

New joinery item comprising of shelving, display surfaces and bench seating. To be fabricated and installed by joinery contractor. Details tbc.
REF. Drawing 018-4102

New full height metal stud and plasterboard partitioning to form 2 WC cubicles and lobby. Partitions to follow line of light well in ceiling above. Cubicles approx. 900x1400mm and to contain WC and handwash basin. Drainage to be connected into existing exposed cast iron SWP. New extraction to be installed with exposed ducting running at ceiling level to external light well- details to be confirmed by services engineer.

New utility area within WC lobby including cleaner's sink and storage.

Existing boxing out to rear wall removed and masonry cleaned and painted to match adjacent walls. Existing services either painted or re-routed in conduit

Installation of new kitchen- Howdens or similar carcasses with custom sprayed fronts and a stainless steel worktop with integrated sink. Drainage to be connected into existing exposed drainage, subject to confirmation on site. New extract ventilation installed to existing light well, details to be confirmed by services engineer.
REF. Drawing 018-4101

Existing drainage for neighbouring unit to be concealed by taller section of new kitchen.

New condenser unit for server room air-conditioning to be wall mounted in existing light well above roof of cleaner's WC. Details to be confirmed by services engineer.

New HVACs ducting from server room and edit suite to run across ceiling of landlord's plant room.

Existing doors to communal areas to be retained and redecorated if required.

Wall mounted magnetic whiteboard. Details tbc.

Wall in meeting room boxed out with suitable timber or MF stud frame, lined in 12mm plywood and plasterboard and skim to allow for smooth wall for screen mounting.

New glazed partition to form meeting room, with a glazed roof panel where the partition extends under the light well. Glazing in powder coated/anodised aluminium frames. To be installed by partition manufacturer.
REF. Drawing 018-4204

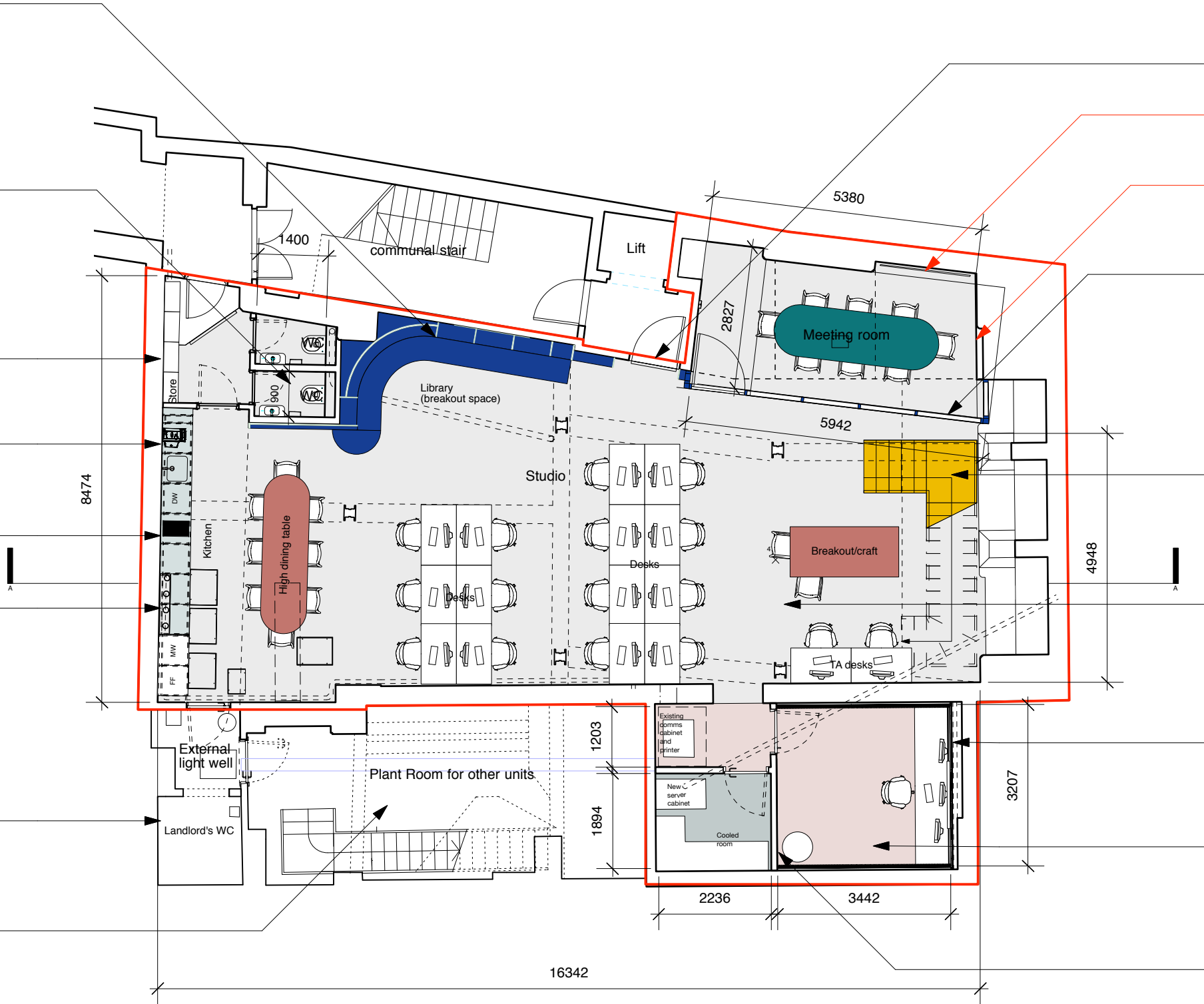
New steel staircase fitted within existing light well - details tbc. to be developed with structural engineer.

Existing floor, wall and ceiling finishes to be retained unless stated otherwise. Existing power and data to be retained. Existing lighting to be retained where possible, with some areas adapted to suit new layout/partitioning.

Walls trued with new Gyproc Soundbloc plasterboard on lining channels and studs. Walls to be lined with acoustic panels/lining. Spec of panels/lining TBC. Concealed access panels installed to cover water stop-cock and underfloor heating manifold.

Floor to be raised level with main space with a new floating floor. New carpet tiles to be laid.

New metal stud and plasterboard walls constructed in existing storeroom to form lobby, edit-suite and air-conditioned server room/store.



All drawings within this package are the copyright of OEB Architects Ltd. They may not be copied or disclosed to any third party for any purpose except as authorised in writing by OEB Architects Ltd.
Do not scale from these drawings. Figured dimensions only are to be used. All critical dimensions are to be checked on site before work proceeds. If in doubt ask.

All drawings are to be read in conjunction with all other relevant consultants and / or specialists drawings or documents. Inconsistencies, errors and omissions found within or between OEB Architects Ltd. documents (and also in relation to other consultants/specialists documents) are to be notified immediately to OEB Architects Ltd.

Notes

Revision
A - 18.02.19 - minor amendments to annotations
B - 01.03.19 - general amendments

018-1001 - Proposed lower ground floor plan

OEB Architects
office@oebarchitects.co.uk
Project - How Now 83 Curtain Road
Date - 15th February 2019
Scale - 1:100 @ A3
Status - Approval
Revision - B