

15 Frames to doors with a painted finish have been priced as being supplied primed for on site decoration by others, we have assumed that the paint finish to the door leafs is RAL 9010.

16 Primed skirtings and widow boards for on site decoration by others will be manufactured from mrmdf and will be fixed using a combination of adhesive, pins and screws, the filling of all fixing holes is to be by others.

17 The plumbing in of sinks and electrical connections to the soap dispensers are by others, all other plumbing goods, electrical equipment and lighting are to be by others

18 The specified manufacturer of the height adjustment equipment has expressed concerns as to whether it is suitable for its intended use

19 We have allowed for the shower benches to have "off the shelf" brackets manufactured by Hegbo.

20 The stonework to the reception benches and planters is to be by others

21 All timber products provided by ourselves will be environmentally accredited. Usually this accreditation will be by the FSC, if not it will be by one of the other recognised bodies, e.g. PEFC or CSA.

22 We have not allowed for testing

23 We shall co-operate fully to try to ensure proper co-ordination between ourselves and other trades. However, ultimate responsibility for co-ordination must remain with yourselves.

24 Where discrpencies exist between the door schedule and other design information the door schedule takes precedence.

name :

company :

date :

25 Cannon Street

WP15 : Carpentry and Joinery

Appendix B: Programme and Restraints Document

WP15	Carpentry and Joinery		
Subcontractor	Raphael Contracting Limited		
Document Revision	Rev 1		
Document Date	05-Feb-20		
Master Programme Ref	25CS – MCP Rev 11		
Master Programme Date	13 – Jan - 2020		
Produced by	Planner	B. Pluck	
Checked by	Surveyor	D. Smith	
Approved by	Construction Lead	G Ridge	

The following notes and dates are for guidance only. Allowance is to be made for the development of the construction sequence with preceding and following trades as main works procurement advances.

1.0 Overall Programme

(a) Main Works Commencement: 20/01/20
(b) Main Works Completion: 26/07/21
(c) Main Works Duration: 79 calendar weeks

2.0 Anticipated Package Procurement

Commencement of the Sub-Contract period(s) for carrying out the Sub-Contract Works is triggered by BAM's notice to do so.

(a) Notice period to commence site works: 2 calendar weeks

3.0 Sub-contract Programme – Anticipated Phasing, Sequence, Dates and Durations

Anticipated start on site dates are for guidance only.

(a) Anticipated commencement on site (excluding early visits noted below): 21/09/20
(b) Anticipated completion (excluding return visits noted below): 18/06/21
(c) On site period: **38 calendar weeks** *(35 working weeks) ;*
(d) Anticipated phasing (to be developed with subcontractor non - continuous):

Pre Visits for Mock-Up's, programme TBC

Main Works

Main Core toilets 1st Fix Levels 1,2,3,4,5,G (North Toilet prior to south)	21/09/20 - 18/12/20
Main Core Toilets 2nd and Final Fixes 1,2,3,4,5,G (North Toilet prior to south)	04/01/21 - 26/04/21
Stair 3 Timber Panelling	13/11/20 – 18/12/20
Basement Doors & Joinery	21/09/20 – 25/01/21
End of Travel Basement shower area	21/09/20 – 22/02/21
Ground Floor Window Cills South Elevation	21/06/21 - 25/06/21
Reception Area Joinery	29/03/21 – 18/05/21

Staircase and Lift Lobby doors	01/02/21 - 20/04/21
Final Fix Loose Joinery Items	16/04/21 – 18/06/21

Return Visits

Ground Floor Window Cills	28/06/21 - 07/07/21

All other joinery items together with other miscellaneous items will be co-ordinated with the main contractor within the overall period

4.0 Number of visits, including early, out of sequence working and return visits

The subcontractor shall include for all visits to site necessary to complete the subcontract works in compliance with the Contractor's programme requirements, which may vary from time to time.

(a) Early site visits for dimension surveys as necessary – this will need to be co-ordinated with manufacturers and readiness of site conditions. All design and lead periods must be highlighted within the tender return.

(b) Early site visits for exploratory and/or conditional survey/ testing works as necessary to assist in concluding temporary design/design and/ or methodology.

(c) Early site attendances for the inspection of areas and confirmation of acceptable conditions prior to on site commencement.

(d) It is anticipated that the above durations include completion of all works

(e) Intermittent phasing as identified within section 2(d) above.

(f) Return/Out of Sequence visit allowance following removal worksite welfare and accommodation to Ground and Basement floors

(g) Allowance for out of sequence working within riser areas to enable riser installations. This will include an early pass ahead of main installations to construct a number of walls, the new goods lift shaft and a late pass after main installations to close riser fronts following main services installations. The sequence of building the Core has been attached in the "Typical Core Sequence" which is to be agreed with the MEP Contractors.

(h) Key critical areas of the programme of Lift Lobby and south toilet are to be developed

(i) All necessary attendances through the building commissioning period up to Practical Completion of the Main Project as necessary for the testing and witnessing of automatic and/or power assisted doors, windows, fire curtains and vents in conjunction with building services systems.

(j) Necessary attendance on site until project completion (26th July 2021) and as required through the main contract defects liability period to undertake snagging / making good items and rectification of defective works.

5.0 Working hours

The standard working hours will be:

- 8.00am to 6pm Monday to Friday
- 8.00am to 1pm Saturday

Specialist deliveries may also be required to be completed outside these central hours. No night time work is currently envisaged but it is conceivable that certain works may need to be undertaken. These works will be prior agreed and be within any limits set by City of London and Transport for London (TfL).

6.0 Work Logistics, Restraints and Allowances

In pricing the works, the subcontractor will be deemed to have included for the following:

(a) All works are to be planned and undertaken in accordance with the City of London and Transport for London (TfL) Code of Construction Practice documents.

(b) Details are required with the tender return of all major deliveries and anticipated logistics. They should include the access requirements through the building fabric as for instance leaving walls unbuilt or removing existing elements. It will be the responsibility of the Sub Contractor to ensure sufficient protection is supplied to adjacent works and within all logistical routes into the building to avoid damage to finished or existing elements of the building. Rectification required due to damage caused subsequent to the package works will be the responsibility of the Sub Contractor.

(c) Primary unloading/ removal of waste for the site will be via Watling Street adjacent to the site. All materials should be unloaded either straight to the place of work, an agreed storage zone or temporarily onto a loading gantry until distribution to the place of work becomes permissible. All planned vehicles visiting the site are to be registered with BAM management at least 48hours in advance of their arrival or in line with BAM delivery booking system.

(d) The subcontractor is advised to check with the local authority restrictions on time for large vehicles to make deliveries and travel through London and any planned embargo periods and/or road closures which may affect planned deliveries, access and the reasonable progression of the works.

(e) Unloading and working will be restricted to the site working hours of 08.00 to 18.00, Monday to Friday, and 08.00 to 13.00 on Saturday. Vehicles will not be allowed to unload or access to site before 08.00. No work will be permitted on Bank Holidays or Sundays.

(f) Storage capacity outside the area of work is minimal and deliveries should be coordinated on a 'just in time' basis. Small storage areas may be determined according to prevailing site conditions by agreement with the site management team.

(g) Given the restricted on-site storage capacity all redundant plant, equipment, material and waste products are to be removed promptly from site.

(h) Sufficient time should be allowed for the arrangement of deliveries, labour, plant, the provision of risk assessments/method statements, co-ordination and necessary liaison with statutory services.

(i) The subcontractor will be responsible for the lifting and distribution of all equipment, plant, material and components. Proposals are to be included within the tender return.

(j) A goods hoist will be located externally on the north elevation of the main building to distribute materials from ground floor to roof level. It is anticipated the goods hoist will be available on a shared basis with internal cage dimensions of approx. 1.4m x 3.2m x 1.1m and a maximum safe working load of 2000kg. All horizontal distribution and any other vertical distribution of materials outside the scope of the hoist will be the responsibility of the subcontractor. We envisage the hoist being operational and serving First floor to Roof level from 23rd Mar 2020 until 08th Feb 2021. Please note the hoist run off will be designed to suit the various window openings with scaffold run offs to structural slab level. Details on the location of the hoist can be noted on the 25 Cannon Street site logistics plan.

(k) The existing internal 3000kg Goods/passenger lift will be available on a shared basis from 20th Jan 20 until 25th May 20. Internal dimensions of 2.0m x 2.8m x 2.3m with door opening 1.3m x 2.1m

(l) The existing Car lift will be available until 17/06/20 for plant delivery TBC

(m) The permanent 2000kg Goods Lift will be available on a shared basis from 25 Jan 2021. Internal Dimensions 1.7m x 2.3m x 1.7 with door opening 1.3m x 2.1m

(n) A internal passenger lift will be available for use

(o) To undertake the works included within the subcontract package, the subcontractor is to take account of and fully consider site conditions, the adjacent building structures, the progress of construction undertaken by other trades and the safe means of access and egress at all times.

(p) Safe means of high level access and measures of edge protection/ safe means of working associated specifically with the subcontract will be deemed to be included within the sub contract. Any specific items that the subcontractor considers should be the responsibility of BAM are to be identified separately within the tender return. It will be the responsibility of the subcontractor to undertake and maintain the works to ensure the safety of themselves and those around them.

(q) During the course of the subcontract works the subcontractor is to be aware, and take account of, the other major on-going construction activities including, but not limited to:

1. Mechanical Services Contractor
2. Electrical Services Contractor
3. Raised floors
4. Plasterboard
5. General finishing trades
6. Lift installations

In particular the sub-contractor will be working very closely with the Mechanical, Electrical, Plasterboard and Raised Floor packages for its close co-ordination and access and logistics on site.

(r) Specific reference is made to works interfacing with or over the boundary of the site. Methods of working, secure access and protection for works any works over sailing the boundary must be detailed within the tender return and must be fully approved prior to those works commencing.

(s) There will be a Permanent UKPN Substation located to the North of the building at basement level along Watling Street. Access is to be continuously maintained for UKPN inspection and maintenance through the duration of the works. Any works that may affect either the access to or the integrity of the substation in any way must not be commenced without the prior written agreement of BAM construction.

(t) Noise, vibration and dust are to be minimised and if unavoidable, suitably controlled by the Sub Contractor. It will be essential that the package contractor selects methods and equipment, so far as reasonable safety, cost and quality constraints permit, to be as quiet as practicable. Hours for noisy operations shall be agreed in advance with BAM.

(u) At the completion of each phase of the subcontract works the relevant work area is to be left clear and in a fit and proper state for all following trades to immediately commence their works.

(v) On completion of the subcontract works all plant, accommodation and unused material is to be removed from site without undue delay.

(w) In addition to the provision of all plant and equipment required to carry out the subcontract works, the subcontractor is to provide all necessary lifting and erection equipment to carry out the subcontract works, including spider cranes and manipulators.

(x) Shared office accommodation will be provided by BAM, and to be maintained by the subcontractor.

(y) Welfare accommodation including mess facilities, drying rooms and toilets will be provided by BAM.

(z) All external common user scaffolding will be provided. BAM to provide a scaffold for the stair 3.

7.0 Programme and Methodology Requirements

(a) Programme for the works detailing design, procurement and construction activities which demonstrates compliance or divergence from the proposed dates outlined above. A breakdown of areas and/or phasing (as a minimum) must be included in the programme.

(b) A latest date for final information release by the design team for each element of the works are to be separately identified.

(c) The preferred planning software on the project is ASTA Powerproject.

(d) Details of major plant, lifting and logistical proposals.

(e) A weekly schedule of on-site labour levels for the duration of your works.

(f) A project specific method statement related to your programme.

(g) Detailed methodology, protection and access provisions relating to works interfacing with boundary conditions.

(h) Details of any site work to be undertaken out of normal site working hours.

The following programme obligations are to be adhered to through the period of the sub-contract:

(i) The subcontractor submits revised programmes at intervals no longer than 4 weeks.

(j) The subcontractor will be responsible for providing a detailed and resourced programme showing the progress of their works detailing, design, procurement and construction activities highlighting key dates and sectional completions as in accordance with the subcontract

(k) The updated programme should be submitted (electronically & hardcopy) to the Contractor's production team in good time to allow for an assessment to be undertaken by the Contractor and any comments to be discussed as appropriate.

(l) The subcontractor shall progress their works regularly and diligently in a manner that does not cause delay to other works executed under the Main Contract.

(m) The subcontractor has allowed provision for the occasional delays, out-of-sequence working, re-sequencing and/or re-programming of works which are to be expected from time to time on complex and restricted sites such as this project.

The subcontractor has included a provision in their rates/costs for all visits to site necessary to complete the subcontract works in compliance with the programme requirements of the Contractor, which may vary from time to time and no extra payments will be made due to extra visits required due to site progress.

9.0 Acknowledgement

Acknowledgement of the foregoing signed on behalf of: ……

Print Name: ……

Position: ……

Date: ……

Appendix C

SUPPLEMENTARY SUBCONTRACT CONDITIONS

FIXED PRICE LUMP SUM

for

WP15 Carpentry & Joinery

at

25 Cannon Street, London, EC4M 5TA

for

25 Cannon Street Limited c/o Pembroke

package works to be undertaken by

Raphael Contracting Limited

signed: _____

name: _____

on behalf of: _____

date: _____

25 Cannon Street
Supplementary Conditions

Contractual Conditions

Item	Description
	Subcontract Quotations & Financial Management
1	Any subcontract entered into will be a fixed, lump sum all encompassing price for the design (in accordance with the scope of works, specifications and Appendix E & F), supply of all labour, plant, materials, preliminary items etc. necessary to complete the works in accordance with the documents listed in Sub-Contract Data Sheet ref: 153-06 Rev 5.
2	Any quantities produced by the subcontractor or provided by the Main Contractor whether specifically mentioned / described or not are the sole risk of the subcontractor.
3	Any Bills of Quantities or Preliminary items used in the compilation of the lump sum tender will have no contractual status whatsoever [other than in assisting in the pricing of variations at the main contractors discretion] and are to be non remeasurable.
4	Adjustments will only be made to the measured works where there is a fundamental change to the design / scope resulting in an addition / omission to the subcontract works assuming the sub-contractor has issued the appropriate notice.
5	The subcontractor is to provide a full priced breakdown of all the preliminary items included within his quotation that he deems necessary to successfully execute his works. No claims for additional costs will be entertained by the Main Contractor for additional preliminaries not priced but that are required to complete the subcontract works. The subcontract final account figure will be adjusted to reflect preliminary items priced but subsequently not provided.
6	The subcontractor is deemed to have made due allowance and included within his quotation for all works [including preliminaries] whether described specifically or not, but which could be reasonably assumed necessary to facilitate the successful execution of the subcontract package.
7	The subcontractor's quotation is a fixed price and not subject to fluctuation of any kind.
8	~~The subcontractor shall make all due allowance for winter working and indeed the climate conditions at the time the works are undertaken with due consideration being made but not limited to protection screens / tents, heaters, dehumidifiers & cooling equipment to ensure the works are progressed~~
9	The subcontractor shall make all due allowance for compliance with the Working Rule Agreement.
10	The subcontractor shall ensure that all documents, specifications, reports, etc. that are named or referred to in the subcontract enquiry have been considered when submitting his quotation irrespective of whether they are included within the tender enquiry pack. The Main Contractor will not entertain any claims for additional costs as a result of the subcontractors failure to comply with this requirement.
11	Specifications are included in the enquiry document and are considered to be part of and incorporated in the item descriptions. Subcontract quotations will be deemed to have included with complying with the requirements of the Specifications, whether or not specific requirements are mentioned in any individual or collective item descriptions.
12	The subcontractor shall, with his quotation, submit a fully priced copy of his quantified schedule of rates that equates to his quotation sum and these will be only included in the subcontract order for the valuation of variations (at the main contractors discretion). They may also be used for assistance in the preparation of interim valuations.
13	Within 7 days of his appointment, the sub-contractor should provide a cash flow forecast showing the gross valuation of the works at the date of each interim application throughout the sub-contract period, and based upon the programme of works.
14	Interim applications for payment together with all necessary supporting information should be sent to site marked for the attention of the Project Surveyor at least five working days before the established Main Contract valuation dates. .
15	Interim applications for payment should be accompanied by forecast of the final sub-contract value, together with a schedule of both proposed and authorised variations.
16	Sub-contractors will be required to attend regular financial review meetings on site to facilitate accurate reporting.
17	The sub-contractor shall identify all variations when directions are issued and obtain the Main Contractor's approval in advance of the works being put in hand.
18	The subcontractor shall ensure that all variations from whatever source are approved by the Main Contractor in advance of the works being put in hand.
19	Only variations that have been approved by the Main Contractor in advance of the work being put in hand will be included in a final adjustment of the contract sum.

25 Cannon Street
Supplementary Conditions

Contractual Conditions

Item	Description
20	Upon receipt of a request for a quotation and/or programme advice, the sub-contractor shall submit an estimate without delay and in any case within 5 days & shall include:
	• A detailed breakdown of the cost including any allowance for direct loss and expense.
	• Details of any additional resources which may be required.
	• Details of any adjustments which may have to be made to the programme for the Works.
	• Any other information as is reasonably necessary for the Project Manager to fully assess the implications of issuing such an instruction.
21	All measurement for the purpose of valuing variations and provisional sums, shall be in accordance with the RICS NRM2
22	The tenderer shall advise of any reservations and concerns he has in regard to the enquiry and highlight any gaps. Failure by the subcontractor to identify any ambiguities, inconsistencies, gaps or omissions during the tender period will result in it being deemed that the subcontractor has priced the most suitable solution as dictated by the Main Contractor.
23	Provisional sums within sub-contract tenders will only be permitted on prior agreement with the Main Contractor. Any provisional sums that are permitted will be deemed "defined" provisional sums and the sub-contract sum will be deemed to include for all programming and preliminary costs associated with the expenditure of these sums. Work items included as a provisional sum are not to be undertaken until you are in receipt of a written instruction confirming the expenditure of the sum; such requests for instruction are to be raised by you in a timely manner to suit the progress of the works.
24	The tenderer shall identify any additional items that are not described in the enquiry but are required for the proper execution of the works - all as indicated or inferred in the drawings listed in the form of tender. No request for additional reimbursement will be allowed in respect of lack of knowledge of the site.
25	The subcontractor shall where necessary check on site figured dimensions on consultant's drawings, and ascertain the actual dimensions of existing structures or features affecting the new works. Where a discrepancy is apparent the subcontractor should report the fact to the Main Contractor and ask for further instructions. The Main Contractor's subsequent instruction to correct any discrepancies will not constitute a change to the subcontract. The Main Contractor will not accept any claims for delay or standing time where this requirement has not been performed in a timely manner.
26	Value of materials claimed **off site** will only be paid if allowable under the main contract - It will be the responsibility of the subcontractor to furnish the main contractor with an indemnity form (obtained from the Main Contractor's QS) transferring title or ownership to the Main Contractor. This form will include insurance policy no., photographs and a list of all materials applied for. Furthermore the subcontractor is to provide reasonable proof that the title of ownership has transferred to the Main Contractor in respect of any claimed 'unfixed materials **on site'** and that no sub-subcontractor or supplier (of any tier) has validly retained title to these goods.
27	Appropriate provision should be made to allow for or fix any exchange rate fluctuations which may have an affect on the costs associated with the project up until completion. All applicable tender rates should be returned inclusive of any premiums associated with fixing the rates against currency fluctuations.
	Key Dates & Working Hours
28	The subcontractor is to be aware of the sensitivity & quiet times of the surrounding areas and make due allowance within his tender for compliance with instructions to cease work due to such restrictions. Noisy working can only completed on a 2 hours on and 2 hours off basis.
29	Normal working hours are 8am to 6pm Mondays to Fridays. The subcontractors programme is to include for a working 5 day week. The site will be open 8am to 1pm Saturdays for certain activities. Subcontractor cost for working Saturdays are deemed included if they have to work Saturdays due to fault of their own. Anytime worked outside these hours will be by prior agreement with the Main Contractor. RCL's working hours are 7:30am to 5pm.
30	All subcontractors are to take full advantage of the hours available on site in order to satisfy the programming requirements. BAM Construction Ltd will not entertain any non-productive overtime claims due to any programming shortfalls if the above hours have not been worked.
31	BAM Construction Limited reserve the right to vary these times without notice. Any hours the subcontractor may wish to work outside the above will be by prior agreement with the Project Manager and will be subject to reimbursement to BAM of costs for BAM supervision and/or attendance [First Aider, Fire Officer, Site Manager etc.] and all associated compound, site set up, company tied and overhead costs.
32	The Main Contractor's Overtime Charges:

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	The following allows for the extended opening of the site with BAM security and management present on site. Written application will be made for such requests and will be at the discretion of BAM.
	Monday - Friday = £90/Hr
	Saturday = £135/Hr
	Sunday = £180/Hr (Minimum 5 Hours duration)
	Additional crane time will be charged at the following rates per crane and will include a Driver and Banksman. Written application will be made for such requests and will be at the discretion of BAM.
	Monday - Friday = £97/Hr
	Saturday = £114/Hr
	Sunday = £131/Hr (Minimum 5 Hours duration)
	Additional hoist time will be charged at the following rates per hoist and will include a Driver. Written application will be made for such requests and will be at the discretion of BAM.
	Monday - Friday = £51/Hr
	Saturday = £68/Hr
	Sunday = £84/Hr (Minimum 5 Hours duration)
	Access & Deliveries
33	The sub-contractor is deemed to have inspected and satisfied himself with respect to adequacy of access to the site. All deliveries and sub-contractors personnel must report to BAM Construction site office prior to entering the site to sign in and be issued a visitor's pass.
34	Access is permitted for off-loading, only if:
	a] By prior arrangement with our Construction Manager
	b] Provided 7 working days notice for deliveries is given to our Construction Manager.
35	Freight vehicle safety requirements:
	a] Ensure that all freight vehicles have the following:
	a1] Audible alert to other road users to the planned movement of the vehicle when the vehicle's indicators are in operation.
	a2] Prominent signage at the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside.
	a3] Properly adjusted class VI mirror's of Fresnel lens to eliminate the near side blind spot.
	a4] Side under run guards.
	b] Driver training:
	b1] Drivers must be trained on vulnerable road users safety through an approved course and hold a current valid Certificate of Competence.
	b2] Drivers must hold a valid driving licence and be legally able to dive the vehicle.
	c] All freight operators must be registered with the Freight Operator Registration Scheme and accredited to FORS Gold accreditation. Evidence of FORS Gold accreditation must be submitted at least 7 days prior to a delivery.
36	The Subcontractor must book all deliveries of plant and materials via the M-Site delivery management system and co-ordinate these with our site logistics manager. If the subcontractor or supplier fails to meet the delivery slot they may be turned away from site. No costs will be accepted by BAM for failure to make deliveries. If the unloading takes longer and the next delivery is waiting to gain entry to the site, the unloading may be stopped and the vehicle asked to leave site. It will be the subcontractors responsibility to pay all costs and reschedule the delivery of the remainder of the materials.
37	Materials are to be delivered to site to suit the installation programme on a 'just in time' basis, but allow for working in loaded out areas. Storage of materials will be strictly by agreement with BAM and be in clearly designated locations.
38	Sub-contractors are to provide experienced and competent personnel for all their deliveries and unloading activities. This is to include but not be limited to traffic marshals, slinger/signaller, banksman/reversing banksman, general operatives etc.
39	Deliveries and packages will not be signed for by BAM, subcontractors and suppliers must ensure that labour will be on site to unload and sign for any deliveries.
40	Adaptions to site hoardings and gates to suit sub-contractor deliveries are to be allowed within the tender return.
41	The sub-contractor or supplier is responsible for all costs associated with out of hours deliveries and must give 7 working days notice to BAM Site Management of these deliveries. No costs will be accepted should these deliveries be cancelled for any reason.

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42	The sub-contractor or supplier is to allow for any road closures required for plant deliveries etc and accept timing of this procedure. Include management of traffic / pedestrians for all plant / materials deliveries.
43	Prior to commencing fabrication, checks are to be made on site as to the means of access as no claims will be considered for any lack of knowledge of any restrictions on transporting the materials or equipment into the area of the works.
	Site Visit
44	The sub-contractor is advised to visit site and acquaint himself with the conditions affecting the execution of the works, including local conditions, accessibility of works and site, the nature of the ground, and the supply of and conditions affecting labour and materials. The sub-contractor shall make due allowance for the incomplete nature of the building, including humidity levels, lack of heating etc., that may affect unfixed or fixed materials. The sub-contractor is deemed to have included for all costs arising from the foregoing as no claim for extra payment or extension of time will be admissible due to want of knowledge or inadequate allowance.
	Programme
45	BAM's programme is issued for information only and identifies the indicative programme requirements for the sub-contractor works and the anticipated start and completion dates of each section. The exact dates will be confirmed by our Project Manager within the agreed periods. The sub-contractor is not to deviate from these dates without the written permission of our Project Manager.
46	The Main Contractor will require from the sub-contractor a detailed breakdown of the programme period for the purpose of regular progress assessment. Details of anticipated resource involvement will also be required.
47	On a weekly basis, on a date to be agreed, a progress report including revised programme will be required to be submitted to our Project Manager recording not only the progress of works on site, but the progress of design, placing orders and manufacturing to meet future dates. Key dates should be highlighted for specific events and the capability of meeting these dates stated in these reports. The exact content of these progress reports will be discussed with the sub-contractor prior to their works commencing but should also include a section specifically on the quality of the sub-contractors work and the compliance (or otherwise) with the subcontract requirements. Failure to deliver these reports by 5pm on the business day when the report is required a sum of £500.00 will be withheld until the report is issued to the BAM Project Manager. Due allowance to be made within bid for necessary planning resources to accommodate this requirement and should be clearly identified with subcontract contract sum analysis.
	Information Required Schedule
48	Immediately an order or instruction has been issued, the sub-contractor must produce a schedule of the information required to enable the necessary ordering, manufacture, delivery and installation of his works. This schedule is to itemise the information required, and the date by which that information needs to be issued. It is the responsibility of the sub-contractor to ensure that this is lodged with Site Management at the earliest possible time to ensure compliance with the programme of works on site.
	Site Instructions
49	Site instructions varying the scope or content of the works will be given in writing via a site Instruction to Subcontractor (Form 310-11) from BAM Site Management only. The sub-contractor shall confirm in writing any financial or programme effect resulting from this instruction within 5 days. Under no circumstances are any instructions to be taken from any representative of the client or design team unless the same has been authorised with BAM Project Management. Issue of an instruction does not necessarily result in additional cost or programme implications.
	Damage to Sub-Contractors Work
50	Protection of the sub-contractor's work is the sole responsibility of the sub-contractor until the work is fully and finally completed and handed over to BAM.
51	Damage caused to the sub-contractor's works is to be reported immediately to the Construction Manager. If damage is witnessed, BAM will act on the sub-contractors behalf against any third party, or arrange for reimbursement as applicable.
52	Descriptions such as "damage by others" will not be accepted for payment.
	Inclement/Adverse/ Exceptionally Adverse Weather

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53	Where the sub-contractor's operations are liable to be affected by weather conditions, they are to ensure that all reasonable efforts are made to maintain progress prior to the works being suspended. Payment for standing time or disruption as a result of inclement/adverse/exceptionally adverse weather will not be made. Any hours lost as a result of adverse weather conditions must be reported to and agreed with our Construction Manager on a weekly basis stating the days on which these delays occurred, together with the hours lost and proposals to mitigate any such delays.
	Interfaces
54	The sub-contractor is responsible for the provision of all interface's with other trades work which will include but not be limited to:
	a] Coordinating design with adjacent, preceding and follow on trades
	b] Coordinating site activities e.g. deliveries, storage, access to working areas etc with adjacent, preceding and follow on trades
	c] Attending meetings as necessary to discuss and review design and site coordination.
	d] All costs associated with meeting the interface requirements
	Correspondence Procedures
55	The subcontractor is required to direct all correspondence to our site office, for the attention of the Project Manager unless it is of a financial nature whereby it should be addressed to The Project Surveyor.
	Industrial Relations
56	The sub-contractor is deemed to have employed his labour in a bona fide manner, have all holiday stamps fully paid and only employed labour eligible to work within the UK.
57	The sub-contractor is responsible for maintaining good industrial relations at all times and shall confirm to the following principles in order to maintain a uniform standard of industrial relations on site:
	a] All working rule arrangements to be rigidly adhered to.
	b] Any site procedure agreement to be adhered to.
	c] Sub-contractors shall be responsible for ensuring that their employees comply with such site regulations as may be introduced from time to time.
58	The sub-contractor shall employ on the works such persons as are skilled and experienced in the performance of their duties. Each subcontractor, where possible, is to employ local labour. The Main Contractor reserves the right to have any person employed by the sub-contractor, removed from site, if in the opinion of the Main Contractor that person misconduct himself, is incompetent or negligent in the performance of his duties or fails to conform with site requirements or regulations as may have been advised to him.
59	The sub-contractor is required to take such care as to ensure that the sub-contract work integrate with that of other sub-contractors and for ensuring that full co-operation is maintained with the main contractor.
	Record Drawings, O&M Manuals and Health & Safety Files
60	The subcontract will not be awarded practical completion until all record drawings, operation and maintenance files and health and safety files have been issued on the project EDMS Systems and are signed off by BAM. The first draft of such documents are to be submitted to BAM 6 weeks prior to completion of the subcontractor's agreed programme of works. BAM will take 1 week to check and advise of any errors and amendments that need to be made to these documents and then the subcontractor shall rectify these and reissue within 1 week which will be 4 weeks prior to completion of the subcontractor's agreed programme of works. Any costs levied at BAM for failure to obtain practical completion due to non submission of the foregoing will be deducted from the subcontractor's account.
61	The subcontractor shall record the 'as-built' position of all works etc., where they differ from the working drawings. 'As-Built' shall mean incorporating all requirements of the BAM Instructions together with further variations and minor alterations the Subcontractor may make by agreement with BAM to overcome site and erection problems including changes arising from site setting out.
62	The subcontractor shall co-ordinate the preparation of his 'as-fitted' or 'as-built' record drawings for the submission of such drawings to BAM and the Employer's Agent or Consulting Engineers in accordance with item 60 above.
63	The subcontractor shall assemble in conjunction with BAM, the Employer's Agent and the Consulting Engineers operating and maintenance manuals including test certificates and commissioning results materials supplied giving such information on materials and equipment including installation diagrams, operating and maintenance instructions, and names and addresses of suppliers as is necessary to enable the Employer's personnel to operate and maintain the building.

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64	The subcontractor shall provide four fully co-ordinated copies of such manuals and drawings to be submitted to BAM for submission to the Employer's Agent or Consulting Engineers in accordance with item 62 above and relevant subcontract documentation. Allow for making arrangements for and any necessary practical instruction of the Employer's personnel as detailed in the subcontract documents prior to practical completion.
65	The subcontractors method statement will also include a description of the final cleaning procedure prior to Practical Completion. BAM expects that the completed buildings will be offered for Practical Completion in an exceptionally high standard of cleanliness and the Practical Completion will be refused unless the subcontract works reach this standard.
	Access for Off Site Material Inspections
66	The subcontractor shall facilitate access of all off site materials as and when required by BAM, Employer and/or the Design Team including access to any sub-subcontractor or suppliers workshop/premises.
67	Provision should be made for costs associated with inspection of off-site materials including transport and accommodation.
	Meeting Attendance
68	The subcontractor will attend all necessary design, progress, quality, financial and health and safety meetings deemed necessary by BAM Project Management and his representative shall be a person relative to the discipline of which the meeting is concerned.
	Ordering Materials
69	The subcontractor should note that the ordering of materials or other resources using quantities stated in the enquiry document is at the subcontractor's own risk.
	Production Information
70	Production Information / Shop Drawings must be provided by the subcontractor where required by the Design Team Specification, Employer's Requirements and the enquiry document. The subcontractor is to be responsible for the final design.
71	When preparing a master programme the subcontractor shall make reasonable allowance for completing production / shop drawings, builder's work drawings, inspection by the Employer's Agent and any subsequent amendment[s], resubmission[s] and reinspection[s].
72	If submitted production information differs from the ~~Employer's Requirements~~ architects drawings, specifications or schedules, each such difference must be subject to a request for substitution or variation, supported by all relevant information.
73	BAM will issue all drawings, specifications and reports either by the project EDMS Systems, email or compact disk and the subcontractor will ensure he has the facility to read these files which will be PDF or DWG and is able to print them off for his own distribution. BAM will not entertain any additional costs associated with the foregoing.
74	The issue of a comment on a subcontract drawing or document by the employers agent shall not be treated as having cost or programme implications without being instructed in writing by BAM. It is the subcontractor's responsibility to identify these changes, in writing, prior to the incorporation where such would have a cost or programme affect. Failure to do so will result in any change being treated as design development at the cost of the subcontract package.
75	Subcontractor is to allow for connection, to use and operation of the electronic data management systems including licenses.
76	The Subcontractor will and shall procure that all of his Sub-Subcontractors and suppliers will, use the project electronic data management systems including licenses.
	Copyright
77	The subcontractor shall be responsible for acting upon and resolving or avoiding all issues of copyright which emanate from them or their suppliers works that are under the subcontractors control. This will include:
	a] All information cross issue matters, including responsibility for ensuring that BAM and the Employer's rights are where reasonably possible maintained on all subcontract or other prepared documentation for this project.
	b] Ensuring wherever possible it is under the subcontractor's control and that BAM, the Employer and the Professional Team are not liable for copyright infringement.

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Item	Description
78	The subcontractor shall ensure that no copyright obligations which may effect the execution of the works on cost and programme should lie with BAM, the Employer or the Professional Team where these could have reasonably been foreseen and resolved or avoided by the subcontractor without such effect.
	Security / Safety / Protection / Fire
79	The subcontractor shall take all necessary action to prevent personal injury, death and damage to the works or other property from fire. Comply with the Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation and the Loss Prevention Council. Where work necessitates the use of naked flames in enclosed spaces, a portable fire extinguisher is to be provided in all areas where work is taking place. Fire escape routes are to be kept unobstructed at all times. The subcontractor is deemed to include for all costs involved in complying with these requirements.
	Nuisance Generally
80	The subcontractor shall prevent smoke, dust, fumes, spillage, pollution of waterways and other harmful activities. No bonfires will be allowed. Dispose of waste foodstuffs [e.g. from mess rooms] in a manner that does not encourage flies and other pests. Comply with any reasonable requests from the public and adjoining owners.
	Noise
81	The subcontractor shall keep noise to as low a level as can be practicably attained. Avoid the use of noisy tools [e.g. percussion tools] or restrict their use to agreed times. Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by the manufacturers of the compressors, tools or vehicles. Use mufflers and acoustic enclosures when necessary. The use of radios, CD players and the like will be prohibited. Comply with BS 5228 'Noise control on construction sites'. No noise will be permitted at weekends unless specifically approved by the Employers Agent. The subcontractor will comply with statutory and local authorities with regard to noise control (reference City of London Code of Practice for Deconstruction and Construction Sites; 9th Edition).
82	The subcontractor's attention is also drawn to the 'Control of Pollution Act 1974 - Sections 60 and 61'. The Local Authority may impose a maximum noise level for the site and also lay down restrictions on the types of plant to be used and the methods of working to be adopted. It is the subcontractor's responsibility to ascertain if any impositions or restrictions will apply to the site for his works and to submit or at very least assist in the application to the Local Authority for prior consent. All costs associated with noise and vibration assessments and compliance with the above will be deemed to have been included.
	Electrical Interference
83	The subcontractor shall not cause any interference to radio and TV receivers, computers or other instruments in adjoining properties.
	Electromagnetic Interferences
84	The subcontractor shall take all necessary precautions to avoid excessive electromagnetic disturbance of apparatus outside the site.
	Laser Equipment
85	The subcontractor is to install, use and store construction laser equipment in accordance with BS EN 60825
	Vibration
86	The subcontractor shall prevent any form of shock or vibration being transmitted into the retained structure, cladding or surrounding buildings.
	Water
87	The subcontractor shall prevent damage from storm and surface water as a direct result and consequence of his works.
	Keep Highways Clean
88	The subcontractor shall prevent soils and debris resulting from their works being deposited on the public highway and immediately remove any unavoidable deposits and pay any Local Authority charges for repairs etc. Any roads / paths with soils or debris arising from the subcontract works shall be swept and kept clean throughout the day as required.
	Trespass by Plant

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Item	Description
89	The subcontractor shall not permit [unless permission has been previously obtained in writing] plant to encroach over or upon adjacent property; trespass by crane jibs into airspace is a particular consideration. Full details of mobile crane siting, height, jib length and agreements reached with adjacent property to be submitted before work commences.
	Site and Adjacent Property
90	The subcontractor shall protect site and any existing buildings or property on or adjacent to the site and not forming part of the works that may possibly be damaged or affected by the subcontract works. Should damage occur the subcontractor will be required to cover any repairs costs. Equally the subcontractor will be required to clean off any construction waste from the existing boundaries & structures and offer back to the main contractor in the same condition as provided at contract commencement. Additionally if the subcontractor requires any existing hoardings and or barriers to be moved for working space requirements the subcontractor will be required to pay all associated costs equally should same be damaged as a consequence of site works the subcontractor will be required to meet all repair costs.
91	Compliance with all Principal Designer requirements, planning authority restrictions, and party wall agreements.
	Planted Areas
92	The subcontractor shall protect all plants and cultivated areas including associated hard landscaping and features that may possibly be damaged or affected by the subcontract works.
	Existing Planted Areas
93	Any plants damaged by the subcontractor's works shall be replaced with healthy stock from approved nurseries at the subcontractors cost. Established trees, if disfigured or permanently damaged by the subcontractors works, shall be replaced at the subcontractors cost. Any such tree shall be the responsibility of the subcontractor until healthy new growth is assured.
	Paved Areas
94	The subcontractor shall protect all site roads, paths, paved areas and access routes that may possibly be damaged or affected by the subcontract works. Should any of these areas including existing buildings be damaged the subcontractor will be expected to pay the full repair and or replacement cost to the same specification or better
	Stability
95	The subcontractor shall accept responsibility for the stability and structural integrity of the works during the subcontract works and support as necessary. Details of design loads may be obtained from the Structural Engineer.
	Publicity
96	No advertisement of any kind will be permitted on site except with the written permission of the Employers Agent which can only be obtained through BAM.
97	The subcontractor shall not at any time take any photographs or video recordings of the works or part thereof for purposes other than to demonstrate progress, unless the subcontractor has obtained the prior written permission of the Employers Agent which can only be obtained through BAM.
98	The subcontractor shall give no statement, photographs or information of any kind or no such information shall be communicated to the press, radio/TV companies, company magazines, etc., unless the subcontractor has obtained the prior written permission of the Employers Agent which can only be obtained through BAM.
	Pedestrian Access and Use of Site
99	Upon arrival to the development, all personnel must report to the BAM Security Hut. All new comers to site must be inducted before stepping onto site. See Health & Safety Compliance Item 1 for notes on site induction.
100	Other persons visiting the site in connection with the works must report in the first instance to the BAM Security Hut and sign in with reception upon entering and leaving the site. Whilst on site, visitors must be accompanied at all times by a member of the sub-contractors staff who have undergone the site induction systems and have escort authority. All visitors must wear the required Personal Protective Equipment. Work people or visitors who arrive at the site and whose name does not appear on the sub-contractors list may be delayed or refused access to the site.

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Item	Description
101	The subcontractor is to ensure that all operatives sign in & out each day using the biometric hand scanning security system. Failure to scan in and out will result in the operative being removed from site. Additionally any operative found scanning in and out for anybody other than themselves will automatically be removed from site on a permanent basis
102	Operatives must adhere to the designated pedestrian routes and security procedures on site.
	Maintenance of Existing Services
103	Before commencing site operations the sub-contractor shall ascertain the location of all services, drains or sewers and inform our Project Manager. The sub-contractor shall also uphold, maintain and protect all pipes, ducts, drains, sewers, overhead cables etc during the execution of the works and make good any damage or pay any costs or charges in connection of same. Immediately any damage is caused the sub-contractor shall notify our Project Manager.
104	All existing services shall be maintained in good working order. Any break in the service, howsoever caused, shall be made good at the sub-contractors expense.
	Archaeological Investigation
105	Any items found on site of archaeological interest must be immediately handed to BAM's Site Management for transmission to the Local Archaeological Trust.
	Bonds / Guarantees
106	~~BAM Performance bond - subcontractor to agree to wording unamended~~
107	~~BAM Parent Company Guarantee - subcontractor to agree wording unamended~~
108	~~Subcontractor warranties - subcontractor to agree wording unamended~~
109	All bonds guarantees & warranties to be executed & returned to main contractor within 14 days of issue
110	Acceptance of Liquidated & Ascertained Damages as laid down in the contract documents
	General Items
111	Acceptance of cost or lost time due to instruction to cease specific operations due to noise, dust or other pollution.
112	The subcontractor will be responsible to retrieve all works information from the relevant EDMS system including other subcontractors information which may interface and or co-ordinate with your works. BAM will not instruct the subcontractor to retrieve "other" subcontractors information or to implement same within their design, manufacture or construction works on site.
113	The subcontractors work is to comply with all relevant British Standard latest regulation and codes of good practice. Subcontractor to comply with the design teams specifications and drawings, it is the Design Team's responsibility to ensure that these comply with British Standards. Subcontractor (as the specialist) is to advise Bam if they notice anything that they believe may not be compliant
114	Samples and mock ups to be provided in accordance with the specification.
115	The Subcontractor has included for obtaining approval from the Design team etc. prior to manufacturing materials in accordance with the programme requirements and in order to prevent any delays to the construction programme i.e. if extra tests, additional works, further samples etc. are required to satisfy them of their scheme then the Subcontractor is deemed to have included for these at no additional cost. No such approval, comment or otherwise shall relieve the Subcontractor of their responsibility for adhering to the programme. Subcontractor has allowed for all costs associated with the design, shop drawings, mock ups etc. Along with design work to any associated interfaces.
116	~~The subcontractor is responsible for any design errors affecting the works, or its impact on other trades, by way of failing or by those of other interface with subcontractor design packages~~
117	Subcontractor has made due allowance with regard the quality control of workmanship and materials including regular inspections in conjunction with BAM Site Management
118	The Subcontractor is to allow for any necessary labours, notching, trimmings, scribing, packing, supports, openings, chases, builderswork and the like, as is required, to overcome construction tolerances, or to comply with the new / existing structure. All setting out and marking out of builders works to be completed by the subcontractor.

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Item	Description
119	The Subcontractor has allowed for all holes, sinkings, plugging and screwing and similar as necessary into backgrounds of concrete, reinforced concrete, brick, block, steel, stonework, and the like so as to provide suitable fixings etc
120	~~Subcontract design must be performed and comply within the construction tolerances of all other elements, including the existing structure.~~
121	Where the consultants drawings, specifications and schedules refer to the "contractor" the subcontractor is to assume in each and every instance that "contractor" means "subcontractor" and that their tender should comply accordingly.
122	The subcontractor is to identify any discrepancy in the tender documentation and refer this matter to BAM for direction. In the event a discrepancy is not identified to the contractor in the tender period, the Subcontractor will be deemed to have made due allowance for the most appropriate solution determined solely by BAM.
	Non Compliance
123	Failure to comply with any of the above may result in BAM carrying out the works / facility on behalf of the subcontractor and deducting all direct and indirect cost of that service from the subcontractor's account.

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Health and Safety Conditions

Item	Description
	Health & Safety
1	The Sub-Contractor will comply at all times with all current Statutory Provisions relevant to their operations, including but not limited to:- • Health and Safety at Work, etc. Act. • The Consumer Protection Act. • Management of Health and Safety at Work Regulations. • Personal Protective Equipment at Work Regulations. • Provision and Use of Work Equipment Regulations. • Manual Handling Operations Regulations. • Control of Substances Hazardous to Health Regulations. • The Construction (Health, Safety & Welfare) Regulations. • Consultation with Employee Regulations. • Working Time Regulations and all other current relevant statutory provisions.
2	The sub-contractor shall have a fully competent and suitably experienced Foreman / Supervisor on site at all times in charge of operations on site at all times, who will act as the site point of contact for all matters relating to health, safety and welfare. This person is to be identified prior to commencement; supervisors must have received a minimum of two days' Health and Safety training provided by Construction Skills or an affiliated training provider. Evidence of the occupational health monitoring undertaken by the employer must be provided. All instructions will be directed through the Supervisor. The Supervisor plus one other nominated person will be required to act as Fire/Liaison Officer on behalf of the sub-contractor's employees and attend the regular site meetings as required. The sub-contractor will be deemed to have included for the foregoing within the tender.
3	Safety helmets and all other 5 point P.P.E. must be provided by the sub-contractor for all their operatives and visiting personnel to site and be worn at all times on site. The sub-contractor is reminded that all operatives are to wear the appropriate clothing for their works including gloves, protective safety footwear, high-visibility jackets, vests, face-fit respiratory equipment and fitted harnesses. All P.P.E. must be suitable and fit for purpose with operative trained in its use and maintained and fitted correctly. Trainers are not allowed to be worn on site. Note: Safety helmets are to be a consistent colour.
4	NO P.P.E, NO CSCS CARD OF CORRECT COMPETENCE FOR TASK AND NO HEALTH AND SAFETY TRAINING = NO WORK
5	As well as holding the right CSCS competency card for the task, the sub-contractor must have the following standards of health and safety training: • Operatives - CITB Health and Safety Awareness: One Day • Supervisors - CITB Site Supervisors Safety Training Scheme: Two Days • Managers - CITB Site Manager Safety Training Scheme: Five Days • Directors - CITB Directors Role for Health and Safety or IOSH Directing Safely: One Day
6	Should any delivery vehicles be required to drive onto site, the drivers must wear the all necessary P.P.E. required before leaving the vehicle.
7	All operatives operating disc cutting, grinding, burning, welding or other noisy equipment must wear the appropriate eye and ear protectors. Failure to comply with the above instruction will result in either a removal of the operative from site or ultimately determination of the sub-contract for non-compliance.
8	In the event of any disputes arising, BAM Construction Ltd's Safety Officers decision will be binding on all parties.
9	All electrical equipment must have been 'PAT' tested and a copy of the electrical certificate issued to BAM. All mechanical equipment must be delivered to site with a certificate of worthiness and be suitable for purpose to which it is to be used. All diesel drums must be stored within a bunded area.
10	Certificates of thorough examination for lifting equipment must be issued to BAM prior to any operations taking place.

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Health and Safety Conditions

Item	Description
11	Operators of mobile work equipment must hold as a minimum a recognised certificate of training achievement (CTA) for the category for which they have been trained and tested. All trainers must be CITB accredited.
12	Only trained signallers are to give instructions to any crane operator and only trained slingers are to attach loads to any crane.
13	Drivers of any vehicle or machine being loaded by excavator must vacate the vehicle/machine during loading.
14	All contractors are to hold weekly toolbox talks, wherever possible these should be relevant to site operations. BAM may on occasions request certain subjects to be addressed. Records of toolbox talks must be forwarded to BAM, which must include at least a monthly environmental tool box talk. In addition all Health and Safety statutory paperwork must be completed and placed into the project live files prior to starting on site and updated on a weekly basis (before 12pm on a Monday).
15	BAM will hold regular site safety review meetings and safety committee meetings, all contractors must ensure they are represented at these meetings.
16	Any persons/contractor committing a misdemeanour relative to health & safety, will be issued with a health & safety improvement notice. The details of which must be rectified and actioned immediately.
17	All accidents, near misses and dangerous occurrences must be reported to BAM Construction.
18	Smoking will **NOT** be allowed on site.
19	Operatives working in an unsafe manner may be permanently excluded from site for the safety of themselves and others.
20	All subcontractors must carry out daily briefings / 'safe to start' briefings at the beginning of each working day. Records of these briefings must be retained for BAM inspection on a monthly basis.
	Control of Substances Hazardous to Health [C.O.S.H.H.]
21	In addition to the Control of Substances Hazardous to Health Regulations [issued under the Health and Safety at Work, etc. Act] the subcontractor shall give advance notice in writing to BAM warning of any "substances hazardous to health", provide BAM with a copy of the "assessment of health risks" as defined in the Regulation, specify the hazardous substances, their location and the dates when they could be encountered. Provide a similar notice to BAM about any hazardous substances to be used in works carried out after practical completion of any part of the works [such as maintenance, cleaning, etc]. Provide copies of notices given under this clause to BAM.
22	In order to comply with the C.O.S.H.H. Regulations [1988], the sub-contractor must provide detailed information on the safe use, storage and handling of all goods and materials supplied to the site, irrespective of whether the goods and materials are manufactured directly by the sub-contractor or a third party.
23	The information must be provided to our Construction Manager on site in writing before deliveries are made, if special precautions/storage facilities are required at the time of delivery. No work liable to expose persons to substances hazardous to health shall be undertaken without proper precautions having first been taken.
24	Any product, which has flammable or toxic properties and is to be incorporated into the works, either for temporary or permanent operations is to be advised to the site management prior to its delivery to site.
25	The sub-contractors attention is drawn to the requirements of the Consumer Protection Act 1987 in respect of providing information on the safe use, storage and handling of materials on site.
	Permits to Work
26	“Permits to Work” must be obtained before commencement for all maintenance, repair or installation works to elements of fabric, plant and equipment. They will be issued under the signature of, and controlled by, the site designated authority. If the sub-contractor identifies a potentially hazardous situation, he shall notify the site designated authority and subject to a separate “HOT WORK PERMIT”.

25 Cannon Street
Supplementary Conditions

Health and Safety Conditions

Item	Description
27	The sub-contractor is to be aware of arrangements concerning fire precautions on site and include for cold cutting techniques in the first instance. When using and storing gas on site, Subcontractors are to supply separate locked cages for full and empty gas cylinders which are to be stored in separate locations.
28	Welding trolleys must have appropriate fire extinguishers affixed and ready for use and all hot work applications must also have suitable extinguishers adjacent to the workplace.
29	Due to the control exercised by the Electricity at Work Regulations Act 1989 in no circumstances shall the sub-contractor work on live systems without such written consent. Before any work is commenced which requires the isolation of electrical equipment under site control, approval must be granted by the site designated authority.
	Safety Risk Management
30	The sub-contractor will be required to provide a project specific method statement and risk assessment for their works package prior to site commencement. All RAMS are to be issued as a pack including all necessary paperwork, this is to include but not be limited to risk assessments, method statements, HAVS, COSHH and manual handling.
31	The main objectives are to identify the responsible person, consider the hazards of all work operations, including those to any other parties, devise alternative strategies for the controlling of these risks and to relate these alternative strategies to the general decision making framework. The objective of risk management involves the following strategy:-
	a] Risk identification, e.g. experience, inspection etc.
	b] Risk evaluation and assessment, e.g. risk to others.
	c] Risk control, e.g. visual checks, instruction, training, immediate remedial action where necessary, implementation of emergency procedure plan, i.e. safe shutdown of plant and equipment, procedures for notifying and directing emergency services on site.
	Site Induction
32	All personnel must complete an M-site pre-induction prior to undertaking BAM's induction training for the development and collecting their security pass. Please note all personnel must take with them their national insurance number and CSCS card to receive their induction training. Inductions will be carried out every Monday, Tuesday & Thursday. All personnel must be present at the induction room at 8.00am to commence their induction training at 8.30am. All operatives must have been inducted by their employing company and have received a RAMS briefing prior to attending BAM's induction. A member of the personnel's management team must attend site inductions with a signed copy of the Initial Health & Safety meeting minutes for the project.
33	A charge of £5.00 will be incurred against the sub-contractor for each security pass issued (this will be required if the operative does not have a CSCS card with a chip) & £15 should a replacement be required
34	The sub-contractors attention is drawn to BAM Construction's Company Safety Policy and BAM Construction's Health and Safety Standards for sub-contractors.
35	A copy of the sub-contractors current safety policy is to be submitted prior to commencement on site which is to be lodged with BAM Construction Ltd's Safety Department for reference purposes, with a copy on site.
36	All subcontractors will be required to complete other prequalification questionnaires for approval by BAM before work
37	Operatives discovered failing to comply with the requirements set out in the site induction, this document or generally acting in an unsafe manner may be required to be re-inducted at a charge of £30 per man.
	C.D.M. Regulations
38	The sub-contractor shall comply with The Construction Design & Management Regulations 2015 in respect of the duties and powers required under those regulations.

25 Cannon Street
Supplementary Conditions

Health and Safety Conditions

Item	Description
39	The sub-contractor shall allow for allocating adequate resources to ensure compliance with and the implementation of the Regulations under the supervision of a competent person experienced in the requirements of all matters related to Health & Safety at Work.
40	The subcontractor shall allow and afford his assistance to BAM in developing and implementing the Health and Safety Plan in relation to the works on site ensuring it always reflects the current situation.
41	The sub-contractor shall ensure that all site operatives and other persons authorised to be on site are aware of and comply with the requirements of the Health and Safety Plan.
42	The sub-contractor shall ensure all information which should be included in the Health and Safety File is provided to BAM.
43	In accordance with the current Construction Design and Management Regulations 2015, the sub-contractor will be required to produce technical literature, CV's of staff and details of similar projects to prove their competence as a "contractor", prior to the placing of an order.
44	The sub-contractor will also be required to produce method statements, risk assessments, drawing and maintenance manuals [where applicable] throughout the progress of the works as well as any considerations and information relevant to the Health & Safety File.
45	All sub-contractors will be required to complete a Health & Safety pre-qualification assessment, to prove their competency, before an order is placed.
	Environmental
46	The sub-contractor will comply with all current Statutory Provisions relevant to their operations:-
	• Environmental Protection Act (Waste Control).
	• Water Resources Act
	• Control of Pollution (Oil Storage) (England) Regulations
	• Hazardous Waste Regulations and all other current waste legislation.
47	The sub-contractor shall acquaint himself with the current Control of Pollution Act and any amendment or notices, and with any Local Authority or Statutory requirements relating to the control of the emission of noise from this project.
48	The sub-contractor is to ensure that all materials emanate from legal and sustainable sources.
49	The subcontract is to issue to BAM all relevant documentation in order to achieve the targeted credits to achieve BREEAM
50	All sub-contractor BREEAM information to be issued on a progressive basis and at least 3 months prior to completion of the sub-contract works.
51	The subcontractor must comply with all measures implemented on site to achieve a Considerate Constructors Scheme score of 40 or over.
52	All Non Road Mobile machinery (NRMM) above 37kW power rating should meet a minimum EU Stage IIIB emission criteria of Directive 97/68/EC. Subcontractor to provide engine plate details for all NRMM to enable the site register to be completed.

25 Cannon Street
Supplementary Conditions

General Site Set-up Conditions

Item	Description
	Accommodation / Hutting / Storage / Welfare
1	The subcontractor shall allow for providing all his own site offices, containers, storage facilities, tool boxes, etc. necessary to supervise and manage the works. The security of these facilities will be the responsibility of the subcontractor. The location is to be agreed with BAM. There will be limited office space for subcontractors within the BAM set-up, however this is to be designated by BAM and not guaranteed.
2	A connection of power to the subcontractors site offices will be undertaken by BAM and the subcontractor is to include within his quotation a cost of £500.00 per connection for this service.
3	Should the subcontractor require power to any other container, hut, storage facility, etc. then BAM will provide this at a cost of £500.00 per connection plus any builderswork necessary to install this supply e.g. trenches, ducting, etc.
4	The subcontractor is then responsible for the electrical installation from the metered supply provided by BAM.
5	BAM will monitor the metered supply on a monthly basis and deduct the cost of supplied power from the subcontractor's account. The subcontractor shall make due allowance within his quotation for this charge.
6	The subcontractor shall make all his own provisions for any necessary telecom, power, water and drainage supply required to his site accommodation. The subcontractor shall not use BAM phones, fax or photocopying facilities and will be charged for doing so.
7	BAM will provide and maintain Drying Rooms, Mess Rooms and WC facilities for male & female subcontract personnel. The subcontractors will be responsible to provide their own secure storage within the Drying Rooms. Padlocks are to be provided by operatives and any items will be stored at the operatives own risk.
8	BAM will ensure that the welfare areas are kept in a clean and tidy state by cleaning at least once a day. This facility is provided for the benefit of all site personnel, however historically this has been abused by a minority of personnel to the detriment of the rest of the site and the welfare person in charge of maintaining a clean environment. If abuse occurs and graffiti of any nature appears on any surfaces within the welfare facilities the cost of BAM remedying such abuse will be charged to the relevant subcontractor. This will not be open for discussion or debate and although BAM will endeavour wherever possible to identify the culprit[s] behind such antisocial behaviour, where proof cannot be obtained, then equal contribution will be sort from the subcontractors.
9	Notwithstanding the above any person[s] found mistreating the welfare facilities will be removed from site immediately.
10	Eating or drinking anywhere other than in the mess room / canteen facility is strictly forbidden.
11	The subcontractor accepts any liability for, and costs in association with, the relocation on site or removal from site of the subcontractor's site offices, containers, storage facilities, wheeled tool boxes, etc. deemed essential by BAM to progress the works.
12	Full compliance with BAM logistics details including maintaining fire escape routes and pedestrian routes including working out of hours to maintain routes and re-routing where necessary.
	Car Parking
13	There will be no vehicle parking permitted on site, all subcontractors parking costs to be included within their tender
	Electricity
14	BAM will provide a temporary 110V electrical supply to locations to be advised by BAM.
15	The subcontractor shall provide any specialist power supplies that he requires over and above 110V and include the cost of this plus advise of the nature of this requirement within the quotation return. The subcontractor must include for cable management of all leads and supplies provided by the subcontractor, this is to include but not be limited to tie wraps, cable hooks and ramps as required.

25 Cannon Street
Supplementary Conditions

General Site Set-up Conditions

Item	Description
16	BAM will provide safety lighting to the main core & circulation areas.
17	The subcontractor shall provide any special lighting or task lighting that he requires to execute his works. Any special or task lighting installed by the subcontractor shall be capable of adaptation if required to permit the progress of the subcontractor and other trades work.
18	The subcontractor shall not seek reimbursement from BAM for down time due to any loss of power supply irrespective of the cause of that loss.
	Water
19	BAM will provide a maximum of 25mm diameter mains pressure water supply to a location to be advised by BAM. The subcontractor is deemed to have satisfied himself in respect of the adequacy of this supply.
20	The subcontractor shall provide any specialist water supplies that he requires over and above item 19 and include the cost of this plus advise of the nature of his requirement with his quotation return.
21	The subcontractor shall allow for all transportation and storage of water required for his use on site from the supply provided by BAM in item 19 above.
22	The subcontractor shall not seek reimbursement from BAM for down time due to any loss of water supply irrespective of the cause of that loss.
	Materials Storage
23	The subcontractor shall be responsible for the safe storage of his own materials whether temporary or for permanent inclusion into his works. The storage of these materials should be in accordance with the manufacturers recommendations and BAM Site Management may reject any such material that they believe has been detrimentally affected by non-conformance with the manufacturers recommended storage requirements.

25 Cannon Street
Supplementary Conditions

General Site Attendance Conditions

Item	Description
	Waste Management
1	A third of all accidents on a building site are as a result of slips, trips and falls which is why BAM is determined to instil into subcontractors the absolute necessity to maintain a safe, clean and tidy site. Historically subcontractors have generally failed to comply with this and it is unfortunate that they are only galvanised into taking action when they feel the direct financial impact of their failure to comply with the foregoing. BAM believe that the safety of all site operatives and personnel takes priority over anything else on a construction site and will not hesitate to take whatever action is required to maintain that appropriate environment.
2	BAM maintain that by reducing lost time as a result of accidents and keeping a safe, clean and tidy working environment actually improves subcontractor productivity a consequence of which is improved subcontractor profit.
3	The following are measures that the subcontractor must take 'as a minimum' to eliminate the above statistic together with the penalties for non-conformance:
4	The subcontractor shall dispose of all rubbish, debris, surplus material, spoil and all other waste resulting from their works into bins provided by BAM at central locations in order to keep the site and works in a safe, clean and tidy state.
5	The subcontractor shall remove all hazardous waste from site on a daily basis.
6	The subcontractor shall remove all packaging including pallets, stillages, cable drums and excessive surplus material from their works from site on a daily basis to keep the site and works in a safe, clean and tidy state.
7	All subcontract related waste, rubbish, dirt and residues is to be removed from voids and cavities in the construction before closing in.
8	BAM may decide to employ a waste management company to control waste and will seek a financial contribution from the subcontractor to finance this if the subcontractor does not comply with the above.
9	The Subcontractors allowance for works in connection with waste removal must be a realistic one as any additional costs for labour and management time provided by BAM over and above the subcontractors quoted allowance will be deducted from the subcontractor's account. The minimum deduction for waste in skips provided by BAM that either:
	a] exceeds the subcontractors skip allowance, or
	b] should not be in that skip
	will be:
	• 4 hours Site Management @ £75.00 per hour
	• 2 hours Project Surveyor @ £75.00 per hour
	• Minimum of half of one skip @ £350.00 per 7 yard skip
	• Any Sundry Cost [photographs, consumables, etc.]
	• All Company Tied Costs
	• Overhead Recovery
10	If the subcontractor fails to remove all his own generated rubbish, debris, surplus material, packaging, spoil and all other waste in accordance with item 4 on a daily basis, then BAM will employ labour to do so. In such circumstances the procedure will be as follows:
	a] BAM site management to photograph all waste not cleared to skips from subcontract works undertaken the previous day.
	b] These photographs will be issued under cover of a form entitled 'Subcontract Request Notice' to the subcontractor's foreman by 12 noon of the following day on which the waste, rubbish, etc was generated.
	c] The subcontractor shall then without question ensure that that waste, rubbish, etc is cleared by the end of the day of issue of the 'Subcontract Request Notice'. If it is not, BAM will remove and all costs arising will be charged to the subcontractor in accordance with item 6 above.
	d] Failure to comply with this Subcontract Request Notice will result in BAM employing all labour and procuring the necessary plant and materials required to safely remove this waste, rubbish, etc. the cost of which will be deducted from the subcontractor's account.
	e] The **minimum** deduction from the subcontractor's account for failure to comply with items a to d above will be:
	• 4 hours Site Management @ £75.00 per hour [2 hours deducted irrespective of whether subcontractor attends to Subcontract Request]

25 Cannon Street
Supplementary Conditions

General Site Attendance Conditions

Item	Description
	• 2 hours Project Surveyor @ £75.00 per hour
	• 4 hours Labour @ £25.50 per hour
	• 2 hours Forklift & Driver @ £65.00 per hour
	• Sundry Plant [cranage, wheelie bins, etc.]
	• Minimum of half of one skip @ £350.00 per 7 yard skip
	• Any Sundry Cost [photographs, consumables, etc.]
	• All Company Tied Costs
	• Overhead Recovery
11	Ensure that non-hazardous material is disposed of at a tip approved by the Waste Regulation Authority. Remove all surplus hazardous materials and their containers regularly for disposal off site in a safe and competent manner as approved by the Waste Regulation Authority and in accordance with the relevant regulations. All waste transfer documentation to be retained on site. Any costs levied at BAM by the skip / tip companies for disposing of hazardous material in skips provided for non-hazardous waste will be deducted from the account of the subcontractor disposing such waste.
	Site Deliveries
12	The subcontractor must have the means and resource on site to safely unload his materials. If this resource is not available and BAM has to procure a labour and plant resource to undertake this operation so as not to cause congestion to delay to other deliveries then all direct and indirect costs associated with this will be deducted from the subcontractors account.
13	The subcontractor will liaise with BAM's gateman / traffic controller and allow within their tender for all necessary traffic management to manoeuvre vehicles on, off & around the site. As a minimum the subcontractor should have trained traffic marshals with labour / banksman in attendance as necessary to manage the vehicle on, around & off the site. The subcontractor will need to consider the use of barriers, traffic cones, signage & suitable lighting to ensure the activity is undertaken in a safe manor
14	The subcontractor shall ensure that all their vehicles leaving site whether operatives or deliveries do not in anyway cause damage or release anything that may result in damage, dirt or staining to surrounding roads and footpaths. If this occurs and the subcontractor fails to attend within a reasonable time period then BAM will undertake the necessary works and deduct the cost of same from the subcontractor's account.
15	The subcontractor is to consider the availability of the turning space into the site access routes. The subcontractor should consider this & price the appropriate delivery vehicles to ensure the neighbours buildings and services are not damaged. Any damage will be chargeable to the subcontractor.
16	Delay costs will be the subcontractors responsibility if deliveries are affected by local authority bodies statutory restrictions or road closure
17	Due to the restrictive nature of the site, materials should be where possible delivered premixed to site
	Unloading & Distribution
18	BAM will not be erecting a tower crane on the project. Any specific craneage requirements are to be discussed and agreed with BAM direct. BAM will be providing vertical lifting by either the existing passenger lifts (lifts 3&4), the goods lift, the car lift and an external goods hoist. The periods each of the aforementioned will be available for are specified on Programme Restraints Statement Appendix B , however priority will be given to critical programme activities as decided by BAM.
19	Additional cranage, hoisting and lifting requirements required before or after the above dates will be provided by the subcontractors including all manual distribution.
21	Where BAM are providing the craneage, we will provide 1 number driver & banksman, the subcontractors will be responsible for providing banksman & slingers from delivery to place of work. Each lift which is unsighted from unloading to place of distribution will require a minimum of 2 banksman / slingers. Radio's to be provided by the subcontractor to communicate with BAM crane drivers.

25 Cannon Street
Supplementary Conditions

General Site Attendance Conditions

Item	Description
22	The subcontractor is to provide crane equipment compatible with BAM crane block to include but not to be limited to chains, slings, straps, skips, forks, lifting frames, boat skips, man cage. In addition the subcontractor must provide all other lifting accessories such as whistle, chin straps, segregation and any other lifting specific PPE required for their lifting operations.
23	~~Loading platforms in or around the building to be provided by the subcontractor~~
24	Use of craneage (where provided by BAM) outside the agreed site working hours must be agreed first with BAM site management. The subcontractor will be charged for all costs associated with operating the cranes outside the agreed site hours.
25	BAM will provide 1 hoist for goods use only booked on a "first come first served" basis for material distribution. Note BAM reserve the right to allocate the hoist for key works at our discretion. BAM will not be held responsible for any subcontractor delays for labour, material, plant or equipment distribution should the hoist be in use. This will be available on as detailed in the appendix B
26	Access to & from the work place before or after the hoist erection / dismantle dates will be via the staircases
27	Any adaptions to the hoist for special deliveries will be charged to the subcontractor
28	BAM will provide 1 number driver per good hoist
29	Any hoisting or vertical distribution requirements that are beyond the capacity of the hoists are to be provided by the subcontractor. Distribution across or to areas with changes in level of slabs or areas not serviced by the hoist is to be allowed for by the subcontractor.
30	Use or the hoists outside the agreed site working hours must be agreed first with BAM site management. The subcontractor will be charged for all costs associated with operating the hoists outside the agreed site hours.
31	The subcontractor is responsible for unloading materials to agreed storage areas as defined by BAM Site Management. Protection of stored materials is by the subcontractor.
32	The subcontractor is to satisfy himself that he is aware of the size and restriction of the hoist including cage sizes, etc.
33	The subcontractor is responsible for loading out and distributing materials to the face of his works both horizontally and vertically. The subcontractor is to include for electric pallet trucks and positive lifting techniques suitable for the subcontract works.
34	Deliveries should be made on a “just in time” basis to meet the progress of the works the subcontractor is to make allowance for delivery via the most appropriate type of vehicle ie. Hiab lorry, rear unloader, side unloader, ridged back lorry. Your bid should allow for materials to be moved to suit site progress & sequence of other activities. Materials should not be stored next to the work face or other contractor’s works, on or against final or part completed works nor should materials be located in or around fire escape, access / egress routes. Materials should always be stored in a tidy manor clearly marked up the property of the contractor with labels identifying what the material is & installation location.
	Setting Out
35	BAM Construction will provide 1 no. master datum and 1 no. gridline in both N-S and E-W directions on each floor.
36	The subcontractor will be responsible for all subsequent setting out of their works and are to make adequate provisions within their contract sum analysis for a competent site engineer.
37	~~The Subcontractor has allowed for a post completion survey on immediate completion of the package works and shall issue same to BAM within 5 working days of completion.~~

25 Cannon Street
Supplementary Conditions

General Site Attendance Conditions

Item	Description
38	The subcontractor shall attend site as and when required to survey all previous trades works that they will interface with and satisfy themselves that construction design criteria in particular tolerances are correct. Should this not be the case the subcontractor is to notify BAM without delay and agree a process for rectification. BAM will not accept any costs from the subcontractor for commencing design, manufacture or construction on site that may incur additional cost over and above their tender allowance for not having first carried out the appropriate level of survey work
	Scaffold
39	BAM Construction will provide all external access scaffold [safety, access and working], handrail, edge protection, etc only as detailed within the BAM Scaffold Schedule. A copy of which can be obtained upon request.
40	The subcontractor shall allow for any adaptions and / or alterations to the external scaffold which are over and above the scaffold allowed within the BAM Scaffold Schedule to allow access / egress of personnel and to facilitate and progress the works. A copy of which can be obtained upon request.
41	Scaffold must not under any circumstances be erected, altered or adjusted by anyone other than a qualified scaffolder.
42	Any access scaffold required for the subcontract works up to 3.5m (working platform height) are to be provided by the subcontractor. Scaffold towers and special scaffolding that is to be provided by the subcontractor is only to be erected by qualified personnel and must comply with NASC guidance. There will be no trafficking of these towers while operatives are on board. Scaffold will be provided by BAM to stair 3.
43	Ladders / steps of any description will not be permitted for use on site unless it can be demonstrated that there is no other means of accessing the works irrespective of the cost of providing alternative measures. In any case ladders or steps shall only be used for access and not as a working platform to carry out works.
	Protection
44	The subcontractor shall allow for the protection of all his own materials while on site prior to inclusion into his works, during installation and until handed over and accepted by BAM's Site Management.
45	The subcontractor shall make due allowance within his tender and / or fully advise of the protection required to surrounding trades works to ensure that damage does not occur to said works as a result of the subcontractor's works.
46	Should the subcontractor choose to not adequately protect surrounding trades works or fails to advise of the protection required to prevent damage from his works and consequently damage occurs, the subcontractor will be liable for either:
	a] The repair of damaged works to an equal or better standard prior to damage, or
47	b] The direct and indirect cost of BAM instructing others to undertake this repair work on behalf of the subcontractor.
48	The subcontractor shall allow for all adaptions required to the above protection to facilitate the works, to access / egress the works and to open up for inspection (a maximum limit of 1m2) as and when required by BAM Site management.
49	The subcontractor shall allow for separate visit[s] to remove all his own protection and that he may have provided for the surrounding works.
50	Allowance should be made for out of sequence working and making good where any opening up or leaving down for inspections or testing may be required (a maximum limit of 1m2).
51	The subcontractor shall allow for any protection necessary to holes, edges, steps, etc. formed as part of the subcontract works including any necessary warning signs.
52	Where flexible protective covering materials are provided by the subcontractor, these must conform to the requirements of the LPCB's Loss Prevention Standard LPS 1207: Fire requirements for protective covering materials (ref. 13) or equivalent standard (for example, ref. 14). The materials shall be manufactured in accordance with a quality assurance and certification programme, and the manufacturer shall be certified by a third-party approval body accredited by the United Kingdom Accreditation Service. The relevant approval mark shall be printed on the material. All solid/timber protection must conform with class '0' flame spread.

25 Cannon Street
Supplementary Conditions

General Site Attendance Conditions

Item	Description
	Demarcation / Warning Signs
53	The subcontractor shall ensure that all necessary demarcation and / or warning signs are provided to safely facilitate the execution of his works and to ensure other trades are aware of the hazards and restrictions being imposed by the subcontract works.
	Circulation and Common Areas
54	~~The subcontractor shall include within his cost and programme for ensuring that all works in both common and circulation areas e.g. staircases, reception, corridors, etc. are undertaken outside of normal site hours. This cost will also include direct and indirect costs incurred by BAM for supervision and / or attendance [First Aider, Fire Officer, Site Manager etc.] and all associated compound, site set up, company tied and overhead costs.~~
	Plant
55	The subcontractor shall provide all necessary plant required to safely execute the subcontract works. BAM accept no liability in the event of mechanical breakdown or power failure.
56	All plant should be maintained in good working order, with all test certificates available for BAM inspection 'on demand'.
57	The subcontractor is responsible for the security of any plant, material [permanent or temporary], small tools, etc brought to site for use or incorporation into his works. BAM accept no liability for loss or damage to any of the foregoing. Subcontractor is to include all consumables required for the operation of plant.
	Inspection of Work faces
58	It is the responsibility of the subcontractor to inspect the tolerances of the workface at least 5 - 10 working days prior to start on site in order to establish the suitability of the structure / substrate. The subcontractor shall inform BAM Site Management in writing of any discrepancies in order for any remedial works to be carried out, 5 working days prior to the subcontractor's start on site date.
59	BAM will not be held responsible for any cost incurred by the subcontractor building on or to substrate that is not within the recommended tolerance
60	It is the subcontractor's responsibility to inspect the access provisions to the work face within reasonable time prior to work commencement.
61	BAM will not entertain any claims for additional cost or time if these inspections have not been carried out.
	Temporary Works
62	The subcontractor is responsible for all temporary works applicable to his package and cost and programme implications of same.
	Cleaning / Dust control
63	The subcontractor shall allow for cleaning their works prior to offering them to BAM for snagging, once snagging is completed the subcontractor is required to re clean & offer the works to BAM.
64	The subcontractor is to ensure that all interface, junctions & abutments with following trades are to be cleaned before the preceding trade commences their works.
65	The subcontractor shall carry out a final clean of their works prior to receipt of PC for the subcontract works by BAM. Sparkle clean is by BAM
66	The subcontractor is to allow whatever measures necessary to control dust, vibration and noise pollution created by the subcontractors works.

25 Cannon Street
Supplementary Conditions

General Site Attendance Conditions

Item	Description
67	Upon completion clear all materials, debris, plant and equipment leaving site in a safe and suitable condition for the following trades, including any filling as necessary.

Design Responsibilities Matrix (DRM)

Revision B 03/12/19

Key
1 = Primary Responsibility
2 = Supporting Role

Project Title: 25 Cannon Street
Contract No: HLN 0280

Note:- This schedule is provided for guidance as to primary responsibility for design. The party identified with primary responsibility shall obtain input from any other party as is necessary to ensure a fully co-ordinated interface is achieved

		PRIMARY DESIGN RESPONSIBILITY																			
	RESOURCE	Buckley Grey Yeoman	Waterman Structures	MTT	MTT (Hann Tucker)	MTT	MTT	BGY (Architect / Lead Designer)	Tom Stuart Smith	MLM	Gerald Eve (Retained by Client)	Waterman Infrastructure & Environment	MTT	FMDC (Retained by Client)	Buckley Grey Yeoman	Tom Stuart Smith (Irritech)	MTT (Gravity Design Associates)	Waterman Infrastructure & Environment	**Design Consultant Responsibility and Deliverables**	**SUBCONTRACTOR**	**Contractor Design Portion**	**Subcontractor Deliverables**
	ROLE	Architect and Lead Designer	Structural/Civil Engineer	MEPH Engineer	Acoustic Consultant	Fire Engineering	Lift Consultant	Inclusive Access	Landscape	Approved Inspector	Planning Consultant	Transport	BREEAM	Façade Engineering	Cleaning & Access	Landscape Irrigation	Reception Lighting	Ecologist				
1	**Lead Designer**																					
	Lead designer as defined in RIBA Services	1																				
	Provide coordinated design programme for coordinated design to be produced to BAM construction programme. Agree Design Information Release Programme to BAM / Project Information Required Schedule	1	2	2					2													
	Co-ordination / preparation of the Overall Site Plan	1							2													
	Co-ordination of all interfaces /elements / materials	1	2	2	2	2	2	2	2					2	2	2	2	2				
	Integrate Specialist Consultants and design subcontractors designs into the overall design	1	2	2	2	2	2	2	2					2	2	2	2	2				
2	**Building Performance and Strategies**																					
	Co-ordination of all performance strategies to meet the client's brief.	1	2	2	2	2	2	2						2	2	2	2	2	Lead the design team to a coordinated building solution			
	Co-ordinating general arrangement drawings	1	2	2		2		2											Fully coordinated plans, elevations and sections			
	Establish and develop the Architectural Overall Design strategy	1	2	2		2			2										Provide drawings/specification			
	Establish and develop the Building Service Design strategy	2	2	1					2					2		2	2		Provide drawings/specification			
	Establish and develop the Structural Design Philosophy for all areas/elements	2	1	2					2										Provide drawings/specification			
	Establish and develop the Landscape design for the project	2	2	2					1				2					2	Provide drawings/specification			
	Establish and develop the Acoustic Design Strategy	2		2	1														Provide Report			
	Establish and develop the Fire Design Strategy	2		2		1								2					Provide Report			
	Prepare BREEAM Assessemnts for Sustainability Criteria	2	2	2			2		2			2	1					2	Provide Report			
	Establish and develop Base Build ICT Infrastructure Design	2		1										2					Provide drawings & specification. Base build provisions for plant space and risers			
	Establish and develop Horizontal and Vertical Access / Circulation Strategy	1				2	2	2											Provide drawings/specification			
	Establish and develop Air tightness Principles	1		2										2					Develop airtightness principles . Design criteria by M&E consultant			
	Establish and develop Thermal Principles	2		1										2					Develop thermal requirements and model. Provide drawings/ specification coordinated with model			
	Establish and develop lifts strategy	2		2		2	1	2											Technical performance specification			
	Establish and develop Ventilation strategy	2		1	2	2													Provide design, general arrangement drawings; performance specification.			
	Prepare Thermal performance analysis	2		1										2					Carry out thermal modelling of the buildings to show compliance with Part L, Provide EPC rating and energy sustainability report			

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	Prepare building cleaning and maintenance strategy	2	2	2											1				Provide coordinated building cleaning and maintenance document for client use.			
	Prepare plant access and maintenance strategy	2	2	1											2				Provide coordinated plant access and maintenance strategy for client use. To be developed further with subcontractor input.	2		Develop design in line with plant access & maintenance strategy. Provide maintenance information for plant selections.
	Prepare Interstitial condensation calculations	2		2										2						1	X	Detailed design of the cladding systems and necessary calculations to provide compliance with the design parameters and specification given by the façade eng.
	Prepare wind effect on building structure - Analysis	2	1											2					Design of building structure to resist wind sway			
	Assit PQS Prepare Area schedules	2																			.	
	Establish and develop Lighting / daylight strategy	2		1										2			2					
3	**Surveys and Assessment The Site and Surrounding**																					
	Traffic analysis and surveys - including impact assessment As required by project for Planning	2										1							Carry out surveys and produce reports			
	Ecology surveys - As required by project for Planning / BREEAM	2							2									1	Instigate surveys and produce reports			
	Site investigation / Existing Structure		1																Existing structure design, origional Site Investigation	1		
	Asbestos survey																		Carry out site survey and prepare report for asbestos removal	1		Strip out contractotor scope
	Prepare Demolotion Scope Drawings - Plans / Elevations	1	2	2															Provide demolition scope drawings, structural cut lines by structural engineer			
	Prepare Structural Demolition plans / cut lines	2	1	2															Provide structural demolition scope drawings, structural cut lines by structural engineer			
	Prepare demolition temporary Works		2																provide outline temp works requirements based on design parameters of existing structures.	1	X	Method statement / Risk Assessment / drawings / calculations / environmental plan / noise / dust monitoring
4	**Survey & Assessments - Drainage and Services**																					
	Identifying the need for and designing Services Diversions	2		1															Provide scope. And specifications			
	Existing services, non-intrusive survey	2		1															Provide scope. Drawings showing existing services			
	Establish existing utility services capacity			1															Details of existing utilities capacity			
	Establish existing underground drainage (capacity, connections, levels etc.)	2	1	2															Provide drawing showing location and size			
5	**Surveys and Assessments - The Building**																					
	Inclusive access Assessment	2		2				1											Provide report & integrate into the design			
	Flood Risk Assessment		1																Provide Flood Risk Assessment			
	BREEAM Assessment												1									
	Daylight Analysis	2		1															Provide report & integrate into the design			
	Carry out Thermal Modelling, calculations and prepare report to ensure compliance with outline specifications and Employers Requirements	2		1															Provide calculations / report & integrate into the design			
	Existing structure assessment (Where existing structure is altered)	2	1	2															Provide report from site surveys - integrate findings into the design			

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6	**Specifications**																					
	Architectural NBS	1	2	2	2	2	2	2											Provide NBS specs for the works			
	Structural including below ground drainage	2	1	2															Provide specs for the works			
	MEPH, ICT, Fire Protection (services), specifications inc. materials and workmanship	2		1	2	2	2												Detailed specifications, including performance specification			
	Reception lighting - specifications, materials and workmanship			2													1		Detailed specifications, including performance specification			
	Lighting control	2		1													2		Coordinated lighting control specification for the project			
	Underground Services Specification (Except below ground drainage as above)		2	1															Specification and location			
	Landscape Specification - non-CDP	2	2	2					1				2						Detailed materials, planting and workmanship spec			
	Water Feature, Irrigation								2							2			Performance Specification, drawings showing scope	1	X	Product specificatipon, system design
	Building Log Book	2	2	2		2	2												Provide relevant information for the preparation of the Building Log Book	1	X	Coordinate and produce log book.
	Building User Guide & O&M's	2	2	2		2	2		2										Design Narratives, record information	1		Production of O&M's / BUG.
	Lift Performance Specification (Including Platform Lift)	2		2			1												Lift shaft sizing / performance specifications	2	X	Installation drawings/ manufactures details & specifications. Record drawings.
	Above ground drainage	2		1					2													
7	**Local Authority Approvals**																					
	Planning submission : discharge of reserved matters	2	2	2	2	2		2	2	2	1	2	2				2		Planning submission document; Obtaining consents & discharge of conditions	2		
	Submit Building Control Application and approval	2	2	2	2	2	2	2	2	1				2					Submissions for Building Regulation compliance and approval.	2		BAM / specialist contractors to obtain approvals for relevant CDP design & site works
	Prepare Structural Calculations for Building Control Approval		1																Design & provide structural information & calculations for Building Regulation approval.			
	Underground drainage details for building Control Approval		1																Design & provide UG drainage system for building control approval			BAM to obtain approvals for on site installations
	New Drainage Connections into existing sewers	2	1	2															Provide design and prepare calculation for approvals of sewer connections with relevant authority			BAM to obtain approvals on site installations
	Environment Agency	2	1	2															Provide flood risk report and submit for approval			
	Fire Authority	2		2		2				1									Fire Authority approval of Fire Strategy / Fire Plans			
	Adjoining Owners - Open Space Agreement with CoL	2		2					2		1								Provide information required by CoL			
	Public Consultation for scheme	2									1								Provide information, attend meetings.			
	Police [secure by design] Implement Security Consultant (Instrom) Recommendations for BREEAM Hea 06 Security of Site & Building	1		2					2						2				Liaise and Develop design to meet Secure by design.			
	Public Highways and Traffic	2	2									1							Liaise with Highway and develop design			
	Section 106 Agreement - Discharge Conditions	2	2	2							1	2										
	Any Section 38 and 278 Highway Works / External pavement Works	1	2	2															Works to existing highways			
	Utility Suppliers (into site and on-site distribution)	2	2	1															MEP Engineer responsible for the design / capacities and obtaining quotations	2		BAM responsible for delivery of supplies
8	**BREEAM**																					

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	Pre Assessment to advise design team and allocate ownership for achieving credits	2	2	2	2		2		2			2	1						Provide BREEAM pre-assessment schedule			
	Provide information to BREEAM assessor as required - all stages	2	2	2	2		2		2			2	1						Provide evidence and implement actions	2		Provide evidence
	Collate information from design team and liaise with BRE - all stages												1									
	Produce BREEAM assessment and issue to BRE												1									
	Complete post construction assessment / review												1									
	Obtain BREEAM certificate from BRE - for building for 'design' and 'As Built'												1						Certificates			
9	**Part L Requirements**																					
	Advise design team on compliance requirements	2		1										2					Provide brief to team - set performance standards			
	Complete calculations as necessary to inform the design team and allow option appraisal			1															Calculation and brief			
	Issue calculations - Approved Inspector to approval			1															Calculation and brief - confirm compliance			
	Complete design and tender information in accordance with Part L	2		1										2					Provide drawings and specifications - supported by the thermal model			
	Provide thermal parameters / calculations of building envelope/fabric in accordance with Part L assessment	2	2	2										2						1	X	Provision of thermal parameters / calculations.
	Design of building services in accordance with Part L input data and to allow compliance with Part L	2		1															Drawings / specifications & calculations			
	Complete BRUKL report demonstrate Part L compliance			1															Issue BRUKL Report	2		Provision of as built data
	Carry out calculations as necessary to produce the final building "Energy Performance Certificates" EPC			1															Issue Energy Performance Certificate	2		Provision of as built data
10	**Acoustics**																					
	Report on existing site noise levels [prior to construction]				1														Carry out site surveys and produce report			
	Develop Acoustic performance requirements	2		2	1									2					Develop building fabric and Mechanical acoustic performance requirements. Comment on contractor submissions.	2		Acoustic data submissions
	Incorporate M&E acoustics performance requirements	2		1	2														Coordinated design principles and performance specifications. Acoustic Consultant comment on submissions.	2		Acoustic data submissions
	Design advice on meeting regulations and employer requirements	2			1														Provide advice and comments on contractors drawings.			
	Compliance with employers requirements	2			1														Report conforming compliance			
	Provide acoustic product specification	2		2	1									2					Review and comment on contractors proposals			
	GA plans showing acoustic performance requirements	1			2														Architectural acoustic requirements are to be defined within building element NBS specification. Mark up GA's.			
	Acoustic inspections, testing and reports				1														Site testing on completion and report on findings.	2		Carry out site testing to requirements.
	Contractor acoustic testing mock-ups and reports				1														Provide comments to test mock up drawings and test mock up acoustic reports	2		Acoustic test data
11	**Fire**																					
	Fire strategy - design	2	2	2		1	2			2									Provide design to ADB .Define fire compartmentation. Determine cavity barrier requirements details and locations; signage, refuge locations Drawings: layout, sections & details to describe requirements. BC issue to obtain approval.			

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	Fire protection to structure and fire stopping	2	2			1													Paint and RC design protection specs [Performance specification]	2		Fire protection proposals based on proprietary systems to meet performance criteria with test data / certification
	Fire alarm & detection performance requirements	2		1		2				2									Provide design principles of fire alarm & detection, electrical and alarm interface design with other elements. Drawings: layout, details to describe requirements.BC issue to obtain approval.			
	Fire extinguishers, dry & wet risers and other fire fighting equipment	2		2		1				2									Specification / location of fire-fighting equipment.			
	Smoke ventilation strategy and natural vent performance requirements	2		2		1													Design performance solution ,strategy, and drawings, fire-fighting shaft & Basement			
	Operable smoke vent detailed design	2		2		2													Fire Fighting Shaft - 'Colt' smoke extract	1	X	Design drawings and specifications
	Sprinklers - outline design	2		1															Design drawings and performance specification - BC approval.			
	Sprinkler - specialist design	2		2															detail design	1	X	installation drawings and calculations
12	**Access/Part M Equality Act**																					
	Design to comply with Part M / access.	2					2	1														
	Co-ordination of building fabric and services elements to meet all inclusive design requirements	1	2	2			2	2	2													
13	**Substructure**																					
	Co-ordinating foundations with underground drainage & services		1	2															Coordinated drawings showing foundations related to drawings / services with setting out dimensions.			
	Loads to new foundations and foundation design		1																Existing Foundations			
	Below basement slab Foul & Surface Water Drainage and sewer outfalls to sewer	2	1	2															Layout drawings specifications and details, with setting out dimensions pipework sizes, falls, manhole schedules, drainage layouts, inverts, and details including adaptions and connections to existing sewers.			
	Sump pump design and specification		1	2															Provide Sump Pump Design and specifications. Setting out drawings and details.	2		Working drawings
	Location and detailing of Incoming Services - existing and new			1															Main service routes & connections. Liaison with Stat Services providers.			
	Basement & Ground Floor Waterproofing; grade - system and specification / scope for new waterproofing	1	2																Layout drawings, sections, details and full specification.			Junction drawings
	Basement slab, walls and ground slab design	2	1	2															Full design, and detailed specifications for ground bearing and suspended slabs			
	Reinforcement Design		1																Provide full design			
	Reinforcement detailing / schedules		1																Provide drawings and schedules			
14	**Above Ground Drainage and Plumbing**																					
	Co-ordinate with below ground drainage	2	2	1															Provide coordinated plans			
	Roof drainage - levels, roof system any falls, cordinating outlet locations	2	2	1															Roof layout drawings showing outlet positions - rainwater design / calculations			
	Landscape drainage - levels, falls, cordinating outlet locations	2	2	2					1										Coordinate with existing landscape drainage			

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	Roof drainage outlets with connections to internal downpipes	2	2	1															Outlet specification and connection detail drawings			
	Internal rainwater goods	2	2	1															Specifications and drawings coordinated with other services			
	Office and Residential Toilet layouts	1	2	2															Layout and detail drawings. Full specification of fittings and finishes.			Fabrication drawings - Cubicles, vanity units
	Sanitary ware schedule and sanitary fittings specification	1		2															full schedule of fittings and spec. Sanitaryware schedule to be issued by architect. **All specified items to comply with WRAS**			
	Plumbing system	2		1															Specifications, coordinated drawings and schematic drawings			Installation drawings
15	**Superstructure**																					
	Concrete Frame, beams, columns, slabs and walls design	2	1	2															Dimensioned drawings, sections, openings sizes, details & datum levels			
	In situ concrete staircase	2	1																Layout by Architect, full design by Structural Engineer			
	Metal stairs	2	2	2															Layout by Architect, 'loadings, interface with structure by Structural Engineer	1	X	Fabrication design and provide detail Drawings
	Primary builders work holes through structural elements above 250mm dia/square, including setting out for riser floors and holes through walls	2	1	2															Provide dimensional lay out drawings, spatial sizing by services designer			Setting out of holes through walls below 250mm diameter by contractor
	Detail of cast in services incl. conduits, pipes, sleeves etc.	2	2	1															Provide drawing and details	2		shown on working drawings
	Reinforcement design		1																Provide full design			
	All reinforcement Detailing / schedules		1																Provide schedules			
	Composite slab design including shear stud performance design / specification		1																Layout drawings, loading and performance Specification			
	Metal decking design		2																Structural Engineer provide design intent, spans layout drawings and specification	1	X	Drawings, product data sheets, calculations
	Structural steelwork frame design	2	1	2															Layout drawings with full setting out, section sizes, details, specification, connection loadings, steel finishes, service holes through beams & junction details	2		Fabrication Drawings, connection design
	Structural steelwork - temporary bracing scheme		2																WSL checking Role only	1	X	Fabrication drawings and connection design
	Structural steel trimmers to holes, openings.	2	1	2															Coordinated layout drawings with full setting out, details, specification, Indicative connection & junction details	2		Fabrication Drawings
	Steelwork to concrete connection design		1																Layout drawings with full setting out, details, specification, connection & junction details	2		Fabrication Drawings
	Structural steelwork to steelwork connections design	2	2																WSL to provide connection forces, layout drawings, setting out, details, junction details, finishes & specification	1	X	Steel to steel connections, Column splices Fixings and base plates Fabrication drawings and calculations
	Concrete performance spec		1																Performance specifications			Find mix design for approval, including lytag concrete
	Secondary steelwork design Inc. cold rolled set-out/co-ordination	2	2																WSL to review drawings for impact on primary structure only	1	X	Fabrication drawings and connection design
	Primary plant plinths, primary steelwork etc. for plant and plant screens	2	1	2															RC and steelwork design where structurally required by WSL, layout drawings by Services Engineer	2		Final coordination by contractor. Secondary steel / plant support frames.
	Expansion & other structural joints	2	1											2					Specifications and layout of structural joints			
	Non-structural floor screed	1		2															Specifications			

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	Temporary works design		2																Review of proposals only	1	X	Drawings sizes, details, calculations
16	**Envelope**																					
	Prepare Interface design and co-ordination of all materials	1	2	2										2					Coordinated design concept and detail drawings. Setting out dimensioned drawings			
	Roof finish & build up and rainwater outlet locations	2		2															Performance specification, coordination of details and interfaces. Detailed design drawings and setting out, layout drawings, sections, details, colours / finish, interfaces with adjacent structures.	1	X	Roof system design drawings. Application of propriety roofing system in accordance with manufactures requirements Product Guarantee.
	Waterproofing details to plinths, up stands, abutments etc.	2	2	2															Design drawings specifications based on specified syustem	1	X	Roof system design drawings. Application of propriety roofing system in accordance with manufactures requirements Product Guarantee.
	Curtain walling, windows, glazed doors, plant screening, external louvers	2	2	2	2			2						2					Concept design drawings and performance specification including testing criteria and interface requirements including junctions between systems; typical details based on proprietary system and U Values with input from Service engineer. Dimensioned plans ,sections, and typical 1:5 details. Define overall structural openings coordinate with safety requirements & ventilation strategy	1	X	Contractor to complete design including fixings & structure & calcs; fab drawings; resolution of interface details with other CDP contractors, detailed construction sequence & method statement; temporary works (support/ bracing); O+M manuals; detailed design of any secondary steel work. . Calcs and docs to support approved inspectors application
	Limestone Cladding	2	2											2					Concept design drawings and performance specification including testing criteria and interface requirements including junctions between systems; typical details based on proprietary system and U Values with input from Service engineer. Dimensioned plans ,sections, and typical 1:5 details. Define overall structural openings coordinate with safety requirements.	1	X	Contractor to complete design including fixings & structure & calcs; fab drawings; resolution of interface details with other CDP contractors, detailed construction sequence & method statement; temporary works (support/ bracing); O+M manuals; detailed design of any secondary steel work.. Calcs and docs to support approved inspectors application
	Roof Light Design	2	2						2										Concept design drawings and performance specification including testing criteria and interface requirements including junctions between systems; typical details based on proprietary system. Dimensioned plans ,sections, and typical 1:5 details. Define overall structural openings coordinate with safety requirements.	1	X	Contractor to complete design including fixings & structure & calcs; fab drawings; resolution of interface details with other CDP contractors, detailed construction sequence & method statement; O+M manuals; Calcs and docs.
	Fall restraint, Cleaning and access equipment	2	2	2											2				Architects concept design, performance specification and access and cleaning report., setting out, and interface coordinated drawings	1		Working Drawings, Product warranty
17	**Internal Finishes**																					
	Internal setting out of all finishes, stairs, WC`s, Lift Lobbies, corridors, entrances, apartment and office finishes, inc co-ordination with services - sockets, lighting, etc	1		2			2	2		2							2		Elevation drawings with setting out of M&E equipment.			
	Joinery Items																					
	Special joinery items - Reception desk, café bench seating, prep area etc	1		2															Concept layout drawings with setting out, sections, details and specification, coordination with MEPH	2		Fabrication and installation drawings including sub frame and fixing details. Samples, Record drawings
	Timber doors	1		2	2	2		2		2									GA`s and detail drawings, interface drawings specifications, coordination with design team	2		Manufacturers and installation drawings including fixing details. Samples, Record drawings

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	Riser metal doors	1		2	2	2		2		2									GA`s and detail drawings, interface drawings specifications, coordination with design team	2		Manufacturers schedule
	Door schedules & details	1		2	2	2													Layout drawings with setting out, sections, threshold details, interface details. Door schedule Provide Structural Openings & width and wall type information, Based on fire strategy and acoustics, including transfer grills.	2		Manufactures schedule, samples
	Ironmongery schedule	1		2		2		2											Ironmongery schedule with setting out requirements, power requirements. Layout drawings, finishes & colour schedule, specification. Schedule to be provided by agreed supplier.	2		Manufactures sschedule, samples
	Timber wall panelling / timber screens	1		2	2	2		2		2									GA`s and detail drawings, interface drawings specifications, coordination with design team	2		Manufacturers and installation drawings including fixing details. Samples, Record drawings
	Polished plaster wall panelling	1		2	2	2		2		2									GA`s and detail drawings, interface drawings specifications, coordination with design team	2		Manufacturers and installation drawings including fixing details. Samples, Record drawings
	Timber flooring	1		2	2	2		2		2									GA`s and detail drawings, interface drawings specifications, coordination with design team	2		Manufacturers and installation drawings including fixing details. Samples, Record drawings
	Skirtings	1																	GA`s and detail drawings, interface drawings specifications, coordination with design team			
	Internal block walls [non load bearing] inc proprietry lintel	1	2	2		2													Provide layouts, specifications	2		Builders work drawings to be produced by subcontractors.
	Internal block walls [non load bearing] post design and head restraint	2	1	2															Provide drawings / specifications for restraint posts / head restraint for incorporation into drawings by others.	2		Relevant product details
	Dry lining/plastering/rendering	1		2	2	2													Detail design internal wall package, based on fire strategy and acoustic requirements and any other performance criteria Inc. movement joints, setting out drawings, sections, details and specification. coordination with M&E consultant, based on proprietary system details.	2		Application of Architects details
	Floor screed and smoothing compound	1	2	2															Provide layout drawings, details, specifications			product warranty
	Raised access flooring.	1	2	2															Provide layout drawings, details, specifications	2		product warranty plus provision of bespoke detail and setting out of floor layouts
	Suspended ceilings	1		2	2	2													Specification and coordinated layout drawings with full setting out, sections, details, co-ordinated reflected ceiling plans including setting out of lights, grills, FA sounders/detectors, access panels;	2		manufacturing and installation drawings, including interface details with other elements
	Fire curtains	2	2	2		1													Layout drawings with full setting out, sections, details, threshold details, interface details, colours, door schedule Provide Structural Openings & width and wall type information, Based on fire strategy	2		Fabrication and installation drawings showing interface details including Manufactures details.
	Floor finishes																					
	Stone (Granite), Tiling	1		2	2		2	2											Layout drawings with joint setting out, sections, details, threshold and joint details, interface details, floor build up details, Specification,	2		installation drawings, including interface details with the elements, Samples
	Soft floor finishes (carpet & rubber florring)	1		2	2	2													Detailed layout drawings. Full Specification and schedule.			

	RESOURCE	Buckley Grey Yeoman	Waterman Structures	MTT	MTT (Hann Tucker)	MTT	MTT	BGY (Architect / Lead Designer)	Tom Stuart Smith	MLM	Gerald Eve (Retained by Client)	Waterman Infrastructure & Environment	MTT	FMDC (Retained by Client)	Buckley Grey Yeoman	Tom Stuart Smith (Iritech)	MTT (Gravity Design Associates)	Waterman Infrastructure & Environment	Design Consultant Responsibility and Deliverables	SUBCONTRACTOR	Contractor Design Portion	Subcontractor Deliverables
	ROLE	Architect and Lead Designer	Structural/Civil Engineer	MEPH Engineer	Acoustic Consultant	Fire Engineering	Lift Consultant	Inclusive Access	Landscape	Approved Inspector	Planning Consultant	Transport	BREEAM	Façade Engineering	Cleaning & Access	Landscape Irrigation	Reception Lighting	Ecologist				
	Lifts	2		2			2												Design drawings, setting out performance specifications	1	X	Detailed design drawings, manufacture and installation.
	Lift car finishes	1					2												Design concept and detailed design information	2	X	Detailed design drawings, manufacture and installation.
	Architectural metalwork																					
	Roof and basement plant rooms access ladders, walkways, stepovers, raised platforms, riser grillage floors, collapsible balustrade	2	2	2					2										Coordinated design intent drawings.	1	X	Fabrication drawings; structural calculations, Record drawings
	Bike Storage	1						2				2							Concept and specification anddimensioned setting out plan.			Fabrication drawings, Product warranty
	Stair handrails and balustrades, glass balustrades,	2	2	2				2	2	2									Concept layout drawings with setting out, sections, details, colours/finishes and specification provide dimensioned plans, elevations and design interface details with adjacent elements. and specification. Structure Engineer's to assist in finalising the structural aspects and performance specification for the architectural metalwork elements. Ensure compliance with statutory requirements	1	X	Fabrication drawings; structural calculations, Record drawings
	Architectural louvres,	2	2	2															layout drawings with joint setting out, sections, details, , interface details, Specification,	1	X	Fabrication drawings; structural calculations, Record drawings
	Reception glazed screens	2	2	2	2	2													Layout drawings with joint setting out, sections, details, , interface details, Specification,	1	X	Fabrication drawings; structural calculations, Record drawings
	Metal planters named supplier								2										Concept and specification to suit statutory requirements and provide dimensioned setting out plan.	1		Product warranty
	Wall Finishes																		Coordinated design intent drawings.			
	Tiling	1		2	2		2	2											Layout drawings with joint setting out, sections, details, threshold and joint details, interface details, floor build up details, Specification,			installation drawings, including interface details with the elements, Samples
	Painting & Decorating	1																	Wall finishes plans, Specification & Colour Schedules			
	18 Fixtures, Fittings and Equipment																					
	Room layouts & final co-ordination (fixed FF&E) - Café, Reception	1		2															1:50 layout drawings and wall elevations showing locations of furniture, equipment and MEPH elements	2		Manufacturers drawings where applicable
	Signs & graphics - Wayfinding	1		2															Provide layouts and specification of signage from proprietary range. Drawings to show principles of setting out (Location, levels etc.) provide detail for illuminated signage layout drawings with full setting out, details, colours/finishes and specification	2		Fabrication drawings for bespoke signage
	Statutory signage	1		2		2				2									Provide layouts and specification of signage from proprietary range. Drawings to show principles of setting out (Location, levels etc.) provide detail for illuminated signage layout drawings with full setting out, details, colours/finishes and specification.			
	Blinds	1		2															Provide 1:5 details for coordination with structure and finishes for fixing locations.			tenant fit out
	19 External Works including roof gardens																					
	Hard Landscaping inc finishes, stone benches, planters, covers, grilles, levels, falls & setting out	2	2	2				2	1	2									Fully coordinated setting out and detailed drawings and specifications, coordinated with Civil engineers structure and Services Engineers drainage design, surface finishes by Landscape Architects		2	Fabrication and manufacturers installation drawings
	External signage	1																	Drawing, schedule and specification .		2	fabrication and manufacturers drawings

	RESOURCE	Buckley Grey Yeoman	Waterman Structures	MTT	MTT (Hann Tucker)	MTT	MTT	BGY (Architect / Lead Designer)	Tom Stuart Smith	MLM	Gerald Eve (Retained by Client)	Waterman Infrastructure & Environment	MTT	FMDC (Retained by Client)	Buckley Grey Yeoman	Tom Stuart Smith (Iritech)	MTT (Gravity Design Associates)	Waterman Infrastructure & Environment	Design Consultant Responsibility and Deliverables	SUBCONTRACTOR	Contractor Design Portion	Subcontractor Deliverables
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	External and street lighting	2		1					2										Fully coordinated drawings, specifications, setting out		2	fabrication and manufacturers drawings
	External CCTV/security systems	2		2															Services engineer concept design, performance specification	1	X	installation drawings/specifications coordination with metalworker housing
	Plant selection and soil build-up specification	2	2	2					1										Indicative planting plan and planting schedule		2	
21	**External Highway Works**																					
	Perimeter Pavement reinstatement	1	2	2					2										Ground Floor Perimeter Pavement Reinstatement scope			
22	**Building Services Design**																					
	Air conditioning & mechanical ventilation heating and cooling systems	2	2	1	2	2													Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Heating plant & auxiliaries	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Water treatment and Filtration system	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Cooling water services - incoming supplies and distribution	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Domestic hot water generation plant	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	External louver concept design, sizing	2		1	2														Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Heating installations including underfloor	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Public health and plumbing services	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Calorifier plant	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Generator Exhaust flue & supply air	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Gas supply manifold and outlets	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Thermal insulation to plant, equipment and systems	2		1															Stage 4 detail design and specification	2		
	Trace heating systems	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Electric lighting including emergency lighting to internal and external areas	2		1			2										2		Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Electric lighting including emergency lighting to reception	2		2			2										1		Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Electrical general & small power systems	2		1			2												Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	LV discrimination study and cable sizing			1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Fire detection and alarm systems	2		2		2													Concept design and performance specification	1	X	Detailed co-ordinated working drawings
	Induction loops	2		1															F1 detail design and specification	2		product warranty
	Disabled Refuge & WC Alarm Systems	2		2															Concept design	1	X	Detailed co-ordinated working drawings
	Security, CCTV, intruder alarm & access control systems	2		2															Concept design	1	X	Detailed co-ordinated working drawings
	Lightning protection	2	2	2															Concept design and performance specification	1	X	Detailed co-ordinated working drawings
	Generating Plant & fuel tank	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Generating plant enclosure	2		2	1														Acoustic and material specification , setting out Stage 4 design information	2		Detailed co-ordinated working drawings
	IT and AV systems infrastructure for future provision	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Electrical HV/MV/LV substations and switchrooms	2	2	1															Provide load requirements and agree solution with Utilities. Provide evidence all electric scheme neets MD	2		

	RESOURCE	Buckley Grey Yeoman	Waterman Structures	MTT	MTT (Hann Tucker)	MTT	MTT	BGY (Architect / Lead Designer)	Tom Stuart Smith	MLM	Gerald Eve (Retained by Client)	Waterman Infrastructure & Environment	MTT	FMDC (Retained by Client)	Buckley Grey Yeoman	Tom Stuart Smith (Iritech)	MTT (Gravity Design Associates)	Waterman Infrastructure & Environment	Design Consultant Responsibility and Deliverables	SUBCONTRACTOR	Contractor Design Portion	Subcontractor Deliverables
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	Vibration Control - Engineering Systems	2	2	1	2														Concept design and performance specification	2		Product warranty
	Building management systems and automatic controls	2		2															Concept design and performance specification	1	X	Detailed specifications, co-ordinated working drawings
	Above slab drainage (Foul and RW)	2		1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Incoming electrical, gas, water, telecom & other services	2	2	1															Stage 4 detail design and specification	2		Detailed co-ordinated working drawings
	Plant sizing, locations & sketch layouts, including weights	2	2	1															Stage 4 detail design / coordination	2		Detailed co-ordinated working drawings
	Plant rooms spatially co-ordinated with fabric, plant & services	2	2	1															Stage 4 detail design / coordination	2		Detailed co-ordinated working drawings
	Plant room access requirements, space for maintenance	2		1															Stage 4 detail design / coordination	2		Detailed co-ordinated working drawings
	Service void spatial sizing (ceilings, floors)	1	2	2															Stage 4 detail design / coordination	2		Detailed co-ordinated working drawings
	Services within risers, spatially co-ordinated with structure & fabric	2	2	1															Stage 4 detail design / coordination	2		Detailed co-ordinated working drawings
	Services within voids to be spatially co-ordinated with structure & fabric to Stage 4	2		1															Stage 4 detail design / coordination	2		Detailed co-ordinated working drawings
	Service void & riser access arrangements.	1		2															Stage 4 detail design / coordination	2		Detailed co-ordinated working drawings
	Identify primary holes within structural elements of the building	2	2	1															Stage 4 Drawing showing size and setting out	2		
	Incorporate primary holes and plant plinth/ support into structural design	2	1	2													2		Drawing showing size, details and setting out			
	Provide details of all holes/chases etc. required for services installation through non structural building elements	2	2	2															Drawing showing size and setting out	1		Shown on co-ordinated drawings
	Plant support where typical roof plinths are not appropriate	2	2	2															Roof spatial layouts showing all plant	1		Detailed plant support details

bam

Sub-Contractor Payment Schedule

Form : 330-08
Rev : 3

Retention Release Date*

*Only to be completed for use with 153-37-1

First half retention release date: n/a

(Clause 8.10.1(ii))

	Sub-contractor Application For Payment (AFP) date	Main Contract Valuation Date	Due Date	Last date for issue of payment (payer) notice	Last date for issue of pay less notice	Final Date for payment
1	Mon, 17/02/20	Thu, 20/02/20	Thu, 27/02/20	Tue, 03/03/20	Tue, 24/03/20	Fri, 27/03/20
2	Tue, 17/03/20	Fri, 20/03/20	Fri, 27/03/20	Wed, 01/04/20	Tue, 21/04/20	Fri, 24/04/20
3	Fri, 17/04/20	Mon, 20/04/20	Mon, 27/04/20	Fri, 01/05/20	Fri, 22/05/20	Mon, 25/05/20
4	Mon, 18/05/20	Wed, 20/05/20	Wed, 27/05/20	Mon, 01/06/20	Tue, 23/06/20	Fri, 26/06/20
5	Tue, 16/06/20	Fri, 19/06/20	Fri, 26/06/20	Mon, 29/06/20	Tue, 21/07/20	Fri, 24/07/20
6	Fri, 17/07/20	Mon, 20/07/20	Mon, 27/07/20	Fri, 31/07/20	Fri, 21/08/20	Wed, 26/08/20
7	Mon, 17/08/20	Thu, 20/08/20	Thu, 27/08/20	Fri, 28/08/20	Tue, 22/09/20	Fri, 25/09/20
8	Tue, 15/09/20	Fri, 18/09/20	Fri, 25/09/20	Wed, 30/09/20	Tue, 20/10/20	Fri, 23/10/20
9	Fri, 16/10/20	Tue, 20/10/20	Tue, 27/10/20	Fri, 30/10/20	Mon, 23/11/20	Thu, 26/11/20
10	Tue, 17/11/20	Fri, 20/11/20	Fri, 27/11/20	Wed, 02/12/20	Tue, 22/12/20	Fri, 25/12/20
11	Tue, 15/12/20	Fri, 18/12/20	Fri, 25/12/20	Wed, 30/12/20	Tue, 19/01/21	Fri, 22/01/21
12	Fri, 15/01/21	Wed, 20/01/21	Wed, 27/01/21	Mon, 01/02/21	Tue, 23/02/21	Fri, 26/02/21
13	Tue, 16/02/21	Fri, 19/02/21	Fri, 26/02/21	Wed, 03/03/21	Tue, 23/03/21	Fri, 26/03/21
14	Tue, 16/03/21	Fri, 19/03/21	Fri, 26/03/21	Wed, 31/03/21	Tue, 20/04/21	Fri, 23/04/21

15	Fri, 16/04/21	Tue, 20/04/21	Tue, 27/04/21	Fri, 30/04/21	Mon, 24/05/21	Thu, 27/05/21
16	Mon, 17/05/21	Thu, 20/05/21	Thu, 27/05/21	Tue, 01/06/21	Tue, 22/06/21	Fri, 25/06/21
17	Tue, 15/06/21	Fri, 18/06/21	Fri, 25/06/21	Wed, 30/06/21	Tue, 20/07/21	Fri, 23/07/21
18	Fri, 16/07/21	Tue, 20/07/21	Tue, 27/07/21	Fri, 30/07/21	Mon, 23/08/21	Thu, 26/08/21
19	Fri, 30/07/21	Mon, 02/08/21	Mon, 09/08/21	Fri, 13/08/21	Fri, 03/09/21	Mon, 06/09/21

0	**+3**	**+7**	**+5**	**-3 from final date**	**30 from due date**

NB: For all future valuations beyond the above dates the payment cycle will be as currently detailed based on the date of the Main Contract Valuation.

Sub-Contractor Interview Meeting Minutes

Form: 153-12
Rev 24

Project name:	**25 CANNON STREET**	Project number:	**HLN.0280**
Held with:	**Raphael Contracting Limited**	Date:	**05 February 2020**
Held at:	**25 Cannon Street, London, EC4M 5TA**	Time:	**2:00pm**
Works package:	**WP15 Carpentry & Joinery**		

Present		Additional circulation	
Name	Company	Name	Company
Callum Ward	BAM	Graham Ridge	BAM
Danny Smith	BAM		
Richard Hayhoe	Raphael Contracting		
Martin O'Brien	Raphael Contracting		
Simon Thorpe	Raphael Contracting		

Section	Summary
Pre-Qual	Pre-Qualification Status
1	Introduction
2	BAM Construction Limited Project Details & Correspondence Arrangements
3	Sub-Contractor Details
4	Sub-Contractor Insurance Details
5	Sub-Contractor Organisation & Project Management Structure
6	Summary of Sub-Contract
7	Sub-Contract Programme
8	Site Working Hours & Holidays
9	Management of Sub-Contract Works
10	Attendances
11	Sub-Contract Design Element
12	Information Management Procedures
13	Site Dimensions and Tolerances
14	Quality Procedures
15	Health and Safety
16	Environment and Sustainability
17	Community Engagement
18	BAM Construction Limited Company Policies & Procedures
19	Anti-Bribery and Corruption Policy
20	Any Other Business / Expand on Items Above

Sub-Contractor Interview Meeting Minutes

Form: 153-12
Rev 24

Item	Description	Action by
Pre-Qual	**Pre-Qualification Status**	
P.1	Constructionline registration number: **00384074**	
P.2	Is the Sub-Contractor Constructionline Gold fully verified status? **Yes**	
P.3	If the response in P.2 is 'No', has the 'Exception Protocol' been followed and approval to use this Sub-Contractor been granted by the Regional Commercial Director and Supply Chain Manager? **No** *Note: copy of e-mail confirming exception protocol to be appended to the Order Draft/Recommendation Form/Please Place Sub-Contract Form*	
P.4	BAM Construction Limited require all Sub-Contractors to be Constructionline Gold verified status and to ensure this status is maintained throughout the duration of the Sub-Contract Works.	
1.	**Introduction**	
1.1	Purpose of meeting The meeting was held to introduce the Sub-Contractor to BAM's project team and to review the agreed Sub-Contract documentation and the scope of works prior to the commencement of works on site.	
2.	**BAM Construction Limited Project Details & Correspondence Arrangements**	
2.01	Full name: **25 CANNON STREET**	
2.02	Address: **25 Cannon Street, London**	
2.03	Post code: **EC4M 5TA**	
2.04	Telephone: **tba** email: **25cannonst@bam.co.uk**	
2.05	Single point of contact for project: **Graham Ridge**	
2.06	Position: **Project Manager** email: **gridge@bam.co.uk**	
2.07	QS for Sub-Contractor applications: **Danny Smith** Position: **Snr Project Surveyor** email: **dsmith@bam.co.uk**	
2.08	All correspondence to be sent to the person named in 2.05 with the exception of 2.10 and 2.11 below and notices given under Clause 19 of the Sub-Contract. *Note: Refer also to Section 12 Information Management Procedure.*	
2.09	The Electronic Data Management System on this project is: **Livelink**	
2.10	All design information e.g. drawings, specifications, reports and the like for BAM Construction Limited to be uploaded and issued via Livelink or any other named project specific Electronic Data Management System (EDMS) and marked for the attention of: **Richard Owen / Oliver Weldon**	
2.11	Applications for payment are to be sent via email to the person named in 2.07.	
2.12	In addition to the above all emails are to be copied to the following project email address: **25cannonst@bam.co.uk**	
3.	**Sub-Contractor Details**	
3.01	Full name: **Raphael Contracting Limited**	
3.02	Address: **Raphael House, 123 Roebuck road, Chessington, Surrey**	
3.03	Post code: **KT9 1EU**	
3.04	Telephone: **020 8391 9100** email: admin@raphaelltd.co.uk	
3.05	Company Registration number: **03010267**	
3.06	VAT Registration number: **652792806**	
3.07	Unique Tax Reference number: **6930530920**	
3.08	Date of formation: **16/01/1995**	
3.09	Date of last published accounts: **31 March 2019**	
3.10	Subsidiary of other company Y/N: **No**	
3.11	If yes to 3.10 then advise who: **n/a**	
4.	Sub-Contractor Insurance Details	

		Maximum liability limit	Expiry date
4.01	Employers Liability Insurance:	**£10,000,000**	**06 March 2020**
4.02	Third Party Liability Insurance:	**£5,000,000**	**06 March 2020**
4.03	Product Liability Insurance:	**£5,000,000**	**06 March 2020**
4.04	Professional Indemnity Insurance:	**n/a**	**n/a**

4.05	Confirmation that Professional Indemnity Insurance liability is in respect of each claim or series of claims arising out of the same event:	
4.06	If no to item 4.5 then the Sub-Contractor to provide below details of any current unsettled claims in addition to any settled claims during the past 5 years: **n/a**	
5.	**Sub-Contractor Organisation & Project Management Structure** The Sub-Contractor to list below the names of key organisation and project specific personnel.	
5.01	Director with overall responsibility for project: **Martin O'Brien**	
5.02	Frequency of site visits by person named in 5.01 **As required**	
5.03	Supervisor with overall responsibility for project: **Mark Robinson - 40%**	

Item	Description	Action by
5.04	CV of supervisor named in 5.03: **CV Issued**	
5.05	Safety Advisor responsible for this project: **Rachel Widdows (RW Associates)**	
5.06	Quantity Surveyor: **TBA**	
5.07	Designer / Design Manager (if applicable): **TBA**	
5.08	Document Controller: **TBA**	
5.09	Planner: **TBA**	
6.	**Summary of Sub-Contract**	
6.01	Brief description of the Main Contract Works: **Refurb of 6 storey plus basement office comprising structural alterations to cores, office floors, roof and basement; structural alterations to the facade including replacing glazing and forming roof terrace; internal fit-out to CAT A**	
6.02	Brief description of the Sub-Contract Works: To execute and complete the following which will form part of the Works to be executed under the Main Contract. Package: **WP15 Carpentry & Joinery**	
6.03	The basis of the Sub-Contract Works: Labour, plant and materials: **Yes** Labour and plant: **n/a** Labour only: **n/a**	
6.04	Status of the Sub-Contract Works: / Additional Information:	
	Design: **No** — **n/a**	
	Full design: **No** — **n/a**	
	Complete the design: **No** — **n/a**	
	Manufacture: **Yes** — **Refer to agreed design release programme**	
	Procurement: **Yes** — **Refer to agreed design release programme**	
	Supply: **Yes** — **Refer to agreed design release programme**	
	Delivery: **Yes** — **Refer to agreed design release programme**	
	Installation: **Yes** — **In accordnace with agreed method statement**	
	Testing: **No** — **n/a**	
	Commissioning: **No** — **n/a**	
6.05	Form of Sub-Contract: BAM Construction Limited Articles of Agreement and Conditions of Sub-Contract Form: 153:37 Revision: **13**	
6.06	The Contract Administrator is: **Real PM**	
6.07	The Contractor's Representative is: **Frazer Wardhaugh - Head of Legal**	
6.08	The Subcontractor Representative is: **Richard Hayhoe**	
6.09	Sub-Contract Numbered Documents The 'Sub-Contract Agreement Document Index' was reviewed and both parties agree that the documents listed and referred to therein, will form part of and be read and construed as part of the Sub-Contract referred to in 6.05 above. These minutes will also be added to the list of numbered documents.	
6.10	The Sub-Contractor's Terms and Conditions, qualifications, clarifications, attendances and the like shall be deleted, being superseded by the agreements recorded within these meeting minutes.	
6.11	Sub-Contract order value: **£2,010,935.03**	
6.12	Order value build up: **Refer to Appendix A - Contract Sum Analysis**	
6.13	Subject to re-measurement: **No, all works lump sum unless items within the Contract Sum Analysis are referred to as Provisional Quantity**	
6.14	Discount: **nett**	
6.15	Retention: **3.00%**	
6.16	Fixed price: **Yes**	
6.17	Expiration of fixed price: **End of 2021**	
6.18	Daywork rates have been agreed and are noted in the Sub-Contract Sum Analysis and Clause 3.3 of the Articles of Agreement or the relevant clause from any other Form of Sub-Contract listed in item 6.5 Alternative 2 above. **Not Applicable**	
6.19	Payment Schedule: **Refer to Appendix G** **Bonds, Warranties, etc.**	
6.20	A Parent Company Guarantee is required in the draft form annexed hereto or included within the Sub-Contract Documents: **Not Required**	
6.21	A Performance Bond is required in the draft form annexed hereto or included within the Sub-Contract Documents: **Not Required**	

Item	Description	Action by
6.22	A Retention Bond is required in the draft form annexed hereto or included within the Sub-Contract Documents: **Not Required**	
6.23	The following Sub-Contractor Warranties where required are as follows and shall be in the draft form annexed hereto or included within the Sub-Contract Documents: Purchaser / Tenant Warranty: **No** Fund Warranty **n/a** Employer Warranty **No** Other Warranties (list below): **n/a** **Please refer to Document 12 with the Subcontract Data Sheet for standard wording of the Warranty - n/a**	
	Valuations	
6.24	Period: **Monthly**	
6.25	Dates for applications: **Refer to Subcontract Payment Schedule Appendix G**	
7.	**Sub-Contract Programme** *Note: durations given are* ***working*** *weeks.* The Sub-Contractor shall submit his proposed programme of the works no later than 2 weeks from receipt of BAM Sub-Contract Order, Letter of Intent or notice of commencement (whichever is the earliest). The Sub-Contract programme shall be fully labour resourced, identify periods for design, off site fabrication and critical deliveries (if any) and incorporate the following:	
7.01	Anticipated commencement date: **21 September 2020**	
7.02	Period on site for carrying out works: **35** working week(s)	
7.03	Continuity of specific operation cannot be guaranteed. The Sub-Contractor is to allow for an adequate number of visits to complete the works, taking into account interfaces with other trades.	
7.04	State number of visits anticipated: **In accordance with the agreed and signed Appendix B**	
7.05	Specific Lead in periods from receipt of Sub-Contract Agreement: Notice to commence works on site: **2** week(s) Preparation/production of information/drawings: **2** week(s) Information/drawing approval: **2** week(s) Materials procurement: **4** week(s) Manufacturing: **8** week(s) Delivery: **1** week(s) Further notes: **Hydraulic system for Reception Desk - issues with compatability**	
7.06	List samples to be provided: **In accordance with the BGY Mock-up Schdule and 1069_SA drawing series. Raphael to provide a schedule of sign off dates for each sample required.**	
7.07	Samples to be provided by: **Raphael to produce mock-up programme**	
7.08	Key items of materials and/or plant on long deliveries: **Recpetion Desk - 17 weeks** **Doors - 7/8 weeks** **Cubicles/ panels - 6 weeks**	
7.09	Any special early warning notes *(e.g. factory shut downs)* : **JMS shut down in line with dates in section 8.05**	
7.10	The Sub-Contractor to provide name, address and contact details of any proposed off-site manufacturing/fabricating facilities. **JMS Specialist Joinery, Kineton Road, CV47 0NA. F R Shadbolt & Sons, Springwood Drive, CM7 2YN. Formwise Washrooms, Park Farm, NN8 6BA**	
8.		
8.01	Normal site working hours.	
	Monday to Friday: from **8.00** to **18.00** Saturday: from **8.00** to **13.00** Sunday: from **n/a** to **n/a** **Please note that programme to be based on Mon-Fri working only with Saturdays by agreement only.**	
8.02	BAM Construction Limited reserves the right to vary these times without prior notice.	
8.03	Site holiday / shut down periods in addition to statutory bank holidays.	
	Christmas: year **2020** from **24 December 2020** to **1 January 2021** Inclusive	

Item	Description					Action by
	Easter	**2020**	**11 April 2020**	**13 April 2020**	Inclusive	
	Easter	**2021**	**2 April 2021**	**5 April 2021**	Inclusive	
8.04	Any hours or days the Sub-Contractor may wish to work outside the above will be by prior agreement with BAM Construction Limited. The Sub-Contractor may the be liable for all associated costs arising from operating the site outside of the above times.					
8.05	Sub-Contractor's holiday / shut down periods in addition to statutory bank holidays.					
		year	from	to		
	Christmas:	**2020**	**29 December 2020**	**31 December 2020**	Inclusive	
	Easter	**2021**	**N/A**	**N/A**	Inclusive	
	Easter	**2021**	**N/A**	**N/A**	Inclusive	
	Working Restrictions					
8.06	Noise: **Strictly in accordance with the City of London Code of Practice for Deconstruction and Construction Sites; 9th Edition dated January 2019.**					
8.07	Traffic: **Strictly in accordance with the City of London Code of Practice for Deconstruction and Construction Sites; 9th Edition dated January 2019.**					
8.08	Weekend: **Strictly in accordance with the City of London Code of Practice for Deconstruction and Construction Sites; 9th Edition dated January 2019.**					
8.09	Nights: **Strictly in accordance with the City of London Code of Practice for Deconstruction and Construction Sites; 9th Edition dated January 2019.**					
9.	**Management of Sub-Contract Works**					
9.01	Supervisor with overall responsibility for project: **Mark Robinson**					
9.02	Detailed Logistics Plans, Method Statements and Risk Assessments should be submitted a minimum of **21 days** prior to starting on site.					
9.03	Method Statements/Risk Assessments will be prepared by: **Mark Robinson**					
9.04	Name of person for issue of all instructions and notices: **Mark Robinson**					
9.05	Instructions / variations will be issued in writing by BAM Construction Ltd only. Please note that these instructions are only valid if issued on formal BAM Construction template referenced 310-11 rev 3 entitled 'Instruction to Subcontractor' and countersigned by either the Bam Project Manager (Graham Ridge) or a member of the Commerical Team. Instructions included on emails or issued verbally will not be valid. Instructions issued from any member of the Client / Design Team will not be valid unless confirmed in writing by BAM Construction Ltd. The Subcontractor is to comply with variations as dictated by the terms of the contract, including proceeding in cases where costs cannot be agreed beforehand.					
9.06	The Sub-Contractor must keep the same supervisor and operatives on site for the duration of the Sub-Contract works. Any operatives arriving for work without the appropriate supervision may be prevented from working and removed from site.					
9.07	It is the Sub-Contractor's Supervisor's (as 9.1 above) responsibility to fully brief those under their control and to ensure that they are fully aware of the requirements of the Contract, specification, drawings, interfaces, etc. and are able to fully complete the Sub-Contract works. Any costs resulting from BAM Construction Limited Management fulfilling this role will be set-off against the Sub-Contractor.					
9.08	The person identified in 9.01 above together with other relevant and appropriate Sub-Contractor personnel are required to attend regular progress/co-ordination meetings as requested by BAM Construction Limited. The Sub-Contractor shall prepare a progress report prior to these meetings, identifying both on and off-site activities. The decision as to who accompanies the person named in 9.01 above shall rest entirely with BAM Construction Limited.					
9.09	Is it intended to sub-let any portion of the Sub-Contract Works? **Yes**					
	If yes your attention is drawn to clause 14 of BAM Conditions of Sub-Contract.					
9.10	Sub-Contractor's anticipated workforce on the project:					
	Own operatives: **8** nr					
	Sub-Contractor operatives: **2** nr					
	Apprentices: **TBA** nr					
	Work placements: **TBA** nr					
9.11	No agency labour is to be employed by the Sub-Contractor without written prior consent from BAM Construction Limited's Project Manager.					
9.12	Percentage of local labour:					
	0-10 mile radius of the project: **20%**					
	10-25 mile radius of the project: **60%**					
	25-50 mile radius of the project: **20%**					
	50+ mile radius of the project: **0%**					
	Total: **100%**					
9.13	Where required, do you subscribe to, and apply, the terms of Construction Industry Joint Council National Working Rule Agreement? **Yes**					

Item	Description	Action by
9.14	Do you engage in the practice of 'blacklisting?' **No**	
9.15	What percentage of your workforce is paid via payroll? **100%**	
9.16	Daily and weekly record of staff, labour and hours to be submitted by the Sub-Contractor to BAM Construction Limited for record purposes.	
9.17	It is the responsibility of the Supervisor (identified in 9.01) to ensure that all relevant / up-to-date information is made available to operatives at the workplace, including subsequent amendments and revisions e.g. Drawings, Method Statements, etc.	
10.	**Attendances**	
10.01	A full list of attendances provided by the Sub-Contractor is either: a) Attached to these meeting minutes: b) Included within Sub-Contract Data Sheet item: **47** Notwithstanding the above a summary of key attendances to be provided are detailed below.	
	Offices/Storage	
10.02	Sub-Contractor's Office: **Space to be provided by Bam only - all furniture by Subcontractor**	
10.03	Sub-Contractor's Storage: **Space to be provided by Bam only - any containers / boxes by Subcontractor**	
10.04	Date office / storage space available / required: **2no desk - space only**	
10.05	Provision of maximum 1 bar pressure water supply: **By BAM**	
10.06	Location of supply: **Water supply adjacent to hoist tower - any hoses from this supply to be by Raphael**	
	Temporary Electrics	
10.07	Provision of safety lighting: **By BAM**	
10.08	Provision of task lighting: **By Sub-Contractor**	
10.09	110v power for small tools only.	
10.10	All leads from power source to Sub-Contractor's tools: **By Sub-Contractor**	
10.11	The provision and supply of power for Sub-Contractor offices / storage etc.: **By BAM**	
	Unloading and distribution	
10.12	Mechanical handling: **By Sub-Contractor**	
10.13	**All unloading and distribution will be undertaken by the subcontractor from the point of deliver to the point of storage / installation - please refer to BAMs Construciton and Logistic Plan for details of what BAM will provide to assist.**	
	(except for agreed usage of any BAM Construction Ltd cranes or hoists)	
10.14	*Traffic Management:* ***All traffic management for the Sub-Contract works to be provided by Sub-Contractor. Any road/pavement closures required for the Sub-Contact works are included by the Sub-Contractor.***	
	Scaffold	
10.15	*Use of BAM Construction Ltd standing scaffold if and when erected:*	
	Bam will be providing scaffold to the faced, a birdcage to the double height reception and a birdcage to the top of stairs. All internal scaffold, access and crash decks to be provided by Sub-Contractor.	
10.16	Details of special scaffolding to be provided by Sub-Contractor:	
	Any scaffolding requirements outside of items described above deemed included by Sub-Contractor irrespective of height.	
	Plant	
10.17	Barriers & Segregation: **All barriers and segregation required for the Sub-Contract works deemed included by the Sub-Contractor**	
10.18	Provision of all Sub-Contractor's plant: **By Sub-Contractor**	
10.19	Provision of all Sub-Contractor's small tools: **By Sub-Contractor**	
10.20	Security of Sub-Contractor's plant and materials: **By Sub-Contractor**	
10.21	Cranage: **All crangeage required for the Sub-Contract works deemed included by the Sub-Contractor**	
10.22	Additional plant requirments: **BAM will provide a goods lift/hoist any other movement that that provided by the hoist is included by the Sub-Contractor. All traffic management included by the Sub-Contractor.**	
	Supervisor of Sub-Contract Works	
10.23	Supervision: **Sub-Contractor is deemed to have included for the supervision of their works including attendnace on other trades as required where their own works is directly affected by other Sub-Contractors.**	
	Waste Management	

Item	Description	Action by
10.24	Waste Management: **Sub-Contractor to remove waste to a central point located on each floor provided by BAM. Any bulk items items of packaging, such as cable drums, pallets, stillages etc, are to be cleared by the subcontractor.**	
	Engineering	
10.25	Main grid lines and datum provided by: **By BAM**	
10.26	Setting out from main grid lines and datum's by: **By Sub-Contractor**	
	Builders work requirement	
10.27	Sub-Contractor to specify: **n/a**	
	Protection	
10.28	Supply of protection to Sub-Contractor's own work: **By Sub-Contractor**	
10.29	Removal of protection from Sub-Contractor's own work: **By Sub-Contractor**	
10.30	All protective covering provided must be fire retardant to LPS1207.	
	Any other specialist requirements	
	(BAM / Sub-Contractor to list below)	
10.31	**n/a**	
11.	**Sub-Contract Design Element**	
11.01	Sub-Contract element applicable: **No**	
11.02	The Principal Designer for this project is: **Bam Construction Ltd**	
11.03	On this project and in the context of the Construction (Design & Management) Regulations you are carrying out design for the: **n/a**	
11.04	As a Designer under these regulations, the Sub-Contractor must:- a) Provide a Design Competency brief before commencement of any works b) Give adequate consideration to the risks to health and safety of those carrying out construction, cleaning and maintenance work at any time, and to those who may be affected by the work of such persons at work. c) Include, within your design, adequate information about any aspect of the design which may affect the health and safety of those carrying out construction, cleaning and maintenance work at any time, and those who may be affected by the work of such persons at work. d) Promptly provide the Principal Contractor with information which the Principal Contractor would provide for the Health and Safety File. e) Accordingly, please provide the following, together with any other information you may consider being relevant for inclusion in the Health and Safety File. i) A schedule of the materials originally used in manufacture/construction/ installation ii) General details of the methods originally used in manufacture/construction/ installation iii) The design criteria iv) The recommended methods and materials to be used to clean v) The recommended methods and materials to be used to repair/replace/maintain vi) Copies of the As-Constructed drawings/schedules	
11.05	As a designer the Sub-Contractor must consider environmental matters including designing out waste.	
11.06	The Project Design Responsibilities Matrix is either: a) Attached to these meeting minutes: **No** b) Included within Sub-Contract Data Sheet item: **Please refer to Appendix F**	
	Development of Design	
11.07	The Sub-Contractor should ensure compliance with the design team specification. If a deviation from the 'original' specification has been agreed as 'equal and approved' then the design team specification shall be updated.	
11.08	The Sub-Contractor is required to ensure that the design is in accordance with the manufacturer's recommendations.	
11.09	The Sub-Contractor is required to ensure that interface details with other trades are co-ordinated, buildable and approved by all relevant parties.	
11.10	The Sub-Contractor is required to ensure clarity and consistency across all Sub-Contractor interface drawing details.	
11.11	The Sub-Contractor is required to update design drawings following review by the	

Item	Description	Action by
	design team.	
12.	**Information Management Procedures**	
12.01	Sub-Contractor to provide an Information Required Schedule to BAM. It is the Sub-Contractor's responsibility to ensure that this is comprehensive. Any further requests for information are to be submitted on an agreed form (one request per form). No claims will be considered in cases where requests are not submitted in accordance with the procedure, or where the request is made unreasonably close to or distant from when the information is required to suit the agreed programme.	
12.02	Name of person preparing Information Required Schedule: **Mark Robinson**	
12.03	Person responsible for Information Management **Mark Robinson**	
12.04	The person named in 12.02 should attend the project mobilisation meeting and any training identified as required. The production of information shall commence only after the Project Information Manager is satisfied that the project procedures will be adhered to with reference to the BIM Execution Plan. Information will not be accepted as complete unless the supplier can demonstrate this has been undertaken satisfactorily. *Note: Where applicable Sub-Contractors will be expected to complete Part A Supply Chain Assessment form BIM (350-20) pre contract and provide completed Part B post contract.*	
12.05	Details of Sub-Contract drawing programme and schedule: **RCL to advise dates** *Note: This document may be referred to as the Task Information Delivery Plan (TIDP) and must detail all information deliverables to meet the requirement of the Employers Information Requirements (EIR) and contract programme.*	
12.06	Prior to issue all information must be checked for compliance against the requirements of the project BIM Execution Plan. In addition the information must be validated for completeness, accuracy, spatial co-ordination and relevance.	
12.07	All information must be in accordance with the procedures described in the project BIM Execution Plan.	
12.08	Number of Sub-Contractor's hard copy drawings to be provided: For approval: **All drawings are to be issued direct to Bam** For construction: **via the EDMS Livelink system in pdf. and** For completion: **dwg. Format.** All correspondence for BAM Construction Limited to be uploaded and issued via Live Link or any other Project Specific Electronic Data Management System (EDMS) and sent to site for the attention of the person identified in 2.7 with the exception of applications for payment which are to be sent to the person identified in 2.8. *Note: Refer also to Section 2 Project Details & Correspondence Arrangements*	
13.	**Site Dimensions and Tolerances** The Sub-Contractor shall:	
13.01	Satisfy themselves before commencement of the Sub-Contract Works as to the work previously carried out by others and shall immediately notify the Contractor in writing of any difficulties with the same.	
13.02	Confirm that the specified tolerances of preceding works are compatible with the Sub-Contract Works.	
13.03	Confirm that tolerances in the Sub-Contract Works comply with those in the specification for the Sub-Contract Works.	
13.04	Before Practical Completion of the Sub-Contract Works demonstrate that the Sub-Contract Works comply with the specified tolerances.	
13.05	As constructed records including any deviations from planned works shall be submitted in accordance with verification procedures set out in the BIM Execution Plan at the end of the contract.	
14.	**Quality Procedures**	
14.01	BAM Construction Ltd is certificated to BS EN ISO 9001. The Sub-Contractor is required to comply with all procedures relevant to their scope of work.	
14.02	The Sub-Contractor is required to issue to site all of the relevant manufacturer's technical and installation literature associated with their works.	
14.03	The Sub-Contractor to provide compliance certificates for all workmanship, materials, plant and equipment provided for the contract.	
14.04	BAM operate Mobile Site Management Systems (MSMS) to support the management of quality procedures. The Sub-Contractor shall comply with any instruction raised through these systems within period stated in terms.	
14.05	Mobile Site Management Systems (MSMS) to be utilised on this project: **BIM 360 Quality Assurance Checklists**	

Item	Description	Action by
14.06	Develop and agree QA checklists for the Sub-Contractor's site activities ensuring that they are bespoke to the project and cover all aspects of the work. Append QA checklists to the minutes. The QA checklists are required to be compiled in the actual build sequence and approved prior to the site start.	
14.07	The QA checklists are required to be reviewed and updated as the project develops and where the changes are made to the design including adjacent/interfacing trades)	
14.08	Identify and agree 'hold' points within QA checklists.	
	Advance Build	
14.09	Identify and agree works that require site mock up or 'advance' build prior to progressing of other similar areas on site.	
	Development of Design	
14.10	The QA checklists are required to be reviewed and updated as CDP designs are developed; (including adjacent / interfacing trades).	
14.11	Ensure QA checklists identify key elements of specification: (e.g. material thicknesses, fixings, fixing centres, etc.)	
	Installation	
14.12	The Sub-Contractor is required to carry out 'Quality' toolbox talks with the workforce prior to works commencing.	
14.13	The Sub-Contractor is required to provide advice from the manufacturer/material supplier on the level of workforce training/qualifications required to install the works.	
14.14	The Sub-Contractor is required to ensure that the installation is in the correct and agreed sequence.	
14.15	The Sub-Contractor is required to ensure that the installation is in compliance with the specification requirements.	
14.16	The Sub-Contractor is required to ensure that the installation is in accordance with manufacturer's recommendations.	
14.17	The Sub-Contractor is required to ensure that drawings are updated where deviations from the intended design on site are necessary and agreed with interested parties.	
14.18	QA checklists are to be 'signed off' in stages as the work progresses by the Sub-Contractor and issued to BAM.	
	Inspection and Testing	
14.19	Inspection and Test Plan(s) for the Sub-Contractor's works to be established prior to commencement.	
	Operating & Maintenance Manuals	
14.20	The Sub-Contractor is to submit draft O&M manuals during the construction phase at dates to be confirmed by BAM.	
14.21	The Sub-Contractor shall submit the final version of the O&M manual by no later than: **2 weeks prior to completion of subcontract works**	
14.22	The Sub-Contractor shall submit their O&M manual in accordance with the Employers Information Requirements (EIR) contained within the BIM Execution Plan.	
14.23	The Sub-Contractor is to include a simple 'user' friendly guide and calendar of the maintenance requirements within the O&M manual.	
14.24	The Sub-Contractor is required to identify all elements of the installation/equipment that requires a maintenance contract to maintain the warranty, identify any components that are excluded by the warranty and advise material life span in accordance with the Execution Plan.	
14.25	Practical Completion certificate for the Sub-Contract works will not be issued and retention monies will not be released until all necessary warranties, record drawings and maintenance manuals are completed and handed over.	
15.	**Health and Safety** *Note: Skip to section 15.02 if the Sub-Contractor is Constructionline Gold Verified* ***Status*** *.*	
15.01	The Sub-Contractor has previously returned BAM's Sub-Contractor Health and Safety Questionnaire - See Sub-Contract Document Number: **Not Applicable**	
15.02	The Sub-Contractor has previously returned BAM's Temporary Works Questionnaire - See Sub-Contract Document Number: **Not Applicable**	
15.03	The Sub-Contractor has previously returned BAM's Designer's Health and Safety Questionnaire - See Sub-Contract Document Number: **Not Applicable**	
15.04	The Sub-Contractor has provided an organisation chart showing responsibilities for Health & Safety. **Yes**	
15.05	Explain how you brief your workforce before commencing work each day or when an activity changes. **We carry out pre-commencement daily briefings each day. We update our MSRAs in accordance with any changes to methods of work on site.**	

Item	Description	Action by
15.06	Provide details of how the organisation manages occupational health for its workers, namely compliance with BAM safety critical worker requirements. **Please issue us with the BAM safety critical worker requirements so we can check it and respond in more detail.**	
15.07	How does your organisation ensure Health and safety training is given to the organisation's employees at all levels such as Directors, Senior Managers, Supervisors and Operatives. Please refer to the BuildUK website for further guidance. **Please see attached Raphael's H&S training matrix. We also use Rachel Widdows for proactive H&S training.**	
15.08	Pre-Start Health & Safety Meeting arranged for: Date: TBA Time: TBA Location: **25 Cannon Street, London, EC4M 5TA** BAM Chair: **Mick Fahy - Project Manager**	
16.	**Employment of Labour** *Note: Skip to section 17 if the Sub-Contractor is Constructionline Gold Verified* ***Status*** *.*	
16.01	The Sub-Contractor has previously returned BAM's Sub-Contractor Labour Questionnaire - See Sub-Contract Document Number: **Not Applicable**	
17.	**Environment and Sustainability** *Note: Skip to section 17.02 if the Sub-Contractor is Constructionline Gold Verified Status.* ***Status*** *.*	
17.01	The Sub-Contractor has previously returned BAM's Sub-Contractor Environment Questionnaire - see Sub-Contract Document Number: **Not Applicable**	
17.02	Overall commitment The Sub-Contractor confirms that they are able to provide evidence that shows they support BAM's Environmental Policy and Responsible Sourcing Policy. **Yes** *Note: e.g. method statements, procurement practices or on site activities*	
17.03	The Sub-Contractor confirms that they have read, understood and agree to BAM's Supplier Sustainability Requirements. **Yes** *Note: These agreements require documents to be submitted before work starts, and timescales for the supply of documents during the contract relating to waste, timber and fuel. Cause for financial penalties are also stated.*	
17.04	The Sub-Contractor is to comply with the following key project specific requirements: (example may include: FSC/PEFC project certification, BREEAM requirements, Carbon assessments, Recycled content, Planning requirements) **Yes**	
18.	**Community Engagement**	
18.01	The Community Benefits / Requirements for this project are detailed in Sub-Contract Data Sheet Number: **33**	
19.	**BAM Construction Limited Company Policies & Procedures**	
19.01	In addition to the specific policies and questionnaires referred to herein the Sub-Contractor has observed, performed and complied with BAM's all other policies and procedures, insofar as they relate and apply to the Sub-Contract, details of which can be found at: **www.bam.co.uk**	
20.	**Anti-Bribery and Corruption Policy**	
20.01	The Sub-Contractor must comply in every respect with the BAM Construct UK Ltd Anti-Bribery and Corruption Policy and procedures copies of which are available from any Regional Office or the following website: **www.bam.co.uk/docs/default-source/policies/antibriberyandcorruptionpolicy.pdf**	
21.	**Any Other Business / Expand on Items Above**	
21.01	RCL to issue details for Livelink Access	

Sub-Contractor Interview Meeting Minutes

Form: 153-12
Rev 24

Item	Description	Action by

Signed: Callum Ward

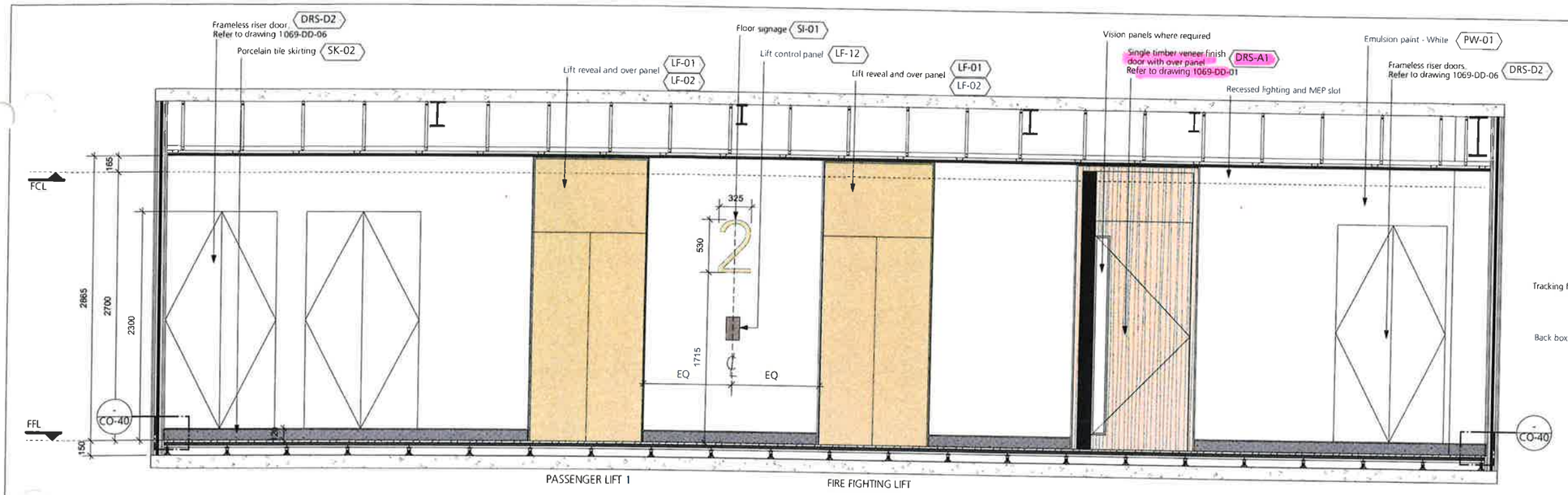
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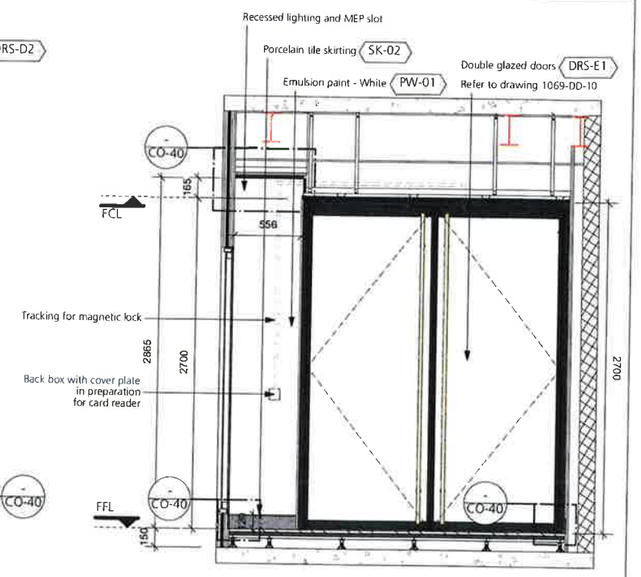
Company: **BAM Construction Limited**

Signed:

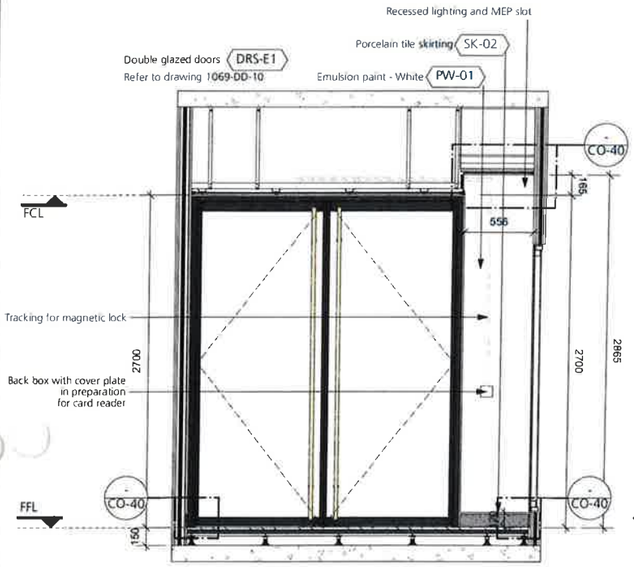
Name: **Richard Hayhoe**

Company: **Raphael Contracting Limited**

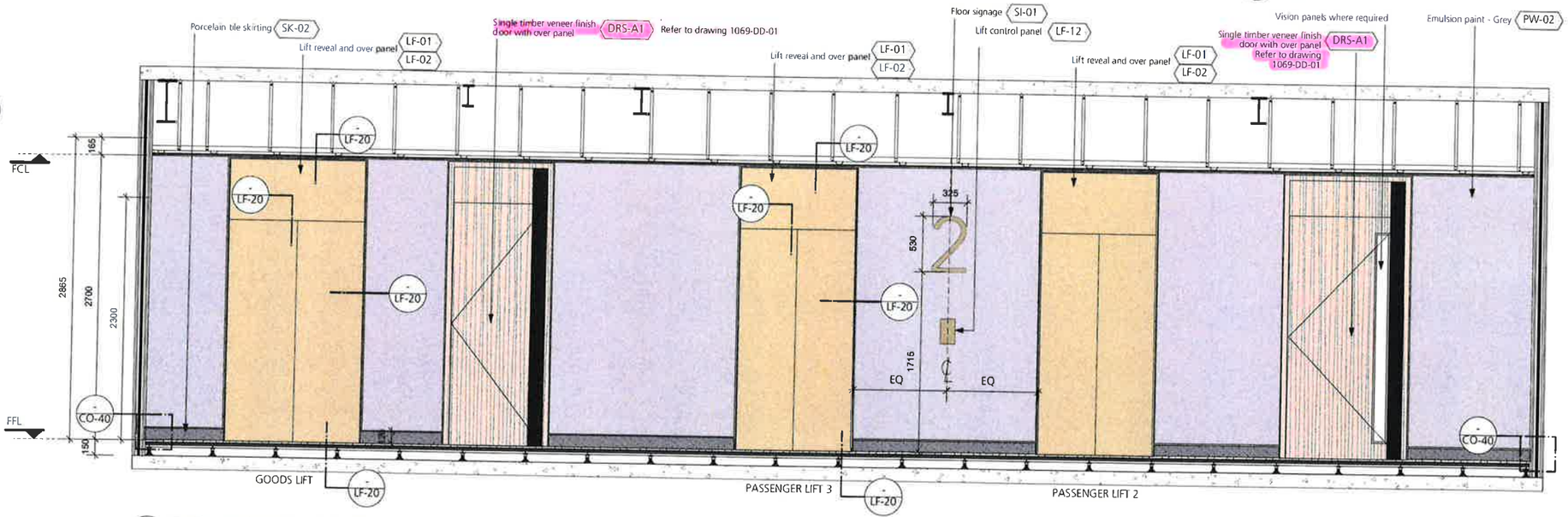




1 **On-Floor Main Lobby - Elevation AA**
Scale: 1:25

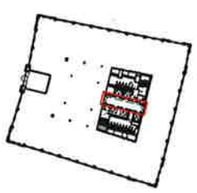


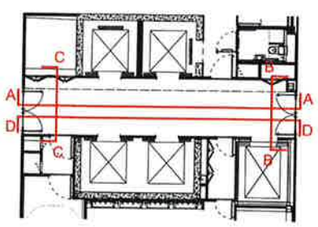
2 **On-Floor Main Lobby - Elevation BB**
Scale: 1:25



3 **On-Floor Main Lobby - Elevation CC**
Scale: 1:25

4 **On-Floor Main Lobby - Elevation DD**
Scale: 1:25





DRAWING NOTES:

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of [illegible] dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and details.

Size[illegible]mensions to any service elements are indicative only. See service engineers drawings for actual sizes and details.

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.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes

DRS-A1. Single timber veneer finish door.
DRS-D2. Double riser door, painted finish with concealed frames
DRS-E1. Double glazed doors on office floors
LF-01. Rimex stainless steel lift reveal
LF-01. Rimex stainless steel lift
LF-02. Rimex stailess steel lift overpanel

LF-12. Lift control panel
PW-01. Emulsion paint - White
PW-02. Emulsion paint - 7023 RAL
SI-01. Floor signage
SK-02. Porcelain tile skirting

T1	TENDER ISSUE	04/06/19
STATUS	REVISION	DATE

DRAWING: Proposed On-Floor Main Lobby Elevations

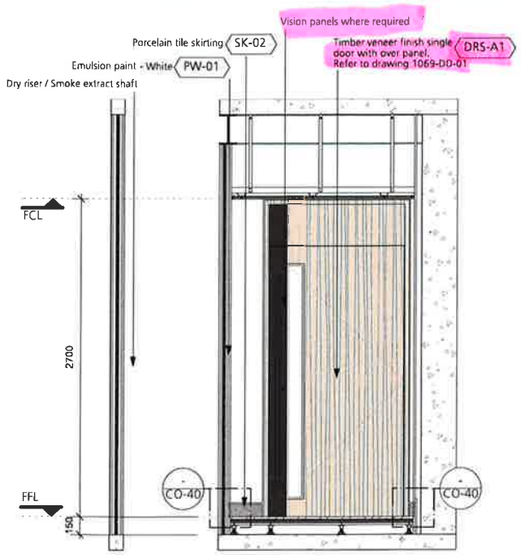
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DRAWING FILE REF: 1069_A-x-P-xx-Core
DATE: Jun 2019
DRAWN BY: CG
DWG No: 1069_CO-30
REVISION: T1
DRAWING STATUS: STAGE 4

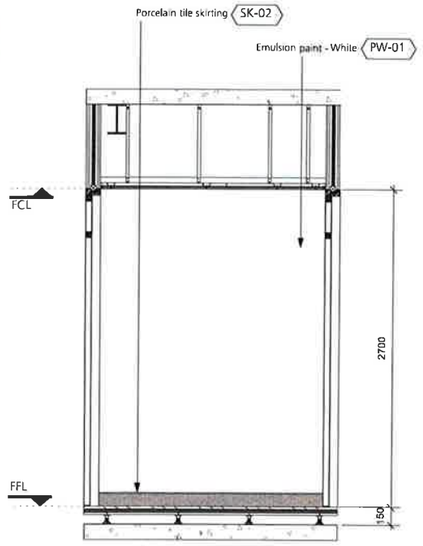
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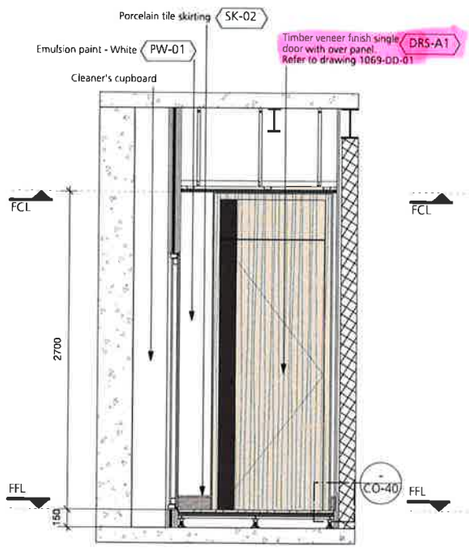
Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street
London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

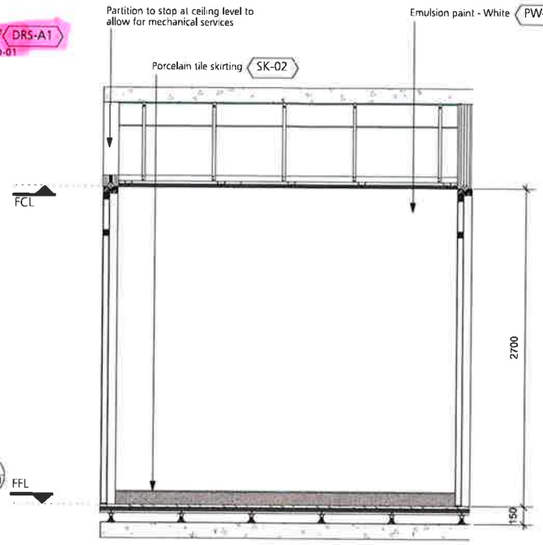
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M









1 On-Floor South Stair Lobby - Elevation AA
Scale: 1:25

2 On-Floor South Stair Lobby - Elevation BB
Scale: 1:25

3 On-Floor South Stair Lobby - Elevation CC
Scale: 1:25

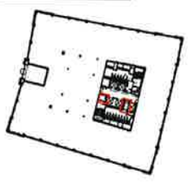
4 On-Floor South Stair Lobby - Elevation DD
Scale: 1:25

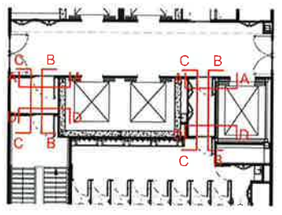
5 On-Floor Female Toilet Lobby - Elevation AA
Scale: 1:25

6 On-Floor Female Toilet Lobby - Elevation BB
Scale: 1:25

7 On-Floor Female Toilet Lobby - Elevation CC
Scale: 1:25

8 On-Floor Female Toilet Lobby - Elevation DD
Scale: 1:25





DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes
DRS-A1. Single timber veneer finish door
DRS-D2. Double riser door, painted finish with concealed frames
PW-01. Emulsion paint - White
SK-02. Porcelain tile skirting
. N/A
. N/A

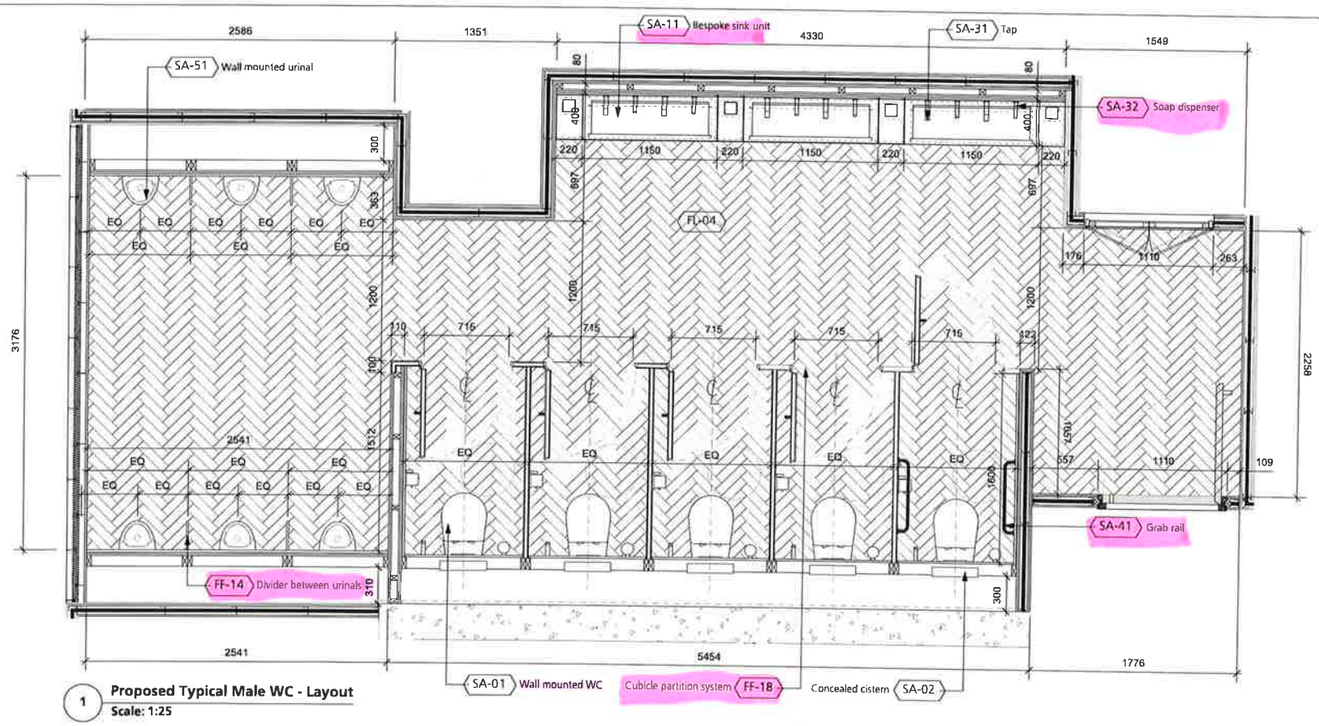
STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	07/08/19
T1	STAGE 4 ISSUE	04/08/19

DRAWING: Proposed On-Floor South Lobbies
SCALE: 1:50 @ A1 (1:100 @ A3)
DRAWING FILE REF: 1069_A-x-P-xx-Core
DATE: Jun 2019
DRAWN BY: CG
DWG No.: 1069_CO-32
REVISION: T2
DRAWING STATUS: STAGE 4

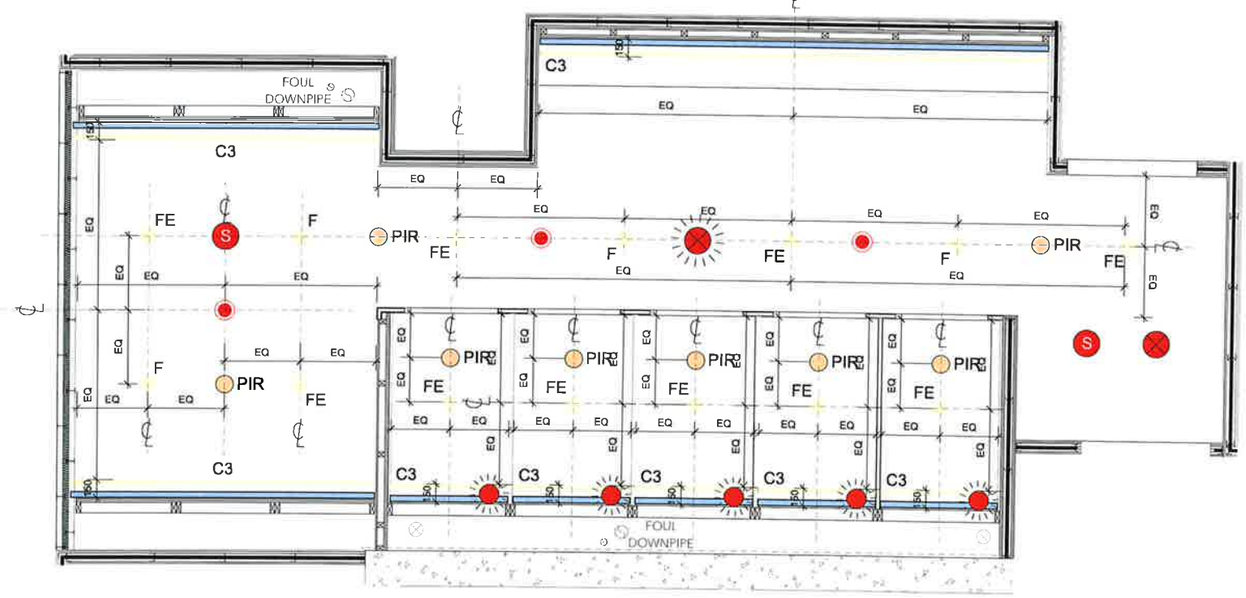
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PROJECT: 25 Cannon Street, EC4M



1 **Proposed Typical Male WC - Layout**
Scale: 1:25



2 **Proposed Typical Male WC - RCP**
Scale: 1:25



0 3 5 M

DRAWING NOTES:

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DRAWING NOTES:

Core and EOT lighting:

- LED strip lighting
- Recessed linear luminaire
- LED recessed downlight
- LED surface-mounted wall luminaire
- LED surface-mounted wall luminaire

Other services (refer to MEP information):

- Passive infrared sensor (PIR)
- Ceiling mounted speaker
- Combined optical multihead smoke detector
- Combined optical smoke detector and beacon
- VAD Beacon
- Daylight Sensor
- Sprinkler Head
- Exit Sign
- Linear air grille

STATUS	REVISION	DATE
T2	STAGE 4 ISSUE	07/08/19
T1	STAGE 4 ISSUE	04/06/19

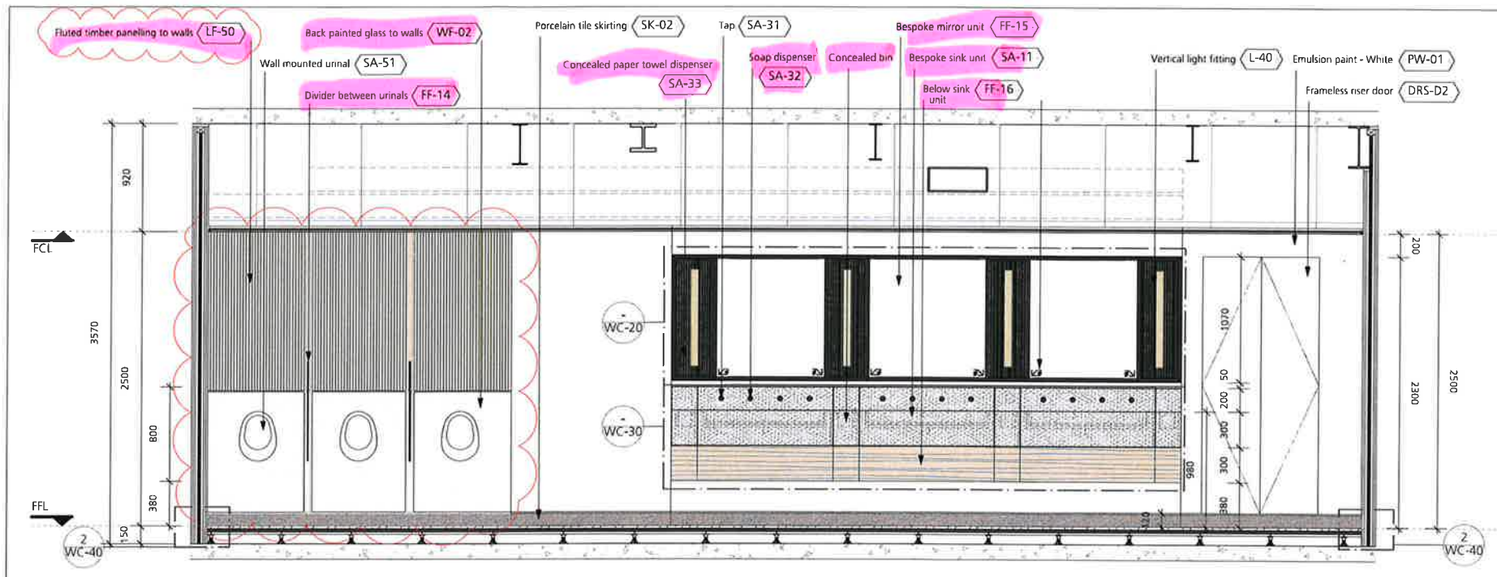
DRAWING	Typical Floor Male WCs - Layouts
SCALE	1:50 @ A1 (100 @ A3)
DRAWING FILE REF	1069-A-x-D-xx-WC
DATE	May 2019
DRAWN BY	CG
DWG No.	1069_WC-01
REVISION	T2
DRAWING STATUS	STAGE 4

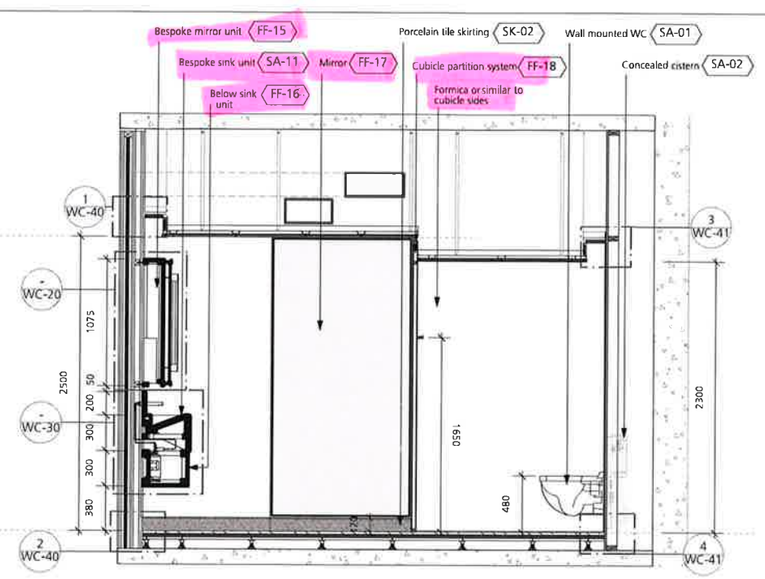
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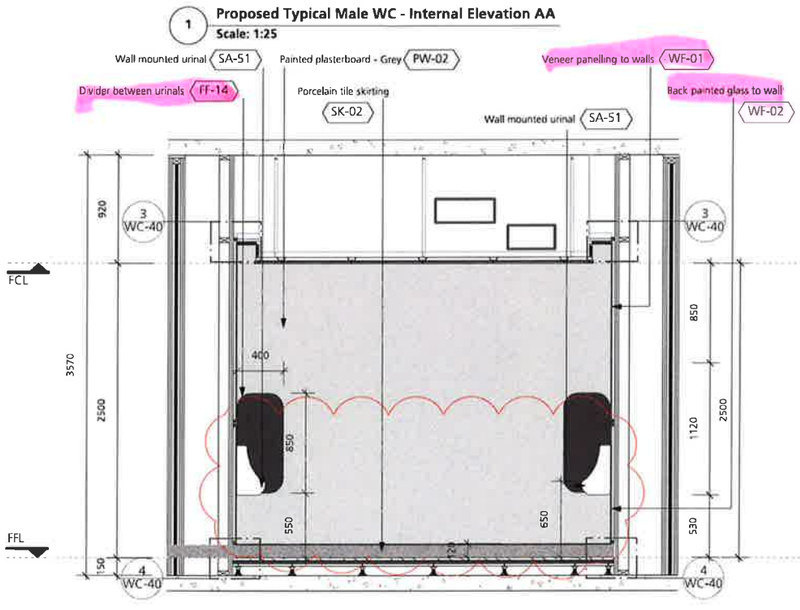
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CLIENT: 25 Cannon Street Limited

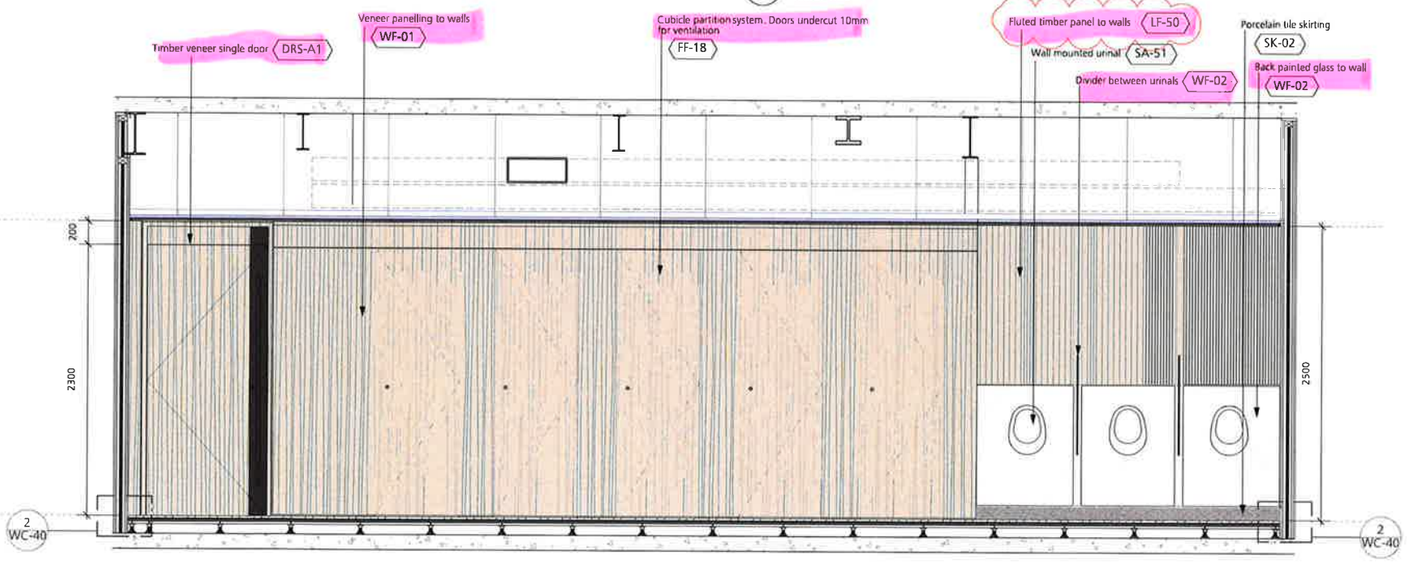
PROJECT: 25 Cannon Street, EC4M







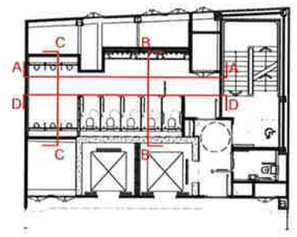
1 **Proposed Typical Male WC - Internal Elevation AA**
Scale: 1:25



2 **Proposed Typical Male WC - Internal Elevation BB**
Scale: 1:25

3 **Proposed Typical Male WC - Internal Elevation CC**
Scale: 1:25

4 **Proposed Typical Male WC - Internal Elevation DD**
Scale: 1:25



0 1 5 M

DRAWING NOTES:

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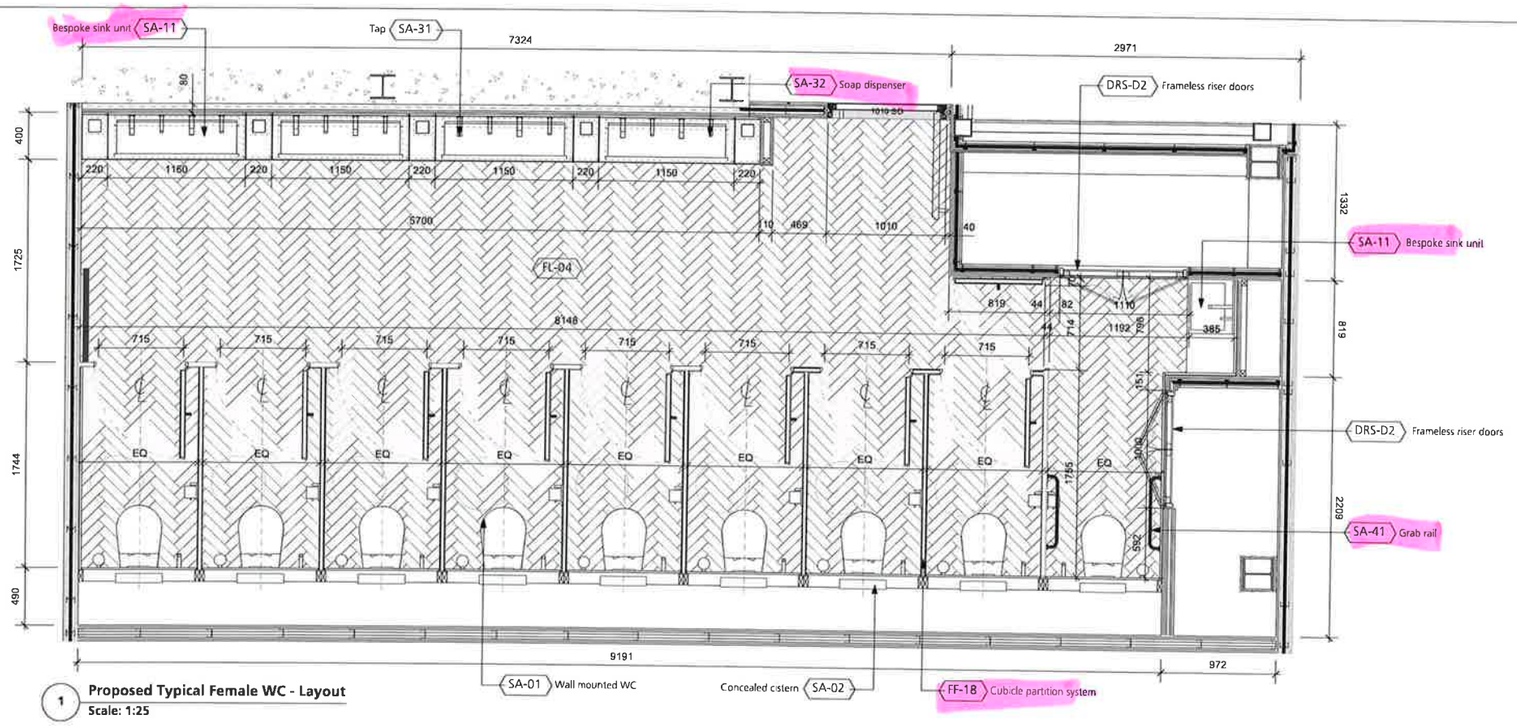
STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	07/08/19
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Typical Floor Male WCs - Elevations
SCALE: 1:50 @ A1 (100 @ A3)
DRAWING FILE REF: 1069-A-x-D-xx-WC
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_WC-02
REVISION: T3
DRAWING STATUS: STAGE 4

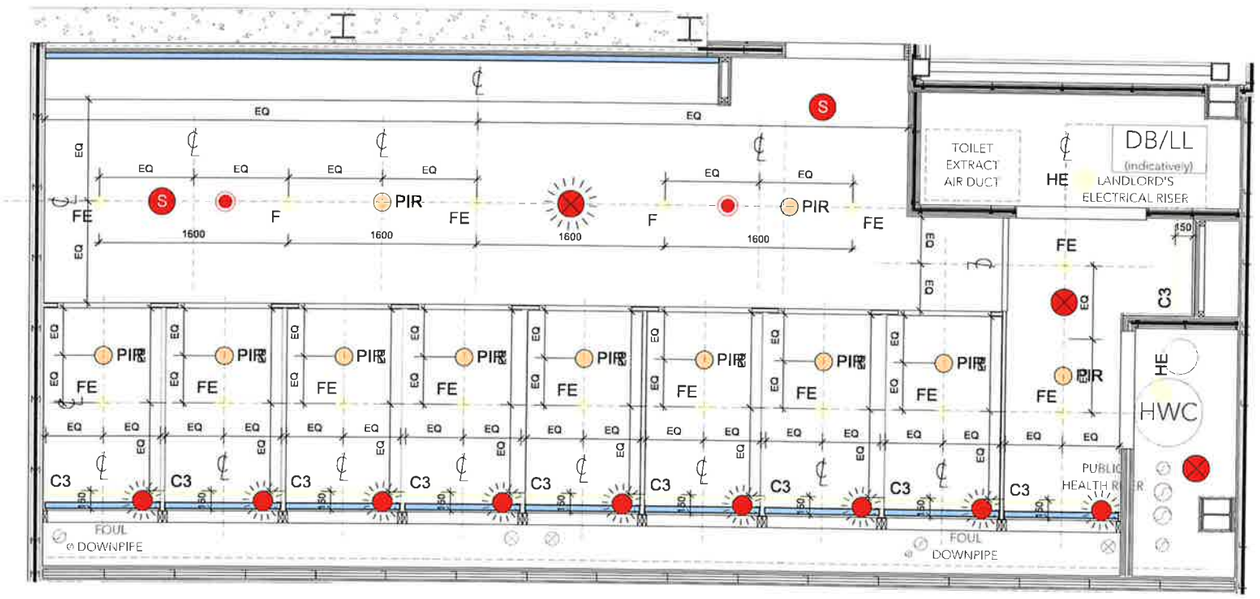
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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



1 Proposed Typical Female WC - Layout
Scale: 1:25



2 Proposed Typical Female WC - RCP
Scale: 1:25



0 3 5 M

DRAWING NOTES:

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DRAWING NOTES:

Core and EOT lighting:

- LED strip lighting
- Recessed linear luminaire
- LED recessed downlight
- LED surface-mounted wall luminaire
- LED surface-mounted wall luminaire

Other services (refer to MEP information):

- Passive infrared sensor (PIR)
- Ceiling mounted speaker
- Combined optical multihead smoke detector
- Combined optical smoke detector and beacon
- VAD Beacon
- Daylight Sensor
- Sprinkler Head
- Exit Sign
- Linear air grille

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	07/08/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Typical Floor Female WCs - Layouts

SCALE: 1:50 @ A1 (1:100 @ A3) | DRAWING FILE REF: 1069-A-x-D-xx-WC

DATE: May 2019 | DRAWN BY: CG

DWG No.: 1069_WC-03 | REVISION: T2

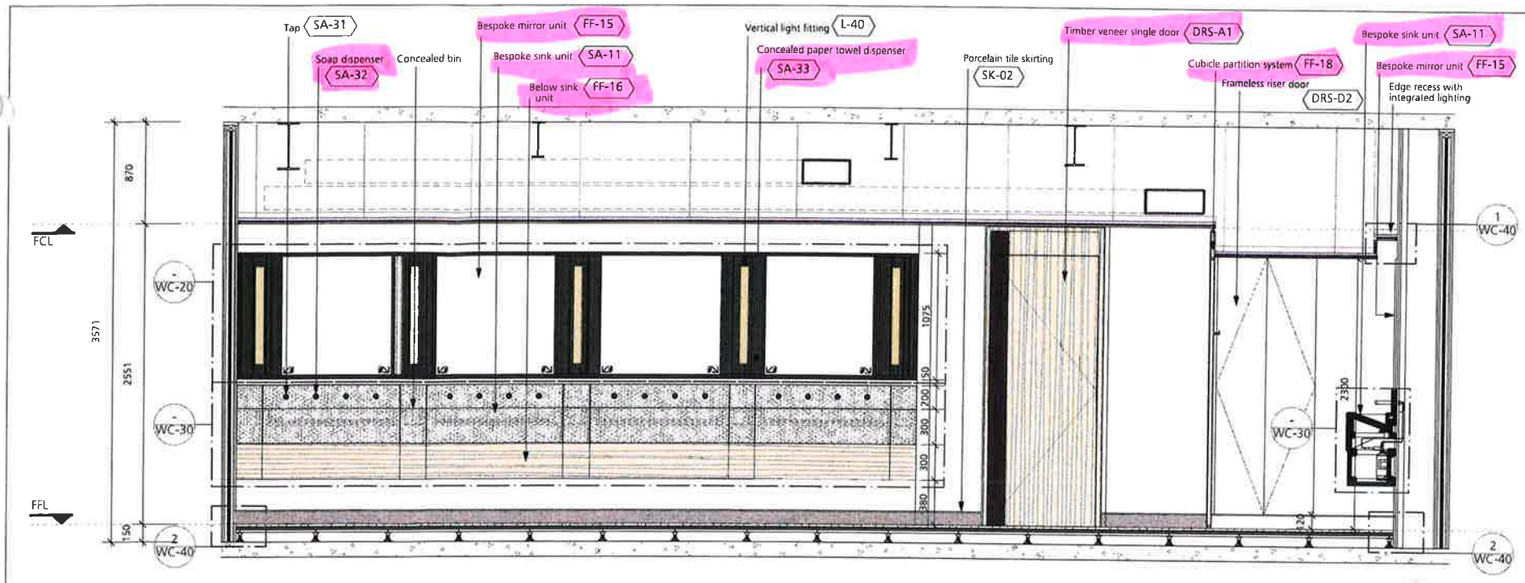
DRAWING STATUS: STAGE 4

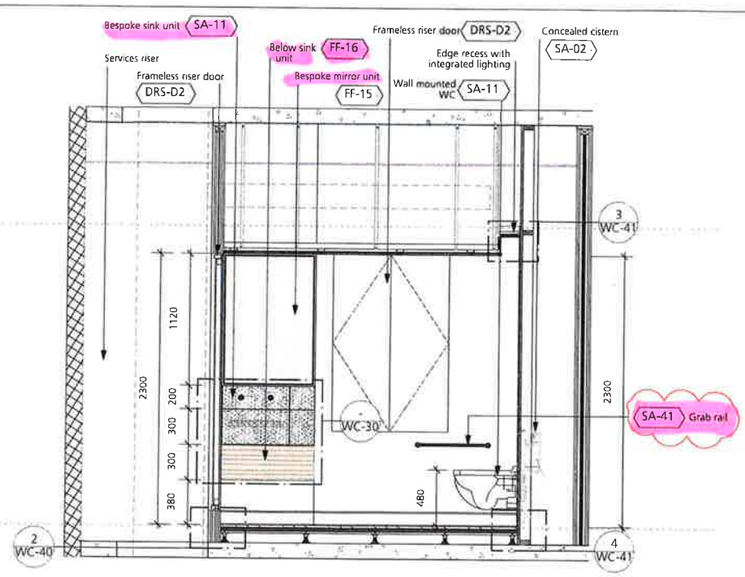
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CLIENT: 25 Cannon Street Limited

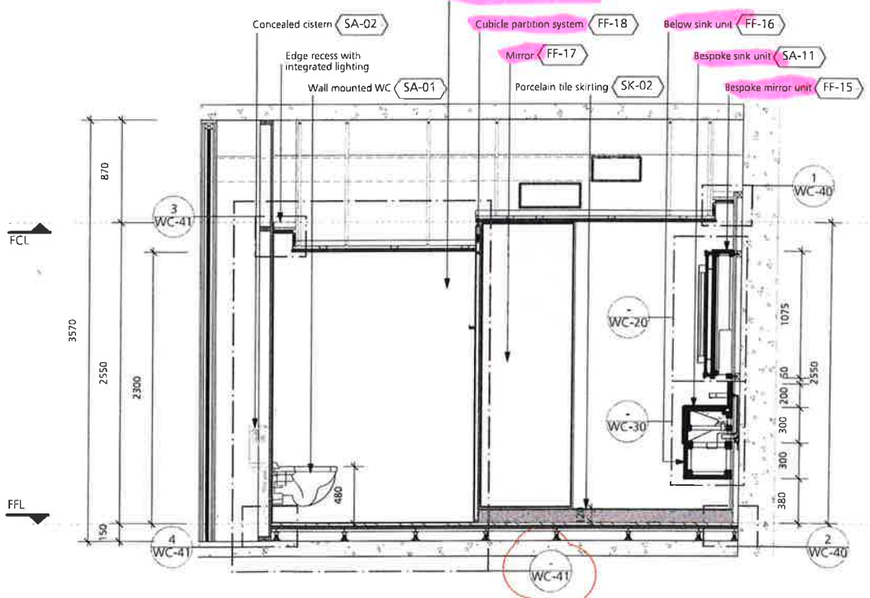
PROJECT: 25 Cannon Street, EC4M





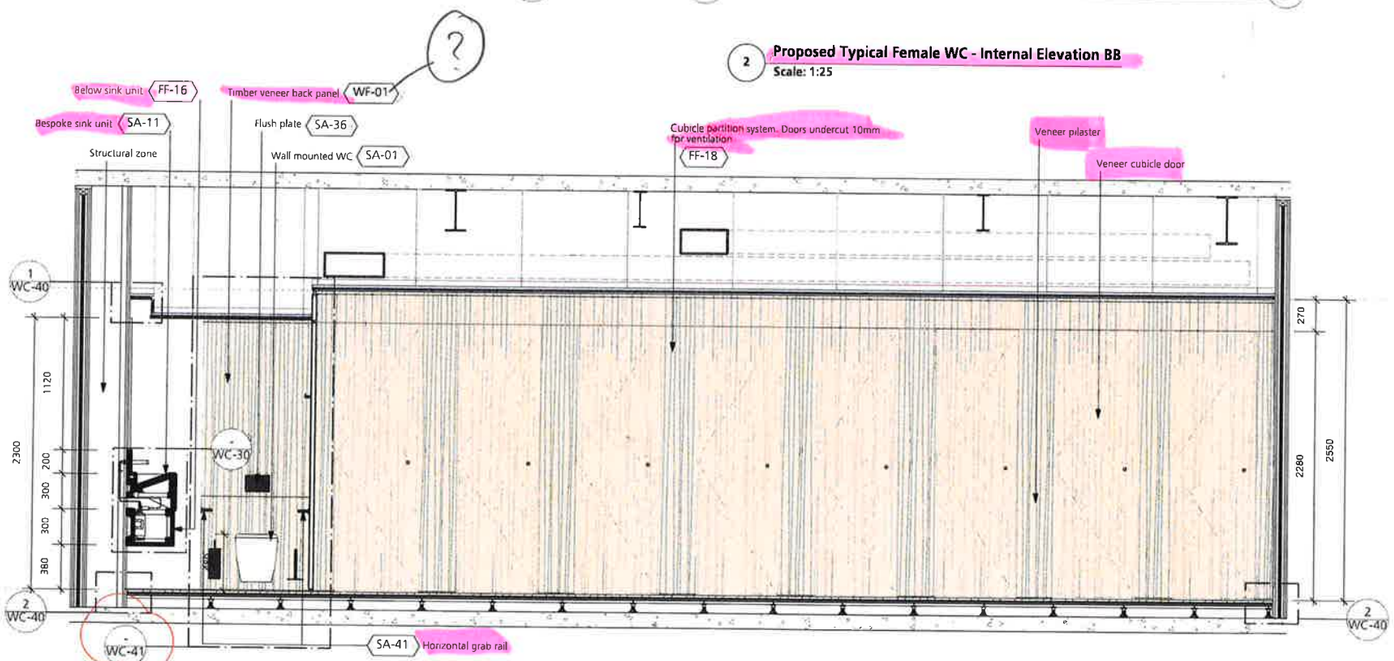
1 Proposed Typical Female WC - Internal Elevation AA

Scale: 1:25



3 Proposed Typical Female WC - Internal Elevation CC

Scale: 1:25

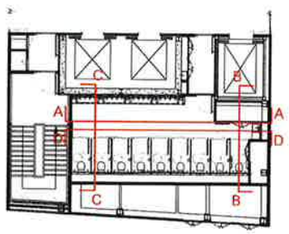


2 Proposed Typical Female WC - Internal Elevation BB

Scale: 1:25

4 Proposed Typical Female WC - Internal Elevation DD

Scale: 1:25



0 3 5 M

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DRAWING NOTES:

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	14/08/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Typical Floor Female WCs - Elevations

SCALE: 1:50 @ A1 (100 @ A3)

DRAWING FILE REF: 1069-A-x-D-xx-WC

DATE: May 2019

DRAWN BY: CG

DWG No.: 1069_WC-04

REVISION: T2

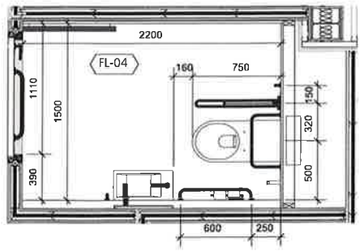
DRAWING STATUS: STAGE 4

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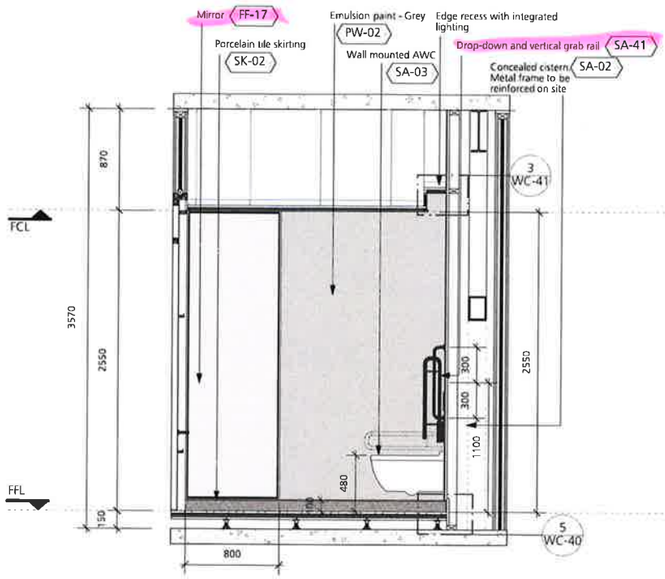
Buckley Gray Yeoman
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London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

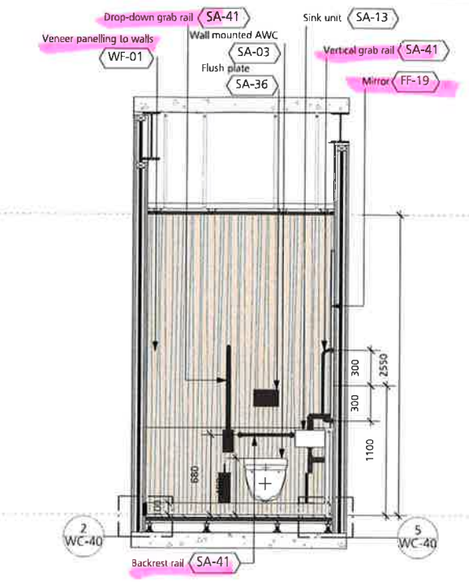
PROJECT: 25 Cannon Street, EC4M



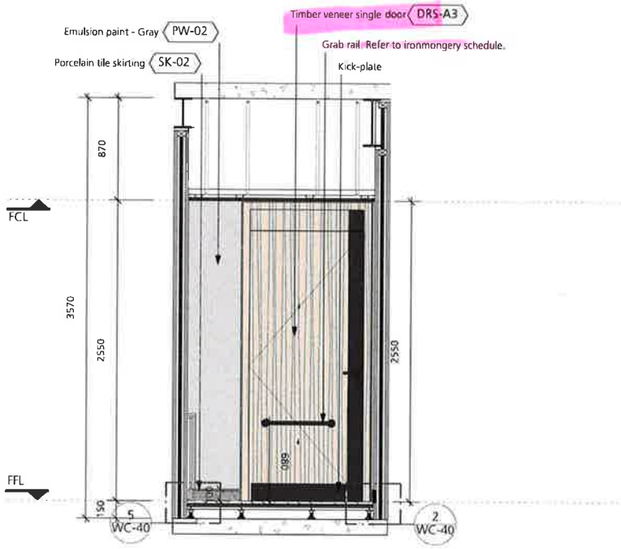
1 **Proposed Accessible Toilet - Layout**
Scale: 1:25



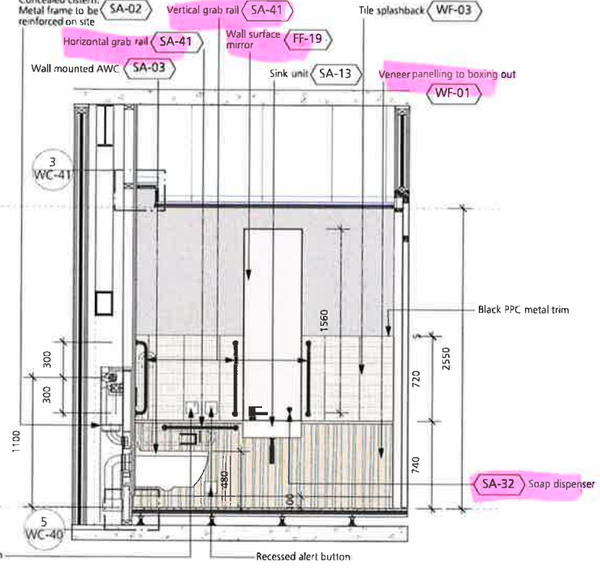
3 **Proposed Accessible Toilet - Internal Elevation AA**
Scale: 1:25



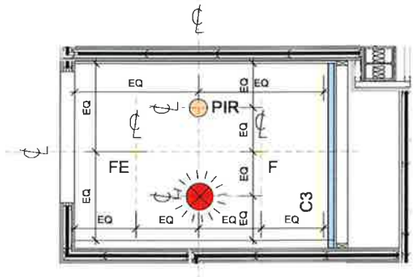
4 **Proposed Accessible Toilet - Internal Elevation BB**
Scale: 1:25



5 **Proposed Accessible Toilet - Internal Elevation CC**
Scale: 1:25



6 **Proposed Accessible Toilet - Internal Elevation DD**
Scale: 1:25



2 **Proposed Accessible Toilet - RCP**
Scale: 1:25

0 3 5 M

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DRAWING NOTES:

Core and EOT lighting:

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- LED surface-mounted wall luminaire

Other services (refer to MEP information):

- Passive infrared sensor (PIR)
- Ceiling mounted speaker
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- Combined optical smoke detector and beacon
- VAD Beacon
- Daylight Sensor
- Sprinkler Head
- Exit Sign
- Linear air grille

STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	07/08/19
T2	REVISED STAGE 4 ISSUE	14/08/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Typical floor accessible toilet

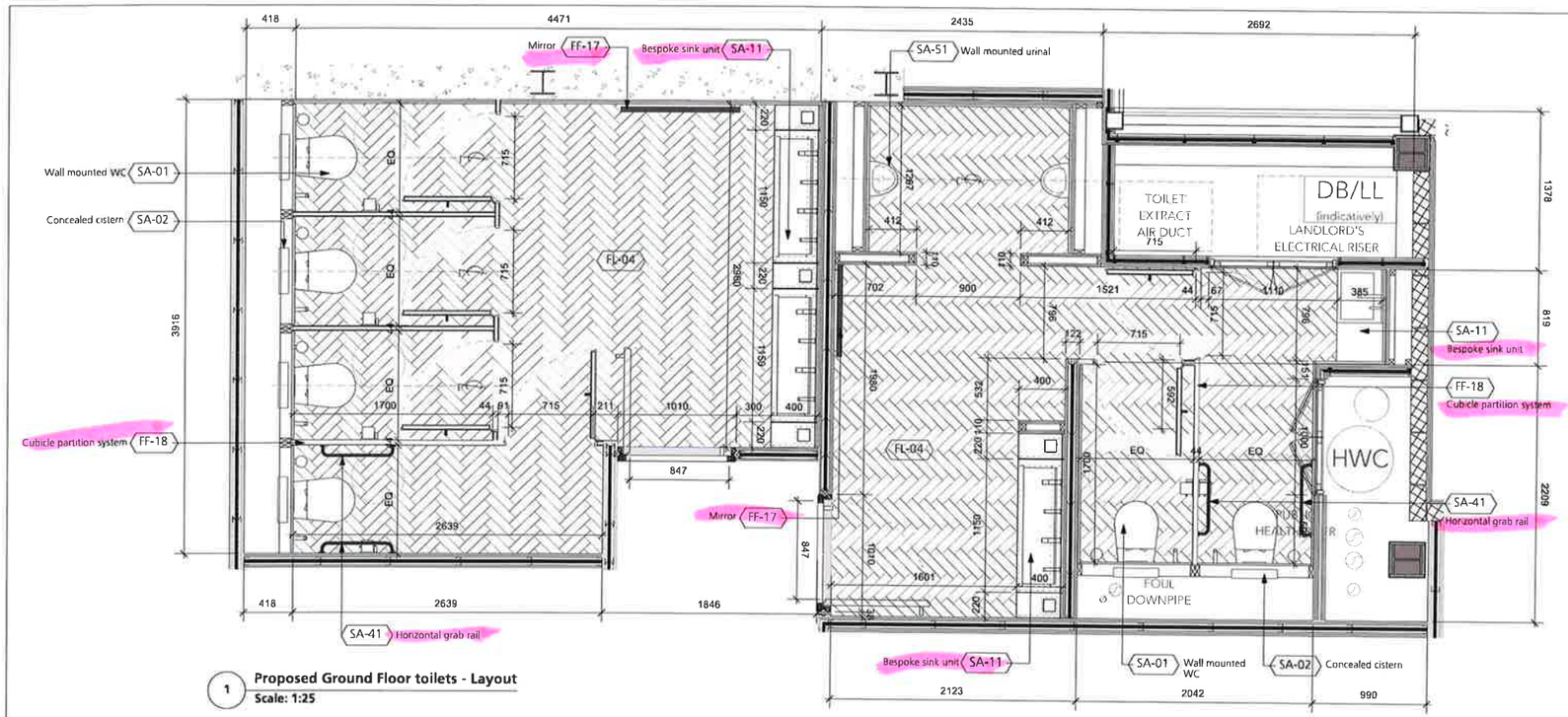
SCALE	1:50 @ A1 (100 @ A3)	DRAWING FILE REF	1069-A-x-D-xx-WC
DATE	May 2019	DRAWN BY	CG
DWG No.	1069_WC-05	REVISION	T3
DRAWING STATUS	STAGE 4		

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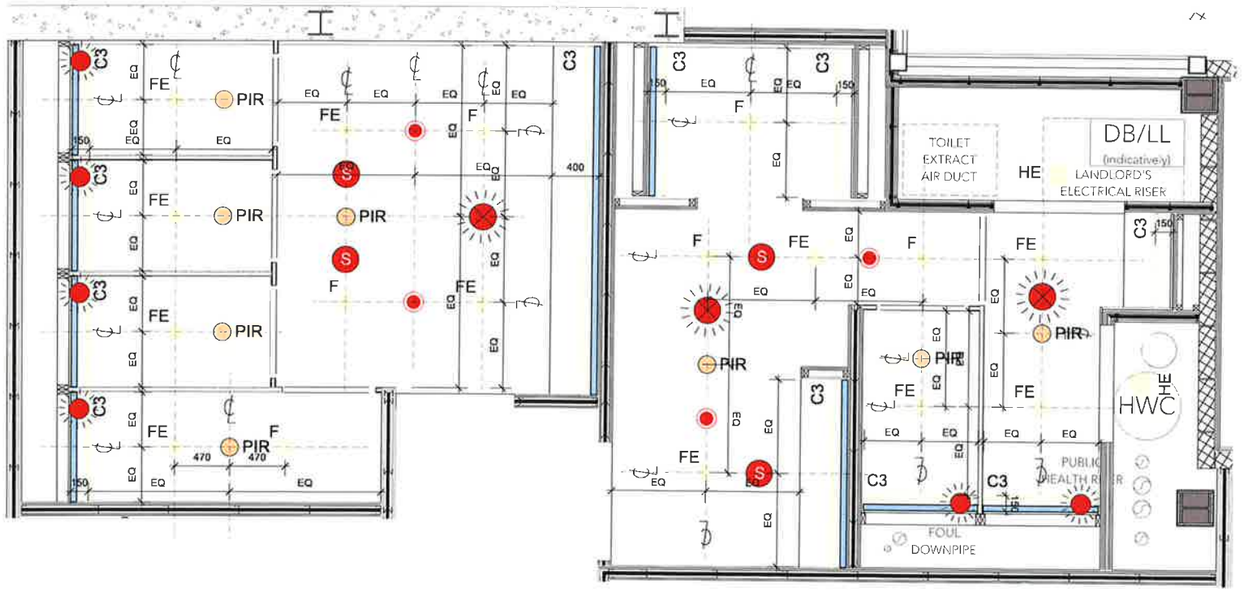
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



1 Proposed Ground Floor toilets - Layout
Scale: 1:25



2 Proposed Ground Floor toilets - RCP
Scale: 1:25



0 3 5 M

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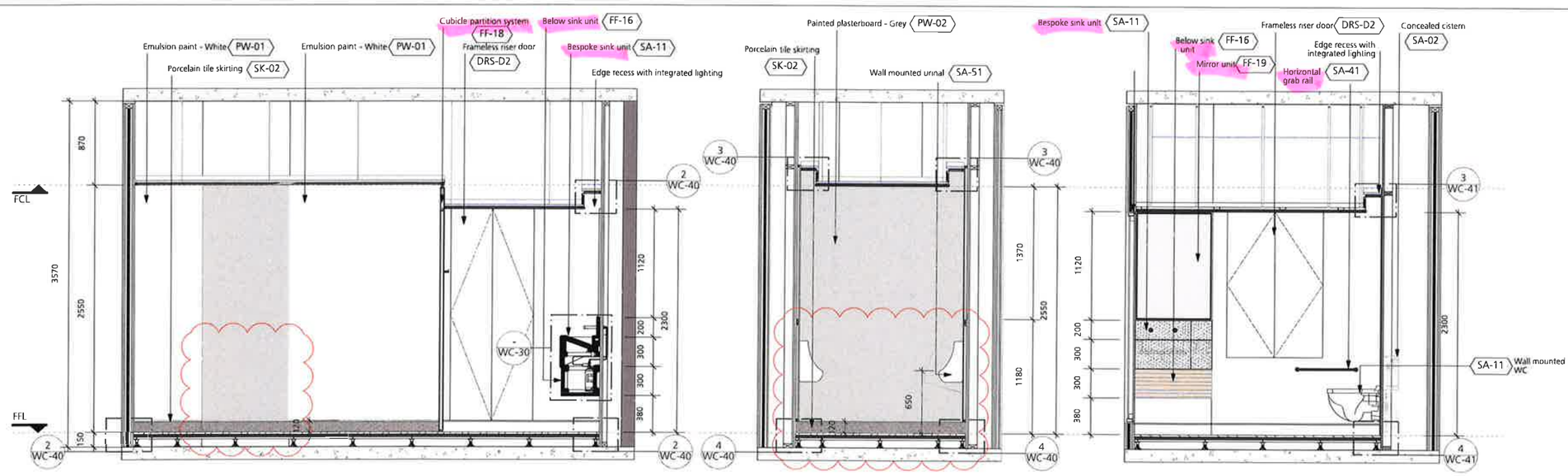
STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	07/08/19
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	06/06/19

DRAWING: Ground Floor Male/Female WCs - Layouts
SCALE: 1:50 @ A1 (1:00 @ A3)
DRAWING FILE REF: 1069-A-x-D-xx-WC
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_WC-10
REVISION: T3
DRAWING STATUS: STAGE 4

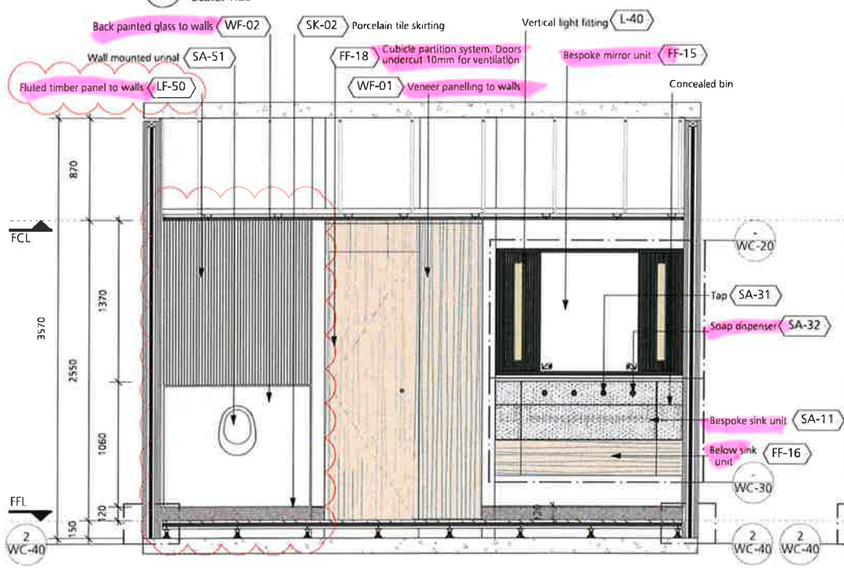
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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



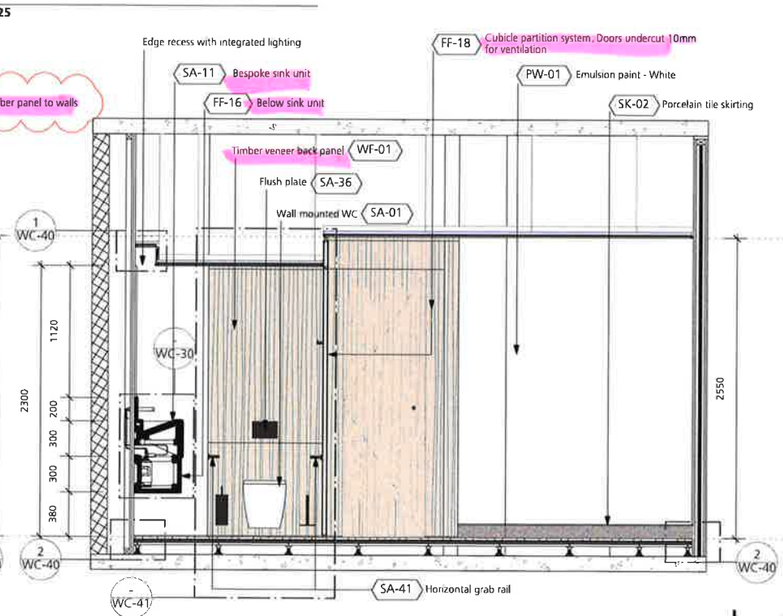
1 Proposed GF Male WC - Internal Elevation AA
Scale: 1:25



2 Proposed GF Male WC - Internal Elevation AA - Urinals
Scale: 1:25



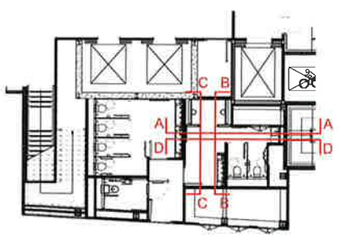
3 Proposed GF Male WC - Internal Elevation BB - Cubicle
Scale: 1:25



4 Proposed GF Male WC - Internal Elevation BB
Scale: 1:25

5 Proposed GF Male WC - Internal Elevation CC
Scale: 1:25

6 Proposed GF Male WC - Internal Elevation DD
Scale: 1:25



0 3 5 M

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DRAWING NOTES:



STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	07/08/19
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Ground Floor Male WCs - Elevations

SCALE: 1:50 @ A1 (100 @ A3)

DRAWING FILE REF: 1069-A-x-D-xx-WC

DATE: May 2019

DRAWN BY: CG

DWG No.: 1069_WC-11

REVISION: T3

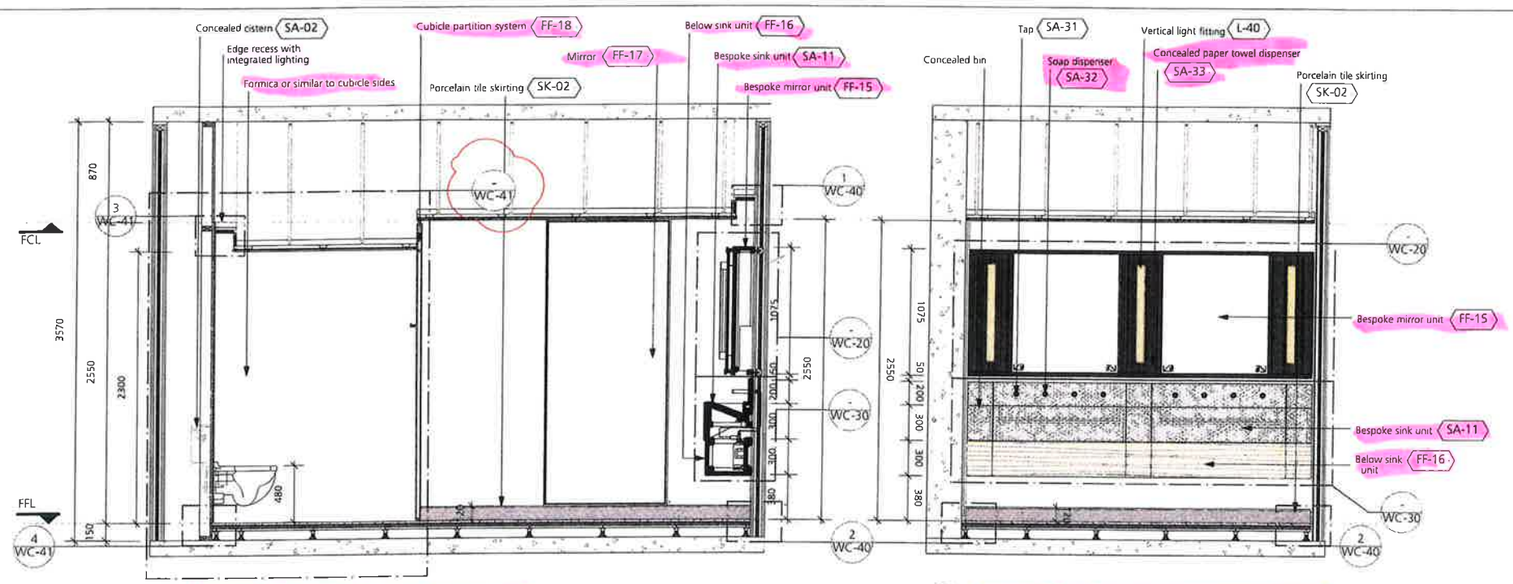
DRAWING STATUS: STAGE 4

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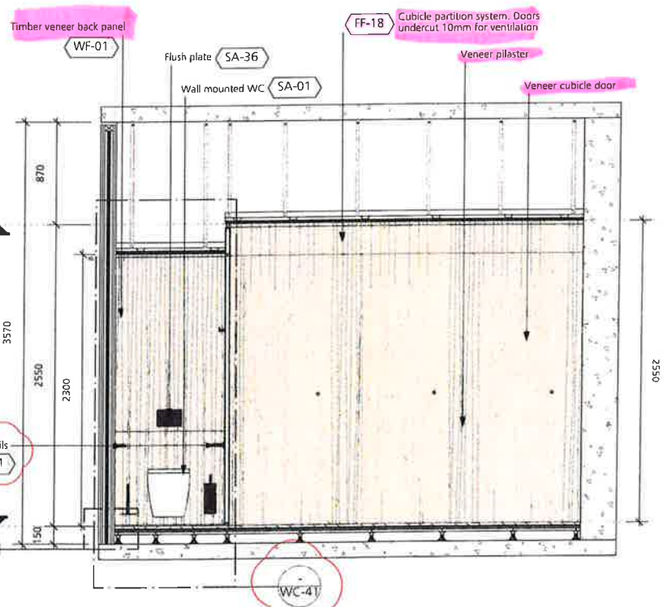
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

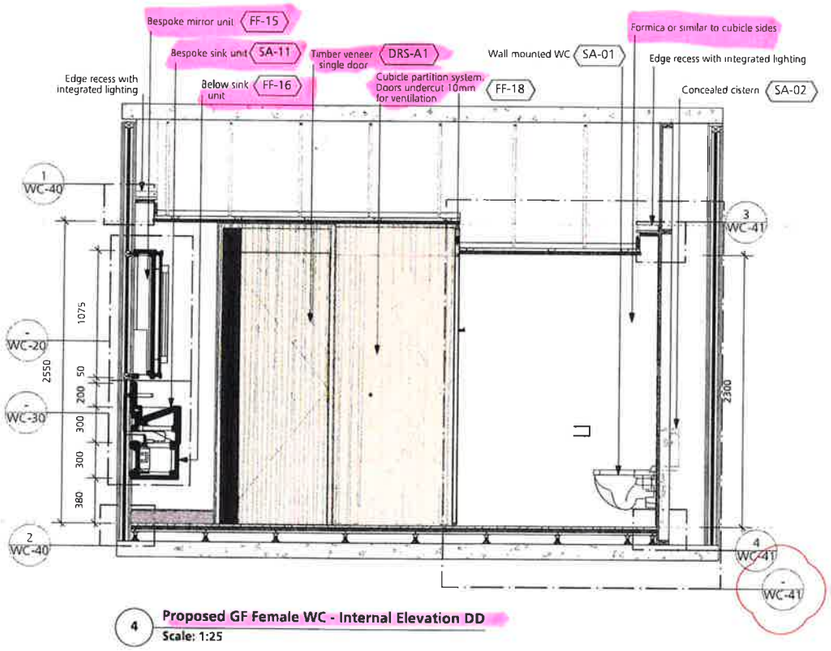


1 **Proposed GF Female WC - Internal Elevation AA**
Scale: 1:25

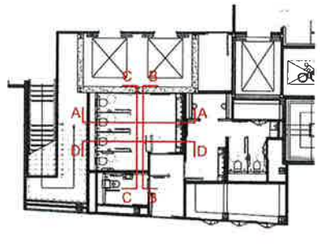
2 **Proposed GF Female WC - Internal Elevation BB**
Scale: 1:25



3 **Proposed GF Female WC - Internal Elevation CC**
Scale: 1:25



4 **Proposed GF Female WC - Internal Elevation DD**
Scale: 1:25



0 3 5 M

DRAWING NOTES:

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DRAWING NOTES:



STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	14/08/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Ground Floor Female WCs - Elevations

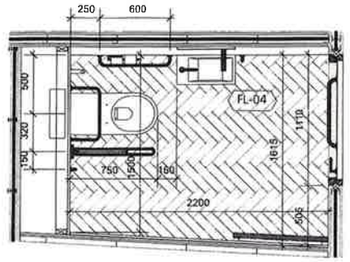
SCALE: 1:50 @ A1 (100 @ A3)
DRAWING FILE REF: 1069-A-x-D-xx-WC
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_WC-12
REVISION: T2
DRAWING STATUS: STAGE 4

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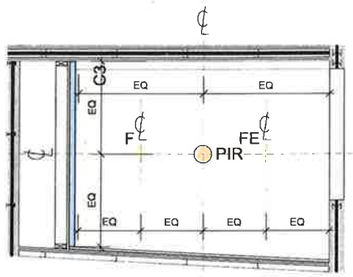
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CLIENT: 25 Cannon Street Limited

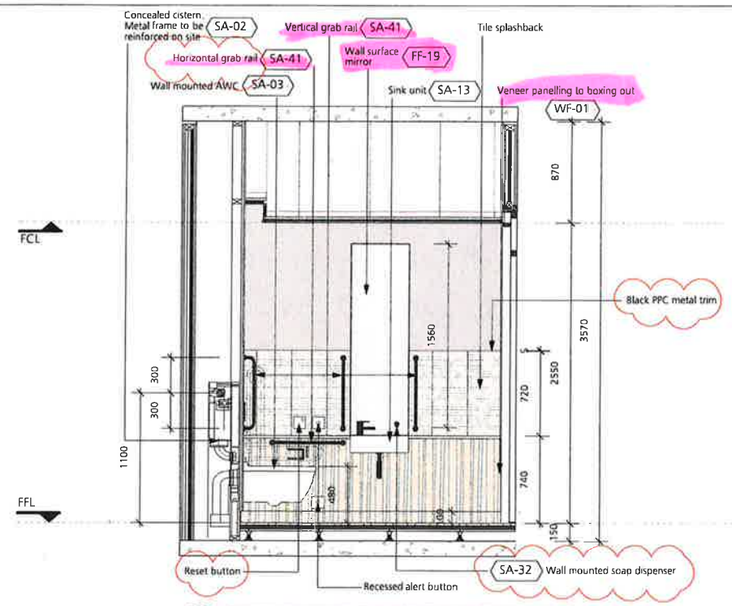
PROJECT: 25 Cannon Street, EC4M



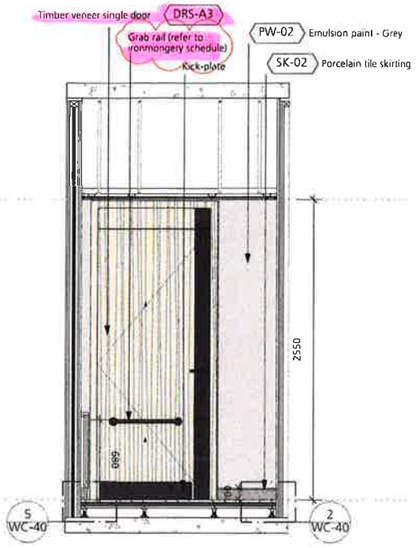
1 **Proposed Accessible Toilet - Layout**
Scale: 1:25



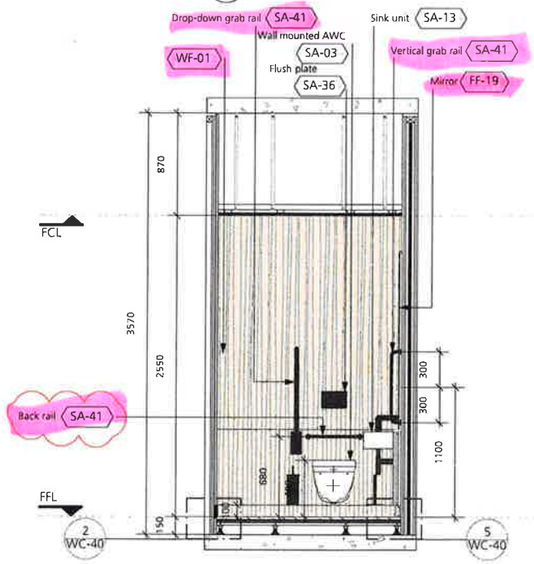
2 **Proposed Accessible Toilet - RCP**
Scale: 1:25



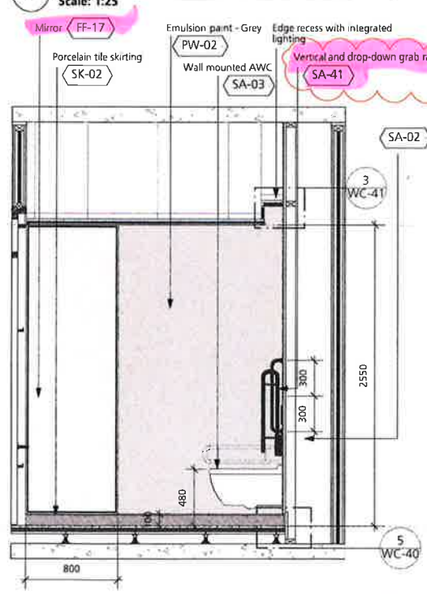
3 **Proposed Accessible Toilet - Internal Elevation AA**
Scale: 1:25



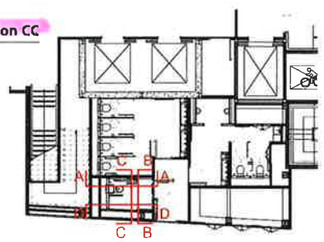
4 **Proposed Accessible Toilet - Internal Elevation BB**
Scale: 1:25



5 **Proposed Accessible Toilet - Internal Elevation DD**
Scale: 1:25



6 **Proposed Accessible Toilet - Internal Elevation CC**
Scale: 1:25



0 3 5M

DRAWING NOTES

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DRAWING NOTES



STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Ground floor accessible toilet

SCALE: 1:50 @ A1 (1:100 @ A3)

DRAWING FILE REF: 1069-A-x-D-xx-WC

DATE: May 2019

DRAWN BY: CG

DWG No.: 1069_WC-13

REVISION: T2

DRAWING STATUS: STAGE 4

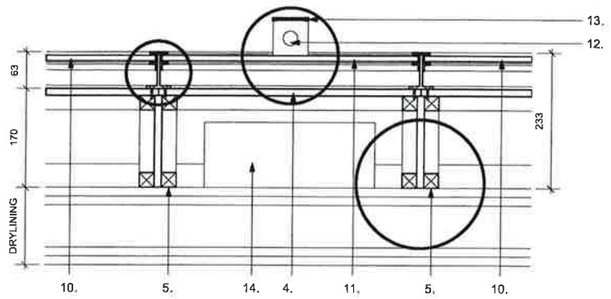
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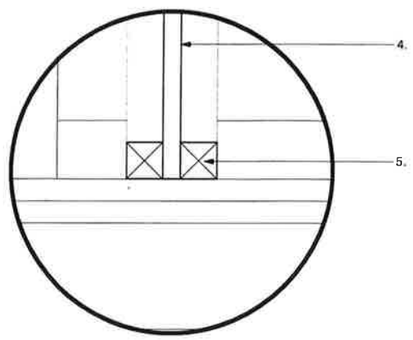
CLIENT: 25 Cannon Street Limited

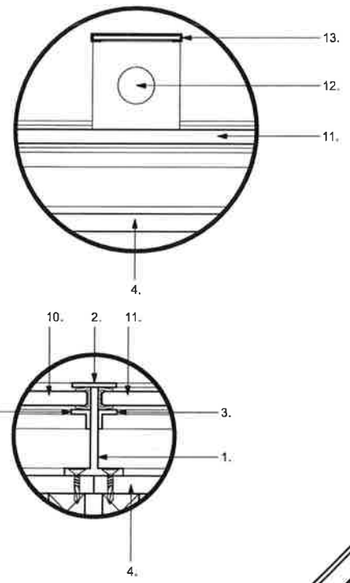
PROJECT: 25 Cannon Street, EC4M

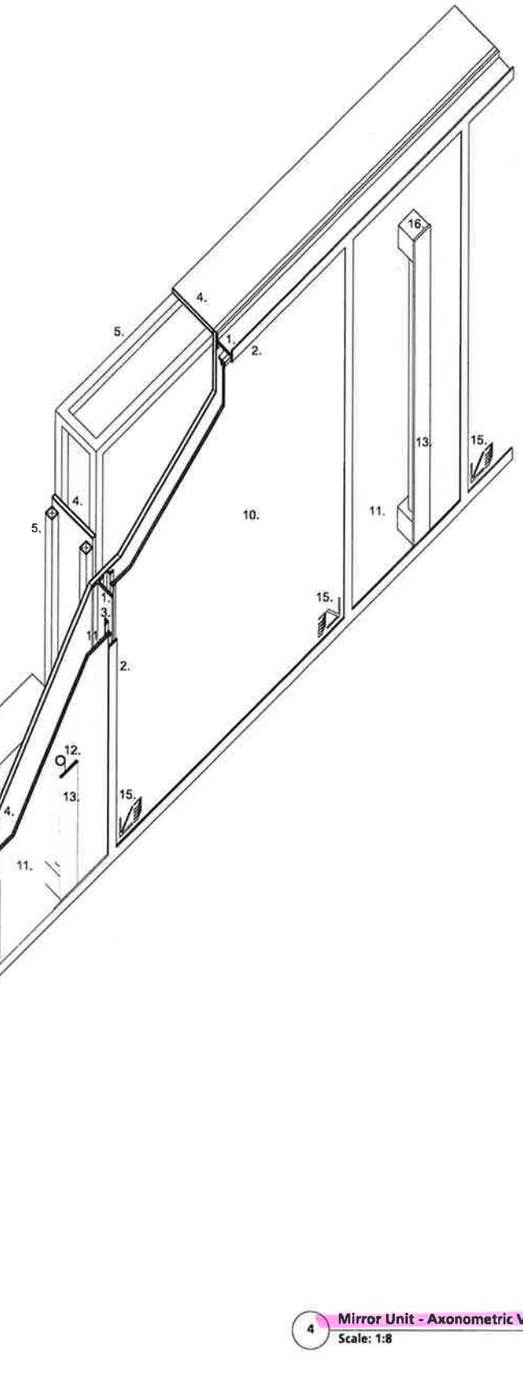
1. Black Powder Coated Stainless Steel Unequal Tee Section - 40x60x4MM
2. Black Powder Coated Stainless Steel Flat Bar - 30x3MM, welded to Tee Section
3. Black Powder Coated Metric Stainless Steel Equal Angle - 13x13x3MM, tapped & screwed to Tee Section
4. Timber box
5. Fixing to partition wall. Allow for plywood patresses within drylining partition walls
7. Black Powder Coated Metric Stainless Steel Unequal Angle - 40x25x4MM, fixed to wall
8. Black Powder Coated Stainless Steel Equal Box Section - 20x20x2MM, tapped & screwed to Angle
9. Integrated linear lighting
10. Mirror Sheet - 6MM
11. Fluted Glass Sheet with Mirror Back - 9.5MM (profile To Be Confirmed)
12. Tubular Light
13. Champagne Rimex Wrapped Stainless Steel Flat Bar - 60x3MM
14. Behind Mirror Dropdown Paper Towel Dispenser
15. Backlit signage engraved in mirror sheet
16. Black Powder Coated Light Fitting, fixed to Timber box



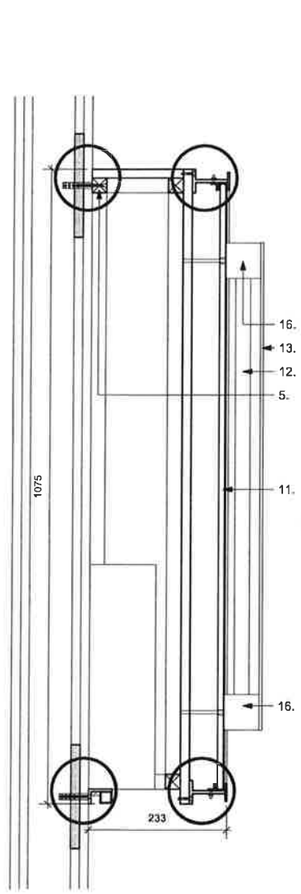
3 **Mirror Unit - Typical Plan**
Scale: 1:5

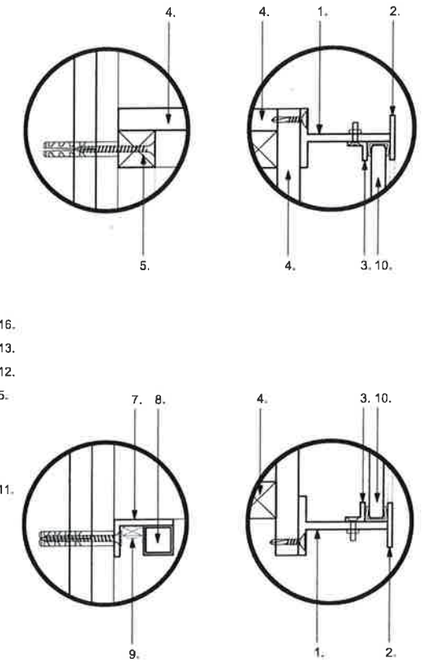




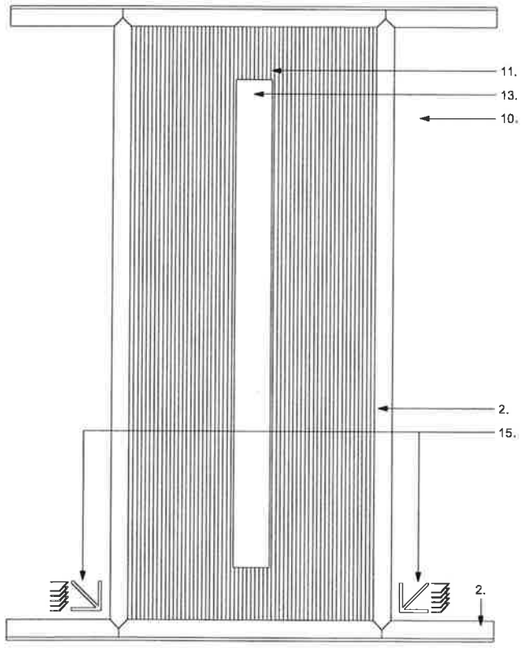


4 **Mirror Unit - Axonometric View**
Scale: 1:8





1 **Mirror Unit - Typical Section**
Scale: 1:5



2 **Mirror Unit - Typical Elevation**
Scale: 1:5

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DRAWING NOTES:

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	04/06/18

DRAWING: Mirror Unit

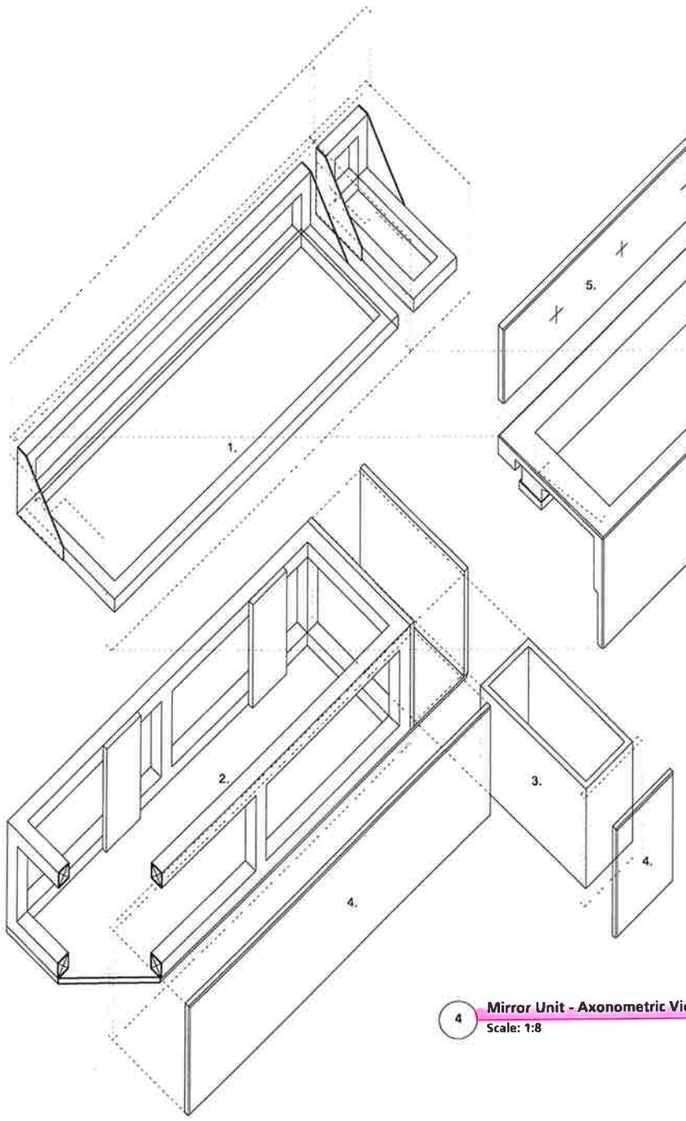
SCALE: 1:10 @ A1 (1:20 @ A3)	DRAWING FILE REF: 1069-A-x-D-xx-WC
DATE: May 2019	DRAWN BY: CG
DWG No.: 1069_WC-20	REVISION: T1
DRAWING STATUS: STAGE 4	

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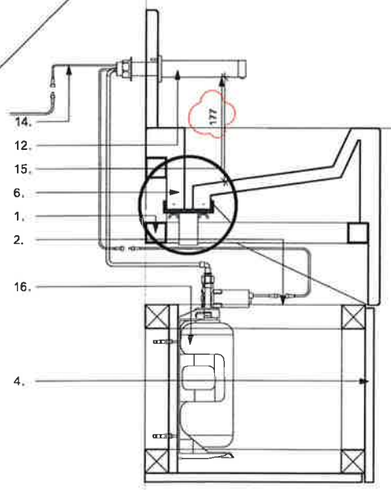
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CLIENT: 25 Cannon Street Limited

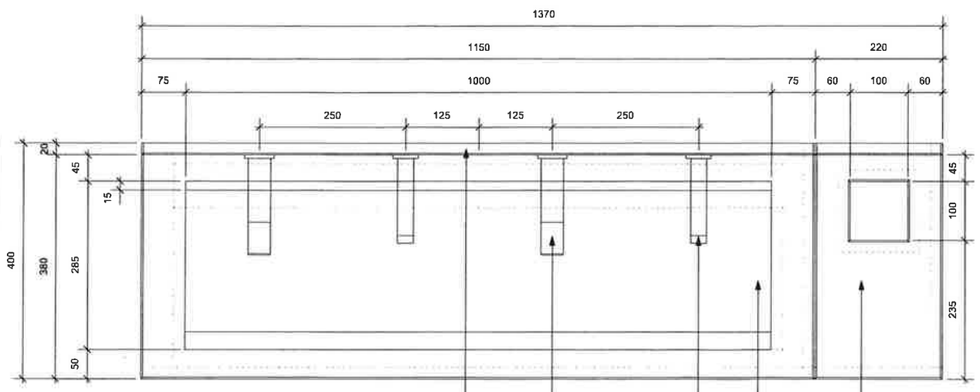
PROJECT: 25 Cannon Street, EC4M



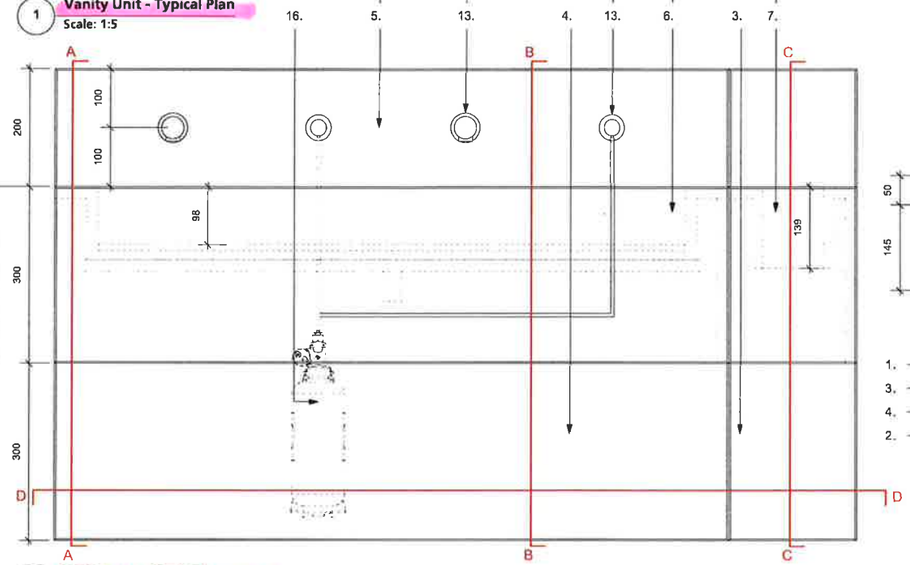
4 **Mirror Unit - Axonometric View**
Scale: 1:8



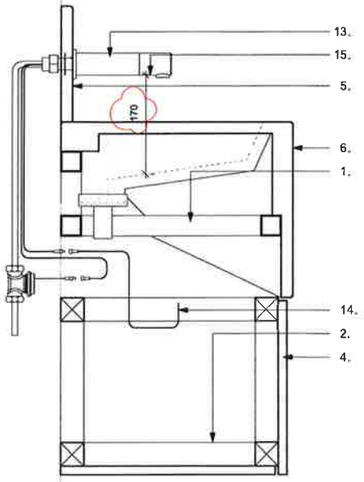
B **Vanity Unit - Section BB**
Scale: 1:5



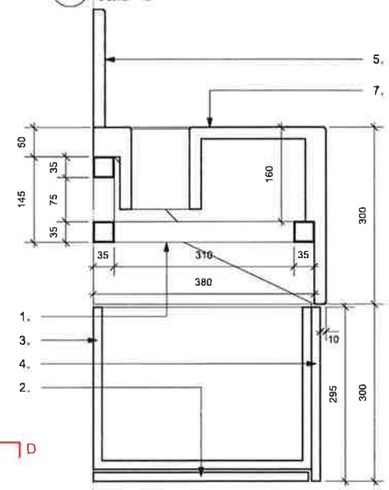
1 **Vanity Unit - Typical Plan**
Scale: 1:5



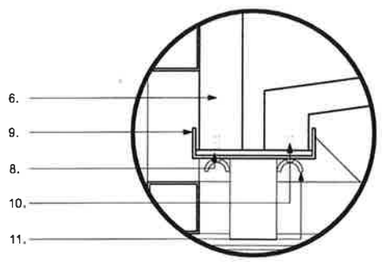
2 **Vanity Unit - Typical Elevation**
Scale: 1:5

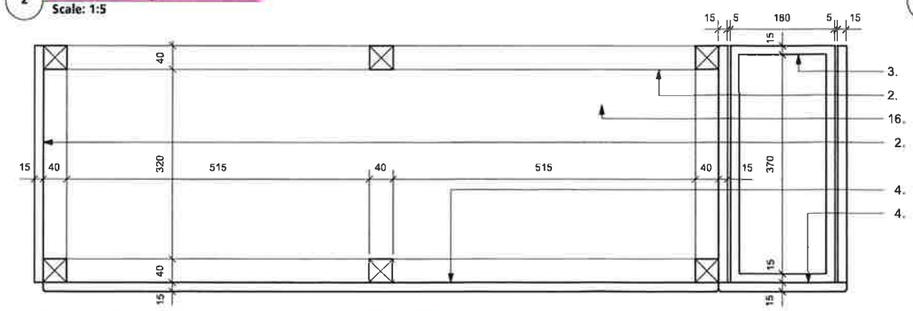


A **Vanity Unit - Section AA**
Scale: 1:5



C **Vanity Unit - Section CC**
Scale: 1:5





3 **Vanity Unit - Plan section through veneer unit - Section DD**
Scale: 1:5

1. Metal frame fixed to wall to support for pre-casted sink unit
2. Timber frame to form under vanity unity
3. Timber drawer with push-to-open opening mechanism
4. Front timber veneered panels to match WC cubicle system
5. Pre-casted splash-back with perforations for taps and soap dispensers where required. Finish to match sink unit finish.
6. Pre-casted sink unit. Finish to be confirmed. 5MM radius around basin. 3x3MM chamfer along edges except basin.
7. Pre-casted unit with opening for paper towel disposal
8. Waterproof membrane 3.5MM EPDM
9. Stainless steel tray
10. M4 stud fixing cast into concrete
11. Washer and wingnut onto M4 threaded rod
12. Panel mounted infrared soap dispenser
13. Panel mounted electronic infrared tap
14. Power source
15. Sensor
16. Soap deposit connected to soap dispensers. Location to be confirmed.

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DRAWING NOTES:

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Vanity Unit

SCALE: 1:10 @ A1 (1:20 @ A3)

DRAWING FILE REF: 1069-A-x-D-xx-WC

DATE: May 2019

DRAWN BY: CG

DWG No.: 1069_WC-30

REVISION: T2

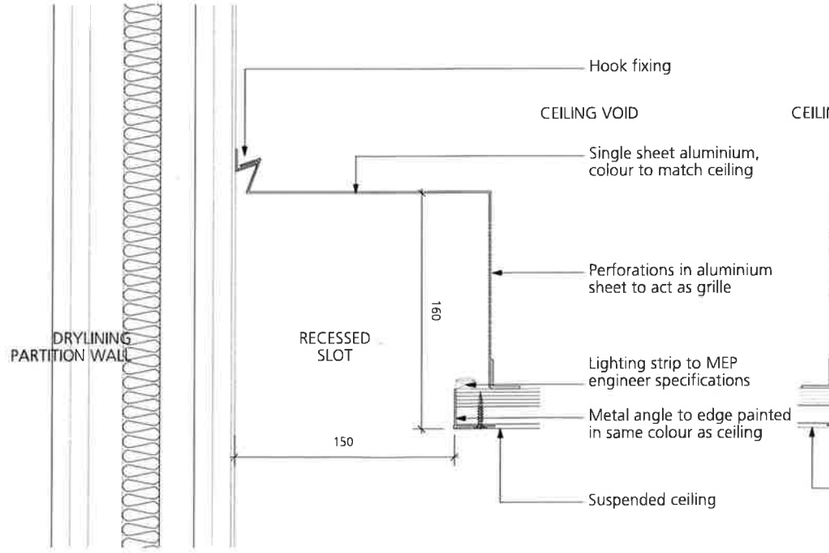
DRAWING STATUS: STAGE 4

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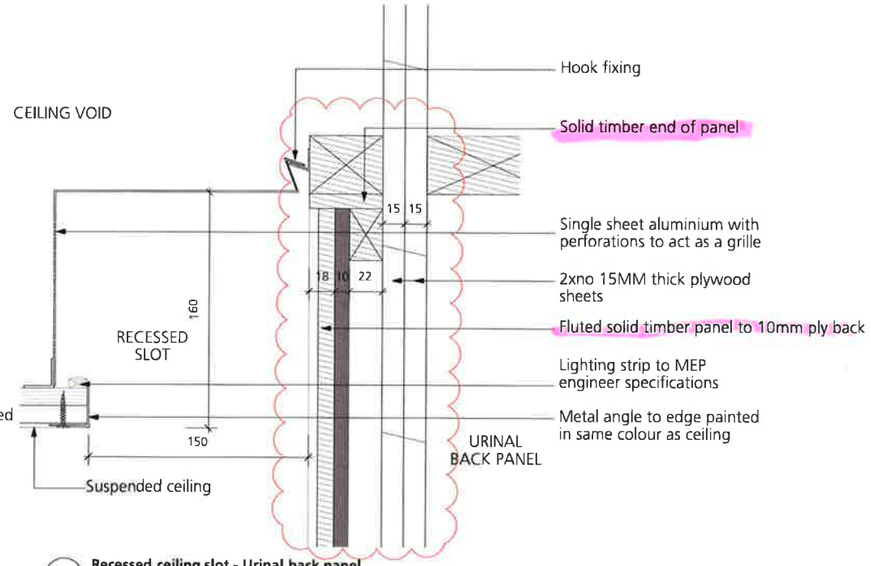
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CLIENT: 25 Cannon Street Limited

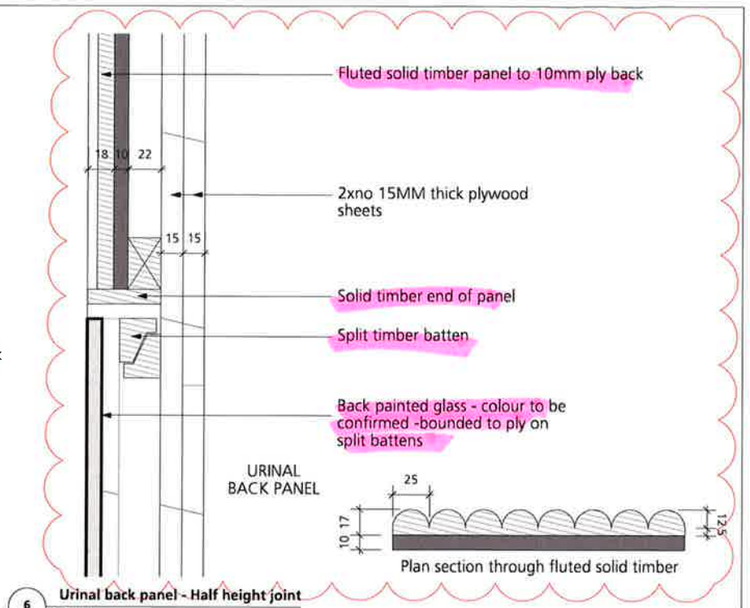
PROJECT: 25 Cannon Street, EC4M



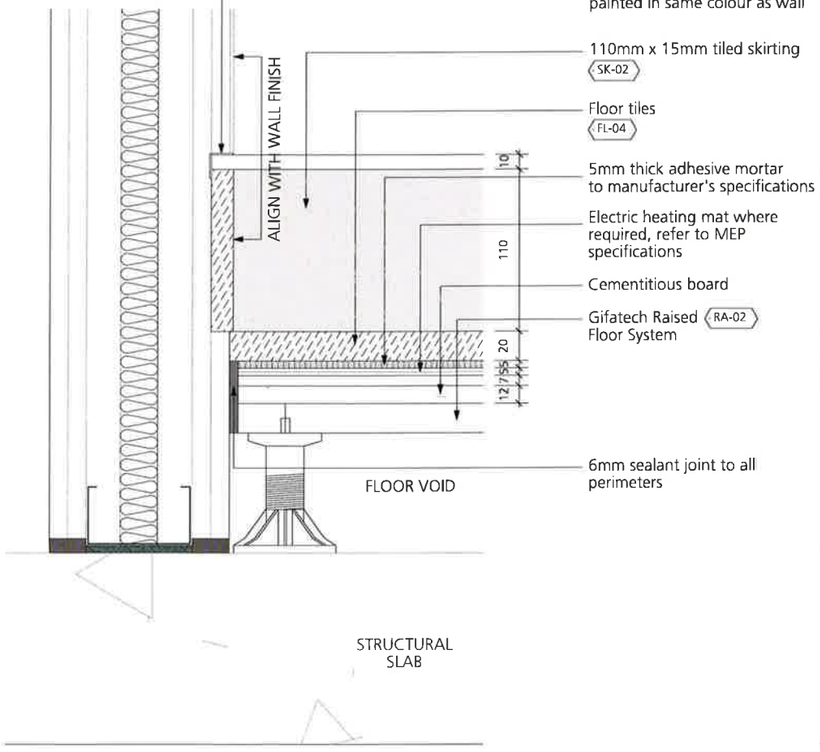
1 **Recessed ceiling slot - Drylining partition wall**
Scale: 1:2



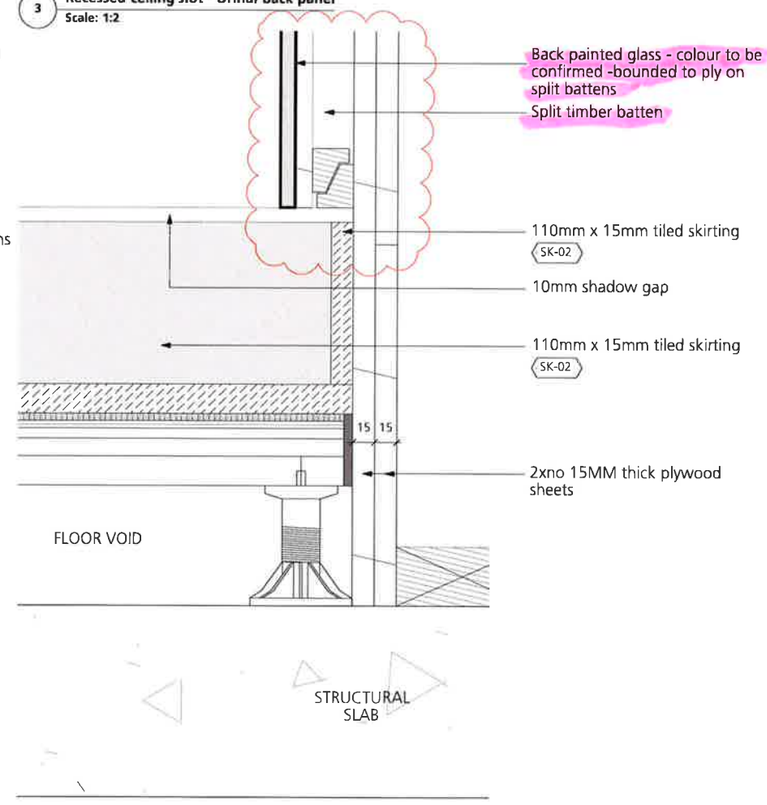
3 **Recessed ceiling slot - Urinal back panel**
Scale: 1:2



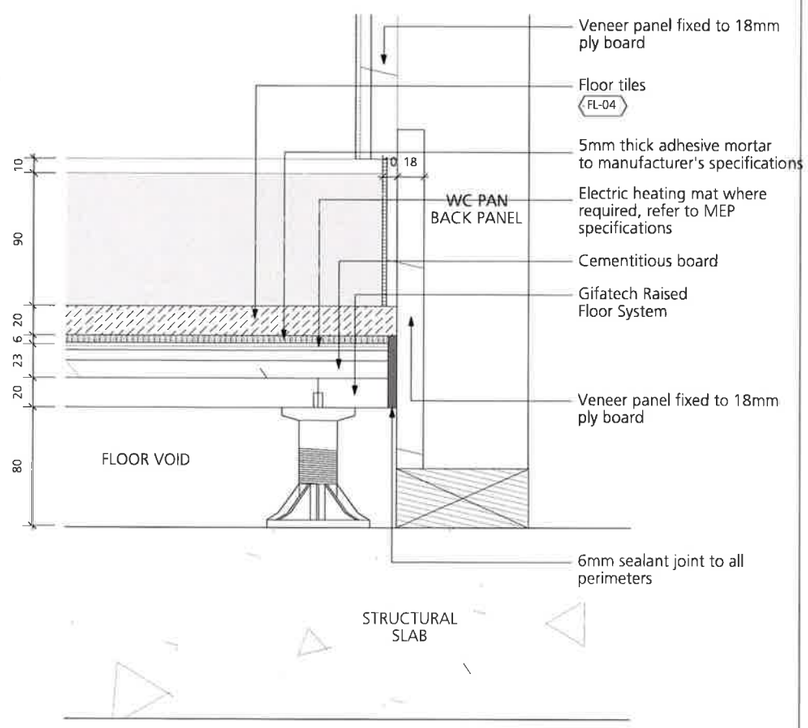
6 **Urinal back panel - Half height joint**
Scale: 1:2



2 **Tiled floor build-up and ceramic skirting**
Scale: 1:2



4 **Ceramic skirting and urinal back panel**
Scale: 1:2



5 **Timber veneer / Tiled floor interface - Accessible Toilet**
Scale: 1:2

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	07/08/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Toilet Generic Details

SCALE: 1:10 @ A1 (1:20 @ A3)

DRAWING FILE REF: 1069-A-x-D-xx-WC

DATE: May 2019

DRAWN BY: CG

DWG No.: 1069_WC-40

REVISION: T2

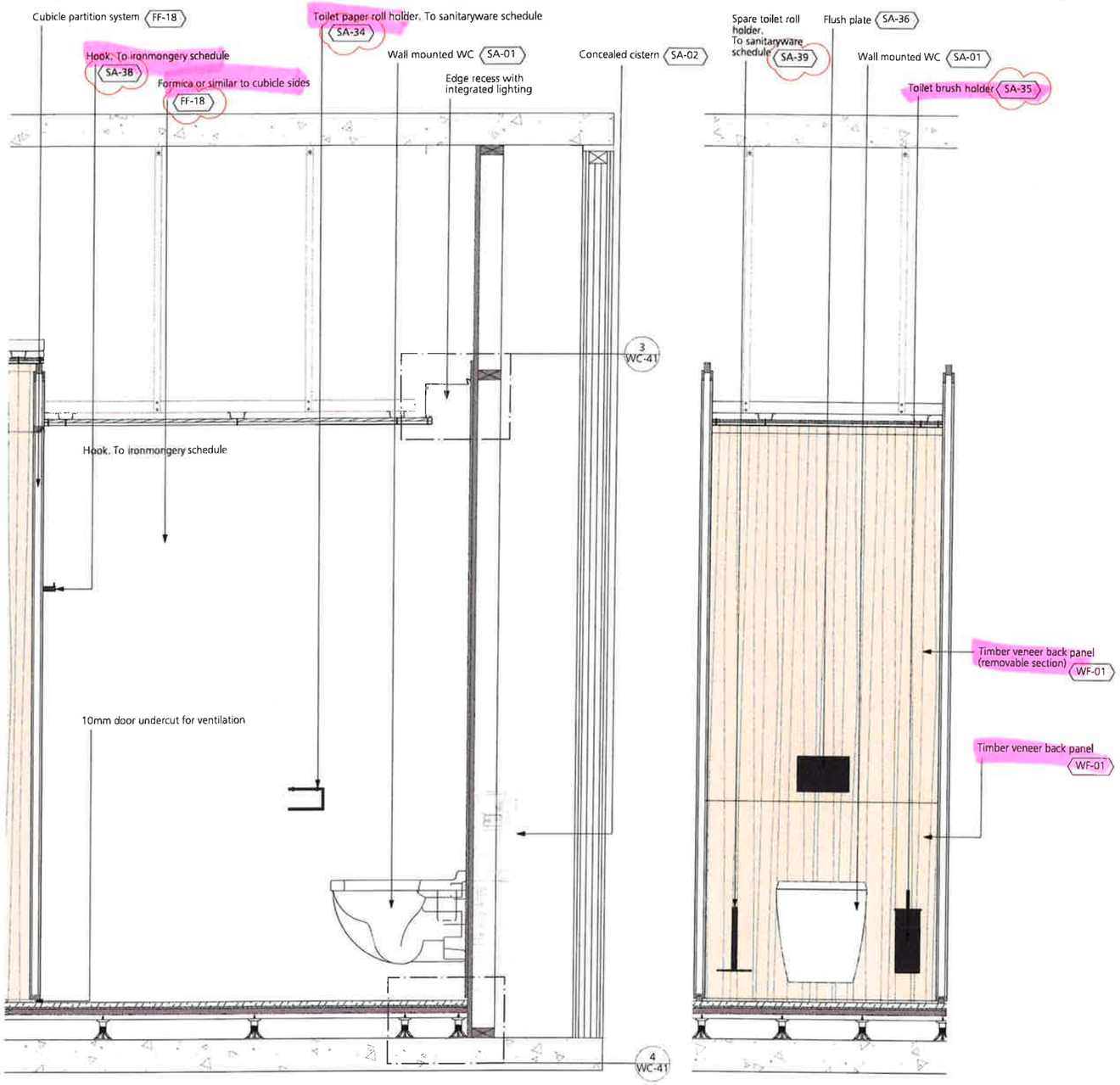
DRAWING STATUS: STAGE 4

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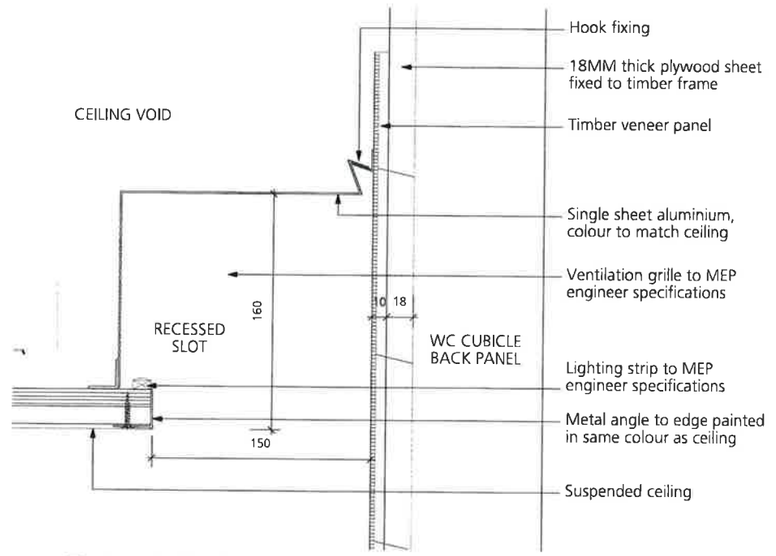
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

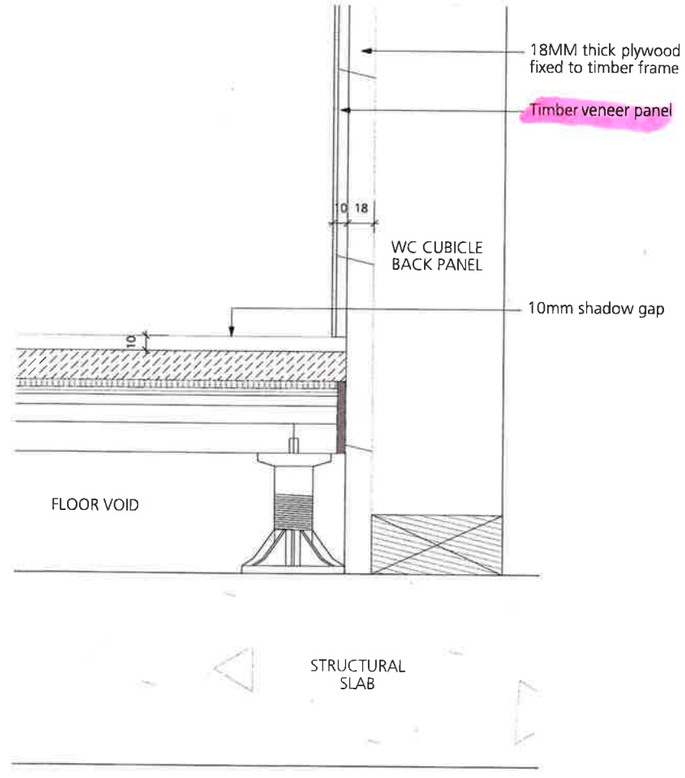


1 **Typical toilet cubicle - Section 1**
Scale: 1:10

2 **Typical toilet cubicle - Section 2**
Scale: 1:10



3 **Recessed ceiling slot - Timber veneer backing panel**
Scale: 1:2



4 **Timber veneer / Tiled floor interface**
Scale: 1:2

DRAWING NOTES:

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DRAWING NOTES:

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Cubicle Generic Details

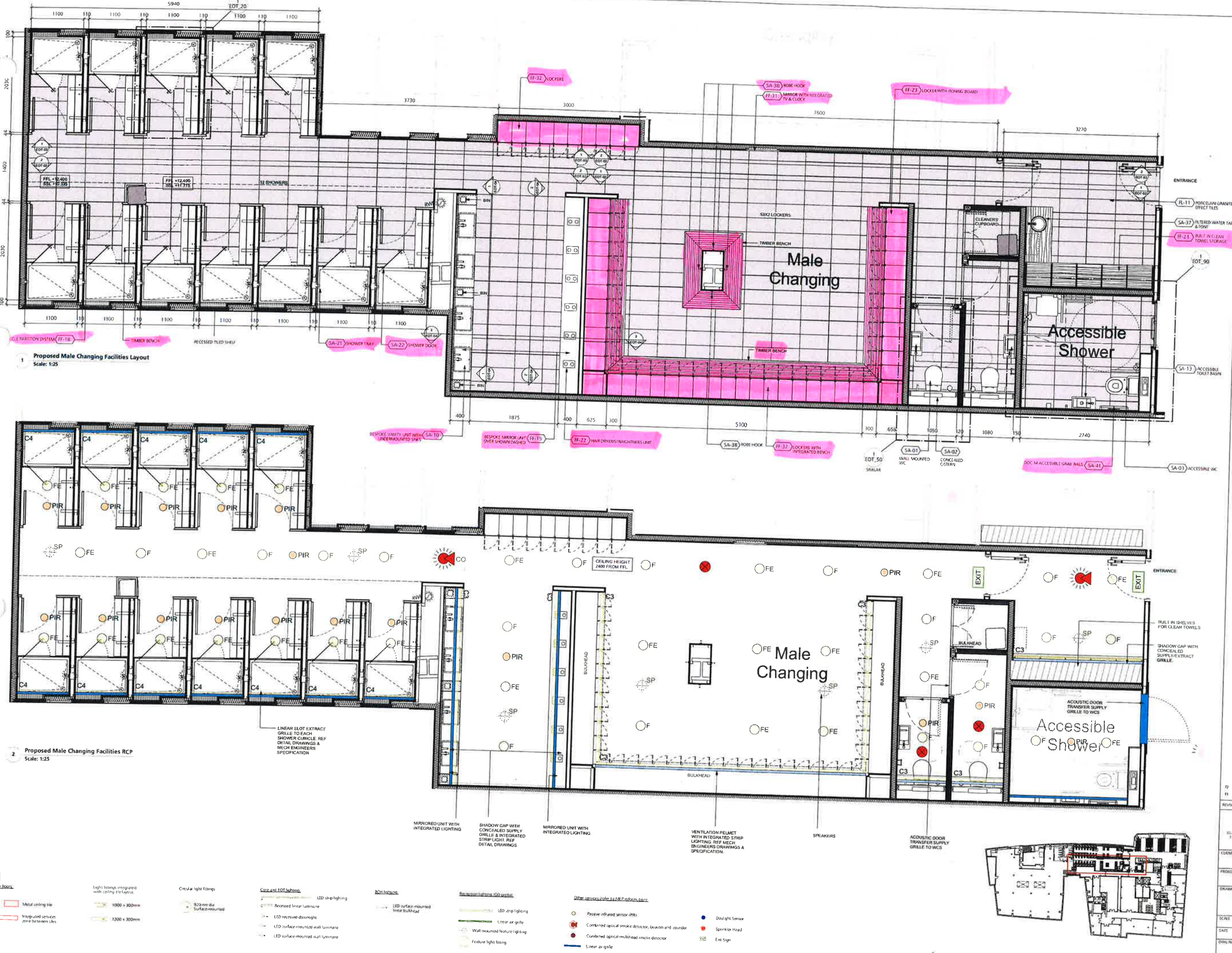
SCALE	1:10 @ A1 (1:20 @ A3)	DRAWING FILE REF	1069-A-x-D-xx-WC
DATE	May 2019	DRAWN BY	CG
DWG No.	1069_WC-41	REVISION	T2
DRAWING STATUS	STAGE 4		

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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



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NOTES

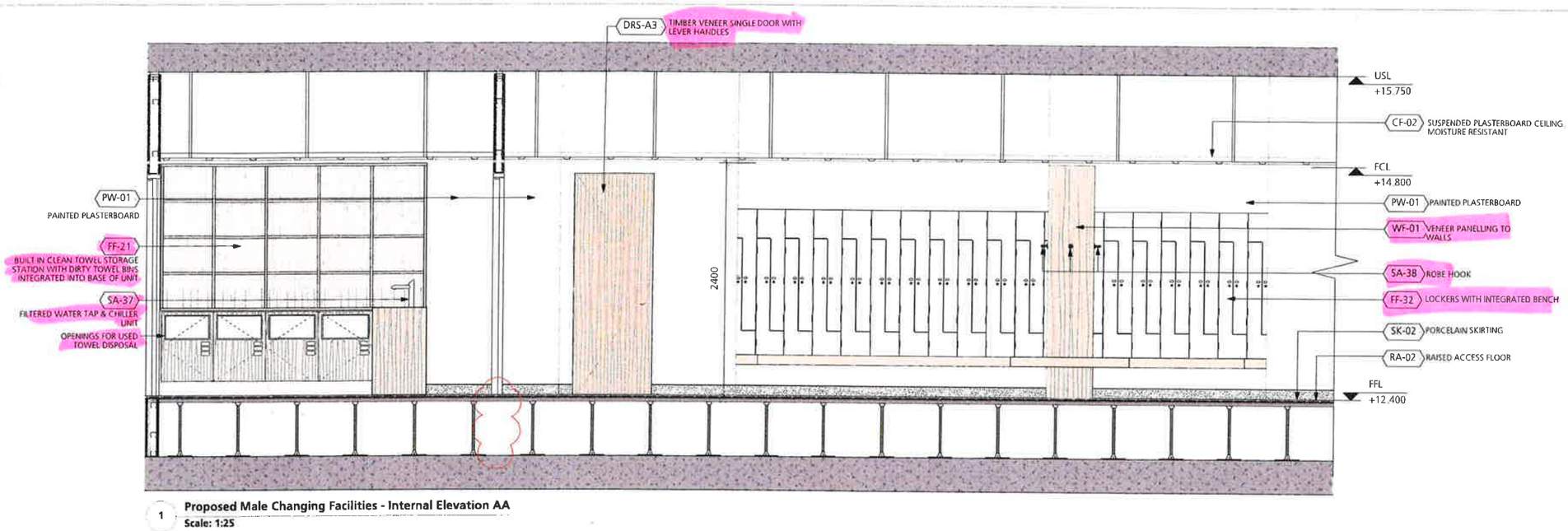
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REVISION	DATE
T2 REVISED STAGE 4 ISSUE	15/06/19
T1 STAGE 4 ISSUE	07/06/19

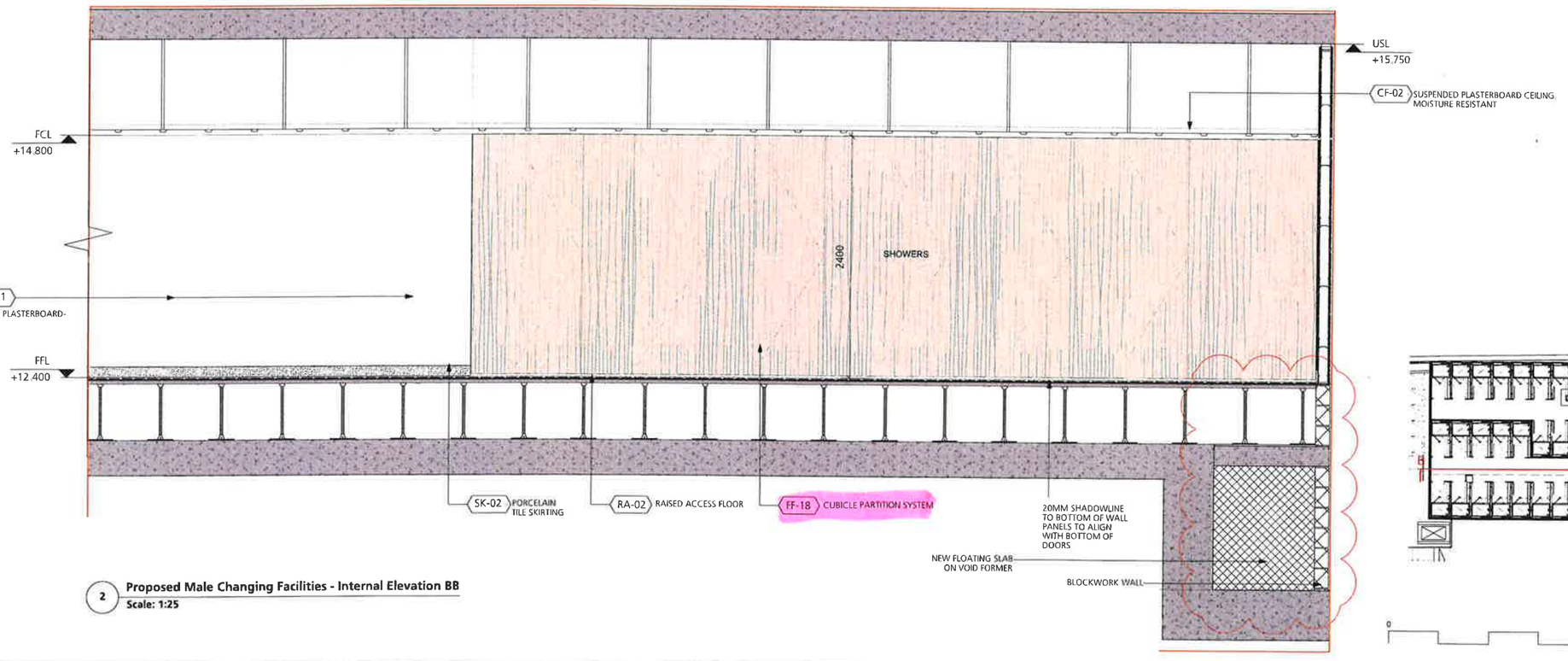
Buckley Gray Yeoman

Building 4 C4 - The Scalley Centre 25-5 Scrutton Street, London EC2A 4HJ T: 020 7729 1000 F: 020 7729 1001 E: mail@bgy.co.uk

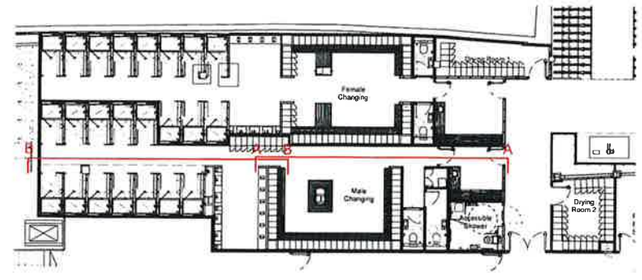
CLIENT	25 Cannon Street Limited
PROJECT	25 Cannon Street, EC4M
DRAWING	End of Travel - Male Changing Room Plan
SCALE	1:25 @ A0 (1:71 @ A3)
DATE	DEC 2018
DRAWN BY	MR
DWG No	1069_EOT-01
REVISION	T2
DRAWING STATUS	STAGE 4



1 Proposed Male Changing Facilities - Internal Elevation AA
Scale: 1:25



2 Proposed Male Changing Facilities - Internal Elevation BB
Scale: 1:25



0 3 5 M

DRAWING NOTES:

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DRAWING NOTES:

STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	02/08/19
T2	REVISED STAGE 4 ISSUE	18/06/19
T1	STAGE 4 ISSUE	07/06/19

DRAWING: End Of Travel - Male Changing Room Elevations

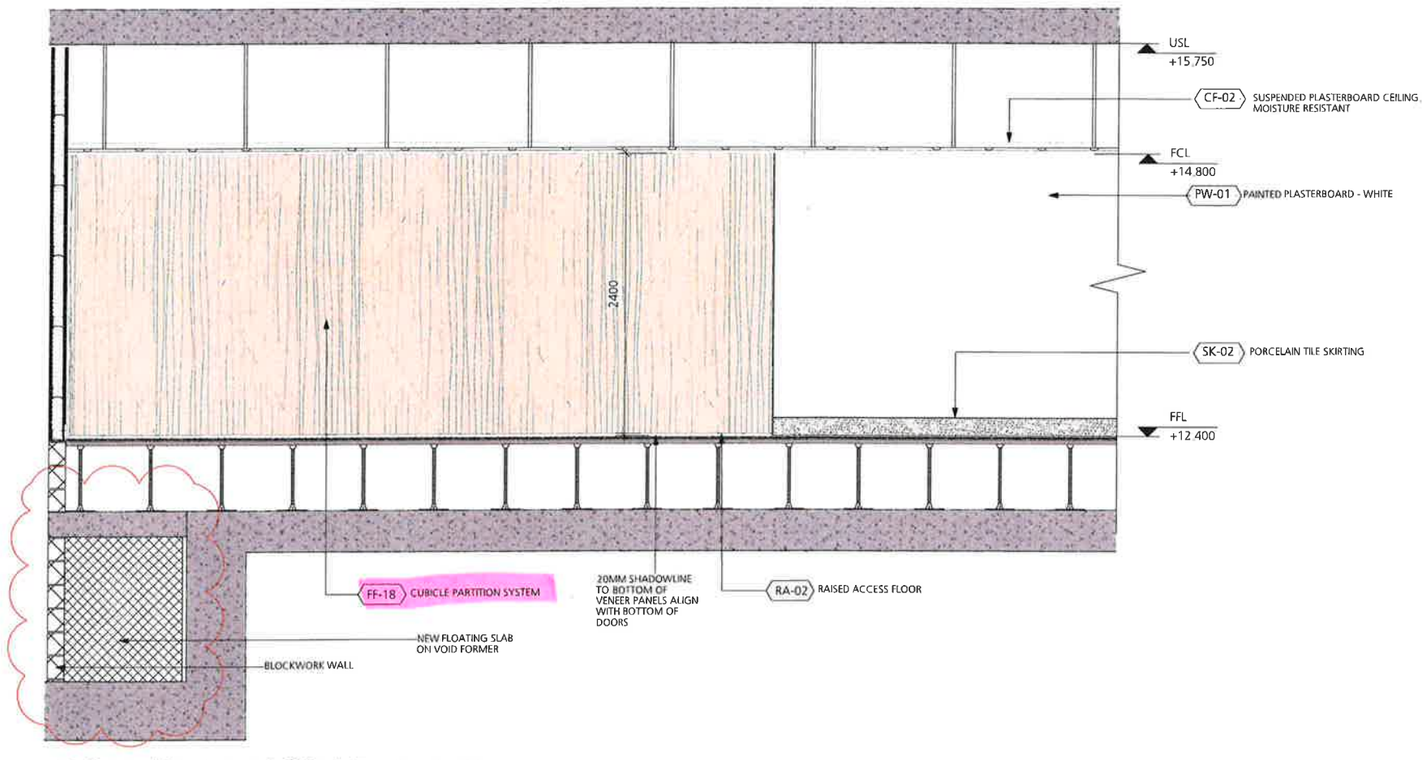
SCALE: 1:25 @ A1 (1:50 @ A3)	DRAWING FILE REF: 1069-A-xx-D-81-Changing Facilities
DATE: Dec 2018	DRAWN BY: MR
DWG No.: 1069_EOT-02	REVISION: T3
DRAWING STATUS: STAGE 4	

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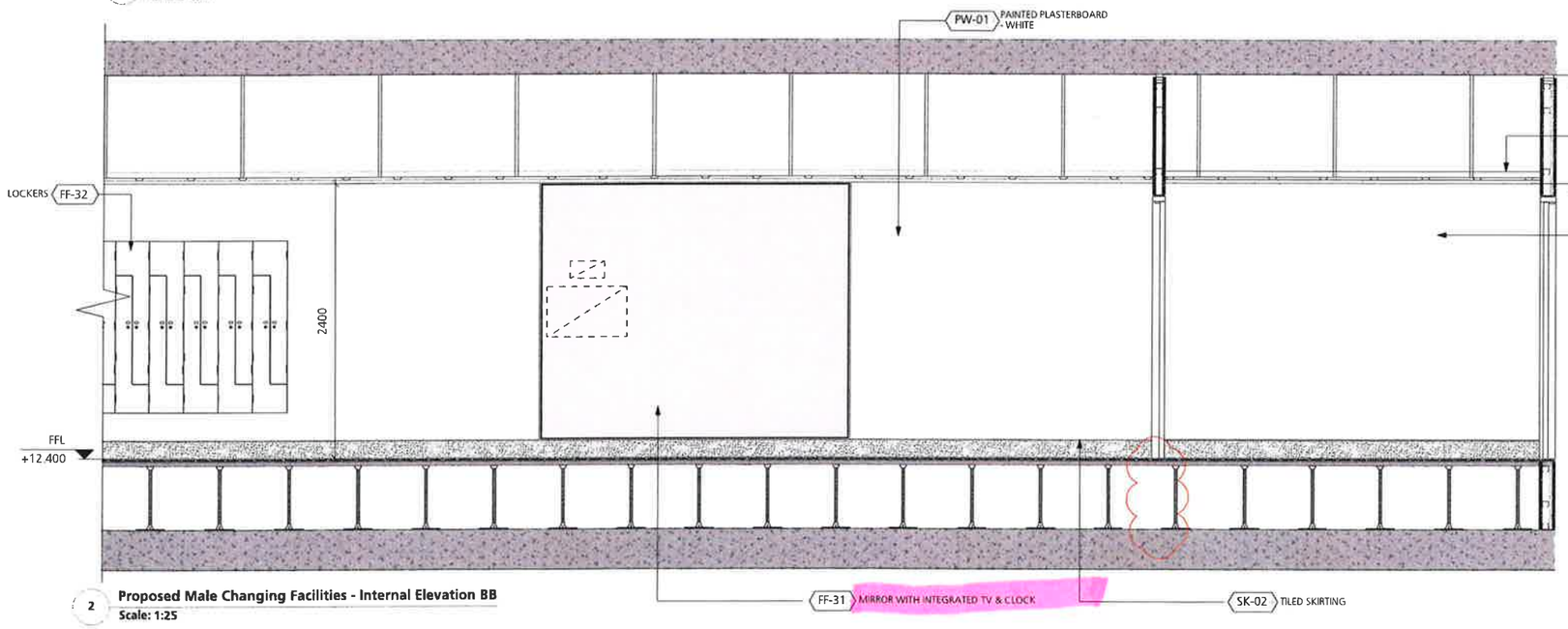
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CLIENT: 25 Cannon Street Limited

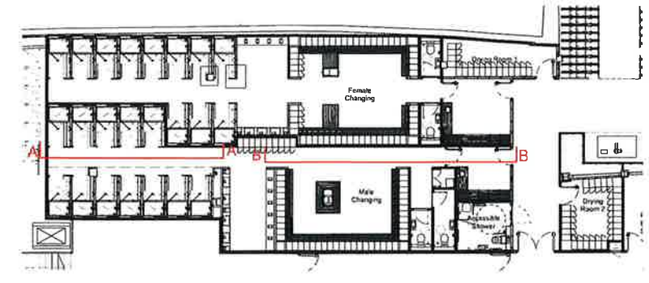
PROJECT: 25 Cannon Street, EC4M



1 Proposed Male Changing Facilities - Internal Elevation AA
Scale: 1:25



2 Proposed Male Changing Facilities - Internal Elevation BB
Scale: 1:25



0 3 5 M

DRAWING NOTES:

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DRAWING NOTES:

STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	02/08/19
T2	REVISED STAGE 4 ISSUE	18/06/19
T1	STAGE 4 ISSUE	07/06/19

DRAWING: End Of Travel - Male Changing Room Elevations

SCALE: 1:25 @ A1 (1:50 @ A3)

DRAWING FILE REF: 1069-A-x-D-81-Changing Facilities

DATE: Dec 2018

DRAWN BY: MR

DWG No.: 1069_EOT-03

REVISION: T3

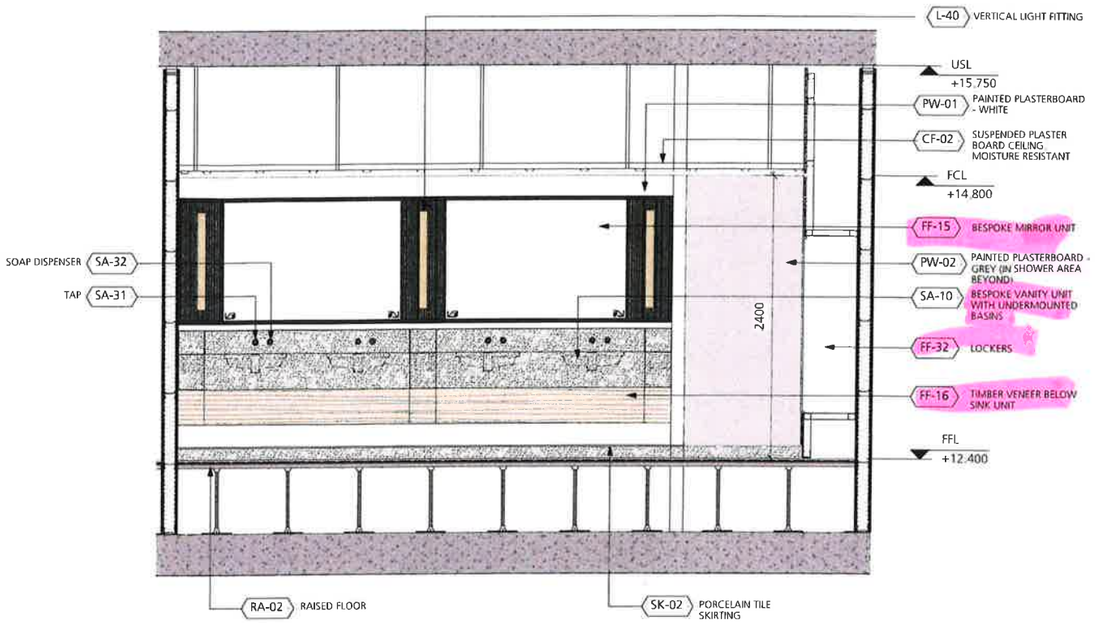
DRAWING STATUS: STAGE 4

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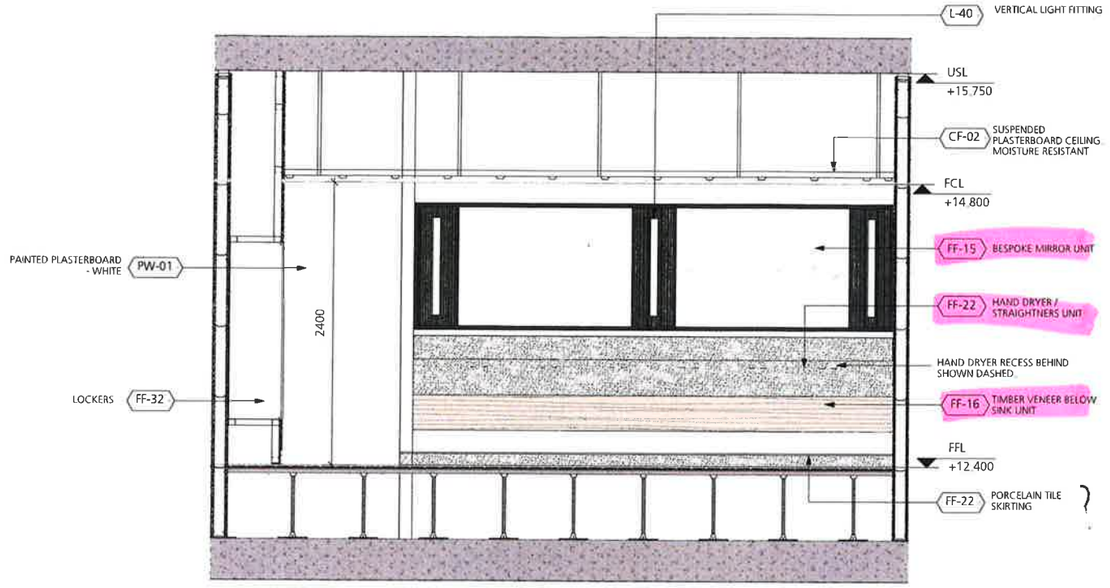
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CLIENT: 25 Cannon Street Limited

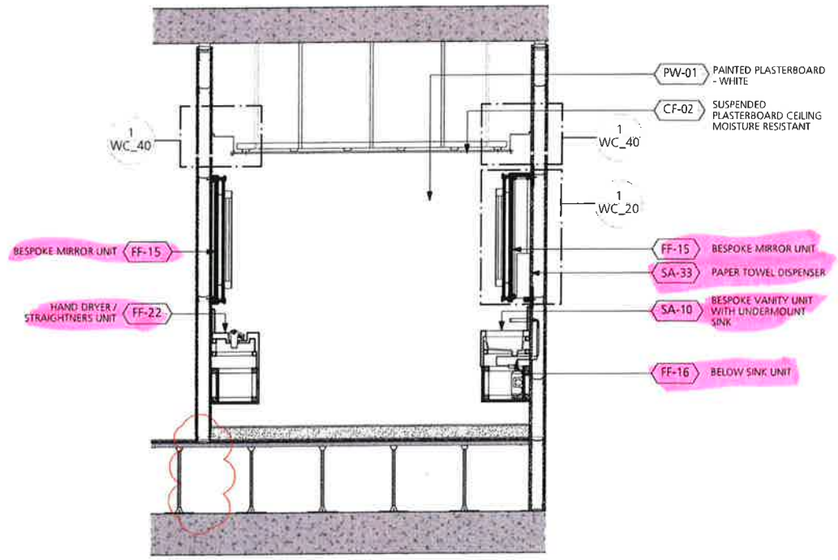
PROJECT: 25 Cannon Street, EC4M



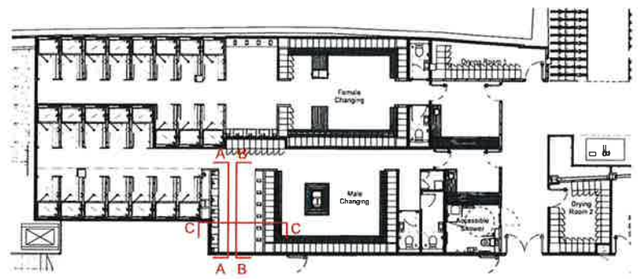
1 Proposed Male Changing Facilities - Internal Elevation AA
Scale: 1:25



2 Proposed Male Changing Facilities - Internal Elevation BB
Scale: 1:25



3 Proposed Male Changing Facilities - Section CC
Scale: 1:25



0 3 5 M

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DRAWING NOTES:

STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	02/08/19
T2	REVISED STAGE 4 ISSUE	18/06/19
T1	STAGE 4 ISSUE	07/06/19

DRAWING: End Of Travel - Male Changing Room Elevations

SCALE: 1:25 @ A1 (1:50 @ A3)	DRAWING FILE REF: 1069-A-x-0-81-Changing Facilities
DATE: Dec 2018	DRAWN BY: MR
DWG No.: 1069_EOT-04	REVISION: T3
DRAWING STATUS: STAGE 4	

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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



1 **Proposed Female Changing Facilities Layout**
Scale: 1:25

2 **Proposed Female Changing Facilities RCP**
Scale: 1:25

Key Plan

Service Zones
- Metal ceiling tile
- Integrated services zone between tiles

Light fittings integrated with ceiling tile layout
- 1000 x 300mm
- 1200 x 300mm

Circular light fittings
- 220mm dia Surface-mounted

Core and EOT lighting
- LED strip lighting
- Recessed linear luminaire
- LED recessed downlight
- LED surface-mounted wall luminaire
- LED surface-mounted wall luminaire

BOH lighting
- LED surface mounted linear bulkhead

Reception lighting (GD prefix)
- LED strip lighting
- Linear air grille
- Wall mounted feature lighting
- Feature light fitting

Other services (refer to MEP information)
- Passive infrared sensor (PIR)
- Combined optical smoke detector, beacon and sounder
- Combined optical multihead smoke detector
- Linear air grille
- Daylight Sensor
- Sprinkler Head
- Exit Sign

GENERAL NOTES

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NOTES

REVISION	DATE
T2 REVISED PLANNING ISSUE	18/06/19
T1 PLANNING ISSUE	07/06/19

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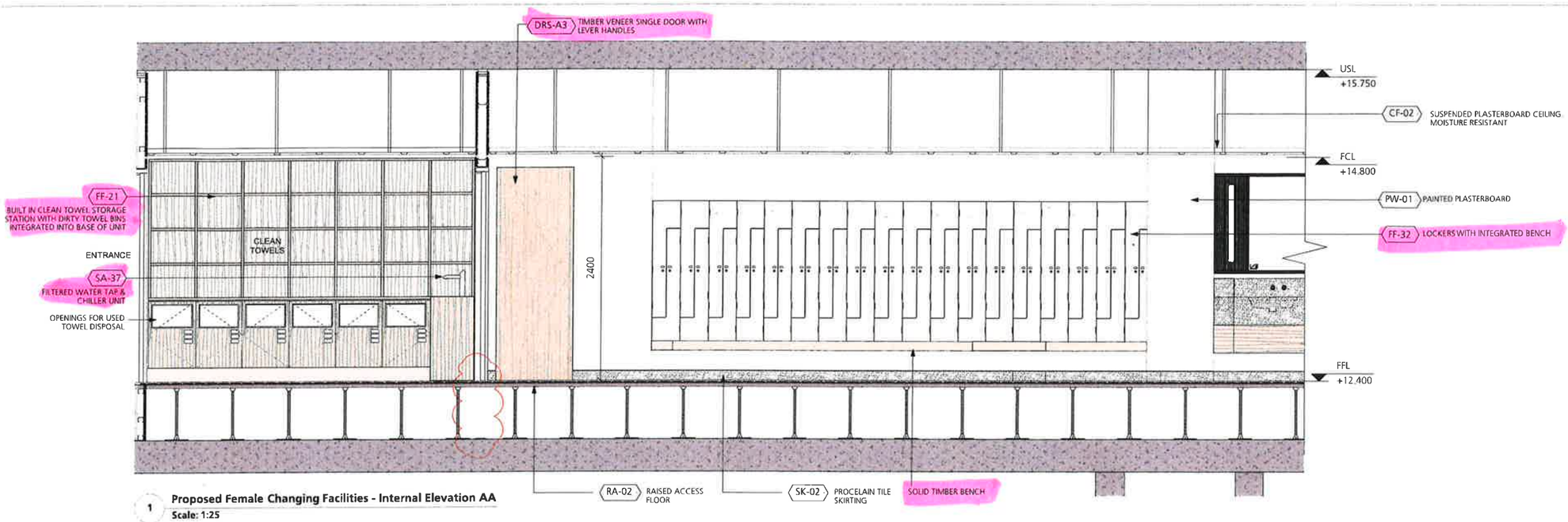
Studio 4.04, The Textile Building, 16 Snowsfields, London SE1 3SZ T: 020 7237 1987 E: info@buckleygrayyeoman.co.uk

CLIENT: 25 Cannon Street Limited

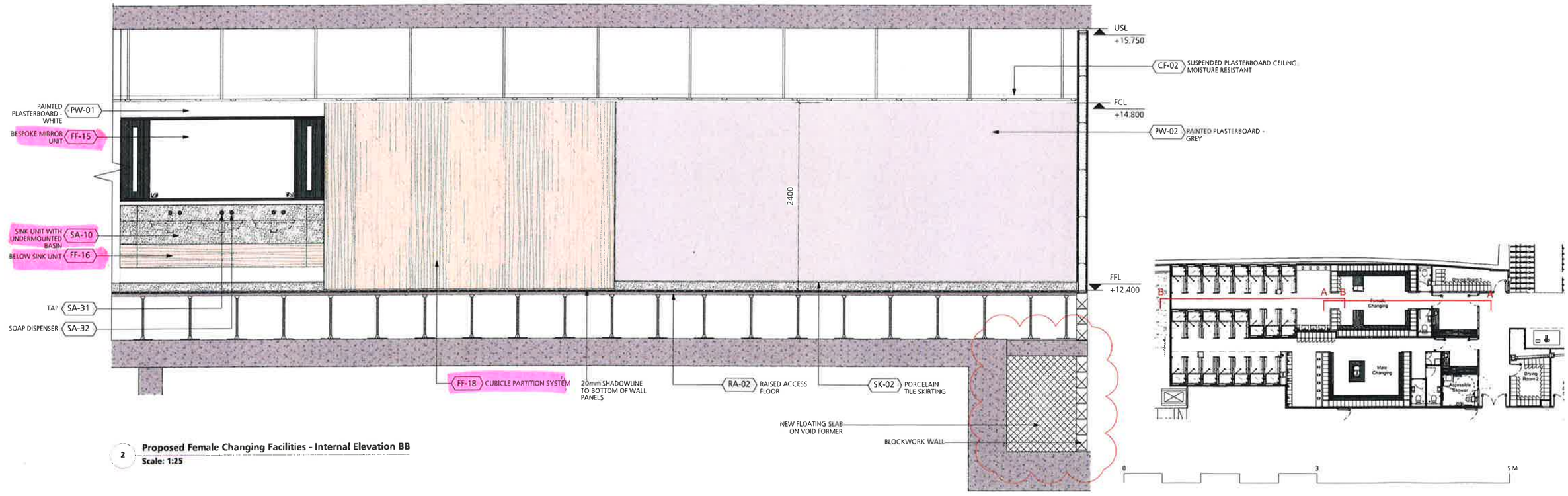
PROJECT: 25 Cannon Street, EC4M

DRAWING: End of Travel - Female Changing Room Plan

SCALE	1:25 @ A0 (1:71 @ A3)	
DATE	DEC 2018	DRAWN BY MR
DRAWING	1069_EOT-11	REVISION T2
DRAWING STATUS	STAGE 4	



1 **Proposed Female Changing Facilities - Internal Elevation AA**
Scale: 1:25



2 **Proposed Female Changing Facilities - Internal Elevation BB**
Scale: 1:25

DRAWING NOTES:

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DRAWING NOTES:

STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	02/08/19
T2	REVISED STAGE 4 ISSUE	18/06/19
T1	STAGE 4 ISSUE	07/06/19

DRAWING: End Of Travel - Female Changing Room Elevations

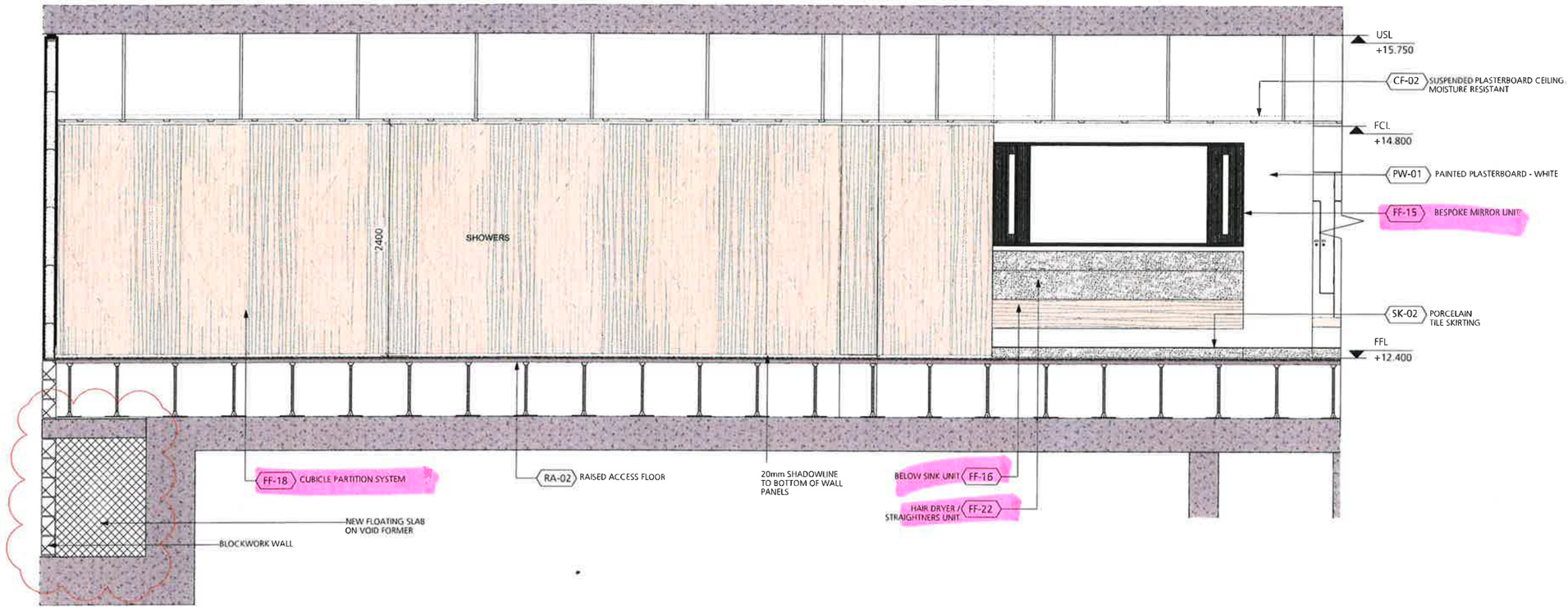
SCALE: 1:25 @ A1 (1:50 @ A3)	DRAWING FILE REF: 1069-A-x-D-81-Changing Facilities
DATE: Dec 2018	DRAWN BY: MR
DWG No.: 1069_EOT-12	REVISION: T3
DRAWING STATUS: STAGE 4	

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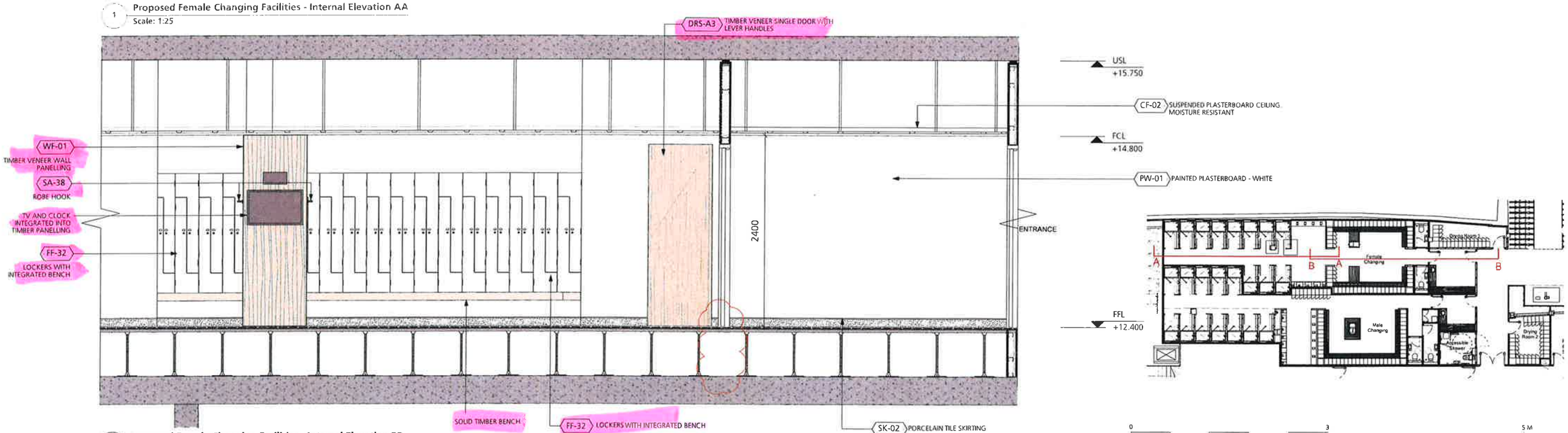
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



1 **Proposed Female Changing Facilities - Internal Elevation AA**
Scale: 1:25



2 **Proposed Female Changing Facilities - Internal Elevation BB**
Scale: 1:25

DRAWING NOTES:

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DRAWING NOTES:

STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	02/08/19
T2	REVISED STAGE 4 ISSUE	18/06/19
T1	STAGE 4 ISSUE	07/06/19

DRAWING: End Of Travel - Female Changing Room Elevations

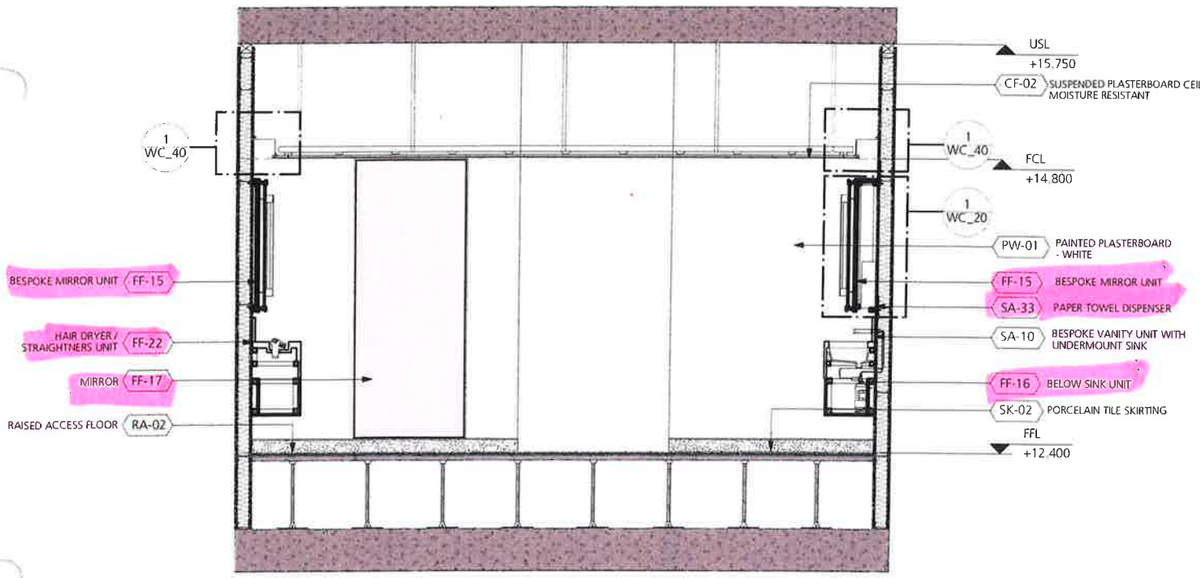
SCALE: 1:25 @ A1 (1:50 @ A3)
DRAWING FILE REF: 1069-A-x-D-81-Changing Facilities
DATE: Dec 2018
DRAWN BY: MR
DWG No.: 1069_EOT-13
REVISION: T3
DRAWING STATUS: STAGE 4

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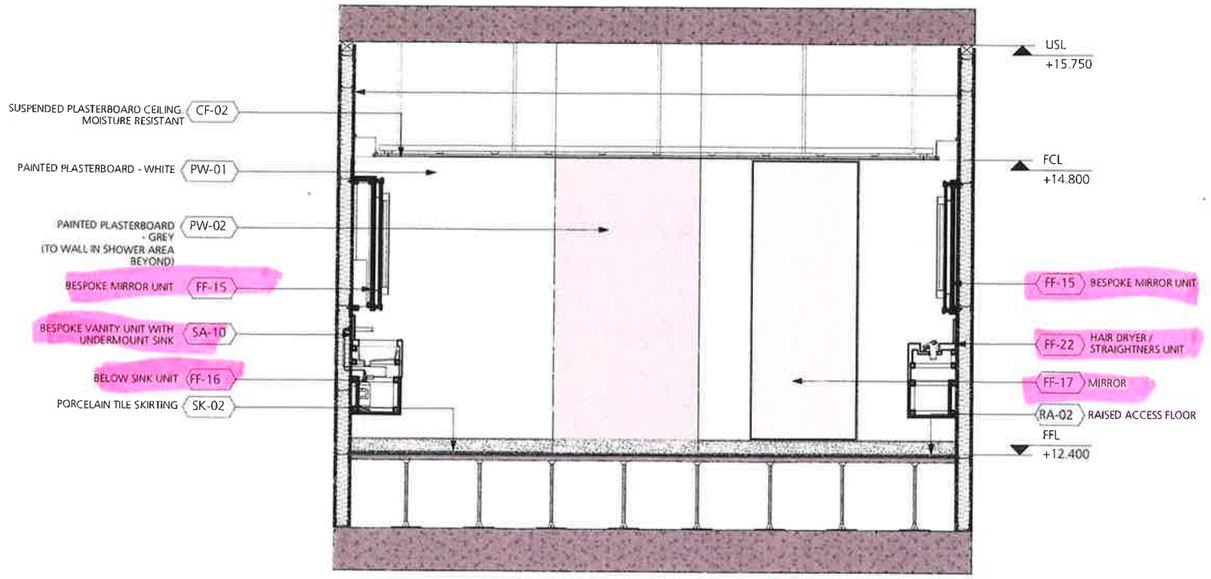
Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

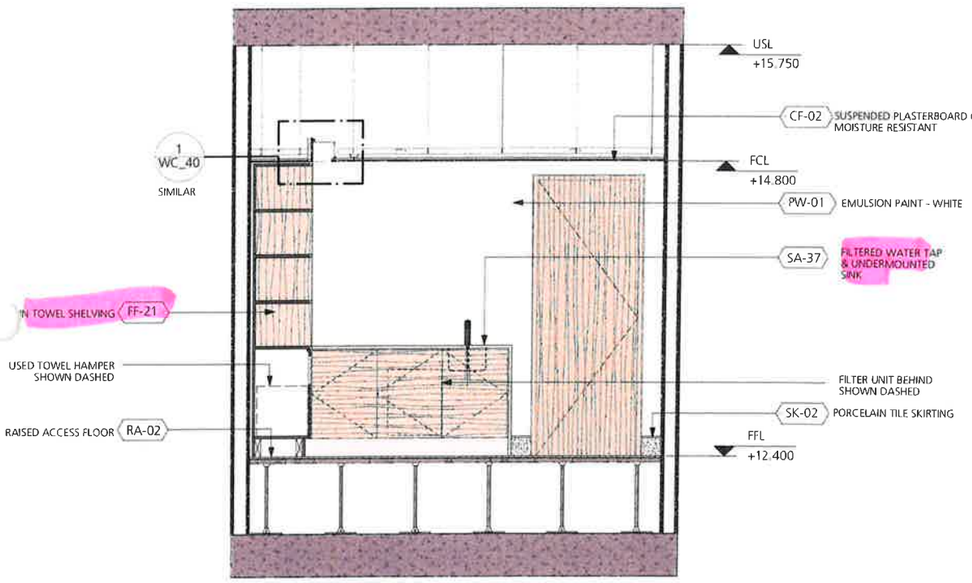
PROJECT: 25 Cannon Street, EC4M



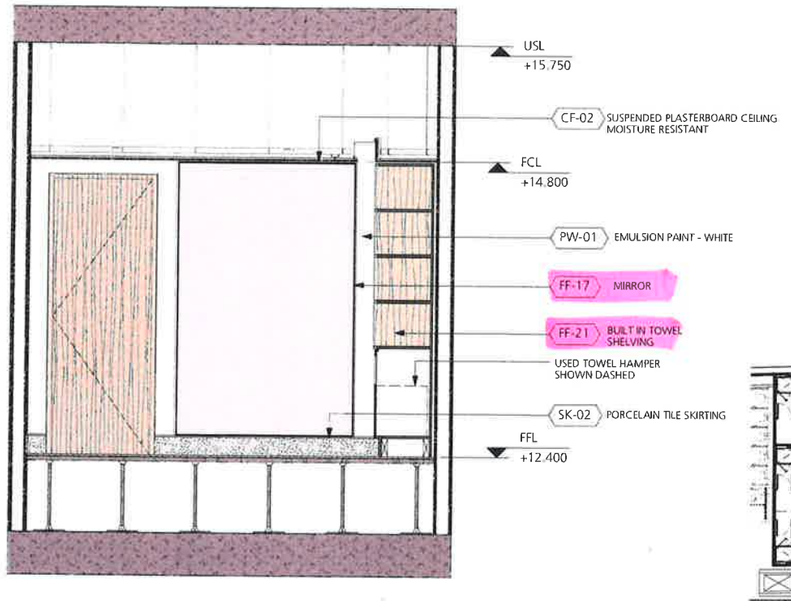
1 **Proposed Female Changing Facilities - Internal Elevation AA**
Scale: 1:25



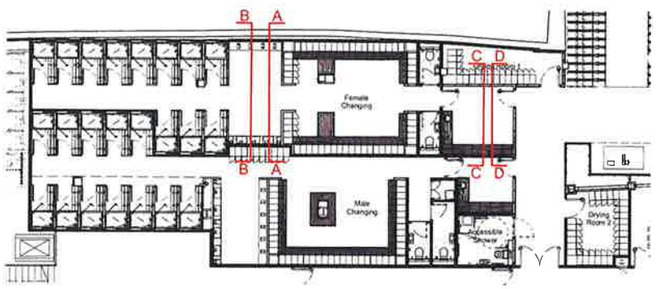
2 **Proposed Female Changing Facilities - Internal Elevation BB**
Scale: 1:25



3 **Proposed Female Changing Facilities - Internal Elevation CC**
Scale: 1:25



4 **Proposed Female Changing Facilities - Internal Elevation DD**
Scale: 1:25



0 3 5M

DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works and/or preparation of any shop drawings.

Sizes of wall dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes.

Size, ... measures to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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DRAWING NOTES

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	18/06/19

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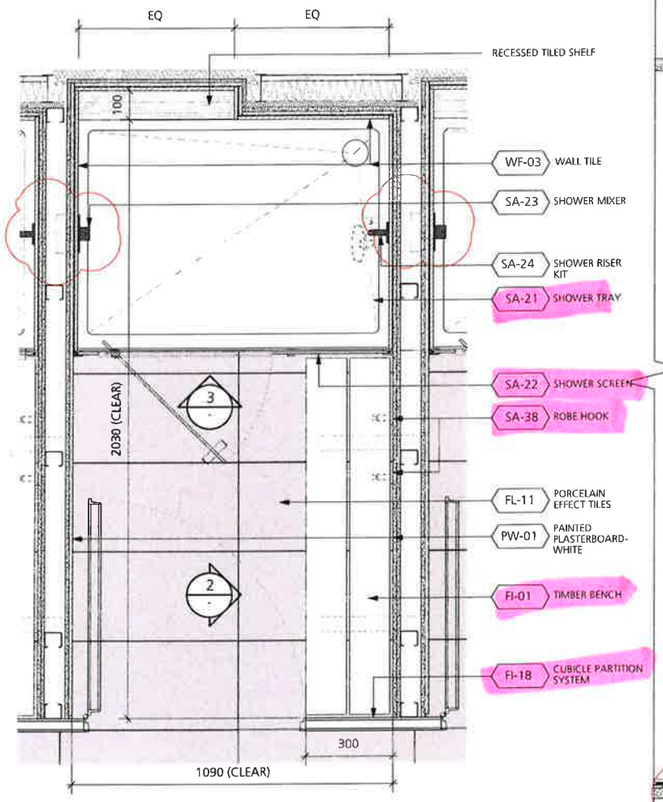
DRAWING: End Of Travel - Female Changing Room Elevations

SCALE	1:25 @ A1 (1:50 @ A3)
DRAWING FILE REF	1069-A-x-D-81-Changing Facilities
DATE	Dec 2018
DRAWN BY	MR
DWG No	1069_EOT-14
REVISION	T1
DRAWING STATUS	STAGE 4

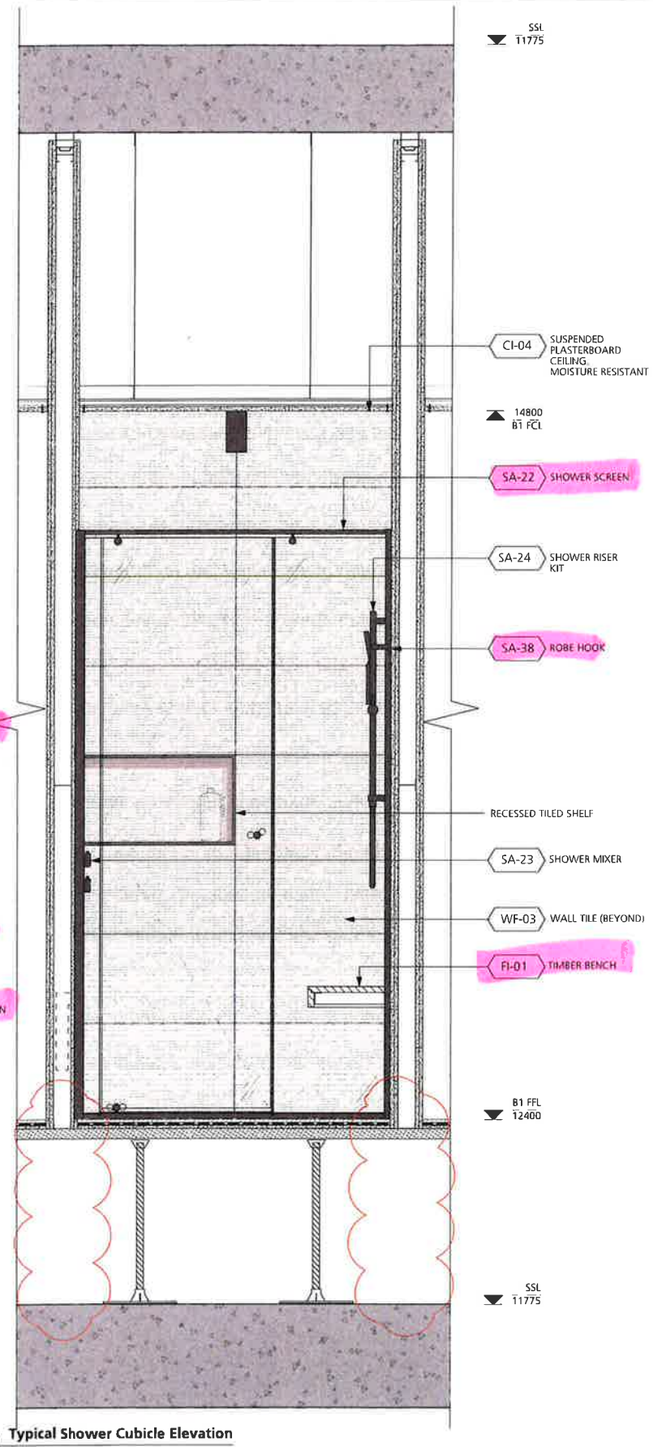
Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

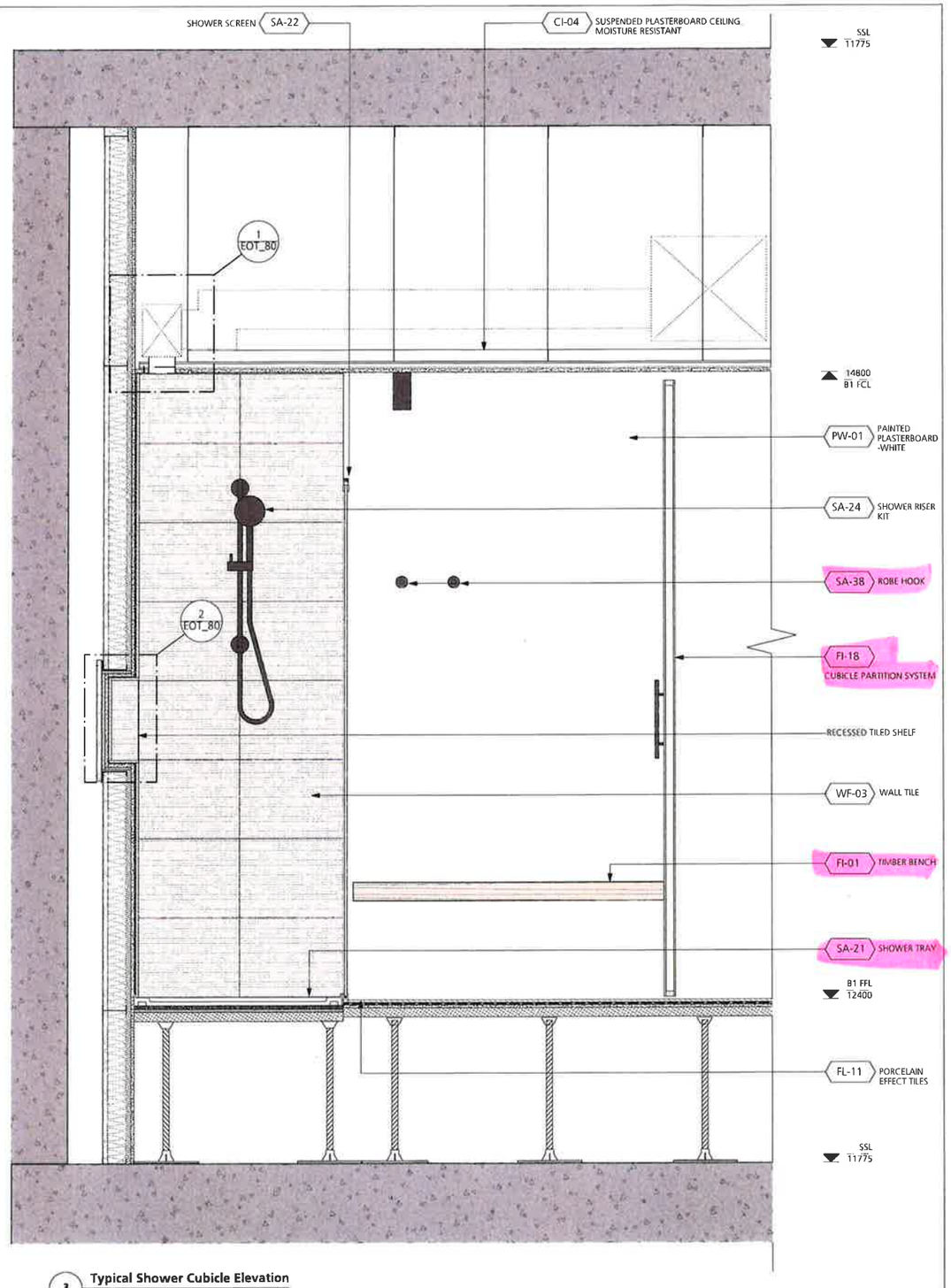
PROJECT: 25 Cannon Street, EC4M



1 **Typical Shower Cubicle Plan**
Scale: 1:10



2 **Typical Shower Cubicle Elevation**
Scale: 1:10



3 **Typical Shower Cubicle Elevation**
Scale: 1:10

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING

DRAWING NOTES:

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	02/08/19
T1	STAGE 4 ISSUE	18/06/19

DRAWING: Typical Shower Cubicle Details

SCALE: 1:10 @ A1 (1:20 @ A3)

DRAWING FILE REF: D-B1-Changing Facilities Details

DATE: May 2019

DRAWN BY: MR

DWG No.: 1069_EOT-20

REVISION: T2

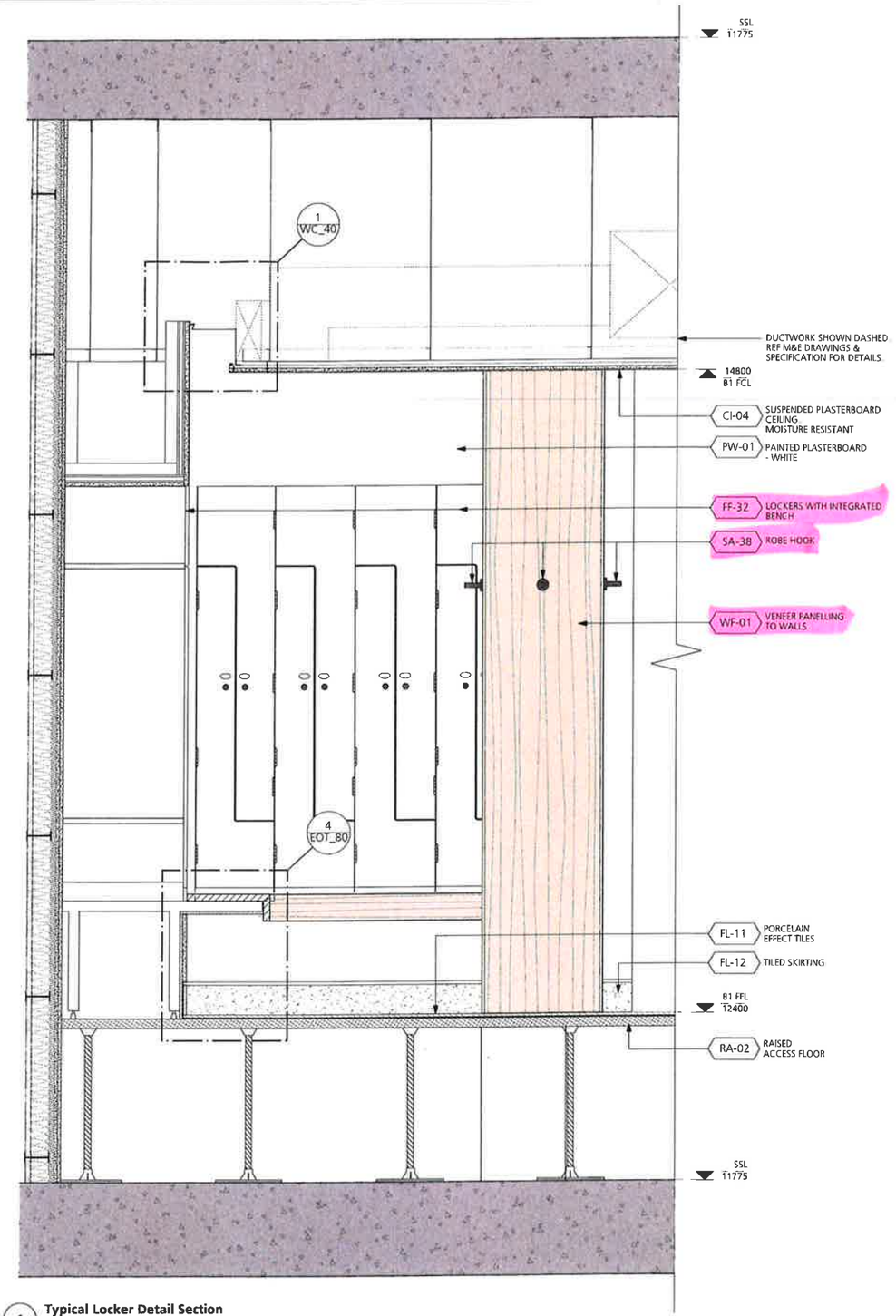
DRAWING STATUS: STAGE 4

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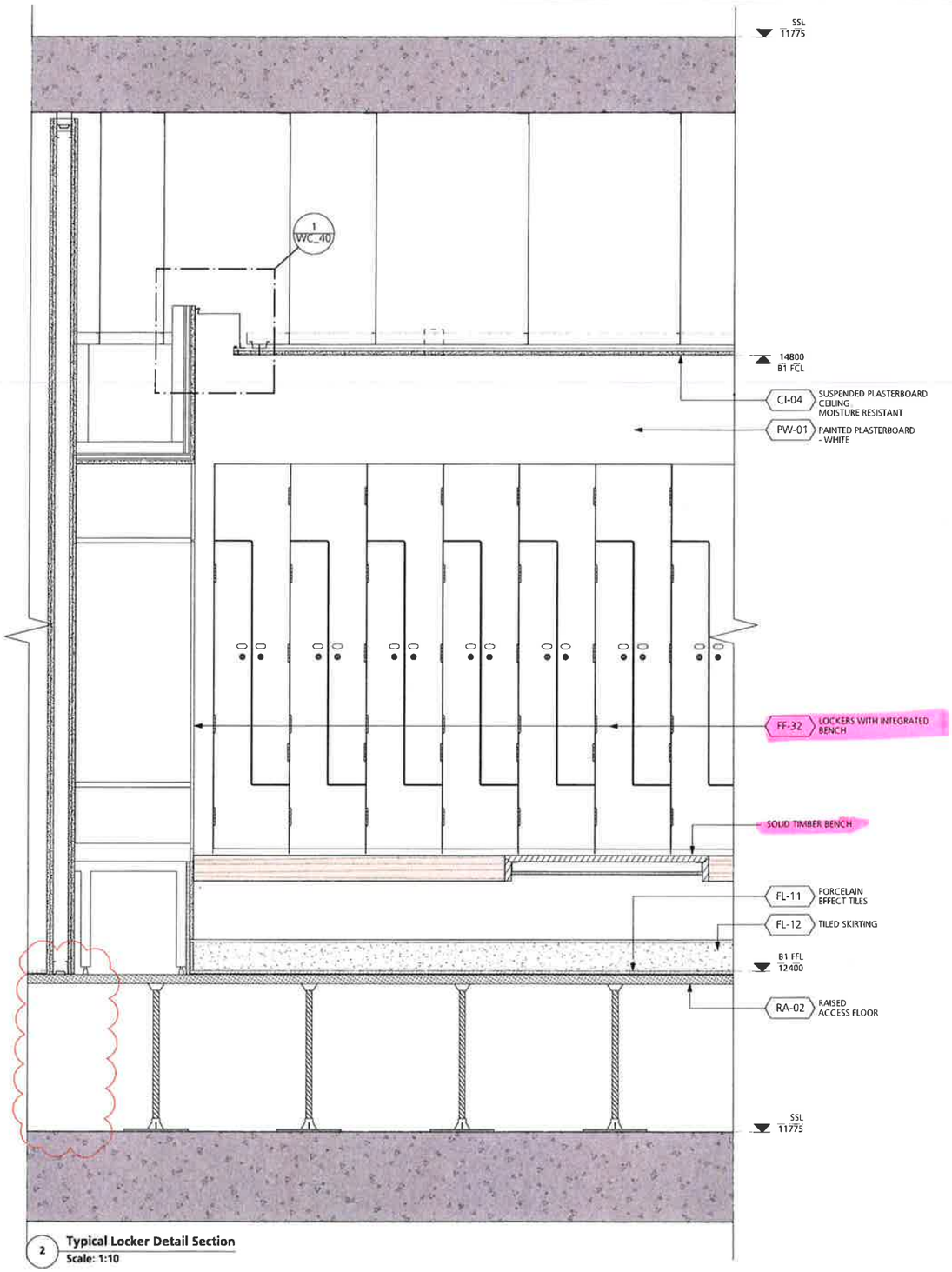
Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street
London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



1 **Typical Locker Detail Section**
Scale: 1:10



2 **Typical Locker Detail Section**
Scale: 1:10

DRAWING NOTES:

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DRAWING NOTES:

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	02/08/19
T1	STAGE 4 ISSUE	18/06/19

DRAWING: Typical locker room detail

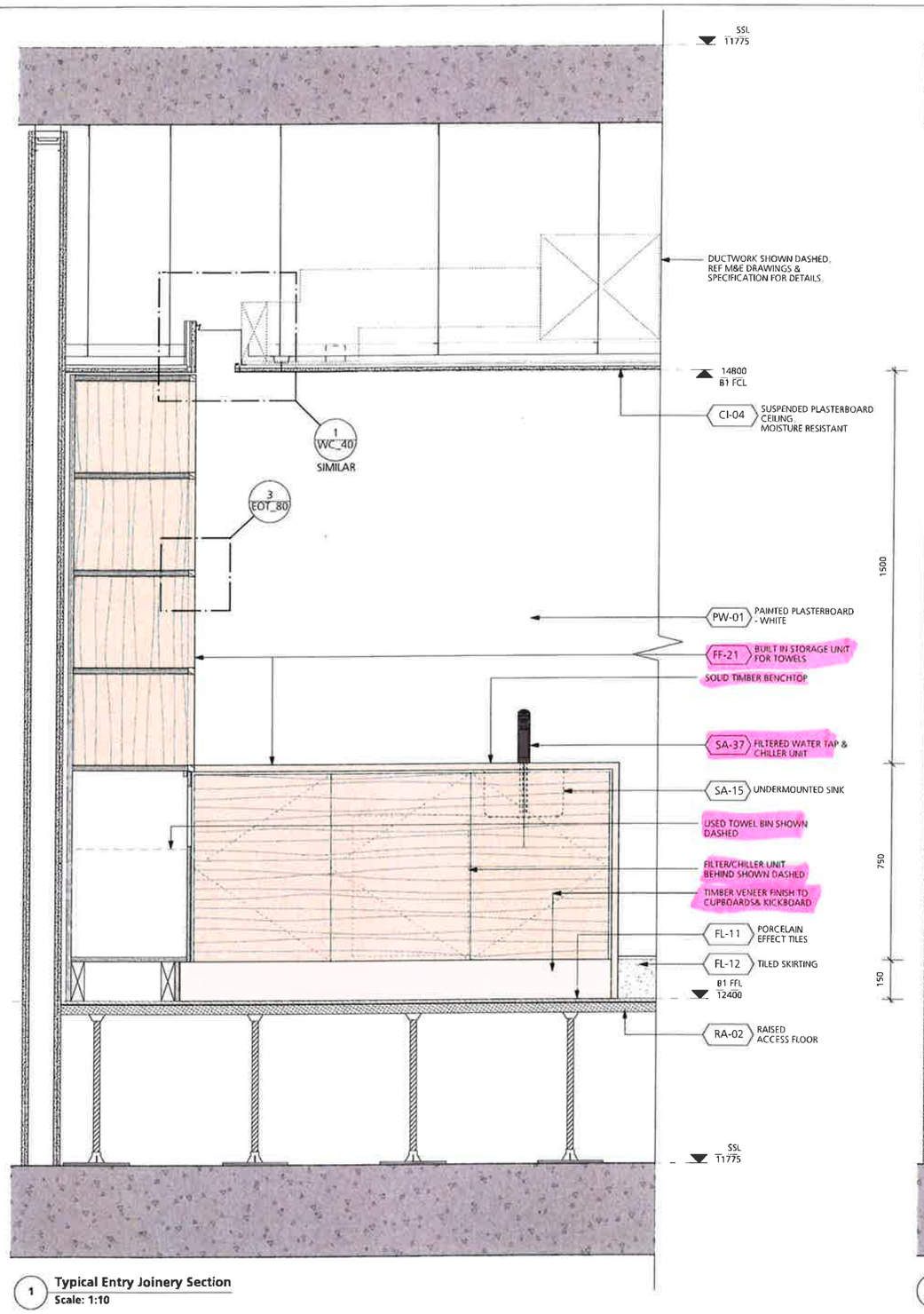
SCALE: 1:10 @ A1 (1:20 @ A3)	DRAWING FILE REF: D-81-Changing Facilities Details
DATE: May 2019	DRAWN BY: MR
DWG No.: 1069_EOT-30	REVISION: T2
DRAWING STATUS: STAGE 4	

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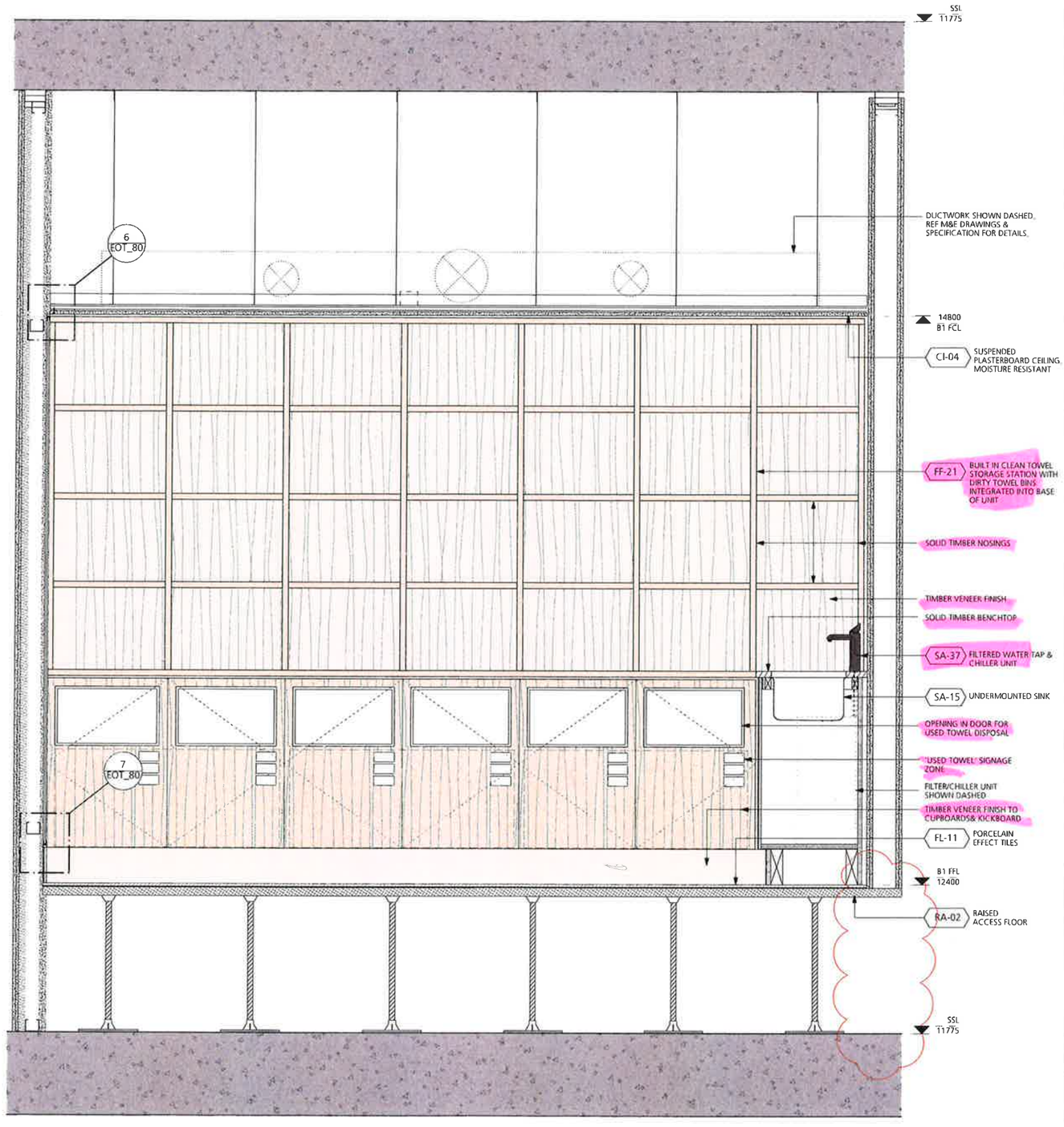
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London E1 6JJ T 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



1 **Typical Entry Joinery Section**
Scale: 1:10



2 **Typical Entry Joinery Section**
Scale: 1:10

DRAWING NOTES:

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DRAWING NOTES:

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	02/08/19
T1	STAGE 4 ISSUE	18/06/19

DRAWING: Typical Entry Details

SCALE: 1:10 @ A1 (1:20 @ A3)

DRAWING FILE REF: D-B1-Changing Facilities Details

DATE: May 2019

DRAWN BY: MR

DWG No.: 1069_EOT-40

REVISION: T2

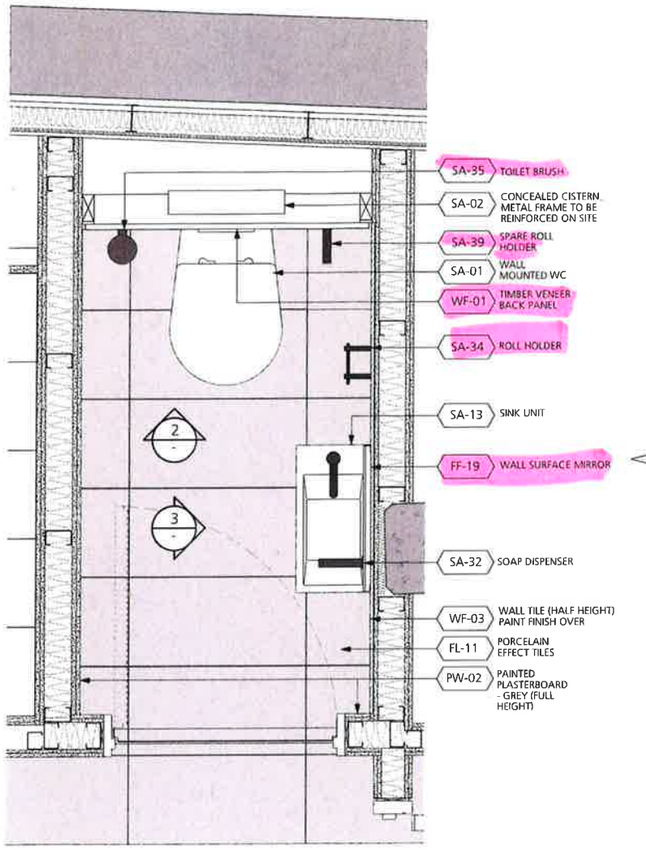
DRAWING STATUS: STAGE 4

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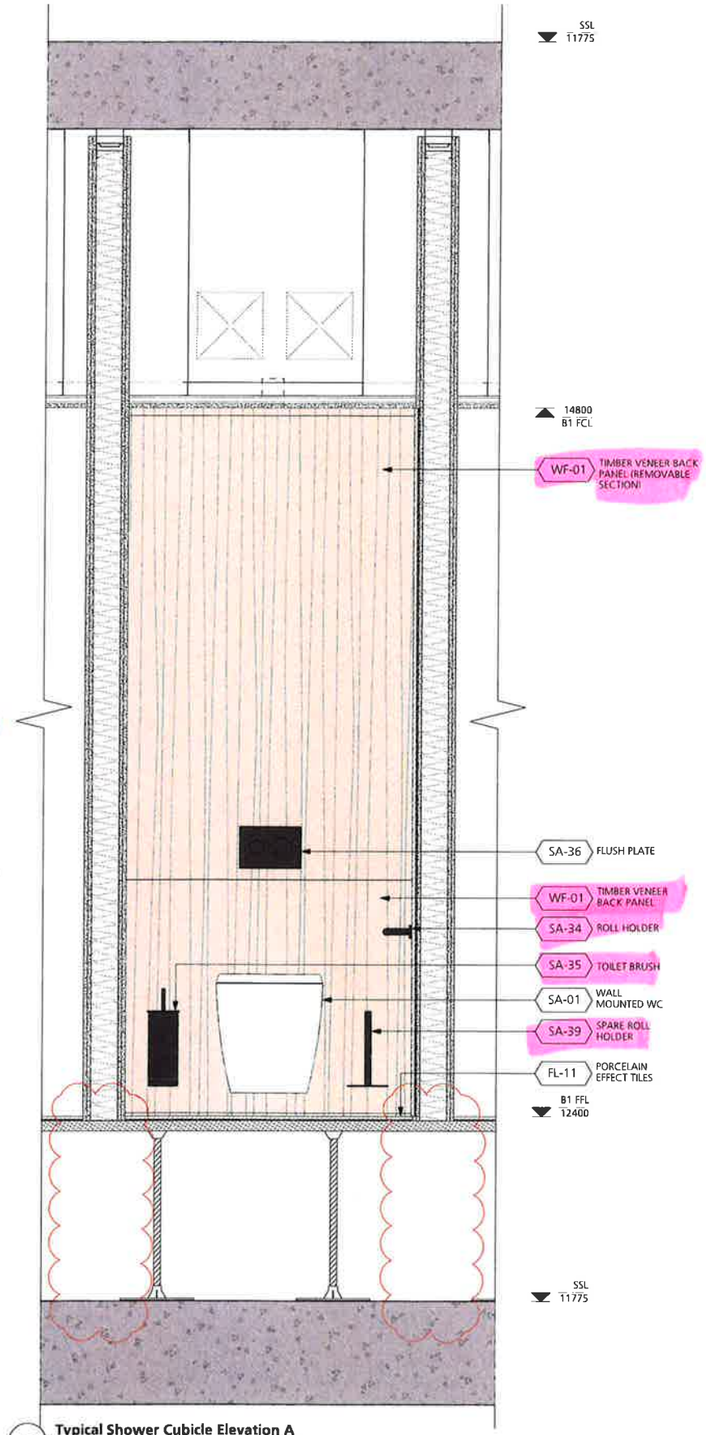
Buckley Gray Yeoman
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CLIENT: 25 Cannon Street Limited

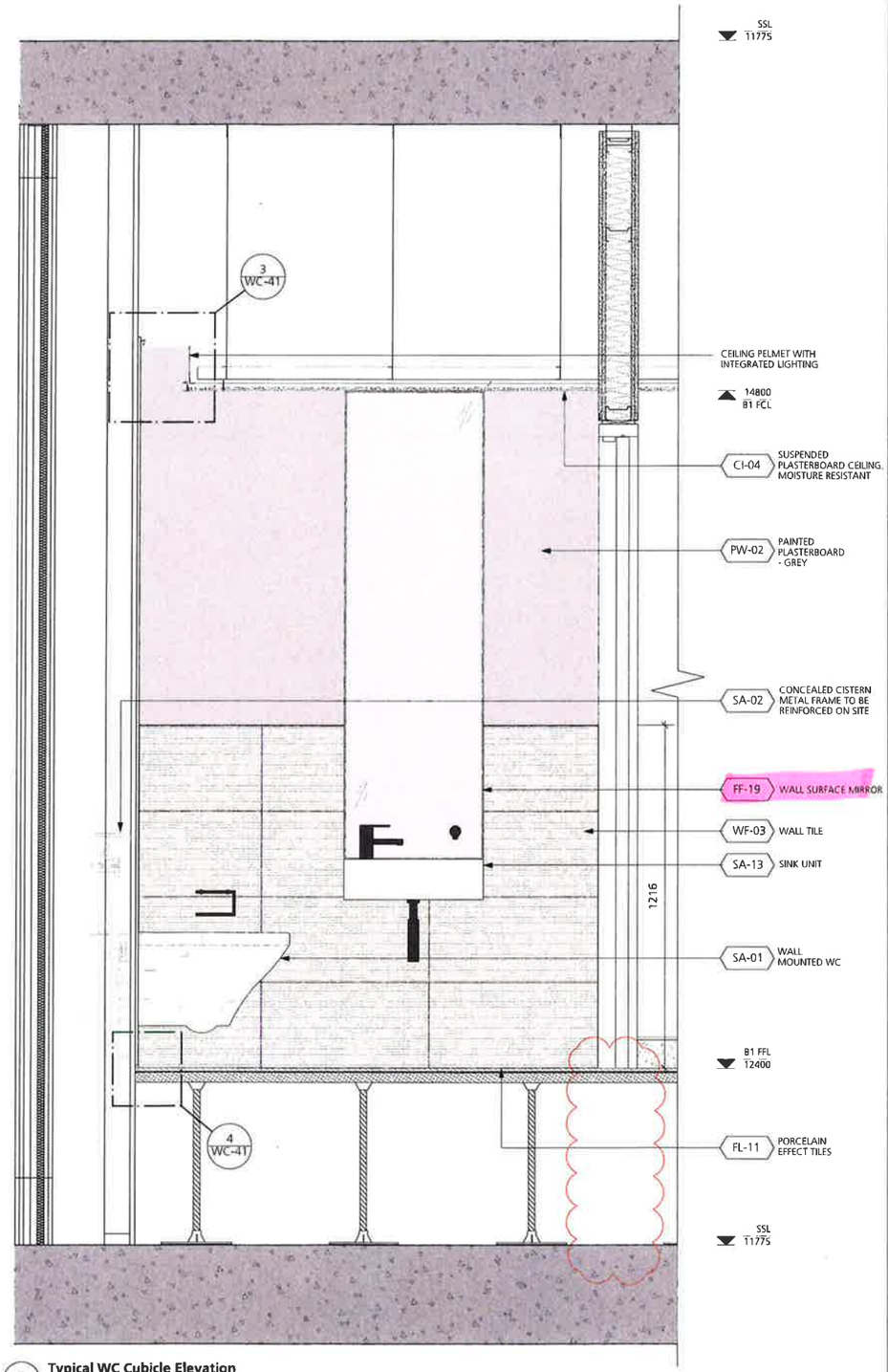
PROJECT: 25 Cannon Street, EC4M



5 **Typical Shower Cubicle Plan**
Scale: 1:10



5 **Typical Shower Cubicle Elevation A**
Scale: 1:10



3 **Typical WC Cubicle Elevation**
Scale: 1:10

DRAWING NOTES:

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DRAWING NOTES:

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	02/08/19
T1	STAGE 4 ISSUE	18/06/19

DRAWING: Typical WC Cubicle Details

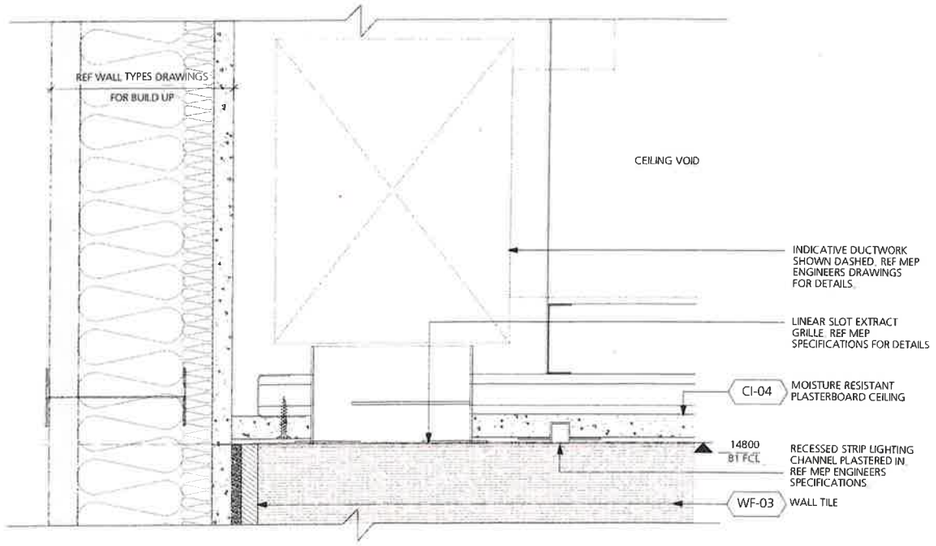
SCALE	1:10 @ A1 (1:20 @ A3)
DRAWING FILE REF	D-B1-Changing Facilities Details
DATE	May 2019
DRAWN BY	MR
DWG No.	1069_EOT-50
REVISION	T2
DRAWING STATUS	STAGE 4

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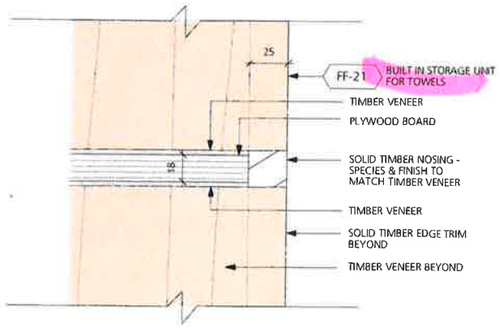
Buckley Gray Yeoman
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CLIENT: 25 Cannon Street Limited

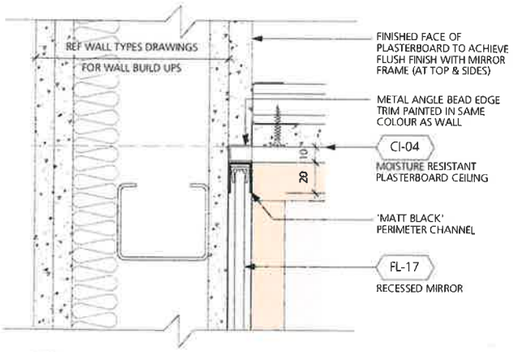
PROJECT: 25 Cannon Street, EC4M



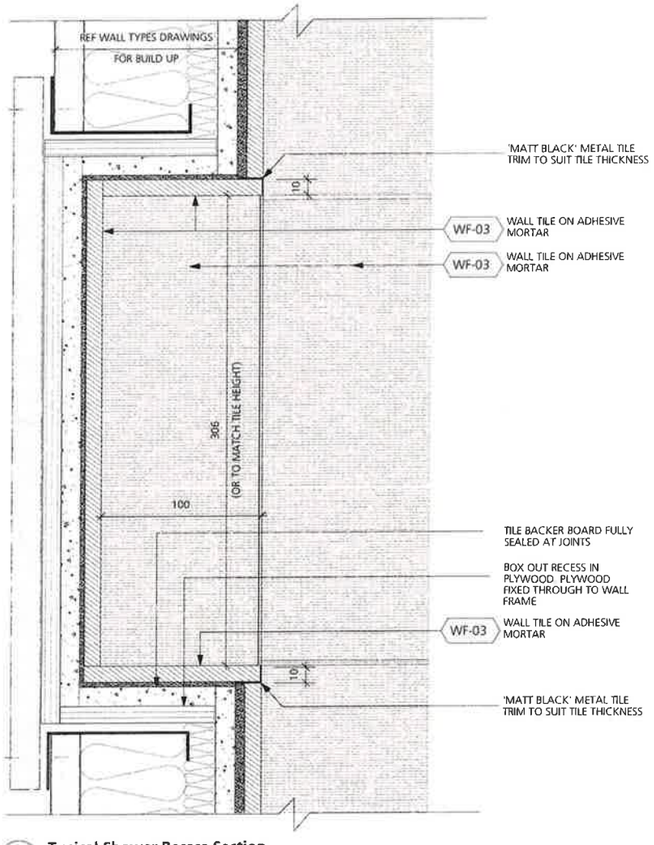
1 Typical Shower Extract Section
Scale: 1:2



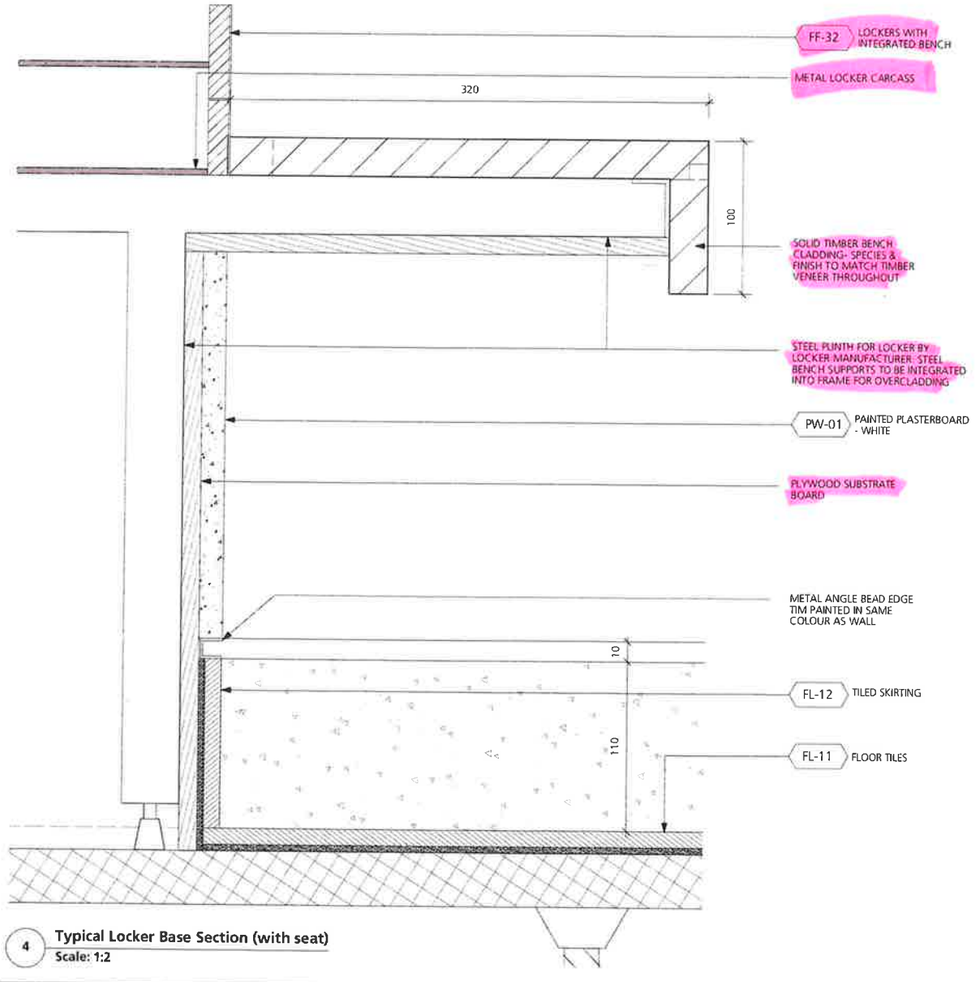
3 Entry shevling detail section
Scale: 1:2



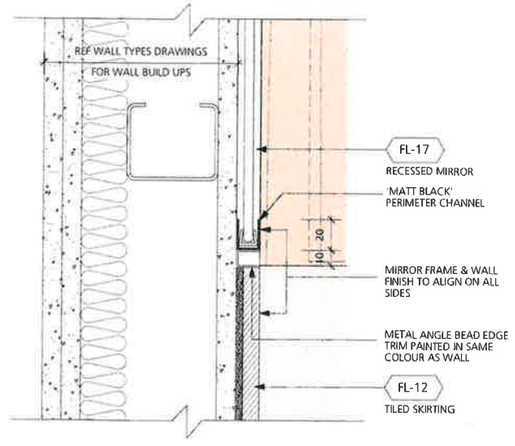
6 Typical mirror head detail
Scale: 1:2



2 Typical Shower Recess Section
Scale: 1:2



4 Typical Locker Base Section (with seat)
Scale: 1:2



7 Typical mirror base detail
Scale: 1:2

DRAWING NOTES

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Sizes of [illegible] dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes/ [illegible]ns.

Size[illegible] [illegible]mensions to any service elements are indicative only. See service engineers drawings for actual sizes and dime[illegible]

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

T1	STAGE 4 ISSUE	18/06/19
STATUS	REVISION	DATE

DRAWING: Typical EOT Facilities Details

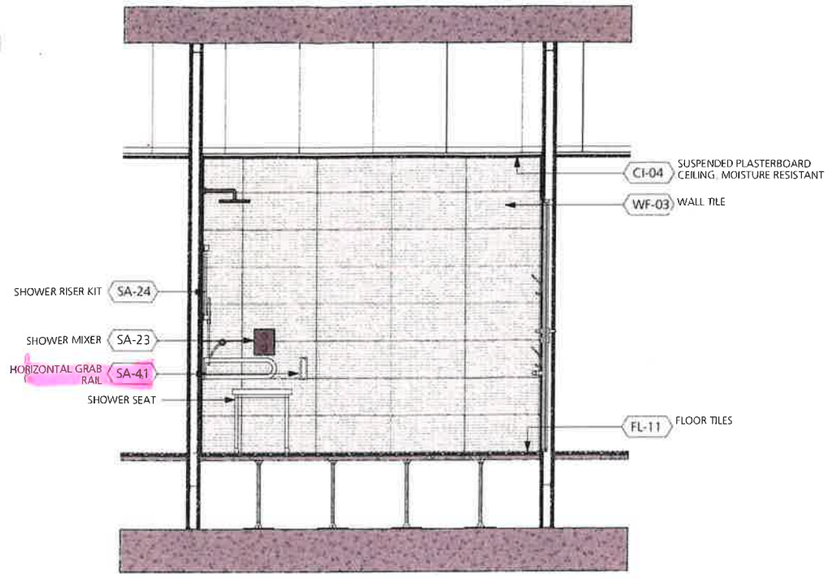
SCALE: 1:2 @ A1 (1:4 @ A3)	DRAWING FILE REF: D-81-Changing Facilities Details
DATE: May 2019	DRAWN BY: MR
DWG No.: 1069_EOT-80	REVISION: T1
DRAWING STATUS: STAGE 4	

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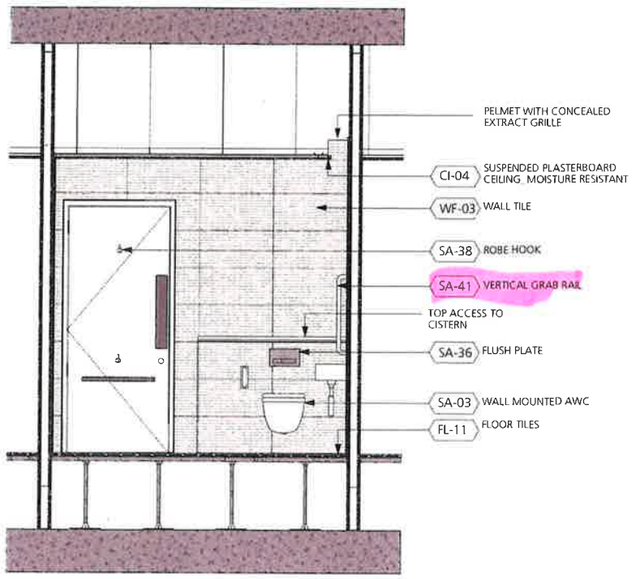
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Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

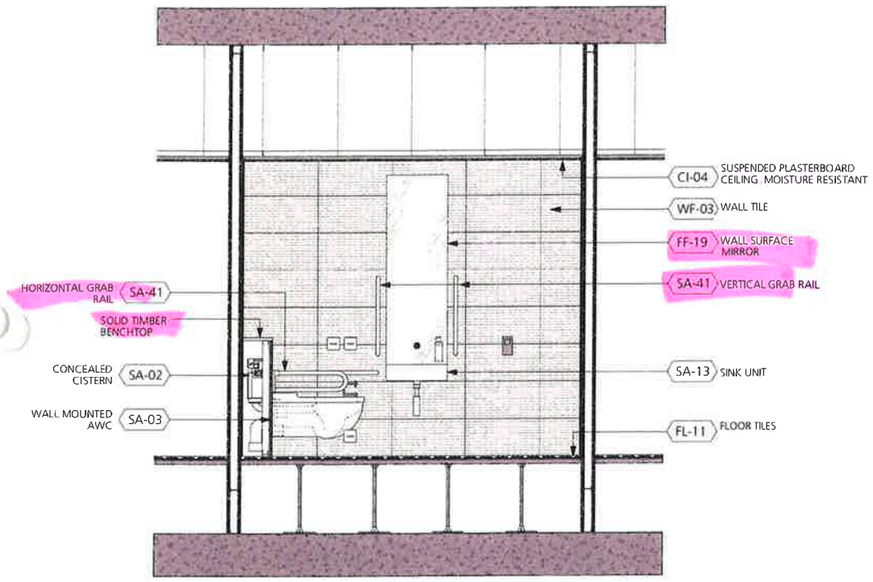
PROJECT: 25 Cannon Street, EC4M



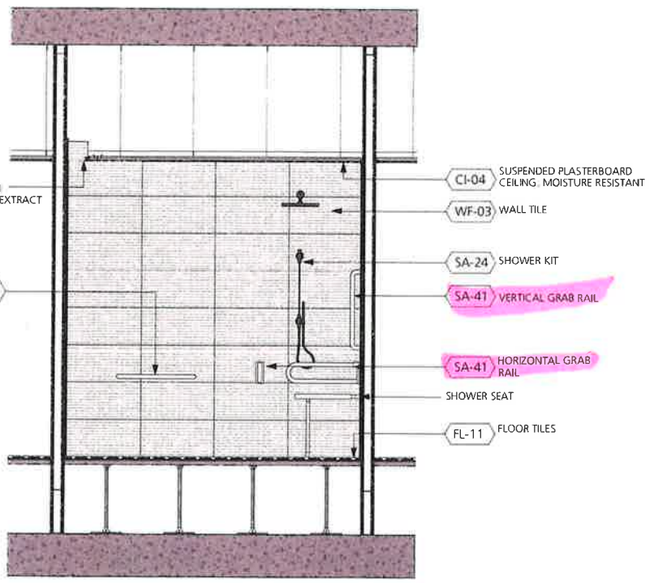
1 **Accessible Shower - Elevation AA**
Scale: 1:25



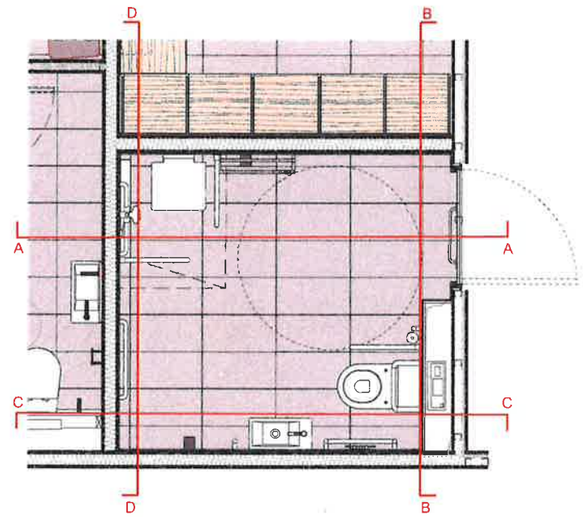
2 **Accessible Shower - Elevation BB**
Scale: 1:25



3 **Accessible Shower - Elevation CC**
Scale: 1:25



4 **Accessible Shower - Elevation DD**
Scale: 1:25



5 **Accessible Shower - Plan**
Scale: 1:25

0 5 10 M

DRAWING NOTES

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[illegible] dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and [illegible]

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DRAWING NOTES:

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	18/06/19

DRAWING: End Of Travel - Accessibe Shower

SCALE	1:25 @ A1 (1:50 @ A3)	DRAWING FILE REF	1069-A-x-D-81-Changing Facilities
DATE	Dec 2018	DRAWN BY	MR
DWG No	1069_EOT-90	REVISION	T1
DRAWING STATUS	STAGE 4		

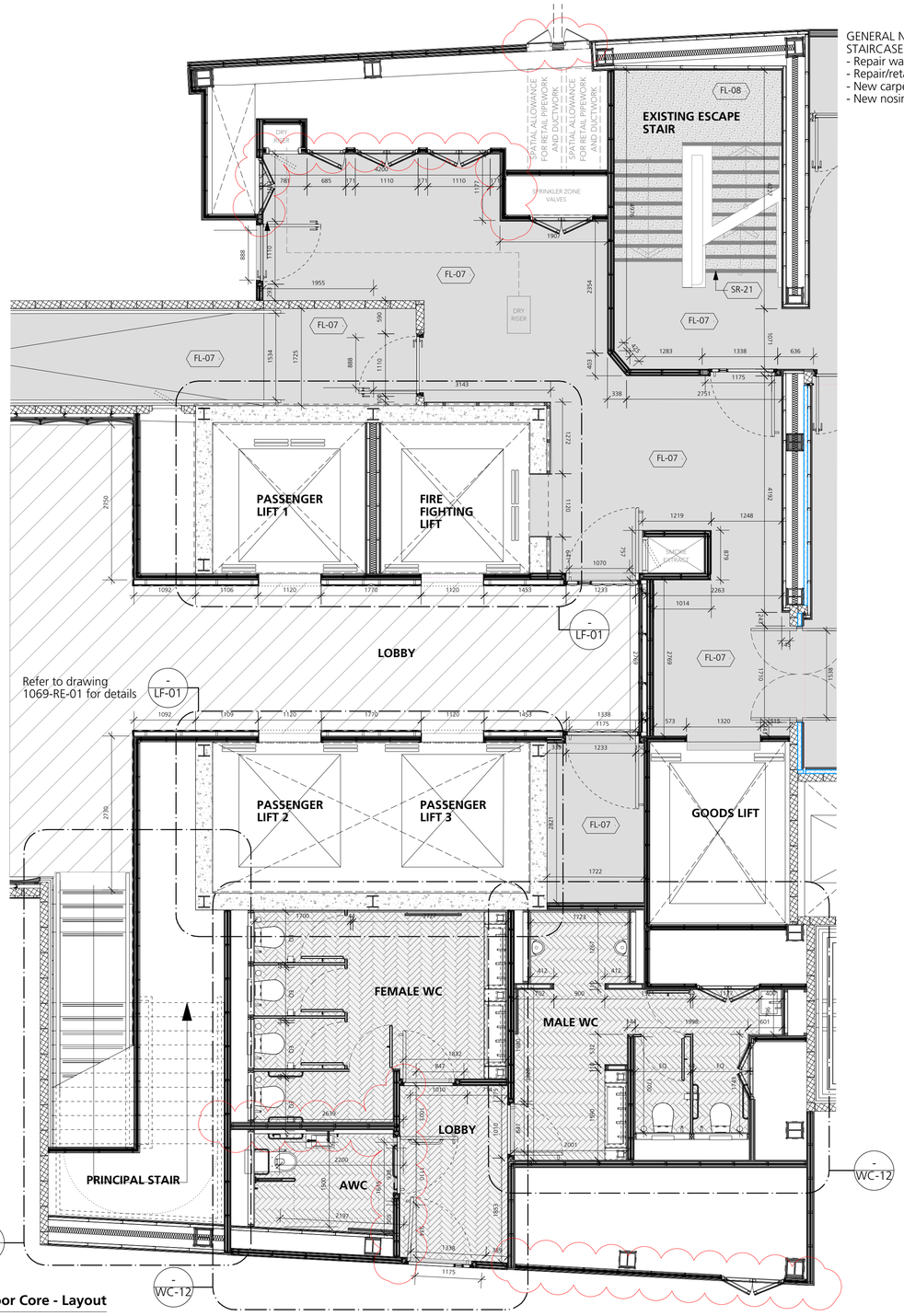
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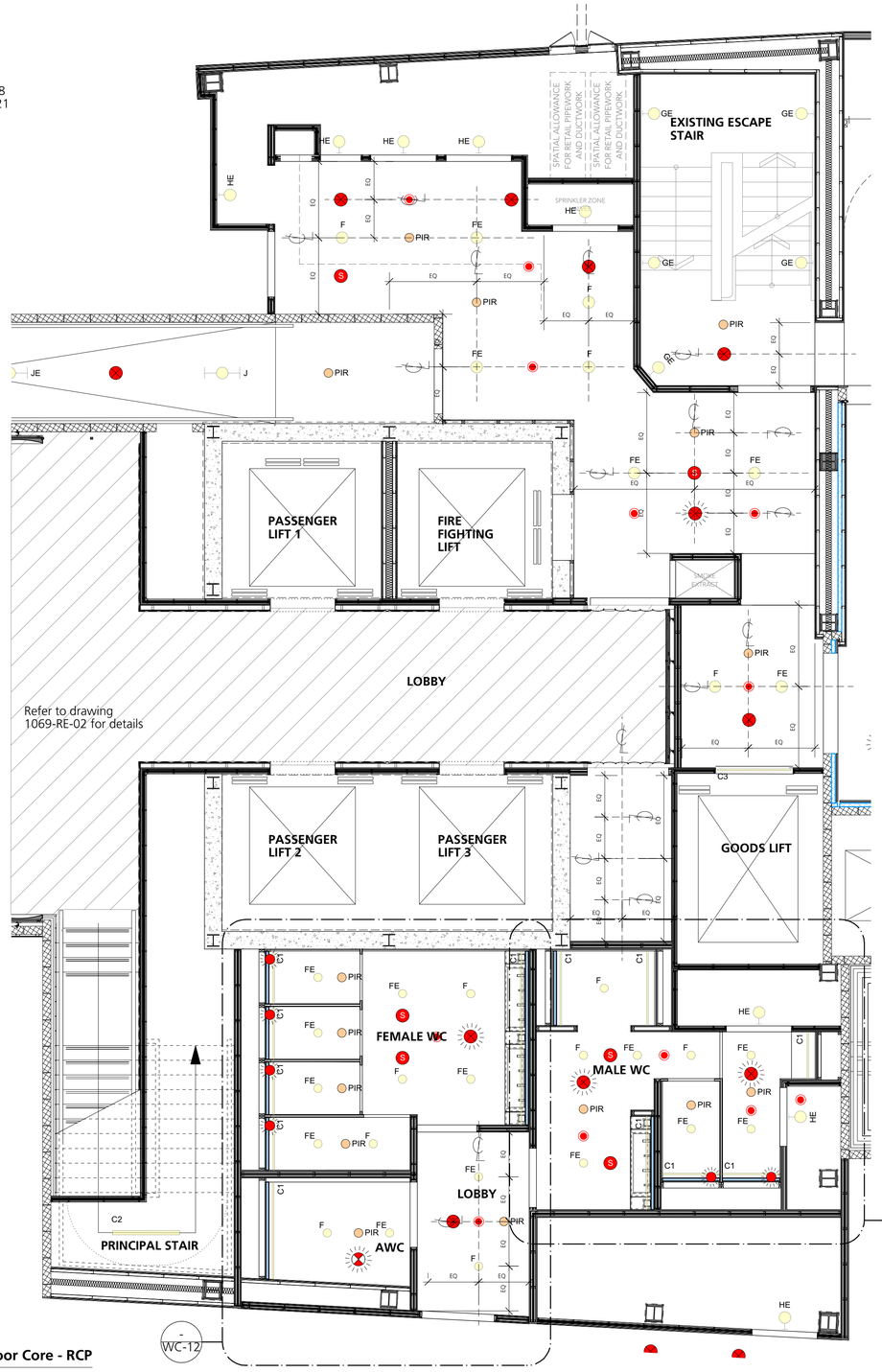
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

GENERAL NOTES TO EXISTING ESCAPE STAIRCASE:
- Repair wall finishes where retained
- Repair/retain balustrade
- New carpet as per new build stair FL-08
- New nosing as per new build stair SR-21



1 **Ground Floor Core - Layout**
Scale: 1:50



2 **Ground Floor Core - RCP**
Scale: 1:50

0 5 10 M

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DRAWING NOTES:

Notes
FL-07. Resin safety floor paint
FL-08. Carpet to stairs
SR-21.Black anodised aluminium / rubber nosing

Core and EOT lighting:
- LED strip lighting
- Recessed linear luminaire
- Built in LED light fitting in lift reveal

Other services (refer to MEP information):
- Passive infrared sensor (PIR)
- Ceiling mounted speaker
- Combined optical multihead smoke detector
- Combined optical smoke detector and beacon
- VAD Beacon
- Daylight Sensor
- Sprinkler Head
- Exit Sign
- Linear air grille

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE. CHANGES TO ALIGN WITH GA CONSTRUCTION ISSUE CLOUDED.	29/01/20
T2	REVISED STAGE 4 ISSUE	07/08/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Proposed Ground Floor Core Plan
SCALE: 1:50 @ A1 (1:100 @ A3)
DRAWING FILE REF: 1069_A-x-P-xx-Core
DATE: Jun 2019
DRAWN BY: CG
DWG No.: 1069_CO-01
REVISION: C1
DRAWING STATUS: FOR CONSTRUCTION

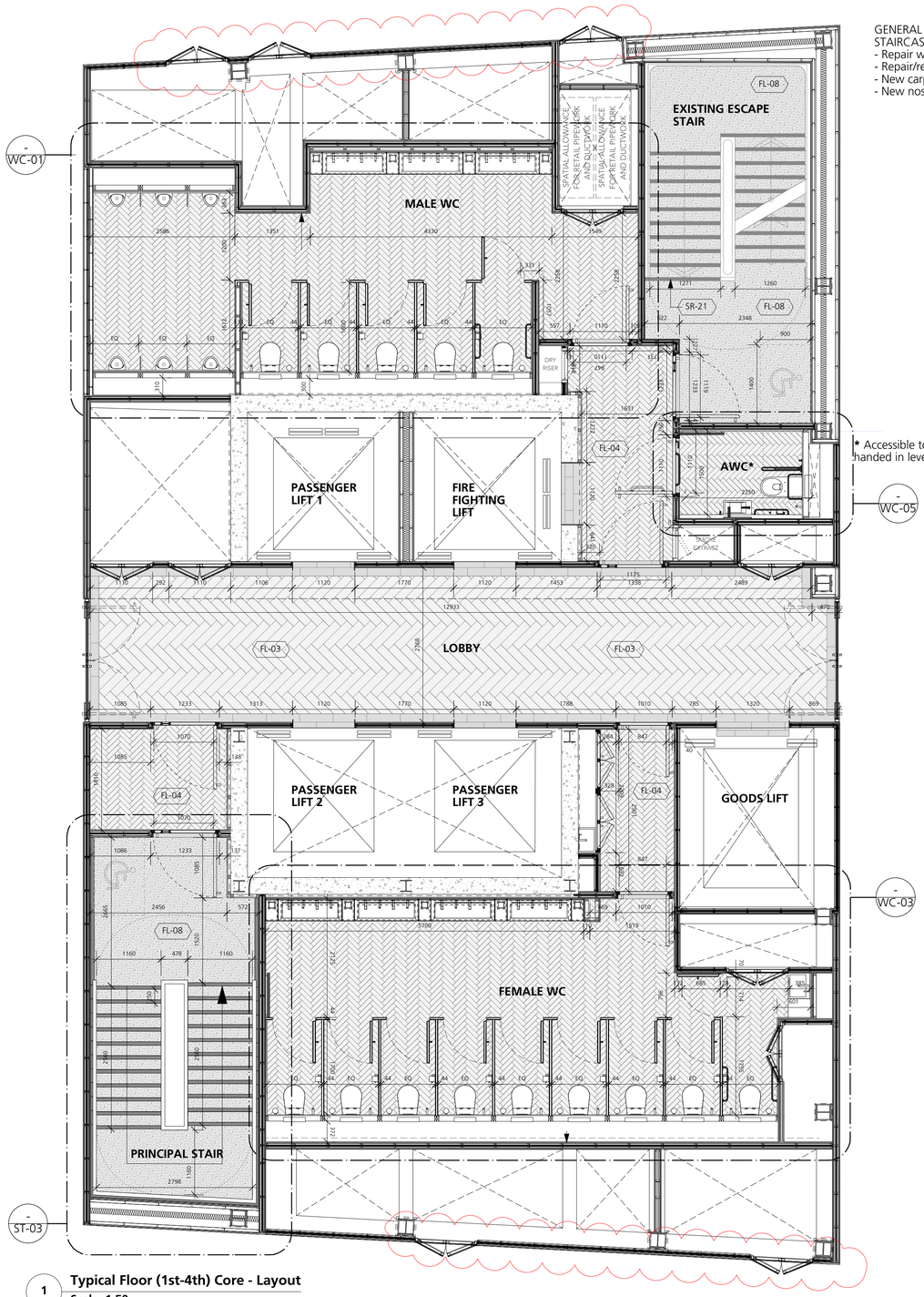
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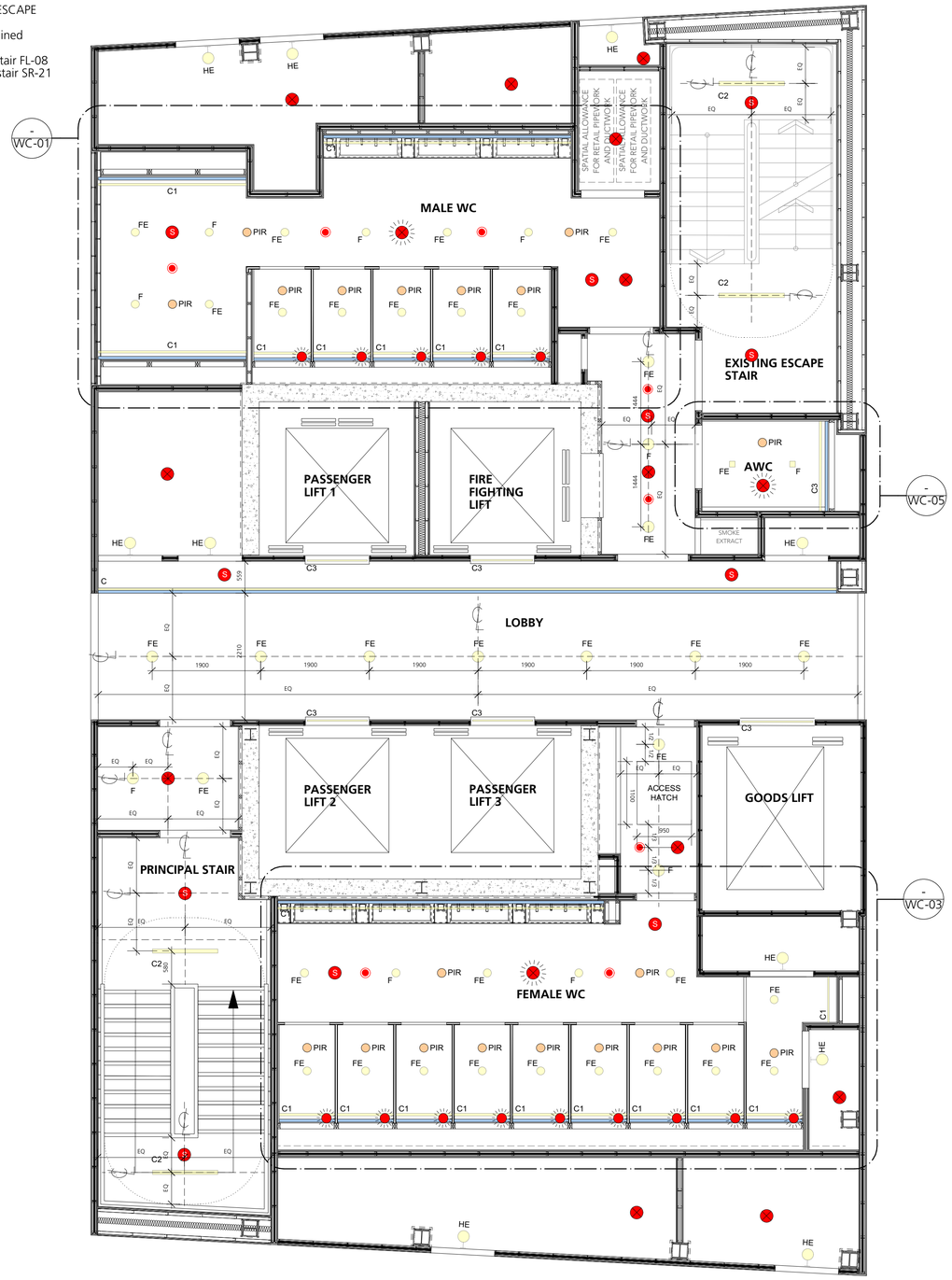
CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M

GENERAL NOTES TO EXISTING ESCAPE STAIRCASE:
- Repair wall finishes where retained
- Repair/retain balustrade
- New carpet as per new build stair FL-08
- New nosing as per new build stair SR-21

* Accessible toilets to be handed in levels 2 and 4.



1 **Typical Floor (1st-4th) Core - Layout**
Scale: 1:50



2 **Typical Floor (1st-4th) Core - RCP**
Scale: 1:50

0 5 10 M

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

KEY
FL-03. Large format porcelain tile to core
FL-04. Small format porcelain tile to core
FL-07. Resin safety floor paint
FL-08. Carpet to stairs
SR-21. Black anodised aluminium / rubber nosing

Core and EOT lighting:
- LED strip lighting
- Recessed linear luminaire
- Built in LED light fitting in lift reveal

Other services (refer to MEP information):
- Passive infrared sensor (PIR)
- Ceiling mounted speaker
- Combined optical multihead smoke detector
- Combined optical smoke detector and beacon
- VAD Beacon
- Daylight Sensor
- Sprinkler Head
- Exit Sign
- Linear air grille

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE. CHANGES TO ALIGN WITH GA CONSTRUCTION ISSUE CLOUDED.	29/01/20
T2	REVISED STAGE 4 ISSUE	07/08/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Proposed Typical Floor Core Plan

SCALE	1:50 @ A1 (1:100 @ A3)	DRAWING FILE REF	1069_A-x-P-xx-Core
DATE	Jun 2019	DRAWN BY	CG
DWG No.	1069_CO-03	REVISION	C1
DRAWING STATUS	FOR CONSTRUCTION		

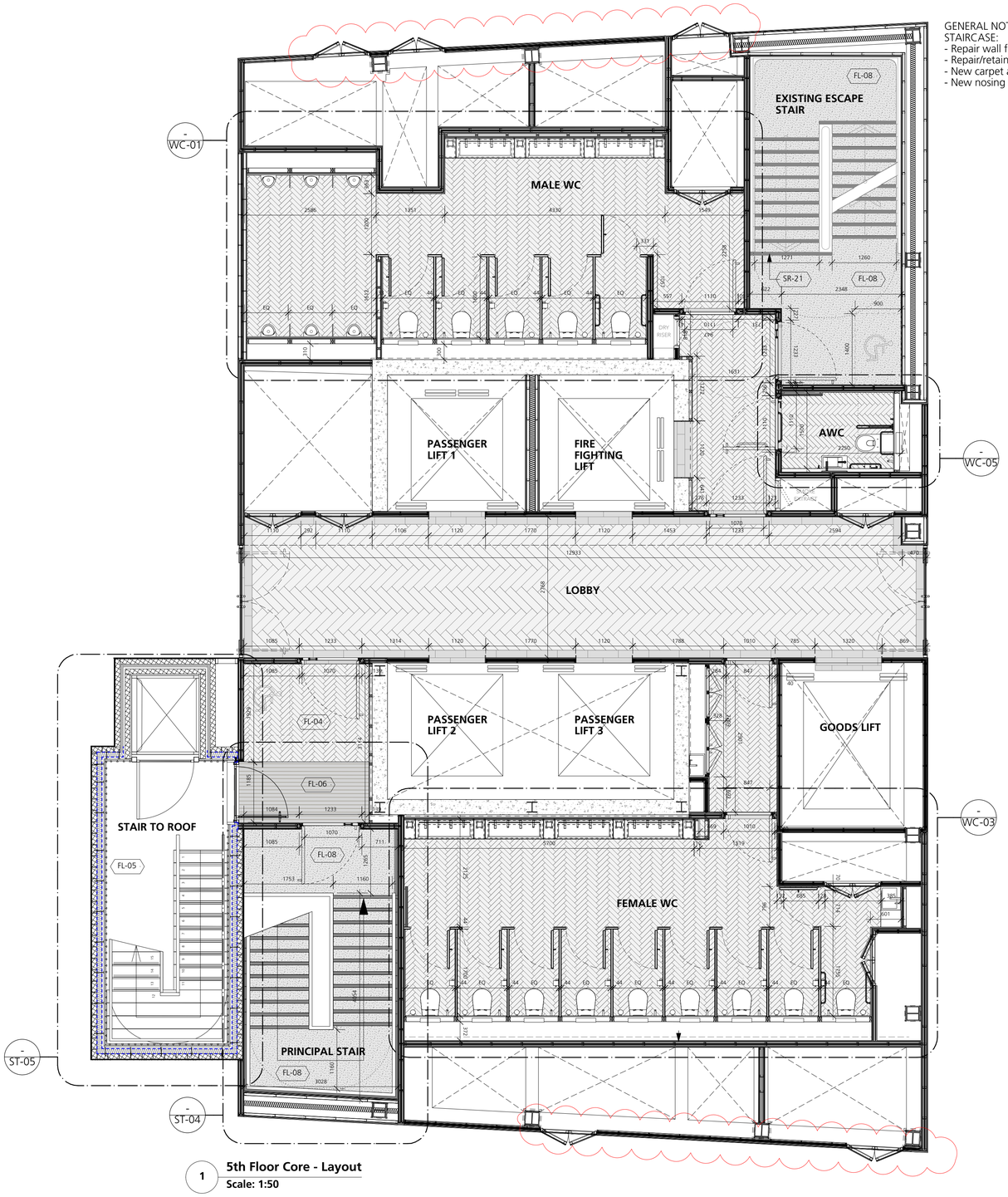
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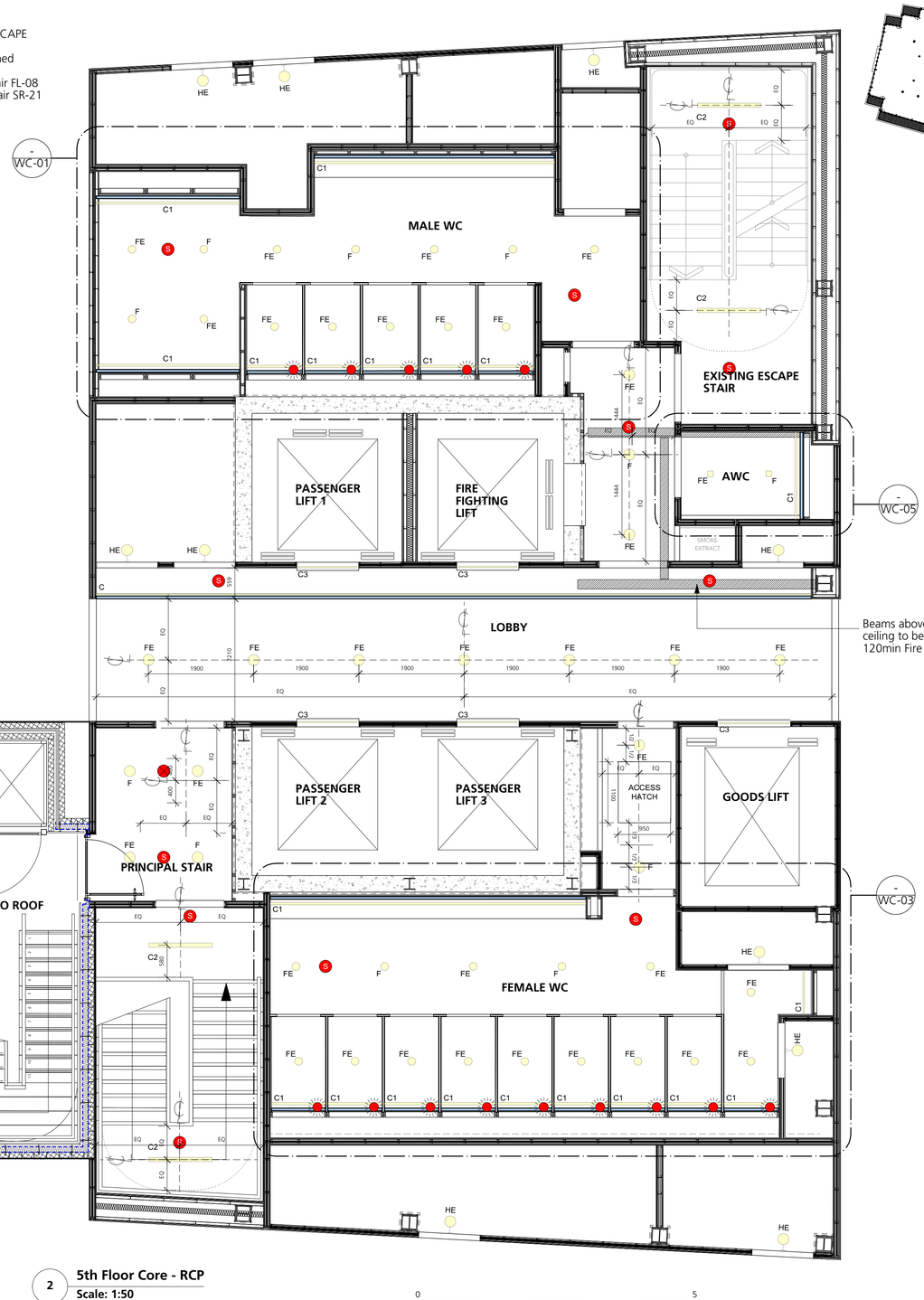
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

GENERAL NOTES TO EXISTING ESCAPE STAIRCASE:
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- Repair/retain balustrade
- New carpet as per new build stair FL-08
- New nosing as per new build stair SR-21



1 **5th Floor Core - Layout**
Scale: 1:50



Beams above suspended ceiling to be treated to achieve 120min Fire Rating.

2 **5th Floor Core - RCP**
Scale: 1:50

0 5 10 M

DRAWING NOTES:

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Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes
FL-04. Small format porcelain tile to core
FL-05. Large format porcelain tile on pedestals
FL-06. Mattwell to 5th floor landing
FL-08. Carpet to stairs
RA-02.Raised access floor system - tiled over
SK-02.Porcelain tile skirting
SR-21.Black anodised aluminium / rubber nosing

Core and EOT lighting:
- LED strip lighting
- Recessed linear luminaire
- Built in LED light fitting in lift reveal

Other services (refer to MEP information):
- Passive infrared sensor (PIR)
- Ceiling mounted speaker
- Combined optical multihead smoke detector
- Combined optical smoke detector and beacon
- VAD Beacon
- Daylight Sensor
- Sprinkler Head
- Exit Sign
- Linear air grille

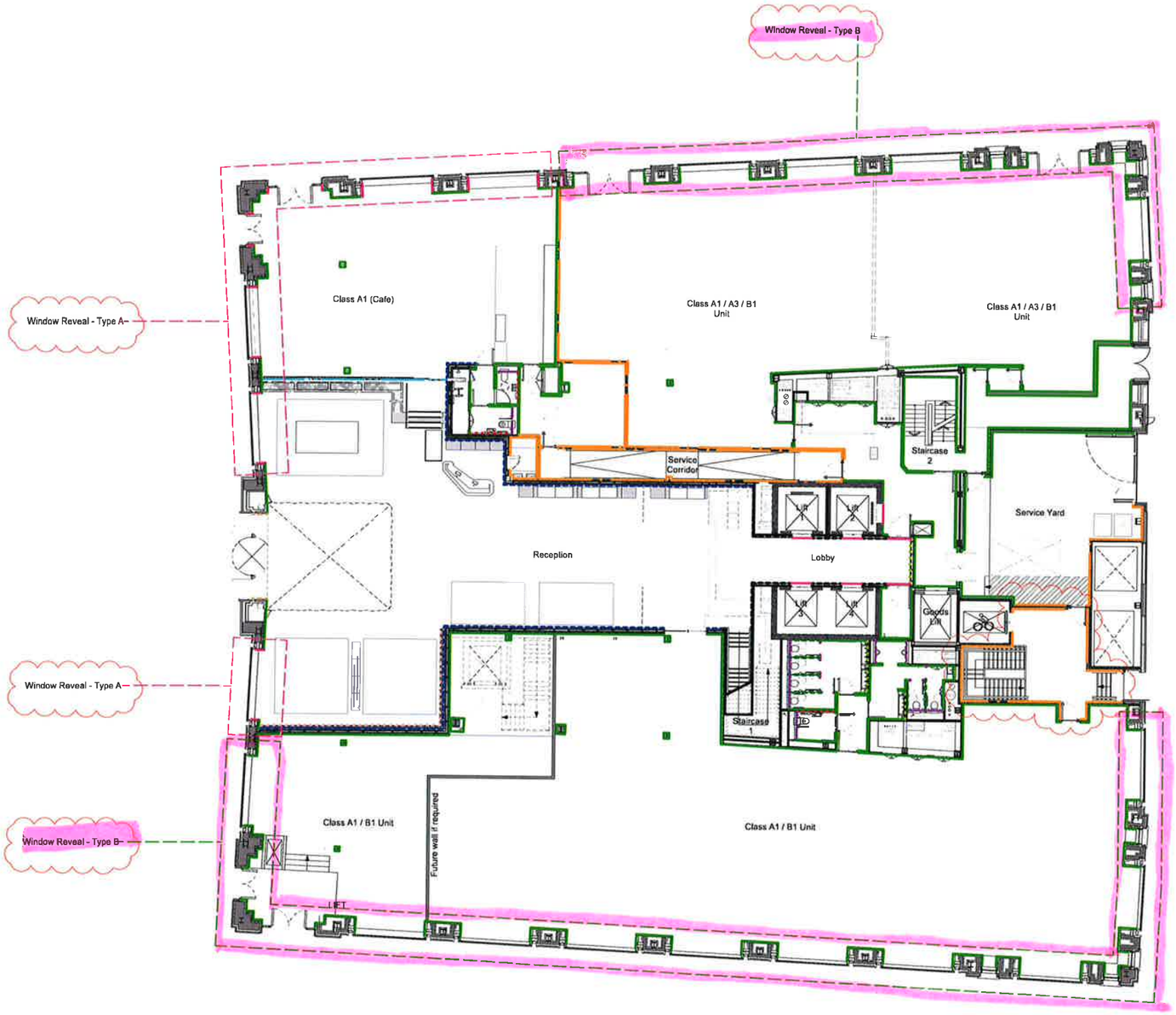
STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE. CHANGES TO ALIGN WITH GA CONSTRUCTION ISSUE CLOUDED.	29/01/20
T3	REVISED STAGE 4 ISSUE	07/08/19
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	04/06/19

DRAWING: Proposed Fifth Floor Core Plan
SCALE: 1:50 @ A1 (1:100 @ A3)
DRAWING FILE REF: 1069_A-x-P-xx-Core
DATE: Jun 2019
DRAWN BY: CG
DWG No.: 1069_CO-05
REVISION: C1
DRAWING STATUS: FOR CONSTRUCTION

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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



1 Proposed Wall Finishes - Ground Floor
Scale 1:100 @ A0

DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works and/or preparation of any shop drawings.

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Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and requirements.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES
Wall finishes

- Painted plasterboard (PW-01) (PW-02)
- Painted blockwork (PW-01) (PW-02)
- Metal cladding (WF-04)
- Formica or similar (to be approved) (FF-18)
- Timber veneer / back painted glass (WF-01) (WF-02)
- Timber veneer (WF-01) (FF-18)
- Wall tiles (WF-03)
- Mirror panelling (FF-12) (FF-15)
- Existing walls made good and painted

Reception finishes:

- Metal mesh curtains (FF-11)
- Frameless clear glass (GL-04) (IW-19)
- Granite cladding (IW-21)
- Profiled wall panels (IW-20)
- Fluted glazed panels with metal frame (FF-10)

Finishes to window reveals (ground floor only):

- Type A. Metal sheet cladding to window cill, soffit and side walls (WF-04)
- Type B. Plyboard to soffit & side walls Painted timber cill (where required) (PW-01)

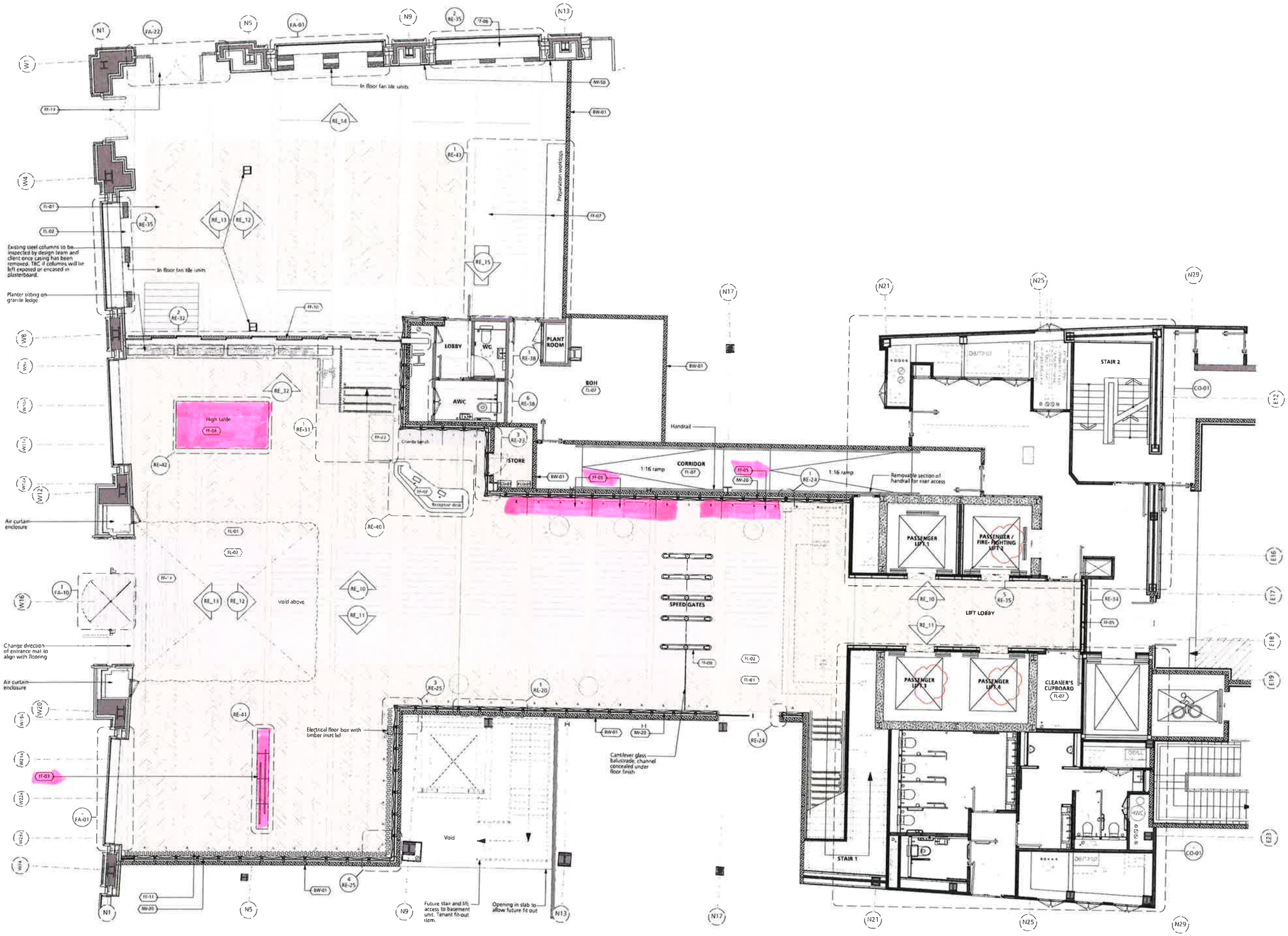
0 1 5 10 M

T3	REVISED STAGE 4 ISSUE	29/08/19
T2	REVISED STAGE 4 ISSUE	14/08/19
T1	STAGE 4 ISSUE	07/08/19
STATUS	REVISION	DATE

DRAWING: Proposed Ground Floor Plan Wall Finishes
SCALE: 1:100 @ A2 | DRAWING FILE NO: 1069_A-P-xx-Wall finishes
DATE: Nov 2018 | DRAWN BY: CG
DWG NO: 1069_WF-00 | REVISION: T3
DRAWING STATUS: STAGE 4

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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



DRAWING NOTES

1. Where to be checked on site prior to commencement of any works and application of any new finishes any of any kind or removal to any existing elements are indicative only. See structural engineers drawings for actual conditions on site.
2. Any of any removals to any items or elements are indicative only. See service engineers drawings for actual locations and dimensions on site.
3. This drawing is to be read in conjunction with all other architect's drawings, specifications and other consultants' information.

All proprietary equipment shown on this drawing is to be installed strictly in accordance with the manufacturer's/supplier's recommended details.

Any discrepancies between information shown on this drawing and any other contract information are to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

BA-03	Balustrade.	FF-02	Reception desk	FL-01	Timber flooring	L-24	LED strip light.	SC-04	Screed sub-base to floor
BA-04	Balustrade.	FF-03	Divider unit.	FL-02	Stone flooring	L-25	LED strip light.	WF-01	Timber-veneer panelling to walls
BW-01	New blockwork partition.	FF-04	High table	FL-07	Resin safety floor paint	L-26	Linear lighting channel	WF-03	Tile splashback
CF-02	Ceiling.	FF-05	Bench seat upholstery			L-28	feature pendant		
DRS-A3	Door with timber veneer finish and oval handles.	FF-06	Window seat.	FP-02	Fire stop	PW-02	Emulsion paint - 7033 RAL		
		FF-07	Bar.	FP-05	Fire curtain				
		FF-08	Speed gates			SA-02	Concealed cistern		
		FF-10	Sliding glazed screen	IW-19	Internal glazed screen.	SA-03	Accessible wall-mounted WC		
		FF-11	Metal curtain.	IW-20	Plaster wall panels on hanging system	SA-11	Bespoke sink unit		
		FF-12	Framed mirror / artwork.	IW-21	Profiled stone cladding	SA-13	Accessible toilet basin		
		FF-13	Entrance matting.	IW-22	Stone cladding	SA-36	Flush plate		
		FF-19	Mirror unit.	IW-23	Profiled metal cladding	SA-41	Doc M grab rail		
		FF-20	Platform lift	IW-50	Plasterboard on stud frame & insulation				
		FF-21	Cladding system						

A B C Wall panel type. See RE_25.

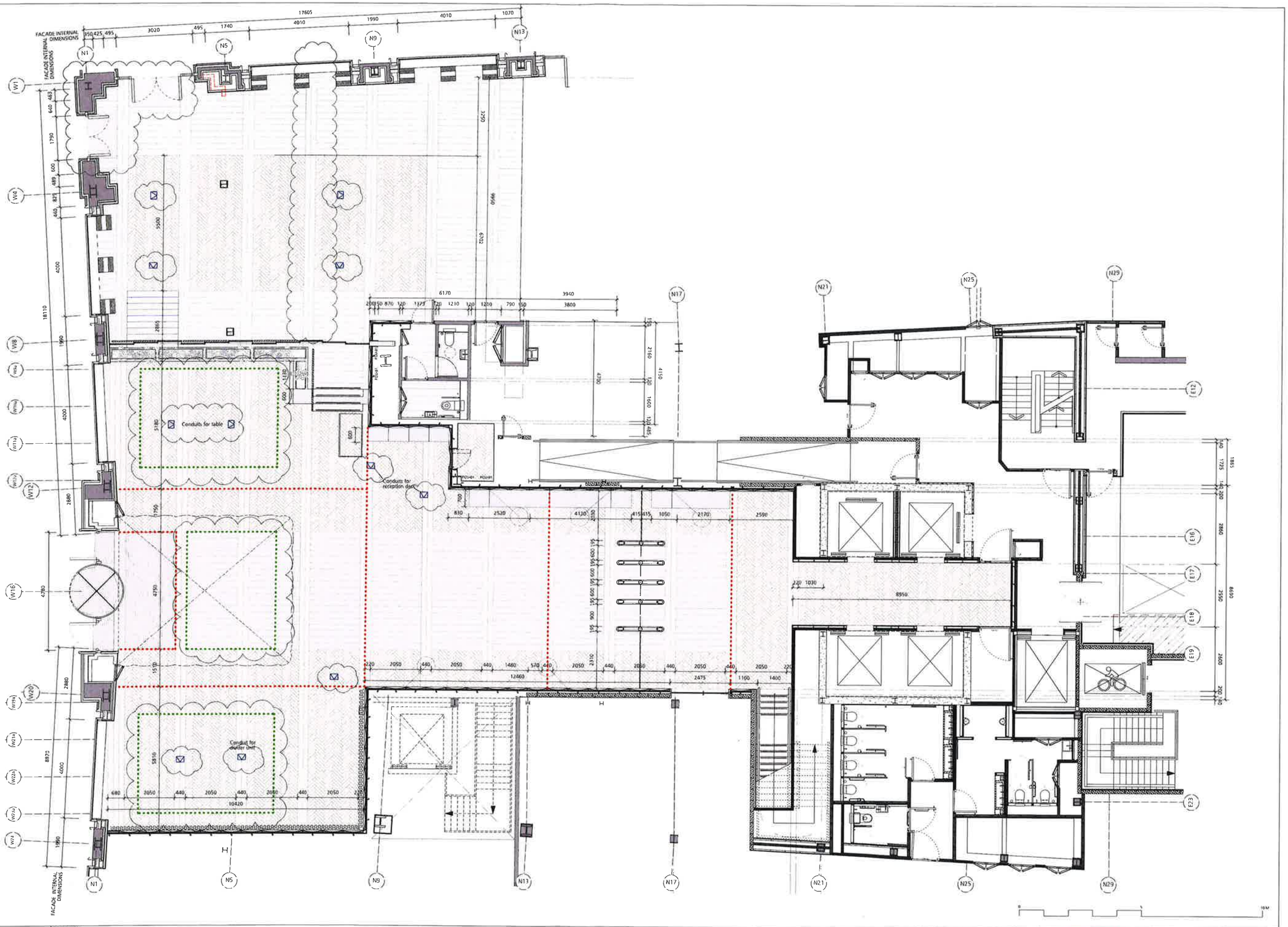
0 1 2 3 4 5 10 M

T3	REVISED STAGE 4 ISSUE	18/09/19
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	01/06/19

DRAWING: Proposed Reception - Plan
SCALE: 1:50 @ A0
DRAWING REF:
DATE: Jan 2019
DRAWN BY: SJ
DWG No: 1069_RE-01
REVISION: T3
DRAWING STATUS: STAGE 4

Buckley Gray Yeoman

CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Scale of drawing is for any non-critical elements are indicative only. See structural engineers drawings for actual sizes and dimensions.

Do not scale or interpolate any service elements are indicative only. See services engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architects drawings, specifications and other Consultants' information.

All proprietary items 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 details are to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING

DRAWING NOTES

Movement joint in screed and floor finish

Underfloor heating See also MTT drawings M204 & M206

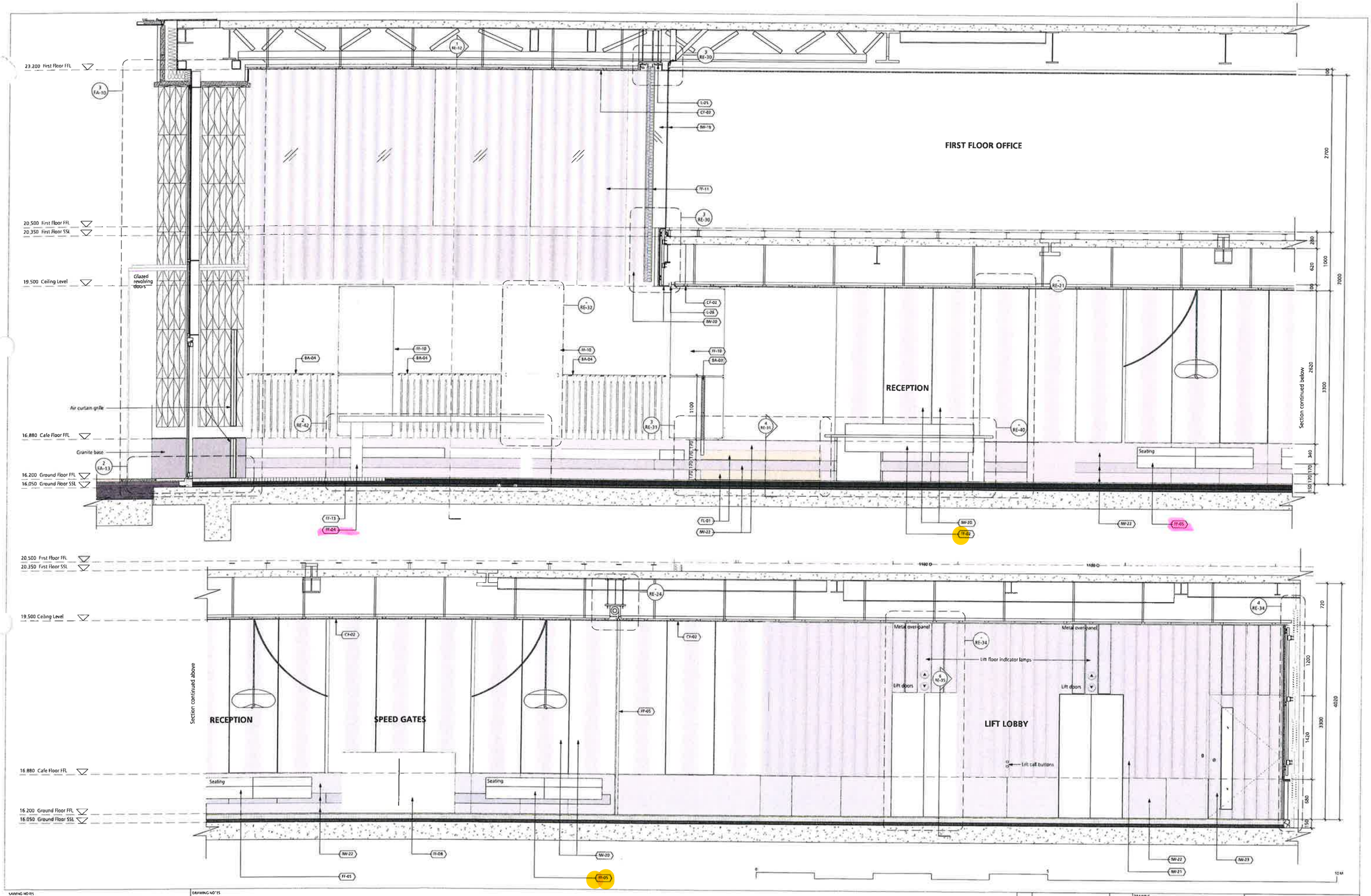
Floor box (except where noted 'conduit') See also MTT drawings E304 & E306

STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	02/08/19
T2	REVISED STAGE 4 ISSUE	09/07/19
T1	STAGE 4 ISSUE	07/06/19

DRAWING: Proposed Reception Setting Out Plan
SCALE: 1:50 @ A0
DRAWING No.: 1069_RE-02
REVISION: T3
DATE: Jan 2019
DRAWN: SJ
DRAWING STATUS: STAGE 4

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PROJECT: 25 Cannon Street, EC4M



DRAWING NOTES

...mensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

...ze and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and dimensions.

Sizes and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.

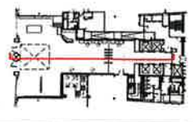
Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

Notes

BA-03. Balustrade
BA-04. Balustrade
CF-02. Ceiling
FF-02. Reception desk
FF-04. High table
IW-20. Plaster wall panels on hanging system
FP-05. Fire curtain
FF-10. Sliding glazed screen
FF-11. Metal curtain
FF-13. Entrance matting
FL-01. Timber flooring
IW-21. Profiled stone cladding
IW-22. Stone cladding
IW-23. Profiled metal cladding
L-25. LED strip light
L-26. Linear lighting channel
FF-08. Speed gates
IW-19. Internal glazed screen
FF-05. Bench seat upholstery



T1	STAGE 4 ISSUE	07/06/18
STATUS	REVISION	DATE

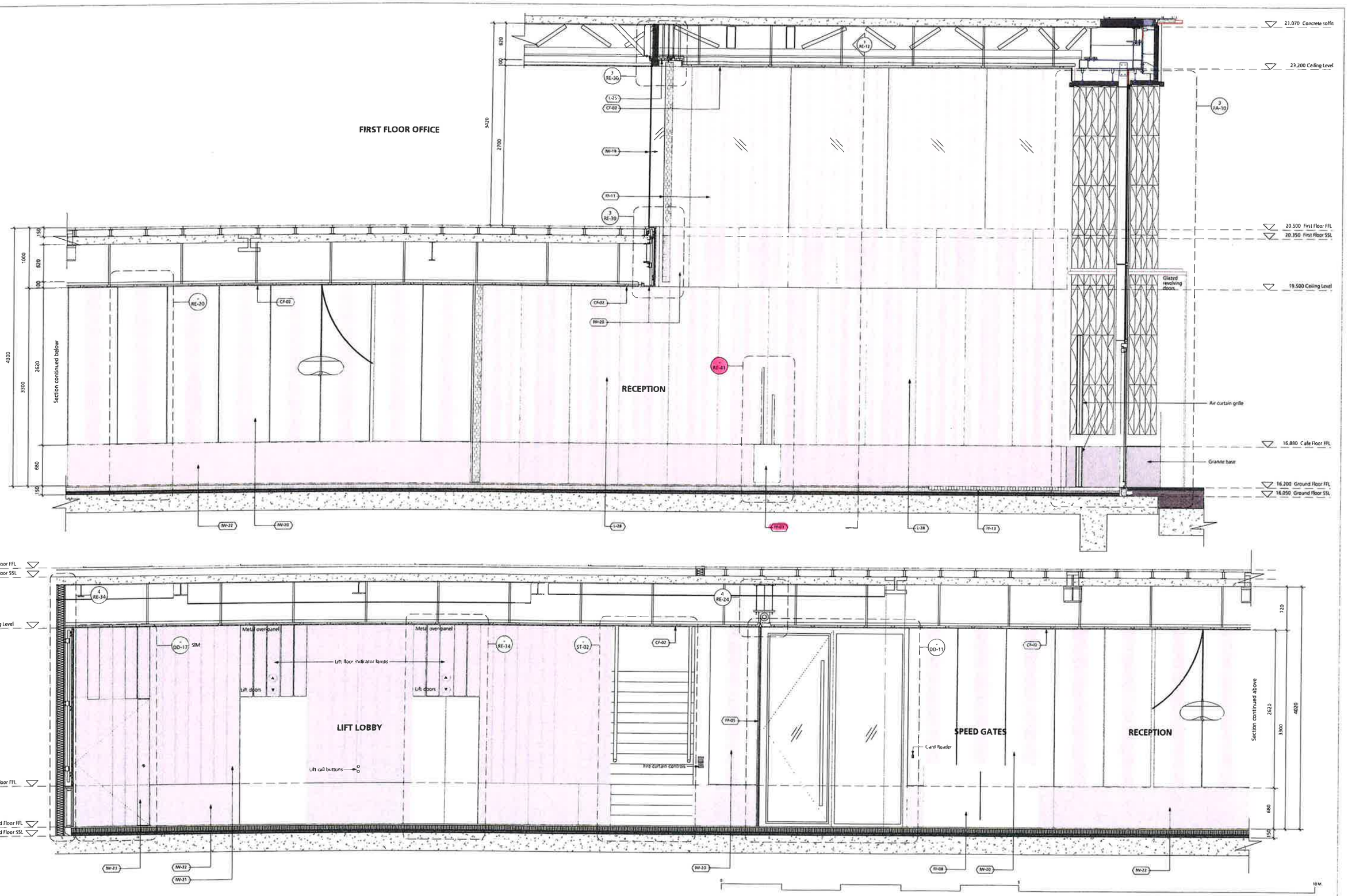
DRAWING	Proposed Reception Elevation 10
SCALE	1:20 @ A0
DRAWING FILE REF	-
DATE	Jan 2019
DRAWN BY	SJ
DWG No.	1069_RE-10
REVISION	T1
DRAWING STATUS	STAGE 4

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PROJECT: 25 Cannon Street, EC4M



DRAWING NOTES:

dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Use of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes/dimensions.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

Notes

CF-02. Ceiling
CF-03. Divider unit
FF-08. Speed gates
FF-11. Metal curtain
FF-13. Entrance matting
IW-20. Plaster wall panels on hanging system
IW-21. Profiled stone cladding
IW-22. Stone cladding
IW-23. Profiled metal cladding
L-25. LED strip light
L-28. Feature pendant
FP-05. Fire curtain
IW-19. Internal glazed screen

Ground Floor Reception Plan

T1	STAGE 4 ISSUE	07/06/19
STATUS	REVISION	DATE

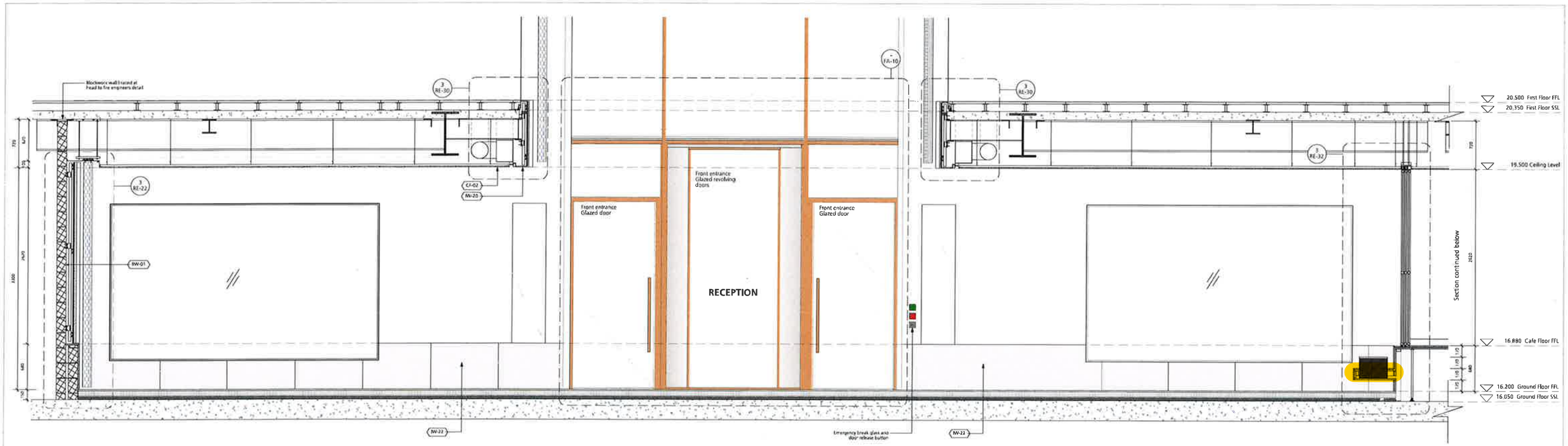
DRAWING: Proposed Reception Elevation 11
SCALE: 1:10 @ A0
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-11
REVISION: T1
DRAWING STATUS: STAGE 4

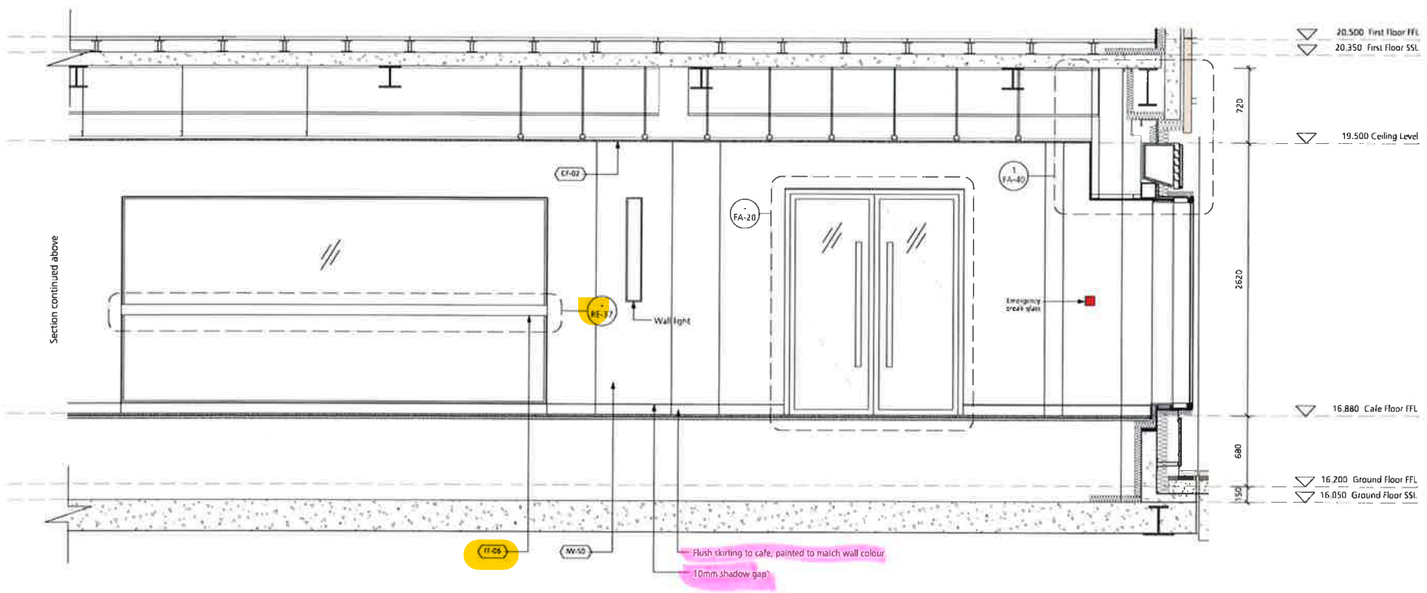
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PROJECT: 25 Cannon Street, EC4M





0 5 12 M

DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Lines of plan dimensions to any structural elements are indicative only. See structural engineers drawings for actual setdown dims.

Lines of plan dimensions to any service elements are indicative only. See services engineers drawings for actual service dimensions.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

Notes

FF-06. Stone cladding
CF-02. Window seat
CF-02. Ceiling

IW-20. Plaster wall panels on hanging system
IW-50. Plasterboard on stud frame & insulation
BW-01. New blockwork partition



11	STAGE 4 ISSUE	07/08/19	
STATUS	REVISION	DATE	

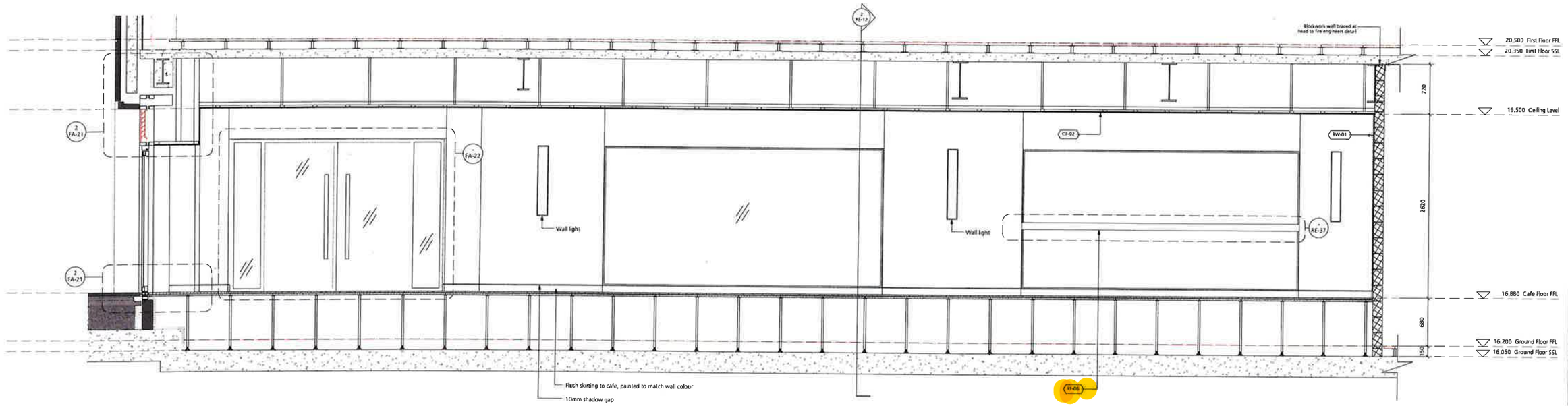
DRAWING: Proposed Reception Elevation 13
SCALE: 1:20 @ A0
DRAWING REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-13
REVISION: T1
DRAWING STATUS: STAGE 4

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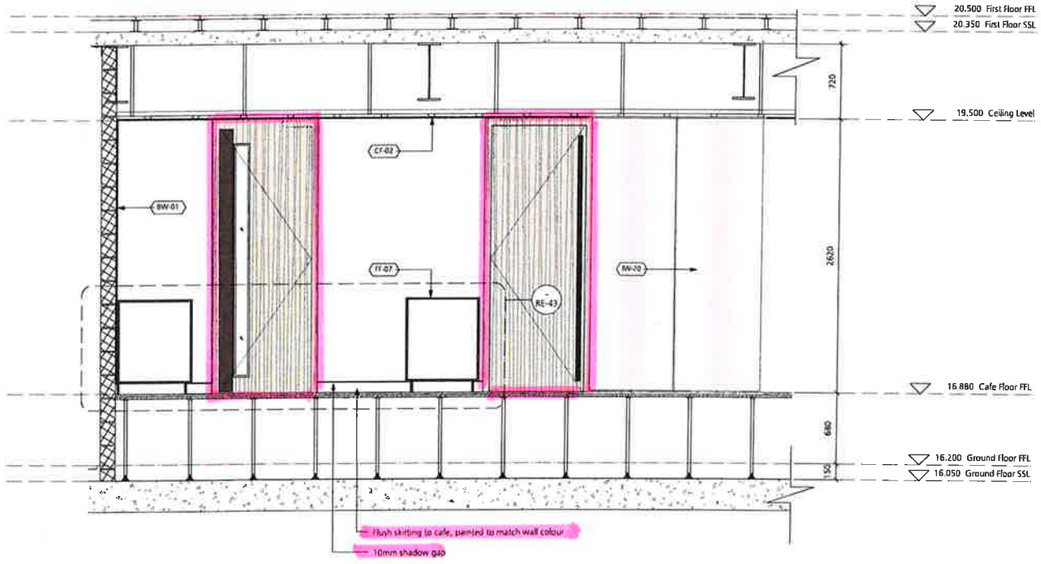
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



1 **Proposed Reception - Elevation 14**



2 **Proposed Reception - Elevation 15**

0 5 10 M

DRAWING NOTES

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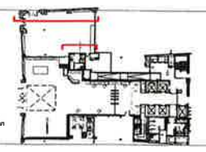
Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

Notes

CF-02. Ceiling
FF-08. Window seat
FF-07. Bar
IW-20. Plaster wall panels on hanging system
BW-01. New blockwork partition



T1	STAGE 4 ISSUE	07/08/19
STATUS	REVISION	DATE

DRAWING: Proposed Reception Elevation 14 & 15

SCALE: 1:20 @ A0 | DRAWING FILE REF: -

DATE: Jan 2019 | DRAWN BY: SJ

DWG No.: 1069_RE-14 | REVISION: T1

DRAWING STATUS: STAGE 4

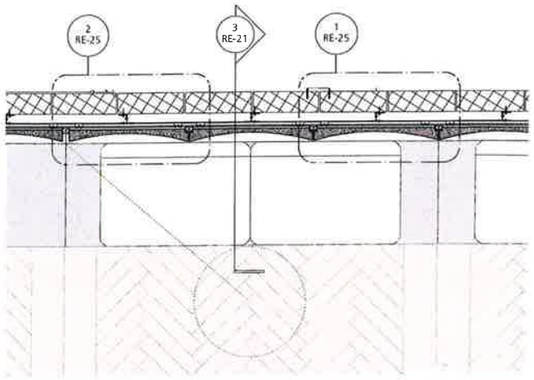
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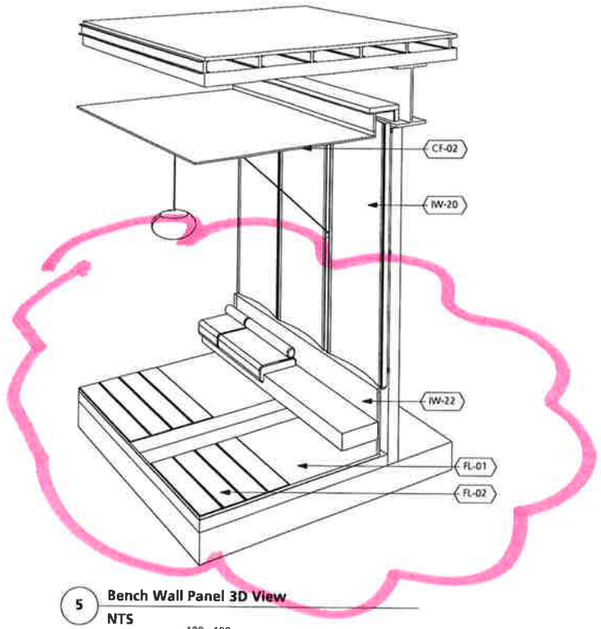
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

OPTION 1

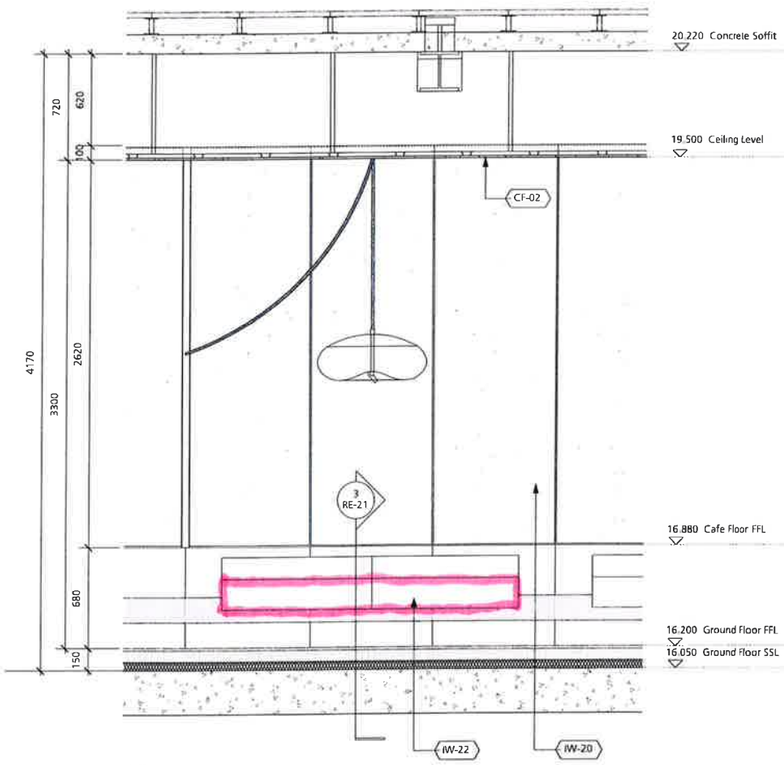




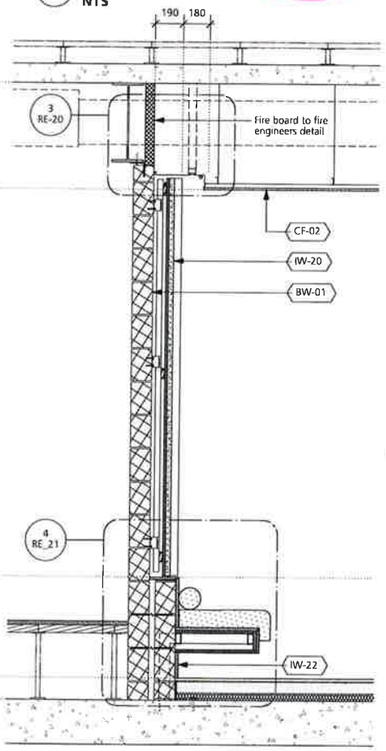
1 **Bench wall panel section**
Scale 1:20 @ A1

5 **Bench Wall Panel 3D View**
NTS

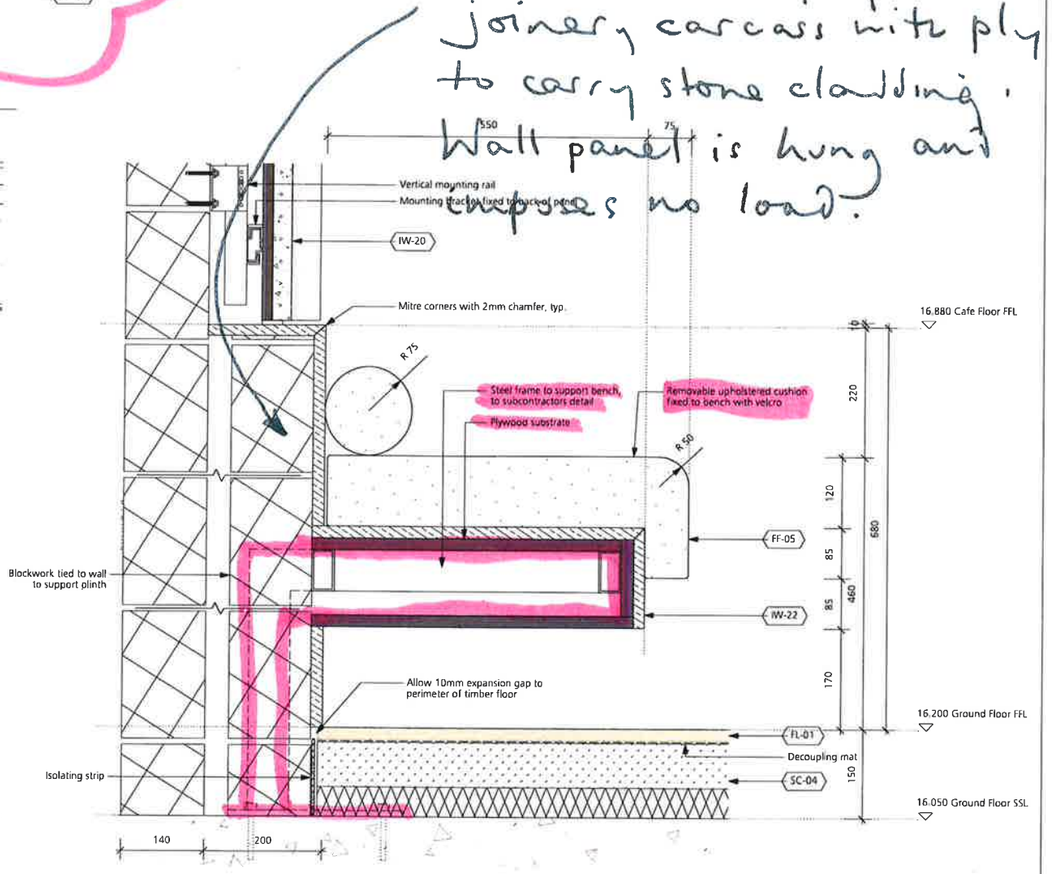
In lieu of blockwork. Contractor to propose joinery carcass with ply to carry stone cladding. Wall panel is hung and imposes no load.



2 **Bench wall panel elevation**
Scale 1:20 @ A1



3 **Bench wall panel section**
Scale 1:20 @ A1



4 **Bench wall panel plinth**
Scale 1:5 @ A1

DRAWING NOTES:

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Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes

IW-22.	Stone cladding
IW-20.	Plaster wall panels on hanging system
SC-04.	Screed sub-base to floor
FF-05.	Bench seat upholstery
FL-01.	Timber flooring
FL-02.	Stone flooring
CF-02.	Ceiling
BW-01.	New blockwork partition

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	07/06/19

DRAWING: Proposed Reception Wall Panels - Bench

SCALE: Various, - | DRAWING FILE REF: -

DATE: Jan 2019 | DRAWN BY: SJ

DWG No.: 1069_RE-21 | REVISION: T1

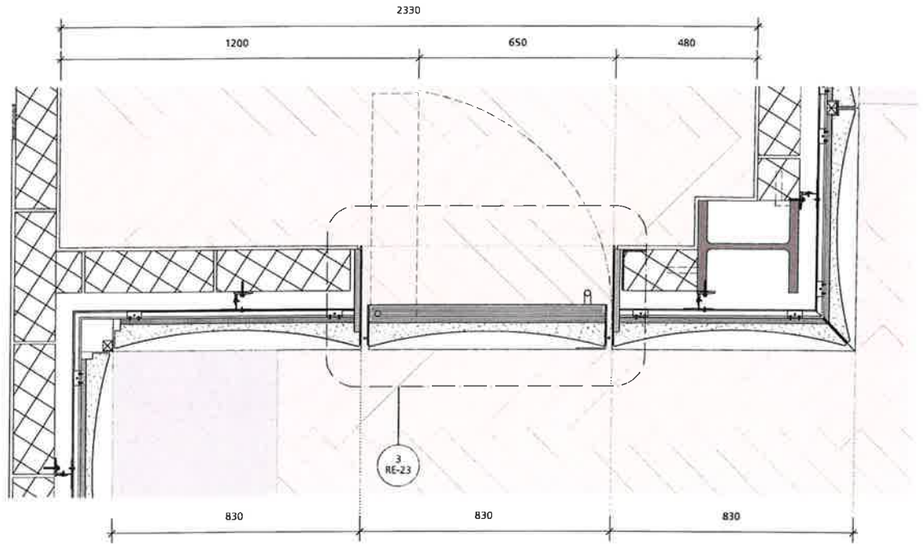
DRAWING STATUS: STAGE 4

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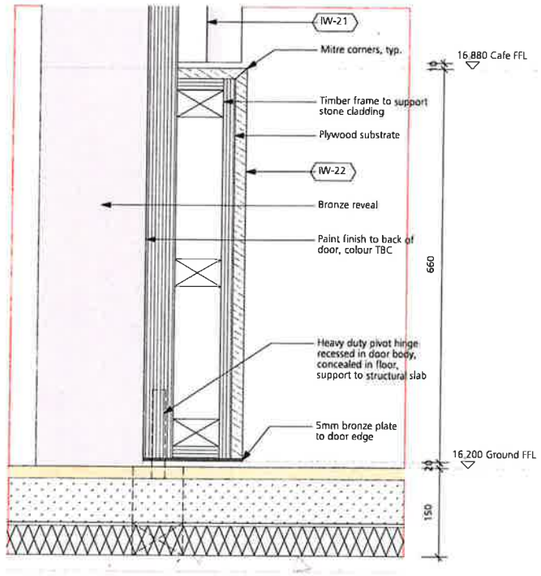
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CLIENT: 25 Cannon Street Limited

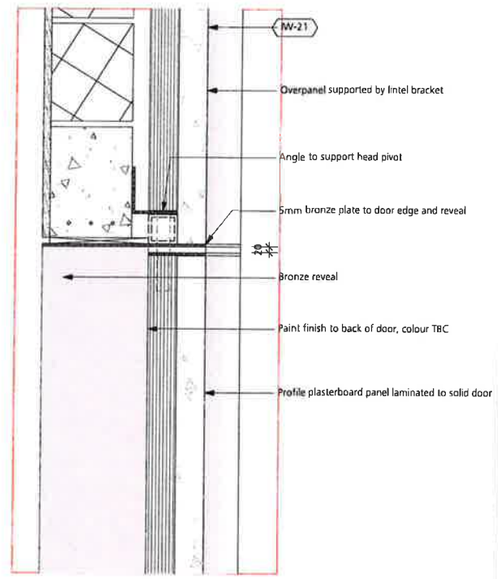
PROJECT: 25 Cannon Street, EC4M



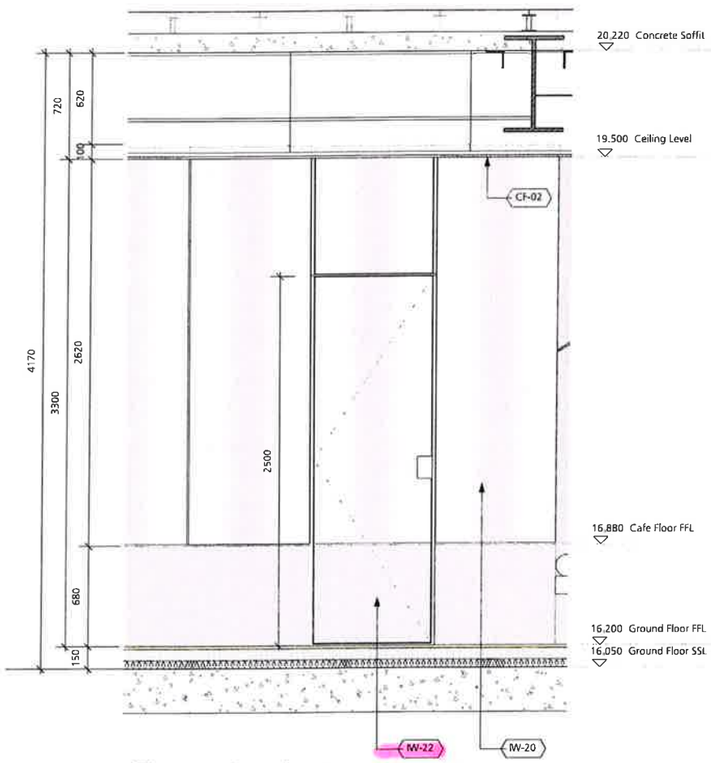
1 Concealed Door Plan
Scale 1:20 @ A1



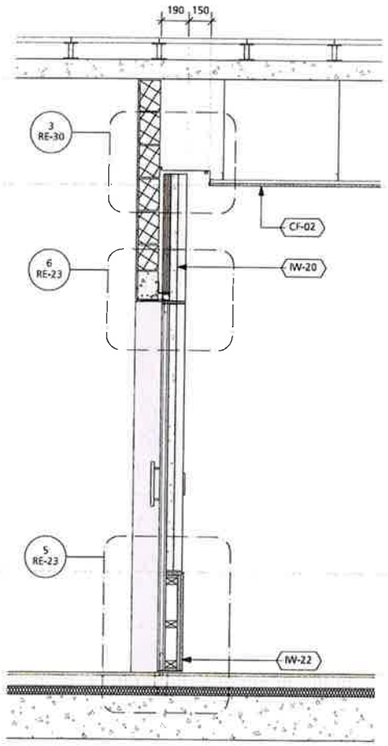
5 Concealed Door Base Section
Scale 1:5 @ A1



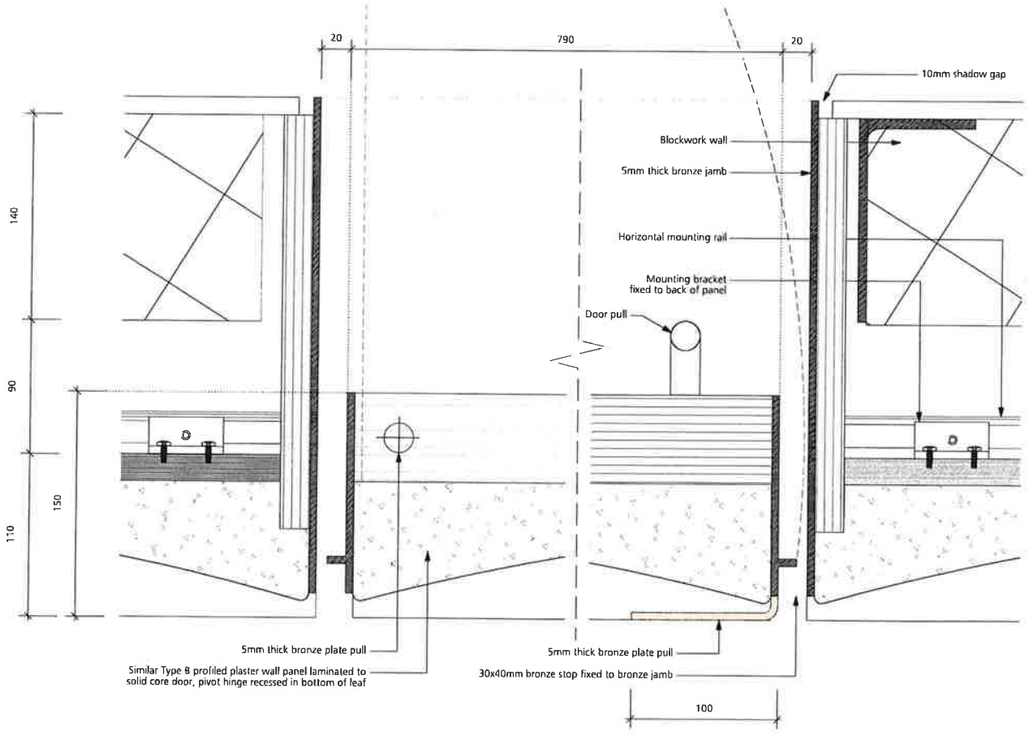
6 Concealed Door Head Section
Scale 1:5 @ A1



2 Proposed Reception - Concealed door plan
Scale 1:20 @ A1



4 Proposed Reception - Concealed door section
Scale 1:20 @ A1



3 Proposed Reception - Concealed door plan
Scale 1:5 @ A1

DRAWING NOTES:

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

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Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes
IW-22. Stone cladding
IW-20. Plaster wall panels on hanging system
CF-02. Ceiling
IW-21. Profiled stone cladding

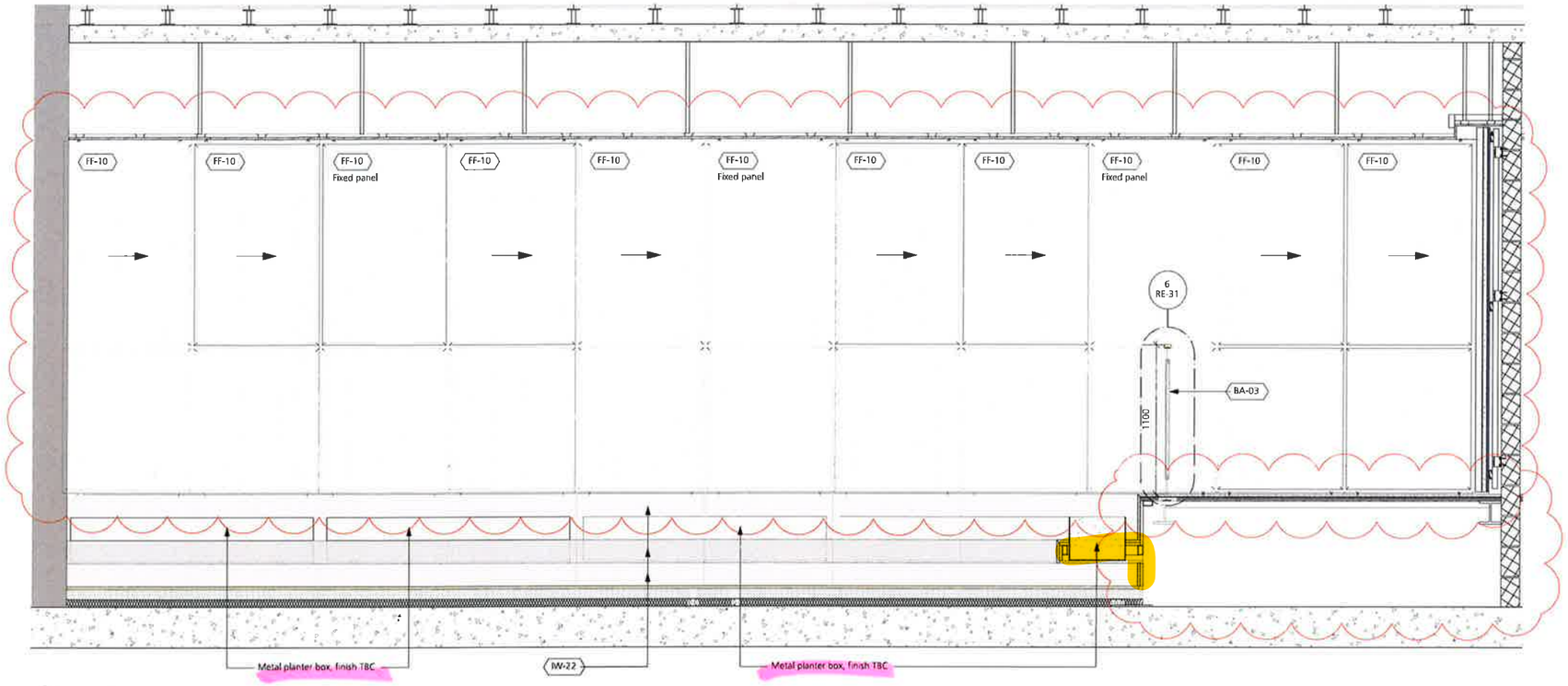
T1	STAGE 4 ISSUE	07/06/19
STATUS	REVISION	DATE

DRAWING: Proposed Reception Wall Panels - Reception Door
SCALE: Various
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-23
REVISION: T1
DRAWING STATUS: STAGE 4

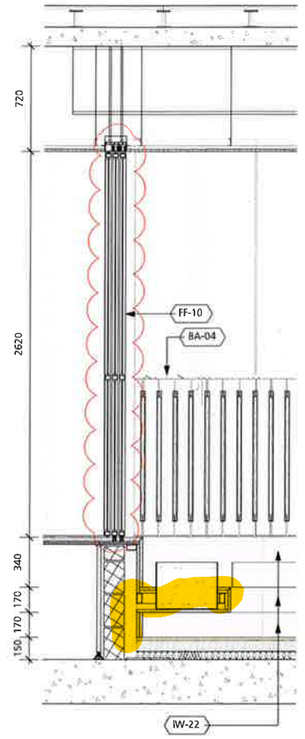
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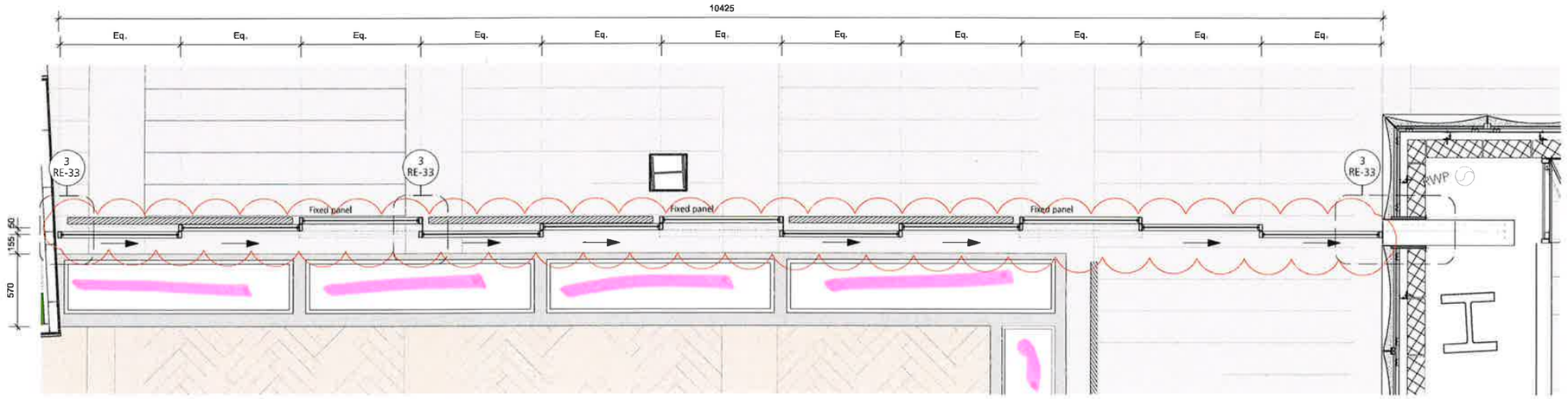
CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



1 Elevation Glazed Screen
Scale 1:20 @ A1



3 Glazed Screen Section
Scale 1:20 @ A1



2 Glazed Screen Plan
Scale 1:20 @ A1

DRAWING NOTES:

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Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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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.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

BA-03	Balustrade.
BA-04	Balustrade.
BW-01	New blockwork partition.
CF-02	Ceiling.
DRS-A3	Door with timber veneer finish and lever handles.

FF-02	Reception desk.
FF-03	Divider unit.
FF-04	High table.
FF-05	Bench seat upholstery.
FF-06	Window seat.
FF-07	Bar.
FF-08	Speed gates.
FF-10	Sliding glazed screen.
FF-11	Metal curtain.
FF-12	Framed mirror / artwork.
FF-13	Entrance matting.
FF-19	Mirror unit.
FF-20	Platform lift.
FF-21	Cladding system.

FL-01	Timber flooring.
FL-02	Stone flooring.
FL-07	Resin safety floor paint.
FP-02	Fire stop.
FP-05	Fire curtain.
IW-19	Internal glazed screen.
IW-20	Plaster wall panels on hanging system.
IW-21	Profiled stone cladding.
IW-22	Stone cladding.
IW-23	Profiled metal cladding.
IW-50	Plasterboard on stud frame & insulation.

L-24	LED strip light.
L-25	LED strip light.
L-26	Linear lighting channel.
L-28	Feature pendant.
PW-02	Emulsion paint - 7023 RAL.
SA-02	Concealed cistern.
SA-03	Accessible wall-mounted WC.
SA-11	Bespoke sink unit.
SA-13	Accessible toilet basin.
SA-36	Flush plate.
SA-41	Doc M grab rail.

SC-04	Screed sub-base to floor.
WF-01	Timber-veneer panelling to walls.
WF-03	Tile splashback.

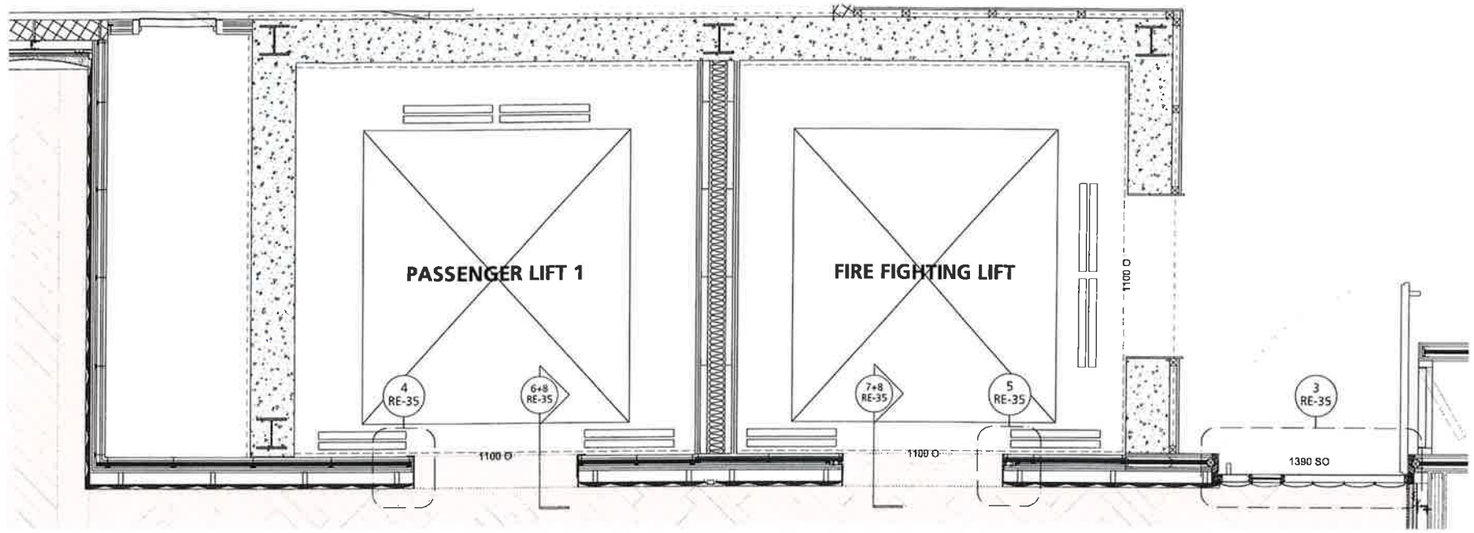
STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	30/08/19
T1	STAGE 4 ISSUE	07/08/19

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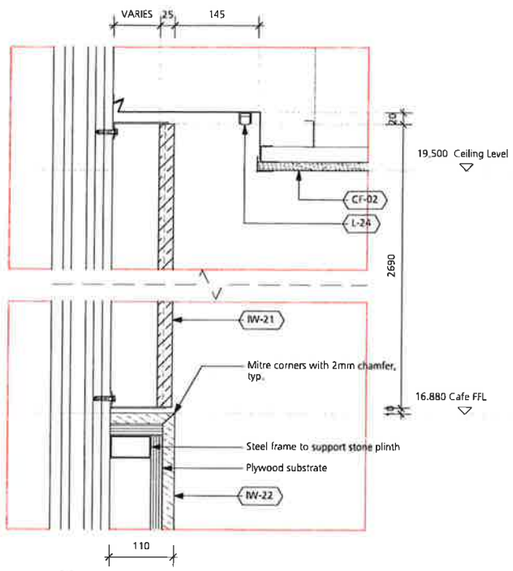
DRAWING: Proposed Reception Sliding Screen
SCALE: 1:20 @ A0
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-32
REVISION: T2
DRAWING STATUS: STAGE 4

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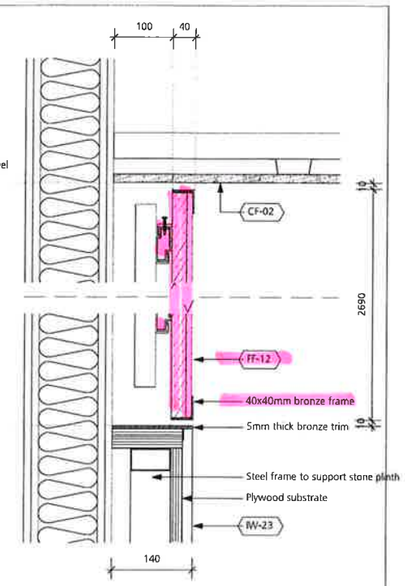
CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



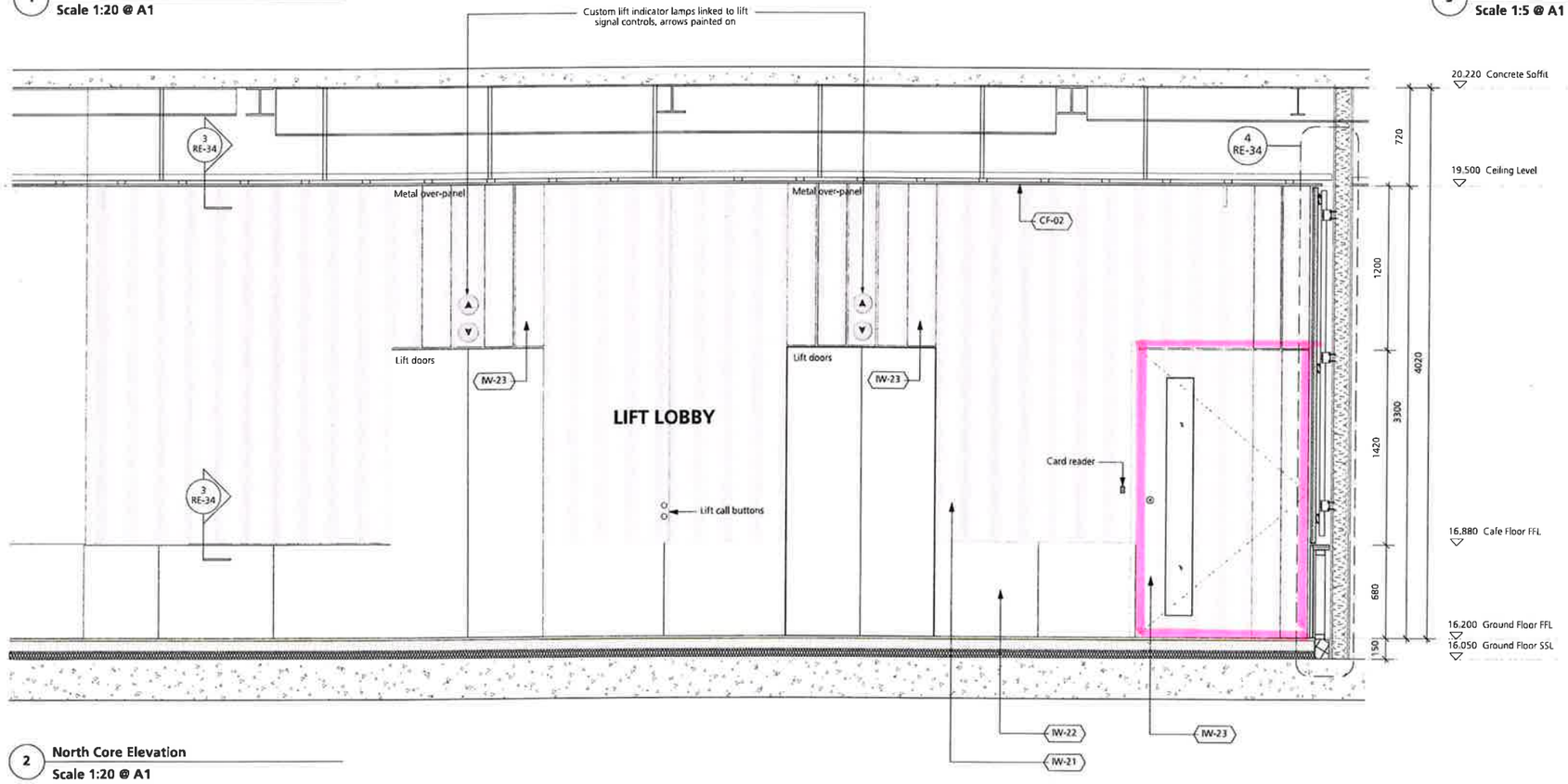
1 **North Core Plan**
Scale 1:20 @ A1



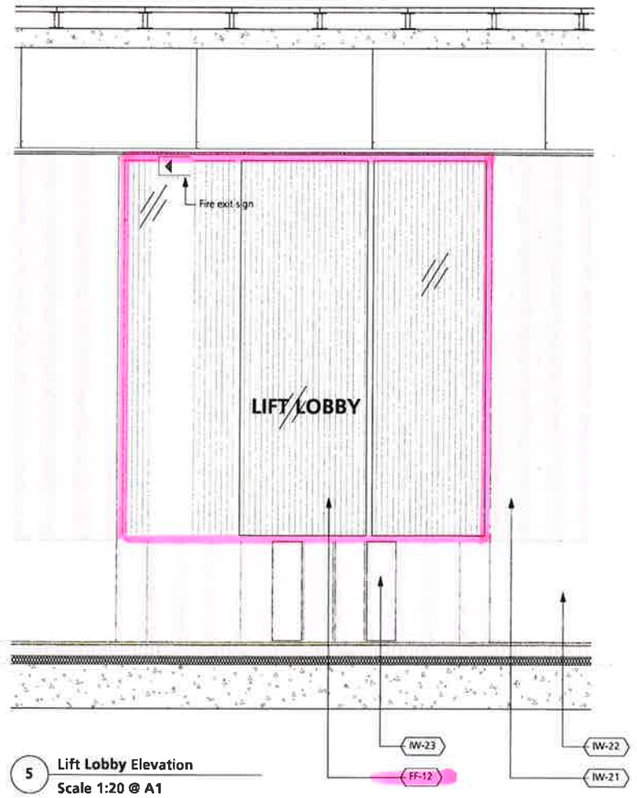
3 **Core Cladding Section**
Scale 1:5 @ A1



4 **Mirror Section**
Scale 1:5 @ A1



2 **North Core Elevation**
Scale 1:20 @ A1



5 **Lift Lobby Elevation**
Scale 1:20 @ A1

DRAWING NOTES:

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Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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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.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes

IW-22.	Stone cladding
FF-12.	Framed mirror / artwork
CF-02.	Ceiling
L-24.	LED strip light
IW-21.	Profiled stone cladding
IW-23.	Profiled metal cladding

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	07/06/18

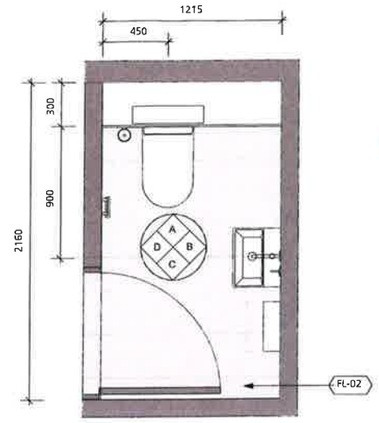
DRAWING: Proposed Reception Lift Lobby
SCALE: Various
DRAWING FILE REF:
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-34
REVISION: T1
DRAWING STATUS: STAGE 4

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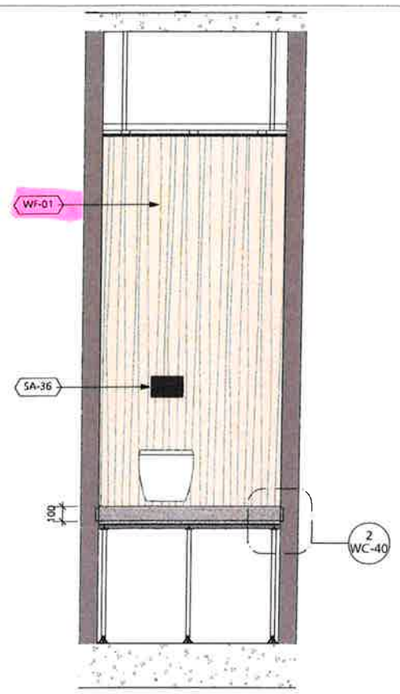
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CLIENT: 25 Cannon Street Limited

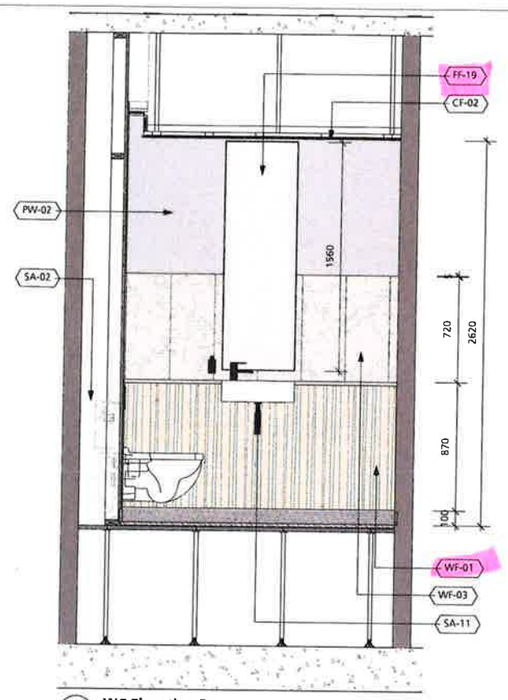
PROJECT: 25 Cannon Street, EC4M



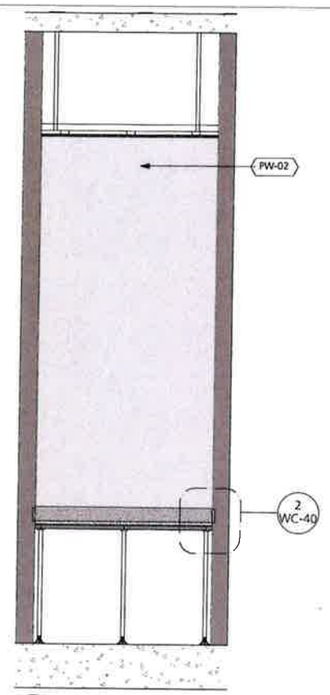
1 **WC Plan**
Scale 1:20 @ A1



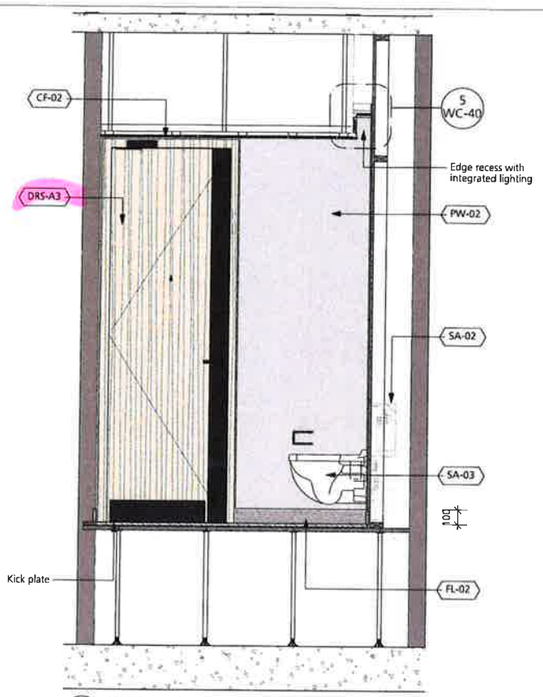
2 **WC Elevation A**
Scale 1:20 @ A1



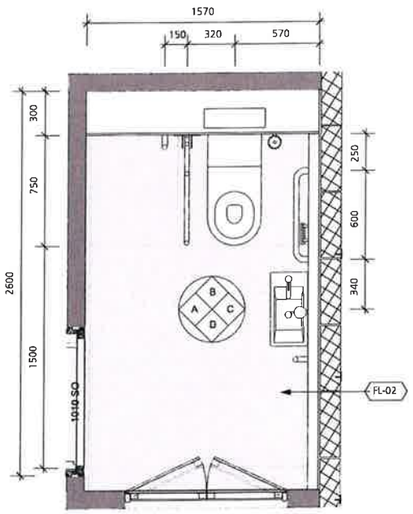
3 **WC Elevation B**
Scale 1:20 @ A1



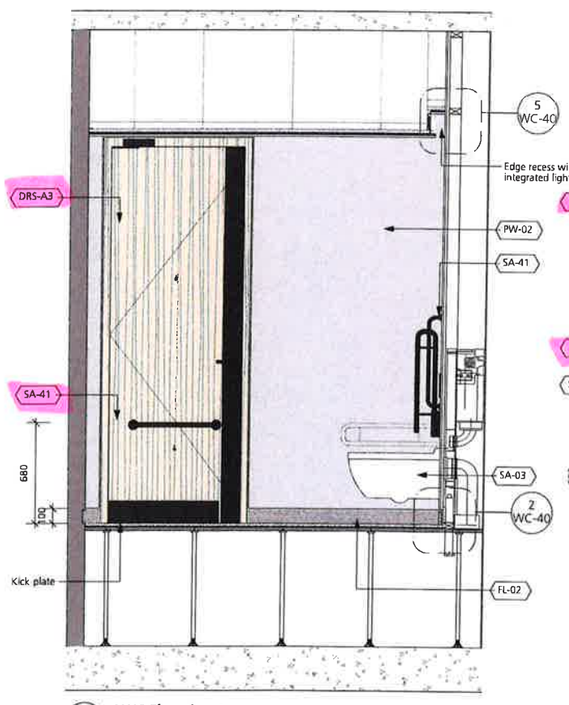
4 **WC Elevation C**
Scale 1:20 @ A1



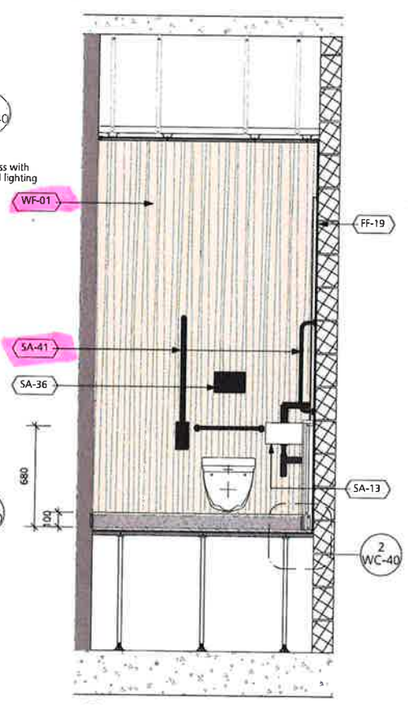
5 **WC Elevation D**
Scale 1:20 @ A1



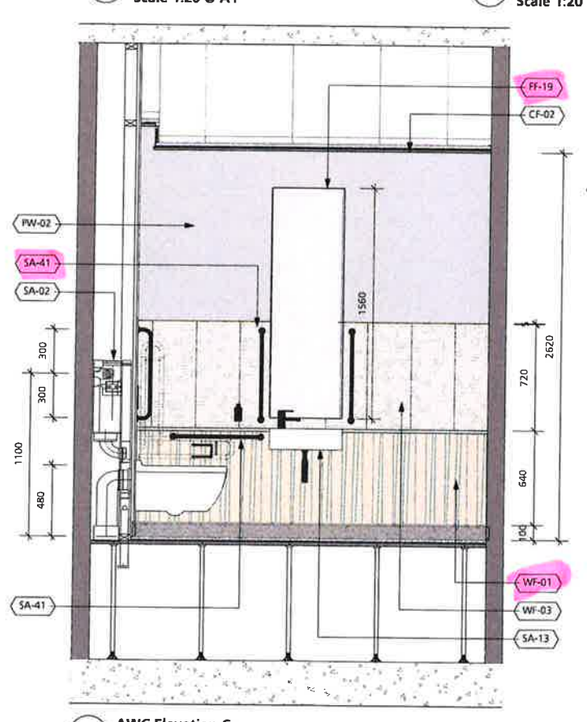
6 **AWC Plan**
Scale 1:20 @ A1



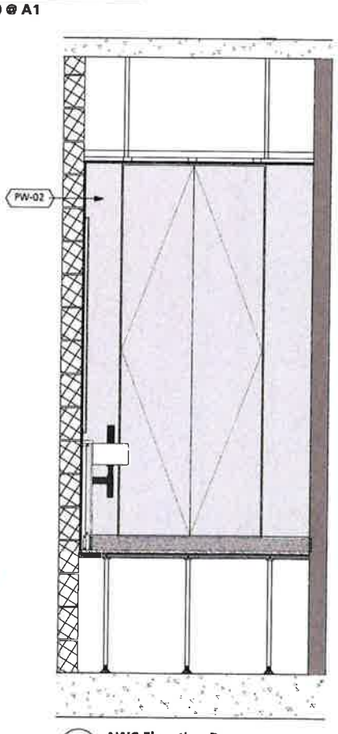
7 **AWC Elevation A**
Scale 1:20 @ A1



8 **AWC Elevation B**
Scale 1:20 @ A1



9 **AWC Elevation C**
Scale 1:20 @ A1



10 **AWC Elevation D**
Scale 1:20 @ A1

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes

CF-02. Ceiling
PW-02. Emulsion paint - 7023 RAL
SA-02. Concealed cistern
WF-03. Tile splashback
FL-02. Stone flooring
FF-19. Mirror unit
SA-13. Accessible toilet basin
SA-36. Flush plate
SA-03. Accessible wall mounted WC
SA-41. Doc M Grab Rail
DRS-A3. Single timber veneer finish with lever handles
SA-11. Bespoke sink unit
WF-01. Timber veneer panelling to walls

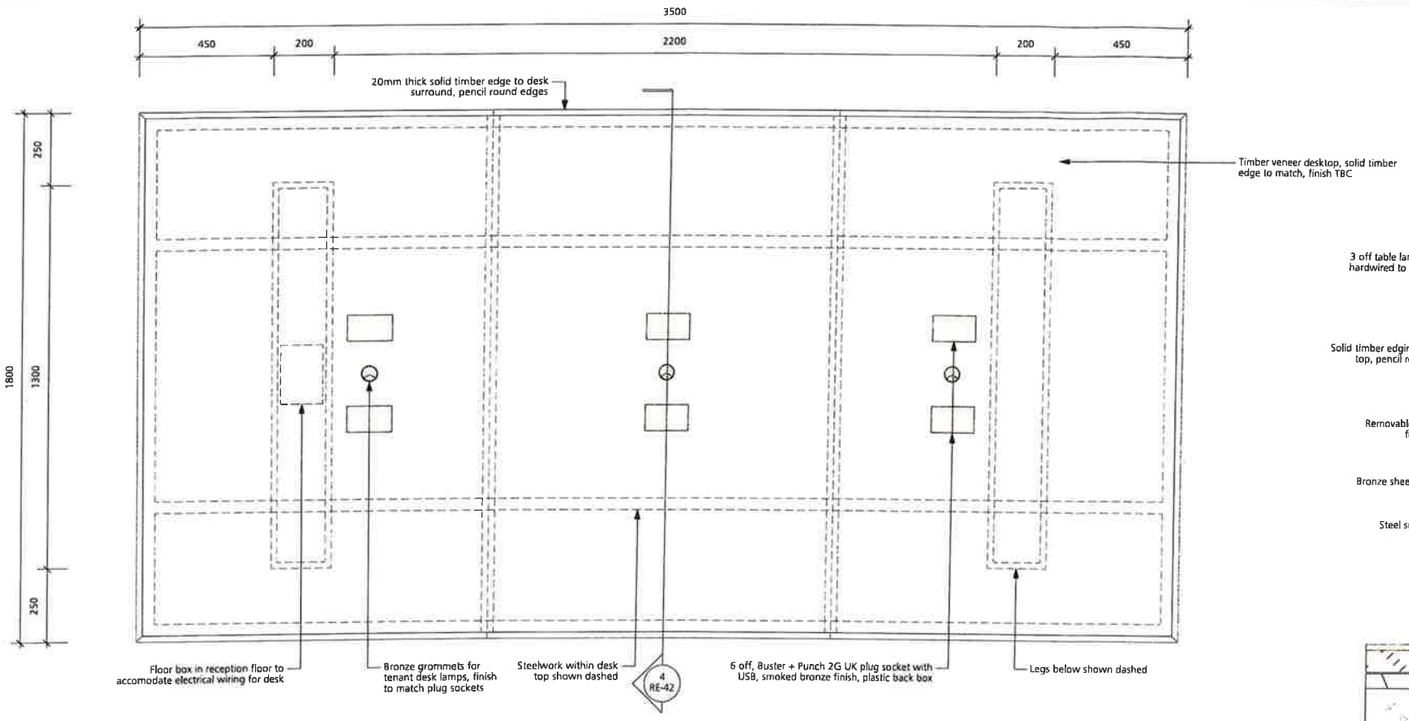
T1	STAGE 4 ISSUE	07/06/19
STATUS	REVISION	DATE

DRAWING: Proposed Reception WCs
SCALE: 1:20 @ A1
DRAWING FILE REF:
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-38
REVISION: T1
DRAWING STATUS: STAGE 4

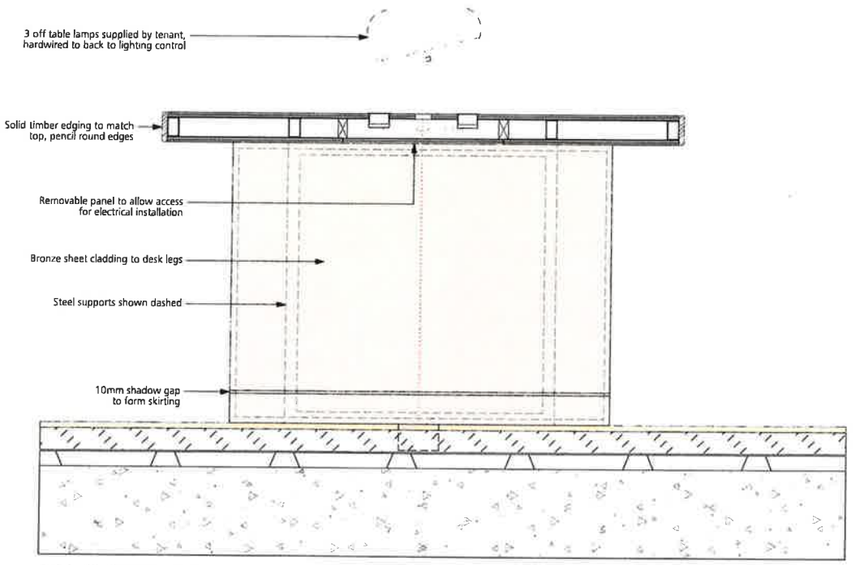
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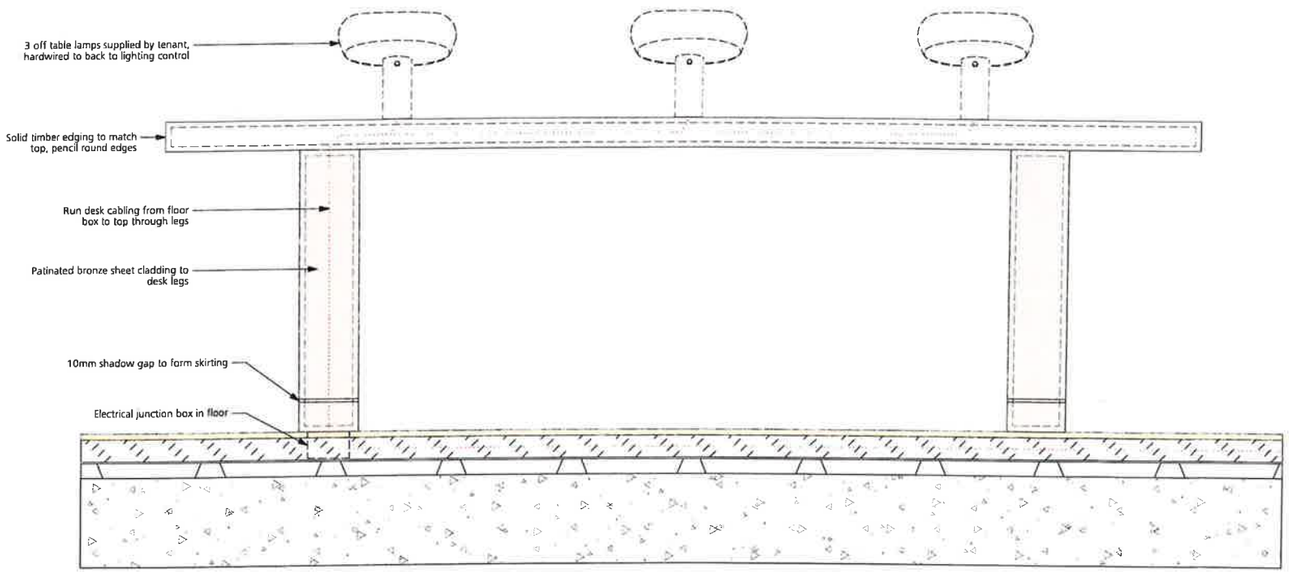
CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



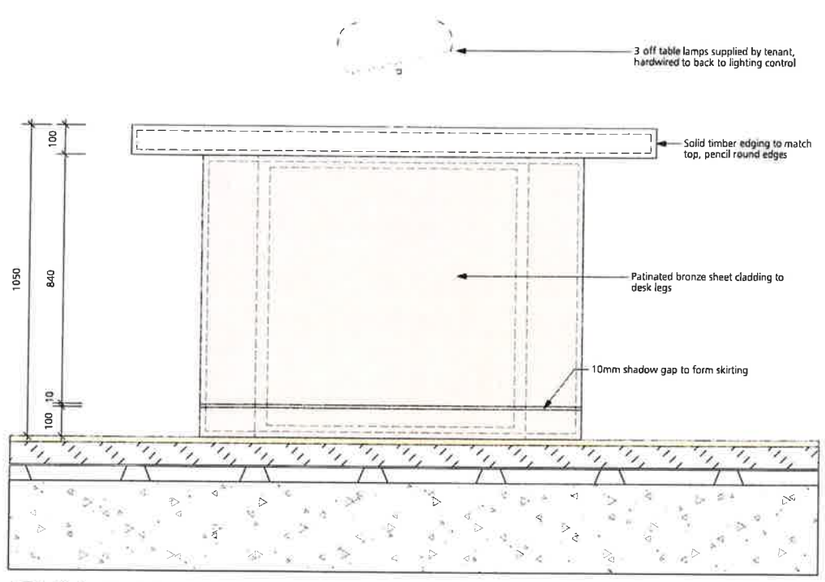
1 High Table Plan
Scale 1:10 @ A1



4 High Table Section
Scale 1:10 @ A1



2 High Table Elevation
Scale 1:10 @ A1



3 High Table Elevation
Scale 1:10 @ A1

DRAWING NOTES:

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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.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes

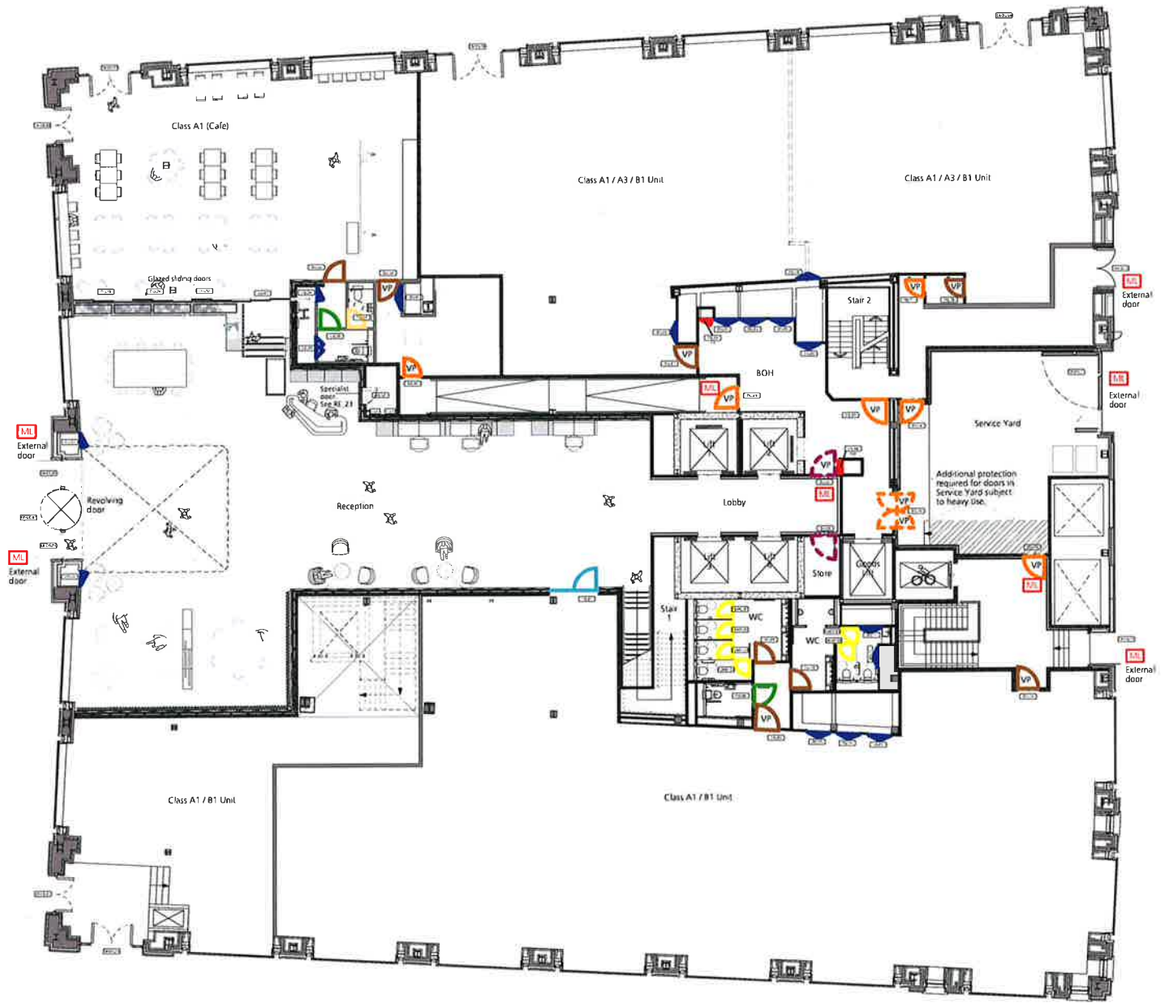
T1	STAGE 4 ISSUE	26/06/19
STATUS	REVISION	DATE

DRAWING: Proposed Reception High Table
SCALE: 1:10 @ A1
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-42
REVISION: T1
DRAWING STATUS: STAGE 4

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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



1 Proposed Door Types - Ground Floor
Scale 1:100 @ A0

0 1 10 M

DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

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Do not scale this drawing. Figured dimensions only to be taken from this drawing. All dimensions to be checked on site by the Contractor before any work is put in hand or any materials ordered. Any discrepancies to be reported to the Architect before proceeding with the work.

This drawing is to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

All proposed party walls shown on this drawing are to be installed directly in accordance with the Party Wall Act and details to be agreed.

Any discrepancies between information shown on this drawing and any other contract information or manufacturers literature must be referred to the Architect for clarification before proceeding with the work.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

D. 01 Door number

VP Vision panel

ML Magnetic lock

Timber veneer
Type A1 / A2
Pull handle & push plate
Ironmongery black

Glazed doors
Type E1 / E2
Pull handles
both sides

Timber veneer
Type A3 / A4
Lever handles
Ironmongery black

Shower doors
Type F
Veneer finish
Lever handles (FMB)
Ironmongery black

Timber veneer
Type A5 - Disabled WC
Lever handles
Ironmongery black

Dry Riser
Type G
Timber veneer
Budget lock

Timber veneer
Type A7 - Core door with over-panel
Pull handle & push plate
Ironmongery black

Smoke Extract
Type H
Timber veneer
Automatic opening

Timber veneer
Type A8 - Disabled WC with over panel
Lever handles
Ironmongery black

Reception Lift Lobby
Type J
Bronze satin stainless panels to lift lobby side.

Painted white
Type B1 / B2
Lever handles
Ironmongery satin s.s.

WC cubicle doors
Veneer finish
Lever handles (FMB)
Ironmongery black

Painted white
Type B5
Pull handles & push plate
Ironmongery satin s.s.

Substation doors
to UKPN
requirements

Riser doors
Type D1 / D2
Painted white
Concealed frame

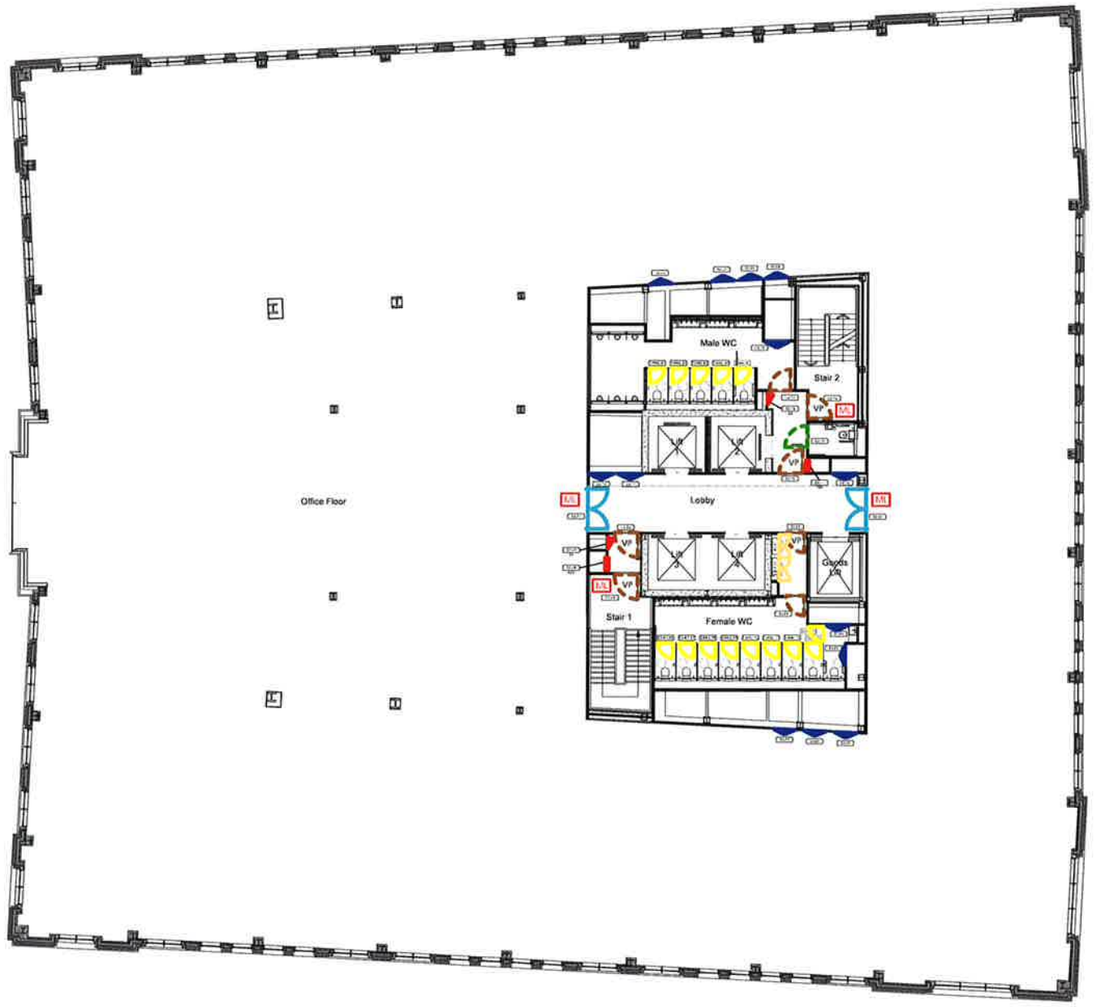
See BGY FR_Series drawings for fire rating to doors

See MTT drawings for security & access control

T1	STAGE 4 ISSUE.	05/06/19
STATUS	REVISION	DATE

DRAWING: Proposed Ground Floor Plan Door Types
SCALE: 1:100 @ A0
DRAWING FILE REF:
DATE: Apr 2019
DRAWN BY: AH
DWG No.: 1069_DT-00
REVISION: T1
DRAWING STATUS: STAGE 4
CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M

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Plan shown is Second Floor, Internal Door Types are the same for all office floors, 1st to 5th.

1 Proposed Door Types - Second Floor
Scale 1:100 @ A0

0 1 5 10 M

DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works and/or preparation of any shop drawings.

Any alterations necessary to any structural elements are not native only. See structural engineers drawings for actual size and dimensions.

This drawing to be read in conjunction with all other Architects 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.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

- Dx 01 — Door number
- VP — Vision panel
- ML — Magnetic lock

Timber veneer Type A1 / A2 — Pull handle & push plate, Ironmongery black

Timber veneer Type A3 / A4 — Lever handles, Ironmongery black

Timber veneer Type A5 - Disabled WC — Lever handles, Ironmongery black

Timber veneer Type A7 - Core door with over-panel — Pull handle & push plate, Ironmongery black

Timber veneer Type A8 - Disabled WC with over-panel — Lever handles, Ironmongery black

Painted white Type B1 / B2 — Lever handles, Ironmongery satin s.s.

Painted white Type B5 — Pull handles & push plate, Ironmongery satin s.s.

Riser doors Type D1 / D2 — Painted white, Concealed frame

Glazed doors Type E1 / E2 — Pull handles both sides

Shower doors Type F — Veneer finish, Lever handles (FMB) Ironmongery black

Dry Riser Type G — Timber veneer, Budget lock

Smoke Extract Type H — Timber veneer, Automatic opening

Reception Lift Lobby Type J — Bronze satin stainless panels to lift lobby side.

WC cubicle doors Veneer finish — Lever handles (FMB) Ironmongery black

Substation doors to UKPN requirements

See BGY FR_Series drawings for fire rating to doors

See MTT drawings for security & access control

STATUS	REVISION	BY	DATE
T1	STAGE 4 ISSUE.		05/06/19

DRAWING: Proposed Typical Floor Plan Door Types
SCALE: 1:100 @ A0
DRAWING FILE REF: -
DATE: Apr 2019
DRAWN BY: AH
DWG No.: 1069_DT-02
REVISION: T1
DRAWING STATUS: STAGE 4

Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T 020 7033 9913 F 020 7033 9914

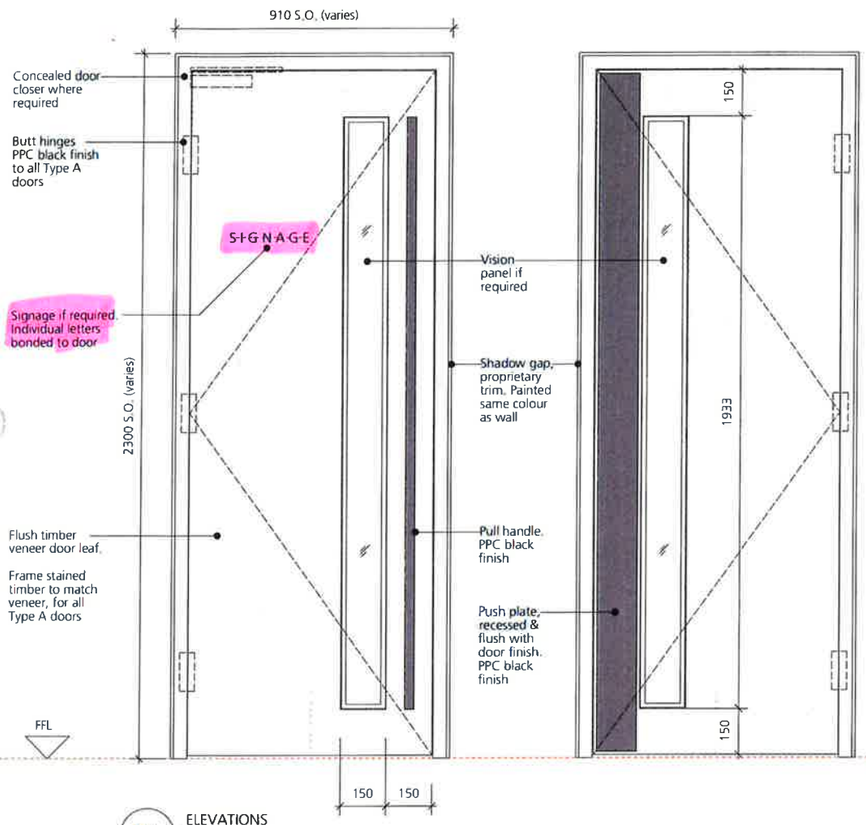
CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M

TYPE A1 & A2 DOORS - TIMBER VENEER FINISH WITH PULL HANDLES & PUSH PLATES.

TYPE A1

SINGLE DOOR

PULL SIDE ELEVATION

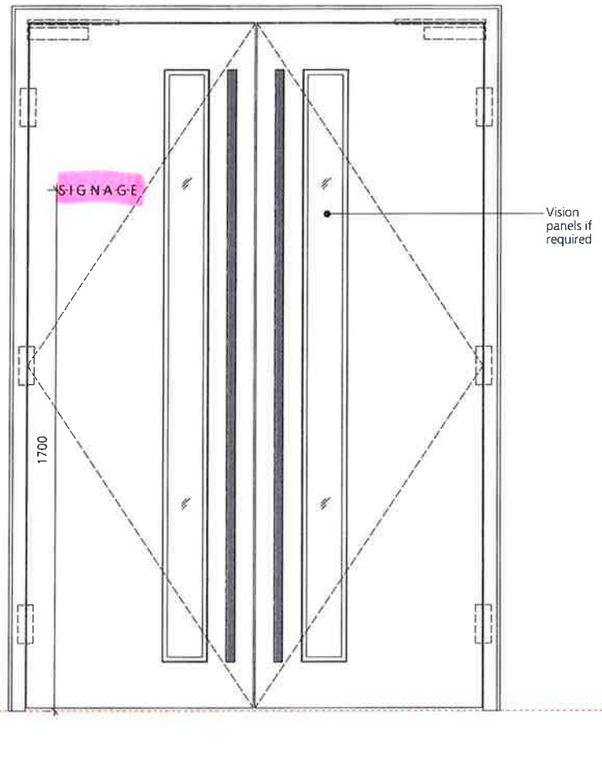


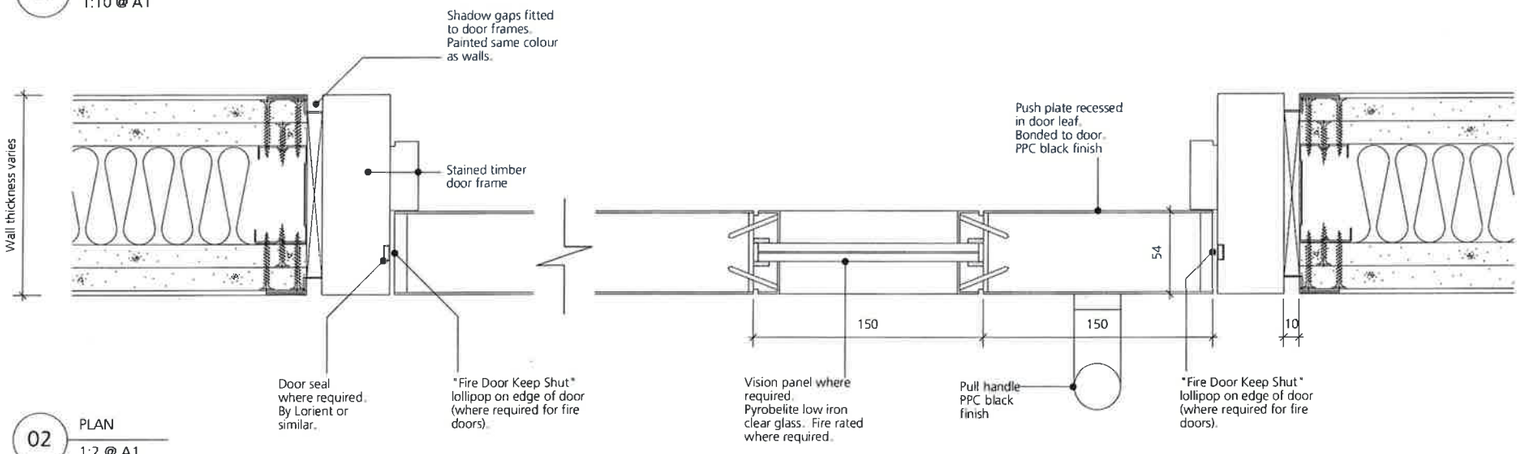
PUSH SIDE ELEVATION

01 ELEVATIONS
1:10 @ A1

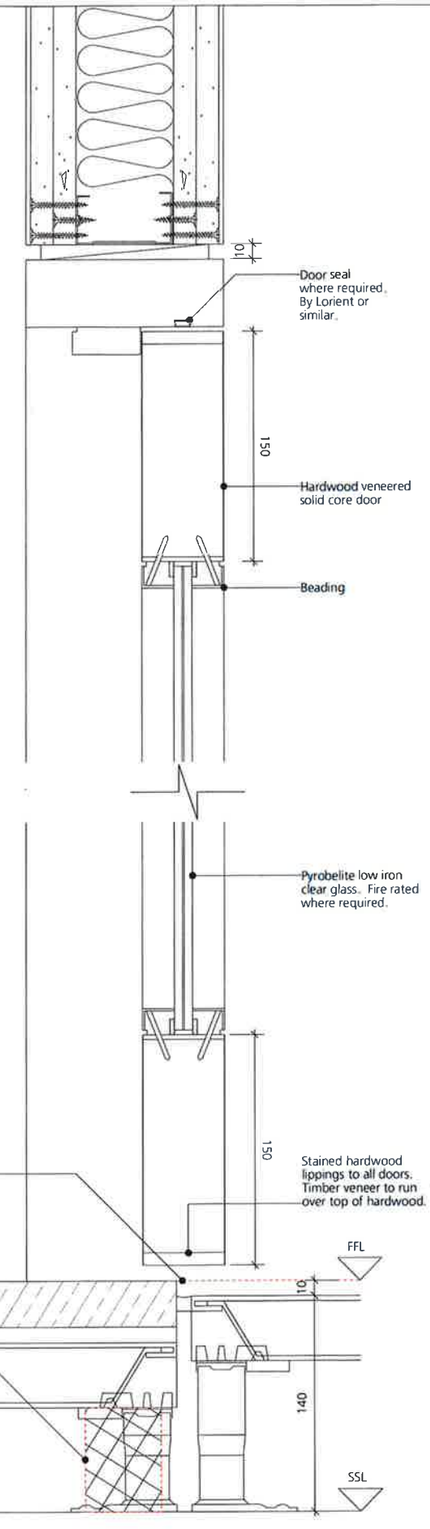
TYPE A2

DOUBLE DOORS





02 PLAN
1:2 @ A1



03 SECTION
1:2 @ A1

DRAWING NOTES:

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings

Sizes of [illegible] dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes

[illegible] mensions to any service elements are indicative only. See service engineers drawings for actual sizes and [illegible]

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.

DO NOT SCALE FROM THIS DRAWING

DRAWING NOTES:

For further door information, please refer to:

BGY Door Schedule.

BGY Specification L20.

BGY "DT" Series drawings (Door Type).

BGY "FS" Series drawings (Fire Strategy).

MTT / Hann Tucker Acoustic Report.

3v Ironmongery Schedule.

Door thicknesses vary depending on fire ratings.

FD30 / FD30S: 44mm
FD60 / FD60S: 54mm

This is subject to further design development by door supplier.

Doors with concealed door closers may also require 54mm thickness.

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	05/06/19

DRAWING: Door Details 01

SCALE: 1:2 @ A1 (1:4 @ A3) | DRAWING FILE REF: -

DATE: Jan 2019 | DRAWN BY: AH

DWG No.: 1069_DD_01 | REVISION: T1

DRAWING STATUS: STAGE 4

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London E1 6JJ T 020 7033 9913 F 020 7033 9914

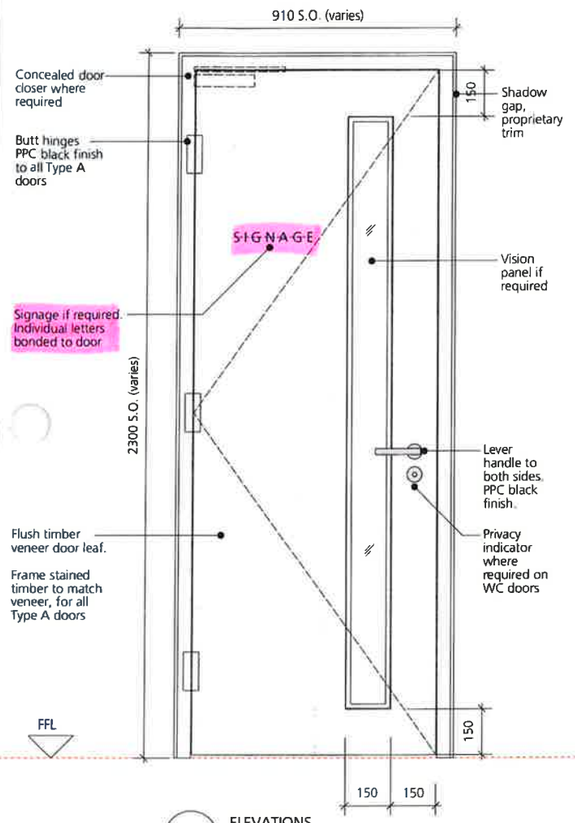
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

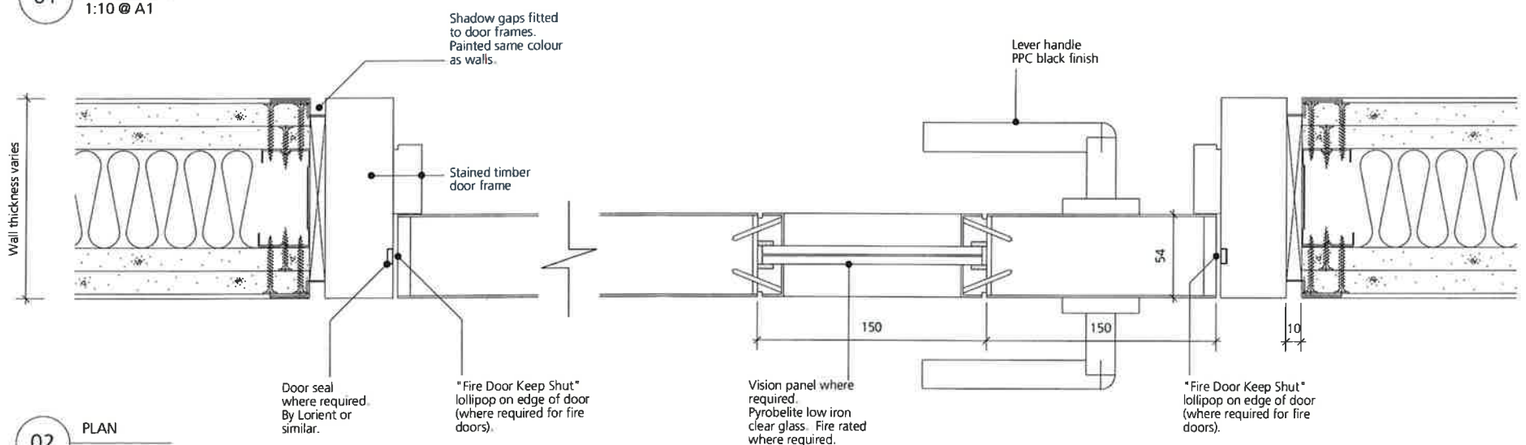
TYPE A3 DOOR

TIMBER VENEER FINISH WITH LEVER HANDLES.

SINGLE DOOR



01 ELEVATIONS
1:10 @ A1

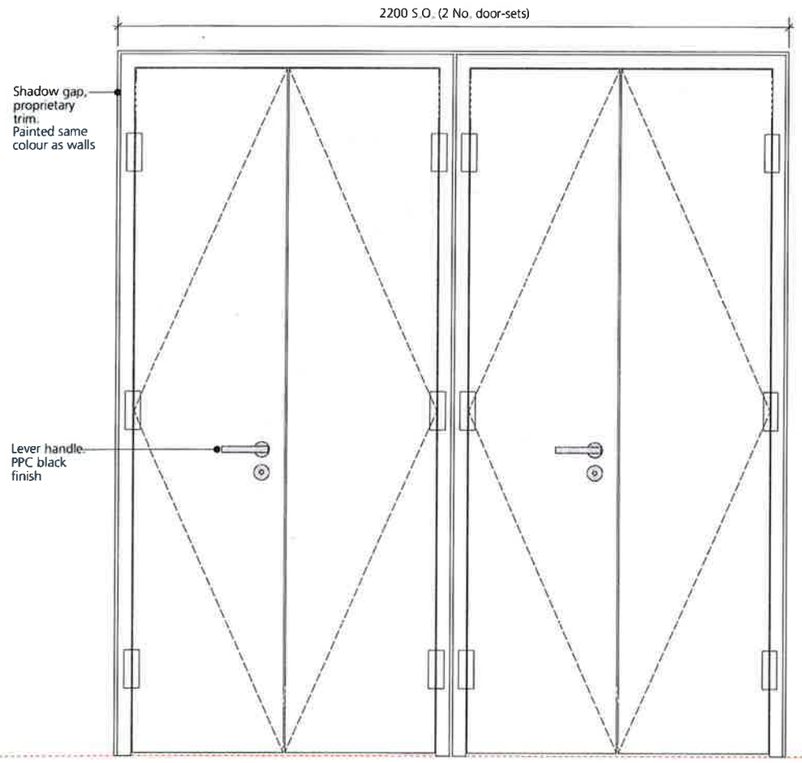


02 PLAN
1:2 @ A1

TYPE A4 DOOR

CLEANER'S CUPBOARD DOORS

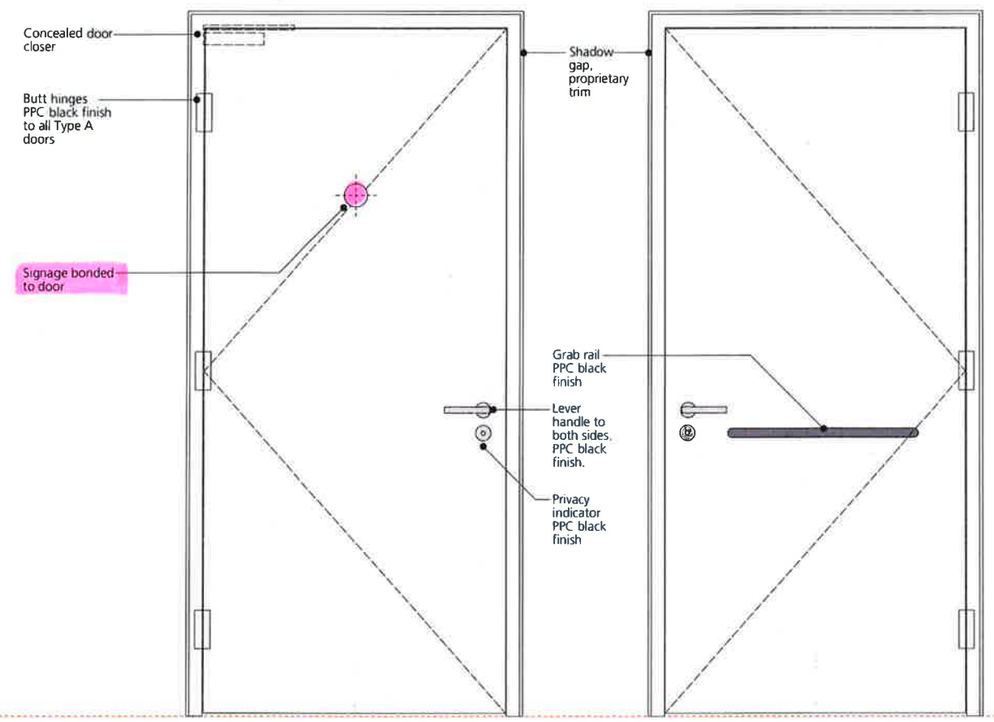
(2 NO. DOOR-SETS SHOWN)



TYPE A5 DOOR - DISABLED WC

PULL SIDE ELEVATION

PUSH SIDE ELEVATION



SEE DD-01 FOR TYPICAL SECTION

DRAWING 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 elements are indicative only. See structural engineers drawings for actual sizes/ dimensions.

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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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.

DO NOT SCALE FROM THIS DRAWING

DRAWING NOTES:

For further door information, please refer to:

BGY Door Schedule.

BGY Specification L20.

BGY "DT" Series drawings (Door Type).

BGY "FS" Series drawings (Fire Strategy).

MTT / Hann Tucker Acoustic Report.

3v Ironmongery Schedule.

Door thicknesses vary depending on fire ratings.

FD30 / FD30S: 44mm
FD60 / FD60S: 54mm

This is subject to further design development by door supplier.

Doors with concealed door closers may also require 54mm thickness.

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	05/08/19

DRAWING: Door Details 02

SCALE: 1:2 @ A1 (1:4 @ A3)

DRAWING FILE REF: -

DATE: Jan 2019

DRAWN BY: AH

DWG No: 1069_DD_02

REVISION: T1

DRAWING STATUS: STAGE 4

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CLIENT: 25 Cannon Street Limited

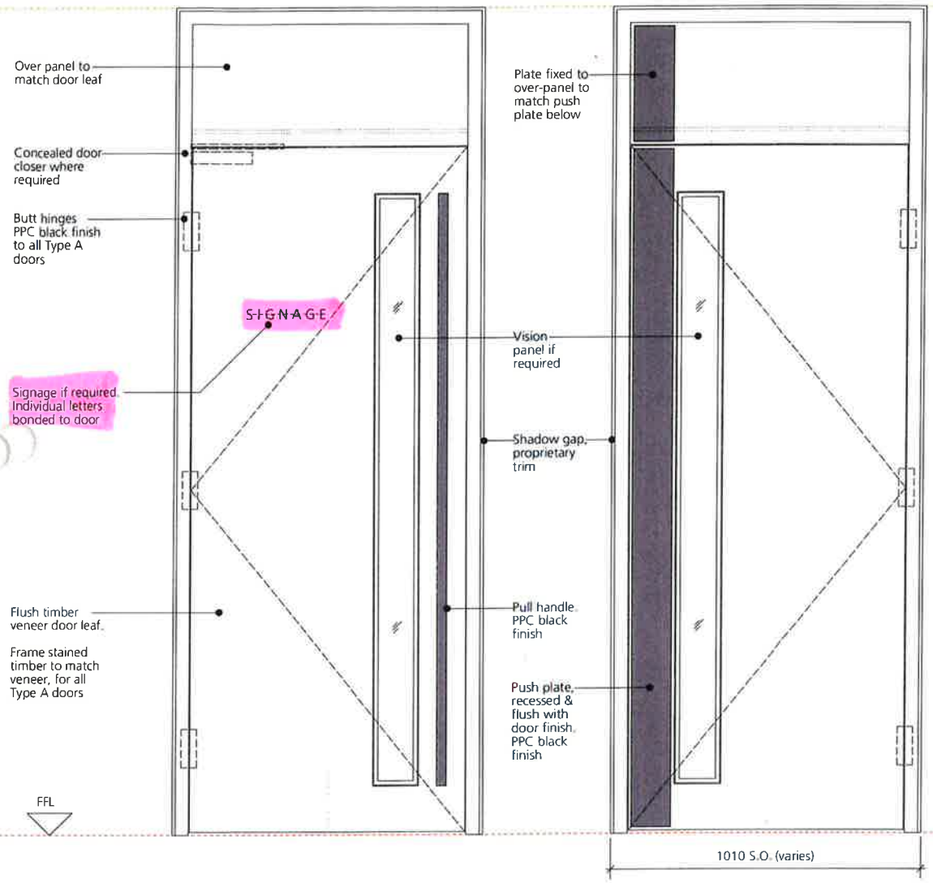
PROJECT: 25 Cannon Street, EC4M

TYPE A7 DOOR - TIMBER VENEER DOOR WITH OVER-PANEL

SINGLE DOOR

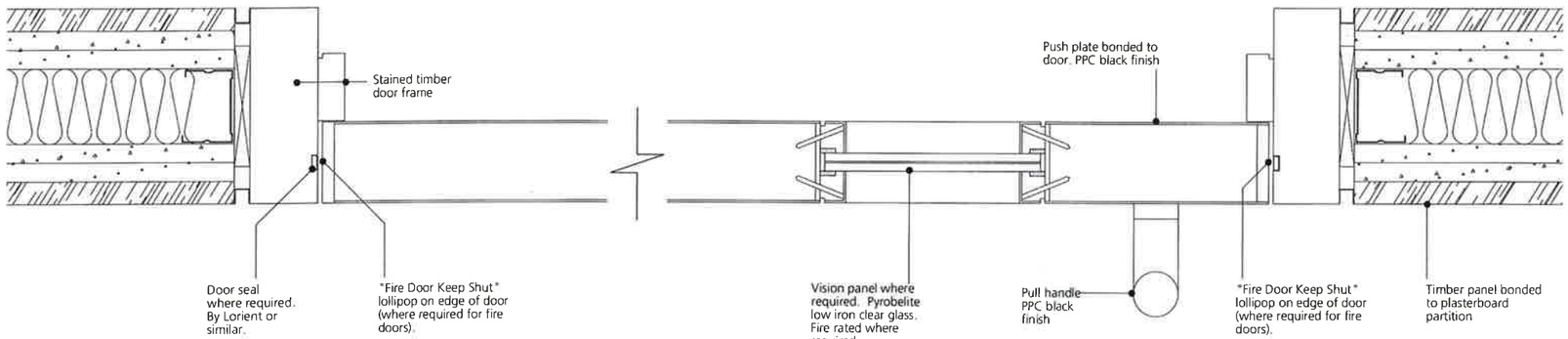
PULL SIDE ELEVATION

PUSH SIDE ELEVATION



01 ELEVATIONS

1:10 @ A1



02 PLAN (TYPE A7)

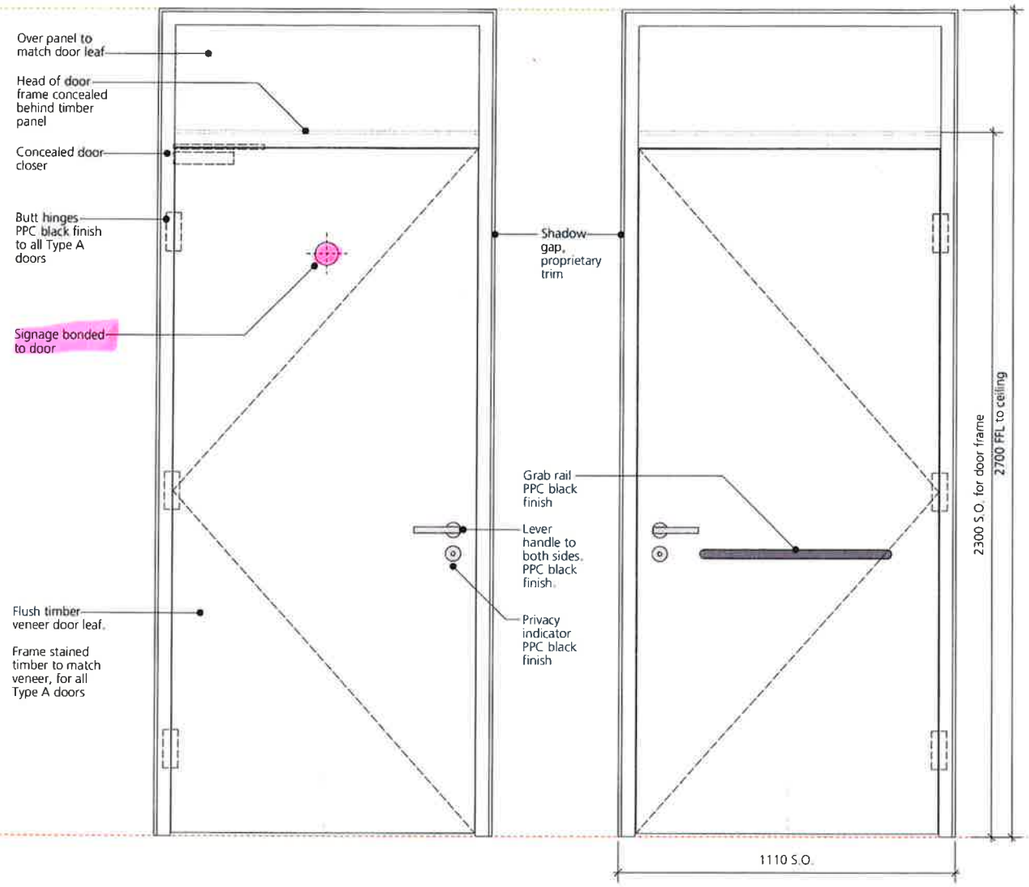
1:2 @ A1

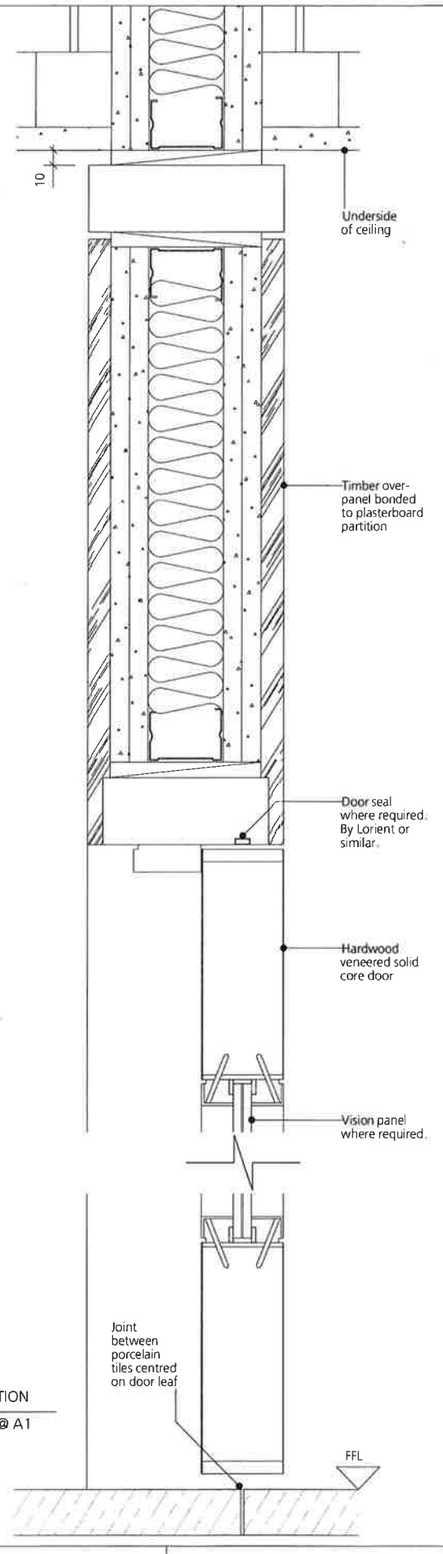
TYPE A8 DOOR - DISABLED WC DOOR WITH OVER-PANEL

SINGLE DOOR

PULL SIDE ELEVATION

PUSH SIDE ELEVATION





03 SECTION

1:2 @ A1

DRAWING 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 elements are indicative only. See structural engineers drawings for actual sizes and [illegible]ions

[illegible]mensions to any service elements are indicative only. See service engineers drawings for actual sizes and

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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

DO NOT SCALE FROM THIS DRAWING

DRAWING NOTES:

For further door information, please refer to:

BGY Door Schedule.

BGY Specification L20.

BGY "DT" Series drawings (Door Type).

BGY "FS" Series drawings (Fire Strategy).

MTT / Hann Tucker Acoustic Report.

3v Ironmongery Schedule.

Door thicknesses vary depending on fire ratings.

FD30 / FD30S: 44mm
FD60 / FD60S: 54mm

This is subject to further design development by door supplier.

Doors with concealed door closers may also require 54mm thickness.

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	05/06/19

DRAWING: Door Details 03

SCALE: 1:2 @ A1 (1:4 @ A3)

DRAWING FILE REF: -

DATE: Jan 2019

DRAWN BY: AH

DWG No: 1069_DD_03

REVISION: T1

DRAWING STATUS: STAGE 4

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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

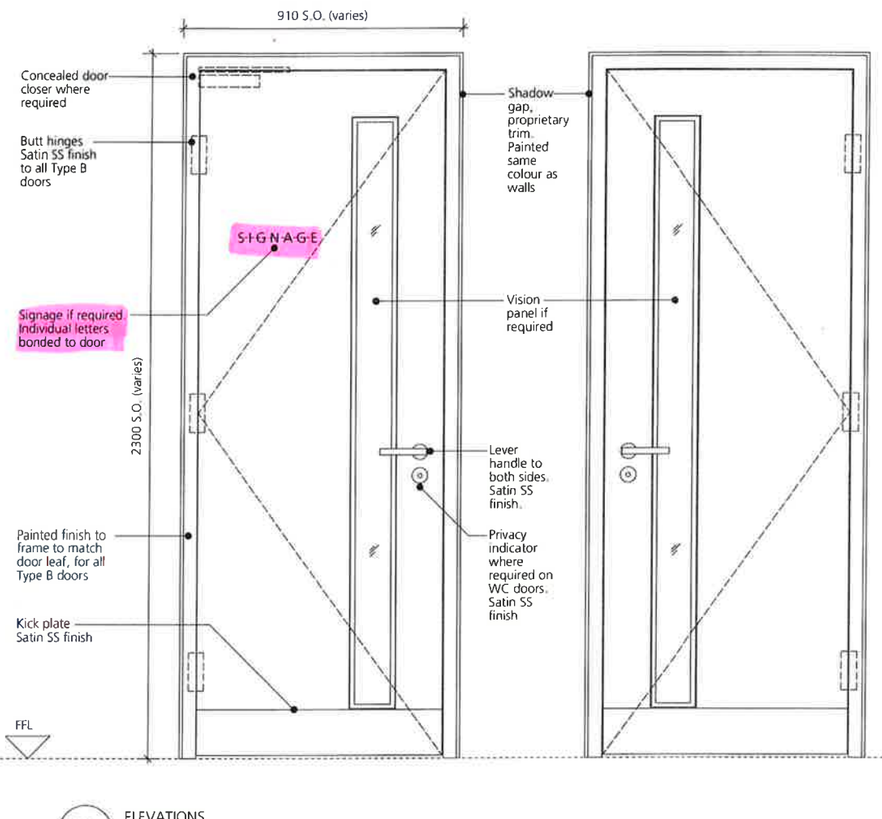
TYPE B1 & B2 DOORS - PAINTED FINISH WITH LEVER HANDLES.

TYPE B1

SINGLE DOOR

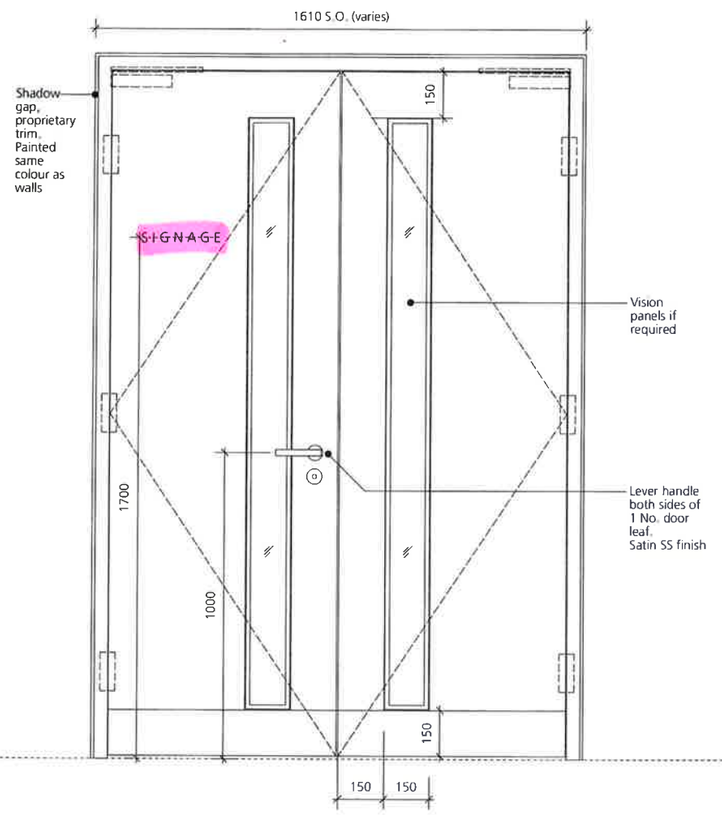
PULL SIDE ELEVATION

PUSH SIDE ELEVATION

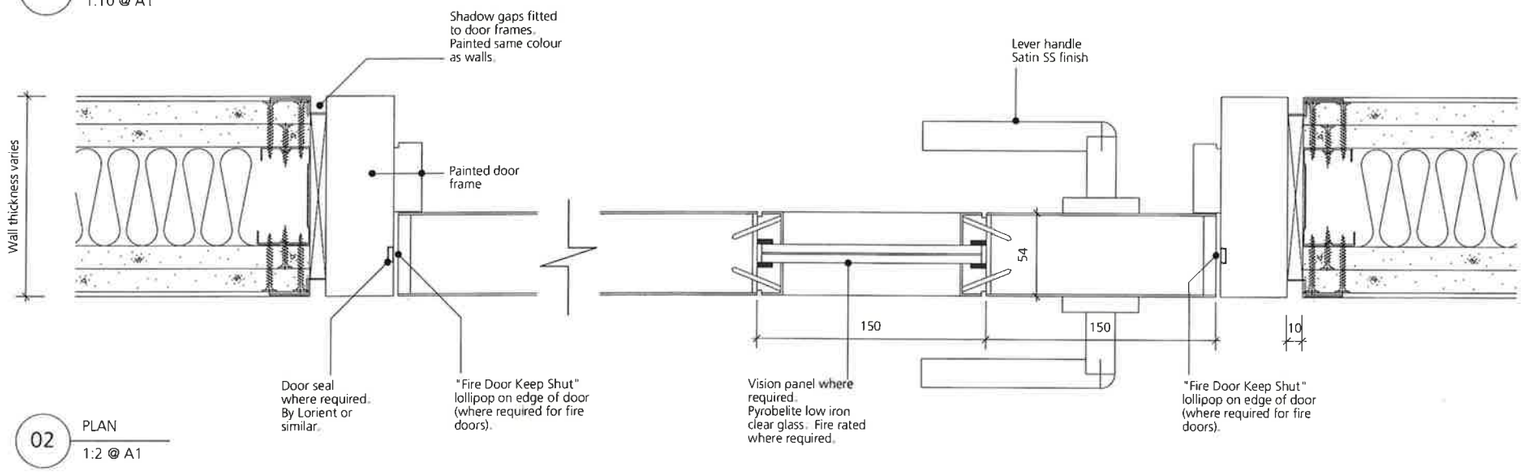


TYPE B2

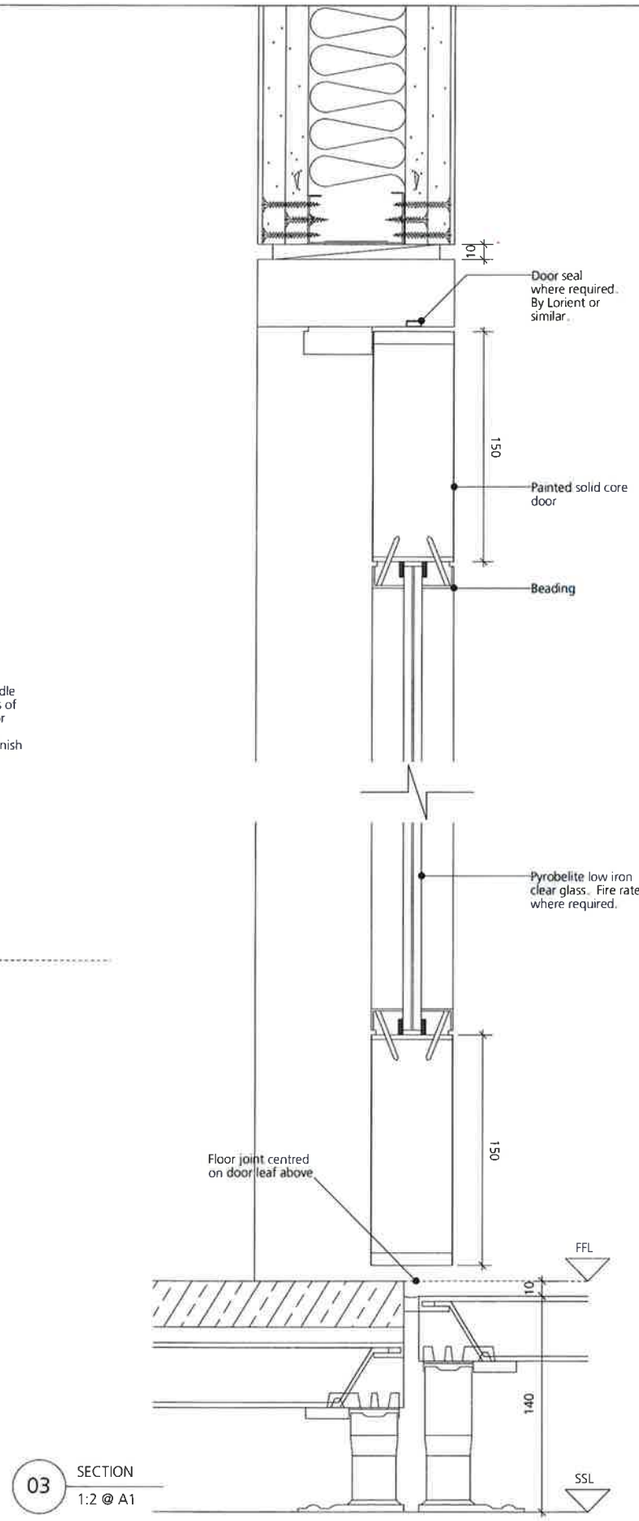
DOUBLE DOORS



01 ELEVATIONS
1:10 @ A1



02 PLAN
1:2 @ A1



03 SECTION
1:2 @ A1

DRAWING NOTES:

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of [illegible] dimensions to any structural elements are indicative only. See structural engineers drawings for actual [illegible]ons.

[illegible]mensions to any service elements are indicative only. See service engineers drawings for actual sizes and [illegible]

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

For further door information, please refer to:

BGY Door Schedule.

BGY Specification L20.

BGY "DT" Series drawings (Door Type).

BGY "FS" Series drawings (Fire Strategy).

MTT / Hann Tucker Acoustic Report.

3v Ironmongery Schedule.

Door thicknesses vary depending on fire ratings.

FD30 / FD30S: 44mm
FD60 / FD60S: 54mm

This is subject to further design development by door supplier.

Doors with concealed door closers may also require 54mm thickness.

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	05/06/19

DRAWING: Door Details 04

SCALE: 1:2 @ A1 (1:4 @ A3) | DRAWING FILE REF:

DATE: Jan 2019 | DRAWN BY: AH

DWG No: 1069_DD_04 | REVISION: T1

DRAWING STATUS: STAGE 4

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CLIENT: 25 Cannon Street Limited

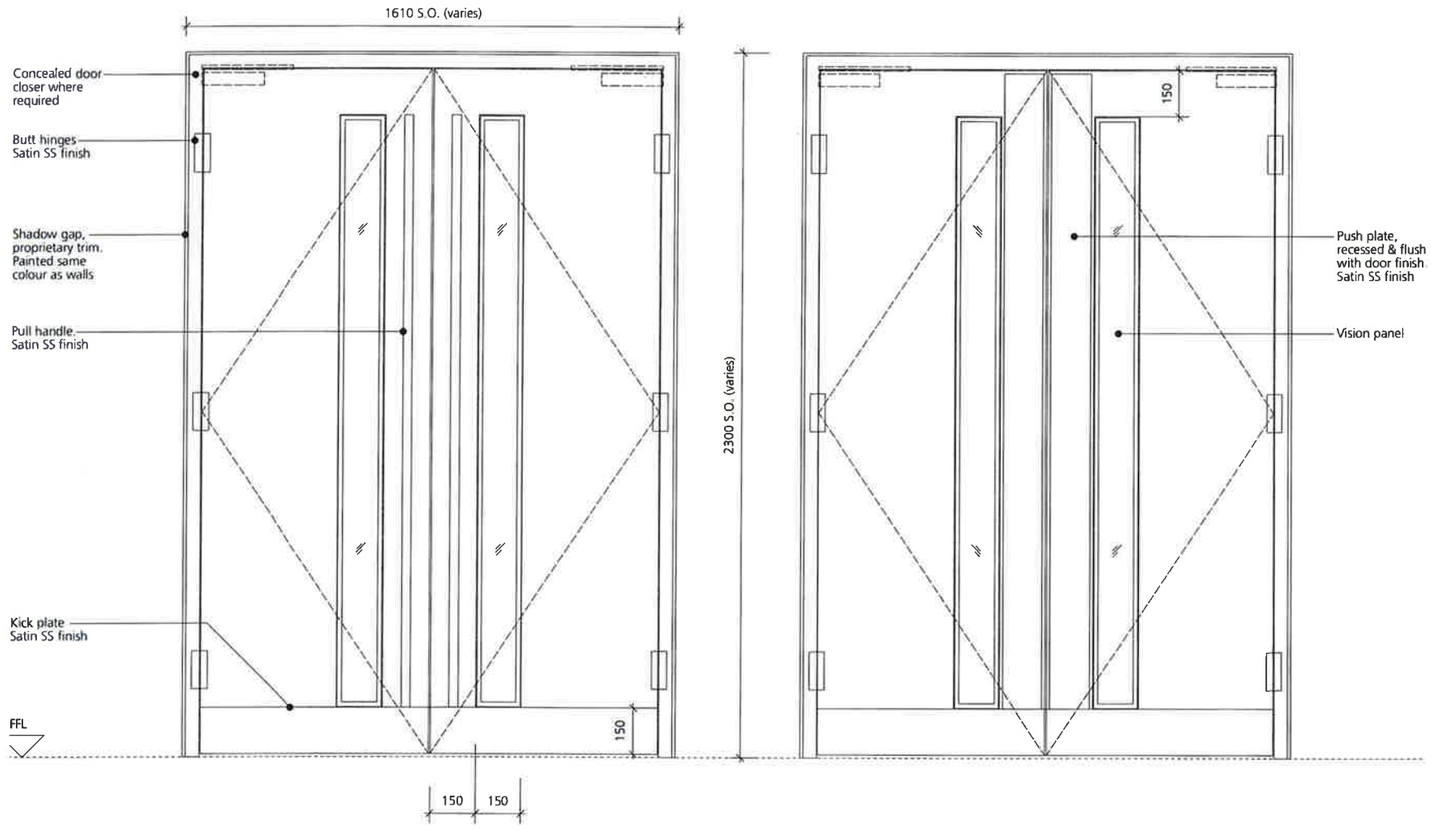
PROJECT: 25 Cannon Street, EC4M

TYPE B5 DOORS - PAINTED FINISH WITH PULL HANDLES & PUSH PLATES.

DOUBLE DOORS

PULL SIDE ELEVATION

PUSH SIDE ELEVATION



01 ELEVATIONS
1:10 @ A1

SEE DD-04 FOR TYPICAL DETAILS

DRAWING NOTES:

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings

Sizes of structural dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes/ dimensions.

Sizes and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

For further door information, please refer to:

BGY Door Schedule.

BGY Specification L20.

BGY "DT" Series drawings (Door Type).

BGY "FS" Series drawings (Fire Strategy).

MTT / Hann Tucker Acoustic Report.

3v Ironmongery Schedule.

Door thicknesses vary depending on fire ratings.

FD30 / FD30S: 44mm
FD60 / FD60S: 54mm

This is subject to further design development by door supplier.

Doors with concealed door closers may also require 54mm thickness.

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	05/06/19

DRAWING: Door Details 05

SCALE: 1:10 @ A1 (1:20 @ A3)

DRAWING FILE REF:

DATE: May 2019

DRAWN BY: AH

DWG No: 1069_DD_05

REVISION: T1

DRAWING STATUS: STAGE 4

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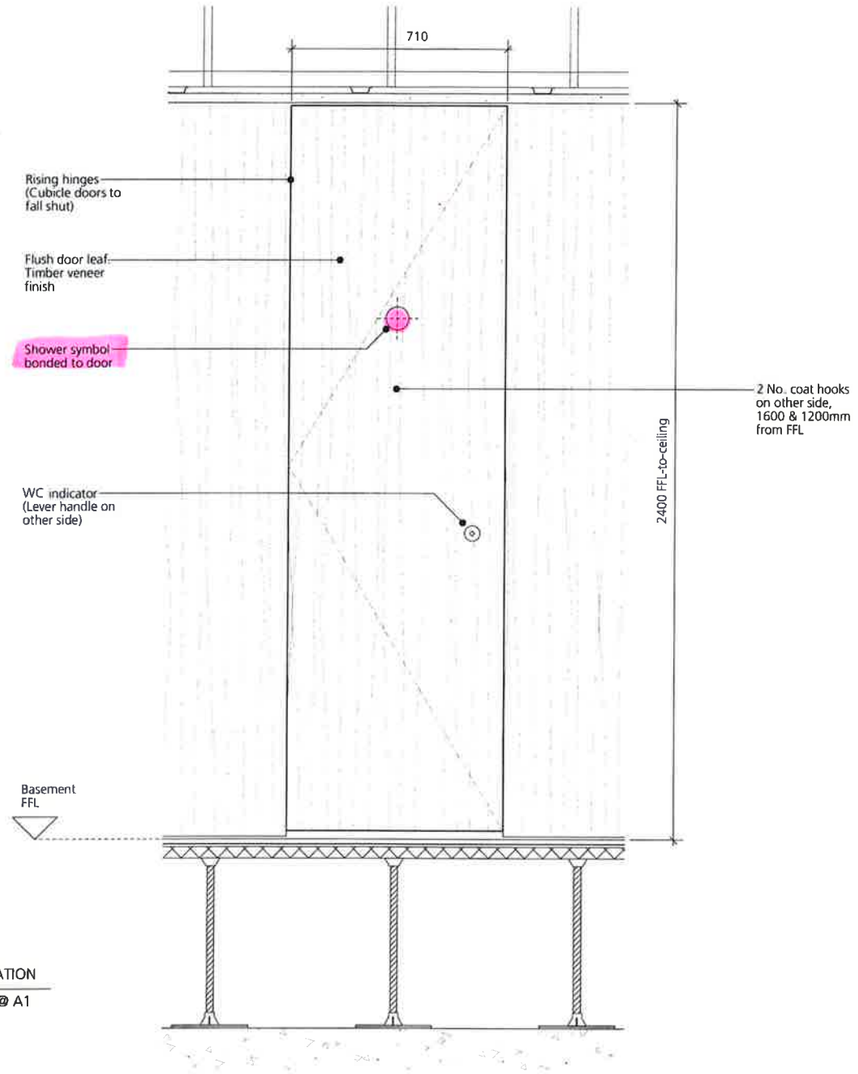
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

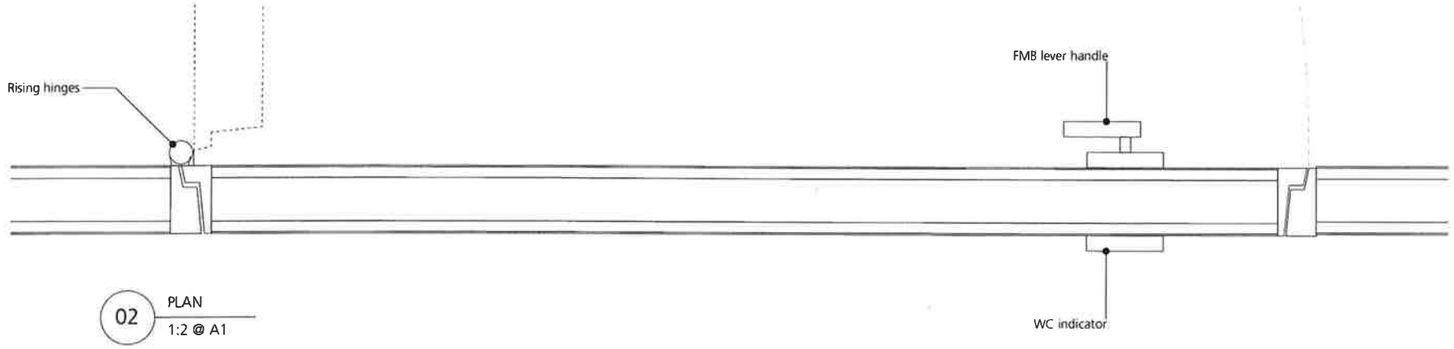
TYPE F DOOR - SHOWER ROOM DOOR.

SINGLE DOOR

CORRIDOR SIDE ELEVATION



01 ELEVATION
1:10 @ A1



02 PLAN
1:2 @ A1

DRAWING NOTES:

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Sizes and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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DRAWING NOTES:

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BGY Door Schedule.

BGY Specification L20.

BGY "DT" Series drawings (Door Type).

BGY "FS" Series drawings (Fire Strategy).

MTT / Hann Tucker Acoustic Report.

3v Ironmongery Schedule.

Door thicknesses vary depending on fire ratings.

FD30 / FD30S: 44mm
FD60 / FD60S: 54mm

This is subject to further design development by door supplier.

Doors with concealed door closers may also require 54mm thickness.

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	05/08/19

DRAWING: Door Details 13

SCALE: 1:2 @ A1 (1:4 @ A3)

DRAWING FILE REF: -

DATE: May 2019

DRAWN BY: AH

DWG No.: 1069_DD_13

REVISION: T1

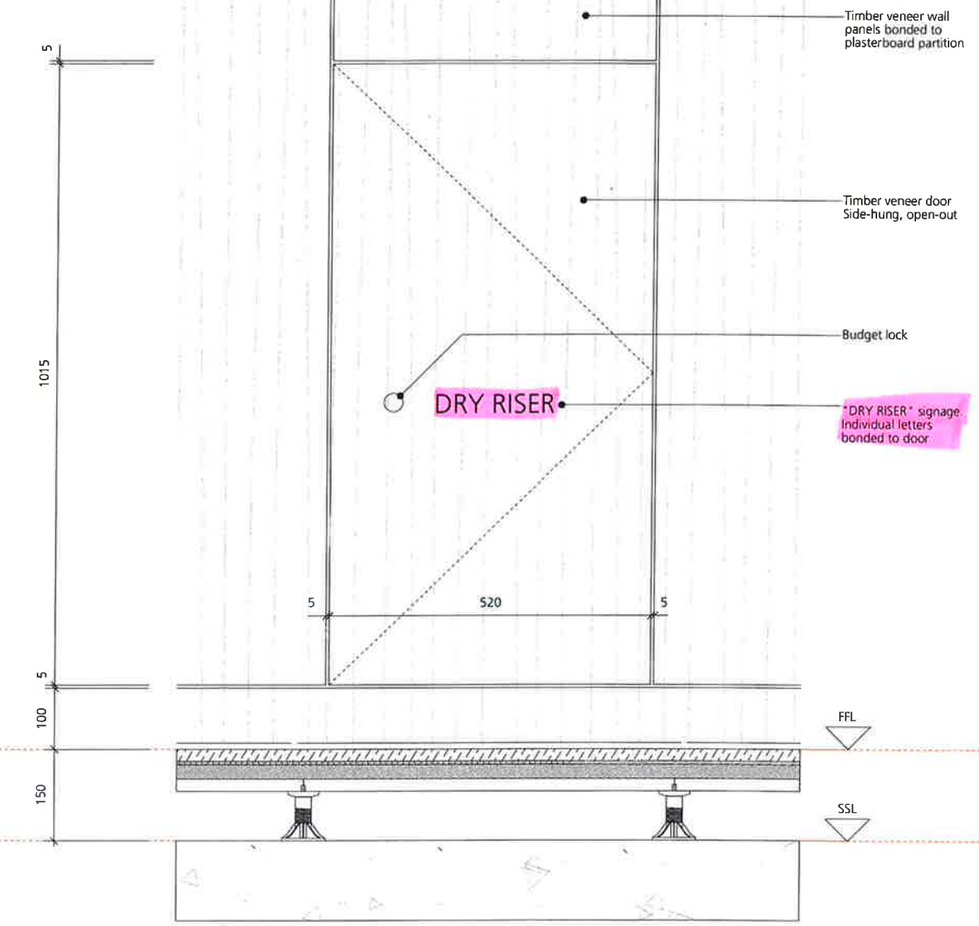
DRAWING STATUS: STAGE 4

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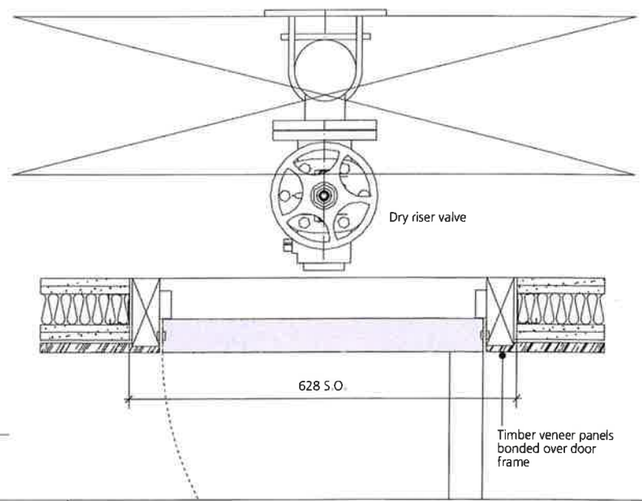
Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street
London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

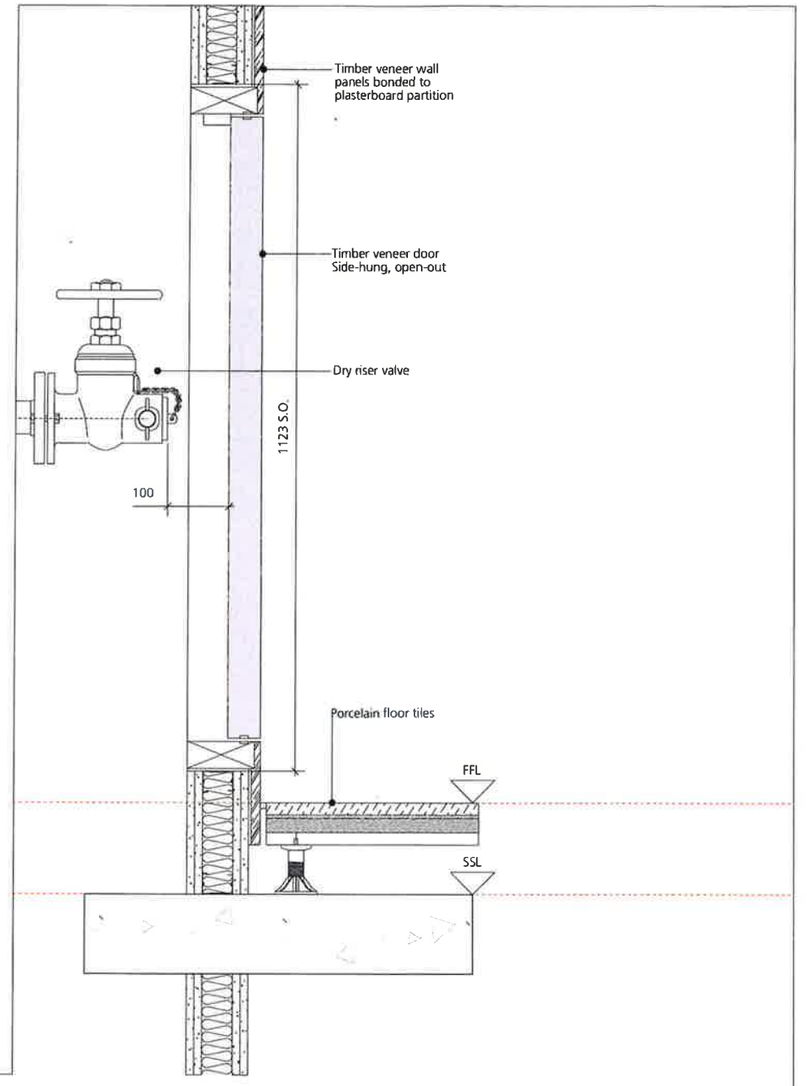
PROJECT: 25 Cannon Street, EC4M



01 ELEVATION
1:5 @ A1



02 PLAN
1:5 @ A1



03 SECTION
1:5 @ A1

TYPE G DOOR - DRY RISER DOOR.

DRAWING NOTES:

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of [illegible] dimensions to any structural elements are indicative only. See structural engineers drawings for actual [illegible]ensions to any service elements are indicative only. See service engineers drawings for actual sizes and

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DO NOT SCALE FROM THIS DRAWING

DRAWING NOTES:

For further door information, please refer to:

BGY Door Schedule.

BGY Specification L20.

BGY "DT" Series drawings (Door Type).

BGY "FS" Series drawings (Fire Strategy).

MTT / Hann Tucker Acoustic Report.

3v Ironmongery Schedule.

Door thicknesses vary depending on fire ratings.

FD30 / FD30S: 44mm
FD60 / FD60S: 54mm

This is subject to further design development by door supplier.

Doors with concealed door closers may also require 54mm thickness.

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	05/08/19

DRAWING: Door Details 14

SCALE: 1:5 @ A1 (1:10 @ A3) | DRAWING FILE REF: -

DATE: May 2019 | DRAWN BY: AH

DWG No: 1069_DD_14 | REVISION: T1

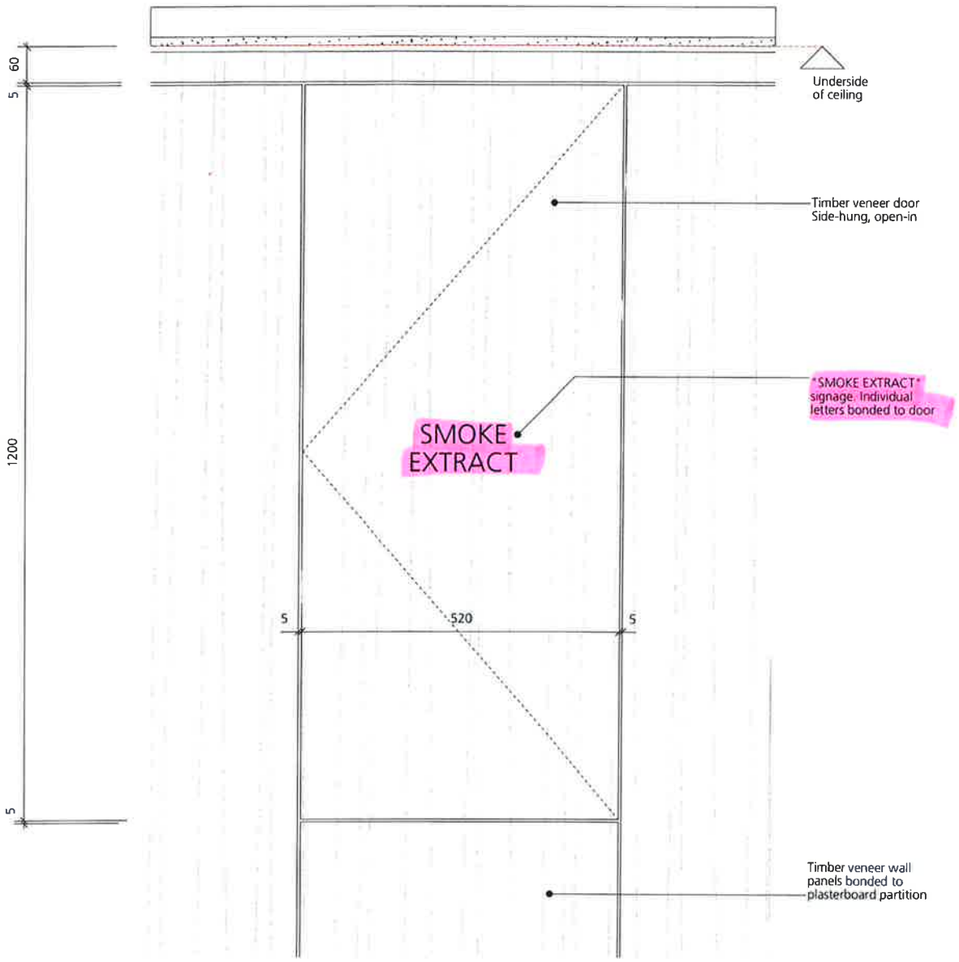
DRAWING STATUS: STAGE 4

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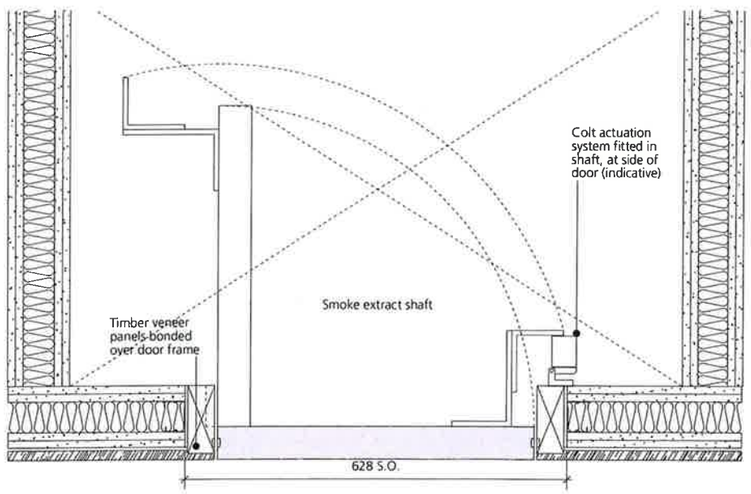
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Studio 4.04 The Tea Building 56 Shoreditch High Street
London E1 6JJ T: 020 7033 9913 F. 020 7033 9914

CLIENT: 25 Cannon Street Limited

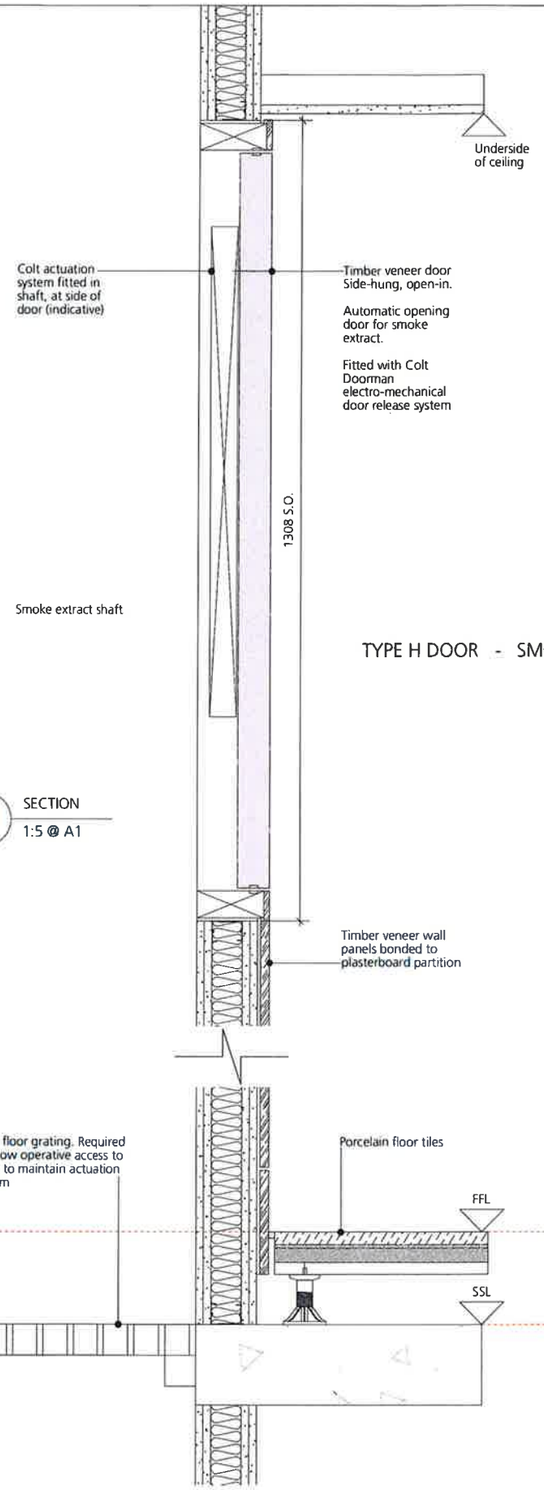
PROJECT: 25 Cannon Street, EC4M



01 ELEVATION
1:5 @ A1



02 PLAN
1:5 @ A1



03 SECTION
1:5 @ A1

TYPE H DOOR - SMOKE EXTRACT AOV.

DRAWING NOTES:

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of structural elements: All dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and details.

Size: All dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

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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.

DO NOT SCALE FROM THIS DRAWING

DRAWING NOTES:

For further door information, please refer to:

BGY Door Schedule.

BGY Specification L20.

BGY "DT" Series drawings (Door Type).

BGY "FS" Series drawings (Fire Strategy).

MTT / Hann Tucker Acoustic Report.

3v Ironmongery Schedule.

Door thicknesses vary depending on fire ratings.

FD30 / FD30S: 44mm
FD60 / FD60S: 54mm

This is subject to further design development by door supplier.

Doors with concealed door closers may also require 54mm thickness.

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	05/08/19

DRAWING: Door Details 15

SCALE: 1:5 @ A1 (1:10 @ A3)

DRAWING FILE REF: -

DATE: May 2019

DRAWN BY: AH

DWG No.: 1069_DD_15

REVISION: T1

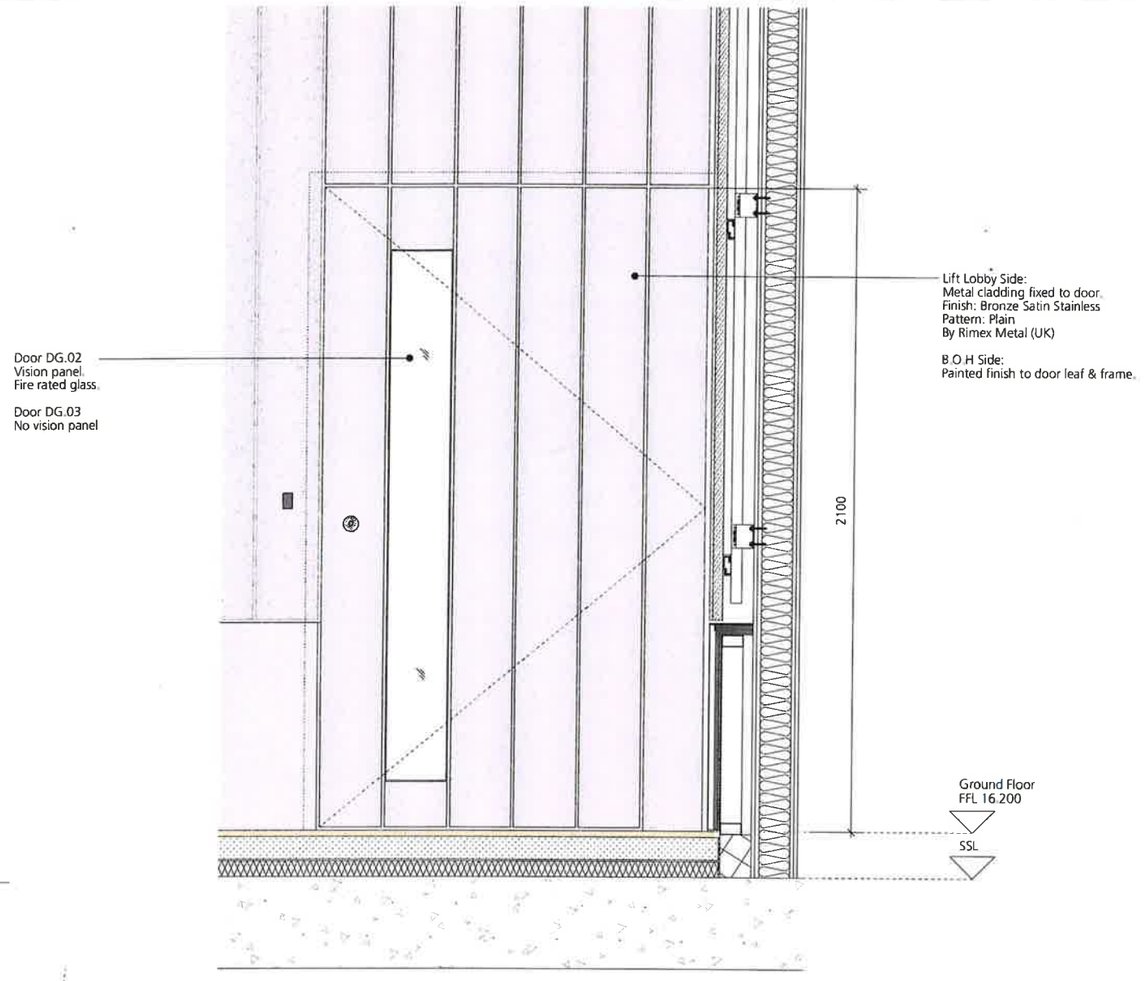
DRAWING STATUS: STAGE 4

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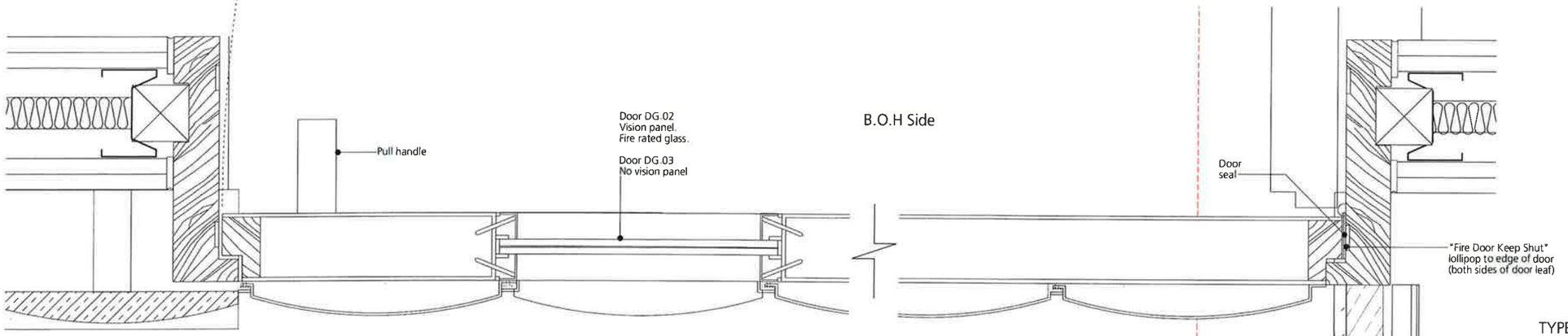
Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



01 ELEVATION
1:10 @ A1



02 PLAN
1:2 @ A1

TYPE J DOOR - RECEPTION LIFT LOBBY

DRAWING 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 elements are indicative only. See structural engineers drawings for actual sizes and dimensions

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and 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.

DO NOT SCALE FROM THIS DRAWING

DRAWING NOTES:

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	05/06/19

DRAWING: Door Details 17

SCALE: 1:2 @ A1 (1:4 @ A3)

DRAWING FILE REF: -

DATE: May 2019

DRAWN BY: AH

DWG No: 1069_DD_17

REVISION: T1

DRAWING STATUS: STAGE 4

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London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



1 Proposed Wall Finishes - Basement
Scale 1:100 @ A0

0 5 10 M

DRAWING NOTES

All the contractor to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Any dimensions relating to any structural elements are indicative only. Structural engineers drawings to be read for actual dimensions.

Any dimensions relating to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, spec. Notes and any other Consultants' information.

All proposed wall partitions shown on this drawing figure 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.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES
Wall finishes

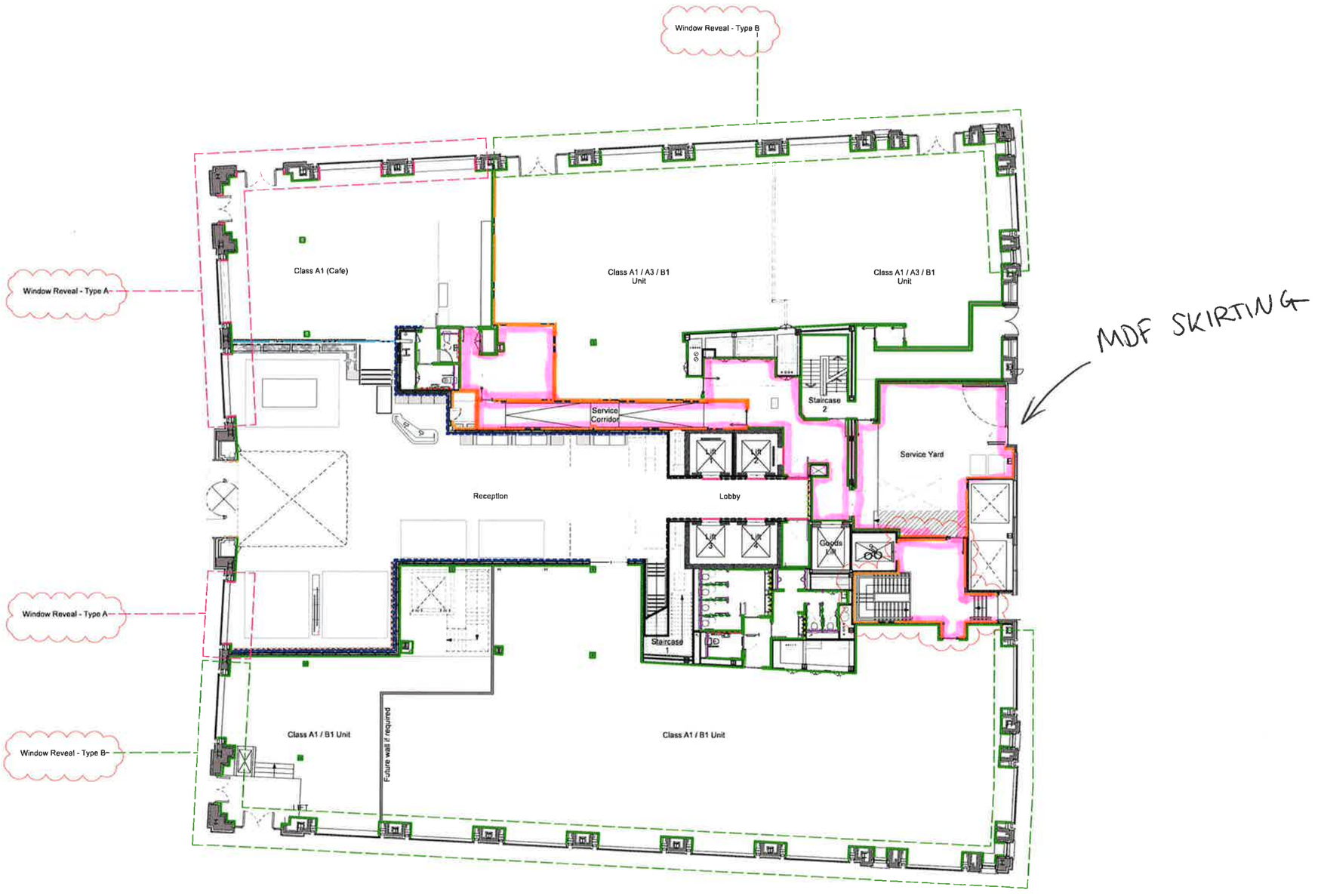
Painted plasterboard	PW-01 PW-02	Timber veneer / back painted glass	WI-01 WI-02	Existing walls made good and painted	
Painted blockwork	PW-01 PW-02	Timber veneer	WI-01 FF-18		
Metal cladding	WI-04	Wall tiles	WI-03		
Formica or similar (to be approved)	FF-18	Mirror panelling	FF-12 FF-15		

T3	REVISED STAGE 4 ISSUE	29/08/19
T2	REVISED STAGE 4 ISSUE	14/05/19
T1	STAGE 4 ISSUE	07/05/19

DRAWING: Proposed Basement Plan Wall Finishes
SCALE: 1:100 @ A2 | DRAWING SIZE: 594 x 420 mm
DATE: Nov 2018 | DRAWN BY: CG
DWG No: 1069_WF-B1 | REVISION: T3
DRAWING STATUS: STAGE 4

Buckley Gray Yeoman
Studio 4.04, The Tea Building, 56 Shoreditch High Street, London E1 6JJ T: 020 7033 9013 F: 020 7033 9014

CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



1 **Proposed Wall Finishes - Ground Floor**
Scale 1:100 @ A0

0 1 10 M

DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works and/or preparation of any shop drawings.

Specific and/or dimensions to any structural elements are indicative only. See structural engineers drawings for actual specifications.

Size of and/or dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and 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 manufacturer/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.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:
Wall Finishes

- Painted plasterboard — PW-01 PW-02
- Painted blockwork — PW-01 PW-03
- Metal cladding — WI-04
- Formica or similar (to be approved) — FF-18
- Timber veneer / back painted glass — WF-01 WI-02
- Timber veneer — WF-01 FF-18
- Wall tiles — WI-03
- Mirror panelling — FR-12 FF-15
- Existing walls made good and painted

Reception finishes:

- Metal mesh curtains — FF-11
- Frameless clear glass — GL-04 MW-19
- Granite cladding — MW-21
- Profiled wall panels — MW-20
- Fluted glazed panels with metal frame — FF-10

Finishes to window reveals (ground floor only):

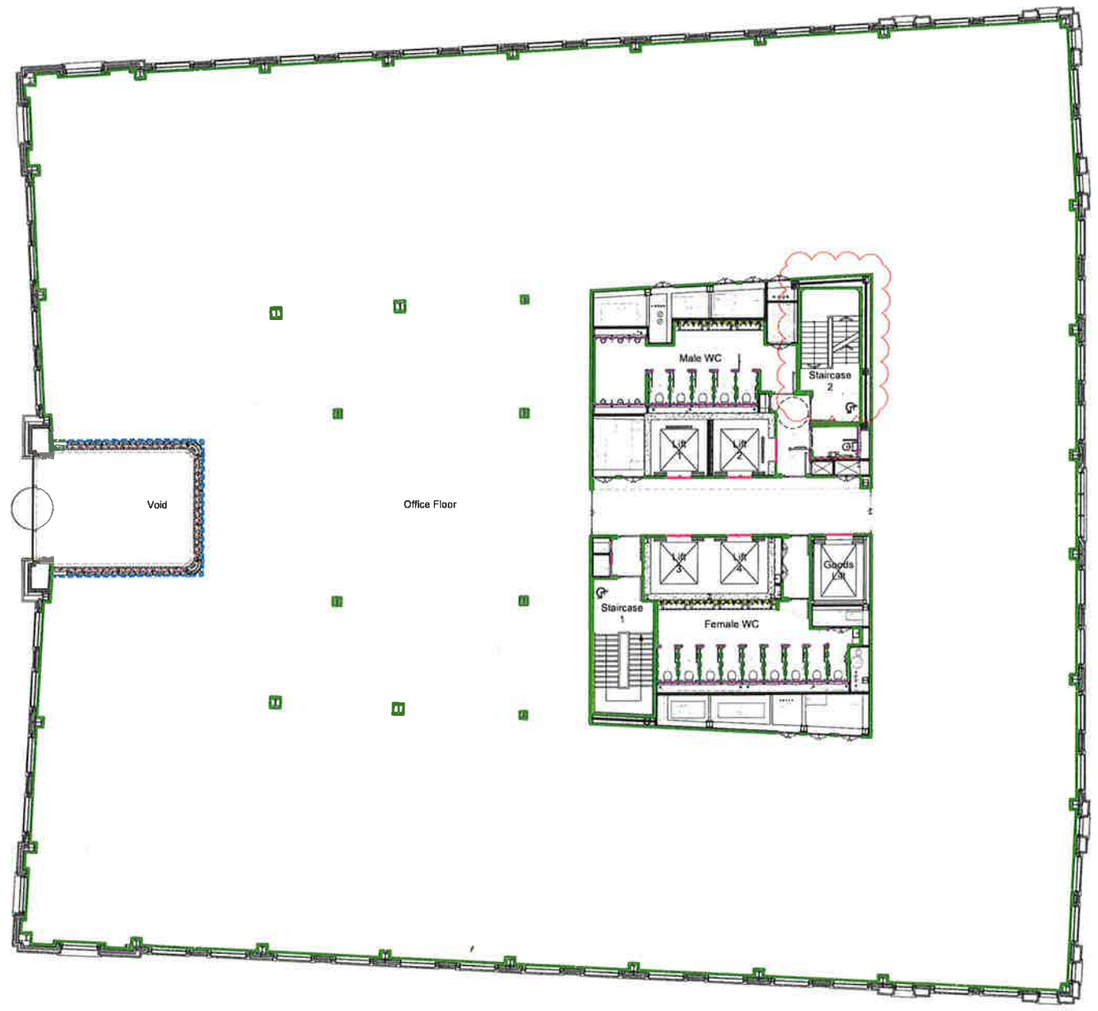
- Type A. Metal sheet cladding to window cill, soffit and side walls — WI-04
- Type B. Plboard to soffit & side walls Painted timber cill (where required) — PW-01

STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	29/08/19
T2	REVISED STAGE 4 ISSUE	14/05/19
T1	STAGE 4 ISSUE	07/05/18

DRAWING: Proposed Ground Floor Plan Wall Finishes
SCALE: 1 : 00 @ AO
DRAWING FILE REF: 1069_A-e-Pro-Wall Finishes
DATE: Nov 2018
DRAWN BY: CG
DWG No: 1069_WF-00
REVISION: T3
DRAWING STATUS: STAGE 4

Buckley Gray Yeoman
Mulberry Hall, The Mulberry, 54 Shoreditch High Street, London E1 6JJ T 020 7377 9919 F 020 7377 9959

CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



1 Proposed Wall Finishes - First Floor
Scale 1:100 @ A0

0 1 5 10 M

DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Any discrepancies between drawings and any other consultants' information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING.

DRAWING KEYS

Wall finishes:

Painted plasterboard	PW-01 PW-02	Timber veneer / back painted glass	WF-01 WF-02	Reception finishes: Metal mesh curtains	FF-11	Granite cladding	IW-21
Painted blockwork	PW-01 PW-02	Timber veneer	FF-18 WF-01	Frameless clear glass	GL-04 IW-19	Profiled wall panels	IW-20
Metal cladding	WF-04	Wall tiles	WF-03			Fluted glazed panels with metal frame	FF-10
Formica or similar (to be approved)	FF-18	Mirror panelling	FF-12 FF-15				

Basement & Ground Floor Bicycle Entrance:

Polycarbonate cladding	WF-05
Perforated metal cladding	WF-06
Porcelain wall tiles at low level. Painted plasterboard above	WF-07
Existing walls made good and painted	

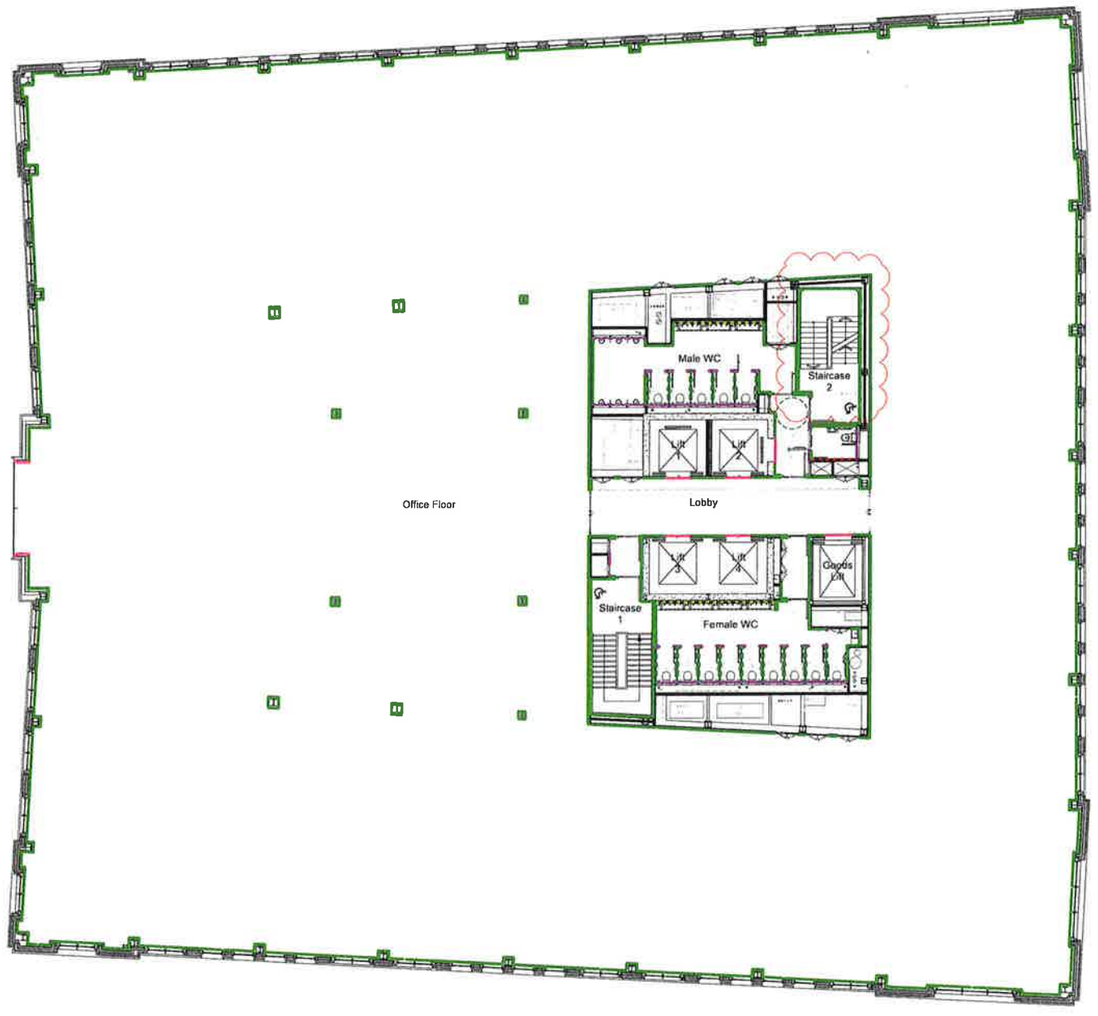
T2	REVISED STAGE 4 ISSUE	14/09/18
T1	STAGE 4 ISSUE	07/09/18
STATUS	REVISION	DATE

DRAWING: Proposed First Floor Plan Wall Finishes
SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-P-WallFinishes
DATE: Nov 2018
DRAWN BY: CG
DWG No: 1069_WF-01
REVISION: T2
DRAWING STATUS: STAGE 4

Buckley Gray Yeoman
Studio 4.04 The Tea Building, 56 Shoreditch High Street, London E1 6JJ T 020 7033 9913 F 020 7033 9914

CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M

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1 **Proposed Wall Finishes - Second Floor**
Scale 1:100 @ A0

0 1 10 M

DRAWING NOTES

All materials to be checked on site prior to commencement of any work by and/or preparation of any shop drawings.

All wall dimensions to any structural elements are indicative only. See structural engineers drawings for actual dimensions.

All wall dimensions to any service elements are indicative only. See services engineers drawings for actual sizes and locations.

This drawing to be read in conjunction with Architects 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.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

Wall finishes

Painted plasterboard	PW-01 PW-02	Timber veneer / back painted glass	WF-01 WF-02	Reception finishes		Basement & Ground Floor Bicycle Entrance	
Painted blockwork	PW-01 PW-02	Timber veneer	FF-18 WF-01	Metal mesh curtains	FF-11	Granite cladding	IW-21	Polycarbonate cladding	WF-05
Metal cladding	WF-04	Wall tiles	WF-03	Frameless clear glass	GL-04 IW-19	Profiled wall panels	IW-20	Perforated metal cladding	WF-06
Formica or similar (to be approved)	FF-18	Mirror panelling	FF-12 FF-15			Fluted glazed panels with metal frame	FF-10	Porcelain wall tiles at low level. Painted plasterboard above.	WF-07
								Existing walls made good and painted	

STATUS	REVISION	DATE
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	07/06/19

DRAWING: Proposed Second Floor Plan Wall Finishes

SCALE: 1:100 @ A0 | DRAWING FILE NO: 1069_A-eP-xx-Wall finishes

DATE: Nov 2018 | DRAWN BY: CG

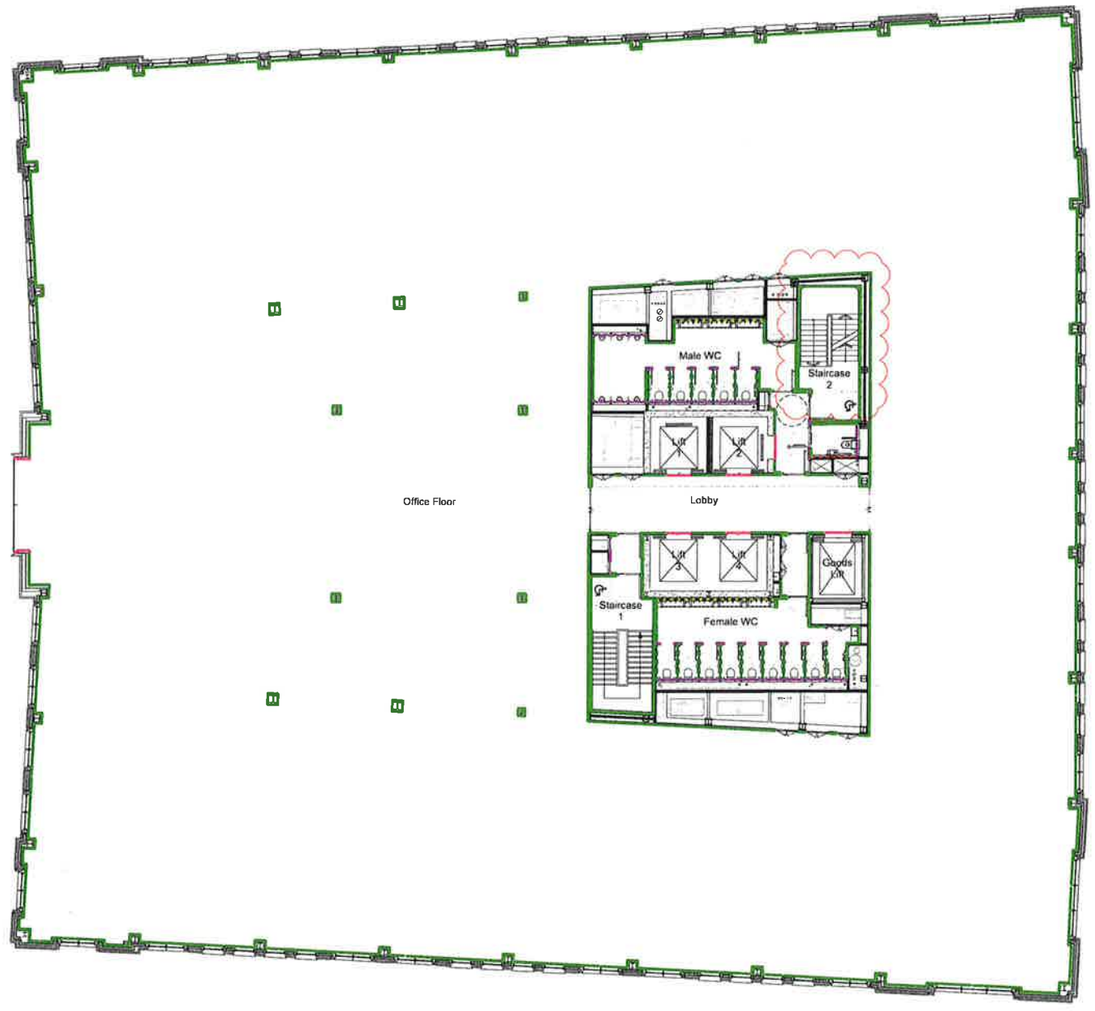
DWG No: 1069_WF-02 | REVISION: T2

DRAWING STATUS: STAGE 4

Buckley Gray Yeoman
Studio 2.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T 020 7033 9913 F 020 7033 9914

CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



1 **Proposed Wall Finishes - Third Floor**
Scale 1:100 @ A0

0 1 10 M

DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works and/or production of any shop drawings.

Figured dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes and dimensions.

Figured dimensions to any items of elements are indicative only. See service and room drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architects 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 main/sub-contractor recommendations to be brought to the attention of the Architect

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

Wall finishes

Painted plasterboard	PW-01 PW-02	Timber veneer / back painted glass	WF-01 WF-02	Metal mesh curtains	FF-11
Painted blockwork	PW-01 PW-02	Timber veneer	FF-18 WF-01	Frameless clear glass	GL-04 IW-19
Metal cladding	WF-04	Wall tiles	WF-03		
Formica or similar (to be approved)	FF-18	Mirror panelling	FF-12 FF-15		

Reception finishes

Granite cladding	IW-21	Polycarbonate cladding	WF-05
Profiled wall panels	IW-20	Perforated metal cladding	WF-06
Fluted glazed panels with metal frame	FF-10	Porcelain wall tiles at low level Painted plasterboard above	WF-07
		Existing walls made good and painted	

Basement & Ground Floor Bicycle Entrance

T2	REVISED STAGE 4 ISSUE	14/09/18
T1	STAGE 4 ISSUE	07/09/18
STATUS	REVISION	DATE

DRAWING: Proposed Third Floor Wall Finishes
SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-4-Pro-Wall finishes
DATE: Nov 2018
DRAWN BY: CG
DWG No: 1069_WF-03
REVISION: T2
DRAWING STATUS: STAGE 4
CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M

Buckley Gray Yeoman
Studio A04 The Pavilion 1 Old Street Yard London EC1Y 8AF T 020 7033 9010 F 020 7033 9014



1 **Proposed Wall Finishes - Fourth Floor**
Scale 1:100 @ A0

0 1 5 10 M

DRAWING NOTES

All dimensions to be checked on site prior to commencement of any works and/or preparation of any shop drawings.

Use of grid or measurements are structural elements are indicative only. See structural engineers drawings for all setting out and engineering.

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 dimensions shown on this drawing and any other contract information or on-site conditions/options recommendations to be brought to the attention of the Architect.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NO'S

Wall finishes:

Painted plasterboard	PW-01 PW-02	Timber veneer / back painted glass	WF-01 WF-02
Painted blockwork	PW-01 PW-02	Timber veneer	FF-18 WF-01
Metal cladding	WF-04	Wall tiles	WF-03
Formica or similar (to be approved)	FF-18	Mirror panelling	FF-12 FF-15

Reception finishes:

Metal mesh curtains	FF-11	Granite cladding	IW-21
Frameless clear glass	GL-04 IW-19	Profiled wall panels	IW-20
		Fluted glazed panels with metal frame	FF-10

Basement & Ground Floor Bicycle Entrance

Polycarbonate cladding	WF-05
Perforated metal cladding	WF-06
Porcelain wall tiles at low level. Painted plasterboard above	WF-07
Existing walls made good and painted	

T2	REVISED STAGE 4 ISSUE	14/05/19
T1	STAGE 4 ISSUE	07/05/19
STATUS	REVISION	DATE

DRAWING: Proposed Fourth Floor Plan Wall Finishes

SCALE: 1:100 @ A2 | DRAWING FILE SIZE: 1069_A-xFin-xWallFinishes

DATE: Nov 2018 | DRAWN BY: CG

DWG No: 1069_WF-04 | REVISION: T2

DRAWING STATUS: STAGE 4

CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T 020 7033 9510 F 020 7033 9511



1 **Proposed Wall Finishes - Fifth Floor**
Scale 1:100 @ A0

0 5 10 m

DRAWING NOTES

DRAWING KEYS

Wall finishes:

Painted plasterboard	PW-01 PW-02	Timber veneer / back painted glass	WF-01 WF-02	Reception finishes:	
Painted blockwork	PW-01 PW-02	Timber veneer	FF-18 WF-01	Metal mesh curtains	FF-11
Metal cladding	WF-04	Wall tiles	WF-03	Frameless clear glass	GI-04 IW-19
Formica (or similar (to be approved)	FF-18	Mirror panelling	FF-12 FF-15		

Granite cladding	IW-21	Basement & Ground Floor Bicycle Entrance	
Profiled wall panels	IW-20	Polycarbonate cladding	WF-05
Fluted glazed panels with metal frame	FF-10	Perforated metal cladding	WF-06
		Porcelain wall tiles at low level Painted plasterboard above.	WF-07
		Existing walls made good and painted	

T2	REVISED STAGE 4 ISSUE	14/09/18	
T1	STAGE 4 ISSUE	07/09/18	
STATUS	REVISION	DATE	

DRAWING: Proposed Fifth Floor Plan Wall Finishes

SCALE: 1:100 @ A0 | DRAWING FILE REF: 1069_A-F-xx-Wall finishes

DATE: Nov 2018 | DRAWN BY: CG

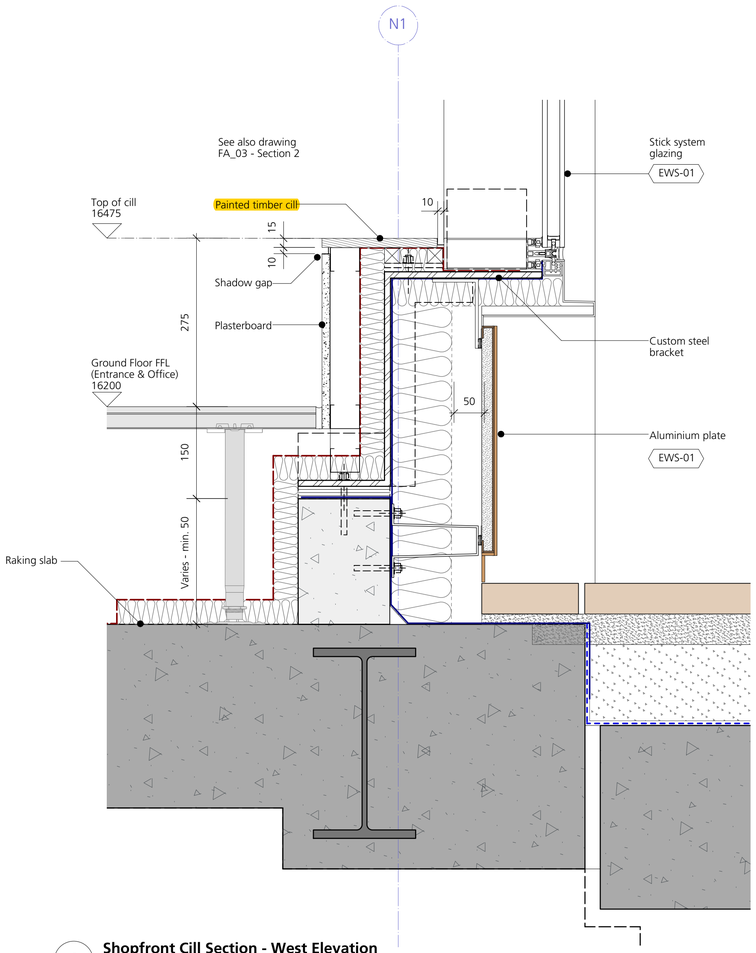
DWG No: 1069_WF-05 | REVISION: T2

DRAWING STATUS: STAGE 4

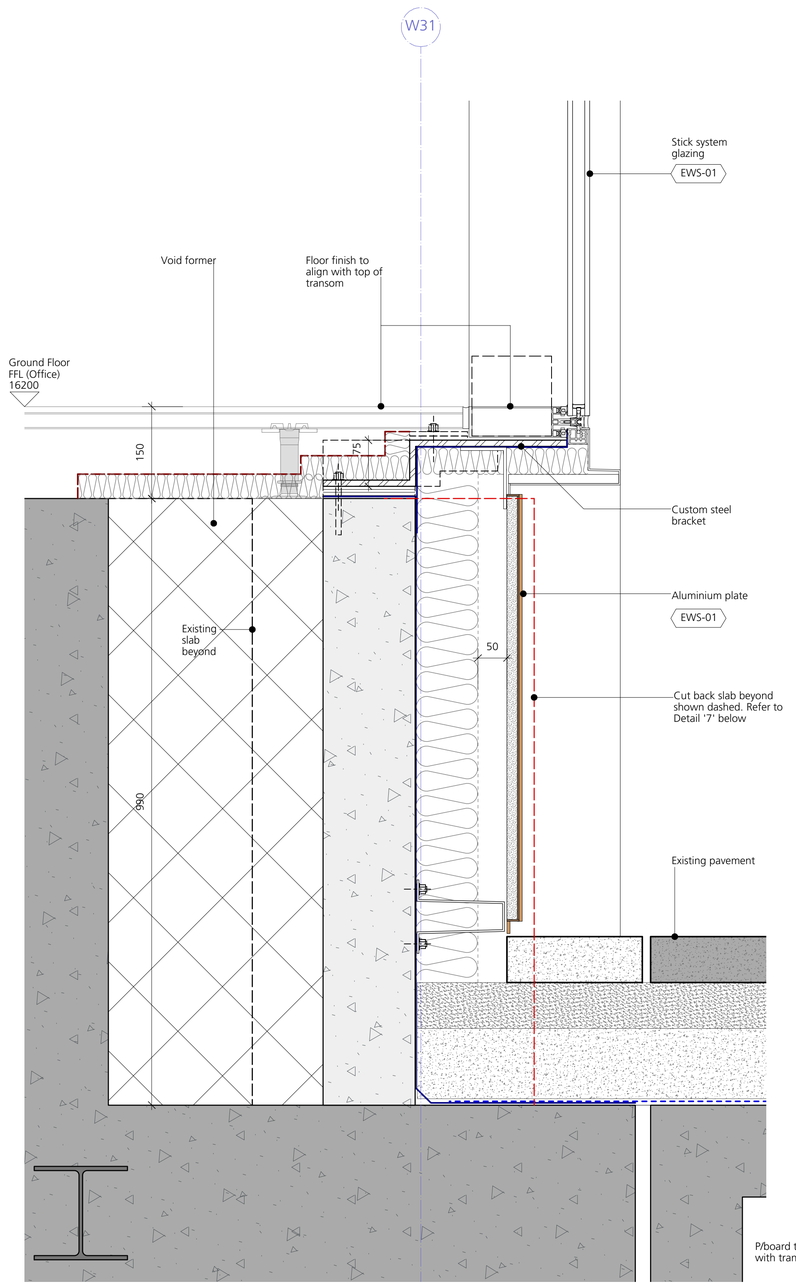
Buckley Gray Yeoman
Studio 4.04 The Tea Building 56 Shoreditch High Street London E1 6JJ T 020 7033 9915 F 020 7033 9914

CLIENT: 25 Cannon Street Limited

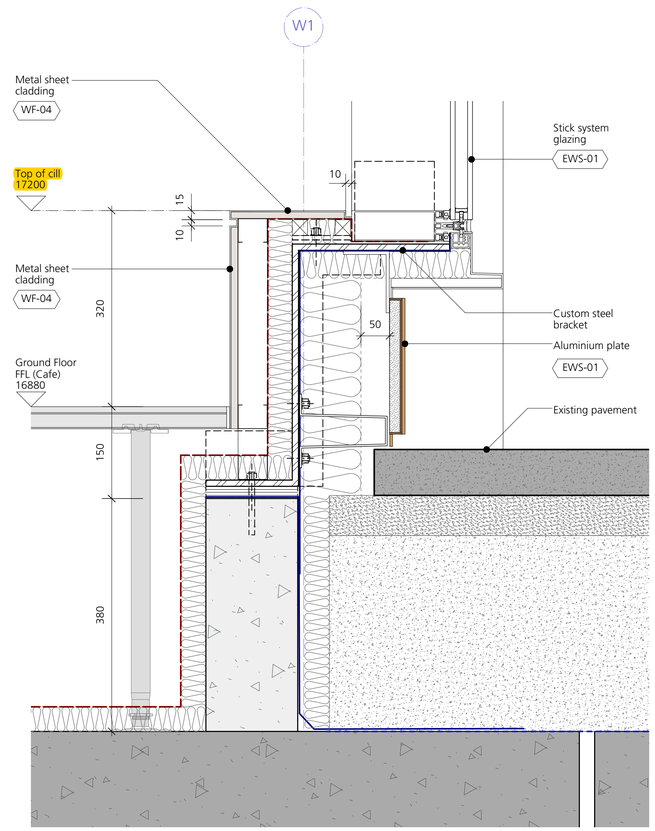
PROJECT: 25 Cannon Street, EC4M



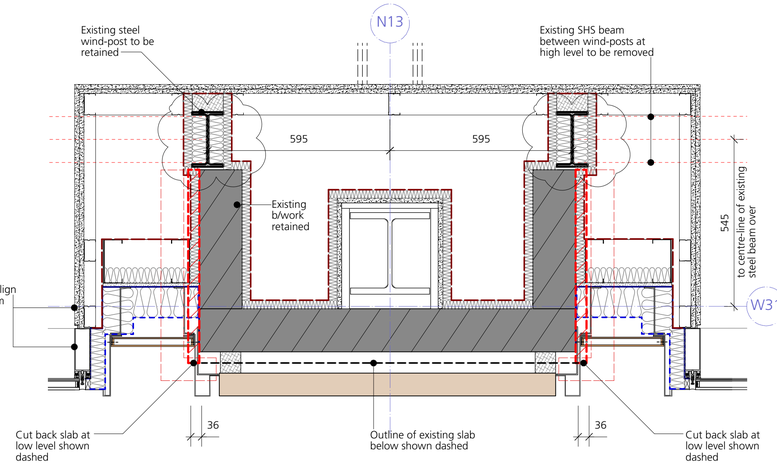
4 Shopfront Cill Section - West Elevation
1:5 @ A1



5 Shopfront Cill Section - South Elevation
1:5 @ A1



6 Shopfront Cill Section - North Elevation (Cafe)
1:5 @ A1



7 South facade column plan - slab demolition
1:20 @ A1

DRAWING NOTES:

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

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Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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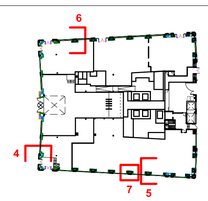
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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

BAL-01	Glass balustrade with stainless steel cap
CF-02	Suspended plasterboard ceiling
CF-03	Lay-in metal tile ceiling system
EWS-01	Shopfront glazing with feature metal reveals & concealed louvres at top
EWS-02	Office and retail glazing with expressed caps
EWS-03	Office glazing with metal reveal and decorative limestone spandrel
EWS-04	Office glazing with pressure caps
EWS-05	Office glazing with horizontal and vertical expressed aluminium cladding
EWS-06	Entrance double-storey glazing
EWS-07	Circulation area glazing
EWS-11	Limestone cladding to the main entrance
EWS-12	Replacement limestone to window returns and balconies
EWS-13	Limestone cornice at level 4
EWS-14	New granite plinth
FP-01	Fire protection to new columns
FP-02	New firestops
FP-03	New cavity barriers
FP-04	Existing firestops. TBC on site
GL-01	Insulating glass units (clear vision glazing, low iron)
GL-02	Insulating glass units (clear vision glazing, reduced iron)
GL-03	Monolithic glass balustrade (clear glass, low iron)
IW-50	Plasterboard on stud frame & insulation (ground floor)
IW-51	Plasterboard & insulation product, dot & dab fixed
IW-52	Plasterboard & insulation product, 30 mins FR
IW-54	Plasterboard cladding to columns
IW-60	Plasterboard on liner (5th floor)
IW-61	Metal sheet on board (5th floor)
TR-02	Blind box, recessed
TR-03	Blind box, recessed with hinged access
WF-01	Veneered panelling to walls
WF-04	Metal sheet cladding to reveals



STATUS	REVISION	DATE
C3	EXISTING SHS CHANGED TO UB.	12/02/20
C2	EXISTING GROUND FLOOR PERIMETER WIND POSTS ADDED TO PLAN.	06/02/20
C1	FIRST CONSTRUCTION ISSUE	20/01/20
T3	REVISED STAGE 4 ISSUE	29/08/19
T2	REVISED STAGE 4 ISSUE	12/07/19
T1	STAGE 4 ISSUE	05/06/19

DRAWING: Ground Floor Cill Details

SCALE	1:5 @ A1 (1:10 @ A3)	DRAWING FILE REF	1069-A-x-D-xx-Facade
DATE	Feb 2019	DRAWN BY	MR
DWG No.	1069-FA-37	REVISION	C3
DRAWING STATUS	CONSTRUCTION		

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London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

ONE NEW CHANGE

ONE NEW CHANGE

WATLING STREET

NEW CHANGE

Fire exit from below via existing UKPN entrance

Existing vent to below

Garden

Main Office Entrance

850mm minimum clear opening to both pass doors either side of revolving doors. See drawing 1069-FA-12 for detail.

20m to exit

Class A1 Unit (Cafe)

WCs

Reception

Fire curtain drops in the event of a fire in reception or ground & first floor offices. Alternative escape route is then via rear of building

17m to exit

Class A1 / A3 / B1 Unit

15m to exit

Class A1 / A3 / B1 Unit

Dry riser: Fire stops at slab

Service Corridor

Lift 1

Lobby

Lifts: 25mm ramp to all lift thresholds to protect them from water ingress

Service Yard

Fire curtain

Fire curtain

Fire curtain

Access to Fire Fighting Shaft

Exhaust point between basement and ground floor

Intake point between basement and ground floor

Lift 3

Lift 4

Goods Lift

Cycle Lift

WCs

WCs

Cycle Entrance

Future stair and lift by Tenant shown indicatively

21m to nearest storey exit (reception) overall distance

38m to alternative storey exit (cycle entrance) overall distance

Class A1 / B1 Unit

22m to exit

13m single direction

Class A1 / B1 Unit

BREAD STREET

CANNON STREET

1 Proposed Fire Strategy - Ground Floor Plan
Scale: 1:100

0 5 10 M

DRAWING NOTES:

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Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

- (F) FIRE-FIGHTING LIFT
- (1) STAIR 1
- (2) STAIR 2 (FIRE-FIGHTING)
- (3) STAIR 3, 5TH FLOOR TO ROOF
- (S) SMOKE EXTRACT SHAFT & AOV
- FIRE / SMOKE CURTAIN (FR 30 MIN. WITH SMOKE SEALS)
- FINAL EXIT, GROUND FLOOR
- 120 MIN (OUT>IN) / 60 MIN (IN>OUT) INTEGRITY & INSULATION
- 60 MINUTES INTEGRITY AND INSULATION
- 30 MINUTES INTEGRITY AND INSULATION
- MAINTAIN EXISTING UKPN FIRE ENCLOSURE RATING
- (D) DRY RISER INLET
- (d) DRY RISER CONNECTION POINT

ESCAPE ROUTES

- ESCAPE DISTANCES
- ESCAPE ROUTE FOR OFFICE USERS
- ESCAPE ROUTE FOR MAINTENANCE OPERATIVES
- SEE BGY RC_SERIES & MTT LIGHTING PLANS FOR ILLUMINATED FIRE EXIT SIGNS

ESCAPE ROUTES - ROOF

- ILLUMINATED 'RUNNING MAN' FIRE EXIT SIGNS EXIT
- FD 120S DOOR
- FD 120 DOOR
- FD 60S DOOR
- FD 60 DOOR
- FD 30S DOOR
- FD 30 DOOR

STATUS	REVISION		DATE
C3	NOTES IN A1/B1 UNIT AMENDED.		24/01/20
C2	ROUTE NOTED IN A1/B1 UNIT AMENDED		17/01/20
C1	FIRST CONSTRUCTION ISSUE.		10/01/20
T1	ESCAPE ROUTES ADDED. STAGE 4 ISSUE		05/06/19

DRAWING: Fire Strategy Proposed Ground Floor Plan
SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-x-P-Fire Strategy
DATE: Jan 2019
DRAWN BY: CG
DWG No.: 1069_FS-00
REVISION: C3
DRAWING STATUS: CONSTRUCTION

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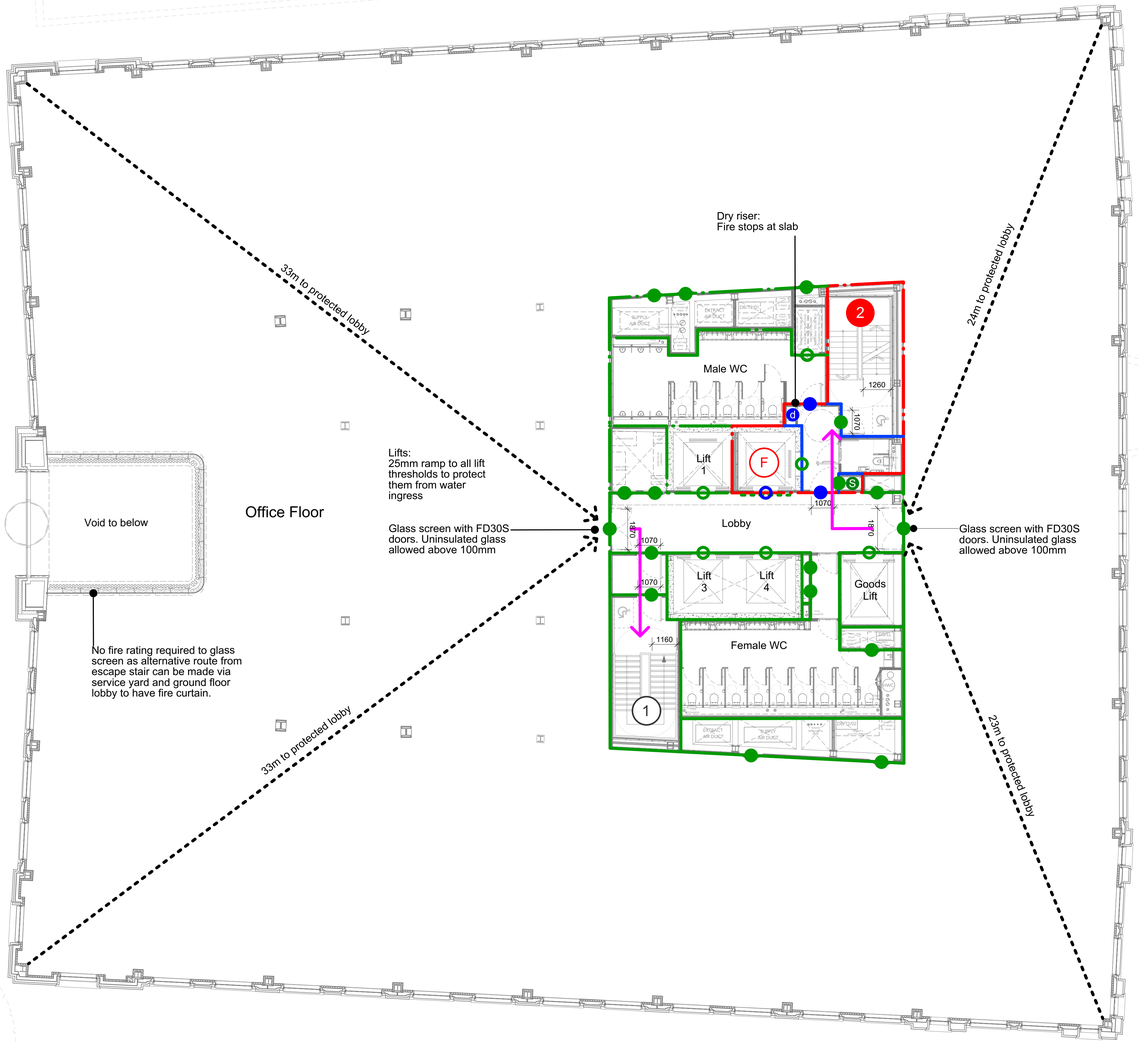
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

ONE NEW CHANGE

ONE NEW CHANGE



1 **Proposed Fire Strategy - First Floor Plan**
Scale: 1:100

0 5 10 M

DRAWING NOTES:

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

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Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

- (F) FIRE-FIGHTING LIFT
- (1) STAIR 1
- (2) STAIR 2 (FIRE-FIGHTING)
- (3) STAIR 3, 5TH FLOOR TO ROOF
- (S) SMOKE EXTRACT SHAFT & AOV
- FIRE / SMOKE CURTAIN (FR 30 MIN. WITH SMOKE SEALS)
- FINAL EXIT, GROUND FLOOR
- 120 MIN (OUT>IN) / 60 MIN (IN>OUT) INTEGRITY & INSULATION
- 60 MINUTES INTEGRITY AND INSULATION
- 30 MINUTES INTEGRITY AND INSULATION
- MAINTAIN EXISTING UKPN FIRE ENCLOSURE RATING
- (D) DRY RISER OUTLET
- (d) DRY RISER CONNECTION POINT

ESCAPE ROUTES

- ESCAPE DISTANCES
- ESCAPE ROUTE FOR OFFICE USERS
- ESCAPE ROUTE FOR MAINTENANCE OPERATIVES

SEE BGY RC_SERIES & MTT LIGHTING PLANS FOR ILLUMINATED FIRE EXIT SIGNS

ESCAPE ROUTES - ROOF

- ILLUMINATED 'RUNNING MAN' FIRE EXIT SIGNS

- FD 120S DOOR
- FD 120 DOOR
- FD 60S DOOR
- FD 60 DOOR
- FD 30S DOOR
- FD 30 DOOR

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE. ESCAPE ROUTES ADDED. STAGE 4 ISSUE	16/01/20
T1		05/06/19

DRAWING: Fire Strategy
Proposed First Floor Plan

SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-x-P-Fire Strategy
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_FS-01
REVISION: C1
DRAWING STATUS: CONSTRUCTION

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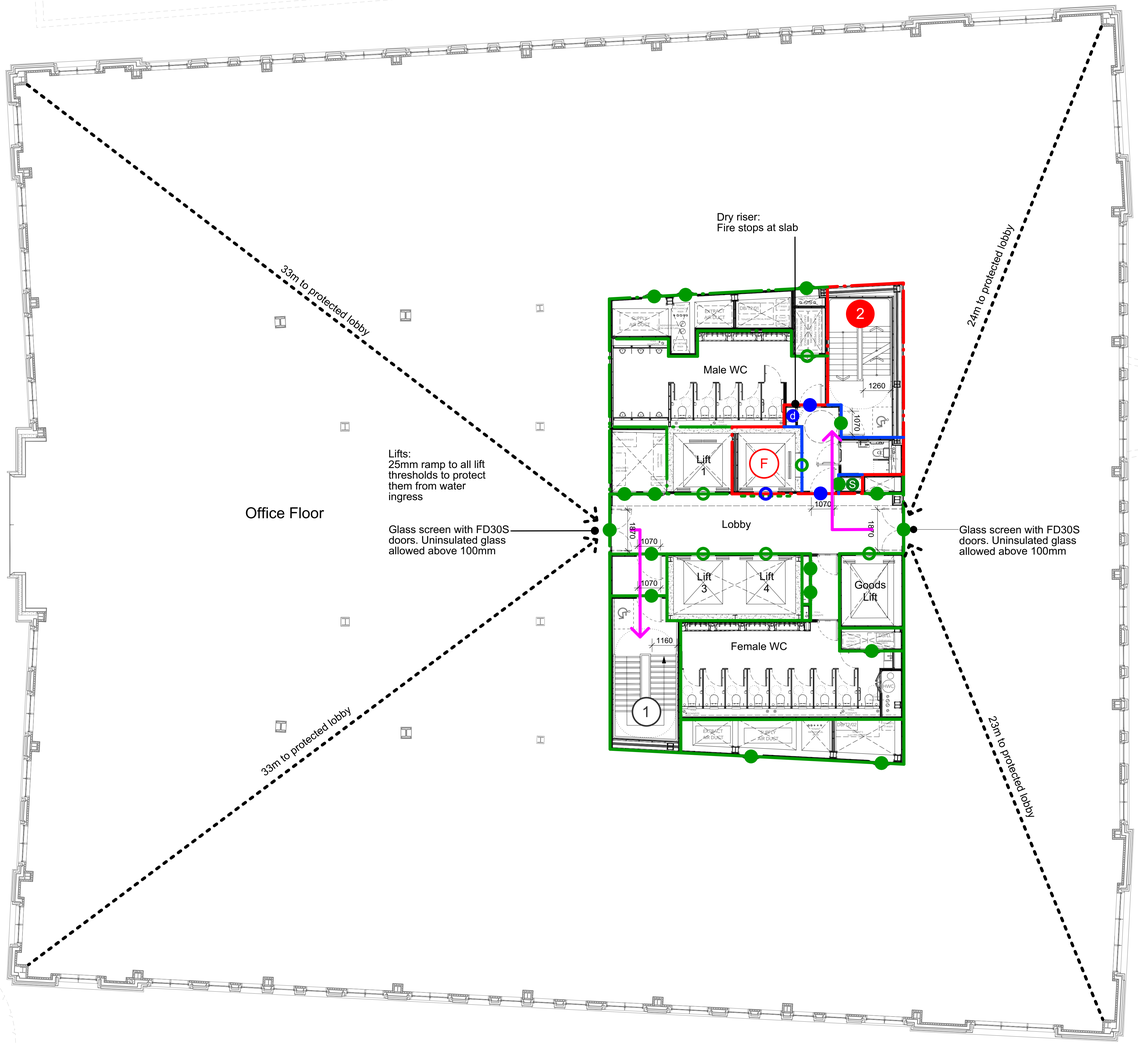
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

ONE NEW CHANGE

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1 Proposed Fire Strategy - Second Floor Plan
Scale: 1:100

0 5 10 M

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

- (P) FIRE-FIGHTING LIFT
- (1) STAIR 1
- (2) STAIR 2 (FIRE-FIGHTING)
- (3) STAIR 3, 5TH FLOOR TO ROOF
- (S) SMOKE EXTRACT SHAFT & AOV
- FIRE / SMOKE CURTAIN (FR 30 MIN. WITH SMOKE SEALS)
- FINAL EXIT, GROUND FLOOR
- 120 MIN (OUT>IN) / 60 MIN (IN>OUT) INTEGRITY & INSULATION
- 60 MINUTES INTEGRITY AND INSULATION
- 30 MINUTES INTEGRITY AND INSULATION
- MAINTAIN EXISTING UKPN FIRE ENCLOSURE RATING
- (D) DRY RISER OUTLET
- (d) DRY RISER CONNECTION POINT

ESCAPE ROUTES

- ESCAPE DISTANCES
- ESCAPE ROUTE FOR OFFICE USERS
- ESCAPE ROUTE FOR MAINTENANCE OPERATIVES

SEE BGY RC_SERIES & MTT LIGHTING PLANS FOR ILLUMINATED FIRE EXIT SIGNS

ESCAPE ROUTES - ROOF

- ILLUMINATED 'RUNNING MAN' FIRE EXIT SIGNS

- FD 120S DOOR
- FD 120 DOOR
- FD 60S DOOR
- FD 60 DOOR
- FD 30S DOOR
- FD 30 DOOR

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE. ESCAPE ROUTES ADDED.	16/01/20
T1	STAGE 4 ISSUE	05/06/19

DRAWING: Fire Strategy
Proposed Second Floor Plan

SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-x-P-Fire Strategy
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_FS-02
REVISION: C1
DRAWING STATUS: CONSTRUCTION

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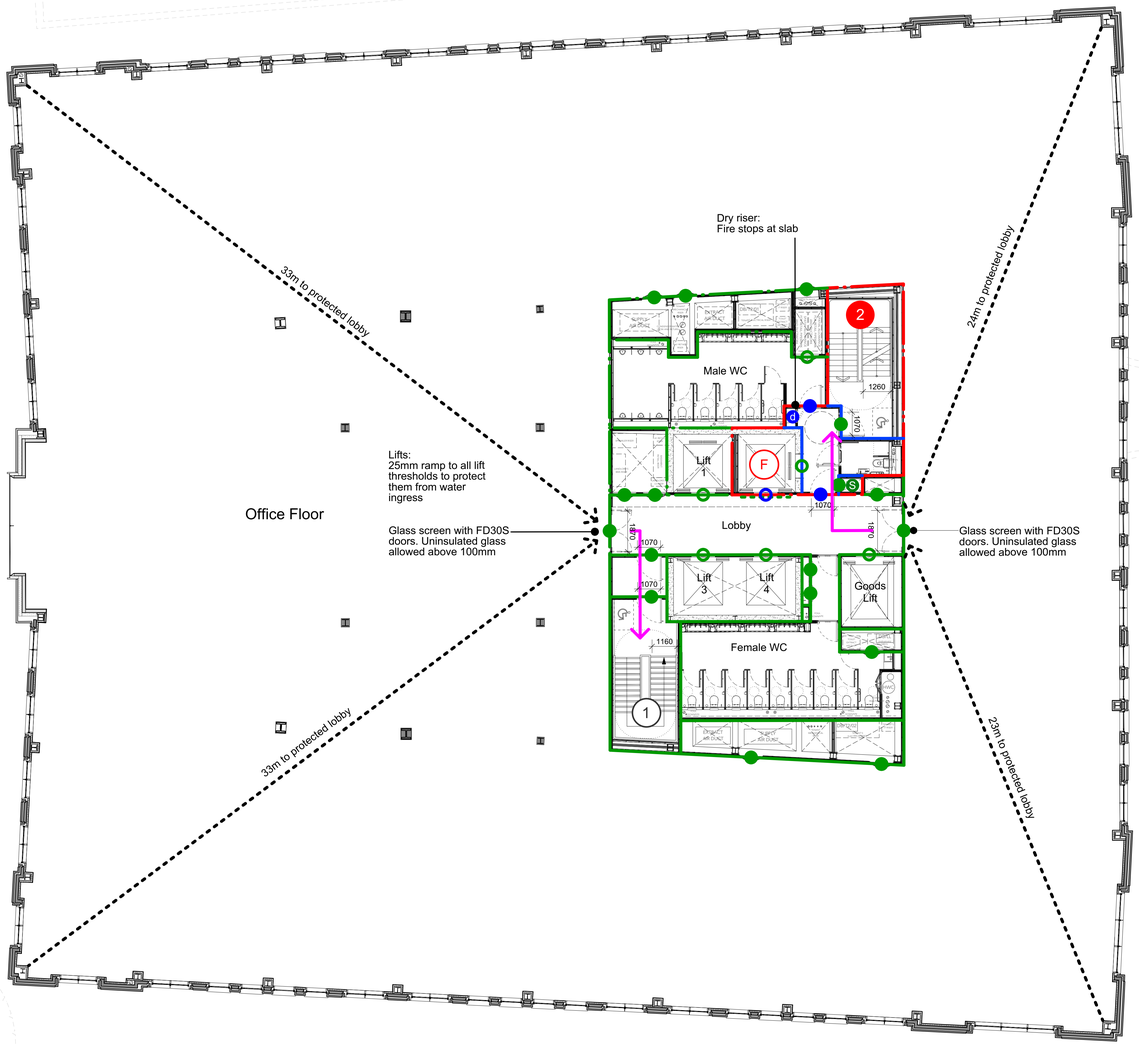
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

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1 **Proposed Fire Strategy - Third Floor Plan**
Scale: 1:100

0 5 10 M

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

- (P) FIRE-FIGHTING LIFT
- (1) STAIR 1
- (2) STAIR 2 (FIRE-FIGHTING)
- (3) STAIR 3, 5TH FLOOR TO ROOF
- (S) SMOKE EXTRACT SHAFT & AOV
- FIRE / SMOKE CURTAIN (FR 30 MIN. WITH SMOKE SEALS)
- FINAL EXIT, GROUND FLOOR
- 120 MIN (OUT>IN) / 60 MIN (IN>OUT) INTEGRITY & INSULATION
- 60 MINUTES INTEGRITY AND INSULATION
- 30 MINUTES INTEGRITY AND INSULATION
- MAINTAIN EXISTING UKPN FIRE ENCLOSURE RATING
- (D) DRY RISER OUTLET
- (d) DRY RISER CONNECTION POINT

ESCAPE ROUTES

- ESCAPE DISTANCES
- ESCAPE ROUTE FOR OFFICE USERS
- ESCAPE ROUTE FOR MAINTENANCE OPERATIVES

SEE BGY RC_SERIES & MTT LIGHTING PLANS FOR ILLUMINATED FIRE EXIT SIGNS

ESCAPE ROUTES - ROOF

- ILLUMINATED 'RUNNING MAN' FIRE EXIT SIGNS

- FD 120S DOOR
- FD 120 DOOR
- FD 60S DOOR
- FD 60 DOOR
- FD 30S DOOR
- FD 30 DOOR

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE. ESCAPE ROUTES ADDED. STAGE 4 ISSUE	16/01/20
T1		05/06/19

DRAWING: Fire Strategy
Proposed Third Floor Plan

SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-x-P-Fire Strategy
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_FS-03
REVISION: C1
DRAWING STATUS: CONSTRUCTION

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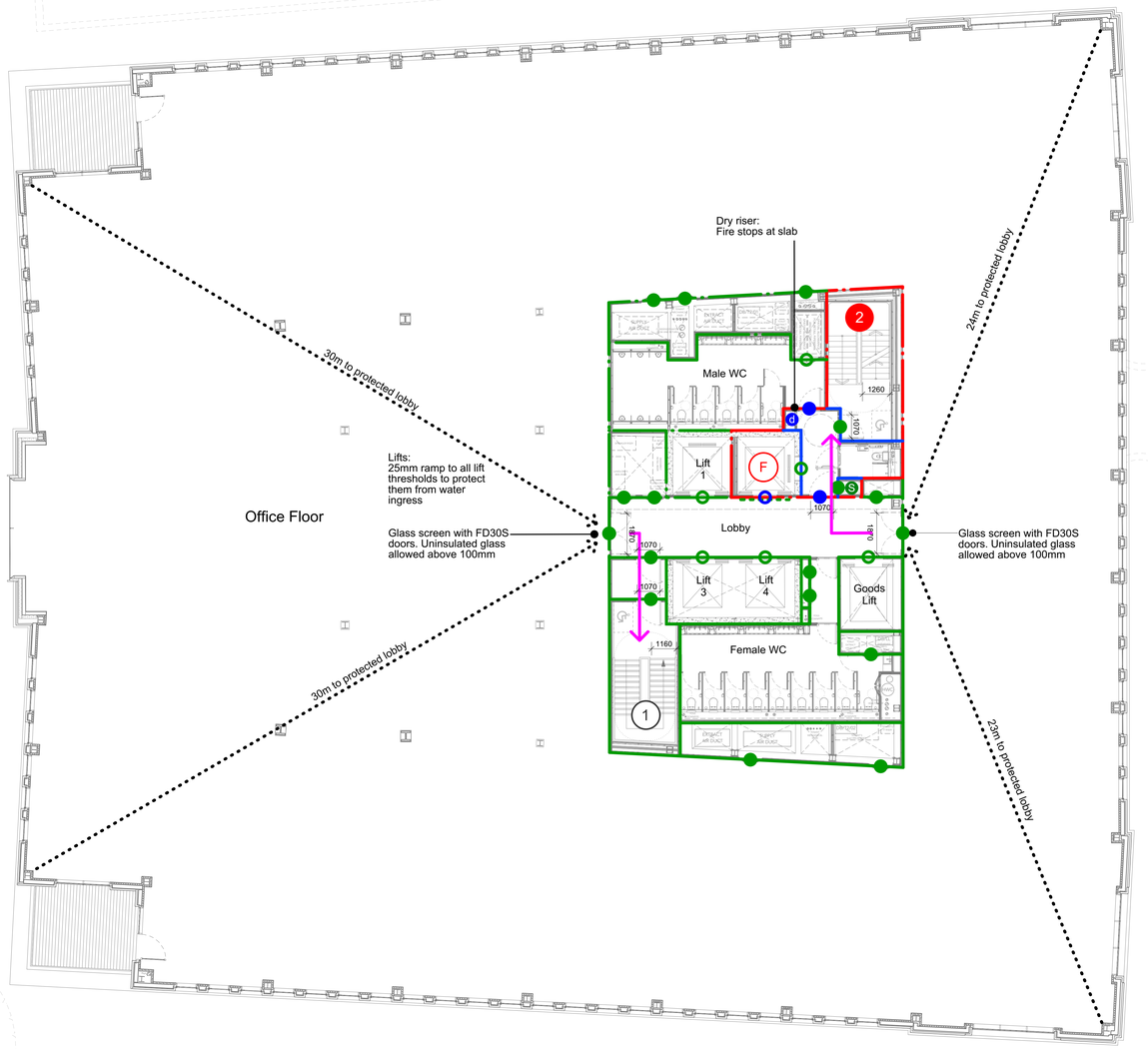
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

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1 **Proposed Fire Strategy - Fourth Floor Plan**
Scale: 1:100

0 5 10 M

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

- (P) FIRE-FIGHTING LIFT
- (1) STAIR 1
- (2) STAIR 2 (FIRE-FIGHTING)
- (3) STAIR 3, 5TH FLOOR TO ROOF
- (S) SMOKE EXTRACT SHAFT & AOV
- FIRE / SMOKE CURTAIN (FR 30 MIN. WITH SMOKE SEALS)
- FINAL EXIT, GROUND FLOOR
- 120 MIN (OUT>IN) / 60 MIN (IN>OUT) INTEGRITY & INSULATION
- 60 MINUTES INTEGRITY AND INSULATION
- 30 MINUTES INTEGRITY AND INSULATION
- MAINTAIN EXISTING UKPN FIRE ENCLOSURE RATING
- (D) DRY RISER OUTLET
- (d) DRY RISER CONNECTION POINT

ESCAPE ROUTES

- ESCAPE DISTANCES
- ESCAPE ROUTE FOR OFFICE USERS
- ESCAPE ROUTE FOR MAINTENANCE OPERATIVES

SEE BGY RC_SERIES & MTT LIGHTING PLANS FOR ILLUMINATED FIRE EXIT SIGNS

ESCAPE ROUTES - ROOF

- ILLUMINATED 'RUNNING MAN' FIRE EXIT SIGNS

- FD 120S DOOR
- FD 120 DOOR
- FD 60S DOOR
- FD 60 DOOR
- FD 30S DOOR
- FD 30 DOOR

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE. ESCAPE ROUTES ADDED. STAGE 4 ISSUE	16/01/20
T1		05/06/19

DRAWING: Fire Strategy
Proposed Fourth Floor Plan

SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-x-P-Fire Strategy
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_FS-04
REVISION: C1
DRAWING STATUS: CONSTRUCTION

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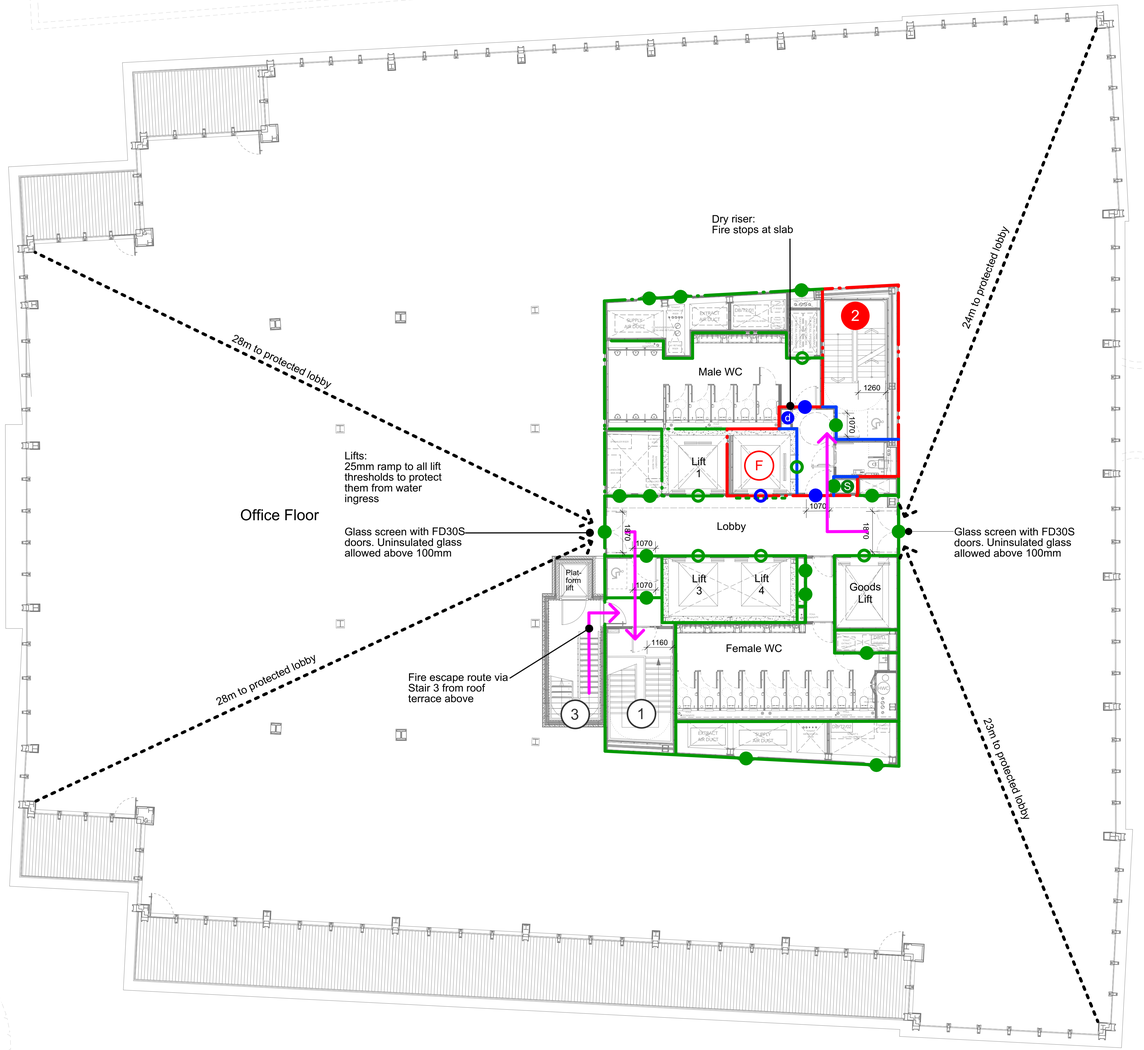
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

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1 **Proposed Fire Strategy - Fifth Floor Plan**
Scale: 1:100

0 5 10 M

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:
Tables and chairs for illustrative purpose only.

(F)	FIRE-FIGHTING LIFT		120 MIN (OUT>IN) / 60 MIN (IN>OUT) INTEGRITY & INSULATION	ESCAPE ROUTES	FD 120S DOOR
1	STAIR 1		60 MINUTES INTEGRITY AND INSULATION	ESCAPE DISTANCES	FD 120 DOOR
2	STAIR 2 (FIRE-FIGHTING)		30 MINUTES INTEGRITY AND INSULATION	ESCAPE ROUTE FOR OFFICE USERS	FD 60S DOOR
3	STAIR 3, 5TH FLOOR TO ROOF		MAINTAIN EXISTING UKPN FIRE ENCLOSURE RATING	ESCAPE ROUTE FOR MAINTENANCE OPERATIVES	FD 60 DOOR
(S)	SMOKE EXTRACT SHAFT & AOV	(D)	DRY RISER OUTLET	SEE BGY RC_SERIES & MTT LIGHTING PLANS FOR ILLUMINATED FIRE EXIT SIGNS	FD 30S DOOR
	FIRE / SMOKE CURTAIN (FR 30 MIN. WITH SMOKE SEALS)	(d)	DRY RISER CONNECTION POINT	ESCAPE ROUTES - ROOF	FD 30 DOOR
	FINAL EXIT, GROUND FLOOR			ILLUMINATED 'RUNNING MAN' FIRE EXIT SIGNS EXIT	

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE ESCAPE ROUTES ADDED. STAGE 4 ISSUE	16/01/20
T1		05/06/19

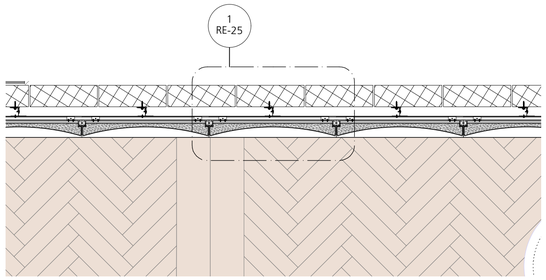
DRAWING: Fire Strategy
Proposed Fifth Floor Plan
SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-x-P-Fire Strategy
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_FS-05
REVISION: C1
DRAWING STATUS: CONSTRUCTION

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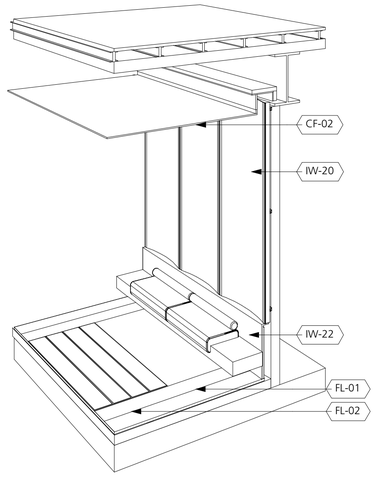
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London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited

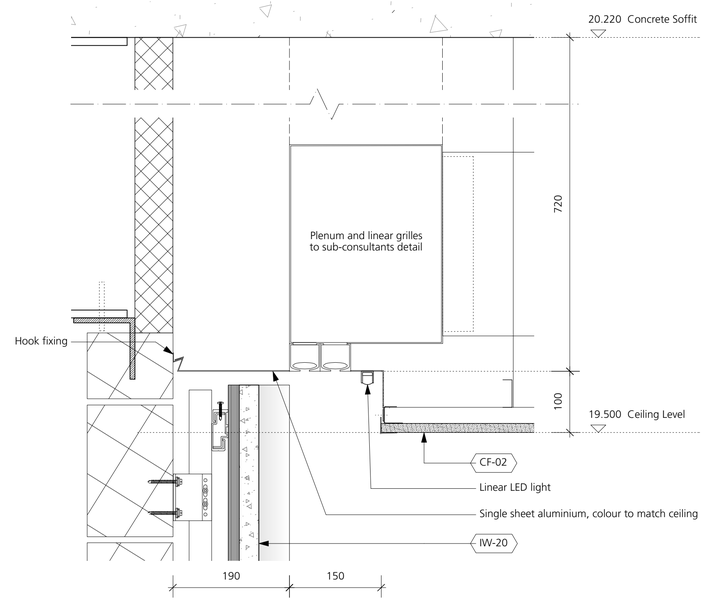
PROJECT: 25 Cannon Street, EC4M



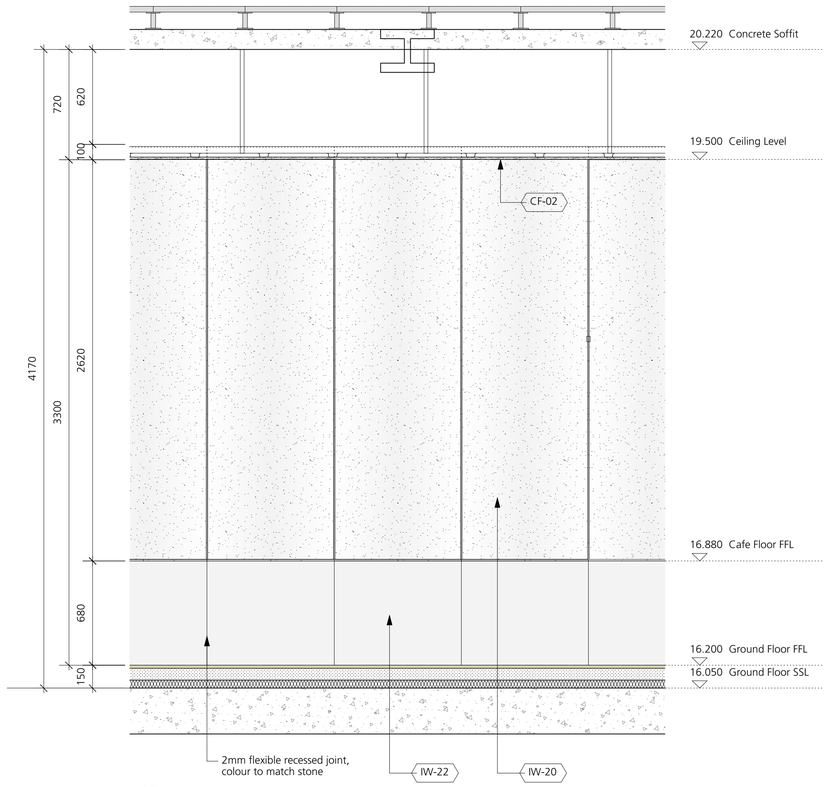
1 **Proposed Reception - Bench wall panel section**
Scale 1:20 @ A1



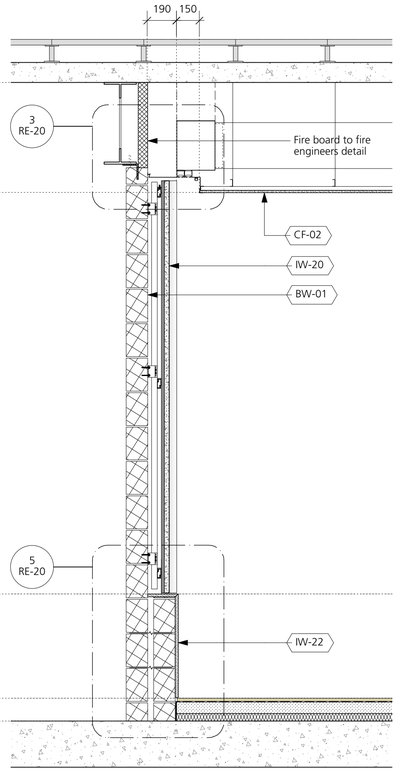
6 **Proposed Reception - Typ. wall panel 3D view**
NTS



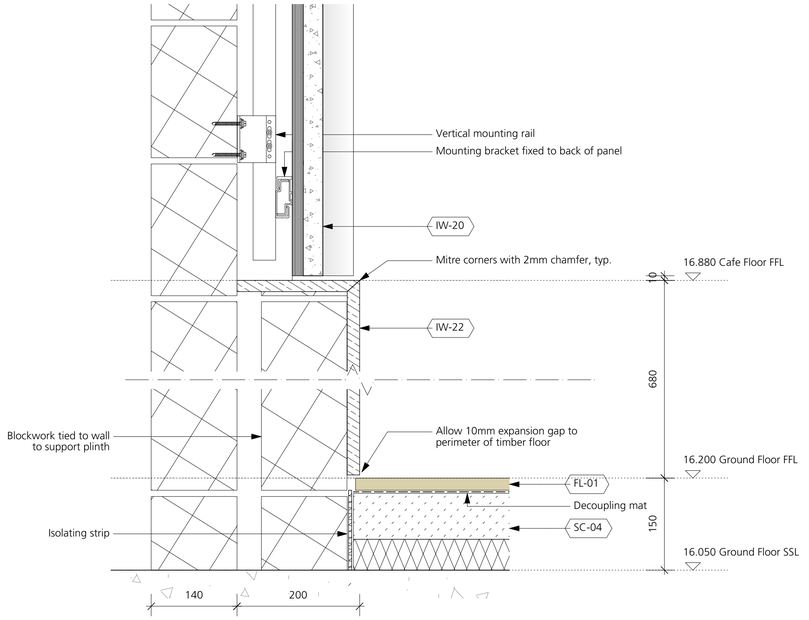
3 **Proposed Reception - Typ. wall panel head**
Scale 1:5 @ A1



2 **Proposed Reception - Bench wall panel elevation**
Scale 1:20 @ A1



4 **Proposed Reception - Typ. wall panel section**
Scale 1:20 @ A1



5 **Proposed Reception - Typ. wall panel plinth**
Scale 1:5 @ A1

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes

IW-22. Stone cladding
IW-20. Plaster wall panels on hanging system
CF-02. Ceiling
FL-01. Timber flooring
SC-04. Screed sub-base to floor
FL-02. Stone flooring
BW-01. New blockwork partition

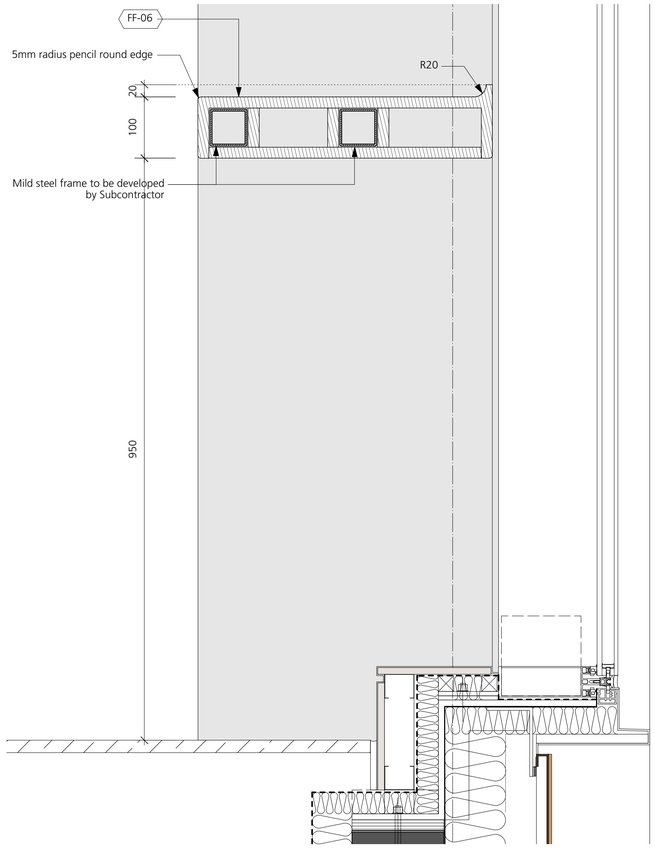
STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	07/06/19

DRAWING: Proposed Reception Wall Panels
SCALE: Various
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-20
REVISION: T1
DRAWING STATUS: STAGE 4

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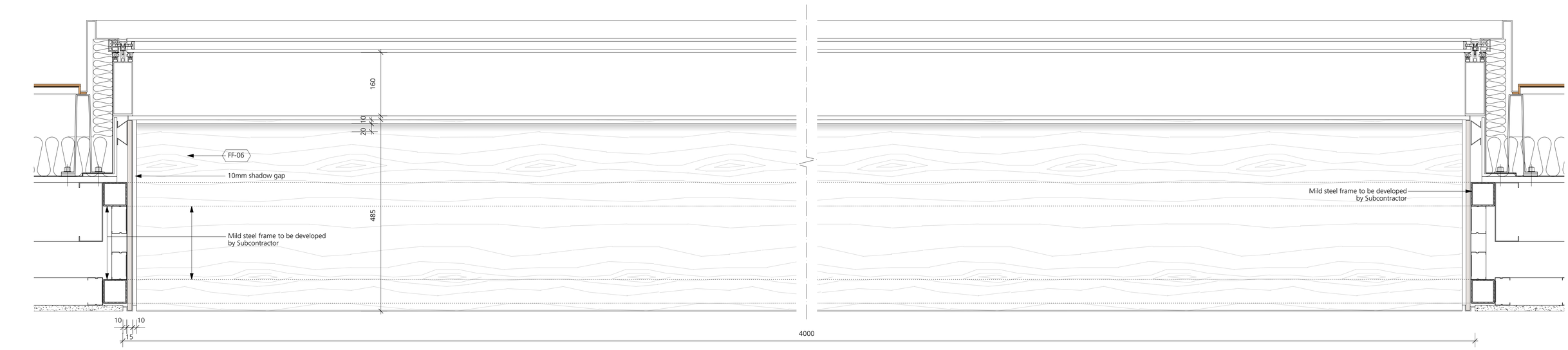
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PROJECT: 25 Cannon Street, EC4M



1 Window Bench Section

Scale 1:5 @ A1



2 Window Bench Plan

Scale 1:5 @ A1

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes

FF-06. Window ledge

STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	06/09/19

DRAWING: Proposed Reception Window Ledge

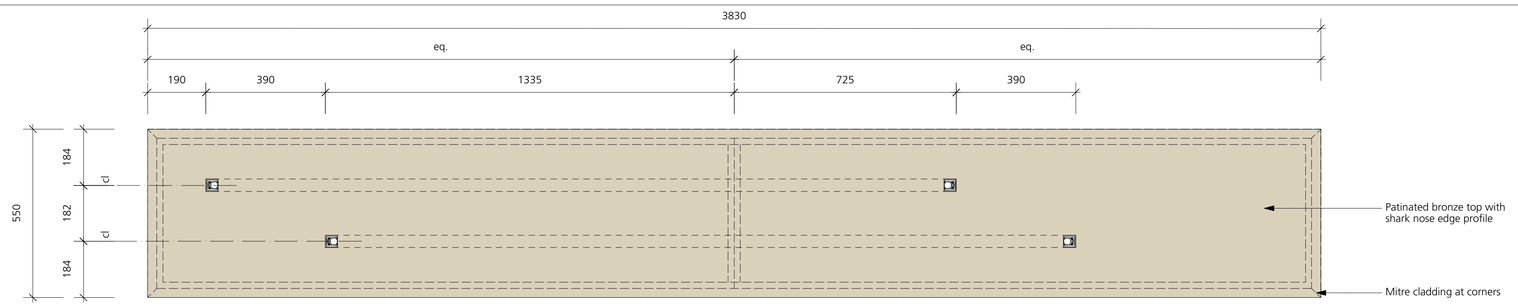
SCALE	1:5 @ A1 (1:10 @ A3)	DRAWING FILE REF	1069-A-x-D-xx-Reception Details
DATE	Sep. 2019	DRAWN BY	CG
DWG No.	1069_RE-37	REVISION	T1
DRAWING STATUS	STAGE 4		

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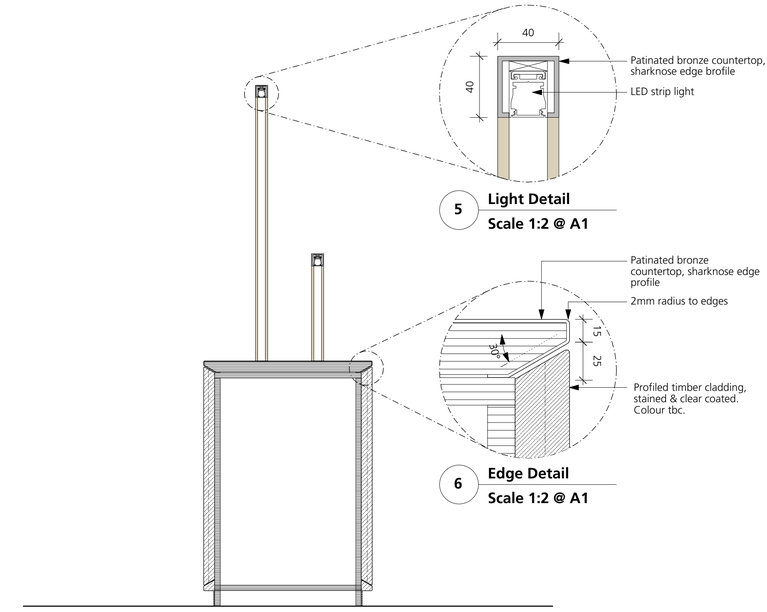
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



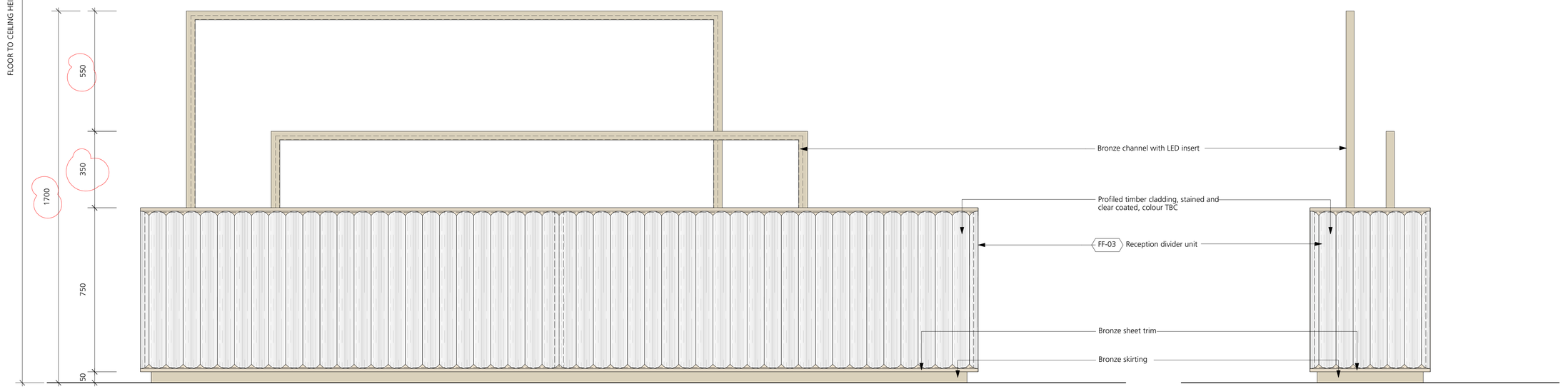
1 **Divider Plan**
Scale 1:10 @ A1



5 **Light Detail**
Scale 1:2 @ A1

6 **Edge Detail**
Scale 1:2 @ A1

4 **Divider Section**
Scale 1:10 @ A1



2 **Divider Elevation**
Scale 1:10 @ A1

3 **Divider Elevation**
Scale 1:10 @ A1

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes
FF-03. Divider unit

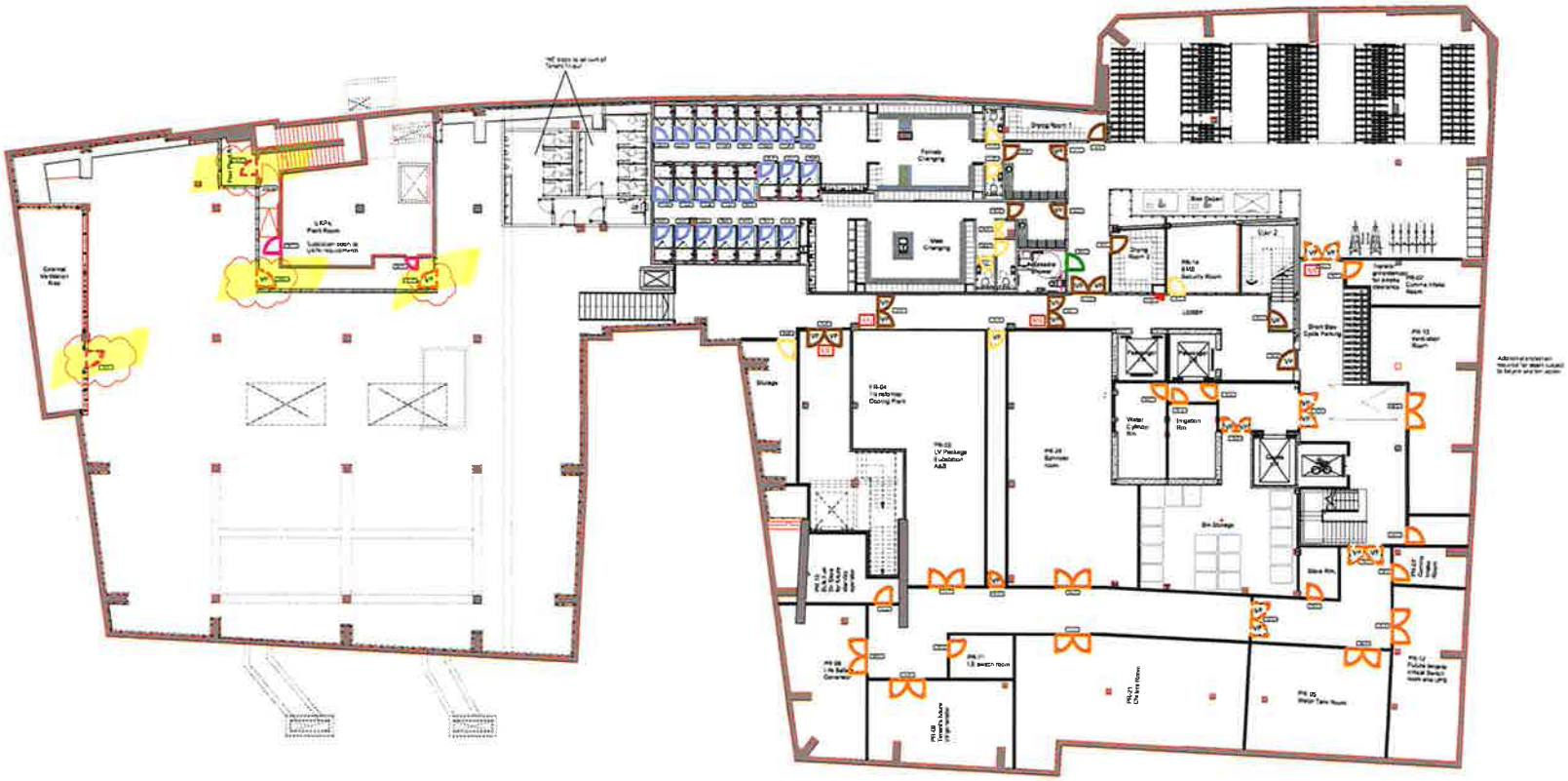
STATUS	REVISION	DATE
T3	REVISED STAGE 4 ISSUE	17/09/19
T2	STAGE 4 REVISED ISSUE	16/09/19
T1	STAGE 4 ISSUE	20/06/19

DRAWING: Proposed Reception Divider Unit
SCALE: 1:10 @ A1
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-41 (OPTION 1)
REVISION: T3
DRAWING STATUS: STAGE 4

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London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



1 **Proposed Door Types - Basement**
Scale 1:100 @ A0

See BGY FR_Series drawings for fire rating to doors

See MTT drawings for security & access control

Dr 01 Door number

VP Vision panel

ML Magnetic lock

Timber veneer Type A1 / A2 Full handles & push plate Ironmongery black

Timber veneer Type A3 / A4 Lever handles Ironmongery black

Timber veneer Type A5 - Disabled WC Lever handles Ironmongery black

Timber veneer Type A7 - Clear door with push plate Full handle & push plate Ironmongery black

Timber veneer Type A6 - Disabled WC with push panel Lever handles Ironmongery black

Painted white Type B7 / B2 Lever handles Ironmongery satin s s

Painted white Type B3 Full handles & push plate Ironmongery satin s s

Riser doors Type D1 / D2 Painted white Concealed frame

Glazed doors Type F1 / F2 Full handles Satin steel

Shower doors Type F Veneer finish Lever handles (FAB) Ironmongery black

Dry Riser Type G Timber veneer Budget lock

Smoke Extract Type H Timber veneer Automatic opening

Reception Lift Lobby Type J Kitchen satin stainless Swivel to lift lobby side

WC (vehicle) doors Veneer finish Lever handles (FAB) Ironmongery black

Substation doors to UKPN requirements

External BOH doors Metal doors

T2	REVISED STAGE 4 ISSUE	23/05/19
T1	REVISED STAGE 4 ISSUE	10/05/19
P1	STAGE 4 ISSUE	05/04/19

Proposed Basement Door Types

Scale: 1:100 @ A0 | Drawing No: -

Date: Apr 2019 | Drawn By: AH

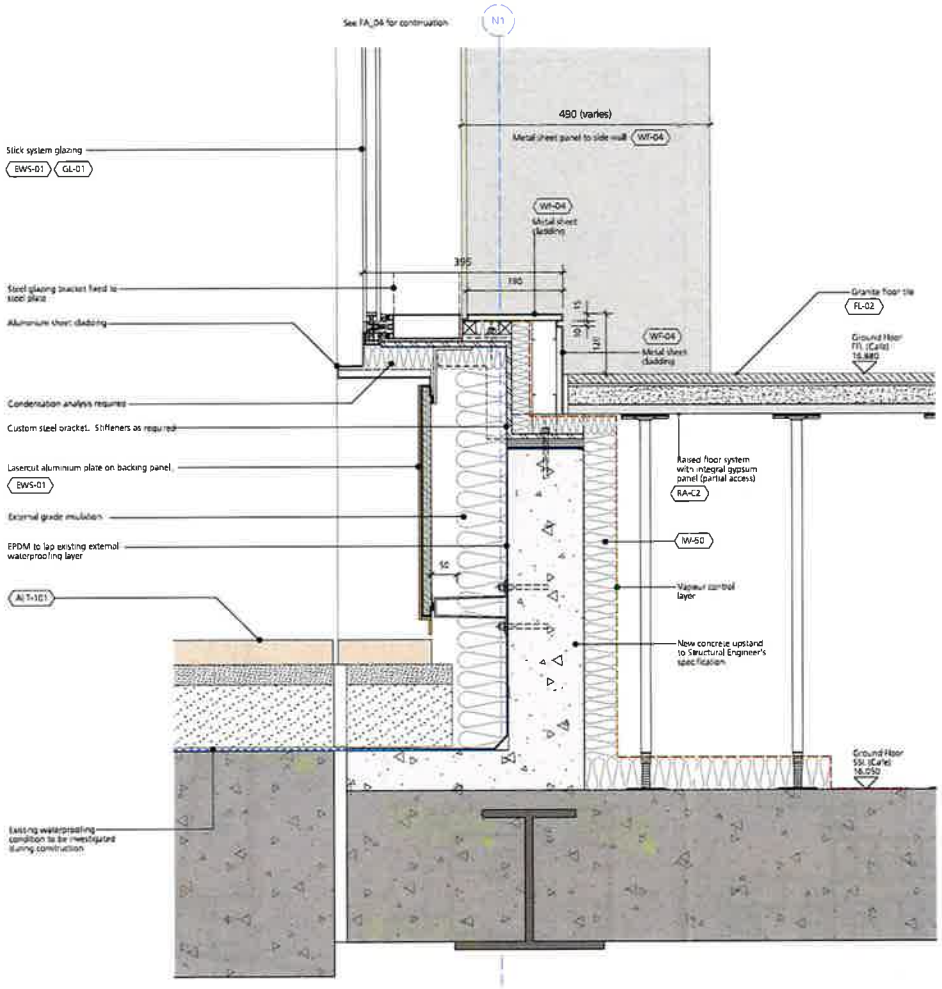
Project No: 1069_DT-B1 | Revision: T3

Drawing Status: STAGE 4

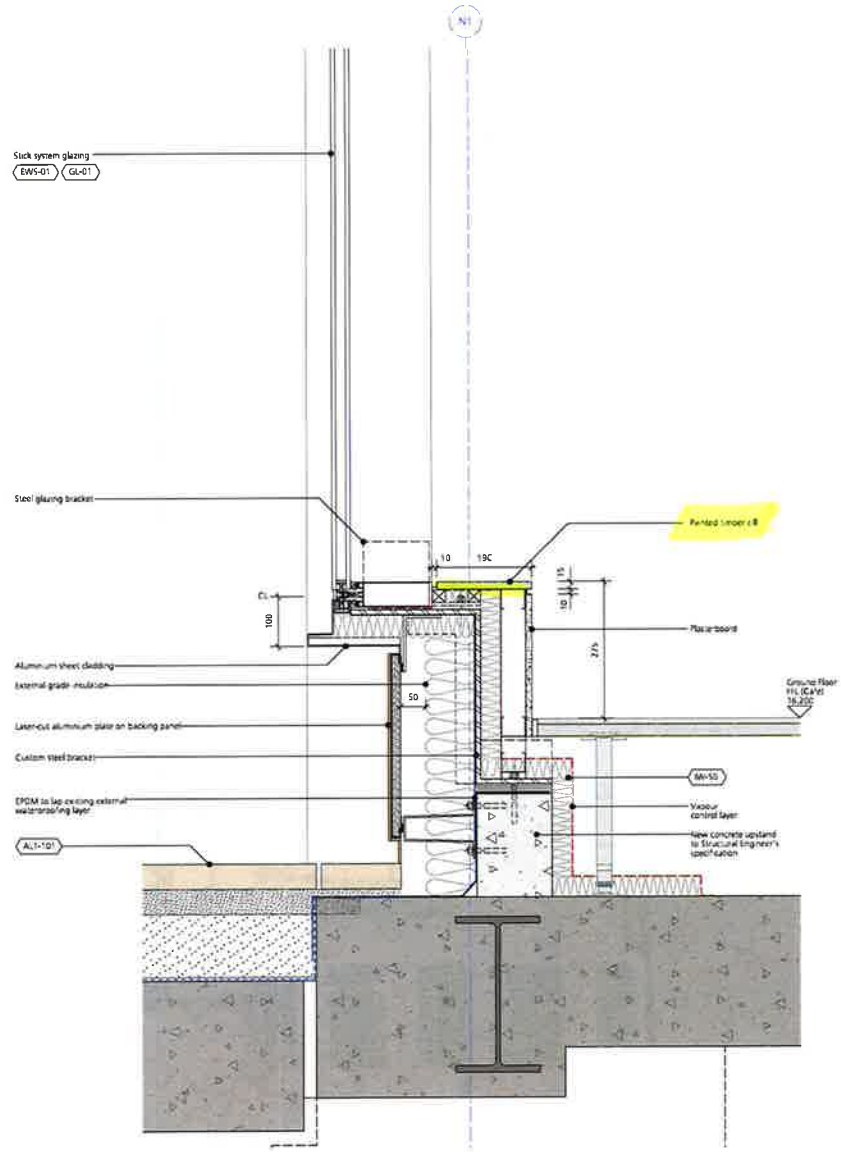
Project: 25 Cannon Street Limited

25 Cannon Street, EC4M

Buckley Gray Yeoman



1 Typical Bay -Ground Floor Shopfront Cill Section
Scale: 1:5



2 Typical Bay -Ground Floor Shopfront Cill Section
Scale: 1:5

DRAWING NOTES

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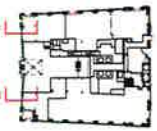
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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

BAL-40	Glass balustrade with stainless steel cap
CD-02	Suspended plasterboard ceiling
CF-03	Layin metal tile ceiling system
EWS-01	Shopfront glazing with feature metal reveals & concealed louvre at top
EWS-02	Office and retail glazing with expressed cills
EWS-03	Office glazing with metal reveal and decorative limestone surround
EWS-04	Office glazing with pressure cills
EWS-05	Office glazing with horizontal and vertical expressed aluminium cladding
EWS-06	Entrance double-storey glazing
EWS-07	Circulation area glazing
EWS-11	Limestone cladding to the main entrances
EWS-12	Replacement limestone to window returns and columns
EWS-13	Limestone corner at level 4
EWS-14	New granite plinth
FP-01	Fire protection to new columns
FP-02	New firestops
FP-03	New cavity barriers
FP-04	Existing firestops - TBC on site
GL-01	Insulating glass units (clear vision glazing, low iron)
GL-02	Insulating glass units (clear vision glazing, reduced iron)
GL-03	Manufacture glass balustrade (clear glass, low iron)
IW-50	Plasterboard on stud frame & insulation (ground floor)
IW-51	Plasterboard & insulation product, 100 & over Thick
IW-52	Plasterboard & insulation product, 50 mm Thick
IW-54	Plasterboard cladding to columns
IW-55	Plasterboard on liner (5th floor)
IW-56	Metal sheet on board (5th floor)
PA-01	Panel box, Louvres
PA-02	Panel box, Louvres with fixings above
WF-01	Concrete panelling to walls
WF-04	Metal sheet cladding to reveals



C1	FIRST CONSTRUCTION ISSUE	20/01/20
T3	REVISED STAGE 4 ISSUE	28/08/19
T2	REVISED STAGE 4 ISSUE	12/07/19
T1	STAGE 4 ISSUE	05/06/19

STATUS | DATE

DRAWING: Typical Facade Details 03

SCALE: 1:5 @ A1 (1:10 @ A3) | DRAWING FILE REF: 1069-A-1-0-xx-Facade

DATE: Nov. 2018 | DRAWN BY: MR

DWG No.: 1069-FA-03 | REVISION: C1

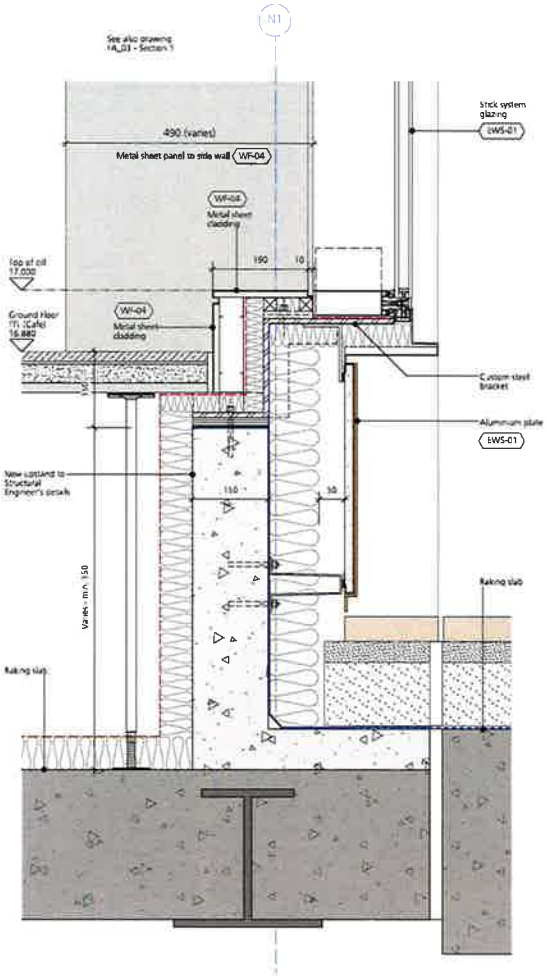
DRAWING STATUS: CONSTRUCTION

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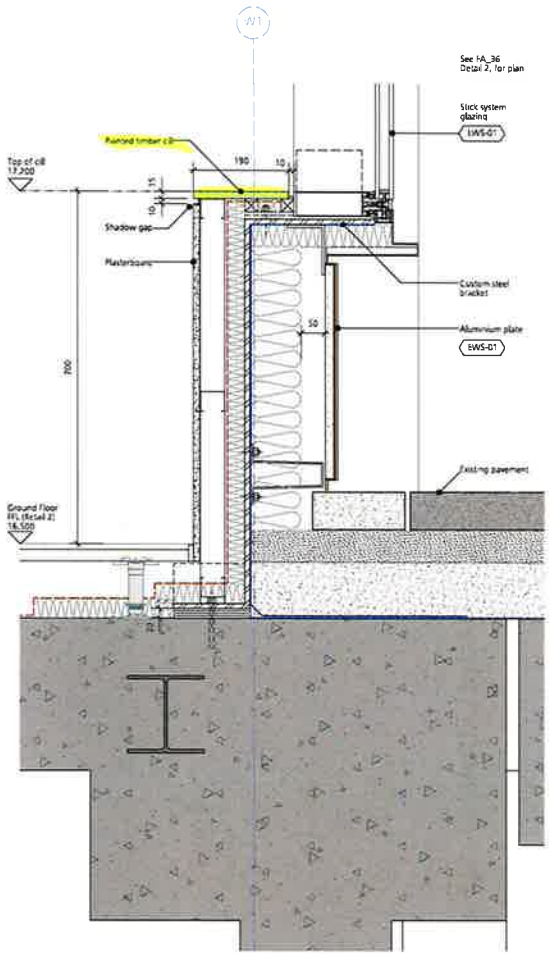
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

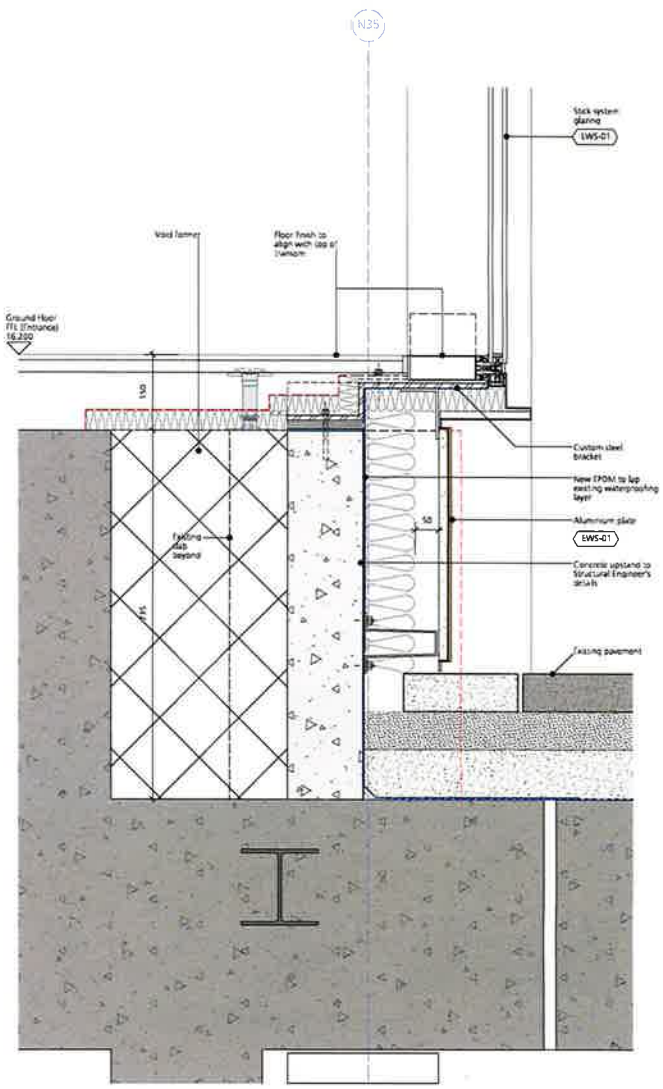
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1 **Shopfront Cill Section - West Elevation**
1:5 @ A1



2 **Shopfront Cill Section - North Elevation**
1:5 @ A1



3 **Shopfront Cill Section - East Elevation**
1:5 @ A1

DRAWING NOTES

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DRAWING NOTES

CH-01	Glass balustrade with stainless steel cap
CH-02	Suspended plasterboard ceiling
CT-03	Layin metal tile ceiling system
EWS-01	Shopfront glazing with feature metal reveals & concealed frames at 50°
EWS-02	Office and retail glazing with expressed cills
EWS-03	Office glazing with metal reveal and decorative limestone spandrel
EWS-04	Office glazing with pressure cills
EWS-05	Office glazing with horizontal and vertical expressed aluminium cladding
EWS-06	Entrance double-storey glazing
EWS-07	Circulation area glazing
EWS-11	Limestone cladding to the main entrance
EWS-12	Replacement limestone to window returns and balconies
EWS-13	Limestone cornice at level 8
EWS-14	New granite plinth
FA-01	Fin projection to new columns
FA-02	New linetown
FA-03	New cavity barriers
FA-04	Existing fins/cols - TBC on site
GL-01	Insulating glass units (clear vision glazing, low iron)
GL-02	Insulating glass units (clear vision glazing, reduced iron)
GL-03	Monolithic glass balustrade (clear glass, low iron)
IM-01	Plasterboard on stud frame & insulation (ground floor)
IM-02	Plasterboard & insulation product, 50 & 65 fixed
IM-03	Plasterboard & insulation product, 30 mm FR
IM-04	Plasterboard cladding to columns
IM-05	Plasterboard on linear (5th floor)
IM-06	Metal sheet on board (5th floor)
PA-01	Blind box, louvered
PA-02	Blind box, recessed with hinged access
WF-03	Vertically panelling to walls
WF-04	Metal sheet cladding to reveals



STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	20/01/20
T3	REVISED STAGE 4 ISSUE	29/08/19
T2	REVISED STAGE 4 ISSUE	12/08/19
T1	STAGE 4 ISSUE	05/08/19

DRAWING: Ground Floor Cill Details

SCALE: 1:5 @ A1 (1:10 @ A3)

DRAWING FILE REF: 1069-A-xx-D-xxx-Decorative

DATE: Feb. 2019

DRAWN BY: CG

DWG No.: 1069-FA-36

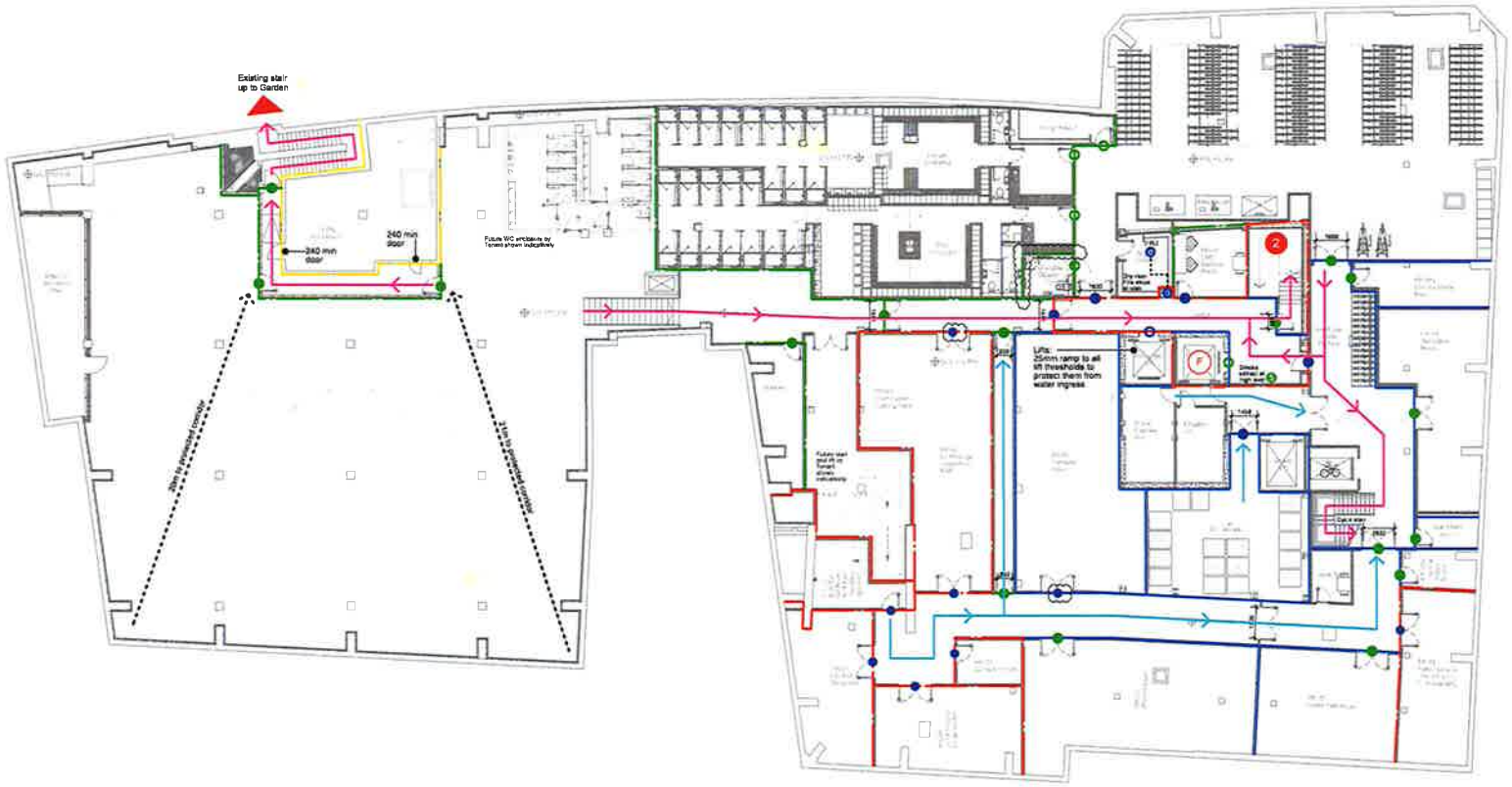
REVISION: C1

DRAWING STATUS: CONSTRUCTION

Buckley Gray Yeoman
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London E1 6JJ T. 020 7033 9913 F. 020 7033 9914

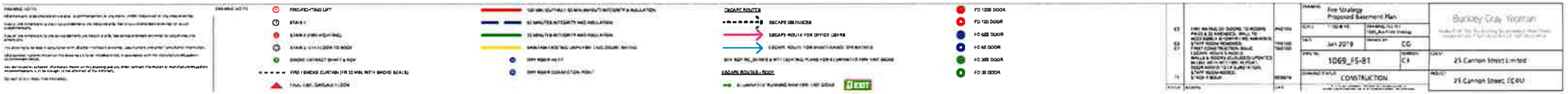
CLIENT: 25 Cannon Street Limited

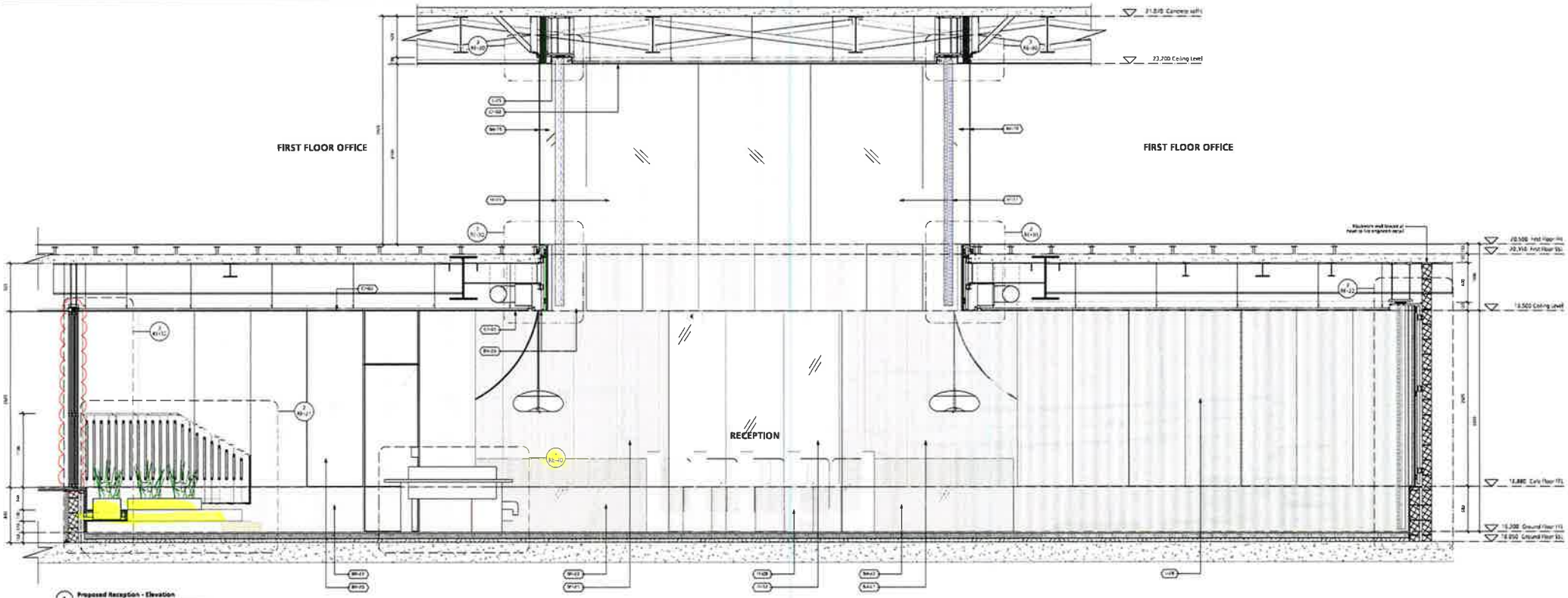
PROJECT: 25 Cannon Street, EC4M



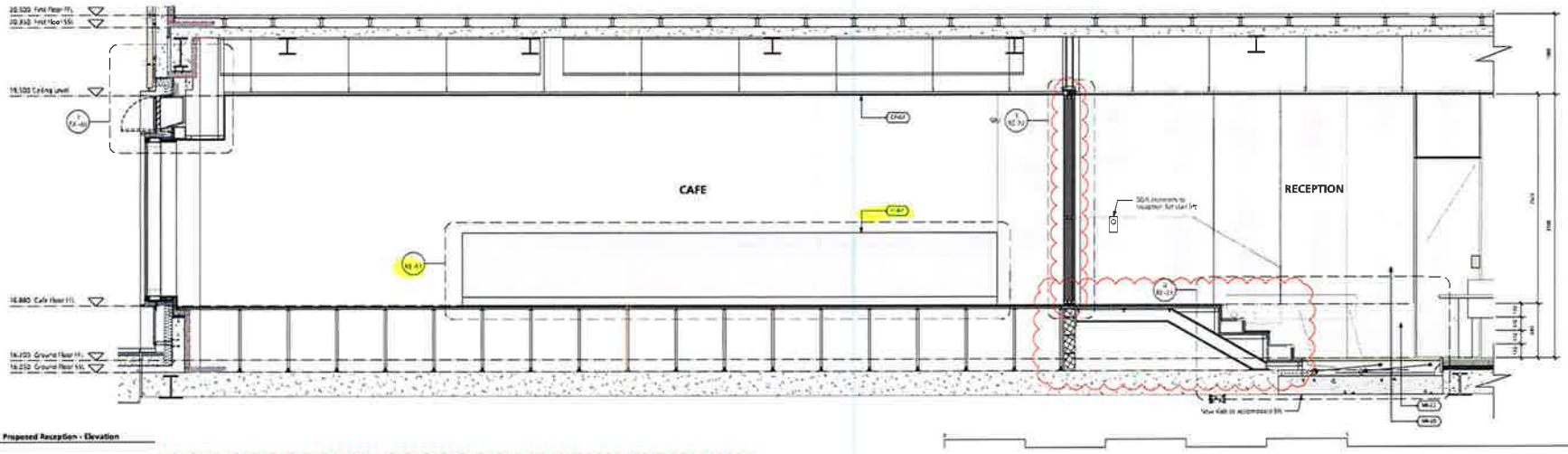
1 Proposed Fire Strategy - Basement Plan
Scale: 1:100





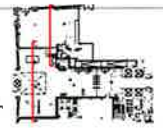


1 Proposed Reception - Elevation

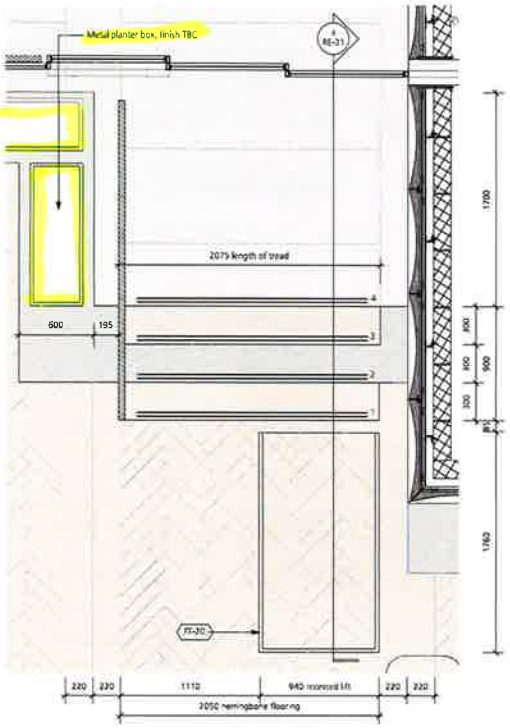


2 Proposed Reception - Elevation

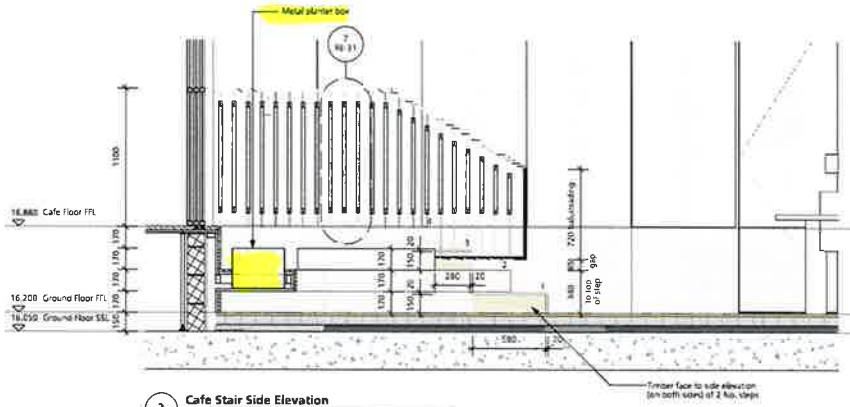
BA-01 Balustrade	FF 02 Reception desk	FL 01 Timber flooring	L 24 LED ring light	SC 04 Screen sub-base to floor			
BA 04 Balustrade	FF-03 Drawer unit	FL-02 Stone flooring	L-25 LED ring light	WF-01 Timber-veneer panelling to walls			
	FF-04 High table	FL-07 Resin/safety floor paint	L-26 Linear lighting channel	WF 07 Tile splashback			
EF HC1 New Electricity Substation	FI 05 Bench seat/ upholstery		L-28 Feature pendant				
	FI 06 Window seat	FP 02 Fire stop	PW-02 Furniture panel - TO3 1 RAL				
CI 02 Ceiling	FF-07 Bar	FP-05 Fire curtain					
	FF 08 Speed gates		Concealed storm				
DAS A1 Door with timber veneer finish and lever handles	FF-10 Sliding glazed screen	IW-10 Internal glazed screen	SA-02 Accessible wall mounted WC				
	FI-11 Metal curtain	IW-20 Plaster wall panels on hanging system	SA-03 Accessible wall mounted WC				
	FF-12 Framed mirror / artwork						
	FF 13 Entrance matting	IW 21 Profiled stone cladding	SA-11 Ambulant sink unit				
	FF-15 Mirror unit	IW-22 Stone cladding	SA-13 Accessible toilet basin				
	FF 20 Platform lift	IW 23 Profiled metal cladding	SA-36 Fusion plate				
	FI 21 Cladding system	IW-50 Plasterboard on stud frame & insulation	SA-41 Taps, all grade 1st.				



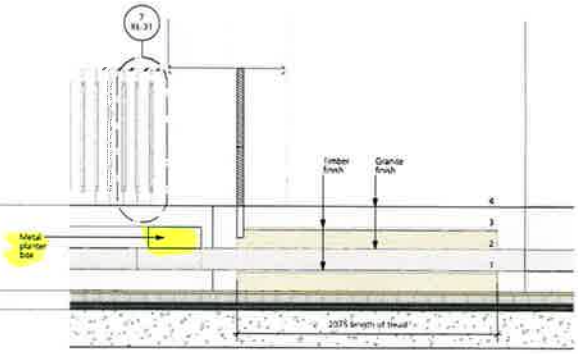
Proposed Reception Elevation 12			Buckley Gray Yeoman
Jan 2019	SJ		
1069_RE-12	T2	25 Cannon Street Limited	
STAGE 4		25 Cannon Street, EC4M	



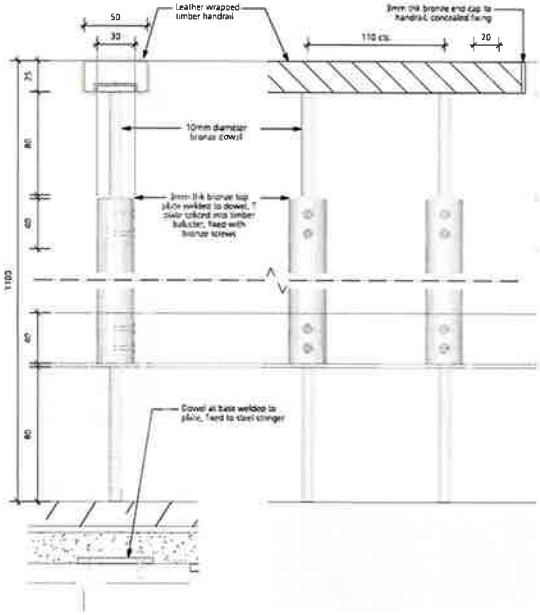
1 Cafe Stair Plan
Scale 1:20 @ A1



2 Cafe Stair Side Elevation
Scale 1:20 @ A1

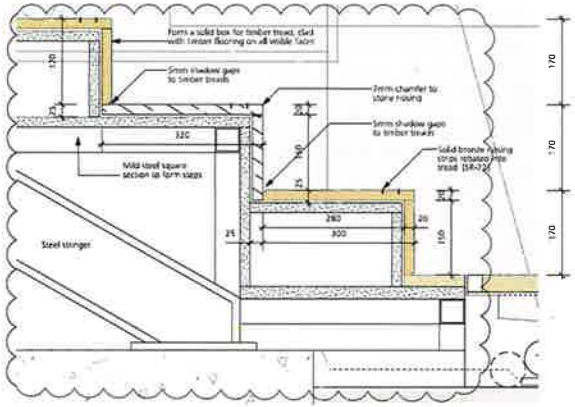


3 Cafe Stair Front Elevation
Scale 1:20 @ A1

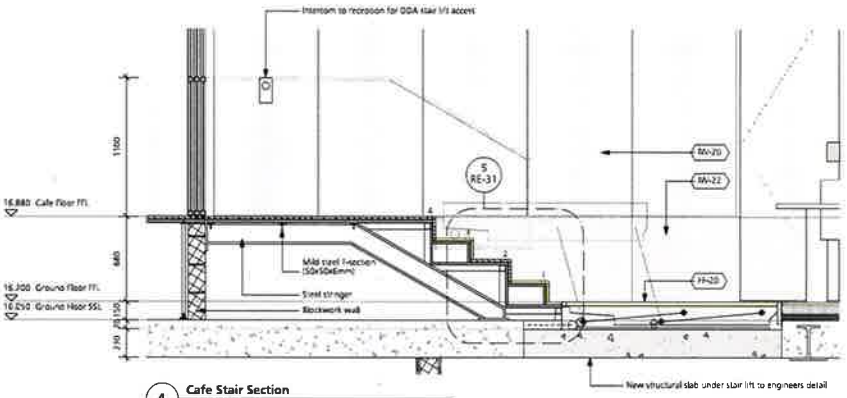


6 Balustrade Section
Scale 1:2 @ A1

7 Balustrade Elevation
Scale 1:2 @ A1



5 Cafe Stair Tread Detail
Scale 1:5 @ A1



4 Cafe Stair Section
Scale 1:20 @ A1

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DRAWING NOTES

BA-03	Balustrade
BA-04	Balustrade
BW-01	New blockwork partition.
CF-02	Ceiling
DRS-A3	Door with timber veneer finish and lever handles.

FF-02	Reception desk.
FF-03	Divider unit.
FF-04	High table.
FF-05	Bench seat upholstery.
FF-06	Window seat.
FF-07	Bar.
FF-08	Speed gates.
FF-10	Sliding glazed screen.
FF-11	Metal curtain.
FF-12	Framed mirror / artwork.
FF-13	Entrance matting.
FF-18	Mirror unit.
FF-20	Platform lift.
FF-21	Cladding system.

FL-01	Timber flooring.
FL-02	Stone flooring.
FL-07	Resin safety floor paint.
FP-02	Fire stop.
FP-05	Fire curtain.
IW-19	Internal glazed screen.
IW-20	Plaster wall panels on hanging system.
IW-21	Profiled stone cladding.
IW-22	Stone cladding.
IW-23	Profiled metal cladding.
IW-50	Plasterboard on stud frame & insulation.

L-24	LED strip light.
L-25	LED strip light.
L-26	Linear lighting channel.
L-28	Feature pendant.
PW-02	Emulsion paint - 7023 RAL.
SA-02	Concealed cistern.
SA-03	Accessible wall-mounted WC.
SA-11	Bespoke sink unit.
SA-13	Accessible toilet basin.
SA-36	Flush plate.
SA-41	Doc M grab rail.

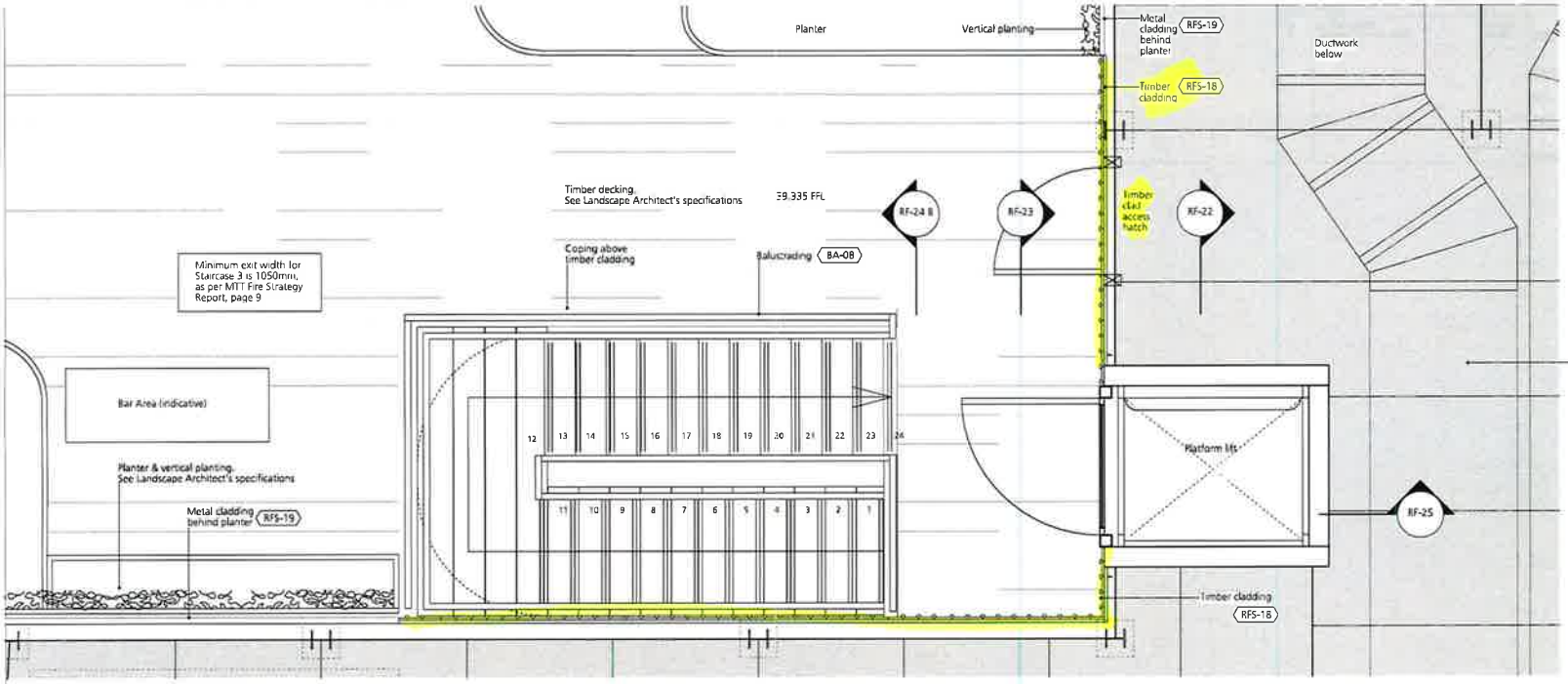
SC-04	Screed sub-base to floor.
WF-01	Timber-veneer panelling to walls.
WF-03	Tile splashback.

STATUS	REVISION	DATE
T4	REVISED STAGE 4 ISSUE	05/12/18
T3	REVISED STAGE 4 ISSUE	30/08/18
T2	REVISED STAGE 4 ISSUE	14/06/18
T1	STAGE 4 ISSUE	07/06/18

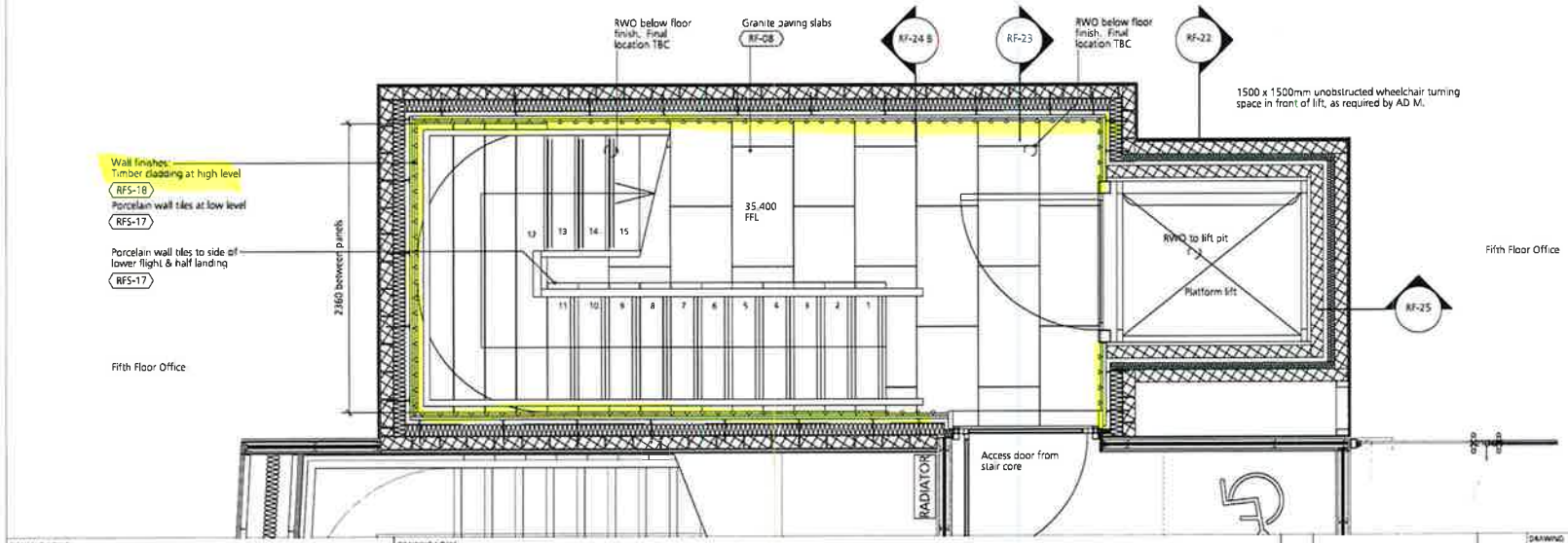
DRAWING: Proposed Reception Cafe Stair
SCALE: 1:20 @ A1
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-31
REVISION: T4
DRAWING STATUS: STAGE 4

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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



01 STAIR & PLATFORM LIFT ROOF PLAN
1:20 @ A1



02 STAIR & PLATFORM LIFT FIFTH FLOOR PLAN
1:20 @ A1

DRAWING NOTES

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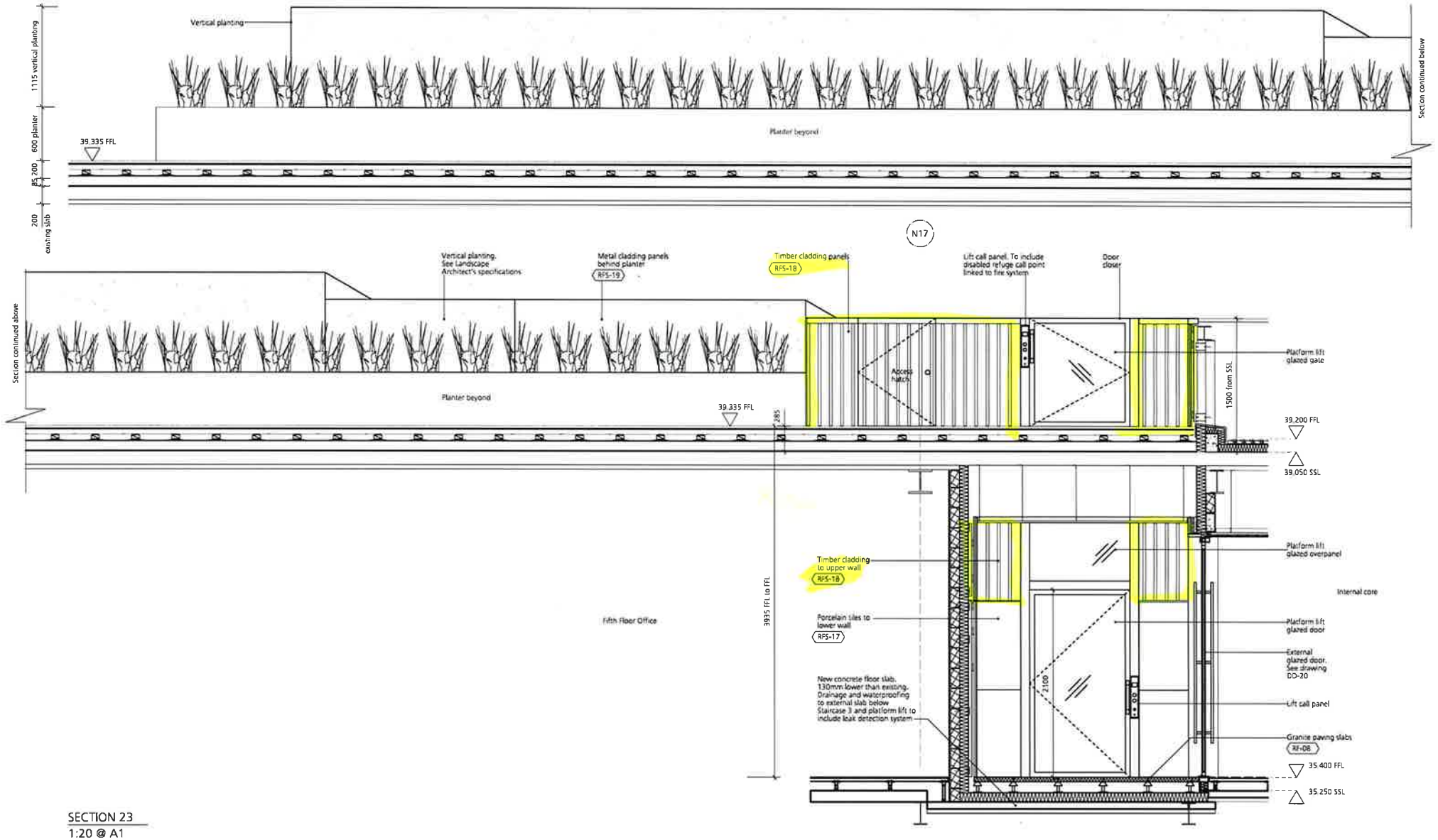
DRAWING NOTES

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	20/01/20
T5	REVISED STAGE 4 ISSUE	04/09/19
T4	REVISED STAGE 4 ISSUE	09/08/19
T3	REVISED STAGE 4 ISSUE	26/07/19
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	05/06/19

DRAWING: Proposed Roof Plan - Stair & Lift
SCALE: 1:20 @ A1 (1:40 @ A3)
DRAWING FILE Ref: 1069_A-s-0-Roof
DATE: Nov 2018
DRAWN BY: AH
DWG No.: 1069_RF_08
REVISION: C1
DRAWING STATUS: CONSTRUCTION

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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



SECTION 23
1:20 @ A1

DRAWING NOTES

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DRAWING NOTES

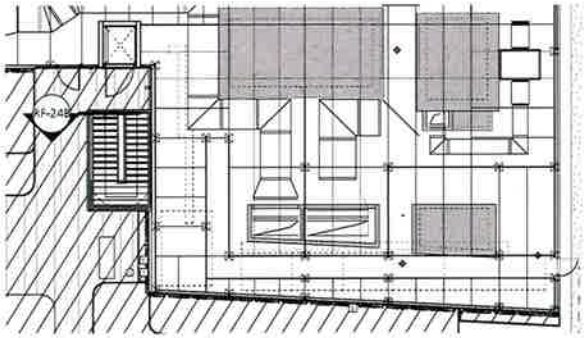
STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	20/01/20
T4	REVISED STAGE 4 ISSUE	04/09/19
T3	REVISED STAGE 4 ISSUE	09/08/19
T2	REVISED STAGE 4 ISSUE	14/06/19
T1	STAGE 4 ISSUE	05/06/19

DRAWING: Proposed Roof - Section 23
SCALE: 1:20 @ A1 (1:40 @ A3)
DRAWING FILE REF: 1069_Area2-Roof
DATE: Nov 2018
DRAWN BY: AH
DWG No.: 1069_RF_23
REVISION: C1
DRAWING STATUS: CONSTRUCTION

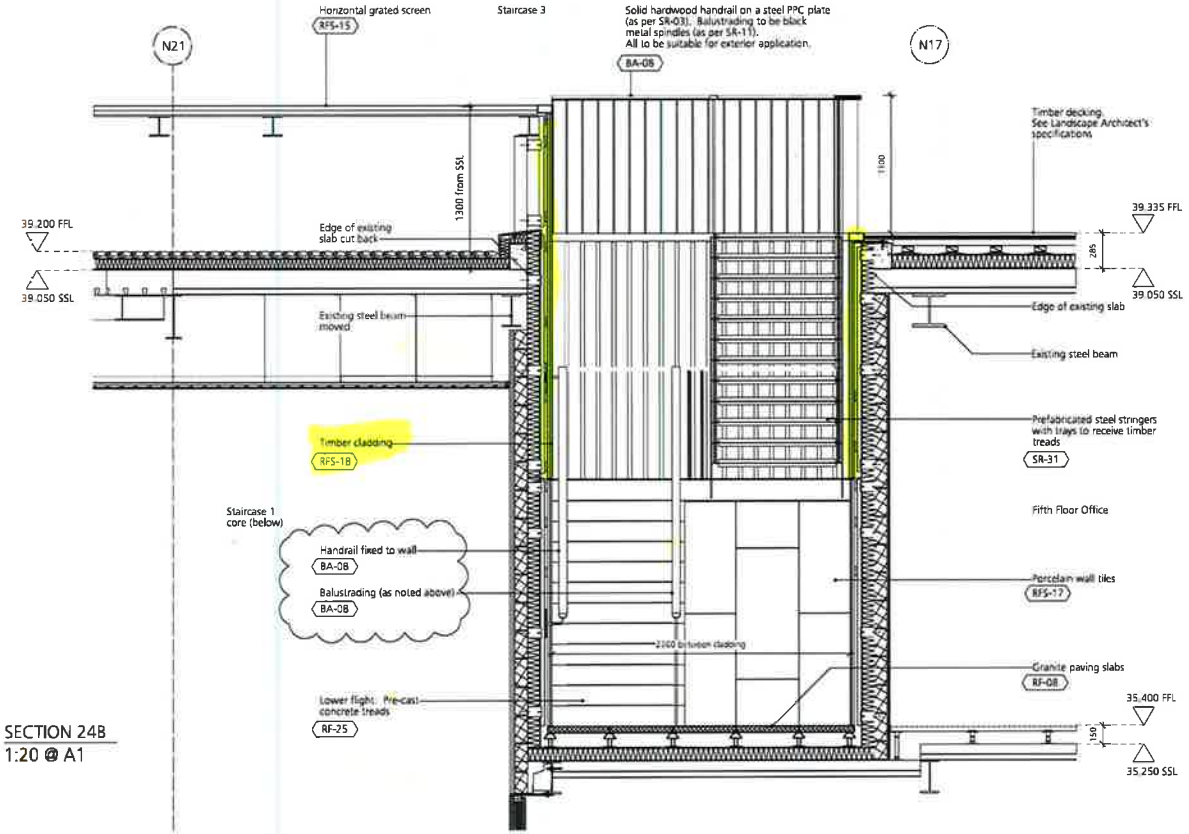
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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



KEY PLAN
1:100 @ A1



SECTION 24B
1:20 @ A1

DRAWING NOTES

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Sizes of and dimensions to any services elements are indicative only. See service engineers drawings for actual sizes and dimensions.

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

STATUS	REVISION		DATE
	C1	FIRST CONSTRUCTION ISSUE NOTES ADDED OR MODIFIED.	20/12/18

DRAWING: Proposed Roof - Section 24

SCALE: 1:20 @A1 (1:40 @ A3)

DRAWING FILE REF: 1069_A-s-0-Roof

DATE: Nov 2018

DRAWN BY: AH

DWG No.: 10E9_RF_24

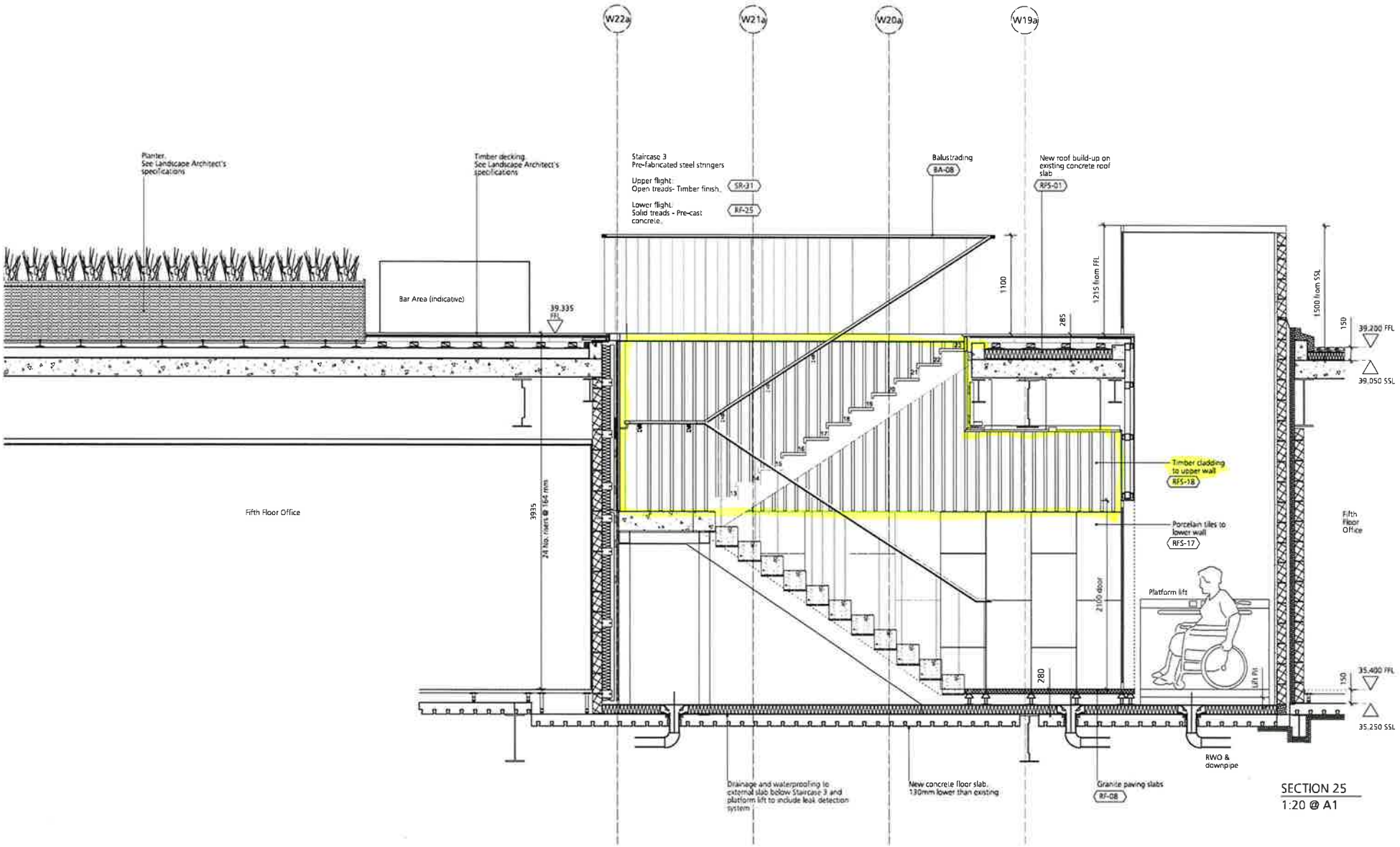
REVISION: C1

DRAWING STATUS: CONSTRUCTION

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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



SECTION 25
1:20 @ A1

DRAWING NOTES

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES

STATUS	REVISION		DATE
C1	FIRST CONSTRUCTION ISSUE		26/12/18

DRAWING: Proposed Roof - Section 25

SCALE: 1:20 @ A1 (1:40 @ A3)

DRAWING FILE REF: 1069_A-e-D-Roof

DATE: Nov 2018

DRAWN BY: AH

DWG No.: 1069_RF_25

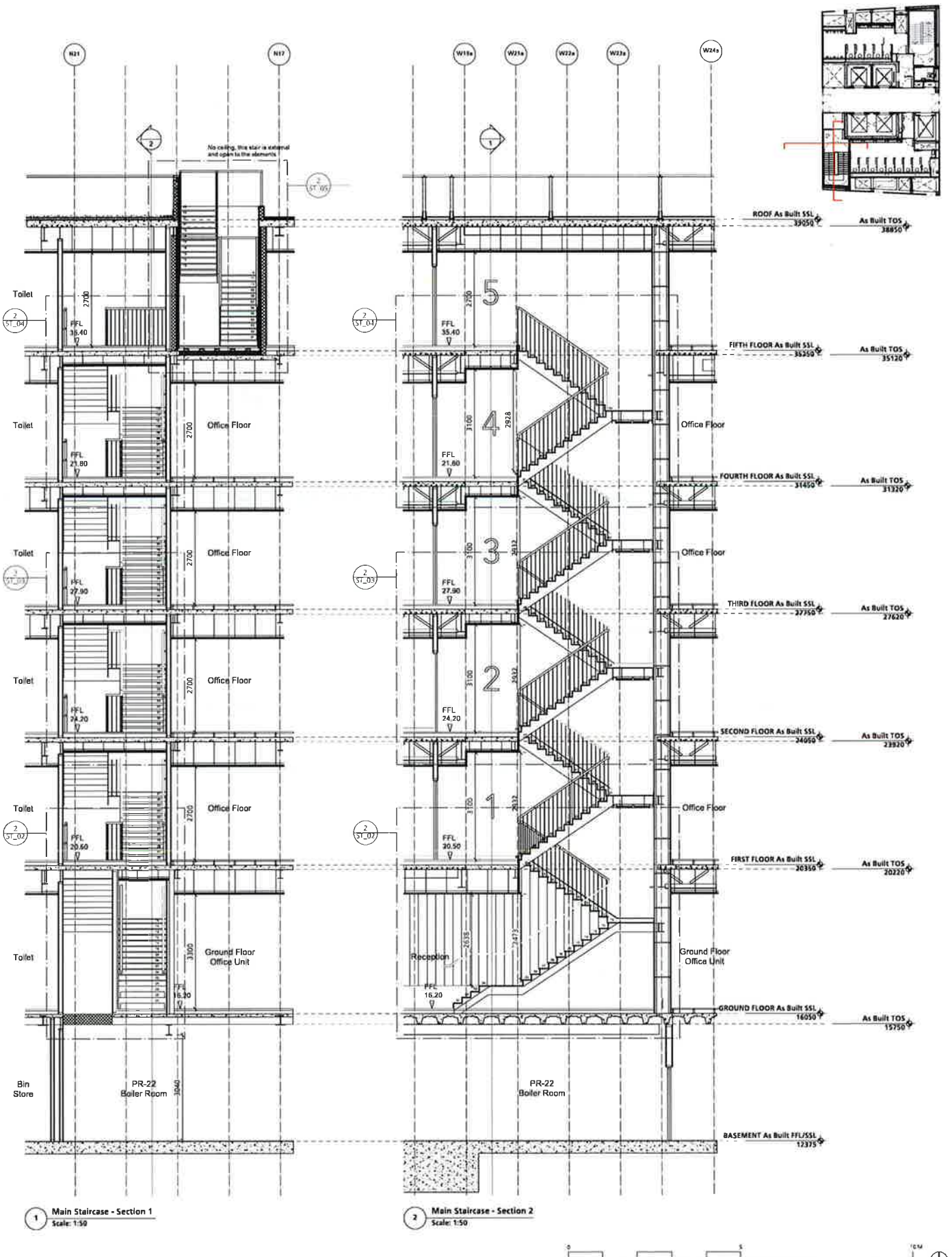
REVISION: C1

DRAWING STATUS: CONSTRUCTION

CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

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DRAWING NOTES

C1	FIRST CONSTRUCTION ISSUE	20/12/2019	
STATUS	REVISION	DATE	

DRAWING: New Build Staircase - Sections

SCALE: 1:50 @ A1 (1:100 @ A3)

DRAWING FILE REF: 1069-A-e-Cee-Pair

DATE: May 2019

DRAWN BY: CG

DWG No.: 1069_ST-01

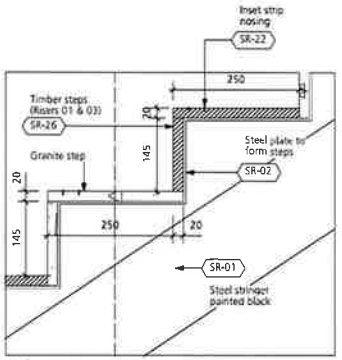
REVISION: C1

DRAWING STATUS: CONSTRUCTION

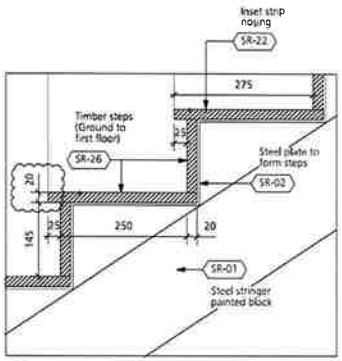
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CLIENT: 25 Cannon Street Limited

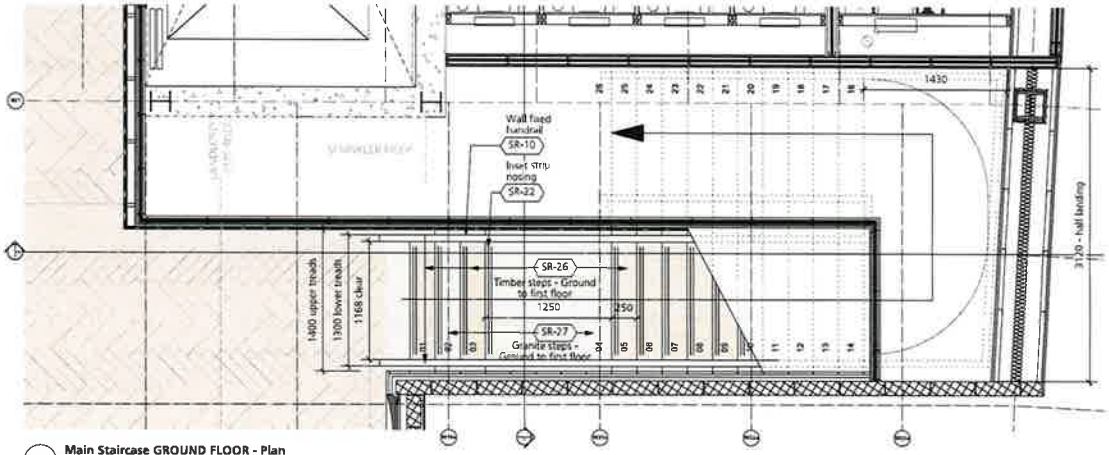
PROJECT



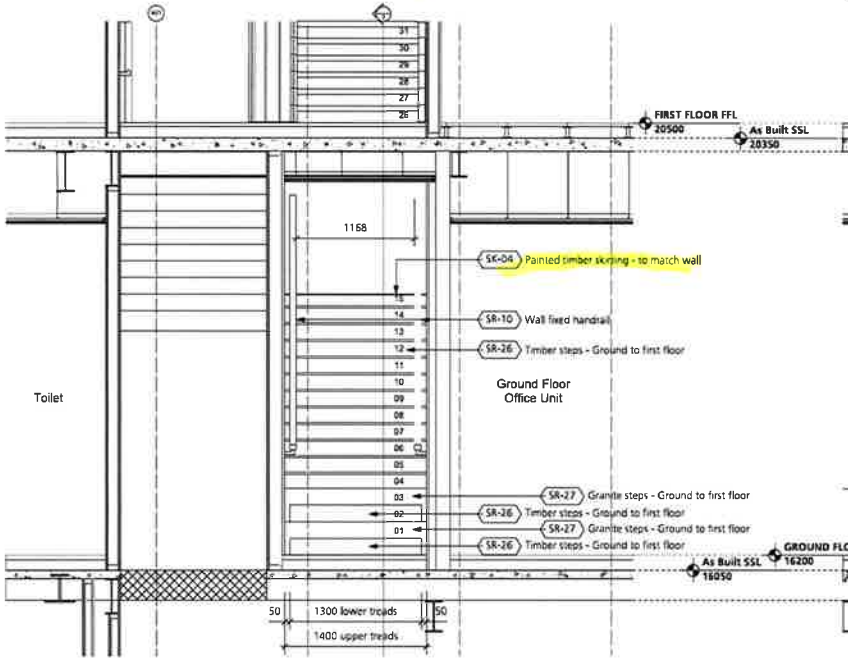
4 **DETAIL** Risers 01 to 04
Scale: 1:5



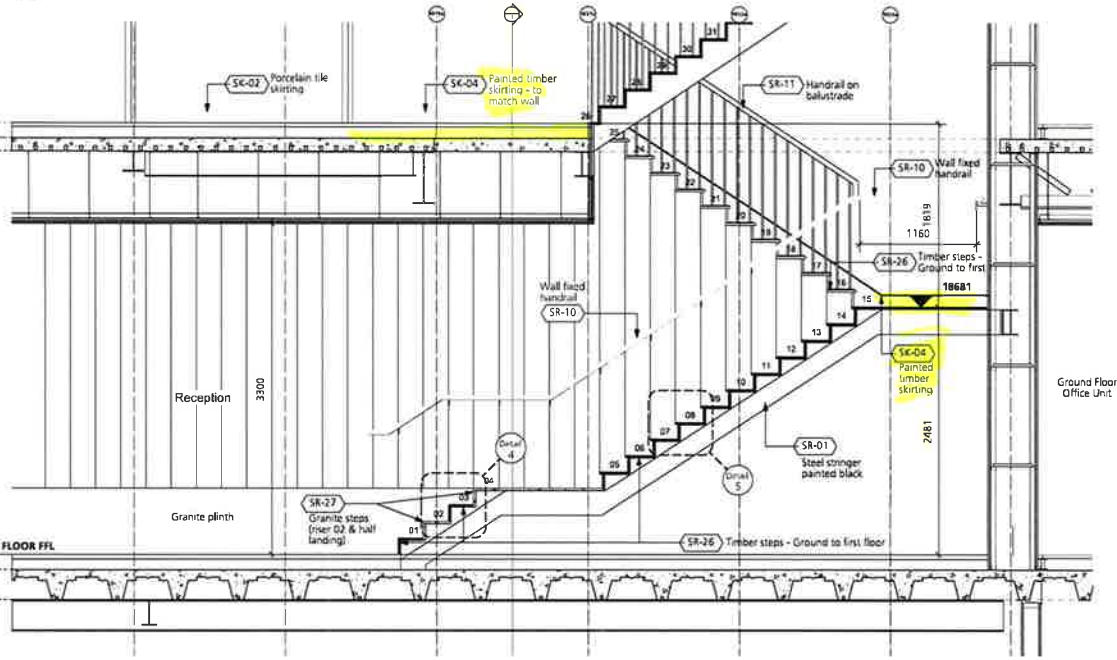
5 **DETAIL** Risers 05 to 25
Scale: 1:5



1 **Main Staircase GROUND FLOOR - Plan**
Scale: 1:25



2 **Main Staircase GROUND FLOOR - Section 1**
Scale: 1:25



3 **Main Staircase GROUND FLOOR - Section 2**
Scale: 1:25

DRAWING NOTES

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DRAWING NOTES

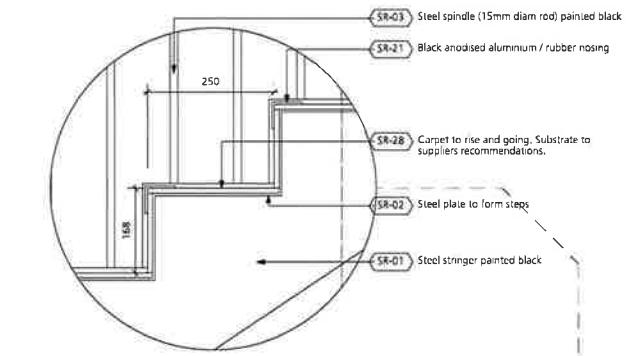
Notes
SK-02.Porcelain tile skirting
SK-04.Painted timber skirting
SR-01.Steel stringer painted black
SR-02.Metal plate to form steps
SR-03.Steel spindle painted black
SR-10.Wall fixed handrail
SR-11.Handrail on balustrade
SR-21.Black anodised aluminium / rubber nosing
SR-22.Inset strip nosing
SR-26.Timber steps - Ground to first floor
SR-27.Granite steps - Ground to first floor
SR-28.Carpet to rise and going. Substrate to suppliers recommendation.

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	20/12/19

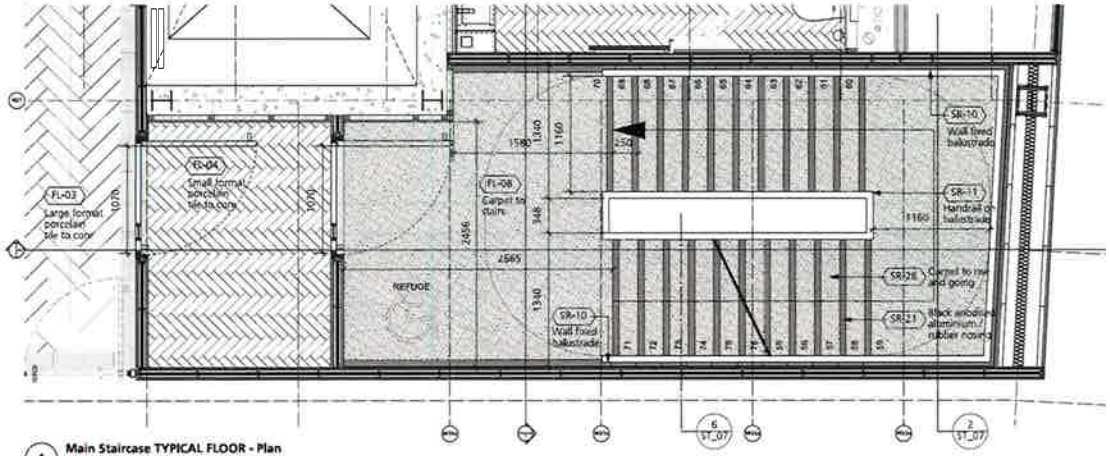
DRAWING: New Build Stair - Ground Floor
SCALE: 1:25 @ A1 (1:50 @ A3)
DRAWING NO.: 1069-A-xx-2-xx-Stair
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_ST-02
REVISION: C1
DRAWING STATUS: CONSTRUCTION

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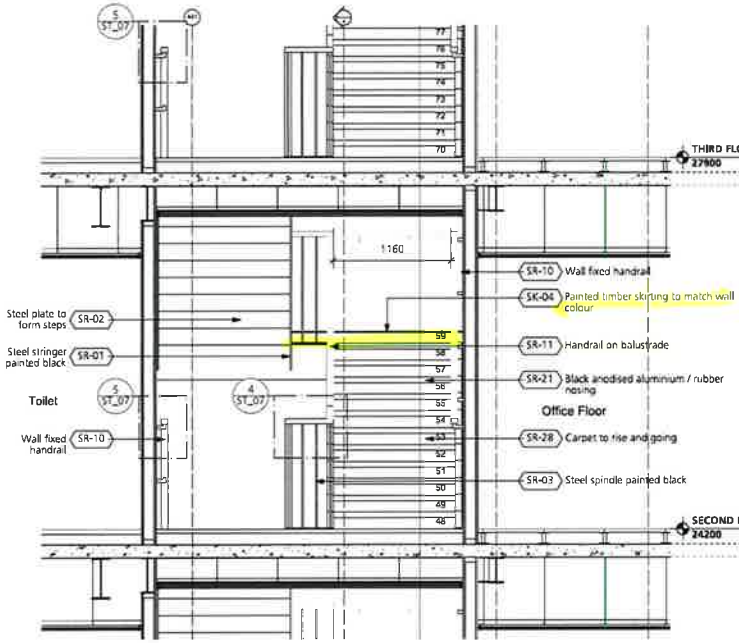
CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



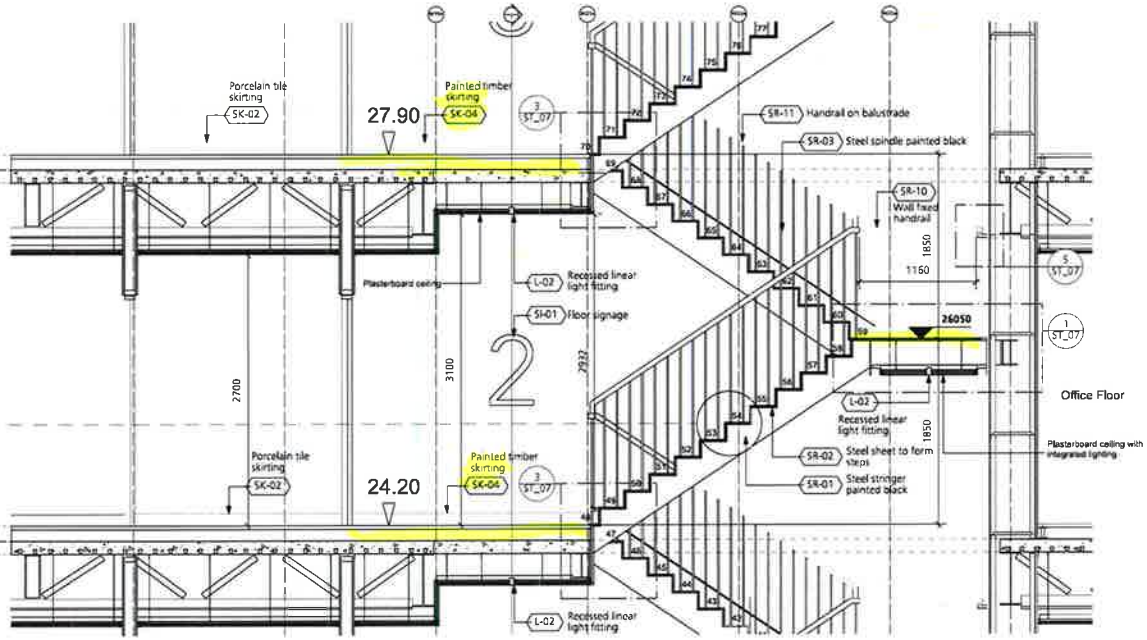
4 **DETAIL**
Scale: 1:5



1 **Main Staircase TYPICAL FLOOR - Plan**
Scale: 1:25



2 **Main Staircase TYPICAL FLOOR - Section 1**
Scale: 1:25



3 **Main Staircase TYPICAL FLOOR - Section 2**
Scale: 1:25

DRAWING NOTES

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DRAWING NOTES

Notes

FL-03. Large format porcelain tile to core
FL-04. Small format porcelain tile to core
FL-08. Carpet to stairs
L-02. Recessed linear light fitting
SI-01. Floor signage
SK-02.Porcelain tile skirting
SK-04.Painted timber skirting

SR-01.Steel stringer painted black
SR-02.Metal plate to form steps
SR-03.Steel spindle painted black
SR-10.Wall fixed handrail
SR-11.Handrail on balustrade
SR-21.Black anodised aluminium / rubber nosing
SR-28.Carpet to rise and going. Substrate to suppliers recommendation.

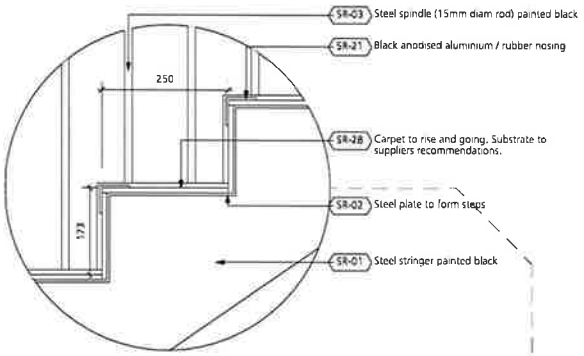
STATUS	REVISION		DATE
C1	FIRST CONSTRUCTION ISSUE		20/12/19

DRAWING: New Build Stair - Typical Floor

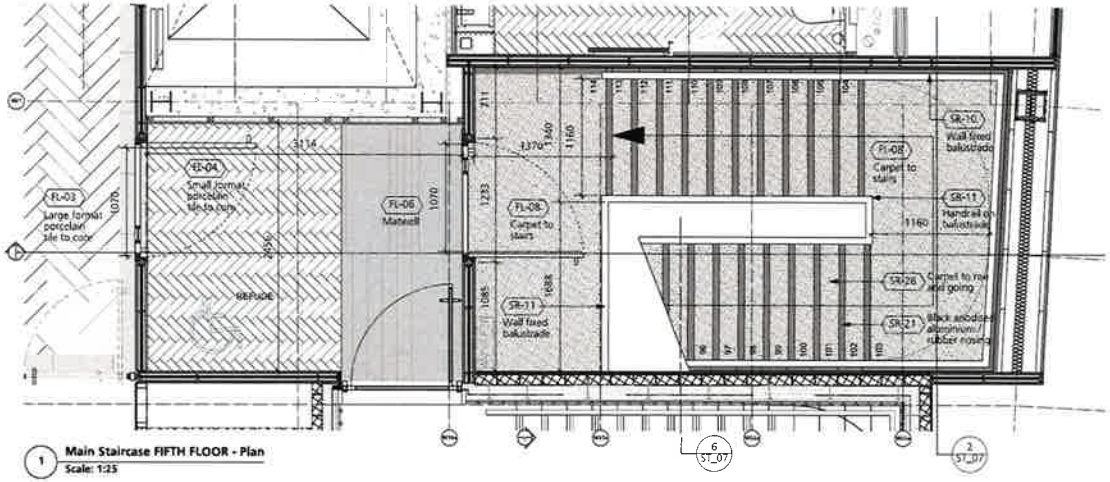
SCALE: 1:25 @ A1 (1:50 @ A3)
DRAWING FILE REF: 1069-A-x-D-ex-Stair
DATE: May 2019
DRAWN BY: CG
SWG No.: 1069_ST-03
REVISION: C1
DRAWING STATUS: CONSTRUCTION

Buckley Gray Yeoman
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London E1 6JJ T: 020 7033 5913 F: 020 7033 5914

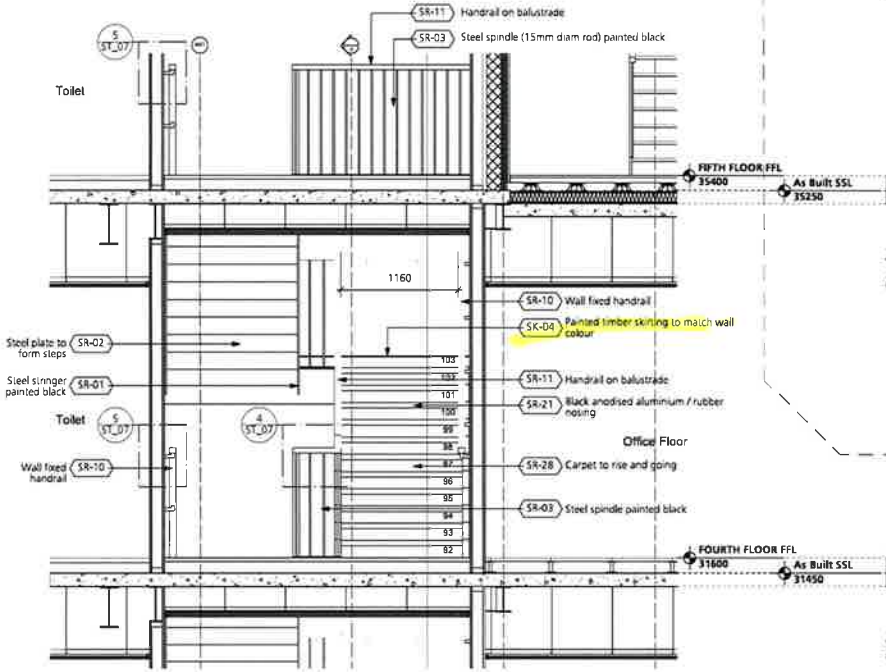
CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



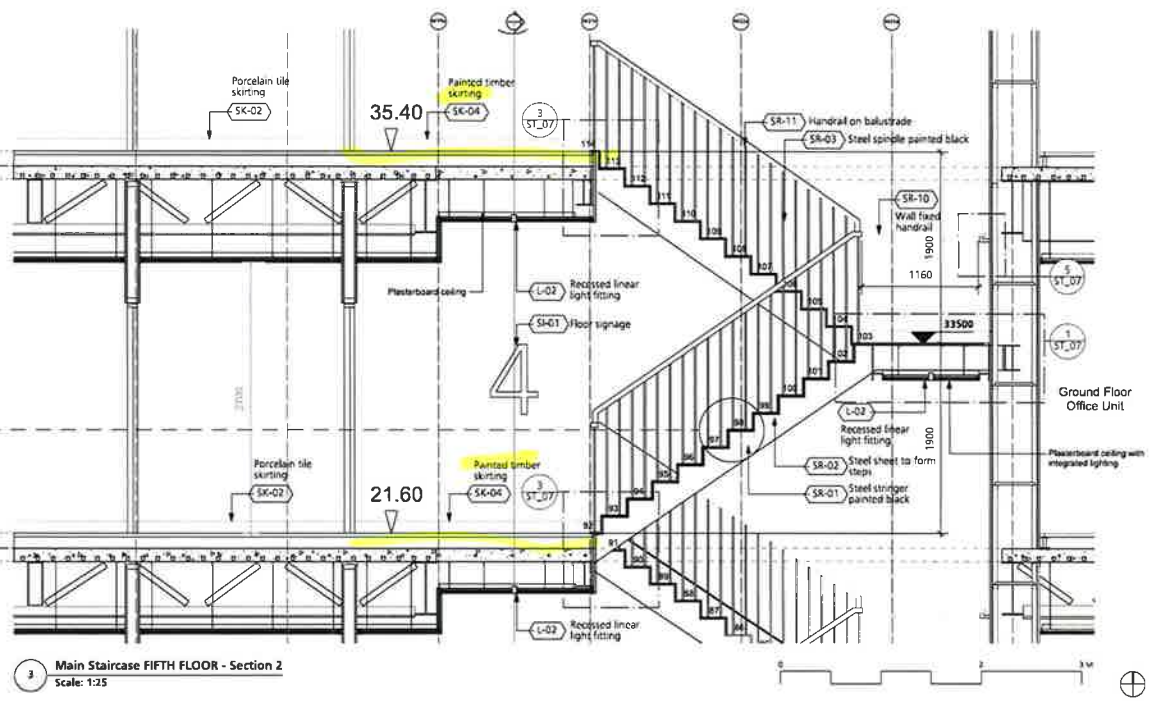
4 **DETAIL**
Scale: 1:5



1 **Main Staircase FIFTH FLOOR - Plan**
Scale: 1:25



2 **Main Staircase FIFTH FLOOR - Section 1**
Scale: 1:25



3 **Main Staircase FIFTH FLOOR - Section 2**
Scale: 1:25

DRAWING NOTES

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DRAWING NOTES

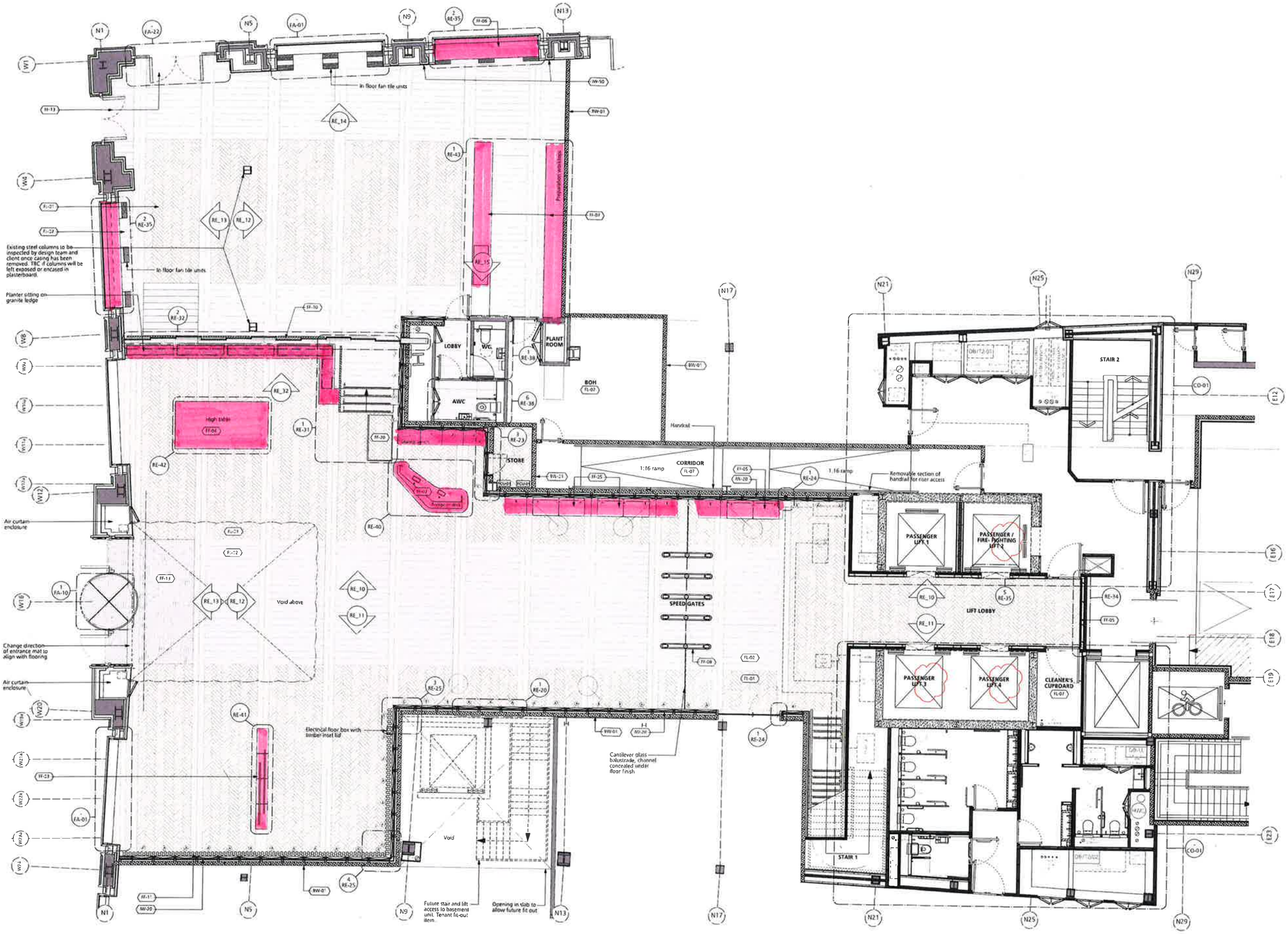
Notes
FL-03. Large format porcelain tile to core
FL-06. Mattwell to 5th floor landing
FL-08. Carpet to stairs
L-02. Recessed linear light fitting
SI-01. Floor signage
SK-02.Porcelain tile skirting
SK-04.Painted timber skirting
SR-01.Steel stringer painted black
SR-02.Metal plate to form steps
SR-03.Steel spindle painted black
SR-10.Wall fixed handrail
SR-11.Handrail on balustrade
SR-21.Black anodised aluminium / rubber nosing
SR-28.Carpet to rise and going. Substrate to suppliers recommendation.

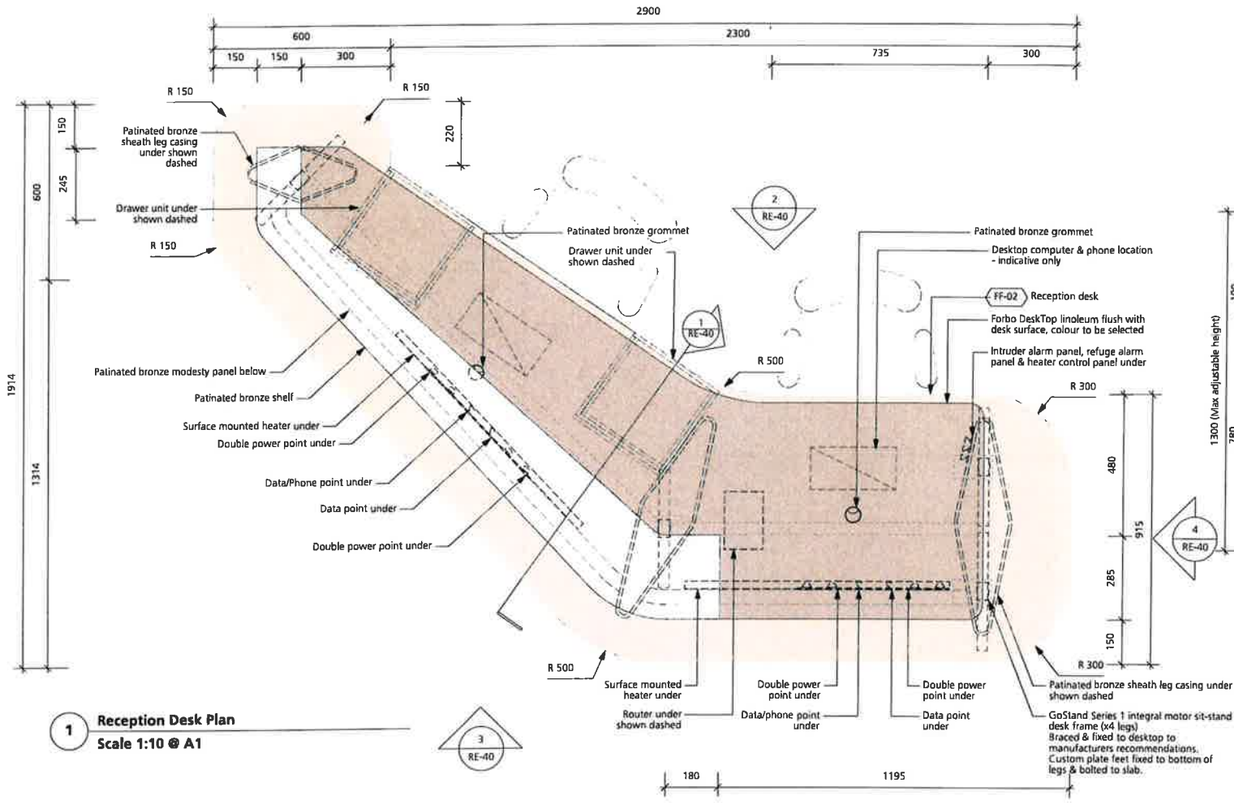
STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	20/12/19

DRAWING: New Build Stair - Fifth Floor
SCALE: 1:25 @ A1 (1:50 @ A3)
DRAWING FILE REF: 1069-A-x-Date-Stair
DATE: May 2019
DRAWN BY: CG
DWG No.: 1069_ST-04
REVISION: C1
DRAWING STATUS: CONSTRUCTION

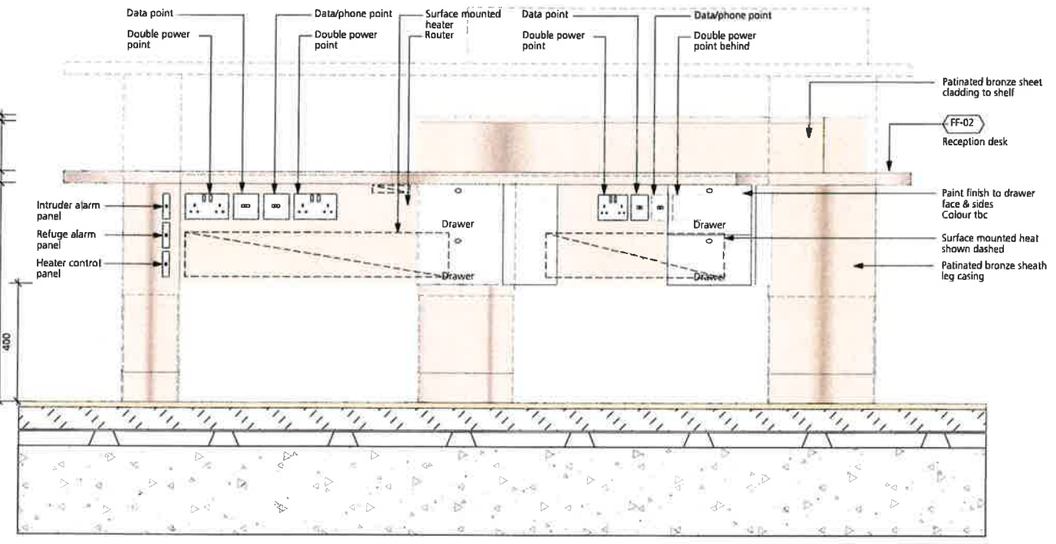
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London E1 6JJ T: 020 7613 3913 F: 020 7613 3914

CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M

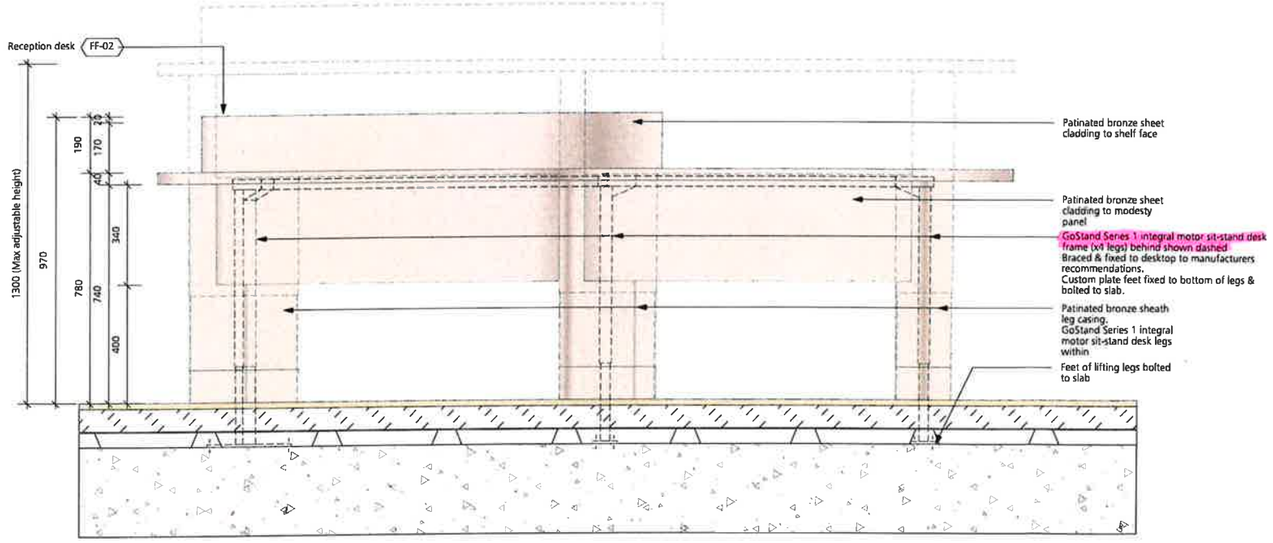

In floor fan tile units
Existing steel columns to be inspected by design team and client once casing has been removed. TBC if columns will be left exposed or encased in plasterboard.
Planter sitting on granite ledge
In floor fan tile units
Air curtain enclosure
Change direction of entrance mat to align with flooring
Air curtain enclosure
Void above
Electrical floor box with timber inset lid
Void
Future stair and lift access to basement unit. Tenant fit-out item
Opening in slab to allow future fit out
Cantilever glass balustrade, channel concealed under floor finish
LOBBY
WC
PLANT ROOM
BOH
FL-07
AWC
STORE
CORRIDOR
FL-07
1:16 ramp
1:16 ramp
Handrail
Removable section of handrail for riser access
SPEEDGATES
STAIR 2
STAIR 1
PASSENGER LIFT 1
PASSENGER / FIRE- FIGHTING LIFT 2
PASSENGER LIFT 3
PASSENGER LIFT 4
LIFT LOBBY
CLEANER'S CUPBOARD
FL-07
Preparation area/ramp
High Exhibit
FF-04
Ramp
Ramp - dark
Ramp - dark
Ramp - dark



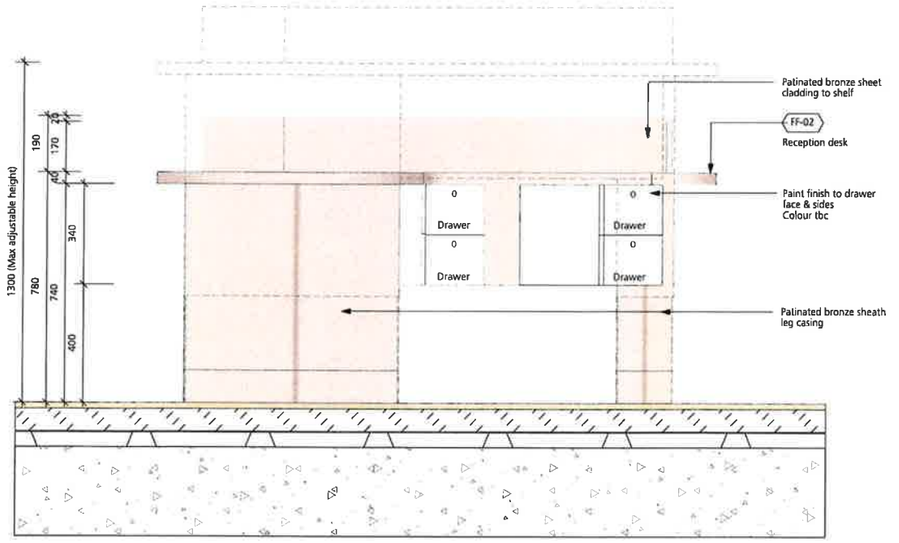
1 Reception Desk Plan
Scale 1:10 @ A1



2 Reception Desk Elevation
Scale 1:10 @ A1



3 Reception Desk Elevation
Scale 1:10 @ A1



4 Reception Desk Elevation
Scale 1:10 @ A1

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes
FF-02. Reception desk

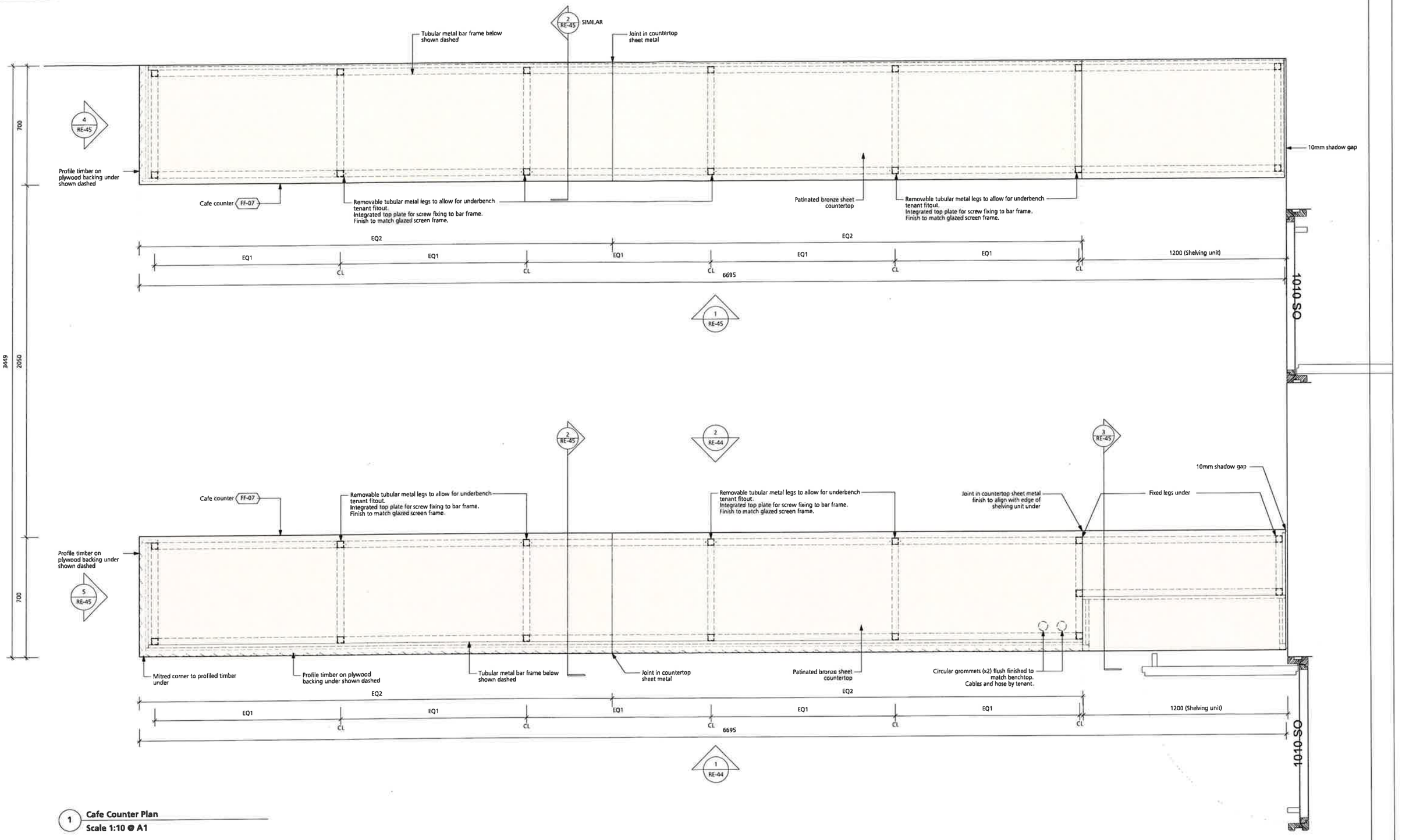
T1	STAGE 4 ISSUE	28/08/19
STATUS	REVISION	DATE

DRAWING: Proposed Reception Reception Desk
SCALE: 1:10 @ A1
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-40
REVISION: T1
DRAWING STATUS: STAGE 4

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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



1 Cafe Counter Plan
Scale 1:10 @ A1

DRAWING NOTES:

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Notes
FF-07. Bar

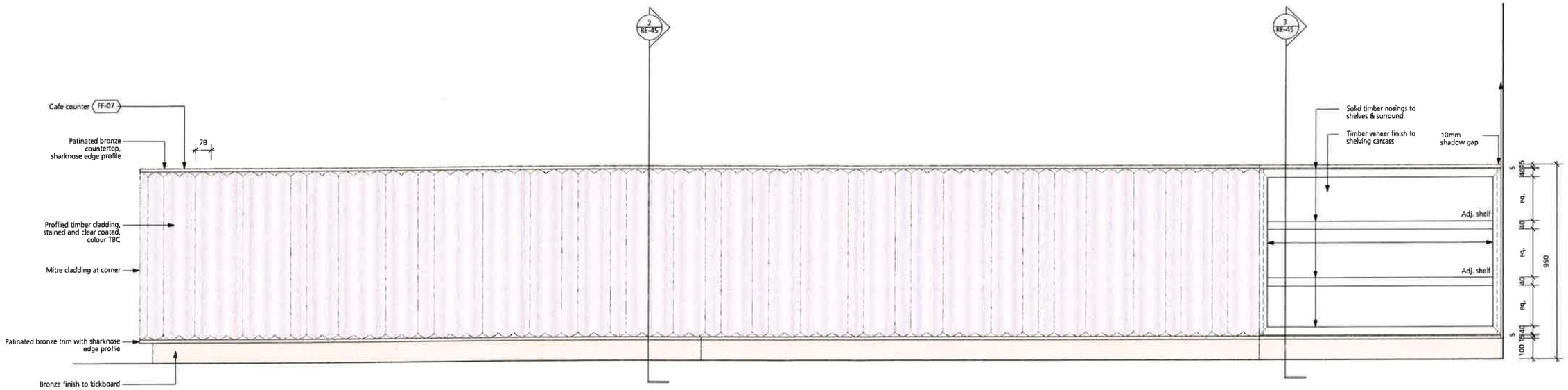
STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	20/08/19

DRAWING: Proposed Reception Cafe Counter
SCALE: 1:10 @ A1
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-43
REVISION: T1
DRAWING STATUS: STAGE 4

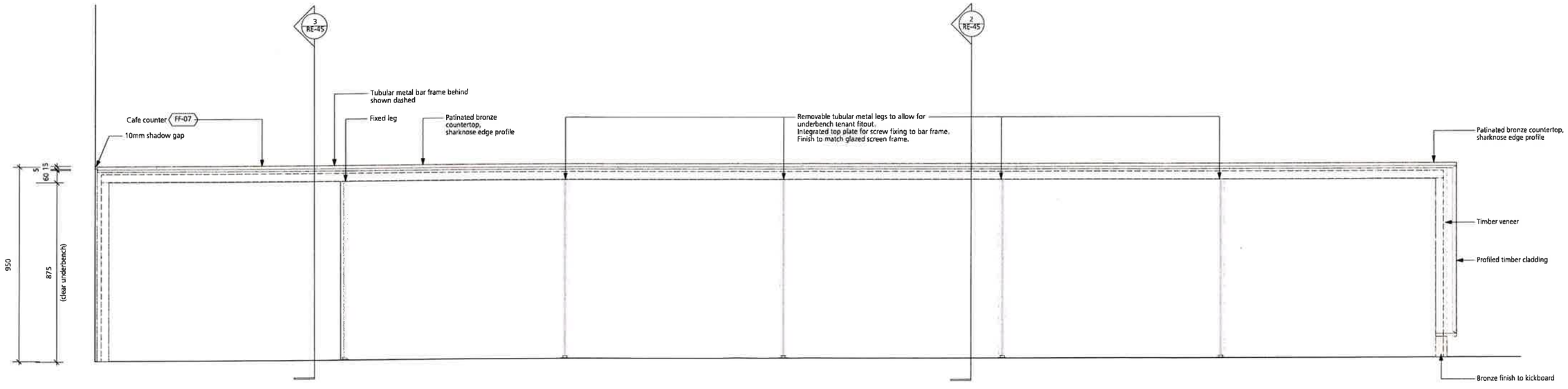
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PROJECT: 25 Cannon Street, EC4M



1 **Cafe Counter Elevation**
Scale 1:10 @ A1



2 **Cafe Counter Elevation**
Scale 1:10 @ A1

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DRAWING NOTES:

Notes
FF-07. Bar

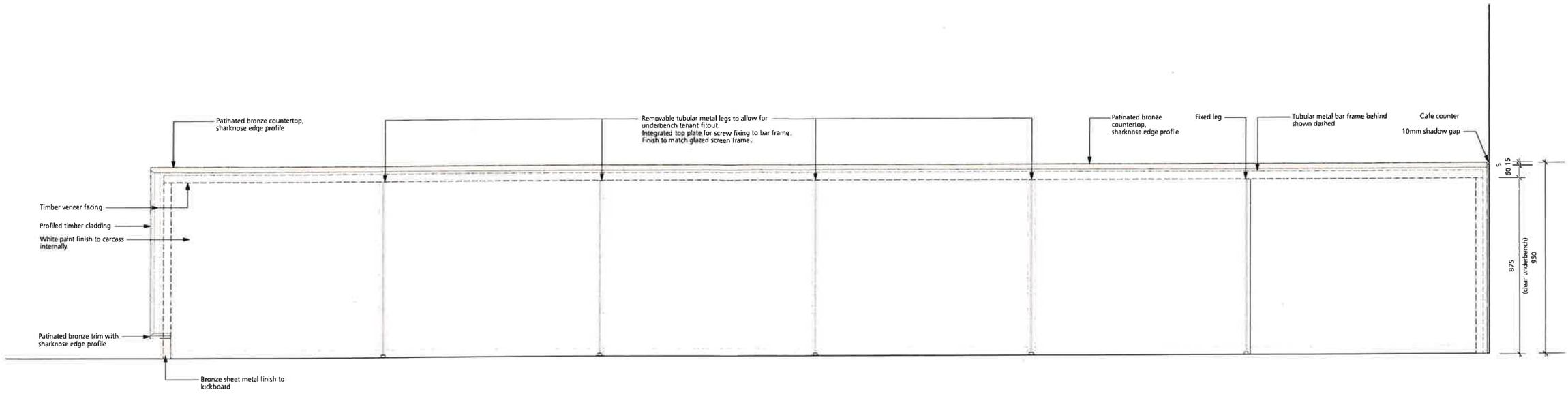
STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	20/06/19

DRAWING: Proposed Reception Cafe Counter
SCALE: 1:10 @ A1
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-44
REVISION: T1
DRAWING STATUS: STAGE 4

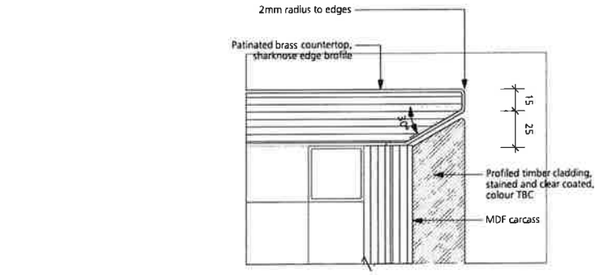
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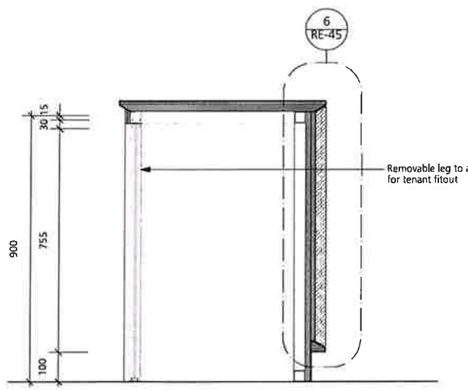
Buckley Gray Yeoman
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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M

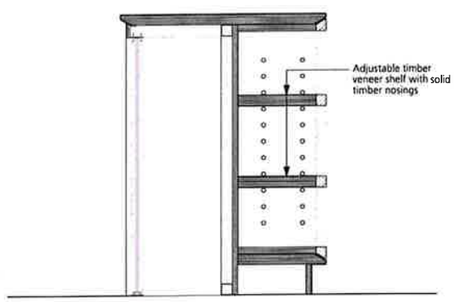


1 Cafe Counter Elevation
Scale 1:10 @ A1

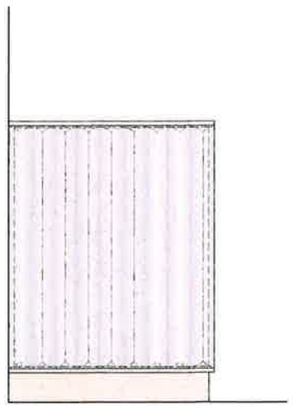




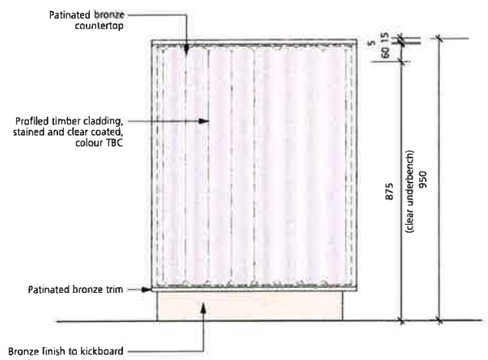
2 Cafe Counter Section
Scale 1:10 @ A1



3 Cafe Counter Section
Scale 1:10 @ A1



4 Cafe Counter Elevation
Scale 1:10 @ A1



5 Cafe Counter Elevation
Scale 1:10 @ A1

6 Sharknose Profile
Scale 1:2 @ A1

DRAWING NOTES:

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DRAWING NOTES:

Notes

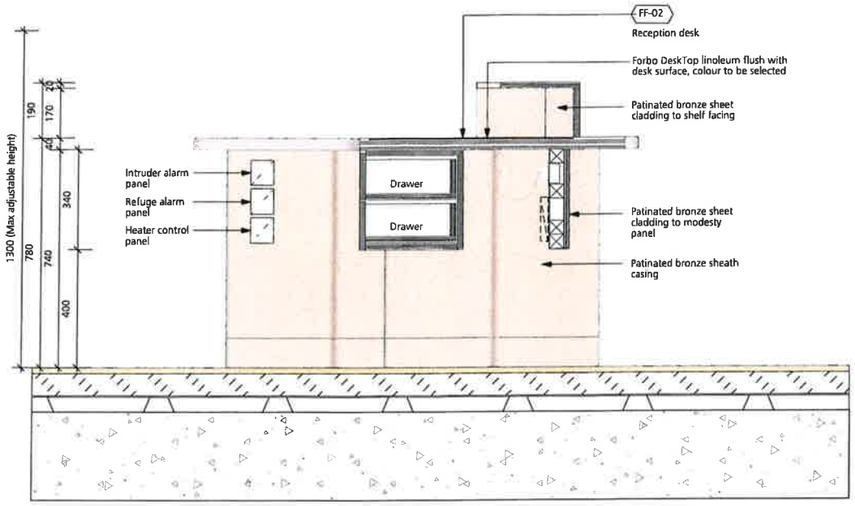
STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	20/06/19

DRAWING: Proposed Reception Cafe Counter
SCALE: 1:10 @ A1
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-45
REVISION: T1
DRAWING STATUS: STAGE 4

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PROJECT: 25 Cannon Street, EC4M



1 Reception Desk Section
Scale 1:10 @ A1

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DRAWING NOTES:

Notes
FF-02. Reception desk

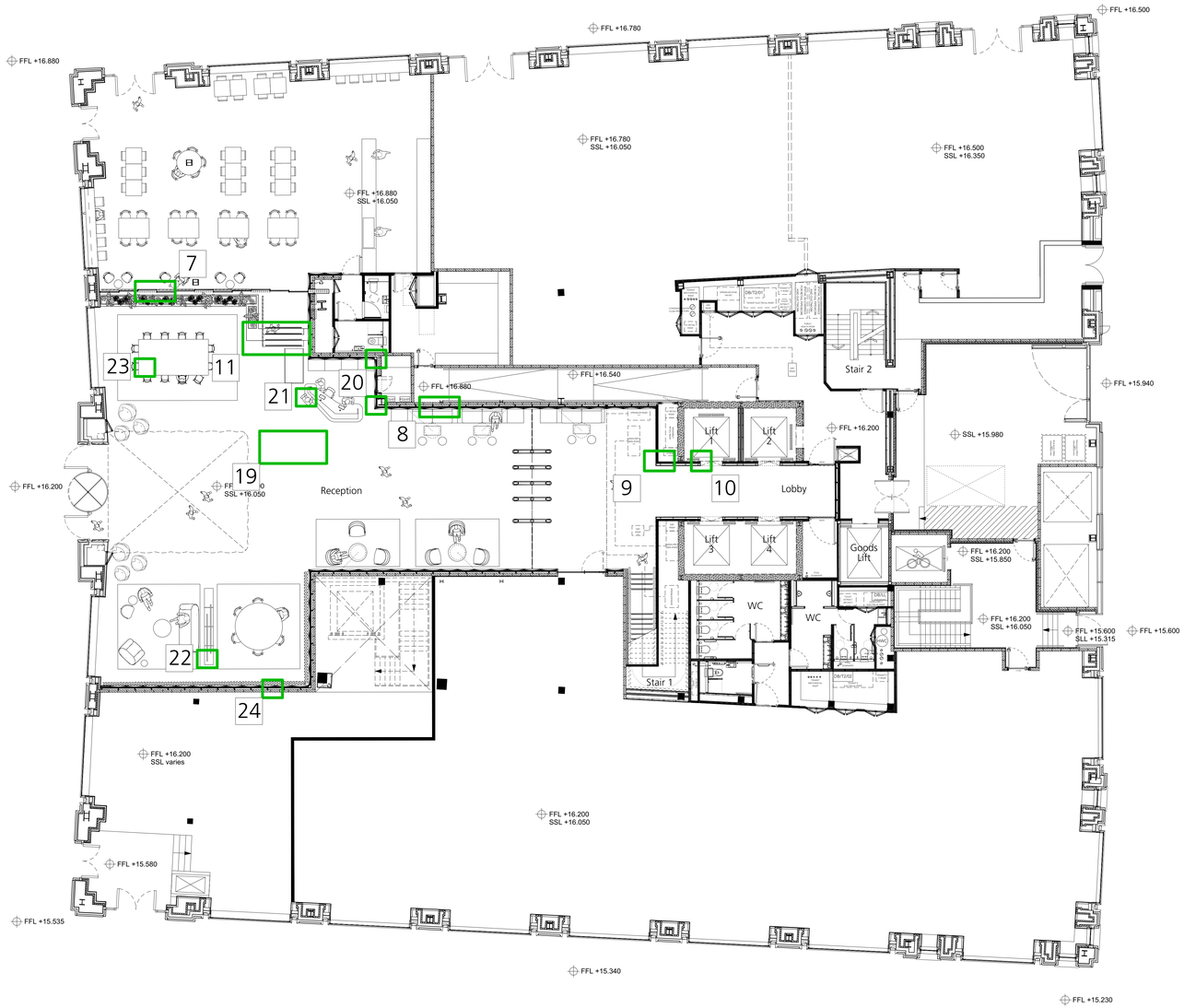
STATUS	REVISION	DATE
T1	STAGE 4 ISSUE	26/08/19

DRAWING: Proposed Reception Reception Desk
SCALE: 1:10 @ A1
DRAWING FILE REF: -
DATE: Jan 2019
DRAWN BY: SJ
DWG No.: 1069_RE-46
REVISION: T1
DRAWING STATUS: STAGE 4

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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



1 **Proposed Ground Floor**
Scale 1:100 @ A0

The following finishes and materials are of particular interest to the Employer and will require specific approval

Building

- Stone Detailing
- Curtain Walling & Entrance Screens
- Windows and shop fronts including surrounds and infill/grilles
- CNC cut stonework
- Design of office Reception Area, café and Ground Floor Lift Lobby.
- Floor finishes to reception, lift lobbies, lifts, WC's and stairs.
- Design of feature staircase
- Ceiling and raised floors
- Reflected ceiling plans
- Reception Cladding and metal curtain
- Light fittings to all areas
- Lift finishes and surrounds and in particular, lift call buttons & screens -both internal to the car and external to the landings.
- Design of toilet accommodation, toilet lobbies, shower areas and changing rooms.
- Sanitary ware, vanity units, cubicles and associated equipment (taps, soap dispensers etc) to WC's and EoT
- Cycle racks and cycle provisions
- Joinery details and samples.
- Ironmongery
- Balustrading and deck finishes to terraces.
- External doors and fire escapes
- External paving, external lighting, hard and soft landscaping.

Landscape

- Hard Landscape material samples
- 1:1 Mock-up of water feature – 1m x 2m. Including the seating, edge detail and base stones/acrylic junction of water feature
- Topsoil, Subsoil and mulch samples & spec sheet – garden and roof terrace areas
- Timber decking samples
- Metal planter sample
- 1:1 Metal planter junction detail and benchmark in jointing of the planters – 1m x 1m
- All herbaceous plants to be reviewed 1 month prior to delivery to site by Landscape Architect at the nursery. Photographs of all trees to be sent to Landscape Architect for approval prior to Nursery visit for tree tagging.

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REF TO MOCK-UP SCHEDULE - 1069-SA-DC FOR FURTHER DETAILS

DRAWING NOTES:

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DRAWING NOTES:

Mock-up / Sample / Prototype
Key:

(MU/OFF) - Offsite Mock up. Post-contract, (following SubContractor appointment)

(MU/ON) - Onsite Mock up. Post-contract, (following SubContractor appointment)

(PT) - Prototype - Pre-contract.

(SA) - Sample Review

Facade Scoping please see drawing SK_140A for elevation (MU).

7. Obscure glazed screen, with glazed sliding door and balustrading (MU/OFF)

8. Step 1 - Sampling to confirm finish and texture. (SA)
Step 2 - Textured plaster profiled wall panel. Half height wall panel (PT).
Step 3 - Full mockup including bench, seat pad, flutted panel and recessed ceiling slot. (MU/OFF)

9. Corner detail of machined granite wall panel (SA).

10. Bronzed metal lift door and bronzed metal over-panel. Sub-contractor drawing review (SA).

11. Stair tread detail and stair balustrade. Sub-contractor mockup review (SA).

19. Floor interface between herringbone timber & granite plank, including movement joint. (MU/OFF)

20. Internal & External Corner detail of Flutted panels. (MU/OFF)

21. Reception Desk - Key interfaces (MU/OFF)

22. Divider Unit - Key interfaces (MU/OFF)

23. High Level Table - Key interfaces (MU/OFF)

24. Metal Mesh, large scale sample review. (SA)

STATUS	REVISION	DATE
T2	STAGE 4 - NOTES ADDED	12/07/19
T1	STAGE 4 ISSUE	04/07/19

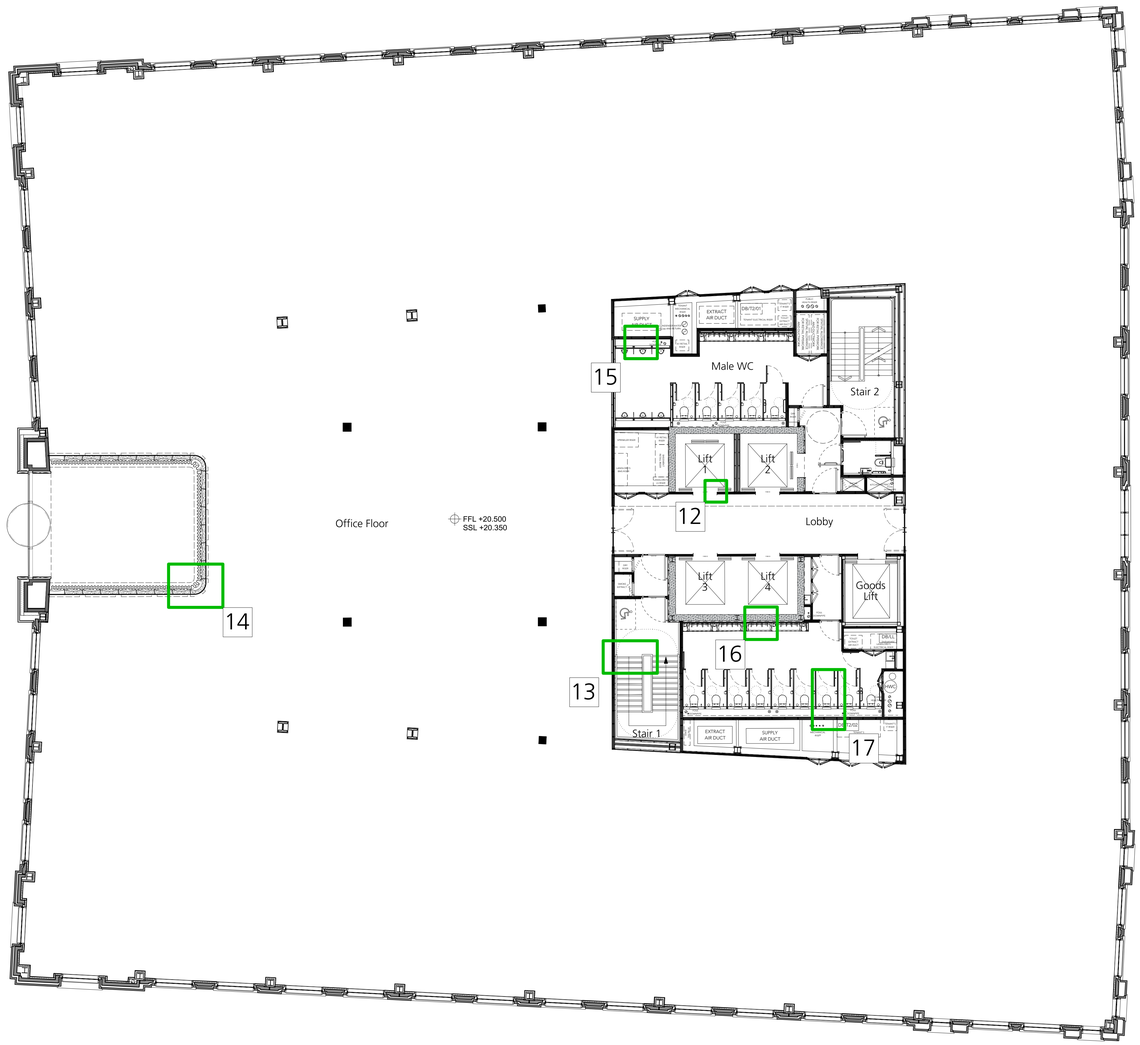
DRAWING: Proposed Ground Floor Plan Samples Required
SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-x-P-Building
DATE: Feb 2019
DRAWN BY: AH
DWG No.: 1069-SA-00
REVISION: T2
DRAWING STATUS: STAGE 4

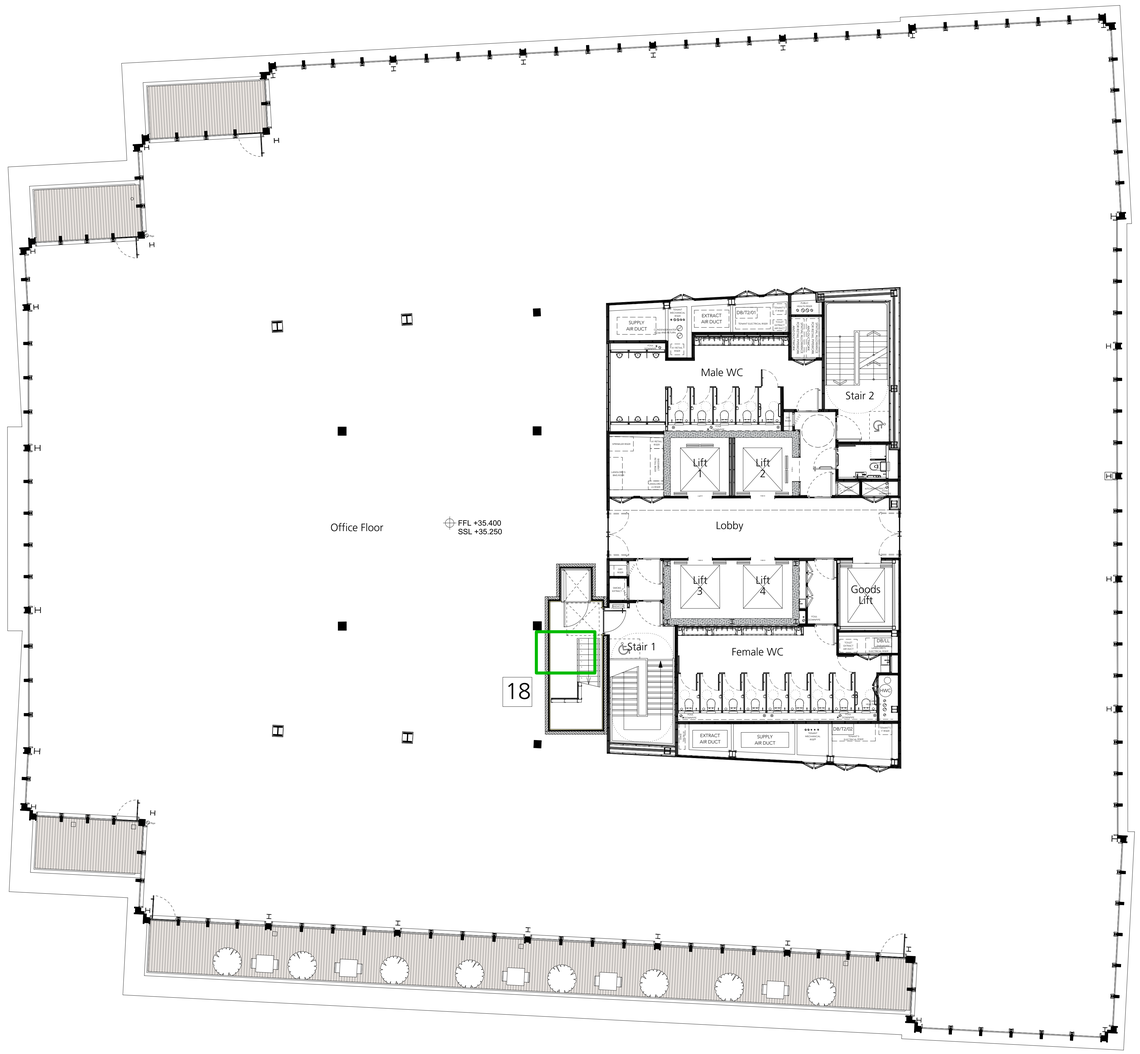
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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M


Office Floor
FFL +20.500
SSL +20.350
14
15
12
13
16
17
Male WC
Stair 2
Lift 1
Lift 2
Lobby
Lift 3
Lift 4
Goods Lift
Stair 1
EXTRACT AIR DUCT
SUPPLY AIR DUCT
DB/TGFC
SUPPLY
Female WC
Male WC
Unisex WC
Unisex WC
Female WC
Male WC
Unisex WC
Unisex WC
Female WC
Male WC
Unisex WC
Unisex WC



1 **Proposed Fifth Floor**
Scale 1:100 @ A0

The following finishes and materials are of particular interest to the Employer and will require specific approval

Building

- Stone Detailing
- Curtain Walling & Entrance Screens
- Windows and shop fronts including surrounds and infill/grilles
- CNC cut stonework
- Design of office Reception Area, café and Ground Floor Lift Lobby.
- Floor finishes to reception, lift lobbies, lifts, WC's and stairs.
- Design of feature staircase
- Ceiling and raised floors
- Reflected ceiling plans
- Reception Cladding and metal curtain
- Light fittings to all areas
- Lift finishes and surrounds and in particular, lift call buttons & screens -both internal to the car and external to the landings.
- Design of toilet accommodation, toilet lobbies, shower areas and changing rooms.
- Sanitary ware, vanity units, cubicles and associated equipment (taps, soap dispensers etc) to WC's and EoT
- Cycle racks and cycle provisions
- Joinery details and samples.
- Ironmongery
- Balustrading and deck finishes to terraces.
- External doors and fire escapes
- External paving, external lighting, hard and soft landscaping.

Landscape

- Hard Landscape material samples
- 1:1 Mock-up of water feature – 1m x 2m. Including the seating, edge detail and base stones/acrylic junction of water feature
- Topsoil, Subsoil and mulch samples & spec sheet – garden and roof terrace areas
- Timber decking samples
- Metal planter sample
- 1:1 Metal planter junction detail and benchmark in jointing of the planters – 1m x 1m
- All herbaceous plants to be reviewed 1 month prior to delivery to site by Landscape Architect at the nursery. Photographs of all trees to be sent to Landscape Architect for approval prior to Nursery visit for tree tagging.

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REF TO MOCK-UP SCHEDULE - 1069-SA-DC FOR FURTHER DETAILS

0 5 10 M

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DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Key:

(MU/OFF) - Offsite Mock up. Post-contract, (following SubContractor appointment)

(MU/ON) - Onsite Mock up. Post-contract, (following SubContractor appointment)

(PT) - Prototype - Pre-contract.

(SA) - Sample Review

(BN/OFF) - Offsite Benchmarking

Facade Scoping please see drawing SK_140A for elevation (MU).

18. External stair tread detail and stair balustrading Sub-contractor mockup review (SA).

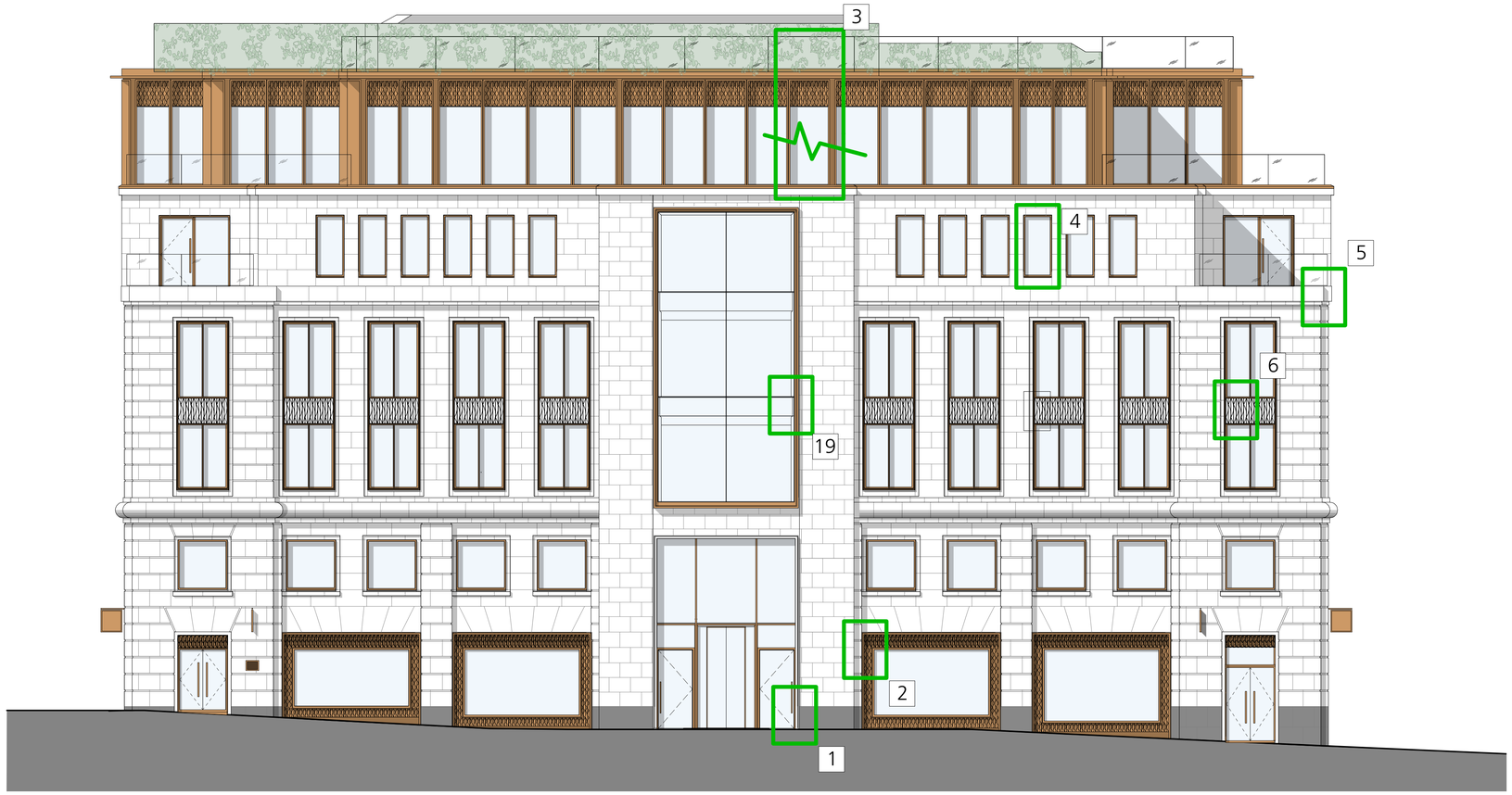
STATUS	REVISION	DATE
T2	STAGE 4 - NOTES ADDED	12/07/19
T1	STAGE 4 ISSUE	04/07/19

DRAWING: Proposed Fifth Floor Plan Samples Required
SCALE: 1:100 @ A0
DRAWING FILE REF: 1069_A-x-P-Building
DATE: Feb 2019
DRAWN BY: AH
DWG No.: 1069-SA-05
REVISION: T2
DRAWING STATUS: STAGE 4

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CLIENT: 25 Cannon Street Limited
PROJECT: 25 Cannon Street, EC4M



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Building

• Stone Detailing
•Curtain Walling & Entrance Screens
•Windows and shop fronts including surrounds and infill/grilles
•CNC cut stonework
•Design of office Reception Area, café and Ground Floor Lift Lobby.
•Floor finishes to reception, lift lobbies, lifts, WC's and stairs.
•Design of feature staircase
•Ceiling and raised floors
•Reflected ceiling plans
•Reception Cladding and metal curtain
•Light fittings to all areas
•Lift finishes and surrounds and in particular, lift call buttons & screens -both internal to the car and external to the landings.
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•External doors and fire escapes
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•Hard Landscape material samples
•1:1 Mock-up of water feature – 1m x 2m. Including the seating, edge detail and base stones/acrylic junction of water feature
•Topsoil, Subsoil and mulch samples & spec sheet – garden and roof terrace areas
•Timber decking samples
•Metal planter sample
•1:1 Metal planter junction detail and benchmark in jointing of the planters – 1m x 1m
•All herbaceous plants to be reviewed 1 month prior to delivery to site by Landscape Architect at the nursery. Photographs of all trees to be sent to Landscape Architect for approval prior to Nursery visit for tree tagging.

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0 5 10 M

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Mock-up / Sample / Prototype / Benmarking

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(MU/ON) - Onsite Mock up. Post-contract, (following SubContractor appointment)

(PT) - Prototype - Pre-contract.

(SA) - Sample Review

(BM/ON) Benchmarking Onsire

1. Glazed door corner detail and spandrel panel (MU/OFF)

2. Window spandrel corner detail and stone reveal, mockup to include MEP louvre behind decorative grille. (MU/OFF)

3. Step 1 - Pattern scale size and design tested initially in timber for onsite testing (PT)
Step 2 - Curtain walling transom and stone cill corner detail & CW corner detail with framework, spandrel panel and glazed balustrade. Reduced height mockup. (MU/OFF)

4. Window detail and stone cill, with framework and glazing (MU/ON)

5. Stone cill corner detail and balustrading (BM/ON)

6. Test pattern size scale and design in timber. (PT) Window spandrel detail and stone reveal (MU/OFF)

19. Projecting entrance glazing, mockup to include blind box behind. (MU/OFF)

STATUS	REVISION	DATE
T2	STAGE 4 - NOTES ADDED	12/07/19
T1	STAGE 4 ISSUE	04/07/19

DRAWING: Proposed West Elevation Samples Required

SCALE	1:100 @ A1 (1:200 @ A3)	DRAWING FILE REF	-
DATE	Feb 2019	DRAWN BY	AH
DWG No.	1069-SA-10	REVISION	T2
DRAWING STATUS	STAGE 4		

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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

Mock-Up / Sample 08
Reception feature wall. See drawing SA_01 for location
Samples, proto-type & off-site mock-up.
Ground floor reception feature wall detail. Textured plaster, profiled wall panel with bench. To include padded seat and recessed ceiling slot. See also drawings RE_20, 21 & 25.

Step 1

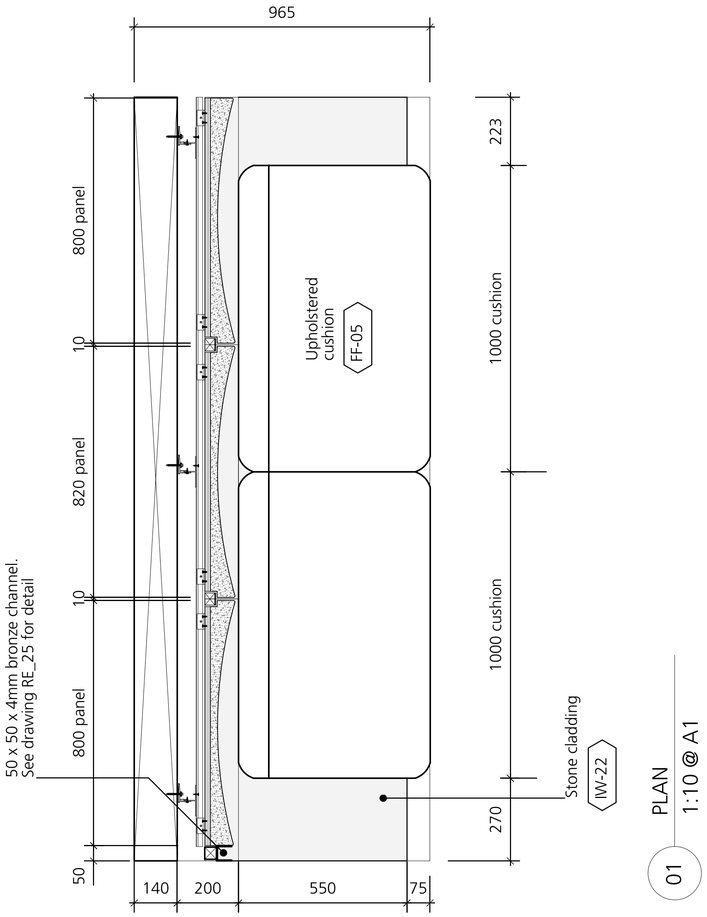
Sampling to confirm finish and texture, (Samples).

Step 2

Textured plaster, profiled wall panel. Half-height wall panel, (Proto-type).

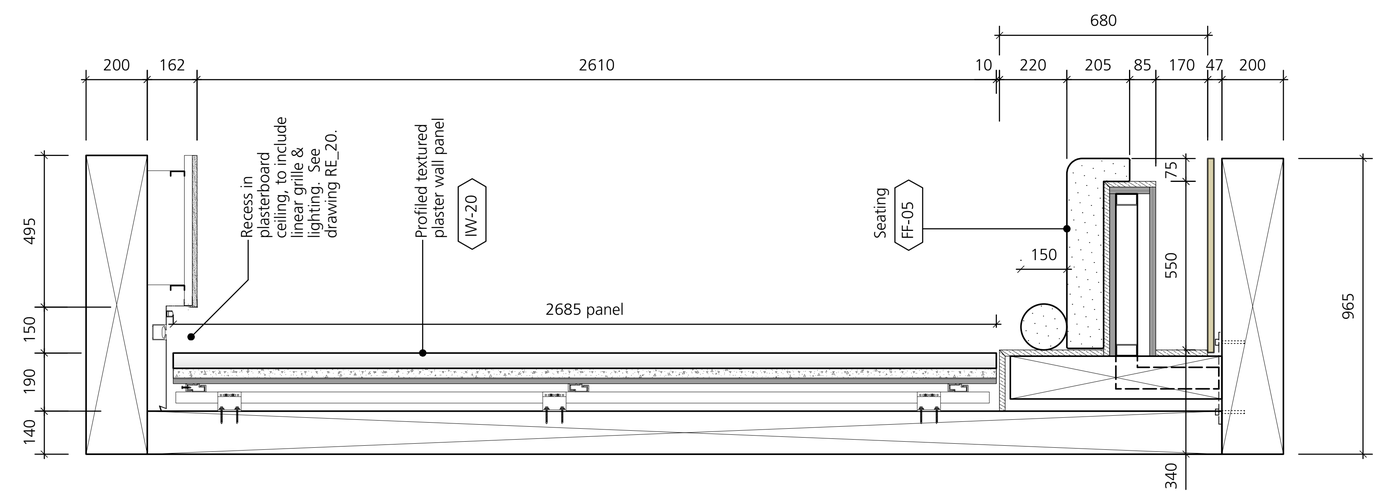
Step 3

Full mock-up including bench, padded seat, fluted panel and recessed ceiling slot, (Mock-up, off-site).



PLAN 1:10 @ A1

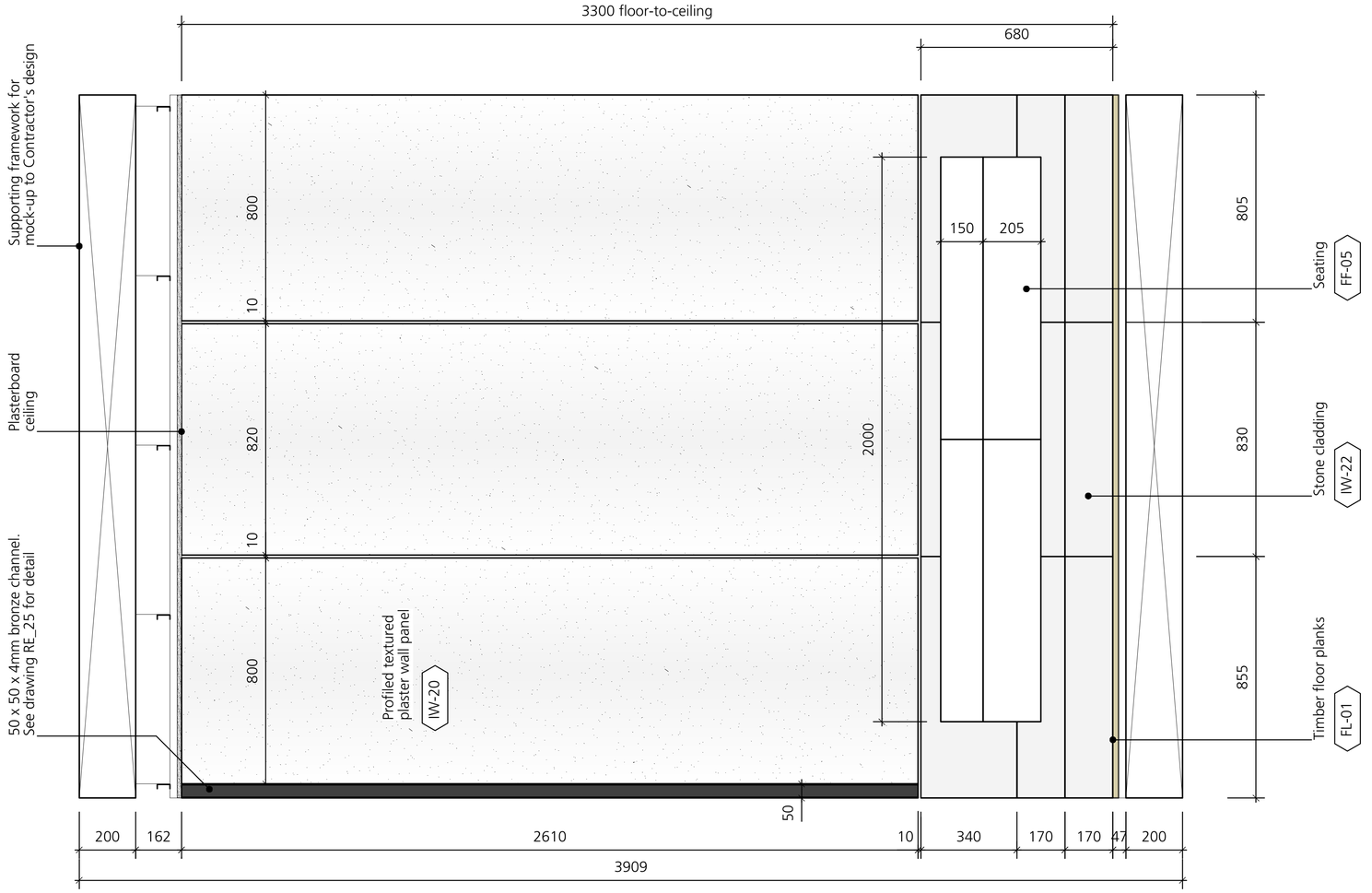
01



See drawing RE_21 for details

SECTION 1:10 @ A1

03



ELEVATION 1:10 @ A1

02

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DRAWING NOTES:

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	22/01/20
T1	STAGE 4 ISSUE	10/12/19

DRAWING: Samples Required Mock-Up / Sample 08

SCALE: 1:10 @ A1 (1:20 @ A3)

DRAWING FILE REF: -

DATE: Nov 2019

DRAWN BY: AH

DWG No.: 1069-SA-28

REVISION: C1

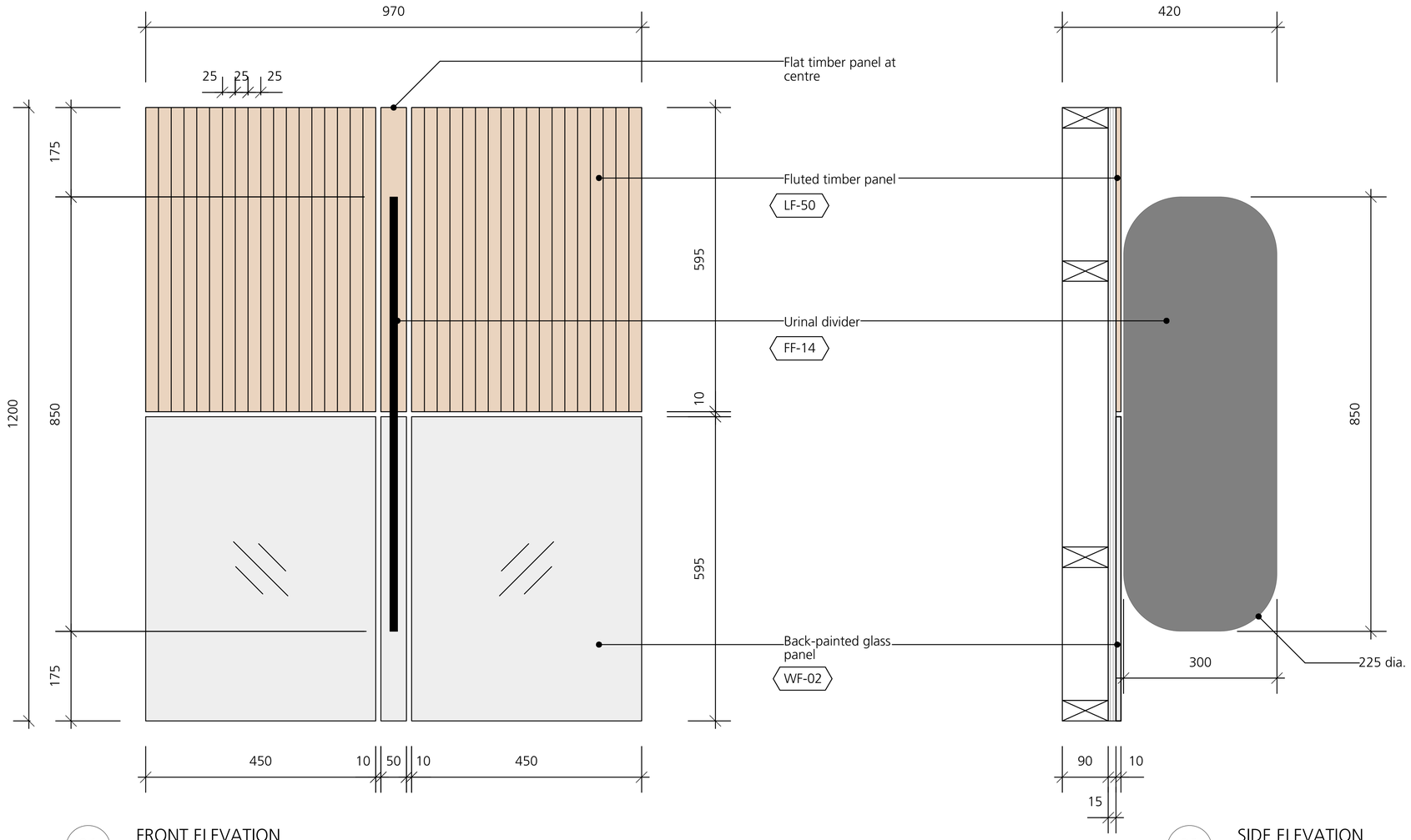
DRAWING STATUS: CONSTRUCTION

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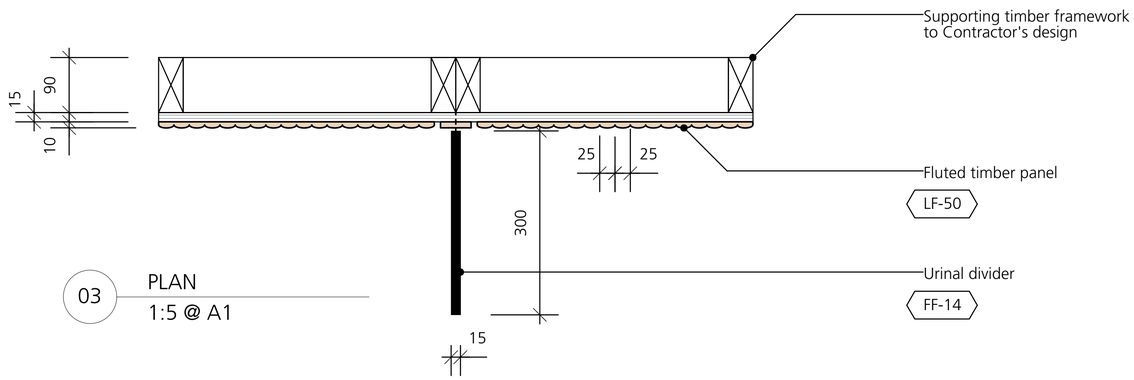
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



01 FRONT ELEVATION
1:5 @ A1

02 SIDE ELEVATION
1:5 @ A1



03 PLAN
1:5 @ A1

Mock-Up / Sample 15
Typical urinal back panel. See drawing SA_01 for location.
Sample
Typical urinal back panel with fluted timber panel and back-painted glass. See also drawing WC_02

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DRAWING NOTES:

STATUS	REVISION		DATE
C1	FIRST CONSTRUCTION ISSUE		22/01/20
T1	STAGE 4 ISSUE		10/12/19

DRAWING: Samples Required
Mock-Up / Sample 15

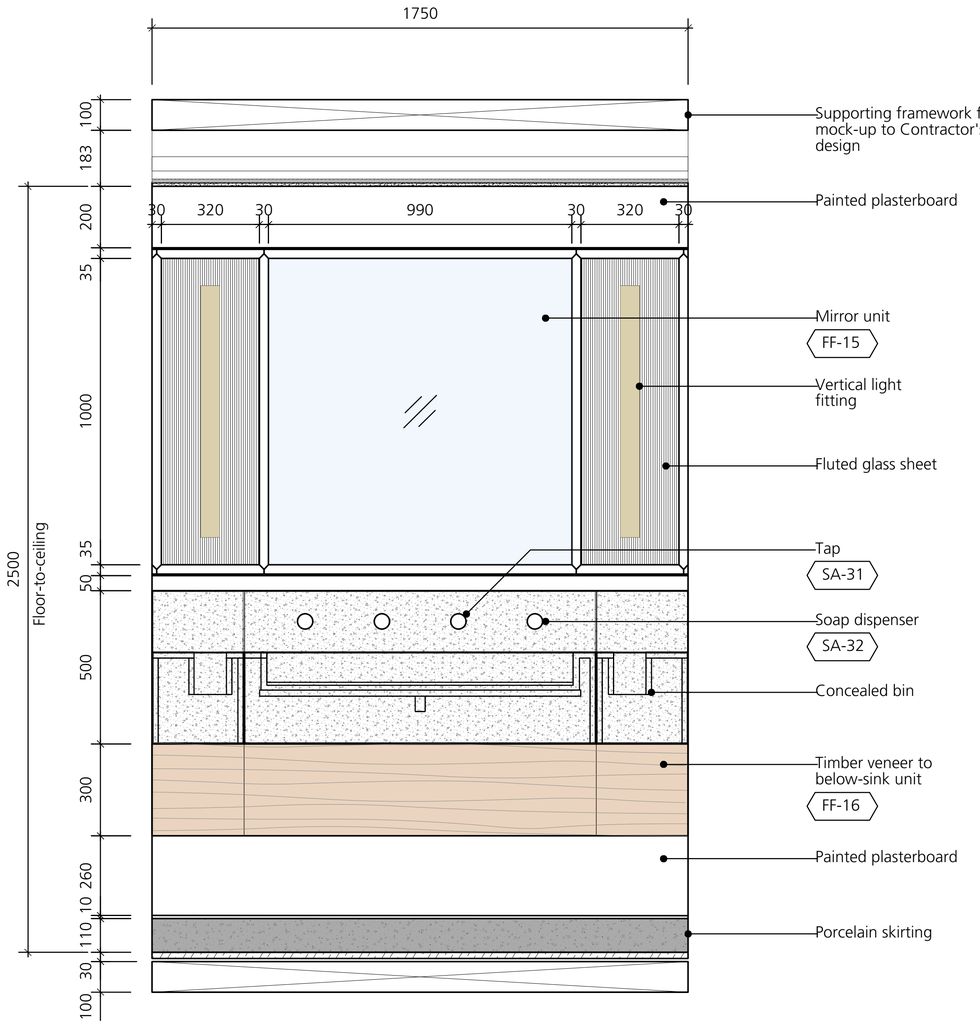
SCALE: 1:5 @ A1 (1:10 @ A3)
DRAWING FILE REF: -
DATE: Nov 2019
DRAWN BY: AH
DWG No.: 1069-SA-35
REVISION: C1
DRAWING STATUS: CONSTRUCTION

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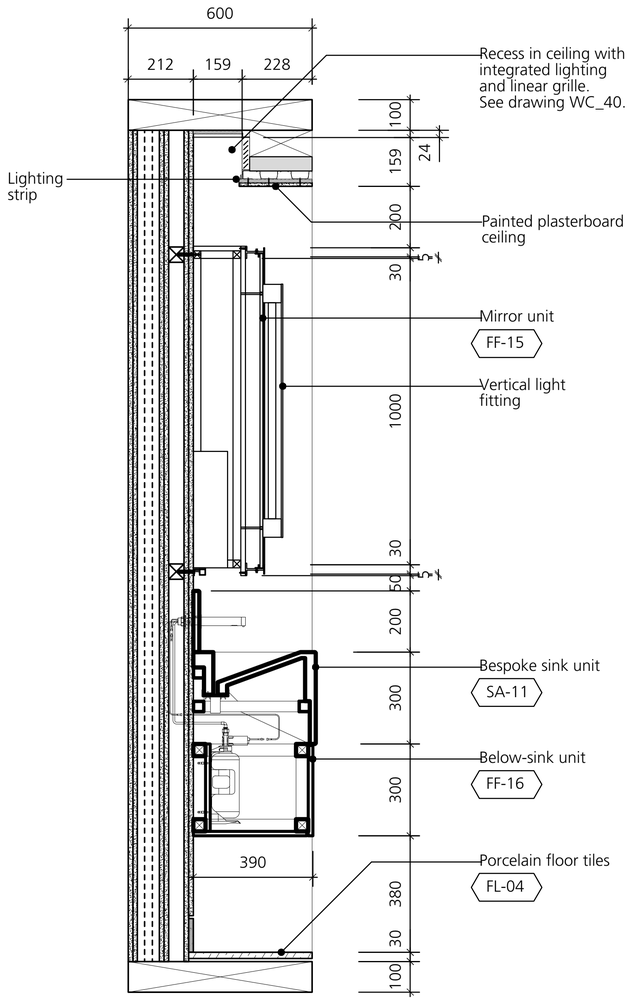
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CLIENT: 25 Cannon Street Limited

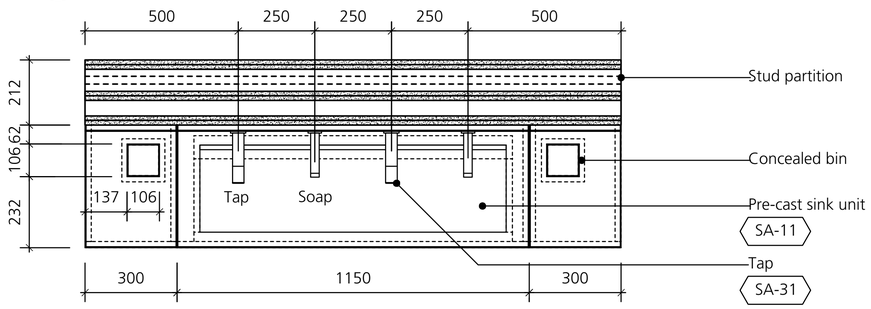
PROJECT: 25 Cannon Street, EC4M



01 ELEVATION
1:10 @ A1



02 SECTION
1:10 @ A1



03 PLAN
1:10 @ A1

Mock-Up / Sample 16
Typical WC basin. See drawing SA_01 for location
Mock-up, off-site
WC room, typical floor. WC basin with related sanitaryware, mirror unit and lighting. See also drawings WC_01, 11, 20 & 30

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DRAWING NOTES:

STATUS	REVISION	DATE
C1 T1	FIRST CONSTRUCTION ISSUE STAGE 4 ISSUE	22/01/20 10/12/19

DRAWING: Samples Required
Mock-Up / Sample 16

SCALE: 1:10 @ A1 (1:20 @ A3)
DRAWING FILE REF: -
DATE: Nov 2019
DRAWN BY: AH
DWG No.: 1069-SA-36
REVISION: C1
DRAWING STATUS: CONSTRUCTION

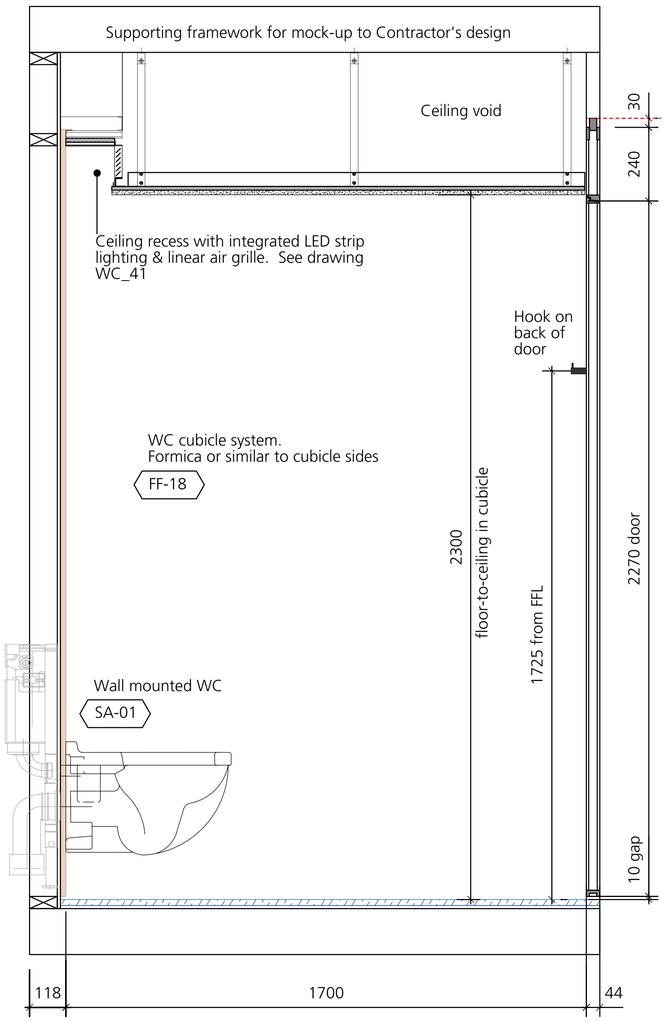
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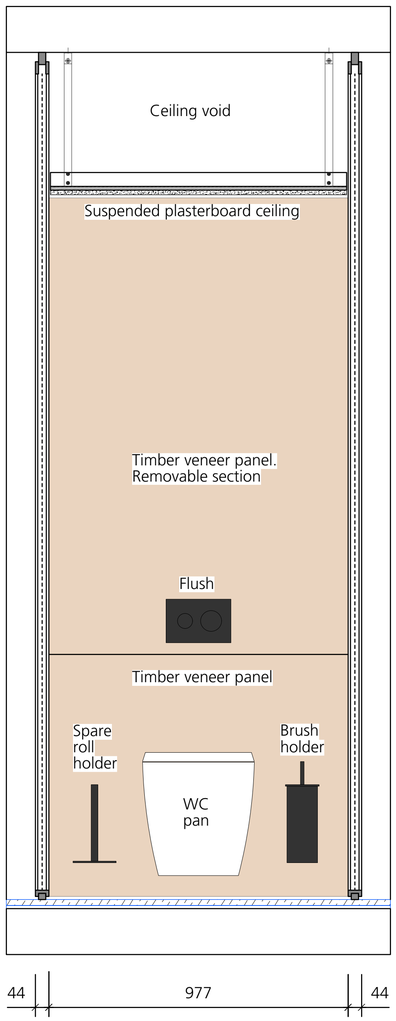
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

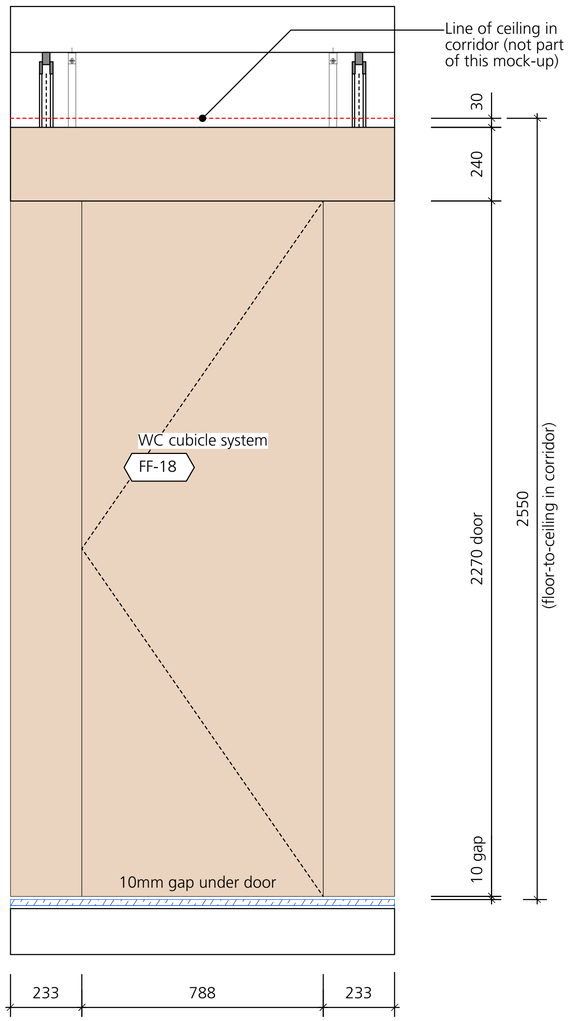
SECTION



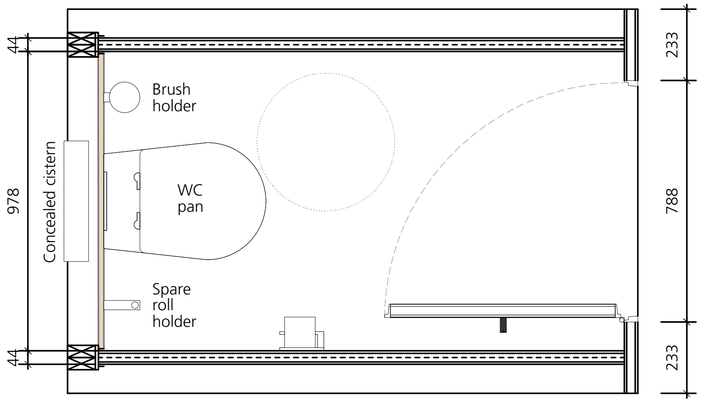
INTERNAL ELEVATION



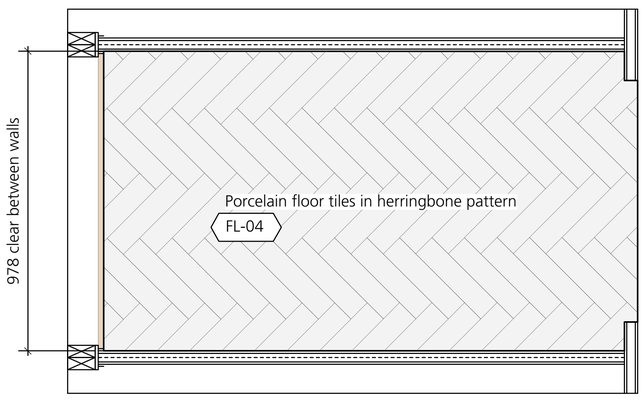
DOOR ELEVATION



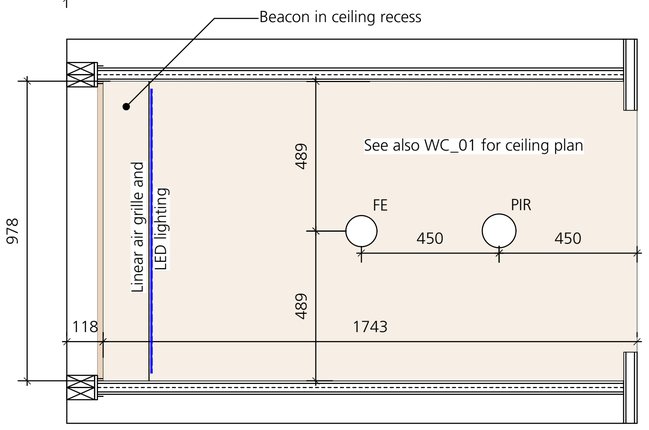
Mock-Up / Sample 17
Typical WC cubicle. See drawing SA_01 for location
Benchmark, off-site
Full WC cubicle with related sanitaryware. See also drawings WC_01 & 41. See Sanitaryware Schedule for all sanitaryware.



PLAN



FLOOR FINISH



RCP

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DRAWING NOTES:

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	22/01/20
T1	STAGE 4 ISSUE	10/12/19

DRAWING: Samples Required
Mock-Up / Sample 17

SCALE: 1:10 @ A1 (1:20 @ A3)
DRAWING FILE REF: -
DATE: Nov 2019
DRAWN BY: AH
DWG No.: 1069-SA-37
REVISION: C1
DRAWING STATUS: CONSTRUCTION

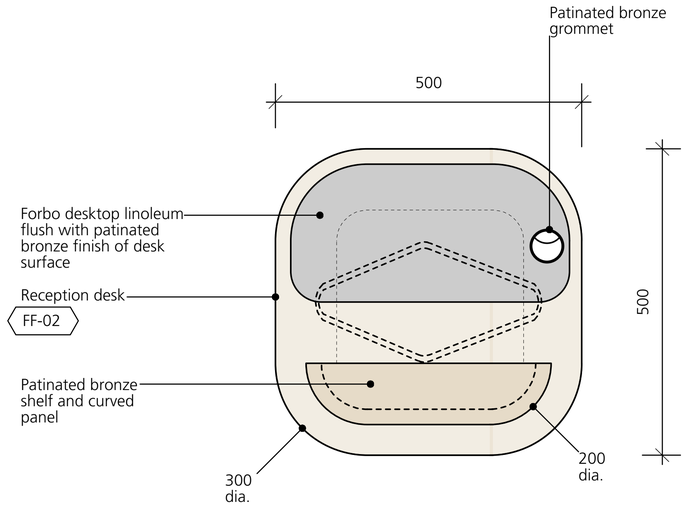
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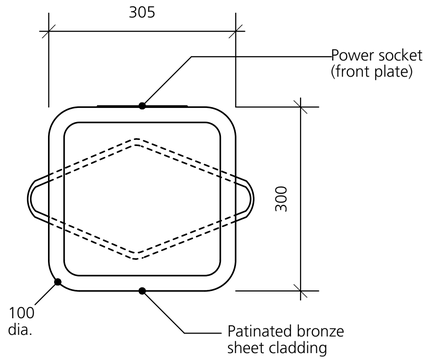
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

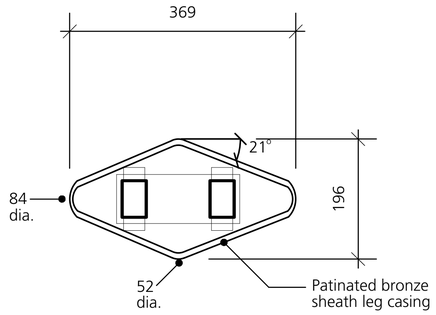
Mock-Up / Sample 21
Reception desk. See drawing SA_00 for location
Mock-up, off-site
Ground floor reception desk, joinery items showing key interfaces. See also drawing RE_40



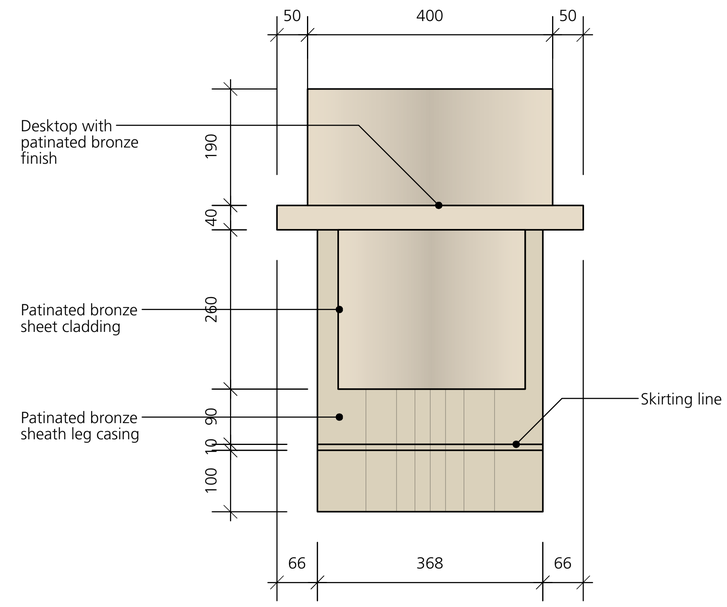
01 PLAN
1:5 @ A1



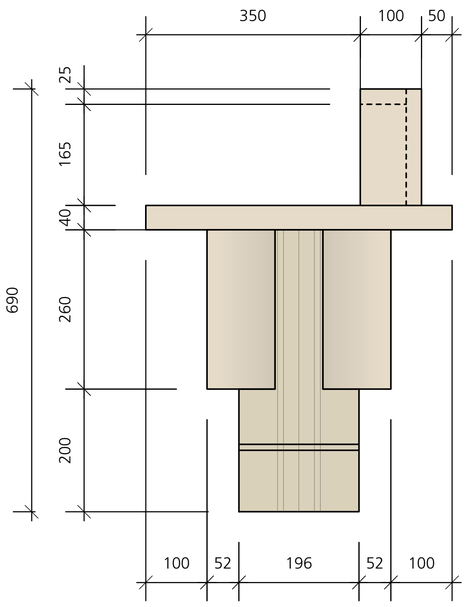
02 PLAN OF MID-SECTION
1:5 @ A1



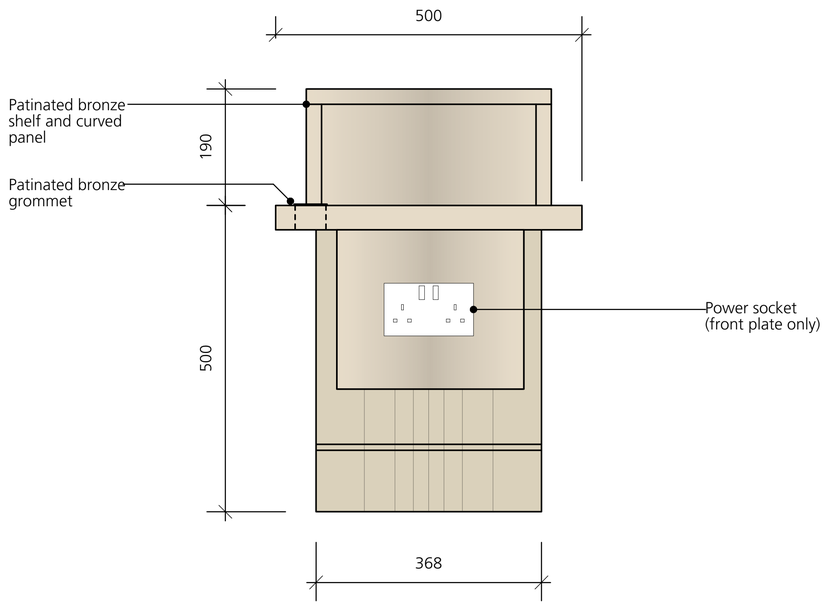
03 PLAN OF LEG
1:5 @ A1



04 FRONT ELEVATION
1:5 @ A1



05 SIDE ELEVATION
1:5 @ A1



06 REAR ELEVATION
1:5 @ A1

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DRAWING NOTES:

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	22/01/20
T1	STAGE 4 ISSUE	10/12/19

DRAWING: Samples Required
Mock-Up / Sample 21

SCALE	1:5 @ A1 (1:10 @ A3)	DRAWING FILE REF	-
DATE	Nov 2019	DRAWN BY	AH
DWG No.	1069-SA-41	REVISION	C1
DRAWING STATUS	CONSTRUCTION		

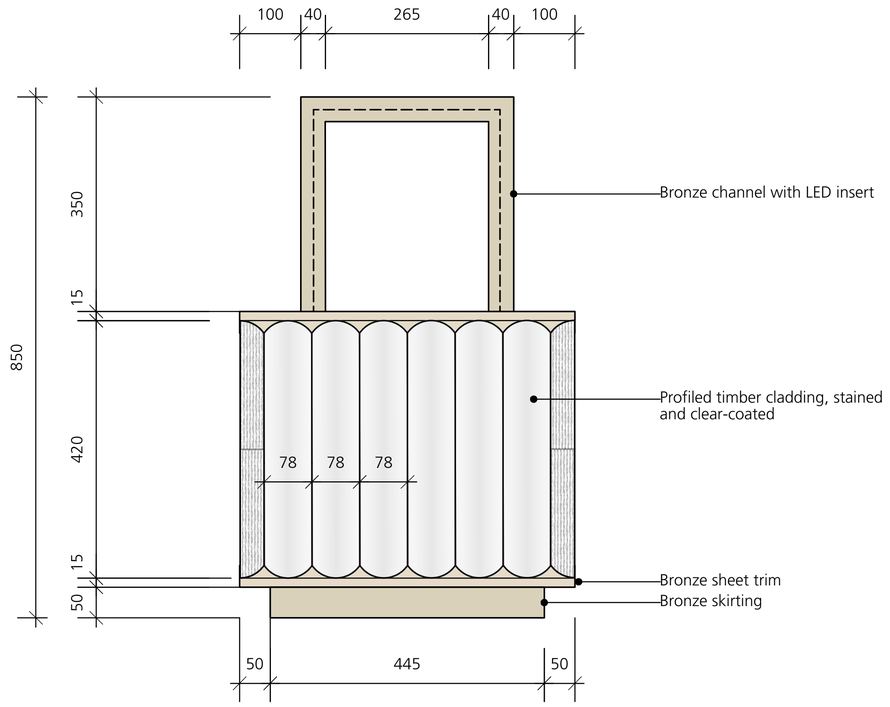
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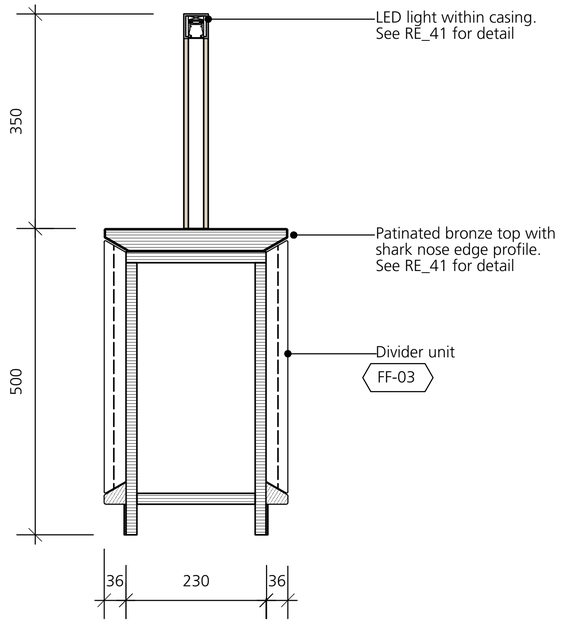
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

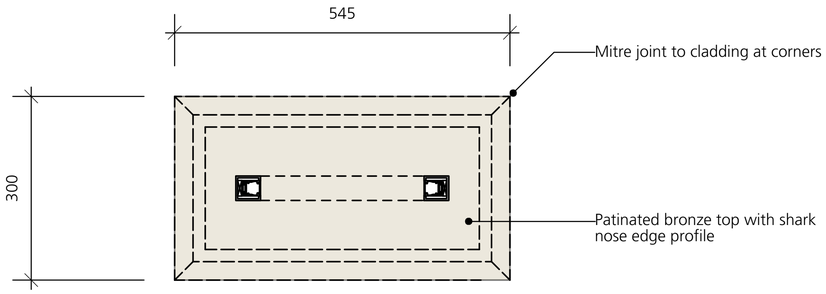
Mock-Up / Sample 22
Reception divider unit. See drawing SA_00 for location
Mock-up, off-site
Divider unit in ground floor reception, showing key interfaces. See also drawing RE_41.



01 FRONT ELEVATION
1:5 @ A1



02 SECTION
1:5 @ A1



03 PLAN
1:5 @ A1

DRAWING NOTES:

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STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	22/01/20
T1	STAGE 4 ISSUE	10/12/19

DRAWING: Samples Required Mock-Up / Sample 22

SCALE: 1:5 @ A1 (1:10 @ A3)

DRAWING FILE REF: -

DATE: Nov 2019

DRAWN BY: AH

DWG No.: 1069-SA-42

REVISION: C1

DRAWING STATUS: CONSTRUCTION

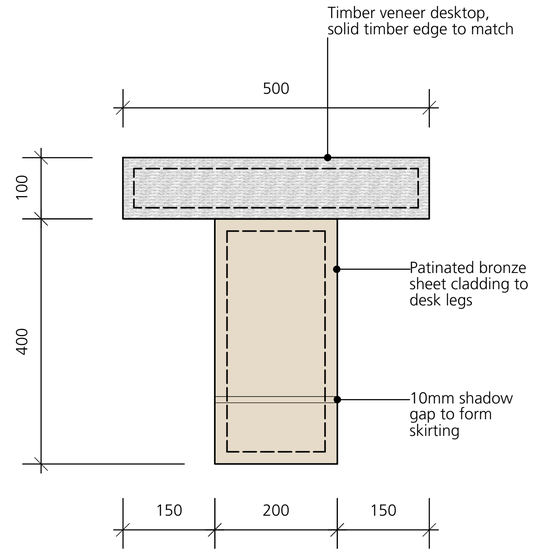
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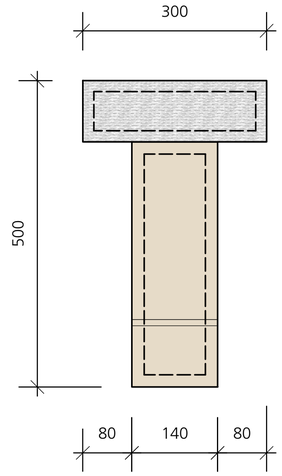
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

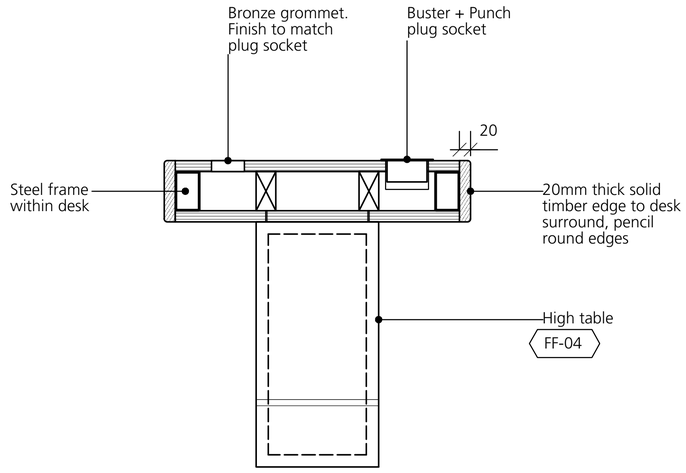
Mock-Up / Sample 23
Reception high level table. See drawing SA_00 for location
Mock-up, off-site
High level table in ground floor reception, showing key interfaces. See also drawing RE_42.



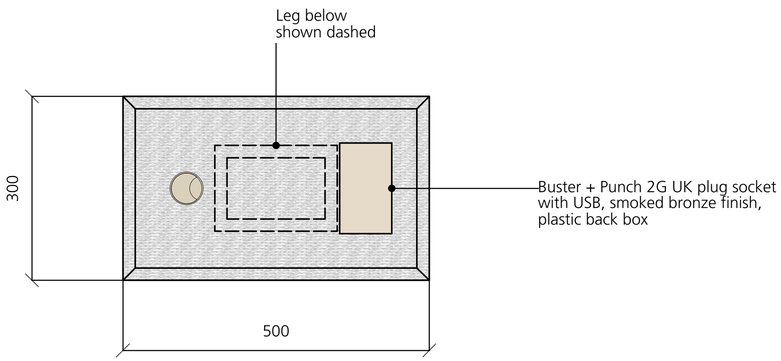
01 FRONT ELEVATION
1:5 @ A1



02 SIDE ELEVATION
1:5 @ A1



03 SECTION
1:5 @ A1



04 PLAN
1:5 @ A1

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DRAWING NOTES:

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	22/01/20
T1	STAGE 4 ISSUE	10/12/19

DRAWING: Samples Required
Mock-Up / Sample 23

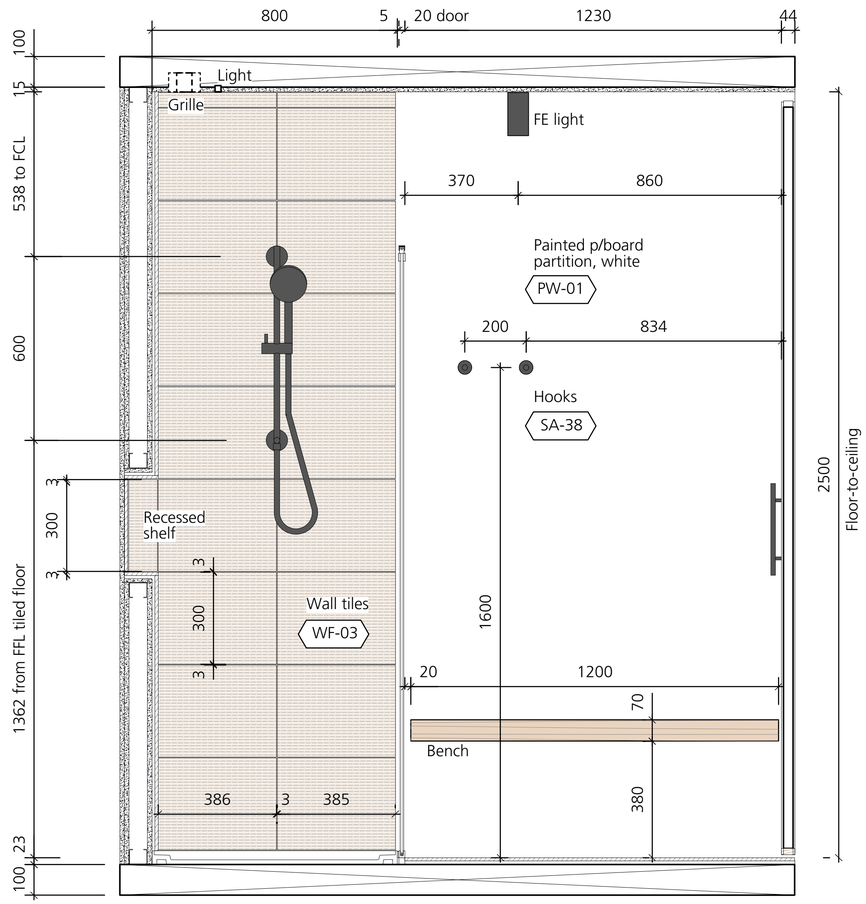
SCALE: 1:5 @ A1 (1:10 @ A3)
DRAWING FILE REF: -
DATE: Nov 2019
DRAWN BY: AH
DWG No.: 1069-SA-43
REVISION: C1
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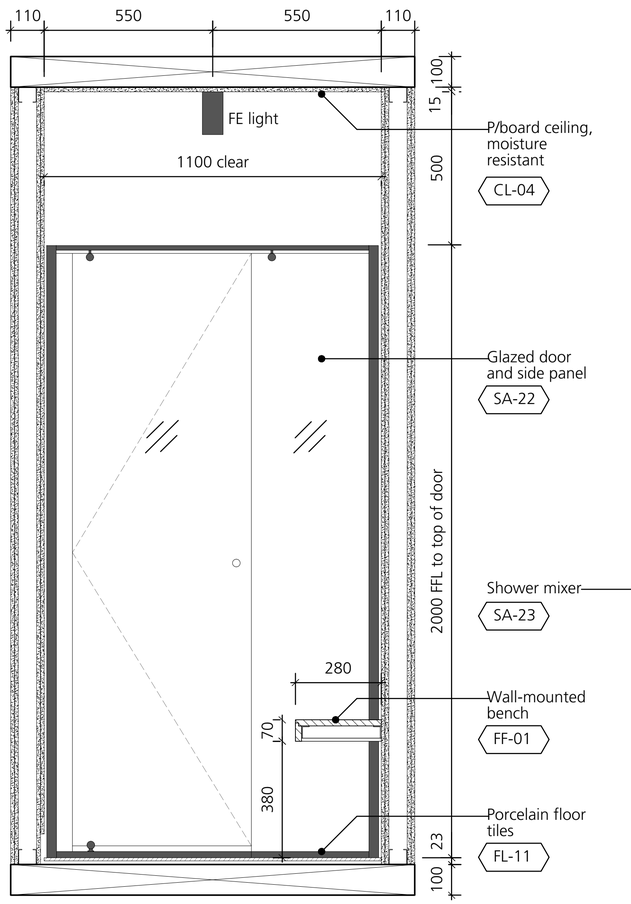
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CLIENT: 25 Cannon Street Limited

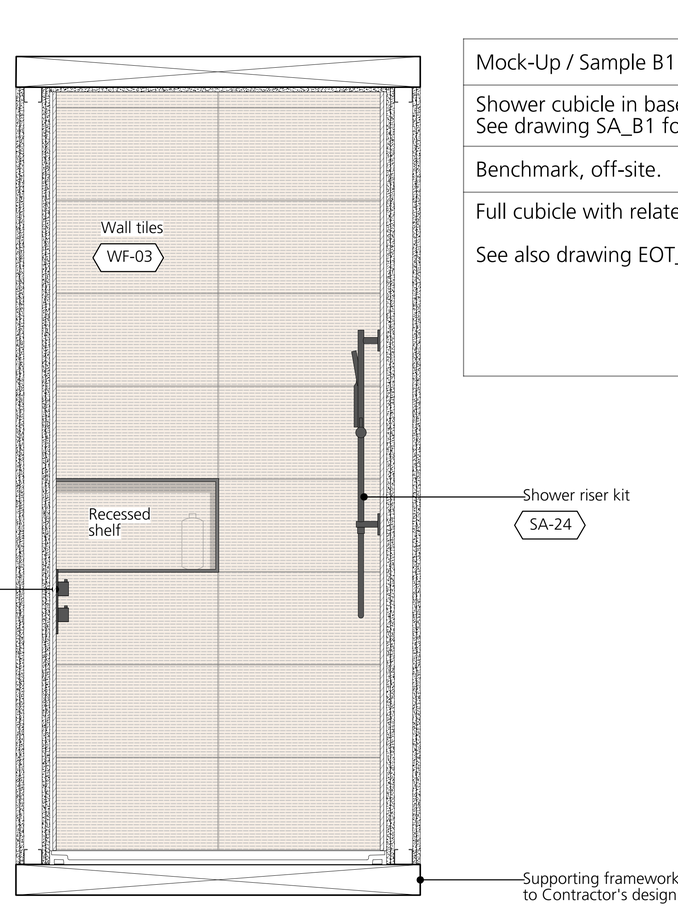
PROJECT: 25 Cannon Street, EC4M



SECTION

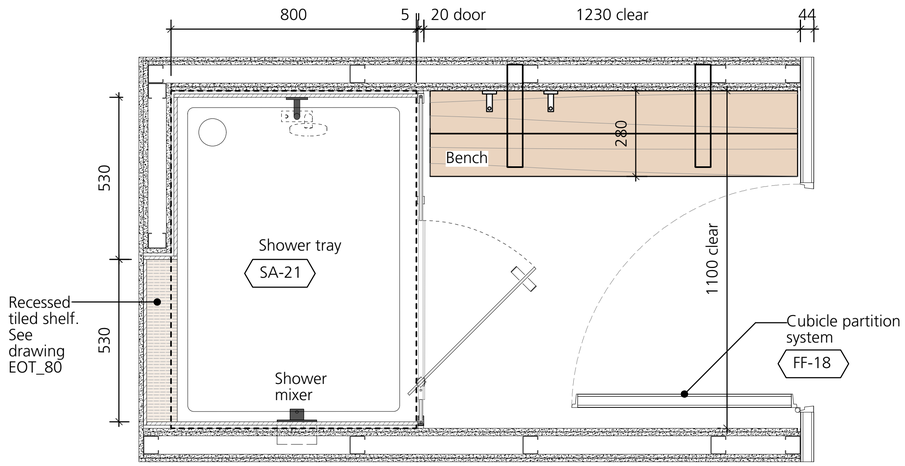


SECTION SHOWING SHOWER DOOR

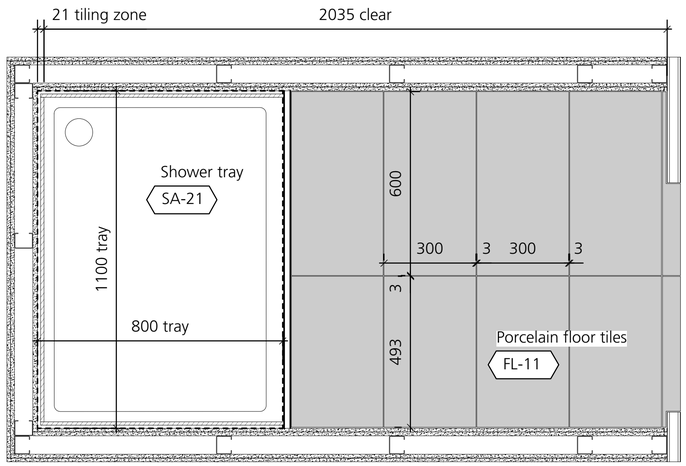


SECTION SHOWING SHOWER CUBICLE

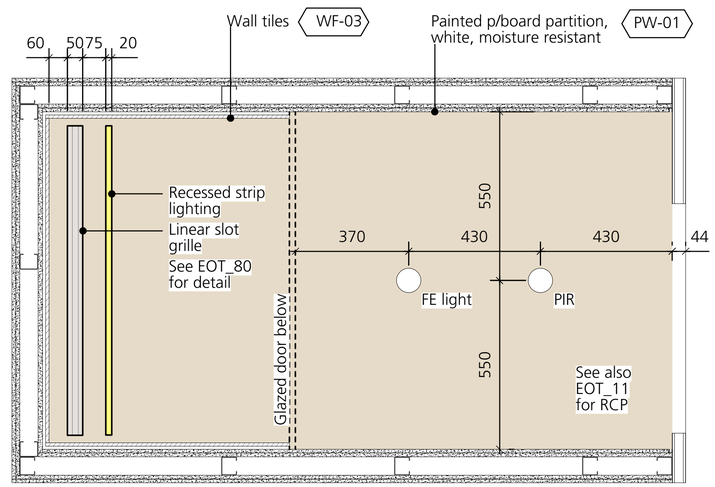
Mock-Up / Sample B1
Shower cubicle in basement EOT area. See drawing SA_B1 for location
Benchmark, off-site.
Full cubicle with related sanitaryware. See also drawing EOT_20.



PLAN



FLOOR FINISH



REFLECTED CEILING PLAN

DRAWING NOTES:

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DRAWING NOTES:

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	22/01/20
T1	STAGE 4 ISSUE	10/12/19

DRAWING: Samples Required
Mock-Up / Sample B1

SCALE: 1:10 @ A1 (1:20 @ A3)
DRAWING FILE REF: -
DATE: Nov 2019
DRAWN BY: AH
DWG No.: 1069-SA-45
REVISION: C1
DRAWING STATUS: CONSTRUCTION

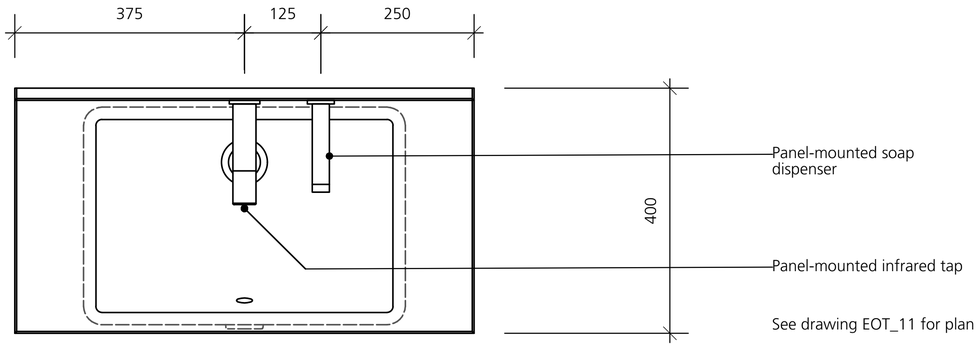
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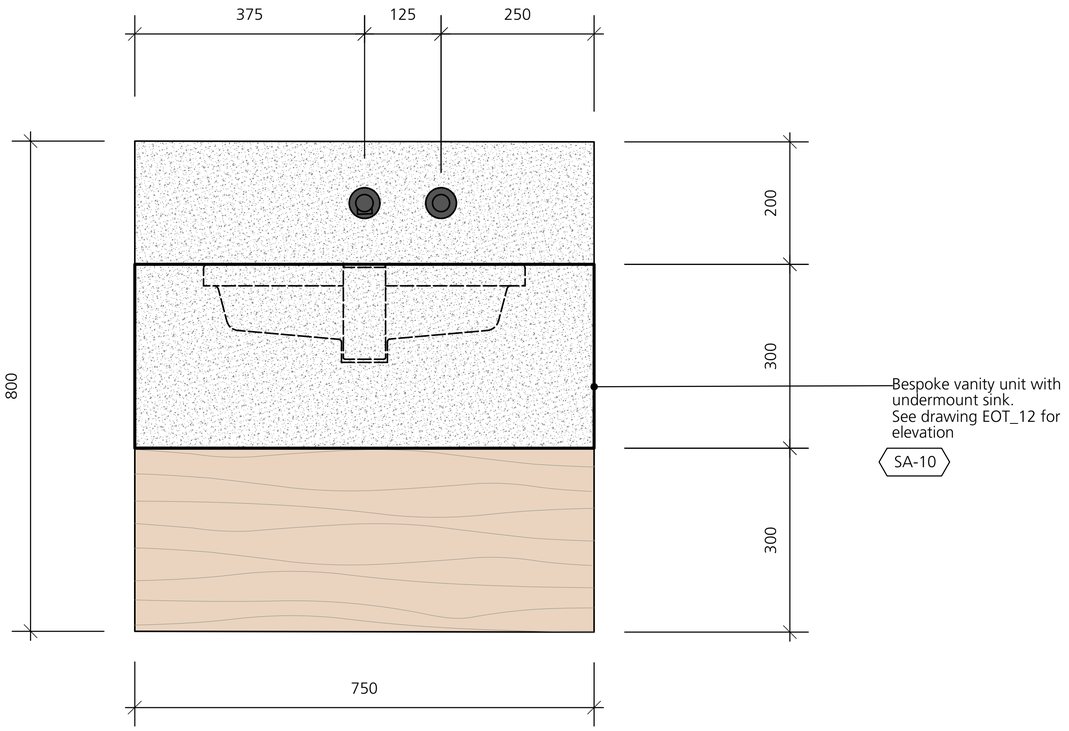
CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M

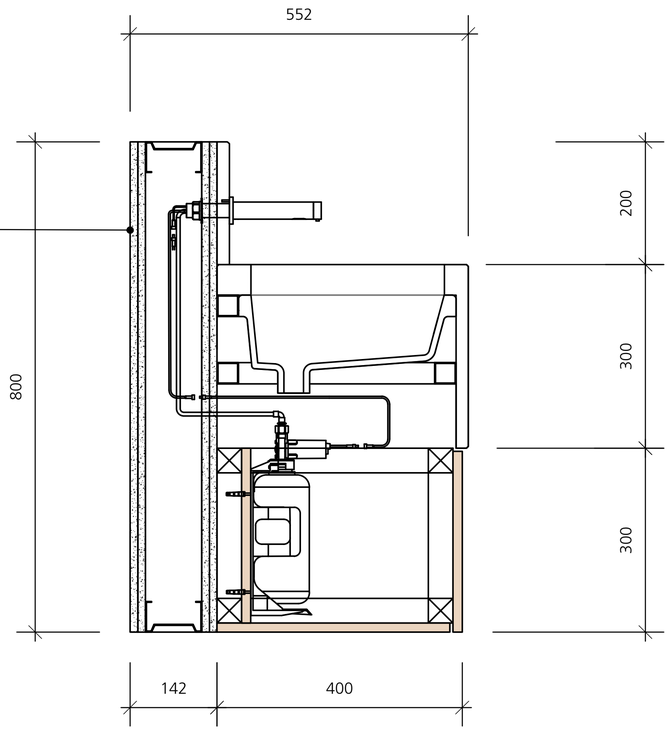
Mock-Up / Sample B2
Basin in basement EOT area. See drawing SA_B1 for location
Benchmark, off-site.
Basin in female changing room with related sanitaryware. See also drawings EOT_11, 12 & 14.



01 PLAN
1:5 @ A1



02 ELEVATION
1:5 @ A1



03 SECTION
1:5 @ A1

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DRAWING NOTES:

STATUS	REVISION	DATE
C1	FIRST CONSTRUCTION ISSUE	22/01/20
T1	STAGE 4 ISSUE	10/12/19

DRAWING: Samples Required
Mock-Up / Sample B2

SCALE	1:5 @ A1 (1:10 @ A3)	DRAWING FILE REF	-
DATE	Nov 2019	DRAWN BY	AH
DWG No.	1069-SA-46	REVISION	C1
DRAWING STATUS	CONSTRUCTION		

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CLIENT: 25 Cannon Street Limited

PROJECT: 25 Cannon Street, EC4M



1 **Proposed Basement Plan**
Scale 1:100 @ A0

The following finishes and materials are of particular interest to the Employer and will require specific approval

Building

- Stone Detailing
- Curtain Walling & Entrance Screens
- Windows and shop fronts including surrounds and infill/grilles
- CNC cut stonework
- Design of office Reception Area, café and Ground Floor Lift Lobby.
- Floor finishes to reception, lift lobbies, lifts, WC's and stairs.
- Design of feature staircase
- Ceiling and raised floors
- Reflected ceiling plans
- Reception Cladding and metal curtain
- Light fittings to all areas
- Lift finishes and surrounds and in particular, lift call buttons & screens -both internal to the car and external to the landings.
- Design of toilet accommodation, toilet lobbies, shower areas and changing rooms.
- Sanitary ware, vanity units, cubicles and associated equipment (taps, soap dispensers etc) to WC's and EoT
- Cycle racks and cycle provisions
- Joinery details and samples.
- Ironmongery
- Balustrading and deck finishes to terraces.
- External doors and fire escapes
- External paving, external lighting, hard and soft landscaping.

Landscape

- Hard Landscape material samples
- 1:1 Mock-up of water feature – 1m x 2m. Including the seating, edge detail and base stones/acrylic junction of water feature
- Topsoil, Subsoil and mulch samples & spec sheet – garden and roof terrace areas
- Timber decking samples
- Metal planter sample
- 1:1 Metal planter junction detail and benchmark in jointing of the planters – 1m x 1m
- All herbaceous plants to be reviewed 1 month prior to delivery to site by Landscape Architect at the nursery. Photographs of all trees to be sent to Landscape Architect for approval prior to Nursery visit for tree tagging.

The above list should not be considered exhaustive. The Employer may require further samples, mock-ups and benchmark sample areas as may be deemed necessary to demonstrate the quality of the works, which the Contactor shall provide/comply with.

REF TO MOCK-UP SCHEDULE - 1069-SA-DC FOR FURTHER DETAILS

0 5 10 M

DRAWING 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 elements are indicative only. See structural engineers drawings for actual sizes/dimensions.

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and 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.

DO NOT SCALE FROM THIS DRAWING.

DRAWING NOTES:

Key:

(MU/OFF) - Offsite Mock up. Post-contract, (following SubContractor appointment)

(MU/ON) - Onsite Mock up. Post-contract, (following SubContractor appointment)

(PT) - Prototype - Pre-contract.

(SA) - Sample Review

(BN/OFF) - Offsite Benchmarking

(VIS) - Product visit at alternative location

B1. Shower cubicle with related sanitaryware (BN/OFF).

B2. Basin with related sanitaryware (BN/OFF)

B3. Full-height locker (BN/OFF).

B4. Twin Cycle Stand (VIS)

B5. Vertical Cycle Stand (VIS)

B6. Cycle lift - Product visit to review lift speed (VIS)

STATUS	REVISION	DATE
T2	STAGE 4 - NOTES ADDED	12/07/19
T1	STAGE 4 ISSUE	04/07/19

DRAWING: Proposed Basement Plan Samples Required

SCALE: 1:100 @ A0 | DRAWING FILE REF: 1069_A-x-P-Building

DATE: Feb 2019 | DRAWN BY: AH

DWG No.: 1069-SA-B1 | REVISION: T2

DRAWING STATUS: STAGE 4

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