

All existing pilasters, high level fascias to be retained. No works are proposed to the main architectural elements of the host building.

Existing aluminium framed shopfront and mid level bi-fold windows.

Existing Street Elevation

- Internal works (back of hose area)
- New non slip vinyl flooring with covered shirtings throughout.
- New plasterboard and white-roc hygienic panels throughout.
- Existing ceilings to be plasterboarded and painted.
- New surface fixed LED strip-lights fixed to new ceiling plasterboard. Surface mounted cabling.
- New surface mounted electrical and data points.
- New extract fans to rear wall, any original openings to be re-used where possible.
- New partition and fire door between back of house and WC lobby.
- New disabled access WC and door.

- Internal works (sales area)
- Existing timber parquet flooring to be retained and repaired.
- Existing walls to be retained and re-painted.
- Existing (non-original) dado panels to be removed, walls to be made good and painted.
- Existing ceilings to be retained and repainted.
- New suspended spotlights fixed to existing soffit.
- Surface mounted cabling.
- New wall lights, fixed to existing soffit (walls to be chased to allow for new cabling).
- New surface mounted electrical and data points.
- New suspended a/c units in similar location to previous tenants units. To be suspended from soffit and all pipework on suspended cable trays.
- New coffee and food serving counter, existing plumbing to the party wall to be re-used.
- Free standing furniture and fixed banquet seating as shown.

New aluminium framed bifold doors within existing shopfront framework. (Door shown in open position with doors opening into the store).

Existing Street Elevation

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The contractor is to check all dimensions on site and relate to these drawings/documents. Any discrepancies to be reported to the Designer/Architect/Contract Administrator prior to construction, manufacture and installation.

Do not scale from these drawings.

The contractor is to ensure all works conform to the current building regulations. Where there is a Contractor's Design Portion within the Building Contract, the contractor is to ensure all his/her designed works confirm all all current British and European Standards and the Building Regulations.

The contractor is to provide fabrication drawings for all structural members and framework for approval by EDO and the structural engineer prior to manufacture and installation. The contractor to provide manufacture drawings and finishes samples for all joinery items for approval by EDO prior to manufacture.

Scale
1:100 @ A3

Drawn by
DB

Drawing no.
001

Date
March 2024

Client

Project
119 - Muswell Hill Road, London N10

Drawing title
Ground Floor Plans

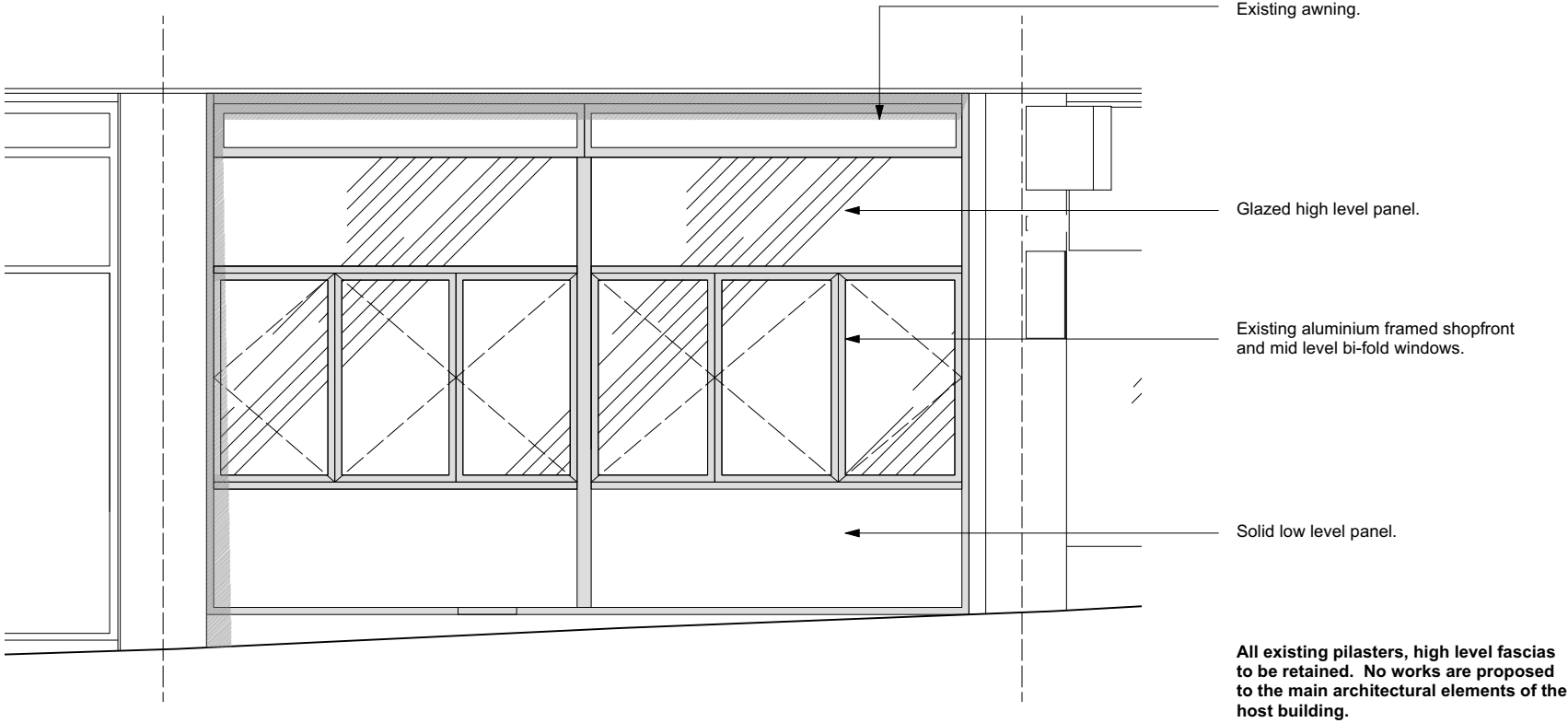
Planning

Easton Design Office Limited

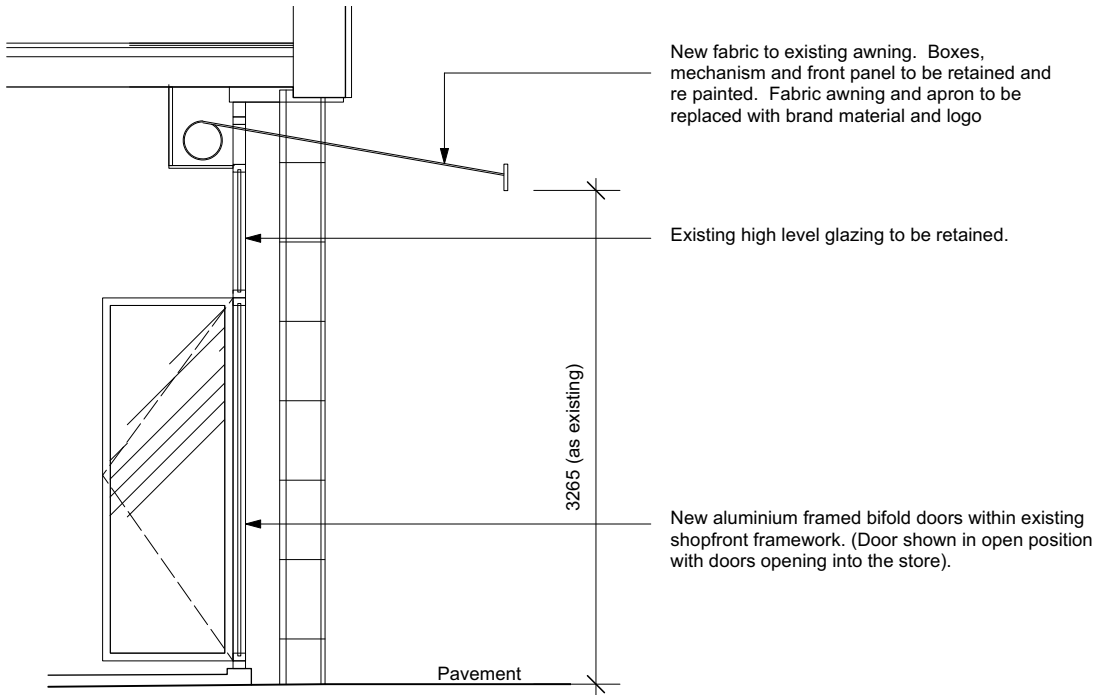
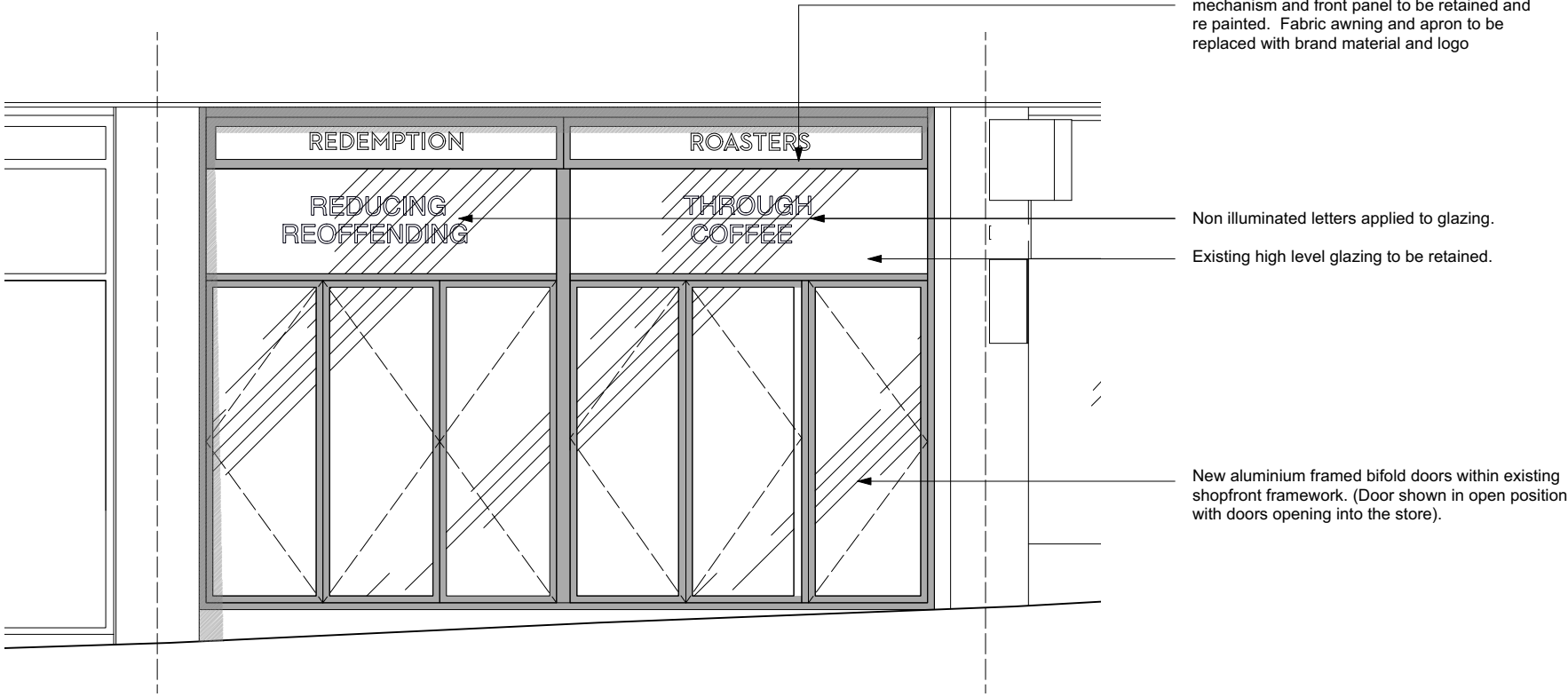
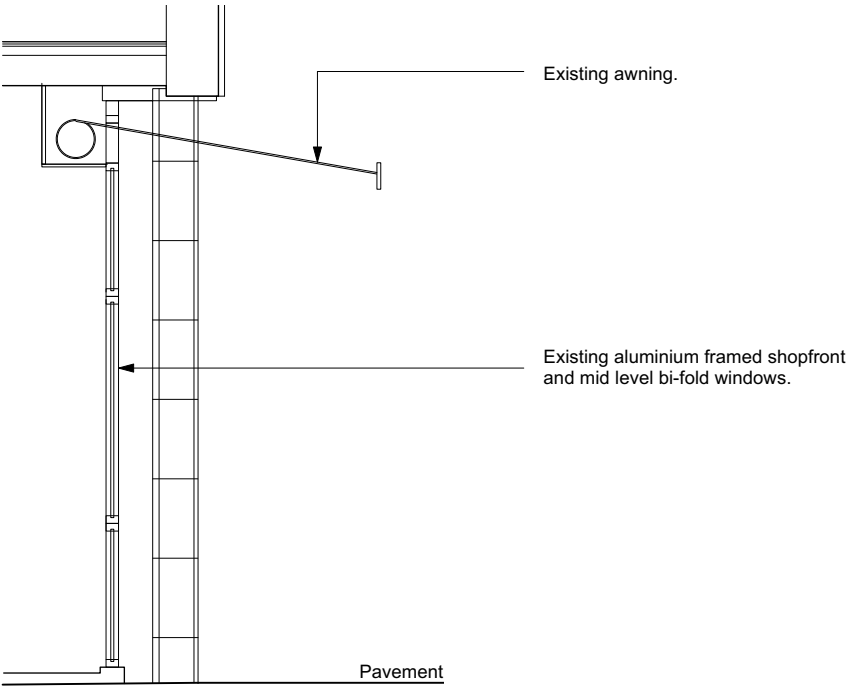
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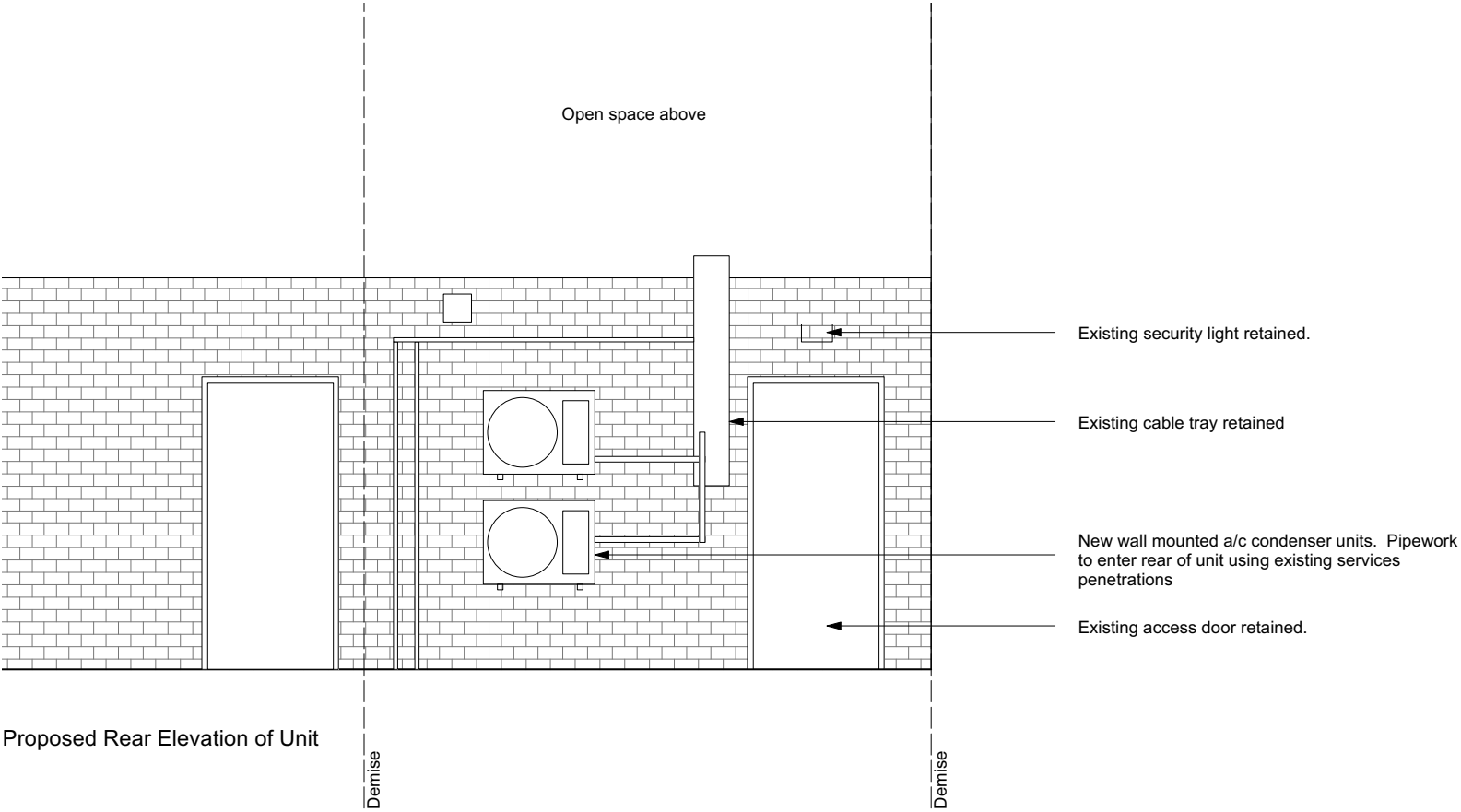
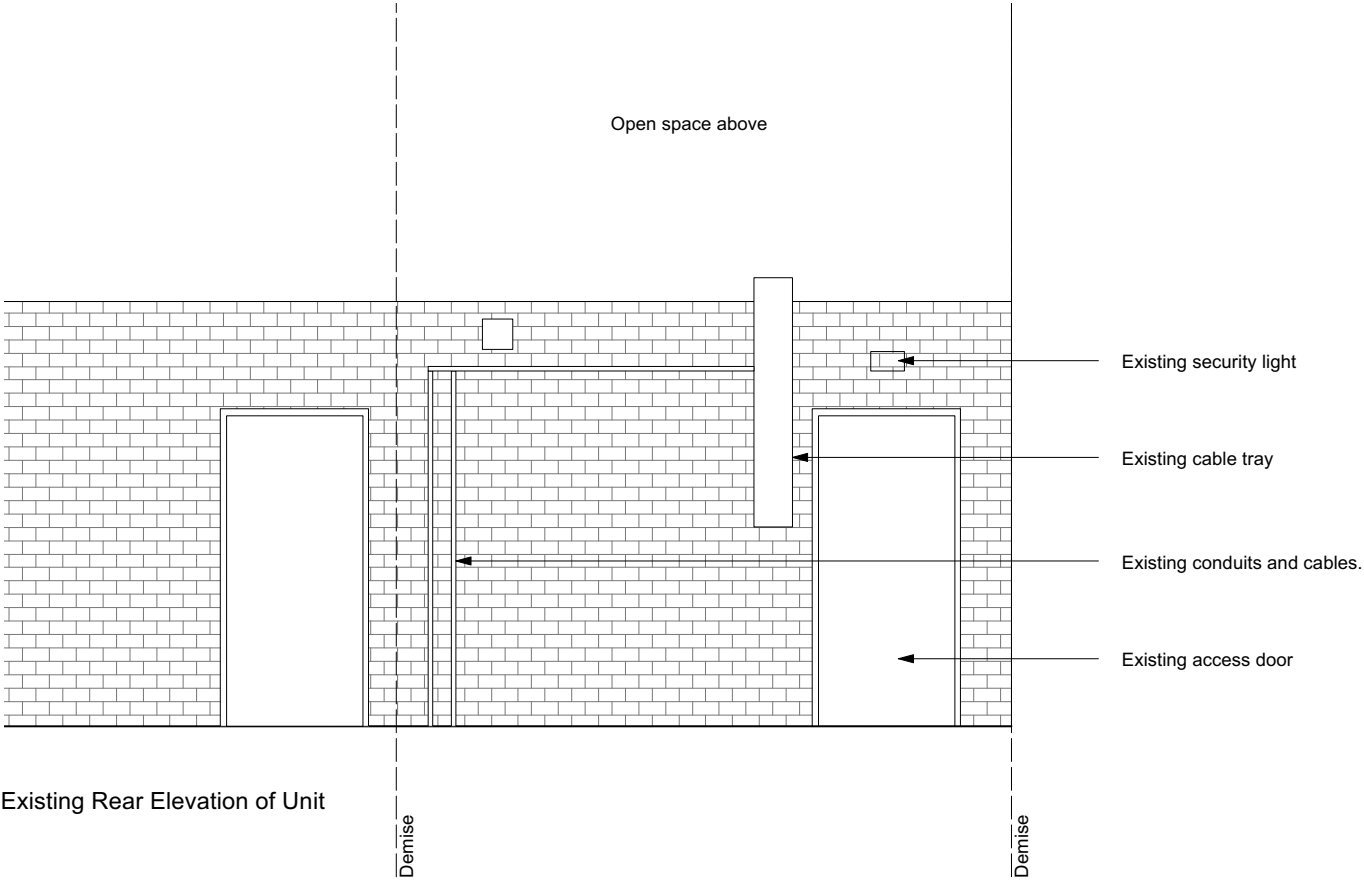




Existing Shop Front



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Photos of Rear Elevation

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