

SCOPE OF WORKS

G01 ENTRANCE HALL

No works proposed.

G02 LOBBY AND STAIRS

Reduce size of electrical riser to landing as shown on Landlords LBC Rectification drawing.
Level floor and install new engineered hardwood herringbone floor finish to ground floor hall.
Rub down and redecorate exposed edge of stair to edge of carpet runner with 2no. coats of satinwood.
Install new broadloom carpet on underlay to landings and runner to staircase.
Existing lighting to be retained.
No decorations to walls and ceilings.

G03 MEETING ROOM

Modify small power and data installation as shown on Tenants Variation to Landlords LBC Rectification and Proposed drawings.
New plaster cornice to be fitted following removal of any high level vertical trunking - mould and material to match existing.
New skirting to match profile of existing to be fitted following removal of any low level vertical trunking - whole skirting to be redecorated to match existing paint finish where new skirting has been pieced in.
Walls to be made good using lime plaster where dado trunking has been removed - whole wall to be redecorated to match existing paint finish following removal of trunking.
Level floor and install new engineered hardwood herringbone floor finish.
Existing lighting to be retained.
Refurbish windows and install new roller blinds.
Install new timber frame to opening between G03 and G04, and install sliding folding partition to allow rooms to be used independently.

G04 MEETING ROOM

Modify small power and data installation as shown on Tenants Variation to Landlords LBC Rectification and Proposed drawings.
New plaster cornice to be fitted following removal of any high level vertical trunking - mould and material to match existing.
New skirting to match profile of existing to be fitted following removal of any low level vertical trunking - whole skirting to be redecorated to match existing paint finish where new skirting has been pieced in.
Walls to be made good using lime plaster where dado trunking has been removed - whole wall to be redecorated to match existing paint finish following removal of trunking.
Modify radiator installation as shown on landlord LBC Rectification drawing.
Install new ceramic tiled hearth to fireplace.
Level floor and install new engineered hardwood herringbone floor finish.
Existing lighting to be retained.
Refurbish windows and install new roller blinds.

G05 LOBBY

Install new sheet floor finish.

G06 WC

No works proposed.

G07 HOSPITALITY KITCHEN

Modify small power and data installation as shown on Proposed drawings, to provide 4 no. DSSO above worktop and associated switched spurs for appliance beneath worktops.
Install new sheet floor finish.
Refurbish windows to ensure they operate freely and install new roller blinds.
Existing lighting to be retained.
Install new hospitality kitchen with oak stave worktop, with cupboard base units below and wall mounted units to side wall, sink and drainer connected into existing H&CW supply and waste pipework at low level. Provide 1 no. below counter fridge, 1 no. below counter drinks fridge and 1 no. dishwasher.
Existing lighting to be retained.
Refurbish window.
Room to be redecorated.

G07A PLANT ROOM

No works proposed.

TERRACE

Provide 1 no. 1000 x 1000 x 1000 high free standing powder coated steel planter with River Birch tree.
Provide 3 no. 1000 x 500 x 500 high free standing powder coated steel planters with soil and trellis behind for plants (end users to install).
Provide 2 no. 1500 long benches.

Refer to Finishes Schedule for all finishes specifications.
Refer to Fixtures and Fittings Schedule for all fixtures and fittings.
Refer to Furniture Schedule for all loose furniture.

◇ NEW ENGINEERED HARDWOOD FLOORING ◇

Existing floorboards to be lifted and joists leveled to match landing level. As discussed with Antonia Powell on site 11/07/19. Photographic survey of floor joists to be submitted to determine if existing floorboards are to be relaid.

△ NEW WALL MOUNTED AV SCREENS △

New Wall mounted AV Screen with 2 No. DSSO, Twin Data and output plate behind screen, and touchpanel control and input plate to LHS of screen.

ELECTRICAL KEY

DTB RTA

EXISTING DADO TRUNKING AND SOCKETS RETAINED

→-I

EXISTING RECESSED LIGHT SWITCH RETAINED

→-HLD

EXISTING SURFACE MOUNTED HIGH LEVEL DATA OUTLET RETAINED

→-DR

EXISTING SURFACE MOUNTED DOOR RELEASE RETAINED

DTB RTA

EXISTING DADO TRUNKING AND SOCKETS LOWERED AND REPOSITIONED AT 350MM AFFL., EXCEPT WHERE SKIRTINGS ARE HIGH, IN THESE LOCATIONS, UNDERSIDE OF DADO TRUNKING TO BE SET OUT JUST ABOVE TOP OF SKIRTING

1. Existing horizontal and vertical dado trunking to be reused and lowered to just above skirting level.
2. Walls to be made good using lime plaster where dado trunking has been removed.
Whole wall to be redecorated to match existing paint finish following removal of trunking.

All NEW WALL RECESSED SOCKETS TO BE SET OUT 350MM AFFL EXCEPT WHERE SKIRTINGS ARE HIGH, IN THESE LOCATIONS, UNDERSIDE OF SOCKETS TO BE SET OUT 100MM ABOVE TOP OF SKIRTING

→-DR

NEW DOOR RELEASE SWITCH CHASED INTO WALL

(ORIGINAL WAS ON THE DADO TRUNKING REMOVED FROM WALL - EXISTING CABLES TO BE USED WHERE POSSIBLE)

→-2

NEW DOUBLE SWITCHED SOCKET OUTLET CHASED INTO WALL

(ORIGINAL WAS ON THE DADO TRUNKING REMOVED FROM WALL - EXISTING CABLES TO BE USED WHERE POSSIBLE)

→-D

NEW TWIN DATA SOCKET OUTLET CHASED INTO WALL

(ORIGINAL WAS ON THE DADO TRUNKING REMOVED FROM WALL - EXISTING CABLES TO BE USED WHERE POSSIBLE)

→-2

NEW FLOOR BOX WITH 2 NO. DOUBLE SWITCHED SOCKET OUTLET & 1 NO. TWIN DATA OUTLET

EXISTING CABLES FROM DADO TRUNKING REMOVED FROM WALL TO BE RE-USED WHERE POSSIBLE

→-2

△ NEW WALL MOUNTED AV SCREEN WITH 2 No. DSSO AND TWIN DATA OUTLETS BEHIND SCREEN △

FLOOR FINISHES KEY

◇

◇ NEW ENGINEERED HARDWOOD FLOORING ◇

→

EXISTING SHEET FLOORING TO BE RETAINED

→

NEW SHEET FLOORING

→

NEW BROADLOOM CARPET

→

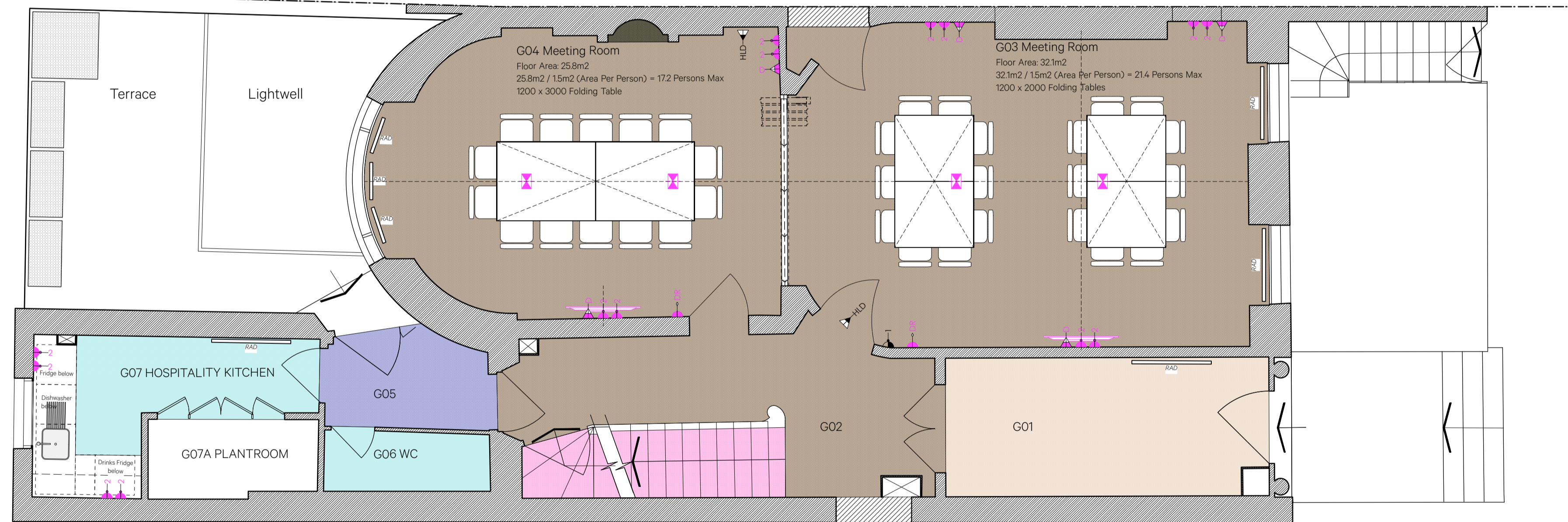
NEW CARPET TILES

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EXISTING BARRIER MAT TO BE RETAINED

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NEW CERAMIC TILED HEARTH TO FIREPLACE



Ground Floor Plan : Proposed Tenant Fit Out

| Revision | Date | Amendment | Notes | | | | | | | | |
|----------|------------|--|-------|--|--|-----------------------------|--|---|--|--|--|
| T1 | 19.06.2019 | Tender Issue | | | | | | | | | |
| T2 | 17.07.2019 | Issued for Planning & LBC - AV Screen Key Note and Herringbone Flooring Key Note Changed. AV Floorboxes omitted. | | | | | | | | | |
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| | | | | | | | | Client UCL BSEER Project 10 Montague Street Drawing Ground Floor: proposed Tenant Fit Out | | Burwell Architects <small>info@burwellarchitects.com www.burwellarchitects.com</small> | |
| | | | | Scale 1:50 @ A1 / 1:100 @ A3 Date June 2019 | | Drawn GB Date | | | | Unit 001 California Building London SE13 7SF +44 (0) 2083 056010 | |
| | | | | Project N° 837 | | Drawing N° 837/G/041 | | Revision T2 | | | |