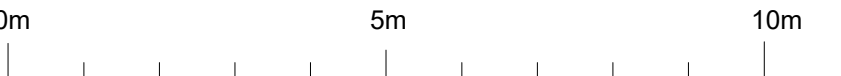


- New clerestory windows to be installed at external ground level to provide light into basement space. Subject to site investigation for feasibility, and M&E design for ventilation to basement space.
- new disabled refuge call point
- existing condenser units to be omitted / relocated to roof terrace
- masonry walls to be brushed of loose material and left exposed
- New hardwearing floor finish (client selection) to stairs to ground floor, with suitable nosings.
- new opening, new 60 minute fire rated door / with glazed side light
- new plasterboard partition walls and timber doors to lift lobby to be 60 minute fire rated construction
- existing opening to be bricked up with salvaged material from forming new opening
- new ventilation ductwork at high level to provide ventilation to recording space
- escape route through storage area to be demarcated and kept clear at all times
- redundant oil tanks to be safely removed from basement and existing plasterboard box in removed
- existing stair treads and risers to be removed and replaced with new timber stair case and handrails
- equipment located in stair well to be relocated
- New hardwearing floor finish (client selection) to stairs to ground floor, with suitable nosings.

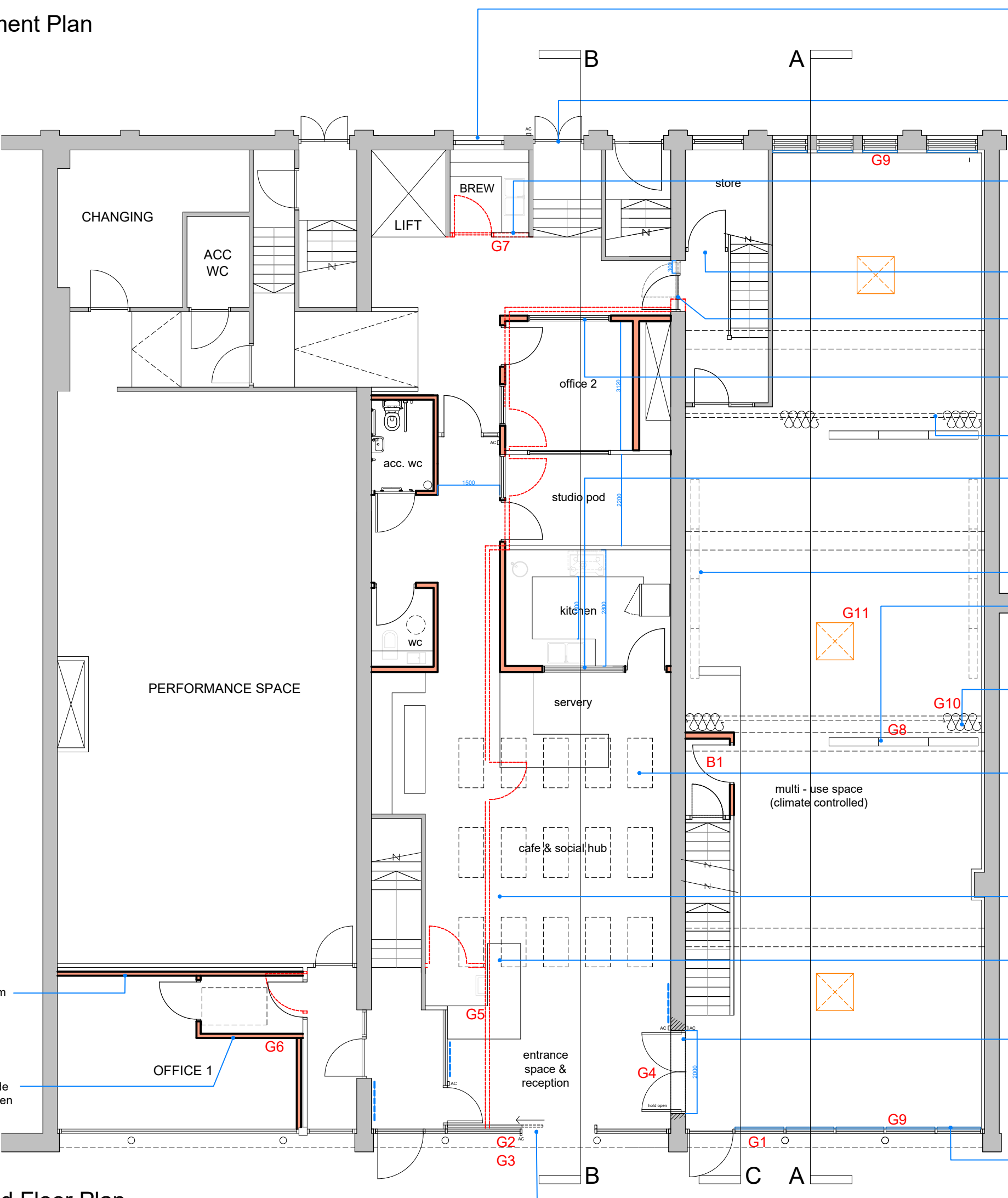
Key

Access control (fob reader). Associated press to release hardware fitted to opposite side of door accordingly, along with escape and fire alarm hardware as required.

Omit shown by red dash line.



Basement Plan
1:100



- New windows to be installed at high level above doorway and brew space to bring light into rear of the building. Window above door to align with door below, window over brew space to be of similar similar width. Cill and head heights to be designed following building survey and M&E design. Option to include ventilation grills above windows.
- Existing escape doorset to be repalced with new glazed double doorset and fitted with access control hardware. Door to remain outward opening and release on activation of the fire alarm / on activation of a break glass override.
- Alterations to brew space layout, including removing door and reducing wall to circa 1000mm in height to screen countertop and brew area. Point of use hot water heater to be concealed in cabinetry.
- new FD30S (SC) door set and 30 minute fire resistant partitions and soffit at 2400mm AFFL to enclose space below stairs for use as storage
- Existing opening to be widened and existing door to be altered to incorporate 300mm to the leading edge of the door, in line with ADM guidance.
- Clerestory windows to office space. Cill height at 1800mm to underside of soffit at 2400mm.
- full height black out drapes on tracks at ceiling level, see note below
- 30 minute fire rated window to kitchen. Cill height at 1000mm, head height 2100mm. Soffit over kitchen to be at 2400mm, boarded to underside with 12.5mm plasterboard fixed to joists, upper side to be boarded with 18mm particle board as mezzanine floor (access and maintenance only). Adjacent WCs and office also to have floor and ceiling over, with ceiling height at 2400mm AFFL.
- castered walls could be stored against walls as display boards
- castered walls for separation of spaces at low level walls assumed to be freestanding, with casters / wheels and locking pins, 2000mm - 2400mm high.
- demountable full height black out drapes in black wool serge on tracks at ceiling level, curtain tracks to be mounted on winch system to be lowered to floor level to demount the curtains
- floating acoustic ceiling panels, suspended on steel wires
 - plywood, mineral wool, absorbent fabric
- underdrawn plasterboard soffit to be made good where walls are altered
- reception desk on casters, allow for floor box for power and data
- New opening to be formed to allow movement between central reception area, cafe and multi-use / exhibition space. Glazed door to provide 30 mins fire resistance, insulation and integrity, fitted with hold open devices to release on activation of the fire alarm. Door to be 2000mm with 1000mm glazed overpanel. To be confirmed with Building Control.
- Black out blinds to be fitted to existing windows. Approximately 3000mm drop.
- Single leaf automated glass sliding door, to failsafe open on activation of the fire alarm. Access control with fob reader to be mounted to side mullion, cabling to be concealed inside mullion..

Important Note

All survey information provided by client. JCA are not responsible for any inaccuracies it may contain.

Measured survey by others to be carried out to confirm existing building layout.

Dimensions

All dimensions are indicative and subject to change through design development, site survey and construction tolerances.

D	updated to client comments	am	16-08-22
C	updated to client comments	am	02-09-22
B	updated to client comments	am	28-07-22
A	updated to client comments	am	27-07-22
REV	COMMENT	BY	DATE

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB BEFORE STARTING WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT. DO NOT SCALE FROM THIS DRAWING.

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PROJECT

102 & 104 Abbey Road
Internal Alterations and Ground Floor Facade Alterations

CLIENT

Creative Studios Cumbria

TITLE

Proposed Floor Plans
Basement and Ground Floor

SCALE/ A1	DRAWN	CHECKED	DATE
1:100	am	md	20-07-22
JOB NO	DRAWING NO	REVISION	
21129	07	D	

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