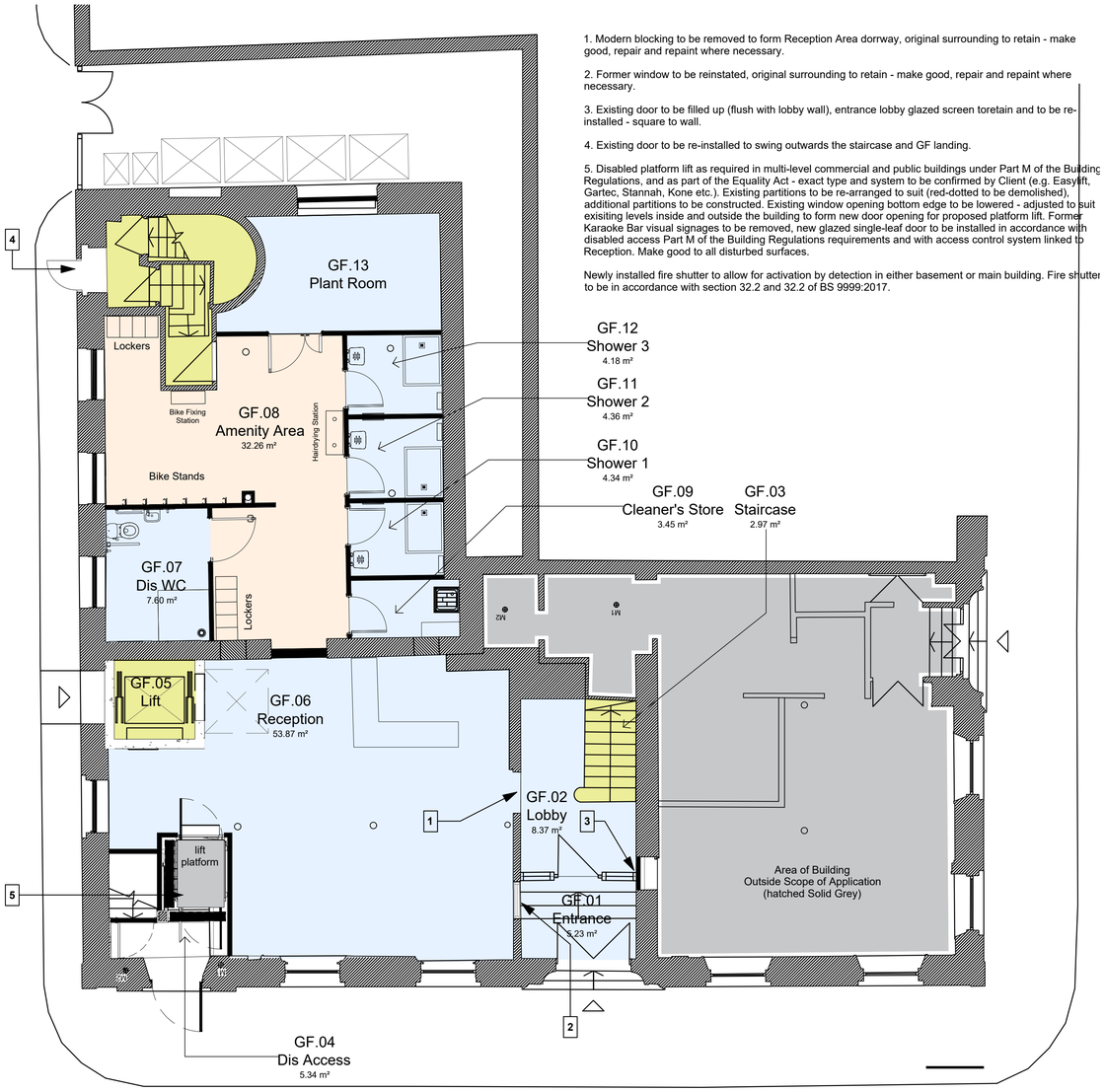


1. Modern blocking to be removed to form Reception Area dorrway, original surrounding to retain - make good, repair and repaint where necessary.

2. Former window to be reinstated, original surrounding to retain - make good, repair and repaint where necessary.

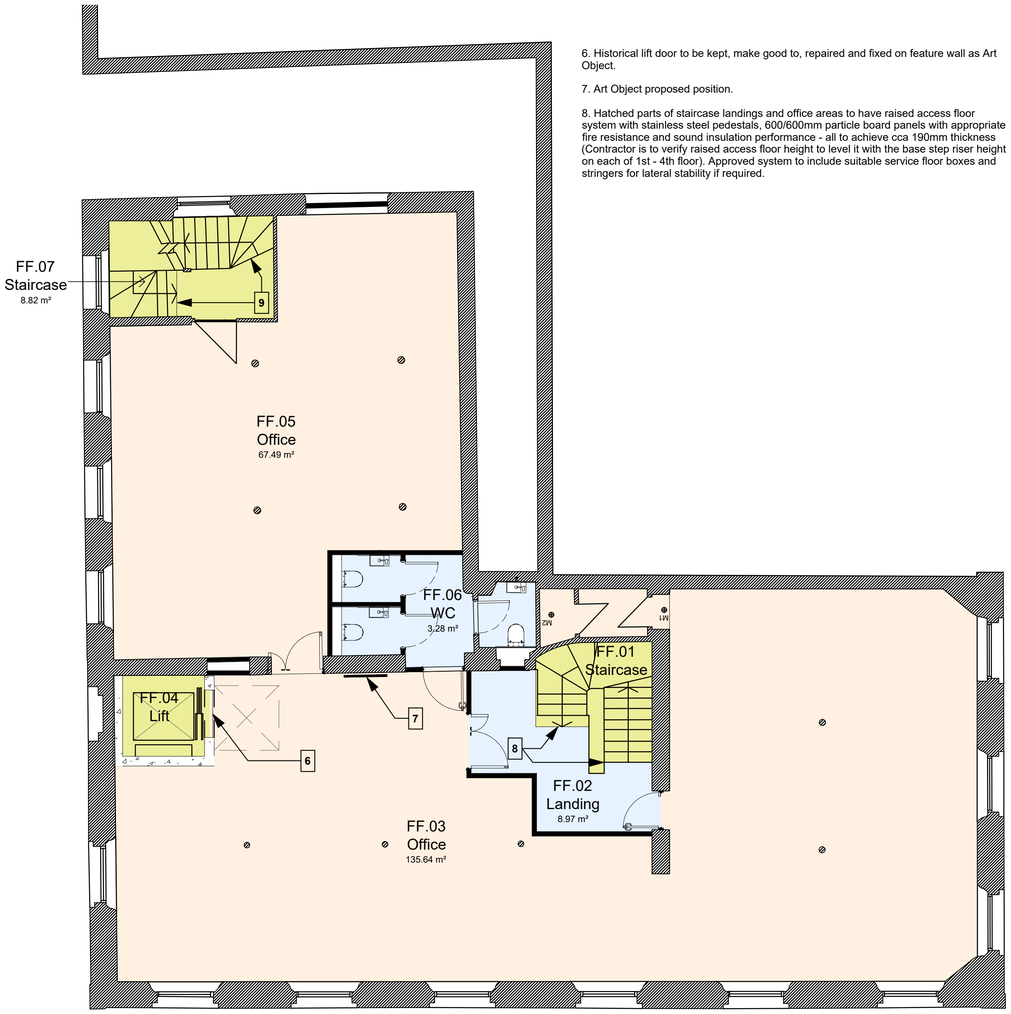
3. Existing door to be filled up (flush with lobby wall), entrance lobby glazed screen toretain and to be re-installed - square to wall.

4. Existing door to be re-installed to swing outwards the staircase and GF landing.

5. Disabled platform lift as required in multi-level commercial and public buildings under Part M of the Building Regulations, and as part of the Equality Act - exact type and system to be confirmed by Client (e.g. Easylift, Gartec, Stannah, Kone etc.). Existing partitions to be re-arranged to suit (red-dotted to be demolished), additional partitions to be constructed. Existing window opening bottom edge to be lowered - adjusted to suit exisiting levels inside and outside the building to form new door opening for proposed platform lift. Former Karaoke Bar visual signages to be removed, new glazed single-leaf door to be installed in accordance with disabled access Part M of the Building Regulations requirements and with access control system linked to Reception. Make good to all disturbed surfaces.

Newly installed fire shutter to allow for activation by detection in either basement or main building. Fire shutter to be in accordance with section 32.2 and 32.2 of BS 9999:2017.

Proposed Ground Floor Plan



6. Historical lift door to be kept, make good to, repaired and fixed on feature wall as Art Object.

7. Art Object proposed position.

8. Hatched parts of staircase landings and office areas to have raised access floor system with stainless steel pedestals, 600/600mm particle board panels with appropriate fire resistance and sound insulation performance - all to achieve cca 190mm thickness (Contractor is to verify raised access floor height to level it with the base step riser height on each of 1st - 4th floor). Approved system to include suitable service floor boxes and stringers for lateral stability if required.

Proposed First Floor Plan

General Key

- Floor Service and Amenity
- Occupant Area
- Vertical Circulation
- Existing walls to be retained
- Proposed walls
- Existing walls, doors, windows etc to be removed.
- Proposed windows to match existing.
- Proposed full height windows - Type / style TBC by the Client to the Conservation Officers approval.
- GF Entrance Lobby existin glazed screen to be made good and extended square to wall.
- Existing doors to be retained.
- Proposed Doors - Type / Style TBC by the Client to the Conservation Officers approval.

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REV:	DATE:	DESCRIPTION:	BY:	RVW:
A	24.08.22	Disabled WC added on GF, Plant Room added on FF.	MA	EP
B	31.08.22	Updated further to 24.08.22 site visit.	MA	EP
C	21.09.22	Updated further to 14.09.22 Bu Reg Consultant's comments. Indicative furniture arrangements added.	MA	EP
D	13.10.22	Updated in line to Hydrock Fire Strategy.	MA	EP
E	01.03.23	Raised access floor revised. "No-ramps" option introduced.	MA	EP
F	26.04.23	Update to design, shower and plant room walls repositioned and doors adjusted.	ST	EP

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Client:	Date:	Scale:
T&M Investment	Jan 2022	1 : 100 @A1
Project Name:	**Drawn:**	**Reviewed:**
34 Charlotte Street	JAH	JAH
Drawing Title:	**Drawing No:**	**Revision:**
Proposed Floor Plans	038	F
Drawing Status:	**Project No:**	
Preliminary	2022.04	