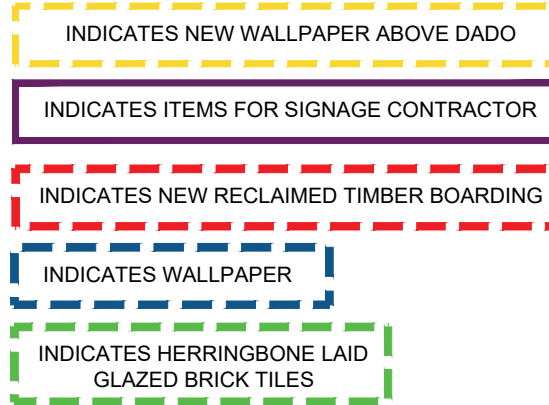
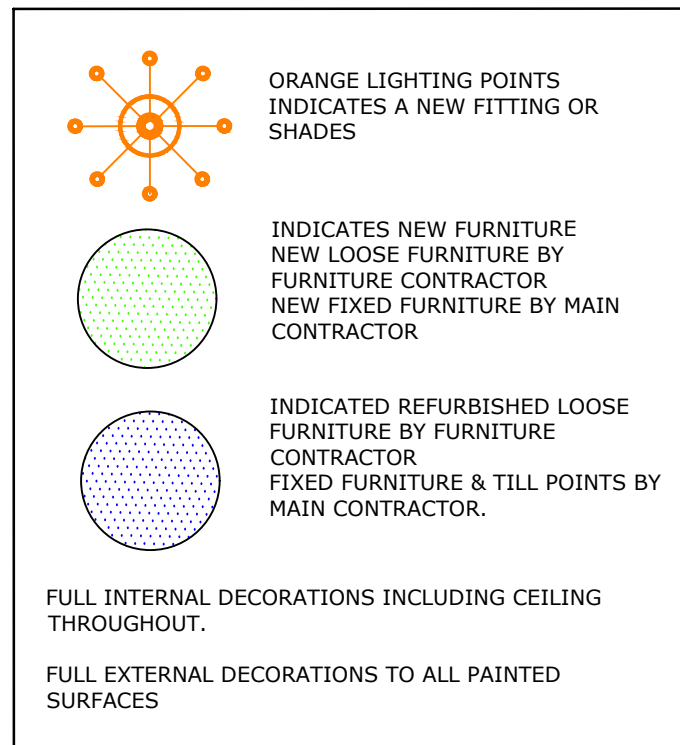
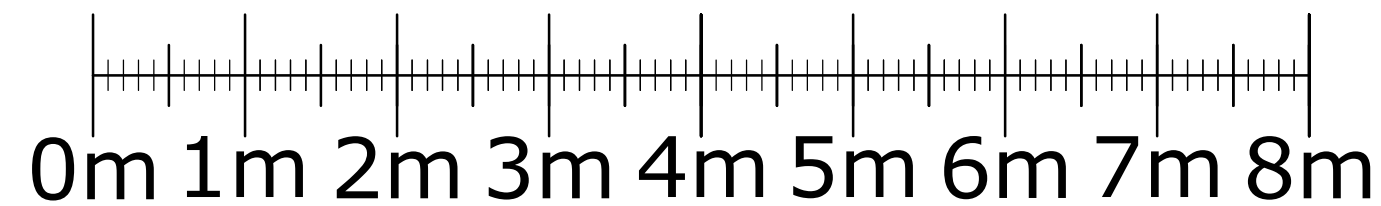


PROPOSED GROUND FLOOR  
1:50 @ A1

- SURVEYS REQUIRED**
- M&E SURVEY
  - CHUBB CCTV AND SECURITY SURVEY - ALL M&E 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
  - BDM TO ADVISE ON NEW CONDITION SURVEY REQUIRED BY MAIN CONTRACTOR
  - FSS ASSESSMENT DUE TO BLOCKING OFF OF ACCESS STAIR TO BASEMENT FLOOR
  - NSF REPORT: CELLAR FLOOR & BAR
  - ALTRO, DAMAGE TO WALL IN OFFICE AREA (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
  - PLANNING & LISTED BUILDING CONSENT REQUIRED FOR NEW INTERNAL SCHEME
  - CONSERVATION AREA
  - GM LIVES ON SITE & RESIDENTIAL FLATS ABOVE (SEPARATE ACCESS)
  - TOILET VENTILATION IS POOR, REQUIRES IMPROVEMENT AS PART OF WORKS
- M&E MINIMUM STANDARDS REQUIRED**
- FULL CHECK REQ'D AT DCM1**
- 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
  - TRI LIGHT TO OFFICE
  - THUMB TURN KEY LOCK TO OFFICE DOOR
- ITEMS FOR CHUBB**
- CHUBB CCTV AND SECURITY SURVEY - ALL M&E 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



- EXTERNALS:**
- ALLOW FOR 2No NEW BOW BRACKET LANTERNS OVER EACH ENTRANCE. REFER TO SIGNAGE VISUAL FOR NEW POSITION
  - 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



B AMENDMENTS FOLLOWING DCM1 - OMIT EXTERNAL TILES, CUTTING BACK THE BAR, FS1 FIXED SEATING, AC UNITS, COUNTER MOUNTED GLASS RACK, AWP NR TOILETS AND AWP BEHIND BAR, NEW SCREENS. RELOCATING OPENING TO GLASS WASH INCLUDE: CAGED BAR DISPLAY, CEILING MOUNTED INDUSTRIAL FANS, NEON SIGN TO FRONT (SG)- 20.04.22

C: REMOVE SCREEN TO CENTRAL WALL, AMEND FURNITURE TO SUIT, TV SIZE AND SPEC AMENDED, EXTERNAL FURNITURE AMENDED- 14-07-2022

D: BAR TOP OMITTED- STRIP AND POLISH EXISTING, RADIATOR LOCATIONS AMENDED TO FIXED SEATING, LED SHOWN TO LOWER BAR ALSO- 20-07-22

E: RETAIN EXISTING LOBBY. OMIT BRICK SLIPS FROM THE SCHEME. OMIT NEW LIGHTING POSITIONS -RETAIN EXISTING LOCATIONS

Title		PROPOSED GROUND FLOOR LAYOUT	
Address		THE ROCKET 120 EUSTON ROAD LONDON NW1 2AL	
Date	AUG'19	Revision	E
Drawn	BM	Job No	15-19-1020
Scale	1:50 @ A1	Dwg No	03

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2. Any discrepancies between drawings & specification should be reported to the Designer prior to any work commencing.  
3. All fixtures and fittings should be fitted/installed in line with industry standards and comply with HSE, CDM, CQC and the regulations outlined by any other regulatory body applicable.