

PROPOSED GROUND FLOOR
1:50 @ A1

SURVEYS REQUIRED

- M&E SURVEY
- CHUBB CCTV AND SECURITY SURVEY - ALL MAB MINIMUM STANDARDS TO BE ADHERED TO
- ASBESTOS SURVEY
- EXISTING FRA REPORT CONSULTED BY BDM. ALL OUTSTANDING WORKS TO BE COMPLETED.
- EXISTING WRA CONSULTED BY BDM. WORKS OUTSTANDING TO BE INCLUDED (ABM TO COMPLETE PRIOR TO PROJECT COMMENCEMENT)
- DRAINAGE SURVEY REQUIRED

IMPORTANT INFORMATION

- FREEHOLD
- GRADE II LISTED BUILDING, listing number 1342072
- PLANNING & LISTED BUILDING CONSENT REQUIRED FOR NEW SIGNAGE SCHEME
- CONSERVATION AREA
- GM LIVES ON SITE, & RESIDENTIAL FLATS ABOVE (SEPARATE ACCESS)
- TOILET VENTILATION IS POOR. REQUIRES IMPROVEMENT AS PART OF WORKS

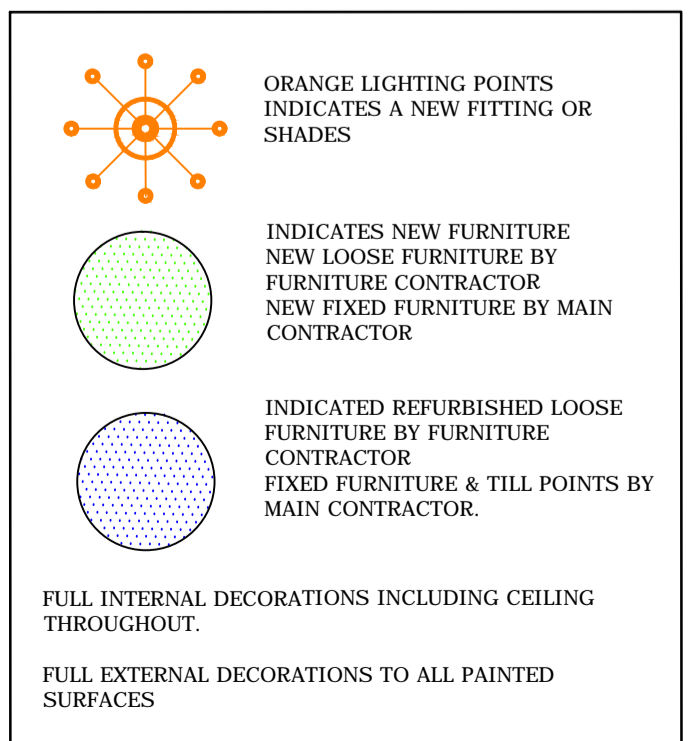
MAB MINIMUM STANDARDS REQUIRED

FULL CHECK REGD AT DDM1 TO BE CHECKED BY BDM AND CIRCULATED TO PROJECT TEAM

- ENSURE INTERNAL LIGHTING IS CONNECTED TO THE INTRUDER ALARM SYSTEM VIA LIGHTING RELAY
- ENSURE ALL WINDOWS TO THE PREMISES ARE SECURED WITH ADEQUATE WINDOW LOCKS
- ALL NEW TOILET ENTRANCE DOORS TO BE FITTED WITH A STAR LOCKS AND KEYS PROVIDED
- ENSURE ALL CCTV CAMERAS HAVE FULL VIEW AFTER REFURBISHMENT

ITEMS FOR CHUBB

- CHUBB CCTV AND SECURITY SURVEY - ALL MAB MINIMUM STANDARDS TO BE ADHERED TO
- ENSURE INTERNAL LIGHTING IS CONNECTED TO THE INTRUDER ALARM SYSTEM VIA LIGHTING RELAY
- ENSURE ALL CCTV CAMERAS HAVE FULL VIEW OF AREA OF THE PREMISES AFTER REFURBISHMENT
- UPGRADE TO UNIT REQUIRED
- MINIMUM OF 3 CAMERAS TO BE RELOCATED, SHOWN ON PROPOSED SCHEME
- ALL OTHER LOCATIONS TO BE ASSESSED BY CHUBB



INDICATES NEW WALLPAPER ABOVE DADO

INDICATES ITEMS FOR SIGNAGE CONTRACTOR

INDICATES NEW RECLAIMED TIMBER BOARDING

INDICATES BRICK SLIPS

INDICATES HERRINGBONE LAID GLAZED BRICK TILES

ALL PUBLIC FACING DOORS INCLUDING ENTRANCE LOBBY DOORS TO HAVE NEW PULL HANDLES, REF: IRONMONEYDIRECT.CO.UK - BREWERY ENTRANCE PULL HANDLE ON FINGER PLATE - 305 X 61MM - CHROME

ALLOW FOR ALL PUBLIC FACING DOORS TO HAVE NEW IRONMONEY, PUSH PLATES AND KICK PLATES TO BE IN CHROME FINISH
PUSH PLATES TO BE 150mm (W) WHERE POSSIBLE

EXTERNALS:

- NEW FEATURE TILED FLOOR FINISH TO PAVEMENT DEMISE SCREEN TO BACK EDGE FOR PROTECTION (DIMENSIONS TBC ONCE PAVEMENT LICENSE DEPTH CONFIRMED)
- ALLOW FOR 2ND NEW BOW BRACKET LANTERNS OVER EACH ENTRANCE. REFER TO SIGNAGE VISUAL FOR NEW POSITION
- NEW FAUX BOX PLANTING TO HIGH LEVEL LEDGE OF BUILDING ABOVE FASCIAS
- ALLOW TO TILE EXTERNAL FASCIAS BOARDS & PREPARE FOR NEW SIGNAGE INSTALL IN LINE WITH PROPOSALS
- REMOVE ALL WINDOW EXTRACTION FANS AND ALLOW TO REPLACE GLAZING LIKE FOR LIKE
- RETAIN EXISTING SHUTTER SYSTEMS IN FRONT OF ENTRANCE DOORS FOR SECURITY PURPOSES. ALLOW TO DECORATE INTO BLACK
- REMOVE ALL SIGNAGE VINYL FROM WINDOWS
- REMOVE ALL MENU BOXES AND CAP OFF FEEDS WHERE REQUIRED
- NEW PROJECTION SIGN TO EUSTON ROAD ELEVATION
- RETAIN 4NO AWNINGS & RE-SKIN
- NEW EXTERNAL HEATERS TO BE INSTALLED

ALL EXTERNAL WORKS SUBJECT TO LBC

