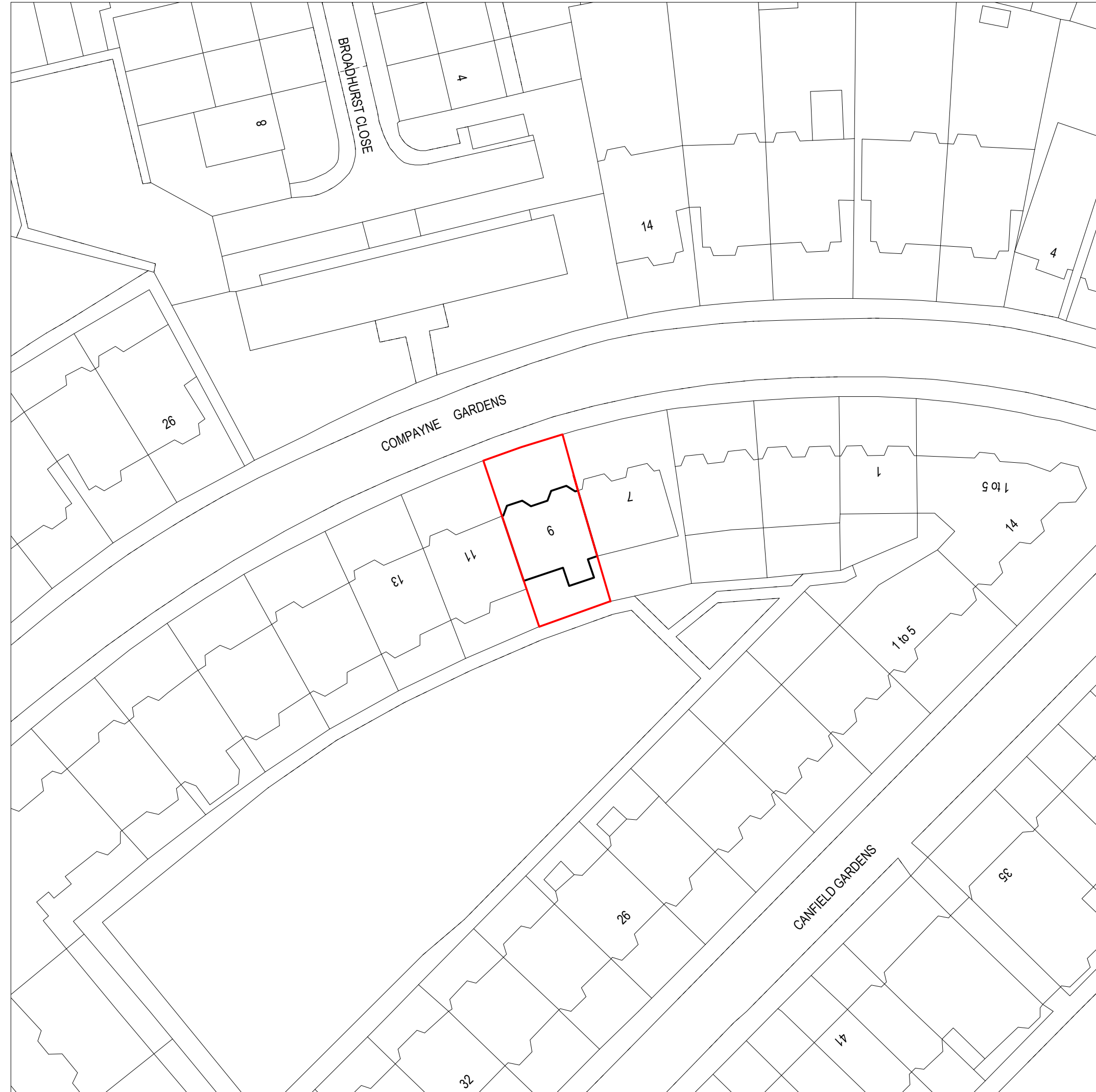
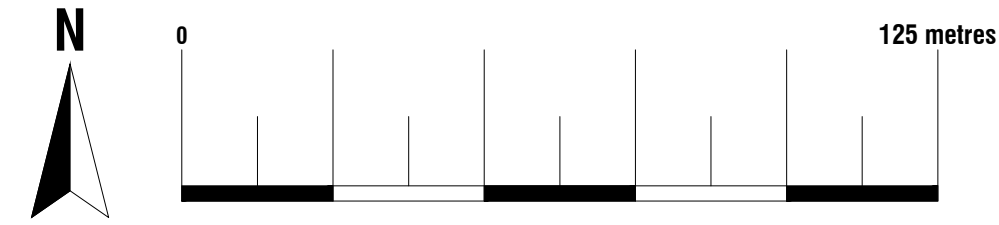


**Location Plan**

Scale 1:1250

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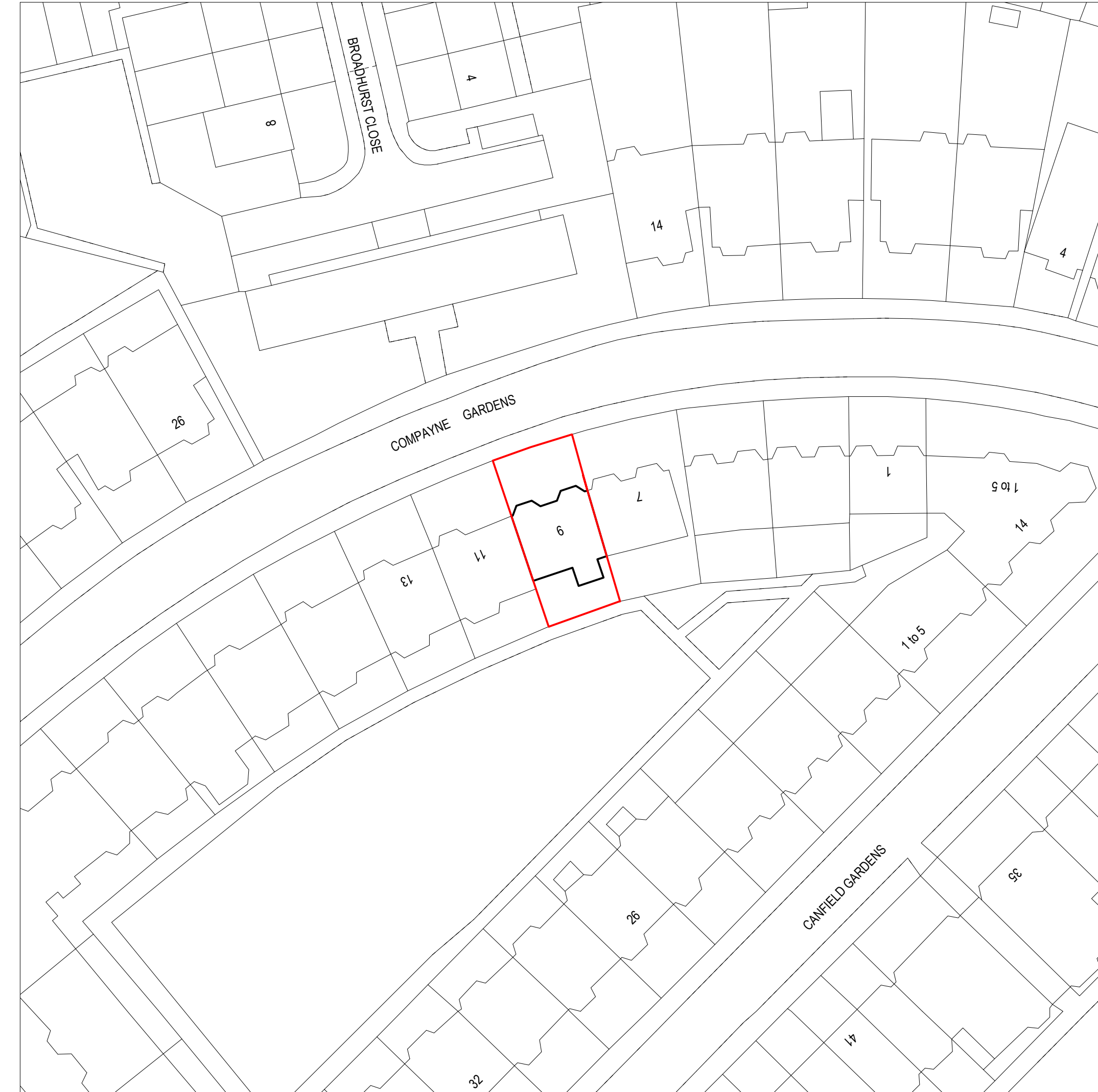
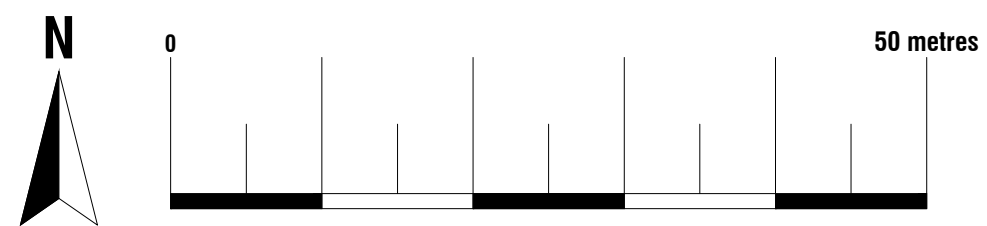


**Existing Block Plan**

Scale 1:500

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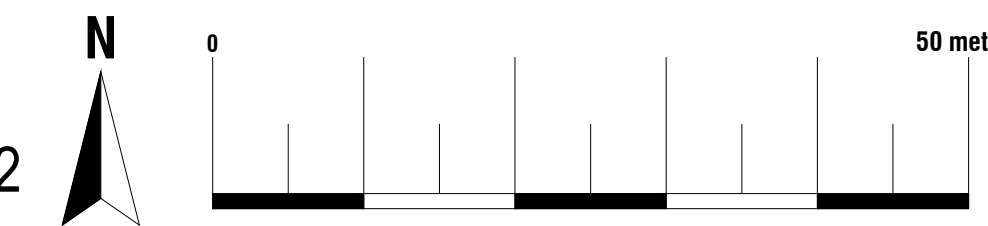


**Proposed Block Plan**

Scale 1:500

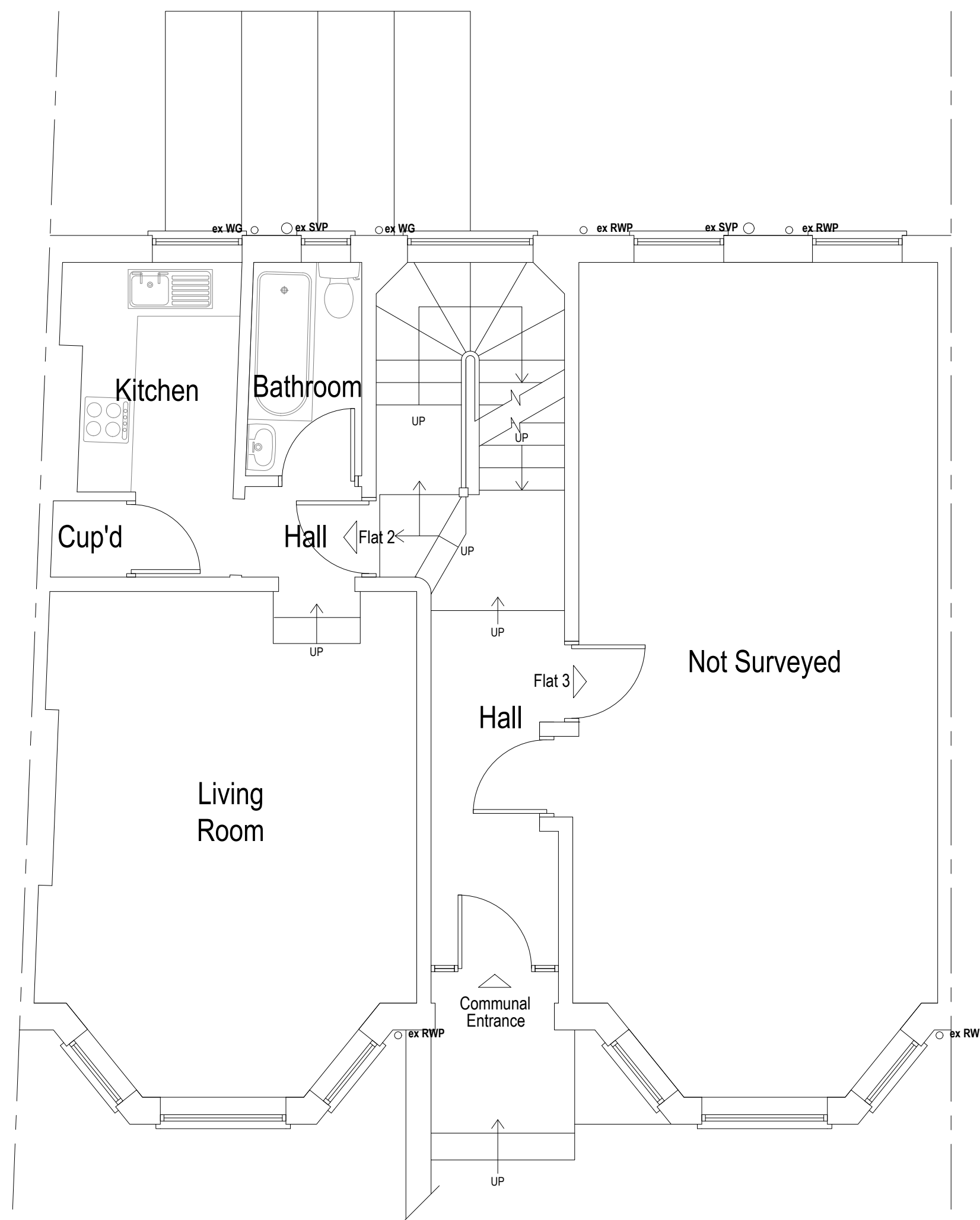
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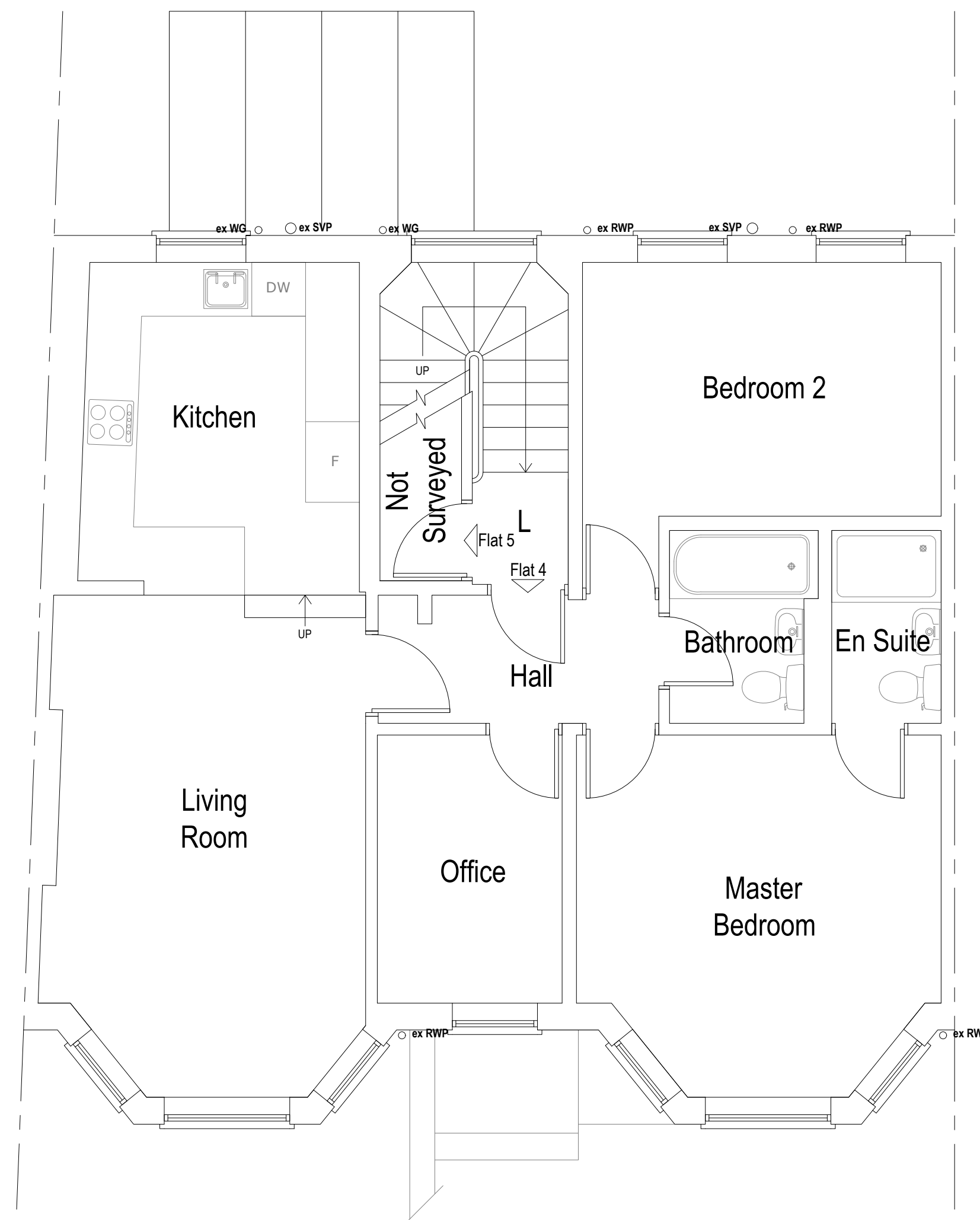


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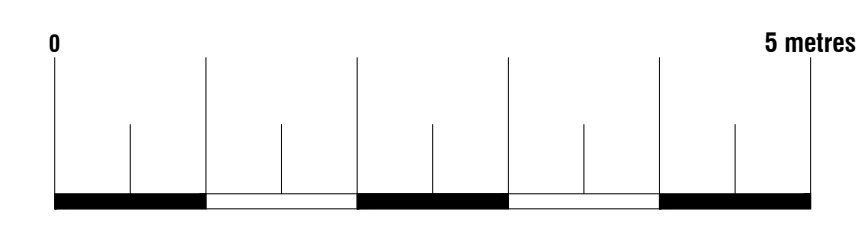
<b>Site</b>	9 Compayne Gardens, Flats 2&4, London NW6 3DG	<b>Date</b>	04.07.2021
		<b>Sheet</b>	23-0900 D01 REV 03
		<b>Job</b>	Internal Alterations
		<b>Scale</b>	As Shown@A1
<b>Title Number</b>	NGL737066	<b>Title</b>	As Shown



**Existing Ground Floor Plan**  
 Scale 1:50  
 Area ca. 86.73 m<sup>2</sup>  
 Ground Floor Flat Area ca. 34.42 m<sup>2</sup>



**Existing First Floor Plan**  
 Scale 1:50  
 Area ca. 86.50 m<sup>2</sup>  
 First Floor Flat Area ca. 77.25 m<sup>2</sup>



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<b>Site</b>	9 Compayne Gardens, Flats 2&4, London NW6 3DG	<b>Date</b>	04.07.2021
		<b>Sheet</b>	23-0900 D02 REV 03
		<b>Job</b>	Internal Alterations
		<b>Scale</b>	As Shown@A1
<b>Title Number</b>	NGL737066	<b>Title</b>	As Shown



**Symbol Key:**

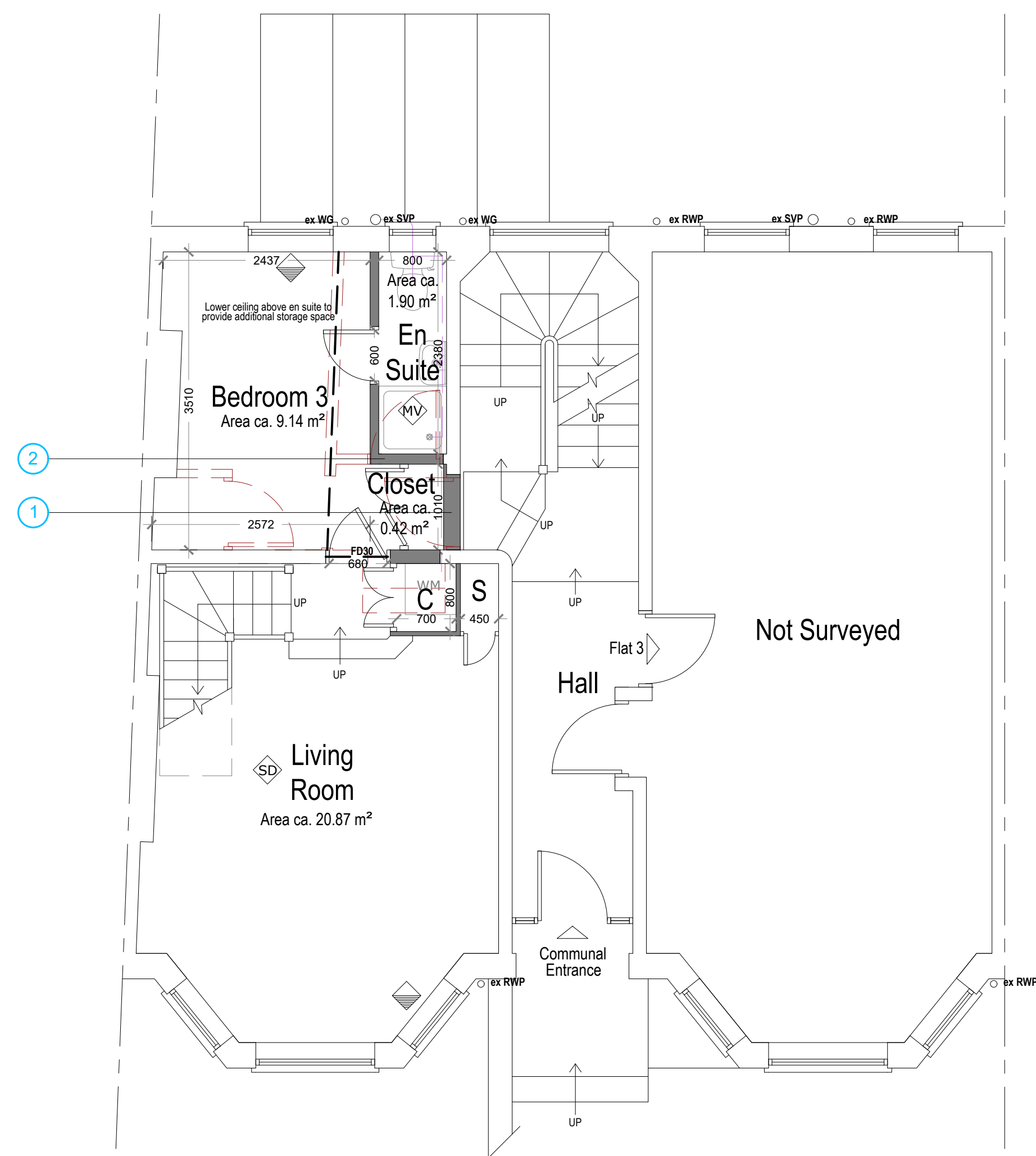
- Boundary line
- Demolished
- Details above
- Waste drainage layout
- timber/steel beam above sized and specified by Structural Engineer - fire proofed as per spec. and detail drawing
- ◇ MV Mechanically ventilated
- ◇ SD Mains operated interlinked smoke detector
- ◇ HD Mains operated interlinked heat detector
- ◇ Escape door / window

Proposed drainage layout is indicative only and has not been surveyed. Existing foul drainage layout to be surveyed by Contractor on site and exact layout and connections are to be agreed on site with BCO before any works commence. All pipes sizes and falls as per spec. and detail drawings

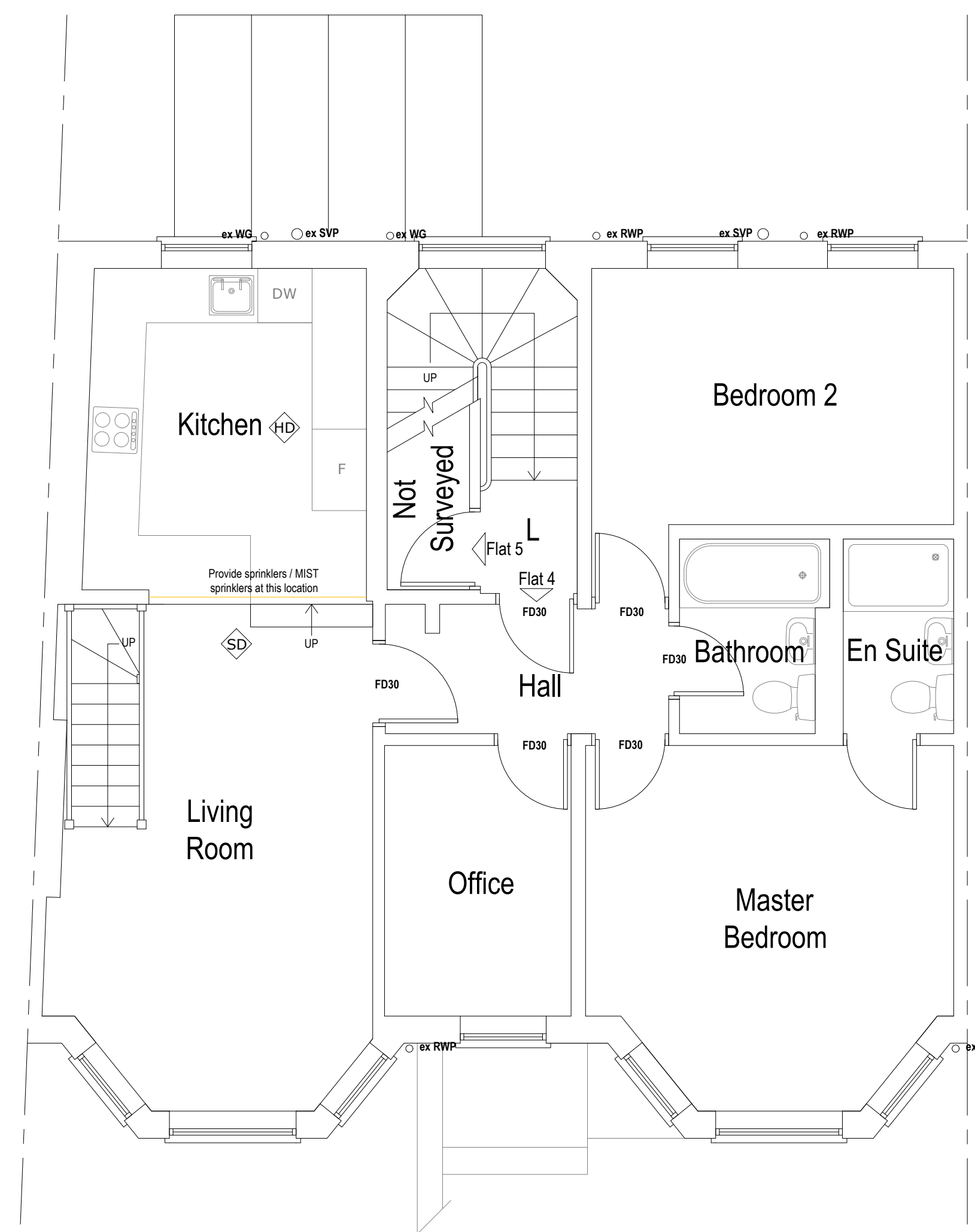
**DRAWING NOTES**

This drawing is the property of Arkiplan Architectural Ltd. Copyright is reserved by the company and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without consent in writing. Dimensions are provided as a guide only. All dimensions are approximate and to be checked on site prior to commencement of any works. All the works should be executed in compliance with the specification. Parts of this project may require new structural steelwork or timberwork. Structural Engineer to provide the necessary calculations and beam sizes/connections to satisfy Building Control Officer requirements. If the proposed area of any new glazing accounts for more than 25% of the new floor area (minus the area of existing glazing being removed) the client may be required to obtain SAP Calculations from a SAP Assessor before Building Control can fully approve the plans. If in doubt please contact Arkiplan: Arkiplan Architectural Ltd, Lytchett House, 13 Freeland Park, Wareham Road, Pool, Dorset BH16 6FA 0845 852 0852 enquiries@arkiplan.co.uk

The Building Regulations 2010  
 Under the above regulations, any works to a building that fall within the requirements must be inspected by either the Local Authority Building Control Department or a person registered under the Competent Person Scheme. This includes independent qualified building inspection organisations. These drawings are intended only to obtain approval for Building Control applications by either the Local Authority Building Control Department or an independant building inspection company, and should not be used as working construction drawings. These drawings provide an indication only of the work required, and the current building standards that must be met at the minimum level. All works must be discussed on-site between the contractor(s) and the Inspector prior to being undertaken. All guidance and instructions from the Building Inspector must be strictly adhered to at all times.



**Proposed Ground Floor Plan**  
 Scale 1:50  
 Area ca. 86.73 m<sup>2</sup>  
 Ground Floor Flat Area ca. 34.42 m<sup>2</sup>

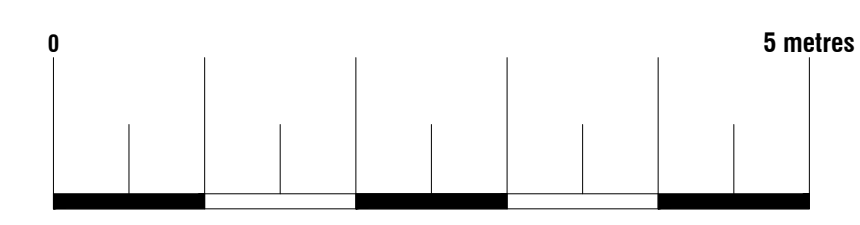


**Proposed First Floor Plan**  
 Scale 1:50  
 Area ca. 86.50 m<sup>2</sup>  
 First Floor Flat Area ca. 77.25 m<sup>2</sup>

FOR BUILDING CONTROL APPROVAL ONLY  
 NOT FOR CONSTRUCTION



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<b>Site</b>	9 Compayne Gardens, Flats 2&4, London NW6 3DG	<b>Date</b>	04.07.2021
		<b>Sheet</b>	23-0900 D03 REV 03
<b>Title Number</b>	NGL737066	<b>Job</b>	Internal Alterations
		<b>Scale</b>	As Shown@A1
		<b>Title</b>	As Shown



**BUILDING REGULATIONS NOTES**

**CDM REGULATIONS 2015**  
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor. If more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

**Domestic clients**  
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.  
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.  
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
- Or
- (b) Exceeds 500 person days

**THERMAL BRIDGING**  
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

**MATERIALS AND WORKMANSHIP**  
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, of relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kia Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

**EXISTING STRUCTURE**  
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

**ELECTRICAL**  
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BS, NICEIC Certification Services or Zurich Ltd. An appropriate ESI771 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

**INTERNAL LIGHTING**  
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt. All fixed to have lighting capacity (lm) 185 x total floor area, to comply with Part F of the current Building Regulations and the Domestic Building Services Compliance Guide.

**HEATING**  
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

**LINTELS**  
For uniformly distributed loads and standard 2 storey domestic loadings only  
Lintel widths are to be equal to wall thickness. All lintels over 750mm deep lintels are to be used for 900mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm deep internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm<sup>2</sup> and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1  
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacturers standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

**STAIRS**  
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS5656 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two treads plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2m headroom measured vertically above pitch line of stairs and landings. Handrail or staircase to be 900mm above the treads. Handrails to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be undimble and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

**SMOKE DETECTION**  
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/stores and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

**EXTRACT FOR SHOWER ROOM**  
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermitent extract fans to BS EN 13141.4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**EXTRACT TO UTILITY ROOM**  
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermitent extract fans to BS EN 13141.4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

**UNDERGROUND FOUL DRAINAGE**  
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2005.

**ESCAPE WINDOWS / DOORS**  
Provide emergency egress windows / doors to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m<sup>2</sup> sq. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

**MEANS OF ESCAPE - SPRINKLERS**  
Provide a residential sprinkler system to BS 9251 2005 or MST sprinklers to the open-plan area on the ground floor, in conjunction with fire-resisting partition and FD30 fire door fitted with intumescent strips which separates the ground floor from the upper storeys. This door should be so arranged as to allow the occupants of the left room to access an escape window in compliance with approved document B on first floor level, window to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m<sup>2</sup> sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire. Any cooling facilities should be separated from the open plan area with fire-resisting construction.

**CONSULTATIONS WITH OTHER AUTHORITIES**  
The applicant is reminded of the need to consult with other departments such as Planning, Conservation, Environmental Health, Water Authorities, Private Sector Housing etc. Issues which may arise include: Parking and cycling facilities  
Conversion of listed buildings  
Conversion in conservation areas  
Crime prevention and security  
Disabled access provision  
Conversion to HMO and private sector housing requirement  
Flat layout requirements  
Room size requirements  
Design statements  
Other issues may also apply.

**HEALTH AND SAFETY**  
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act, 1974.

**BEAMS AND STRUCTURE**  
Engineer's Structural calculations and details are to be provided for all beams, roof, lintels, joists, bearings, padstones and any other load bearing elements before works commence on site. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints. Gyproc FireCase or painted in Nulfire S or similar intumescent paint to provide 12 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

**JUNCTIONS WITH EXTERNAL OR LOAD BEARING WALLS**  
Flanking transmission to be controlled along adjoining walls by lining all adjoining masonry walls with either an independent layer of plasterboard and mineral wool or a laminate of plasterboard and mineral wool where necessary.

**FLAT ENTRANCE DOORS**  
Flat entrance doors to be a FD30 hung with 3 steel hinges with a meeting point of at least 800°C and fitted with a self-closing device and intumescent strips. All fire doors to be tested in accordance with BS 476.

**DOORS WITHIN FLAT (Protected lobby)**  
Form a protected lobby within the flat entrance by providing half hour fire resistance to all partitions. All doors on to lobby must be FD20 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides and top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level.

**MEANS OF ESCAPE – (Internal planning of flat)**  
All flats to be provided with a protected entrance hall (lobby) with half hour partitions between the hall and all rooms. Entrance hall to lead directly to a protected common hallway or lobby. The travel distance from the flat entrance door to the door to any habitable room not to be greater than 5m. Inner rooms are not acceptable.  
All doors from rooms on to the entrance hall must be FD20 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level.

**FOUL DRAINAGE**  
All existing foul water drainage to be tested for leakage, exposed for inspection (as required by BCO) and repaired or replaced where necessary.

All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.  
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)  
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe  
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe  
W/C - 6m for 100mm pipe for single WC  
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.  
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting.  
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

**PART C**  
1 - Site Preparation and Resistance to Contaminants  
Reasonable precautions must be taken to ensure protection from contaminants and ground gases e.g. landfill gases, radon, vapours etc. in accordance with Approved Document C.  
2 - Resistance to Moisture  
Assess all moisture risks including precipitation, wind driven spray, moisture emanating from the ground, as well as interstitial and surface condensation. Make appropriate provision to reduce all risks in accordance with the requirements of Approved Document C2.  
Ventilation to roof voids to be provided and any new roof insulation should be kept sufficiently clear of the eaves to maintain adequate ventilation.  
The ability of the walls, floors and roof to resist the passage of moisture to the inside of the building to be assessed and damp proof courses and membranes to be provided where necessary.

**SOUND PROTECTION AND TESTING**  
Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.  
The completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.  
If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.  
Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

**WATER EFFICIENCY**  
The estimated water consumption not to exceed 125 litres per person per day in accordance with Approved Document G2. Water Efficiency to be calculated using the 'Water Efficiency Calculator for New Dwellings' and results submitted to building control before works commence on site.

Water calculation to be in compliance with Code for Sustainable Home Level 3/4 as stipulated by the local Planning Authority. Example calculation below:  
WC 5/3 (dual flush)  
Taps (excluding kitchen taps) 4  
Baths 1/0  
Shower 8  
Kitchen sink taps 6  
Washing machine 8.17 (not supplied)  
Dishwasher 1.25 (not supplied)  
Water recycling 0 (not supplied)  
Predicted per capita consumption (Code) 103.28

**COLD WATER SUPPLY**  
There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, toilets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared. Supply of cold water to comply with section 67 of the Water Industry Act 1991 and the Water Supply Regulations 2009.  
**HOT WATER SUPPLY**  
All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with hot and cold water also to be provided in any area where food is being prepared.

**ENERGY PERFORMANCE CERTIFICATE AND DWELLINGS EMISSIONS RATES**  
A registered Energy Performance Certificate (EPC) accompanied by a recommendation report in compliance with SAP 2009 and Regulation 29 is to be given to the owner of the building and submitted to Building Control no later than 5 days after the work has been completed.  
If required the annual CO2 emission rate of the completed dwelling calculated using The Standard Assessment Procedure (SAP) to be submitted to Building Control in compliance with SAP 2009 and Approved Document L1A before works commence on site.

**PROVIDING INFORMATION**  
Information about the fixed building services and their maintenance, including timing and temperature control settings, shall be provided to the owner of the dwelling on completion in compliance with Approved Document Lb.

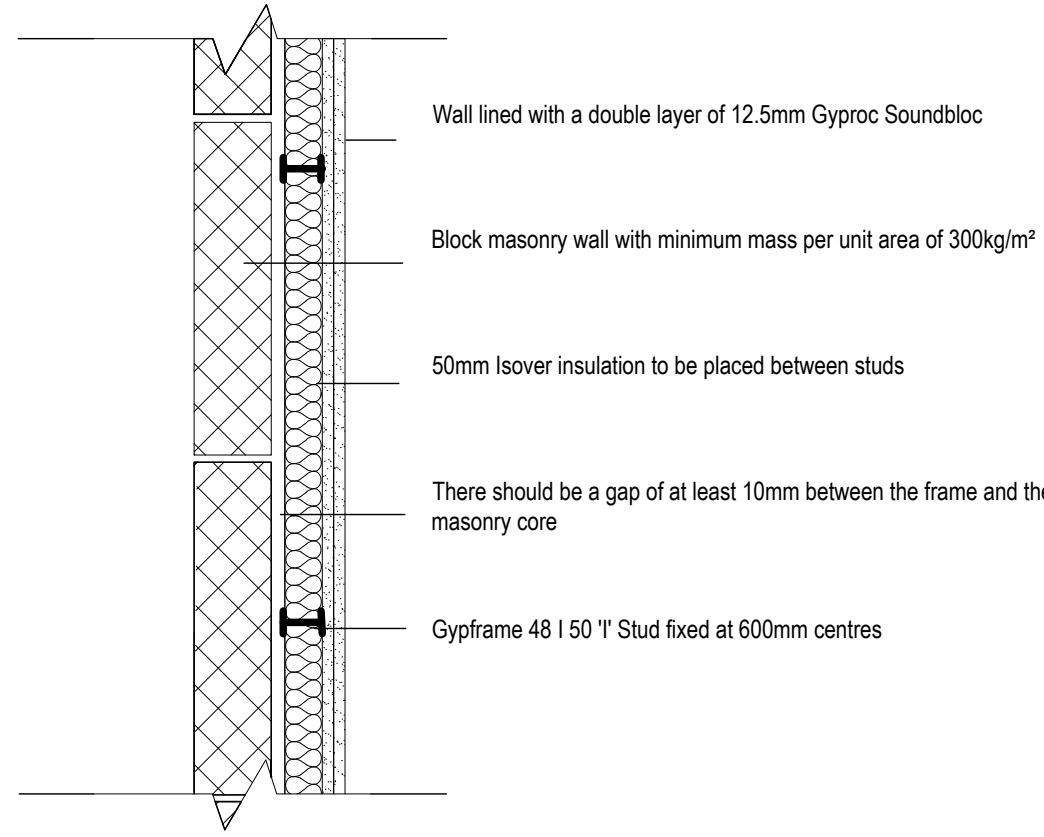
**PART Q - SECURITY**  
Conformations required that all doors and windows are to be installed in accordance with the advice stated in PAS24 2016 or alternatively comply with the requirements set out in Approved Document Q – Appendix B.  
Doors to be manufactured to a design that has been shown by test to meet the requirements of British Standard publication PAS24 2016 or designed and manufactured in accordance with Appendix B or Approved Document Q.

**APPROVED DOCUMENT R**  
Physical infrastructure for high-speed electronic communications networks  
Building to be equipped with high-speed-ready-in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.  
So that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point.

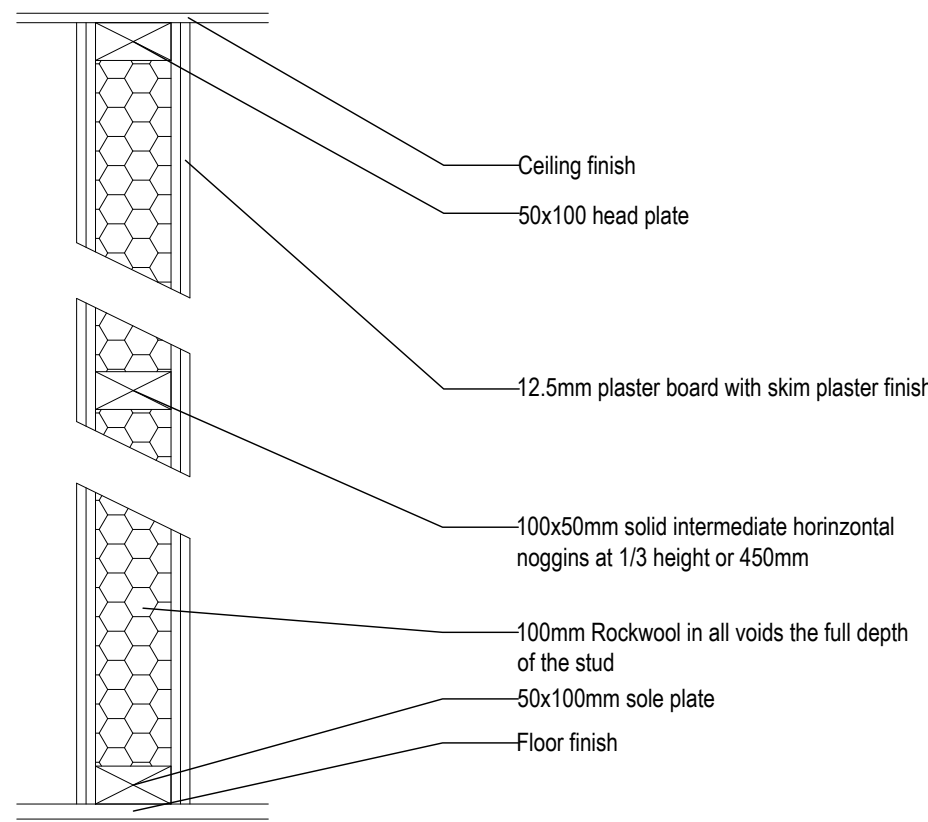
If more than one dwelling must have a common access point for high-speed electronic communications networks

**SOLID WASTE STORAGE (REFUSE)**  
Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.  
The new dwelling is to be provided with an area of 1.2m x 1.2m for refuse storage containers. Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.2m<sup>3</sup> per dwelling or as agreed with the Waste Collection Authority.  
Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuse more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

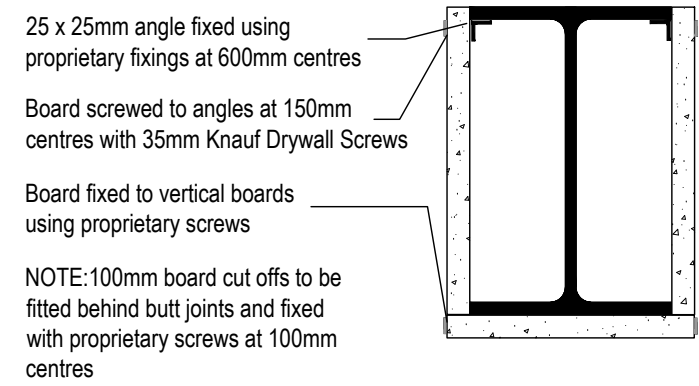
**1 SEPARATING MASONRY WALL WITH STEEL FRAME PANELS (PLAN VIEW) Gypliner IWL**



**2 STUD WALL**



**FIRE PROTECTION OF STEEL BEAM (Knauf fire board - as section 6 :2012 of manufacturer's details)**

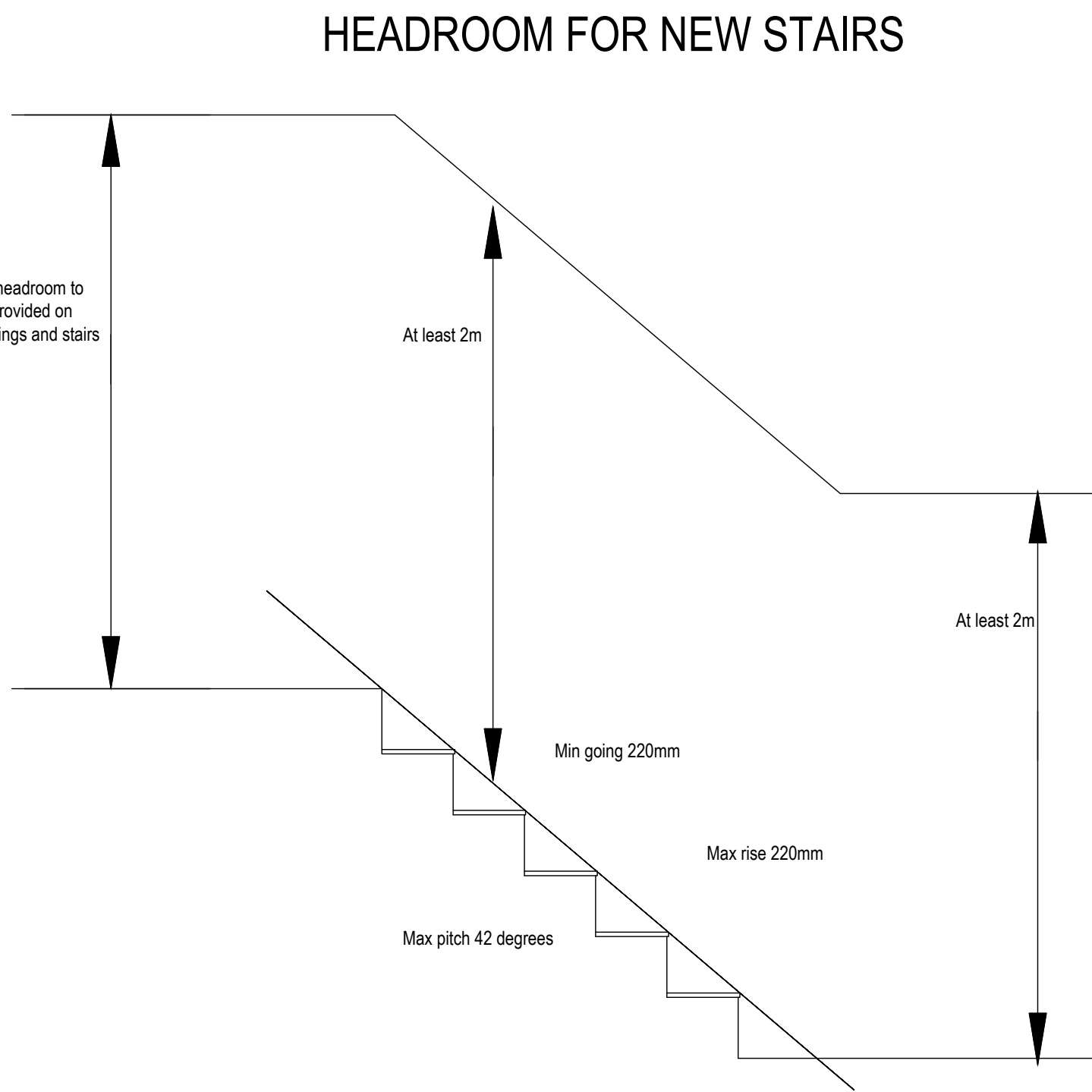
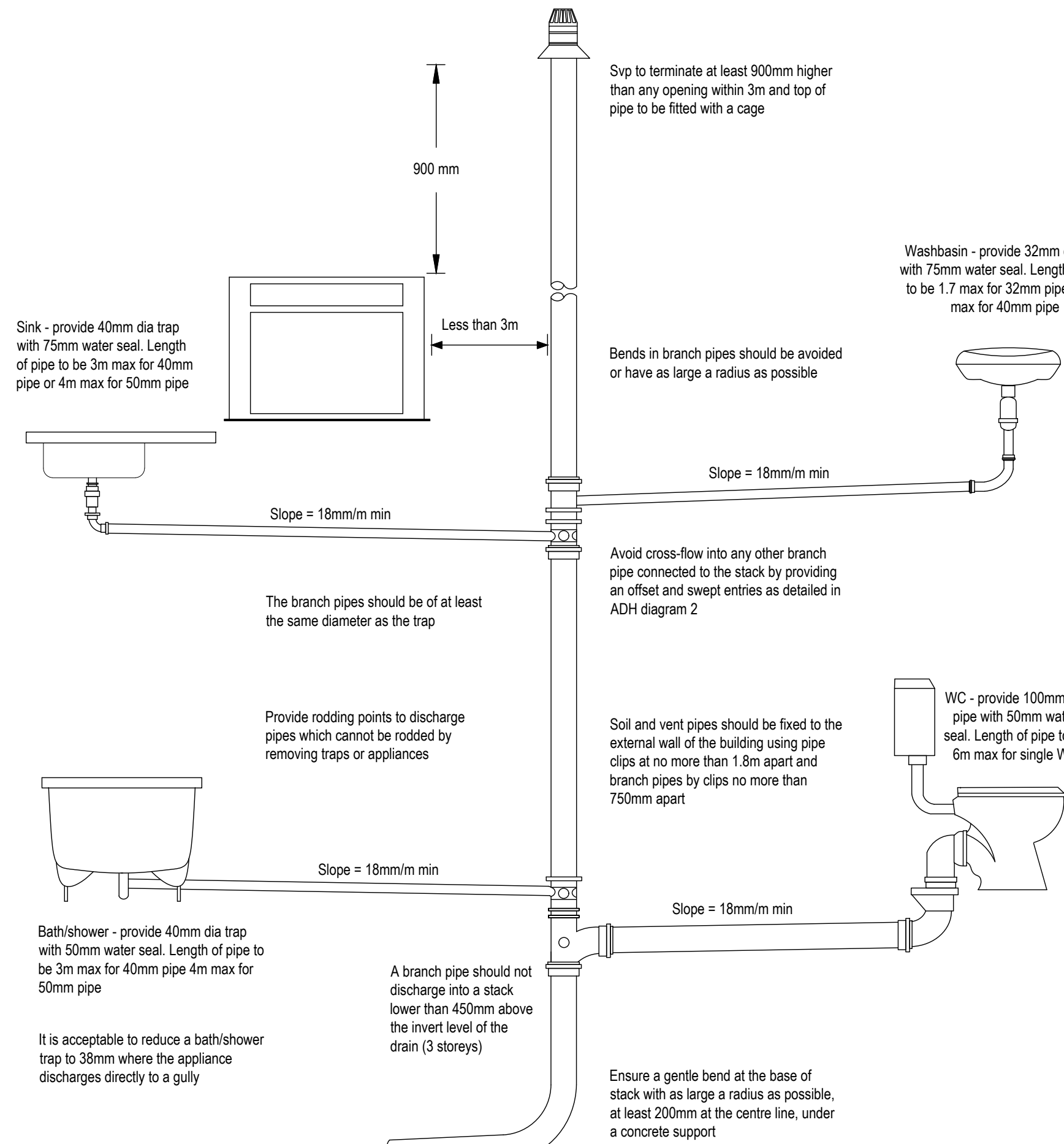


BEAMS  
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints. Gyproc FireCase or similar intumescent paint to provide 12 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

**MASONRY WALL WITH STEEL FRAME PANELS**  
As detailed in British Gypsum Separating Walls  
Construct a block masonry wall with minimum mass per unit area of 300kg/m<sup>2</sup>. Line each side of wall with Gypliner IWL independent wall lining.  
The lining should be at set 10mm away from the masonry core, utilising a Gypframe 48 I 50 'Y Stud fixed at 600mm centres with channels fixed to the floor and ceiling. 50mm Isover insulation to be placed between studs. Independent wall to be lined with a double layer of 12.5mm Gyproc Soundbloc with staggered joints ensuring a cavity width of 60mm.

**INTERNAL STUD PARTITIONS**  
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m<sup>2</sup> density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

**ABOVE GROUND DRAINAGE SCALE 1:20**



**ABOVE GROUND DRAINAGE**  
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)  
- Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe  
- Bath/shower - 3m for 40mm pipe 4m for 50mm pipe  
- W/C - 6m for 100mm pipe for single WC  
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.



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		<b>Sheet</b>	23-0900 D04 REV 03
		<b>Job</b>	Internal Alterations
		<b>Scale</b>	Not To Scale
<b>Title Number</b>	NGL737066	<b>Title</b>	Specification & Section Detail Drawings 1:10