

NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, THE ARCHITECT'S DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
- ALL MECHANICAL VENTILATION DUCTWORK SHALL BE GALVANISED SHEET METAL DUCTWORK SUPPLIED AND INSTALLED IN ACCORDANCE WITH HVCA DW144.
- ANY DUCTWORK PENETRATING A FIRE RATED BARRIER OR STRUCTURE SHALL INCORPORATE A SUITABLY RATED FIRE DAMPER.
- ALL FIRE DAMPERS TO BE FULLY ACCESSIBLE. THIS ACCESS WILL REQUIRE DUCT ACCESS DOORS AND WHERE REQUIRED REMOVABLE CEILING SECTIONS.
- THE CONTRACTOR SHALL ALLOW FOR TESTING, COMMISSIONING AND SETTING TO WORK ALL VENTILATION SYSTEMS IN ACCORDANCE WITH THE CIBSE COMMISSIONING CODE 'A' AND THE RELEVANT BSRIA APPLICATION GUIDES.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THEIR WORKS WITH ALL OTHER TRADES

LEGEND:

SUPPLY DUCTS	
EXTRACT DUCTS	
FUME EXHAUST DUCTS	
TEST-FIT FUTURE SUPPLY DUCTS	
TEST-FIT- FUTURE EXTRACT DUCTS	
TEST-FIT FUTURE FUME EXHAUST DUCTS	

S4 - P04	21/02/2023	LBC ISSUE	AG	MT
S4 - P04	20/01/2023	TEST FIT ADDED	AG	MT
S4 - P04	20/01/2023	LBC ISSUE	AG	MT
S4 - P03	28/10/2022	UNIT 1 ADDED	AG	MT
S4 - P03	28/10/2022	TENDER ISSUE	TE	MT
S2 - P02	13/10/2022	INFORMATION ISSUE	TE	MT
S2 - P01	30/09/2022	INFORMATION ISSUE	TE	MT
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
S4	STATUS			

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

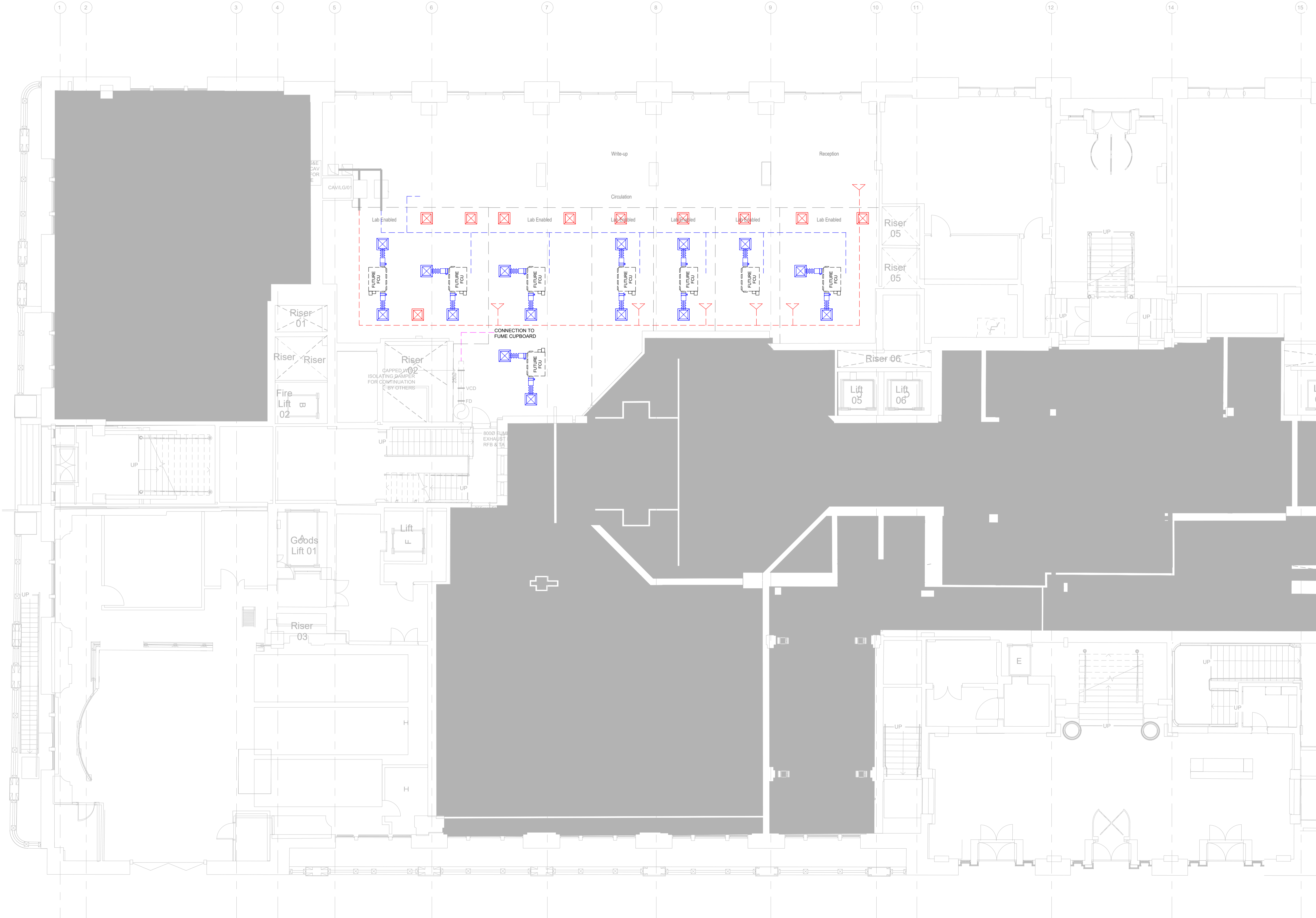
PROJECT INFORMATION

CLIENT OXFORD VICTORIA HOUSE
PROJECT DEVELOPMENT LTD
LONDON, WC1B 4DA

DRAWING INFORMATION

DRAWING TITLE MECHANICAL SERVICES
BASEMENT LEVEL 1 VENT LAYOUT
SHEET 1 of 2

DESIGNED BY	AG	DATE	Sept 2022
DRAWN BY	AG	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	L3221	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT- REV
	KJT-01-B1-DR-M-5701		S4-P04



NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, THE ARCHITECT'S DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
- ALL MECHANICAL VENTILATION DUCTWORK SHALL BE GALVANISED SHEET METAL DUCTWORK SUPPLIED AND INSTALLED IN ACCORDANCE WITH HVCA DW144.
- ANY DUCTWORK PENETRATING A FIRE RATED BARRIER OR STRUCTURE SHALL INCORPORATE A SUITABLY RATED FIRE DAMPER.
- ALL FIRE DAMPERS TO BE FULLY ACCESSIBLE. THIS ACCESS WILL REQUIRE DUCT ACCESS DOORS AND WHERE REQUIRED REMOVABLE CEILING SECTIONS.
- THE CONTRACTOR SHALL ALLOW FOR TESTING, COMMISSIONING AND SETTING TO WORK ALL VENTILATION SYSTEMS IN ACCORDANCE WITH THE CIBSE COMMISSIONING CODE 'A' AND THE RELEVANT BSRIA APPLICATION GUIDES.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THEIR WORKS WITH ALL OTHER TRADES

LEGEND:

SUPPLY DUCTS	—
EXTRACT DUCTS	—
FUME EXHAUST DUCTS	—
TEST-FIT FUTURE SUPPLY DUCTS	---
TEST-FIT- FUTURE EXTRACT DUCTS	---
TEST-FIT FUTURE FUME EXHAUST DUCTS	---

S4 - P04	21/02/2023	LBC ISSUE	AG	MT
S4 - P03	28/10/2022	TENDER ISSUE	TE	MT
S2 - P01	14/10/2022	INFORMATION ISSUE	TE	MT
S2 - P01	30/09/2022	INFORMATION ISSUE	GON	MT
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING.
THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 588 0952
E london@kjtait.com
W www.kjtait.com

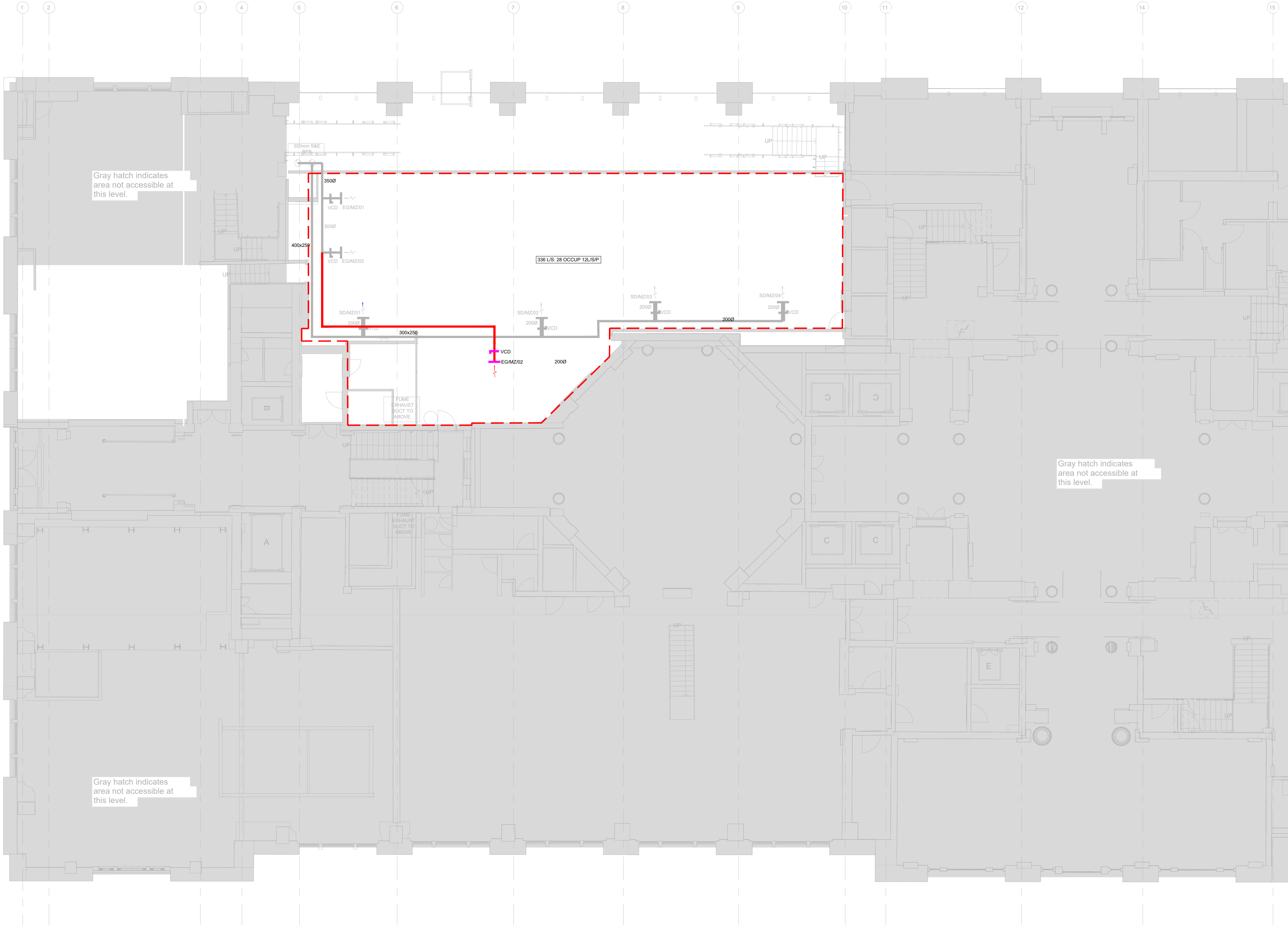
PROJECT INFORMATION

CLIENT OXFORD VICTORIA HOUSE
PROJECT DEVELOPMENT LTD
LONDON, WC1B 4DA

DRAWING INFORMATION

DRAWING TITLE MECHANICAL SERVICES
LOWER GROUND FLOOR VENTILATION
SHEET 1 of 2

DESIGNED BY	AG	DATE	May 2022
DRAWN BY	AG	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT- REV	
L3221	KJT-01-LG-DR-M-5701	S4-P04	



NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, THE ARCHITECT'S DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
2. ALL MECHANICAL VENTILATION DUCTWORK SHALL BE GALVANISED SHEET METAL DUCTWORK SUPPLIED AND INSTALLED IN ACCORDANCE WITH HVCA DW144.
3. ANY DUCTWORK PENETRATING A FIRE RATED BARRIER OR STRUCTURE SHALL INCORPORATE A SUITABLY RATED FIRE DAMPER.
4. ALL FIRE DAMPERS TO BE FULLY ACCESSIBLE. THIS ACCESS WILL REQUIRE DUCT ACCESS DOORS AND WHERE REQUIRED REMOVABLE CEILING SECTIONS.
5. THE CONTRACTOR SHALL ALLOW FOR TESTING, COMMISSIONING AND SETTING TO WORK ALL VENTILATION SYSTEMS IN ACCORDANCE WITH THE CIBSE COMMISSIONING CODE 'A' AND THE RELEVANT BSRIA APPLICATION GUIDES.
6. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THEIR WORKS WITH ALL OTHER TRADES

LEGEND:

SUPPLY DUCTS	—————
EXTRACT DUCTS	—————
FUME EXHAUST DUCTS	—————
TEST-FIT FUTURE SUPPLY DUCTS	—————
TEST-FIT- FUTURE EXTRACT DUCTS	—————
TEST-FIT FUTURE FUME EXHAUST DUCTS	—————

S4 - P04	21/02/2023	LBC ISSUE WELFARE AND FUME EXTRACT ADDED	TE	AG
S4 - P02	28/10/2022	TENDER ISSUE	TE	MT
S2 - P01	14/10/2022	INFORMATION ISSUE	AG	MT
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

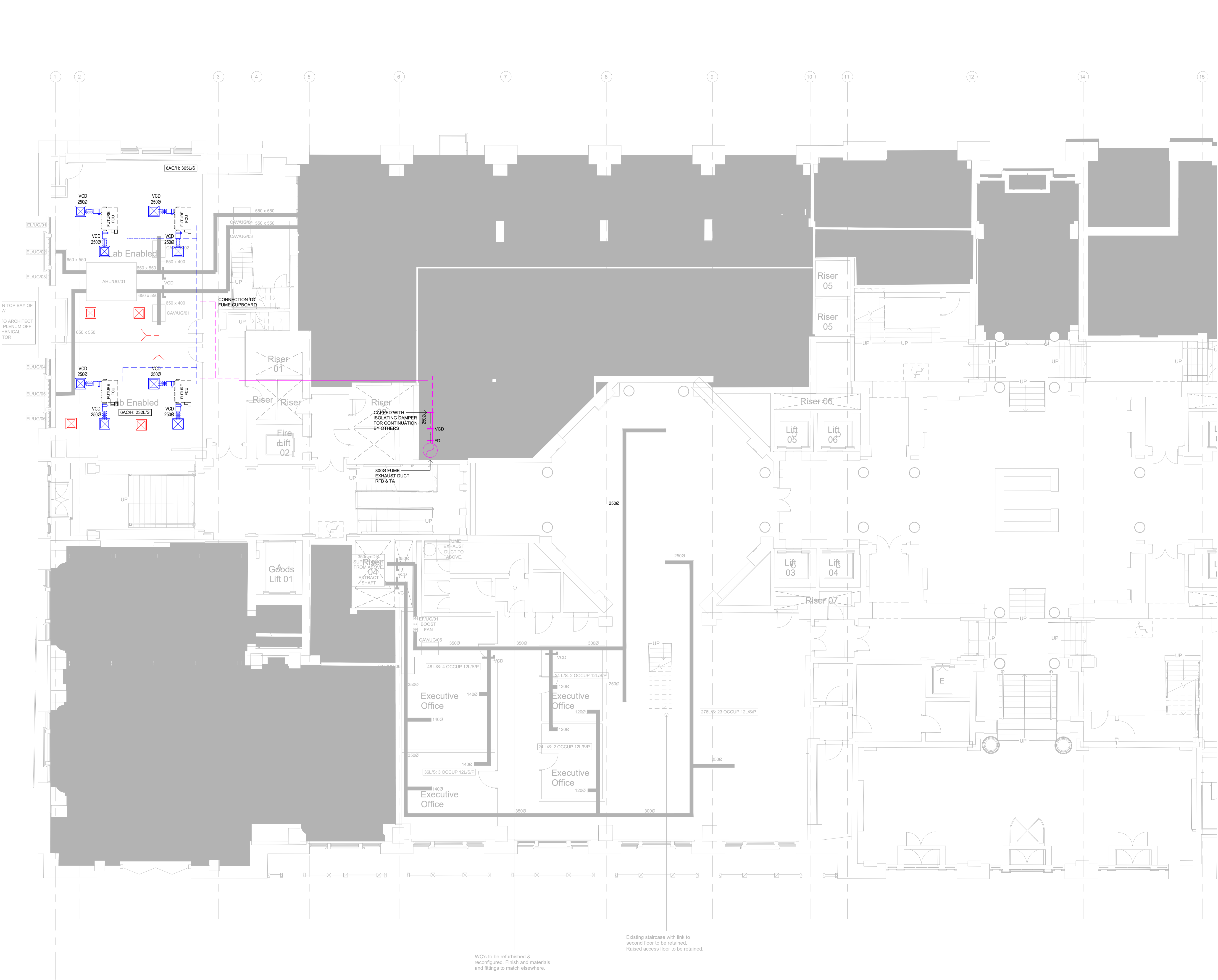
PROJECT INFORMATION

CLIENT OXFORD VICTORIA HOUSE
PROJECT DEVELOPMENT LTD
LONDON, WC1B 4DA

DRAWING INFORMATION

DRAWING TITLE MECHANICAL SERVICES
MEZZANINE FLOOR VENTILATION
SHEET 1 of 1

DESIGNED BY	TE	DATE	May 2022
DRAWN BY	TE	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT- REV	
L3221	KJT-01-MZ-DR-M-5701	S4-P03	



NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, THE ARCHITECT'S DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
- ALL MECHANICAL VENTILATION DUCTWORK SHALL BE GALVANISED SHEET METAL DUCTWORK SUPPLIED AND INSTALLED IN ACCORDANCE WITH HVCA DW144.
- ANY DUCTWORK PENETRATING A FIRE RATED BARRIER OR STRUCTURE SHALL INCORPORATE A SUITABLY RATED FIRE DAMPER.
- ALL FIRE DAMPERS TO BE FULLY ACCESSIBLE. THIS ACCESS WILL REQUIRE DUCT ACCESS DOORS AND WHERE REQUIRED REMOVABLE CEILING SECTIONS.
- THE CONTRACTOR SHALL ALLOW FOR TESTING, COMMISSIONING AND SETTING TO WORK ALL VENTILATION SYSTEMS IN ACCORDANCE WITH THE CIBSE COMMISSIONING CODE 'A' AND THE RELEVANT BSRIA APPLICATION GUIDES.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THEIR WORKS WITH ALL OTHER TRADES

LEGEND:

SUPPLY DUCTS	—
EXTRACT DUCTS	—
FUME EXHAUST DUCTS	—
TEST-FIT FUTURE SUPPLY DUCTS	- - -
TEST-FIT- FUTURE EXTRACT DUCTS	- - -
TEST-FIT FUTURE FUME EXHAUST DUCTS	- - -

S4 - P04	21/02/2023	LBC ISSUE	AG	MT
S4 - P03	28/10/2022	TENDER ISSUE	TE	MT
S2 - P02	14/10/2022	INFORMATION ISSUE	TE	MT
S2 - P01	30/09/2022	INFORMATION ISSUE	GON	MT
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
S4	STATUS			

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

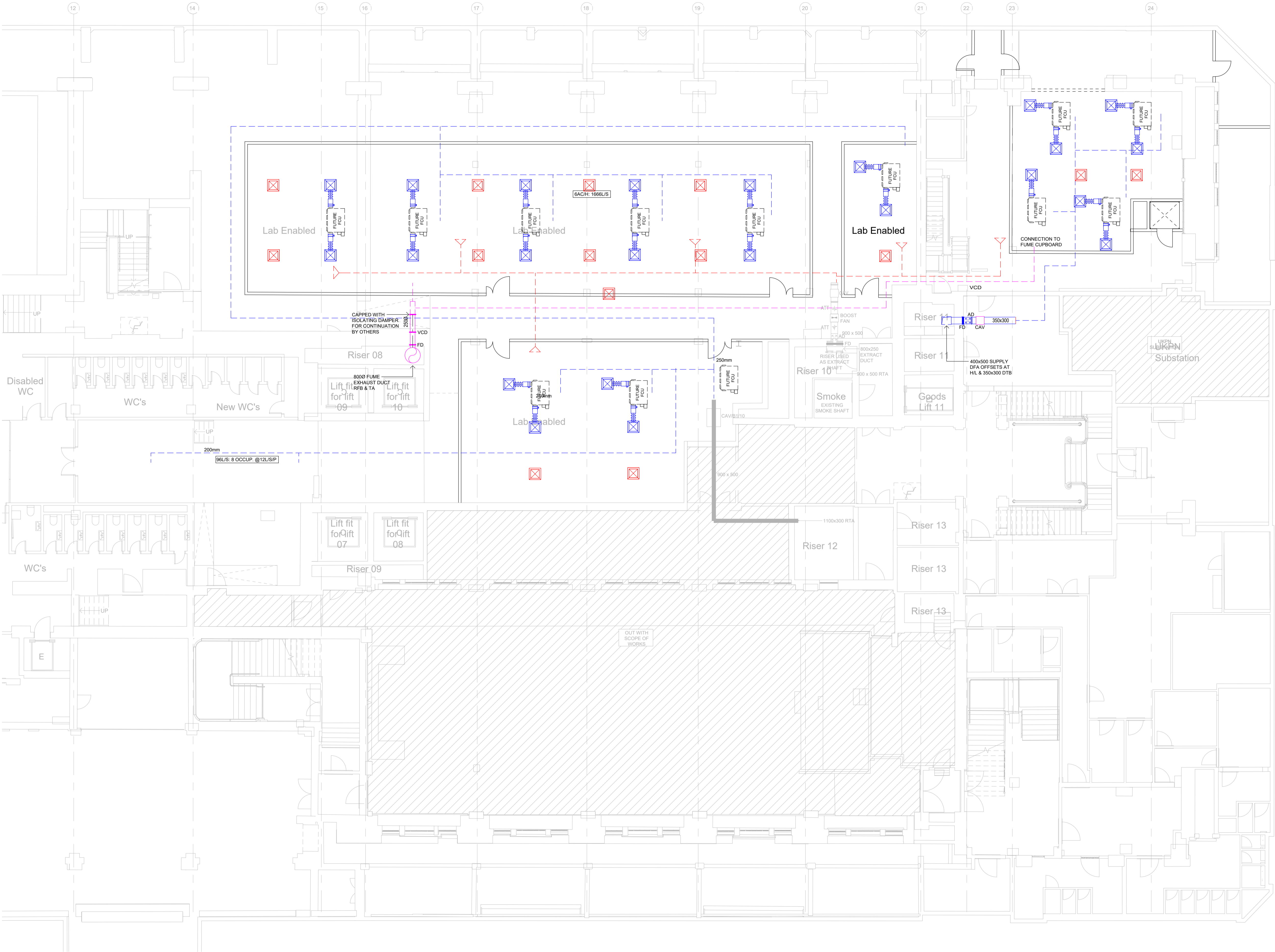
PROJECT INFORMATION

CLIENT OXFORD VICTORIA HOUSE
PROJECT DEVELOPMENT LTD
LONDON, WC1B 4DA

DRAWING INFORMATION

DRAWING TITLE MECHANICAL SERVICES
UPPER GROUND FLOOR VENTILATION
SHEET 1 of 2

DESIGNED BY	TE	DATE	May 2022
DRAWN BY	TE	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT- REV	
L3221	KJT-01-UG-DR-M-5701	S4-P04	



NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, THE ARCHITECT'S DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
- ALL MECHANICAL VENTILATION DUCTWORK SHALL BE GALVANISED SHEET METAL DUCTWORK SUPPLIED AND INSTALLED IN ACCORDANCE WITH HVCA DW144.
- ANY DUCTWORK PENETRATING A FIRE RATED BARRIER OR STRUCTURE SHALL INCORPORATE A SUITABLY RATED FIRE DAMPER.
- ALL FIRE DAMPERS TO BE FULLY ACCESSIBLE. THIS ACCESS WILL REQUIRE DUCT ACCESS DOORS AND WHERE REQUIRED REMOVABLE CEILING SECTIONS.
- THE CONTRACTOR SHALL ALLOW FOR TESTING, COMMISSIONING AND SETTING TO WORK ALL VENTILATION SYSTEMS IN ACCORDANCE WITH THE CIBSE COMMISSIONING CODE 'A' AND THE RELEVANT BSRIA APPLICATION GUIDES.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THEIR WORKS WITH ALL OTHER TRADES

LEGEND:

SUPPLY DUCTS	
EXTRACT DUCTS	
FUME EXHAUST DUCTS	
TEST-FIT FUTURE SUPPLY DUCTS	
TEST-FIT FUTURE EXTRACT DUCTS	
TEST-FIT FUTURE FUME EXHAUST DUCTS	

S4 - P05	21/02/2023	LBC ISSUE	AG	MT
S4 - P04	20/01/2023	LBC ISSUE	AG	MT
S4 - P03	28/10/2022	TENDER ISSUE	TE	MT
S2 - P02	14/10/2022	INFORMATION ISSUE	TE	MT
S2 - P01	30/09/2022	INFORMATION ISSUE	TE	MT
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

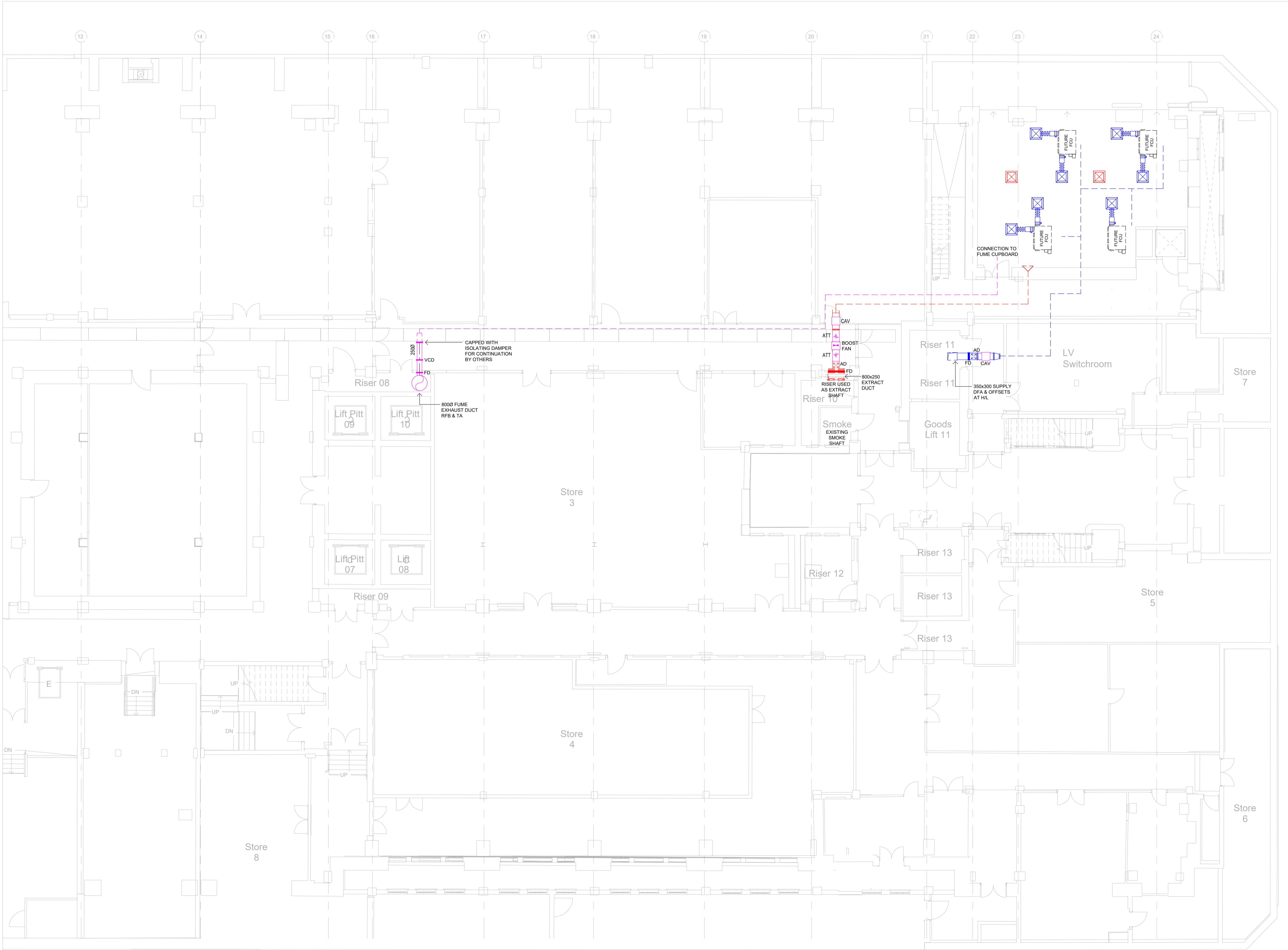
PROJECT INFORMATION

CLIENT OXFORD VICTORIA HOUSE
PROJECT DEVELOPMENT LTD
LONDON, WC1B 4DA

DRAWING INFORMATION

DRAWING TITLE MECHANICAL SERVICES
BASEMENT LEVEL 1 VENT LAYOUT
SHEET 2 of 2

DESIGNED BY	AG	DATE	Sept 2022
DRAWN BY	AG	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	L3221	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER	SUIT- REV
	KJT-02-B1-DR-M-5701		S4-P05



- NOTES:
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, THE ARCHITECTS DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
 - ALL MECHANICAL VENTILATION DUCTWORK SHALL BE GALVANISED SHEET METAL DUCTWORK SUPPLIED AND INSTALLED IN ACCORDANCE WITH HVCA DW144.
 - ANY DUCTWORK PENETRATING A FIRE RATED BARRIER OR STRUCTURE SHALL INCORPORATE A SUITABLY RATED FIRE DAMPER.
 - ALL FIRE DAMPERS TO BE FULLY ACCESSIBLE. THIS ACCESS WILL REQUIRE DUCT ACCESS DOORS AND WHERE REQUIRED REMOVABLE CEILING SECTIONS.
 - THE CONTRACTOR SHALL ALLOW FOR TESTING, COMMISSIONING AND SETTING TO WORK ALL VENTILATION SYSTEMS IN ACCORDANCE WITH THE CIBSE COMMISSIONING CODE 'A' AND THE RELEVANT BSRIA APPLICATION GUIDES.
 - THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THEIR WORKS WITH ALL OTHER TRADES

LEGEND:

SUPPLY DUCTS	—
EXTRACT DUCTS	—
FUME EXHAUST DUCTS	—
TEST-FIT FUTURE SUPPLY DUCTS	- - -
TEST-FIT- FUTURE EXTRACT DUCTS	- - -
TEST-FIT FUTURE FUME EXHAUST DUCTS	- - -

S4 - P02	21/02/2023	LBC ISSUE	AG	MT
S4 - P01	20/01/2023	LBC ISSUE	AG	MT
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

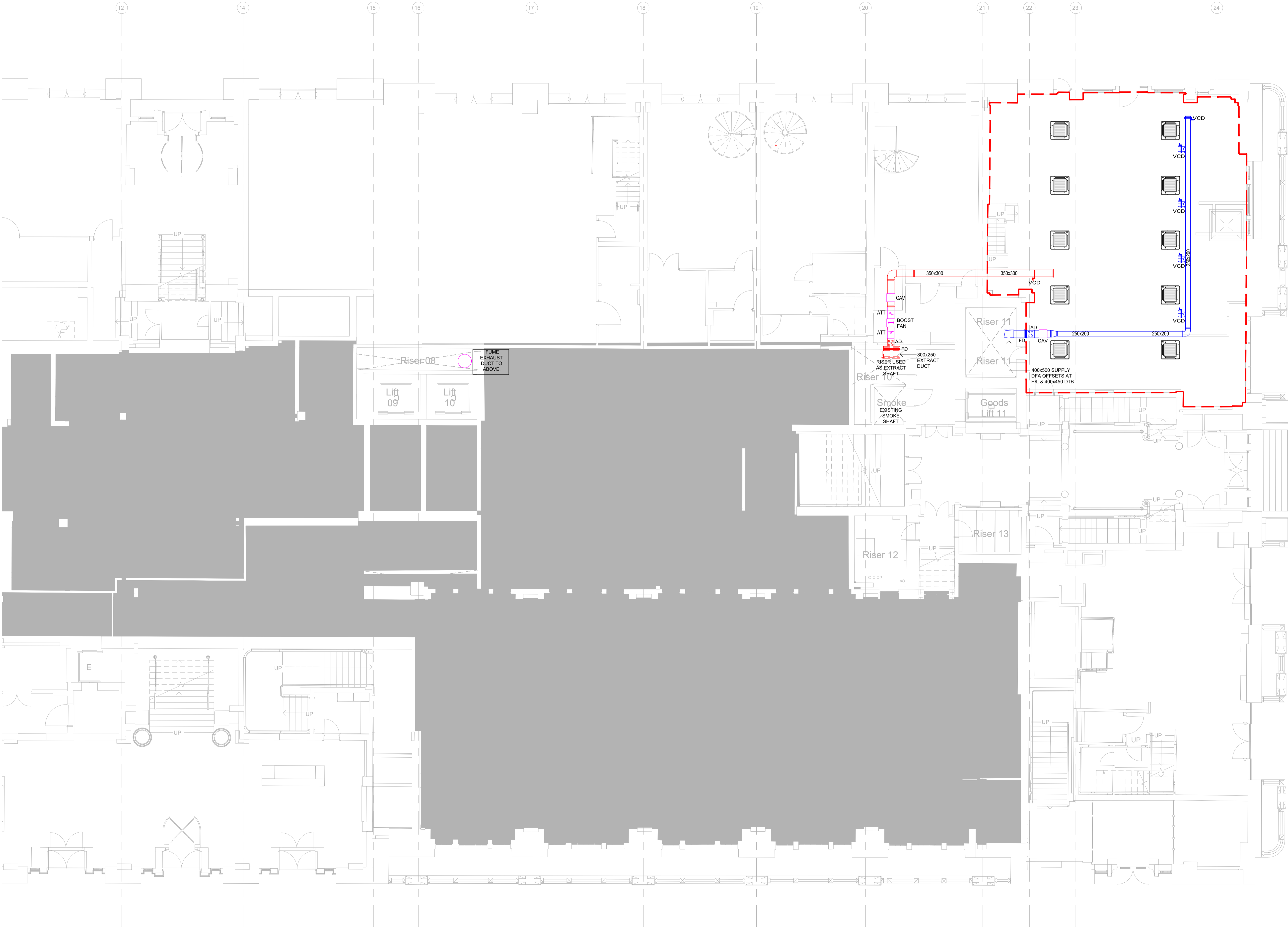
FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 588 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION			
CLIENT	OXFORD VICTORIA HOUSE		
PROJECT	DEVELOPMENT LTD LONDON, WC1B 4DA		
DRAWING INFORMATION			
DRAWING TITLE	MECHANICAL SERVICES BASEMENT LEVEL 2 VENTILATION LAYOUT		
DESIGNED BY	AG	DATE	Sept 2022
DRAWN BY	AG	KJT JOB No.	
SCALE	1:100 @ A1	L3221	
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER		SUIT- REV
L3221	KJT-02-B2-DR-M-5701		S4-P02



- NOTES:
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE MECHANICAL SPECIFICATION, THE ARCHITECT'S DIMENSIONED LAYOUTS AND ALL OTHER RELEVANT CONTRACT DOCUMENTATION.
 - ALL MECHANICAL VENTILATION DUCTWORK SHALL BE GALVANISED SHEET METAL DUCTWORK SUPPLIED AND INSTALLED IN ACCORDANCE WITH HVCA DW1144.
 - ANY DUCTWORK PENETRATING A FIRE RATED BARRIER OR STRUCTURE SHALL INCORPORATE A SUITABLY RATED FIRE DAMPER.
 - ALL FIRE DAMPERS TO BE FULLY ACCESSIBLE. THIS ACCESS WILL REQUIRE DUCT ACCESS DOORS AND WHERE REQUIRED REMOVABLE CEILING SECTIONS.
 - THE CONTRACTOR SHALL ALLOW FOR TESTING, COMMISSIONING AND SETTING TO WORK ALL VENTILATION SYSTEMS IN ACCORDANCE WITH THE CIBSE COMMISSIONING CODE 'A' AND THE RELEVANT BSRIA APPLICATION GUIDES.
 - THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THEIR WORKS WITH ALL OTHER TRADES

LEGEND:

SUPPLY DUCTS	
EXTRACT DUCTS	
FUME EXHAUST DUCTS	

S4 - P02	21/02/2023	LBC ISSUE	AG	MT
S4 - P01	20/01/2023	LBC ISSUE	AG	MT
SUIT- REV	DATE	DESCRIPTION	DRN	CHK
STATUS				

FOR INFORMATION

THIS DRAWING IS COPYRIGHT. DO NOT SCALE FROM DRAWING.
THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.

KJ TAIT
ENGINEERS

1 Fitzroy Square
London W1T 5HF
T +44 (0) 207 388 0952
E london@kjtait.com
W www.kjtait.com

PROJECT INFORMATION			
CLIENT	OXFORD VICTORIA HOUSE		
PROJECT	DEVELOPMENT LTD LONDON, WC1B 4DA		
DRAWING INFORMATION			
DRAWING TITLE	MECHANICAL SERVICES UPPER GROUND FLOOR VENTILATION SHEET 2 of 2		
DESIGNED BY	AG	DATE	May 2022
DRAWN BY	AG	KJT JOB No.	
SCALE	1:100 @ A1		L3221
JOB CODE	ORIGIN-VOL-LEVEL-TYPE-ROLE-CLASS NUMBER		SUIT- REV
L3221	KJT-02-LG-DR-M-5701		S4-P02