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This drawing is not to be scaled for anything other than Tender or Building Regulations Purposes. It is not to be used for construction purposes. All dimensions are to be confirmed on site. Architect to be informed of any discrepancies before any action taken. This drawing is copyright © Smith & Newton Architects Ltd.



Legend

- Existing building fabric to be removed
- Storage Landlord
- Residential Private
- External Courtyard Shared
- Foul Drainage
- Circulation Shared
- Unit G1 Former Restaurant
- Unit 02 Office
- Unit 05 Office
- Surface Water Drainage
- WC's / Showers / Kitchenette's - Shared
- Unit G2 Office
- Unit 03 Office
- Unit 06 Office
- Combined Drainage
- Plant
- Unit 01 Office
- Unit 04 Office
- Unit 07 Office
- Air Handling Systems

This drawing has been reproduced from historic leaseplan drawings. Any stated dimensions or areas are approximate. Accurate measurements shall be confirmed on site. Service routes including below ground drainage have been reproduced from historic as-built record drawings as well as information taken from the CCTV drainage survey report provided by 'Eyes On Drainage', November 2024. Only identified routes have been recorded. Additional routes are yet to be identified / located, these will need to be investigated prior to works commencing on site.

Revisions

R	Date	Description	Checked
00	14.11.24	Preliminary Issue	AB / DN
01	24.12.24	DRAFT Tender Issue	AB / DN
02	05.02.25	Notes Updated	AB / DN
03	24.02.25	Tender Issue	AB / DN

Project

Hoxton Square
16-17 Hoxton Square, London, N1 6NT

Drawing

Second Floor Mezzanine Plan Existing

Status

Tender

Scale

1:100

Drawing Reference
0729-04-0145

Format

A3

Revision

03