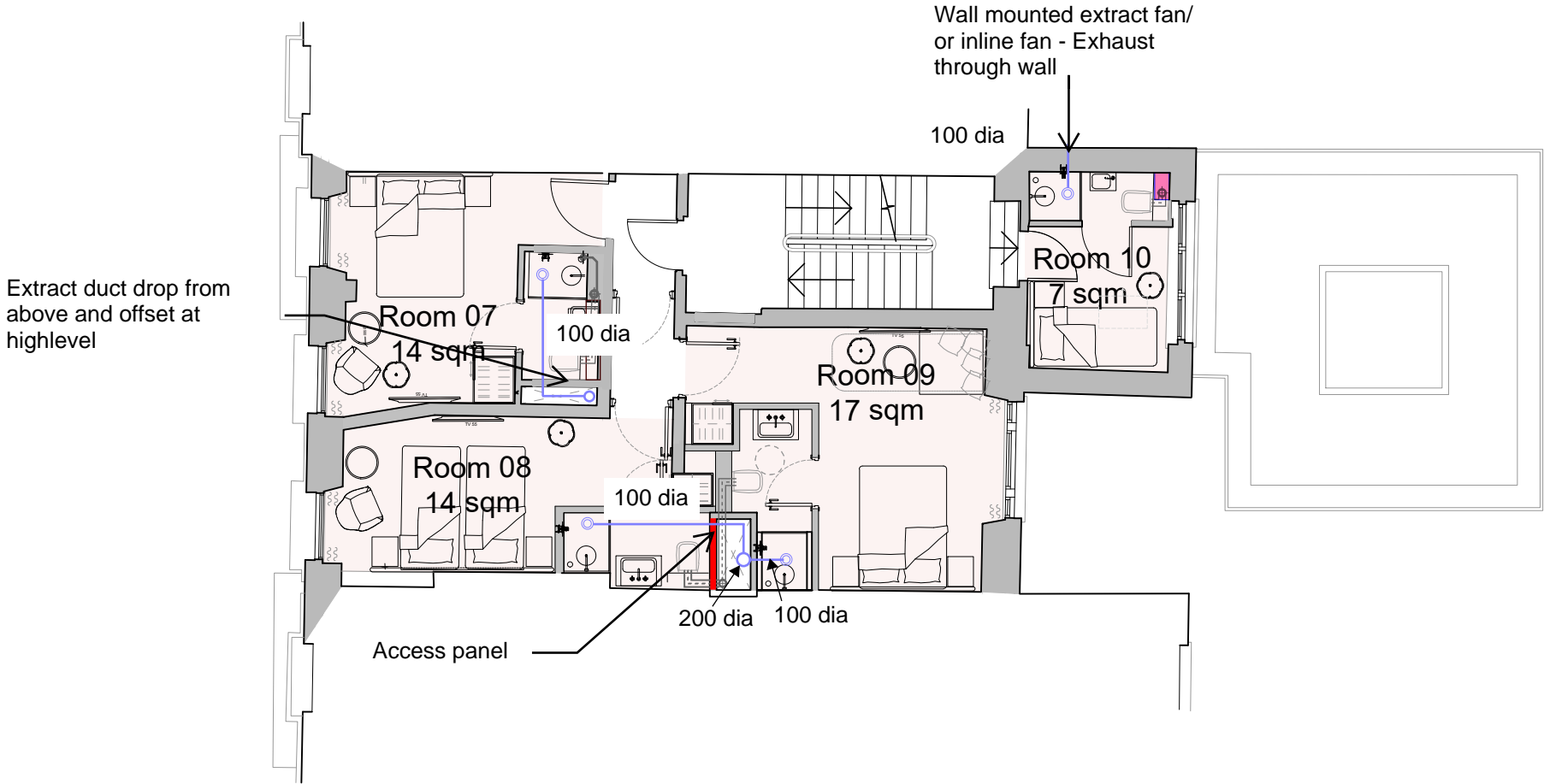


Legend

- 100Ø extract valve
- Extract ductwork

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
- ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
- REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
- COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
- THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT



NOTE

- Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
- Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

A1

ORIGINAL SIZE DRAWING

PROJ	Stage 2	SAC	27/11/2024
PROJ	Stage 2	SAC	19/11/2024
PROJ	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

Introba

London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT

Garth Hotel Limited

PROJECT

69 Gower Street

TITLE

First Floor - Proposed Ventilation Sketch

DATE CREATED	2024.09.04	SCALE	1:100 @A3
DESIGNED	TDB	CHECKED	TH
APPROVED	SAC		
SUITABILITY CODE	S2 Preliminary		

DRAWING STATUS

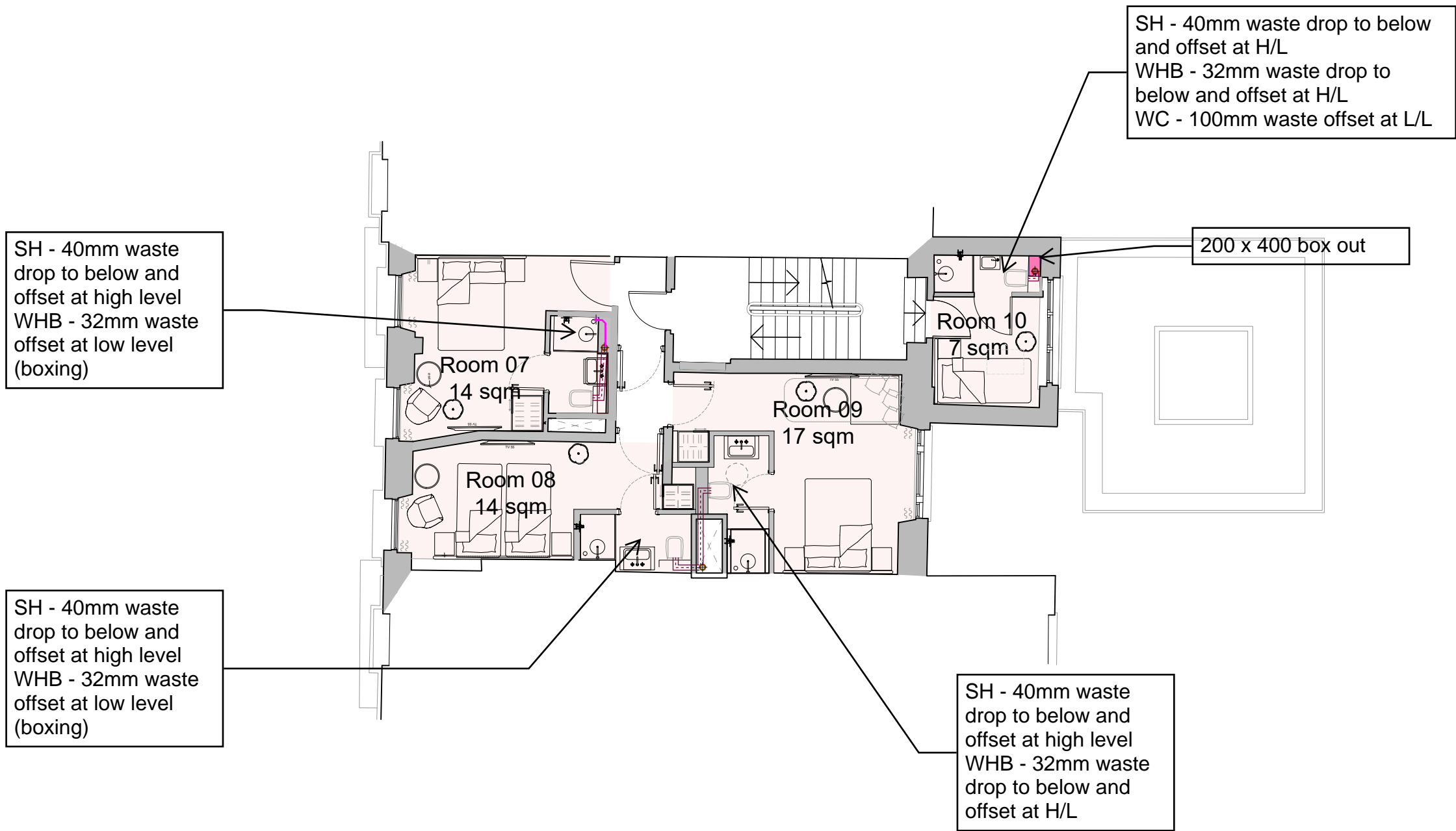
Stage 2

DRAWING No.

10499-IRB-XX-01-S-M-5701

REVISION

P02



NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.

2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

- GENERAL NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
 - ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
 - REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
 - COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
 - THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

Legend

SVP = Soil Vent Pipe
AAV = Air Admittance Valve
SH = Shower
WHB = Wash Hand Basin
WC = Water Closet
L/L = Low Level
H/L = High Level

A1 ORIGINAL SIZE DRAWING

PO3	Stage 2	SAC	27/11/2024
PO2	Stage 2	SAC	19/11/2024
PO1	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

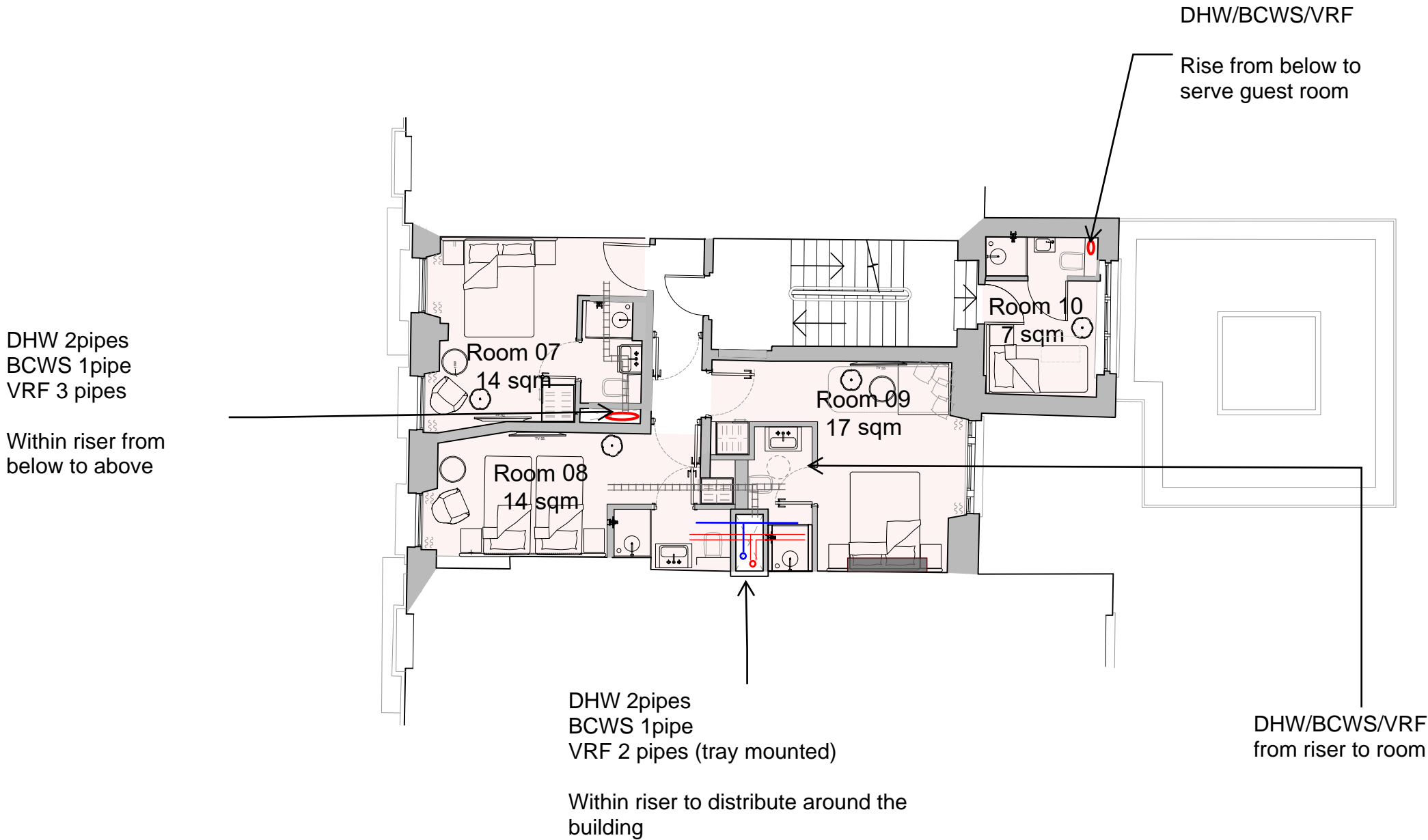
Introba
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT
Garth Hotel Limited

PROJECT
69 Gower Street

TITLE
First Floor - Proposed Drainage Sketch

DATE CREATED	2024.09.04	SCALE	1:100 @A3
DESIGNED	TDB	CHECKED	TH
APPROVED		SAC	
SUITABILITY CODE	S2 Preliminary		
DRAWING STATUS	Stage 2		
DRAWING NO.	10499-IRB-XX-01-S-P-5201		
REVISION	P02		



NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.

2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

- GENERAL NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
 - ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
 - REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
 - COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
 - THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

Legend

LTHW = Low Temperature
Hot Water
DHW = Domestic Hot Water
BCWS = Boosted Cold Water
Services
VRF = Variable Refrigerant
Flow

A1 ORIGINAL SIZE DRAWING

PROJ	Stage 2	SAC	27/11/2024
P02	Stage 2	SAC	19/11/2024
P01	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

Introba
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

Garth Hotel Limited

69 Gower Street

First Floor - Proposed Mechanical and Domestic Distribution Sketch

DATE CREATED: 2024.09.04 SCALE: 1:100 @A3

DESIGNED: TDB CHECKED: TH APPROVED: SAC

SUITABILITY CODE: S2 SUITABILITY DESCRIPTION: Preliminary

DRAWING STATUS: Stage 2

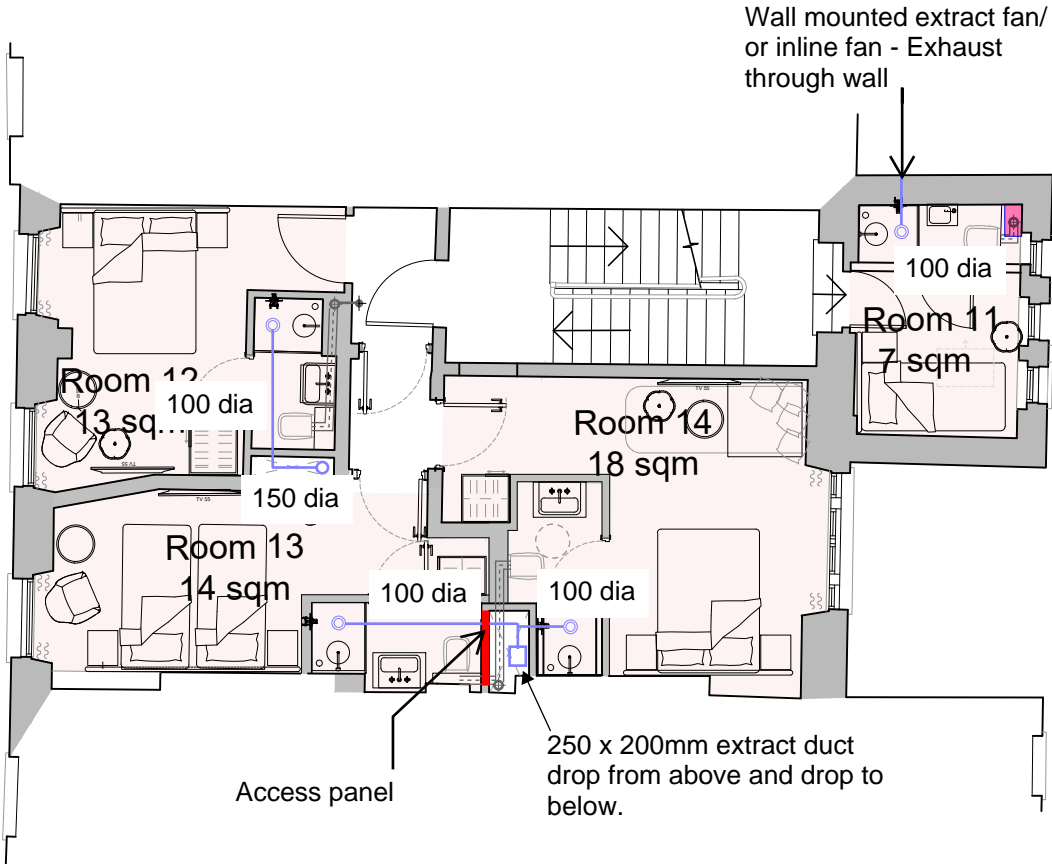
DRAWING No. 10499-IRB-XX-01-S-Z-5001 REVISION: P02

Legend

- 100Ø extract valve
- Extract ductwork

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
- ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
- REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
- COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
- THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT



NOTE

- Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
- Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

A1

ORIGINAL SIZE DRAWING

PROJ	Stage 2	SAC	27/11/2024
PROJ	Stage 2	SAC	19/11/2024
PROJ	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

Introba

London Design Studio

150 Holborn

London, EC1N 2NS

t: +44(0)203 6979300

e: hello@introba.com

www.introba.com

CLIENT

Garth Hotel Limited

PROJECT

69 Gower Street

TITLE

Second Floor - Proposed Ventilation Sketch

DATE CREATED	2024.09.04	SCALE	1:100 @A3
DESIGNED	TDB	CHECKED	TH
APPROVED	SAC		
SUITABILITY CODE	S2 Preliminary		

DRAWING STATUS

Stage 2

DRAWING No.	10499-IRB-XX-02-S-M-5701
REVISION	P02

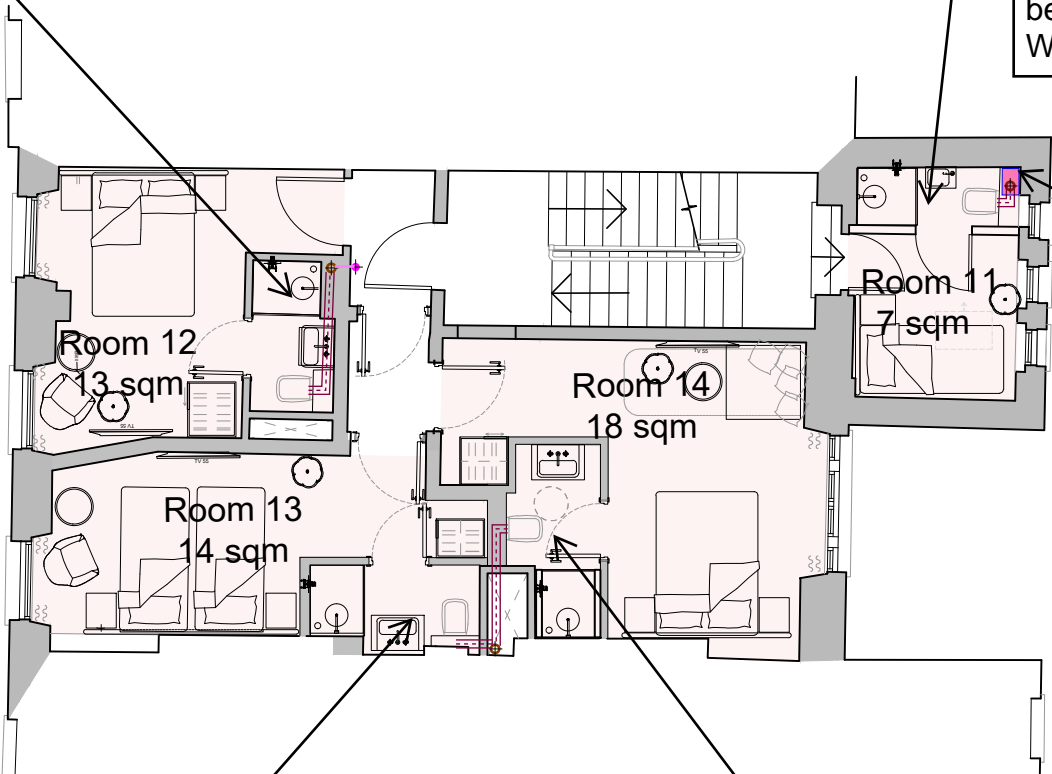
SH - 40mm waste connect to stack at L/L
WHB - 32mm waste offset at L/L
WC - 100mm waste offset at L/L

SH - 40mm waste drop to below and offset at H/L
WHB - 32mm waste drop to below and offset at H/L
WC - 100mm waste offset at L/L

200 x 400 box out

SH - 40mm waste drop to below and offset at high level
WHB - 32mm waste offset at low level (boxing)

SH - 40mm waste drop to below and offset at high level
WHB - 32mm waste drop to below and offset at H/L



NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
3. ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
4. REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
5. COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
7. THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

Legend

SVP = Soil Vent Pipe
AAV = Air Admittance Valve
SH = Shower
WHB = Wash Hand Basin
WC = Water Closet
L/L = Low Level
H/L = High Level

A1 ORIGINAL SIZE DRAWING

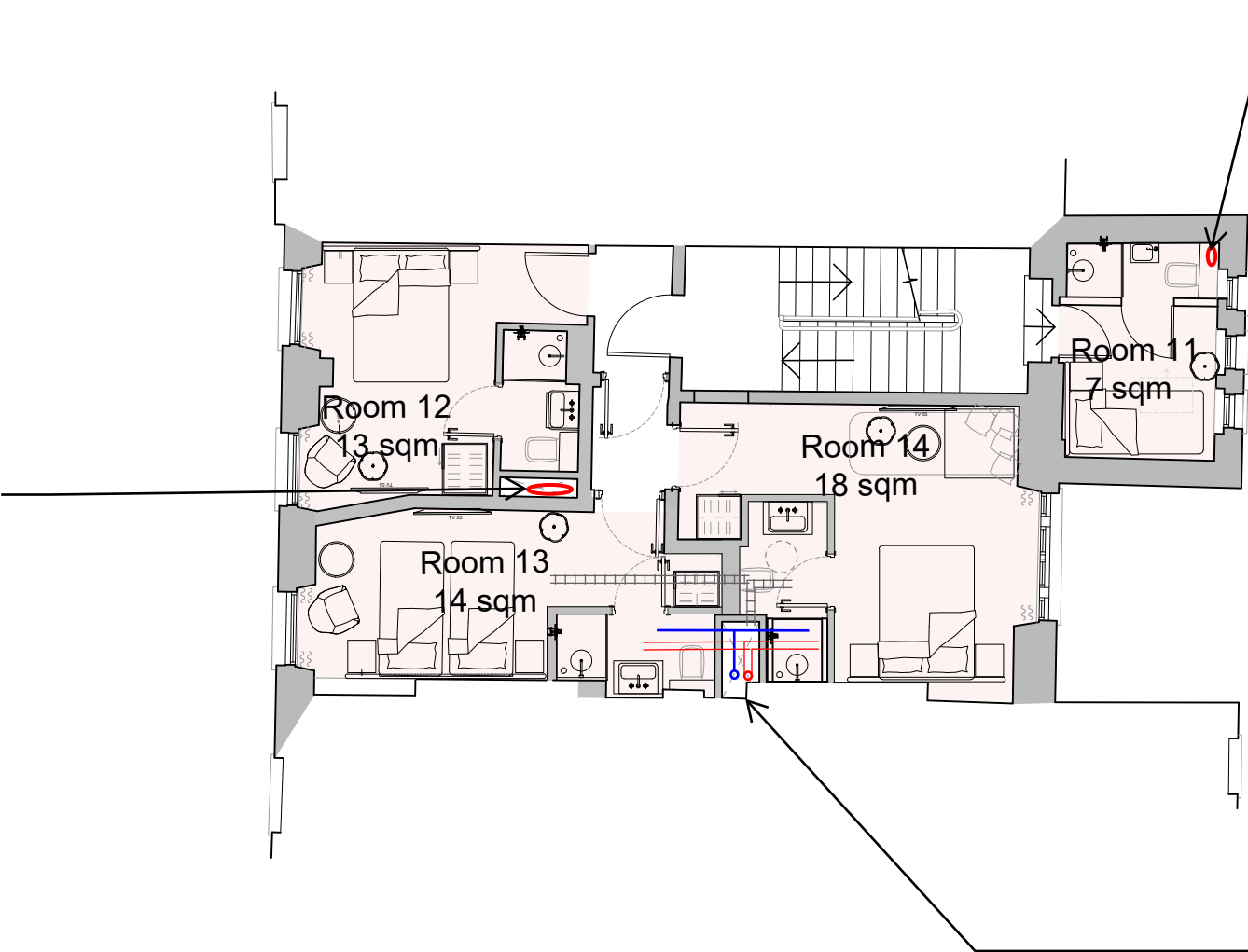
P03	Stage 2	SAC	27/11/2024
P02	Stage 2	SAC	19/11/2024
P01	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

**Introba**
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT		Garth Hotel Limited	
PROJECT		69 Gower Street	
TITLE		Second Floor - Proposed Drainage Sketch	
DATE CREATED	2024.09.04	SCALE	1:100 @A3
DESIGNED	TDB	CHECKED	TH
SUITABILITY CODE	S2	SUITABILITY DESCRIPTION	Preliminary
DRAWING STATUS	Stage 2		
DRAWING NO.	10499-IRB-XX-02-S-P-5201	REVISION	P02

DHW 2pipes
BCWS 1pipe
VRF 3 pipes

Within riser from
below to above



DHW/BCWS/VRF

Rise from below to
serve guest room

DHW/BCWS/VRF
from riser to room

NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
3. ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
4. REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
5. COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
7. THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

Legend

LTHW = Low Temperature
Hot Water
DHW = Domestic Hot Water
BCWS = Boosted Cold Water
Services
VRF = Variable Refrigerant
Flow

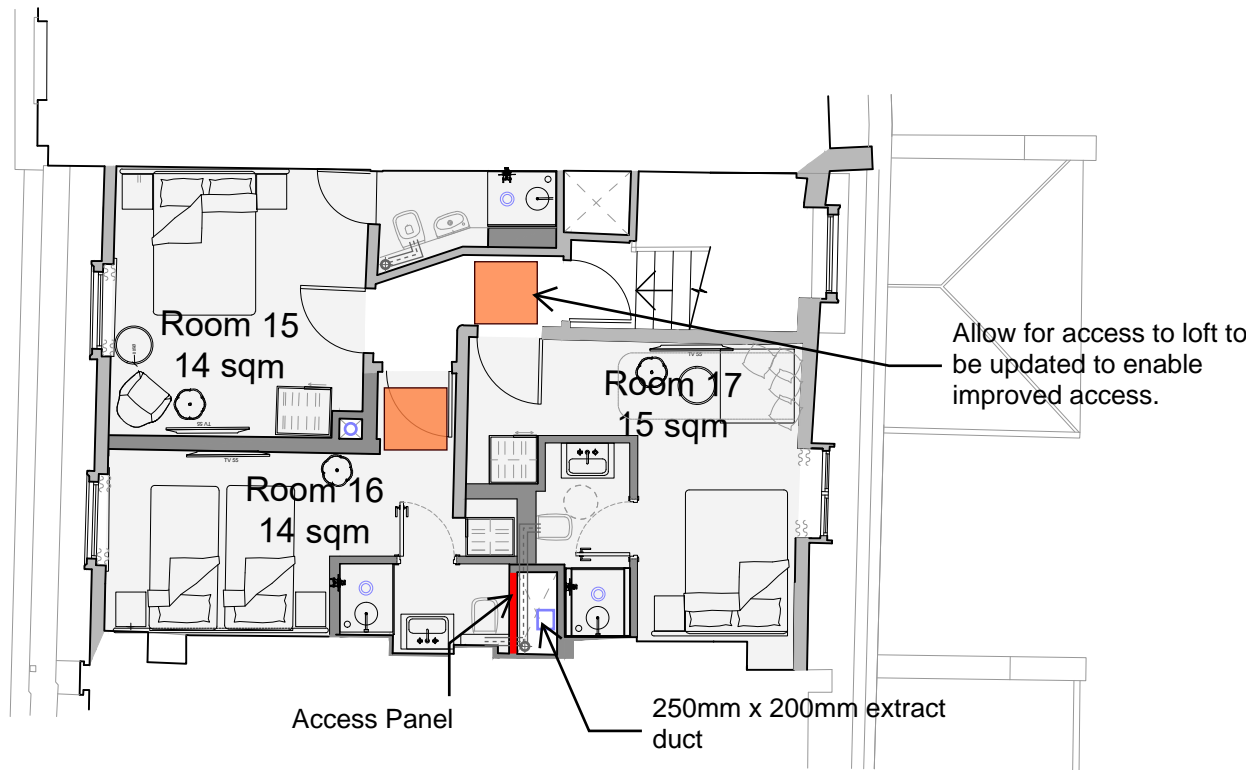
A1 ORIGINAL SIZE DRAWING					
P03	Stage 2			SAC	27/11/2024
P02	Stage 2			SAC	19/11/2024
P01	Stage 2			SAC	06/09/2024
No.	REVISION			CHK	DATE
<div><div></div><div><div>Introba</div><div>London Design Studio</div><div>150 Holborn</div><div>London, EC1N 2NS</div><div>t: +44(0)203 6979300</div><div>e: hello@introba.com</div><div>www.introba.com</div></div></div>					
CLIENT					
Garth Hotel Limited					
PROJECT					
69 Gower Street					
TITLE					
Second Floor - Proposed Mechanical and Domestic Distribution Sketch					
DATE CREATED 2024.09.04			SCALE 1:100 @A3		
DESIGNED TDB		CHECKED TH		APPROVED SAC	
SUITABILITY CODE S2		SUITABILITY DESCRIPTION Preliminary			
DRAWING STATUS					
Stage 2				<div><div></div><div></div></div>	
DRAWING No.				REVISION	
10499-IRB-XX-02-S-Z-5001				P02	

Legend

- 100Ø extract valve
- Extract ductwork

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
- ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
- REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
- COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
- THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT



NOTE

- Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
- Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

A1

ORIGINAL SIZE DRAWING

P03	Stage 2	SAC	27/11/2024
P02	Stage 2	SAC	19/11/2024
P01	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

Introba

London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT

Garth Hotel Limited

PROJECT

69 Gower Street

TITLE

Third Floor - Proposed Ventilation Sketch

DATE CREATED	2024.09.04	SCALE	NTS
DESIGNED	TDB	CHECKED	TH
APPROVED	SAC		
SUITABILITY CODE	S2 Preliminary		

DRAWING STATUS

Stage 2

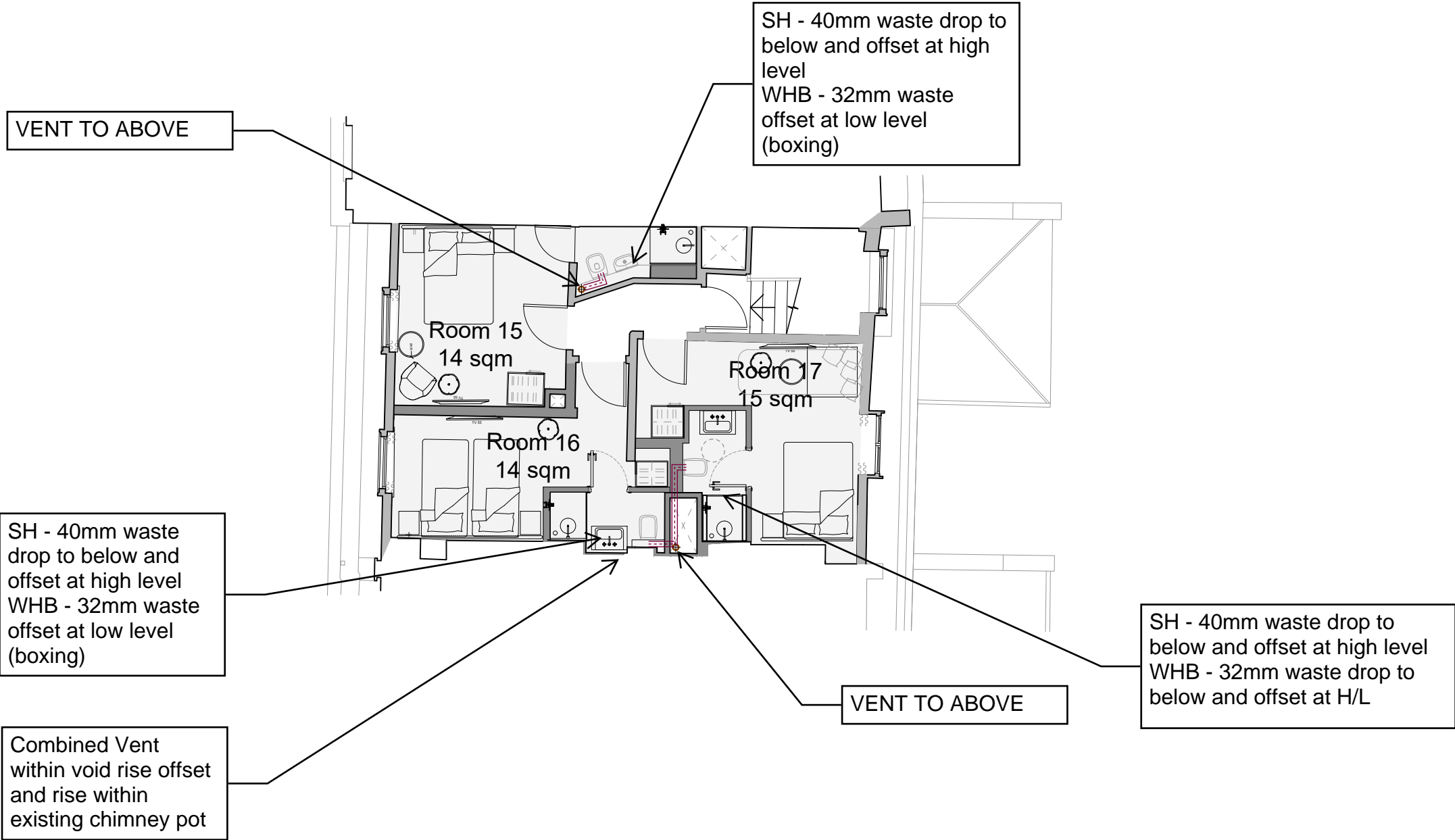
DRAWING No.

10499-IRB-XX-03-S-M-5701

REVISION

P02





NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.

2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

- GENERAL NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
 - ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
 - REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
 - COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
 - THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

A1 ORIGINAL SIZE DRAWING

No.	REVISION	CHK	DATE
P03	Stage 2	SAC	27/11/2024
P02	Stage 2	SAC	19/11/2024
P01	Stage 2	SAC	06/09/2024

Introba
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT
Garth Hotel Limited

PROJECT
69 Gower Street

TITLE
Third Floor - Proposed Drainage Sketch

DATE CREATED	SCALE
2024.09.04	

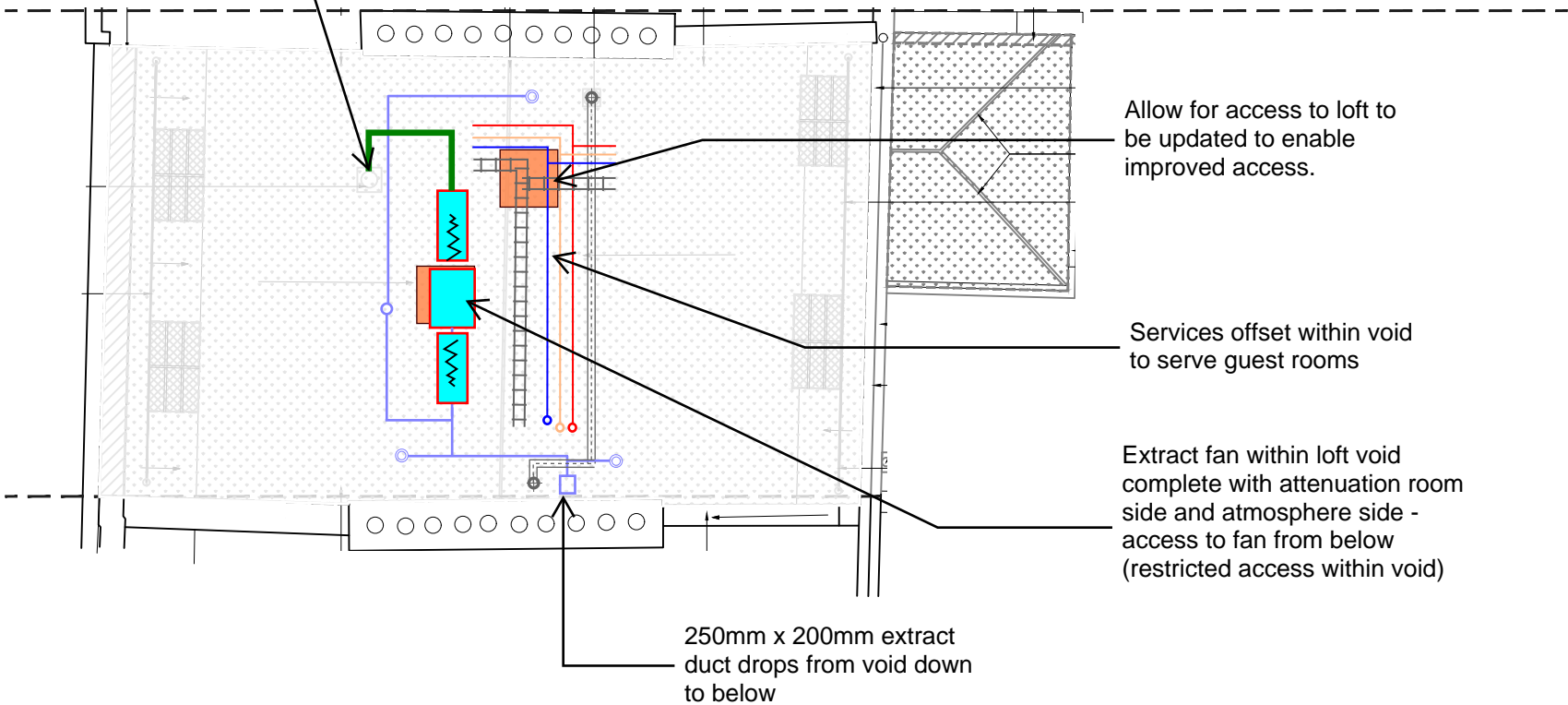
DESIGNED	CHECKED	APPROVED
TDB	TH	SAC

SUITABILITY CODE	SUITABILITY DESCRIPTION
S2	Preliminary

DRAWING STATUS
Stage 2

DRAWING NO.	REVISION
10499-IRB-XX-03-S-P-5201	P02

Exhaust duct rises from roof void and terminate in roof cowl ~ 160l/s - 250mmØ



NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
- ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
- REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
- COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
- THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

Legend

LTHW = Low Temperature Hot Water
DHW = Domestic Hot Water
BCWS = Boosted Cold Water
Services
VRF = Variable Refrigerant Flow
SVP = Soil Vent Pipe
AAV = Air Admittance Valve
SH = Shower
WHB = Wash Hand Basin
WC = Water Closet
L/L = Low Level
H/L = High Level

A1 ORIGINAL SIZE DRAWING


PI02	Stage 2	SAC	27/11/2024
PI01	Stage 2	SAC	19/11/2024
No.	REVISION	CHK	DATE

Introba
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT
Garth Hotel Limited

PROJECT
69 Gower Street

TITLE
Roof Void - Proposed Combined Services Sketch

DATE CREATED 2024.09.04	SCALE
DESIGNED TDB	CHECKED TH
APPROVED SAC	
SUITABILITY CODE S2	SUITABILITY DESCRIPTION Preliminary
DRAWING STATUS Stage 2	
DRAWING NO. 10499-IRB-XX-03-S-P-5101	REVISION P01

Legend

- 100Ø extract valve
- Extract ductwork

GENERAL NOTES

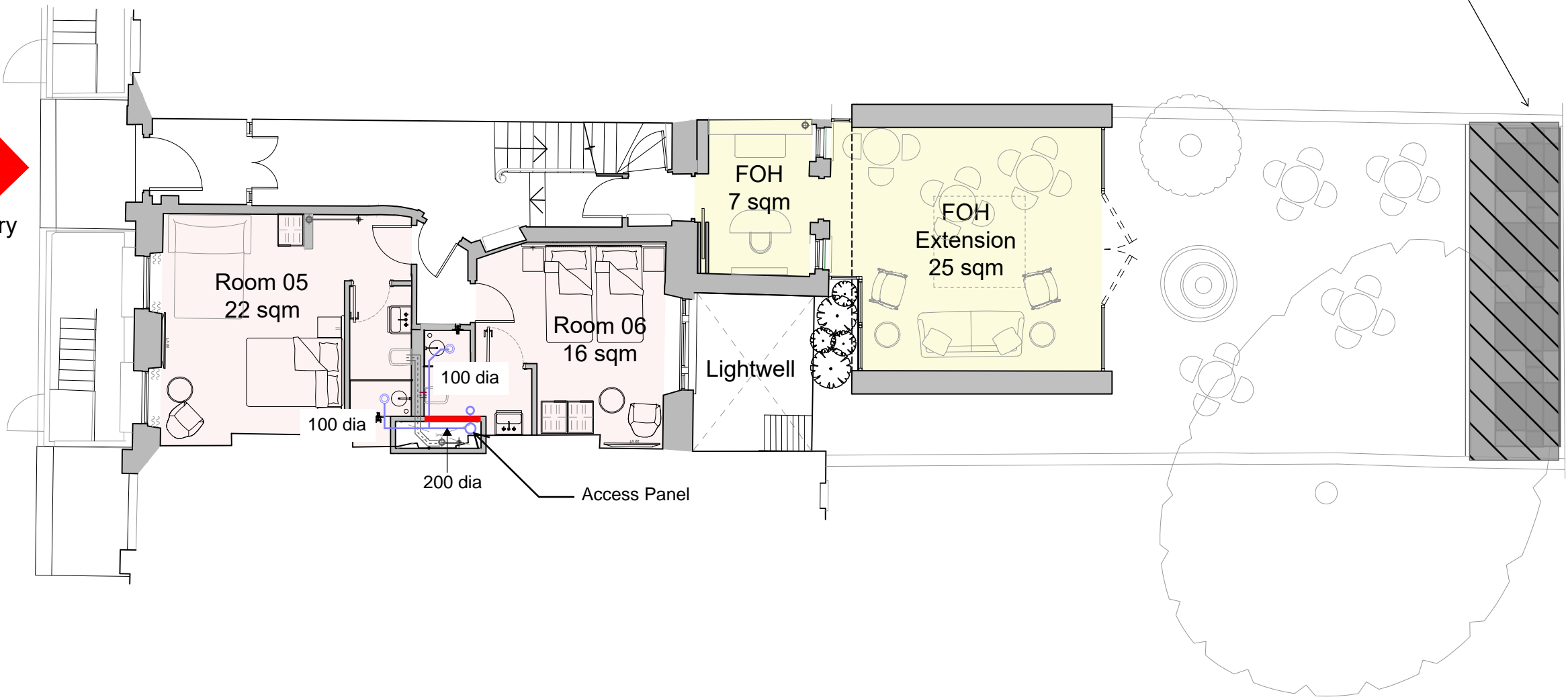
- DO NOT SCALE FROM THIS DRAWING
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
- ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
- REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
- COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
- THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

EXTERNAL
CONDENSERS WITHIN
ACOUSTIC ENCLOSURE
TO MEET ACOUSTIC
PERFORMANCE
REQUIREMENTS

GOWER STREET



Entry



NOTE

- Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
- Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

A1 ORIGINAL SIZE DRAWING			
P03	Stage 2	SAC	27/11/2024
P02	Stage 2	SAC	19/11/2024
P01	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE
<div>Introba</div> <div>London Design Studio 150 Holborn London, EC1N 2NS</div> <div>t: +44(0)203 6979300 e: hello@introba.com www.introba.com</div>			
CLIENT			
Garth Hotel Limited			
PROJECT			
69 Gower Street			
TITLE			
Ground Floor - Proposed Ventilation Sketch			
DATE CREATED 2024.09.04		SCALE 1:100 @A3	
DESIGNED TDB	CHECKED TH	APPROVED SAC	
SUITABILITY CODE S2	SUITABILITY DESCRIPTION Preliminary		
DRAWING STATUS Stage 2		<div></div> <div>F3017188 EMS 068209</div>	
DRAWING No. 10499-IRB-XX-GF-S-M-5701		REVISION P02	

SVP Drop location
restricted from
above, DFA and
Offset at H/L

SVP Down from
above and down to
below

EXTERNAL
CONDENSERS WITHIN
ACOUSTIC ENCLOSURE
TO MEET ACOUSTIC
PERFORMANCE
REQUIREMENTS

GOWER STREET



Entry

Room 05
22 sqm

Room 06
16 sqm

Lightwell

FOH
7 sqm

FOH
Extension
25 sqm

SH - 40mm waste
drop to below and
offset at high level
WHB - 32mm waste
offset at low level
(boxing)

SH - 40mm waste
drop to below and
offset at high level
WHB - 32mm waste
offset at low level
(boxing)

SVP Down from
above and down to
below

NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.

2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
- ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
- REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
- COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
- THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT



Legend

SVP = Soil Vent Pipe
AAV = Air Admittance Valve
SH = Shower
WHB = Wash Hand Basin
WC = Water Closet
L/L = Low Level
H/L = High Level

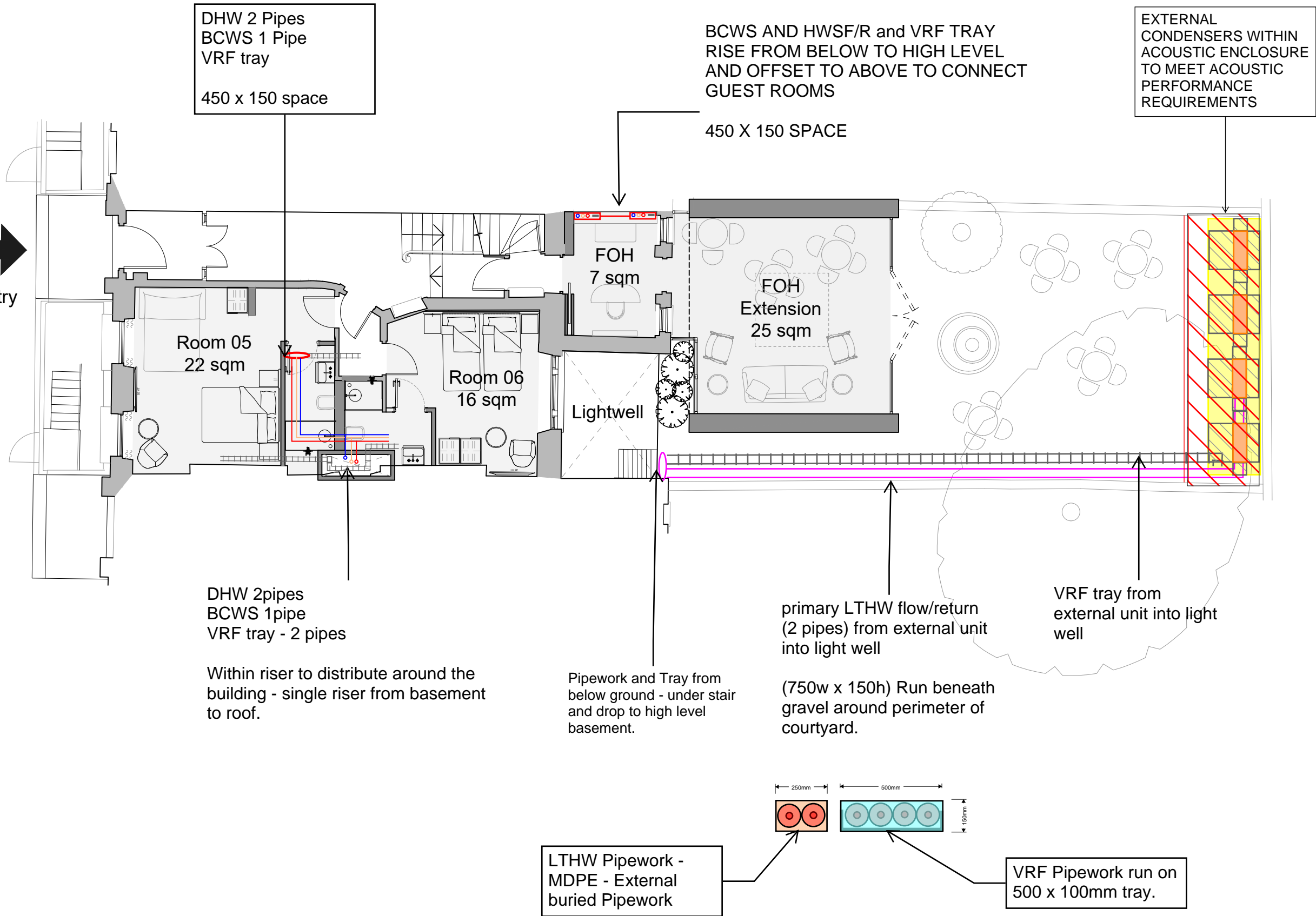
A1 ORIGINAL SIZE DRAWING

P03	Stage 2	SAC	27/11/2024
P02	Stage 2	SAC	19/11/2024
P01	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

Introba
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT			
Garth Hotel Limited			
PROJECT			
69 Gower Street			
TITLE			
Ground Floor - Proposed Drainage Sketch			
DATE CREATED 2024.09.04		SCALE 1:100 @A3	
DESIGNED TDB	CHECKED TH	APPROVED SAC	
SUITABILITY CODE S2	SUITABILITY DESCRIPTION Preliminary		
DRAWING STATUS Stage 2		<div><div> BSI 750077 MB</div><div> UKCA EN60528</div></div>	
DRAWING No. 10499-IRB-XX-GF-S-P-5201		REVISION P02	

GOWER STREET



NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
3. ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
4. REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
5. COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
7. THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

Legend

LTHW = Low Temperature
Hot Water
DHW = Domestic Hot Water
BCWS = Boosted Cold Water
Services
VRF = Variable Refrigerant
Flow

A1 ORIGINAL SIZE DRAWING

PROJ	Stage 2	SAC	27/11/2024
PROJ	Stage 2	SAC	19/11/2024
PROJ	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

Introba
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT

Garth Hotel Limited

PROJECT

69 Gower Street

TITLE

Ground Floor - Proposed
Mechanical and Domestic
Distribution Sketch

DATE CREATED	2024.09.04	SCALE	NTS
DESIGNED	TDB	CHECKED	TH
APPROVED		SAC	

SUITABILITY CODE	S2	SUITABILITY DESCRIPTION	Preliminary
------------------	----	-------------------------	-------------

DRAWING STATUS	Stage 2	REVISION	
----------------	---------	----------	--

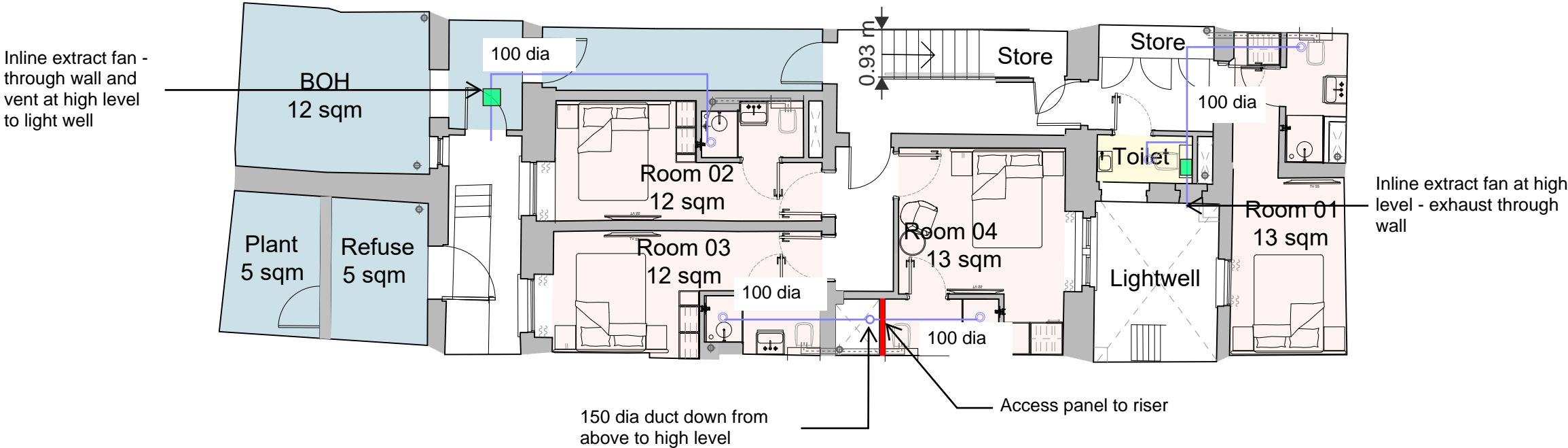
DRAWING No.	10499-IRB-XX-GF-S-Z-5001	REVISION	P02
-------------	--------------------------	----------	-----

Legend

- 100Ø extract valve
- Extract ductwork

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING
- THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
- ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
- REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
- COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
- THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT



NOTE

- Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
- Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

A1

ORIGINAL SIZE DRAWING

P03	Stage 2	SAC	27/11/2024
P02	Stage 2	SAC	19/11/2024
P01	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

Introba

London Design Studio

150 Holborn

London, EC1N 2NS

t: +44(0)203 6979300

e: hello@introba.com

www.introba.com

CLIENT

Garth Hotel Limited

PROJECT

69 Gower Street

TITLE

Lower Ground Floor - Proposed Ventilation Sketch

DATE CREATED	2024.09.04	SCALE	1:100 @ A3
DESIGNED	TDB	CHECKED	TH
APPROVED	SAC		
SUITABILITY CODE	S2 Preliminary		

DRAWING STATUS

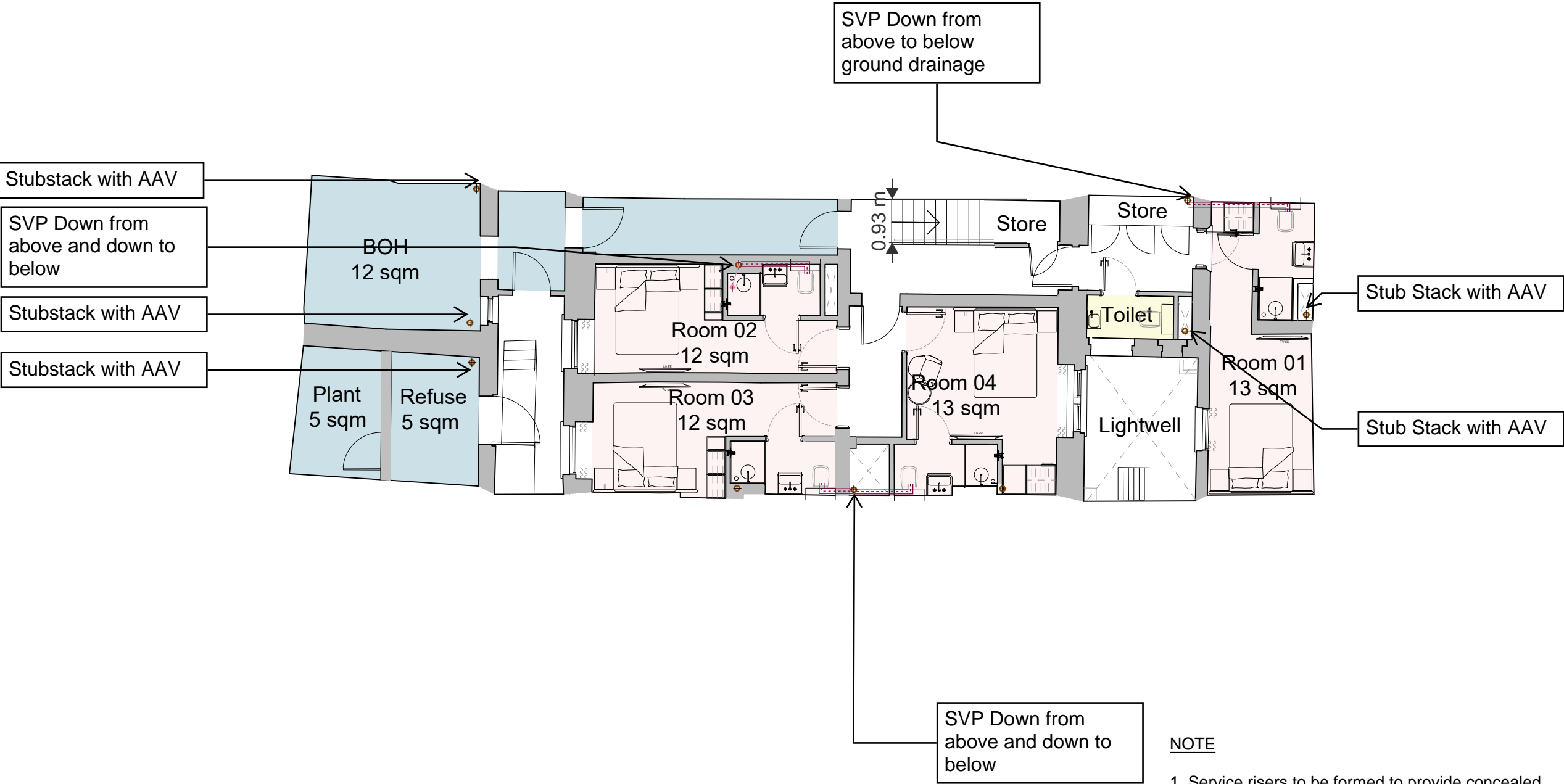
Stage 2

DRAWING No.

10499-IRB-XX-LG-S-M-5701

REVISION

P02



NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.

2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

- GENERAL NOTES**
- DO NOT SCALE FROM THIS DRAWING
 - THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
 - ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
 - REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
 - COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
 - THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

- Legend**
- SVP = Soil Vent Pipe
AAV = Air Admittance Valve
SH = Shower
WHB = Wash Hand Basin
WC = Water Closet
L/L = Low Level
H/L = High Level

A1 ORIGINAL SIZE DRAWING

PO3	Stage 2	SAC	27/11/2024
PO2	Stage 2	SAC	19/11/2024
PO1	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

Introba
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

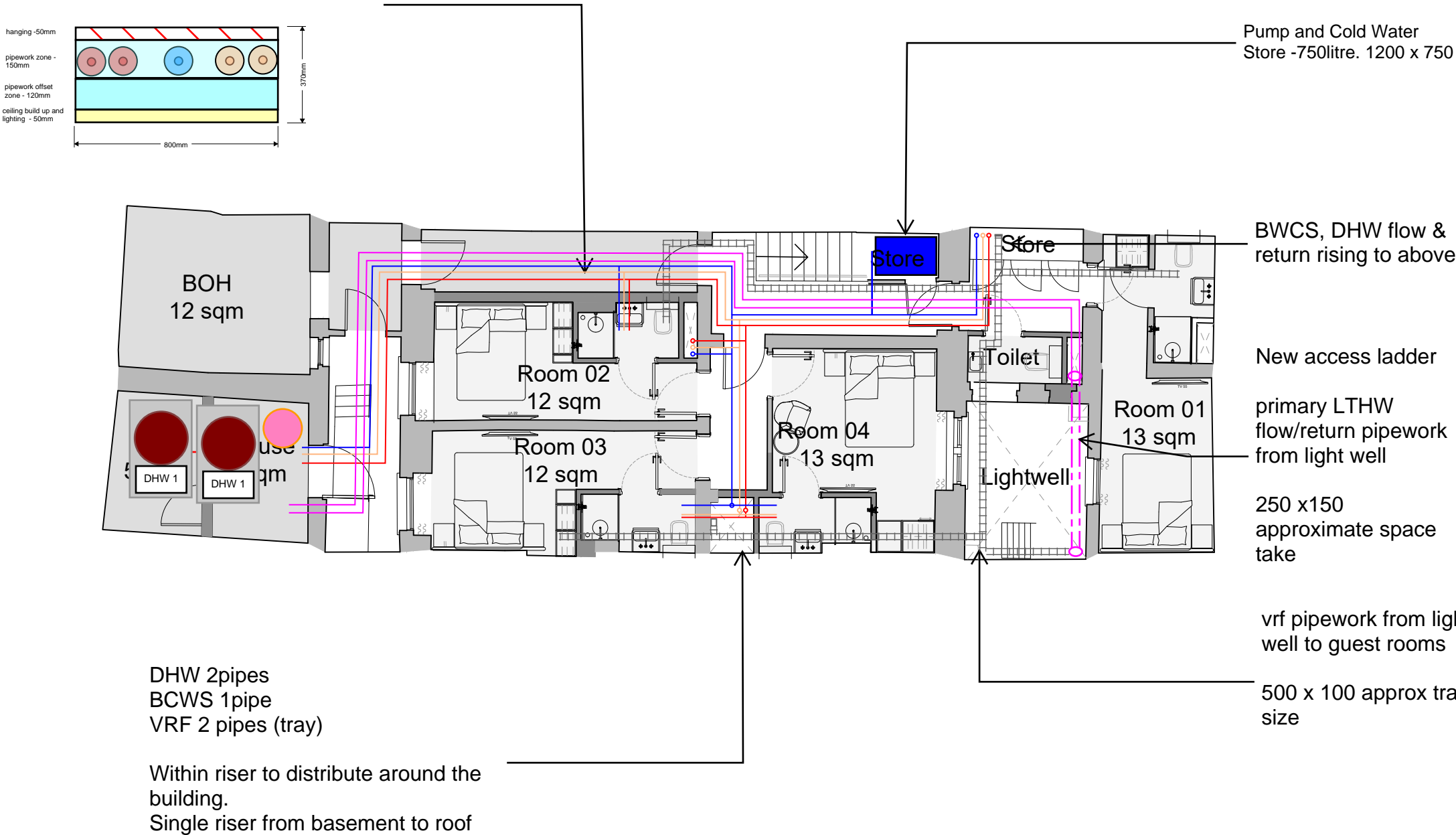
CLIENT
Garth Hotel Limited

PROJECT
69 Gower Street

TITLE
Lower Ground Floor - Proposed Drainage Sketch

DATE CREATED	2024.09.04	SCALE	1:100 @A3
DESIGNED	TDB	CHECKED	TH
		APPROVED	SAC
SUITABILITY CODE	S2	SUITABILITY DESCRIPTION Preliminary	
DRAWING STATUS		Stage 2	
DRAWING NO.		REVISION	
10499-IRB-XX-LG-S-P-5201		P02	

LTHW Flow/Return (2 Pipes)
BCWS (1pipe)
DHW flow/return (2 pipes)



NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
3. ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
4. REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
5. COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
7. THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT

Legend

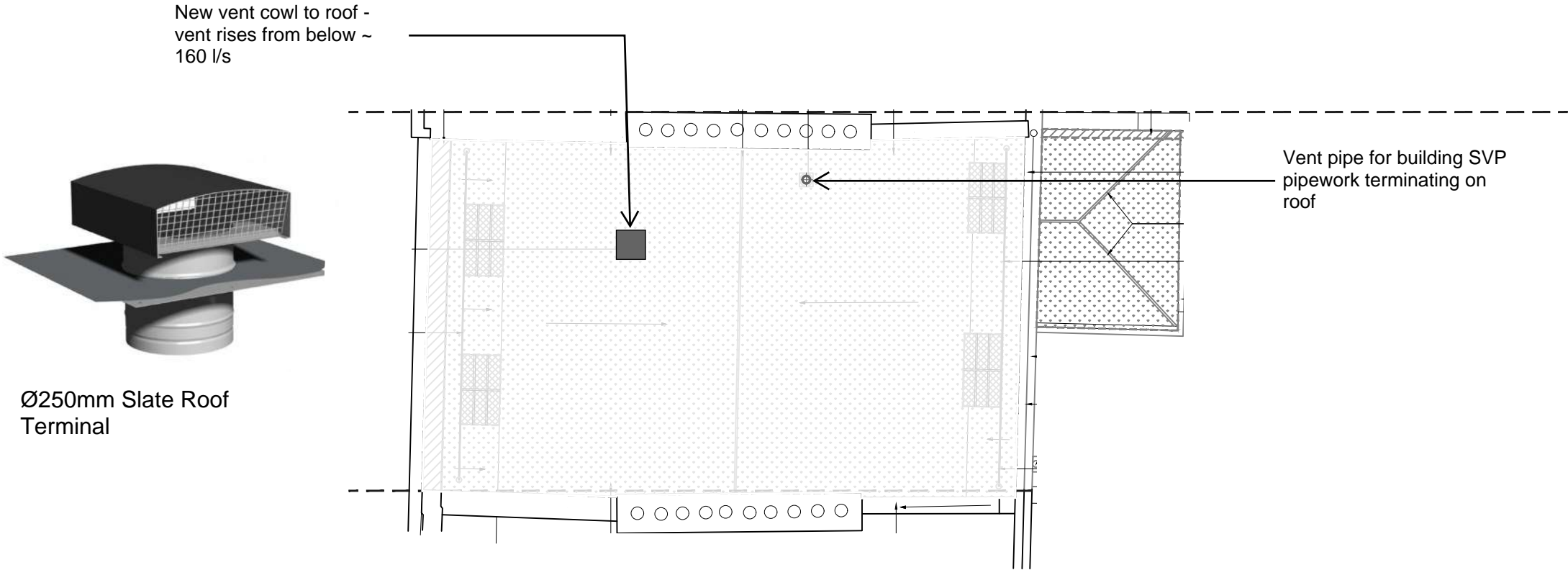
LTHW = Low Temperature Hot Water
DHW = Domestic Hot Water
BCWS = Boosted Cold Water Services
VRF = Variable Refrigerant Flow

A1 ORIGINAL SIZE DRAWING

P03	Stage 2	SAC	27/11/2024
P02	Stage 2	SAC	19/11/2024
P01	Stage 2	SAC	06/09/2024
No.	REVISION	CHK	DATE

**Introba**
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

Garth Hotel Limited			
69 Gower Street			
Lower Ground Floor - Proposed Mechanical and Domestic Distribution Sketch			
DATE CREATED 2024.09.04		SCALE NTS	
DESIGNED TDB	CHECKED TH	APPROVED SAC	
SUITABILITY CODE S2	SUITABILITY DESCRIPTION Preliminary		
DRAWING STATUS Stage 2		<div> F5011788 EMS 15620</div>	
DRAWING No. 10499-IRB-XX-LG-S-Z-5001		REVISION P02	



NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS
3. ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND OTHER DOCUMENTS MUST BE REPORTED TO THE CONTRACT ADMINISTRATOR
4. REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED
5. COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAIN WITH ELEMENTA CONSULTING LTD.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS
7. THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE WALL AND CEILING MOUNTED EQUIPMENT



Legend

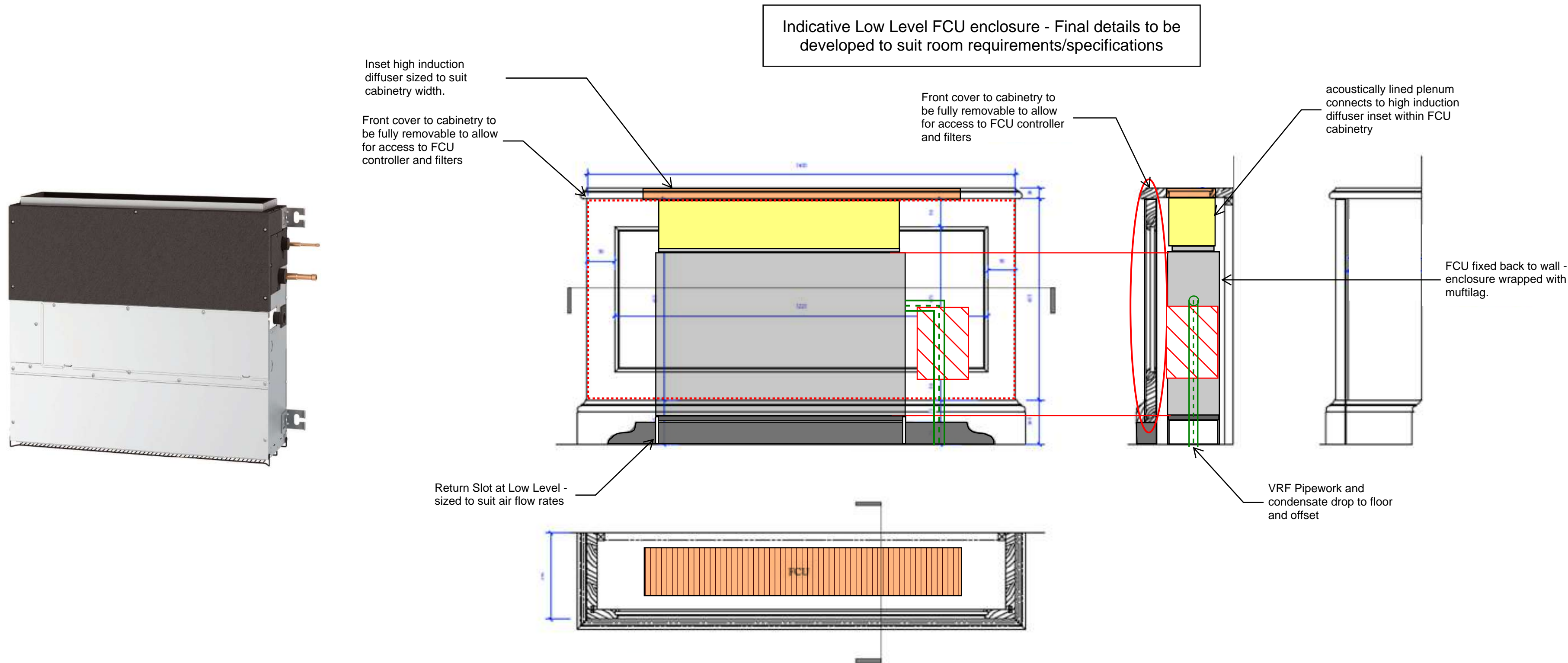
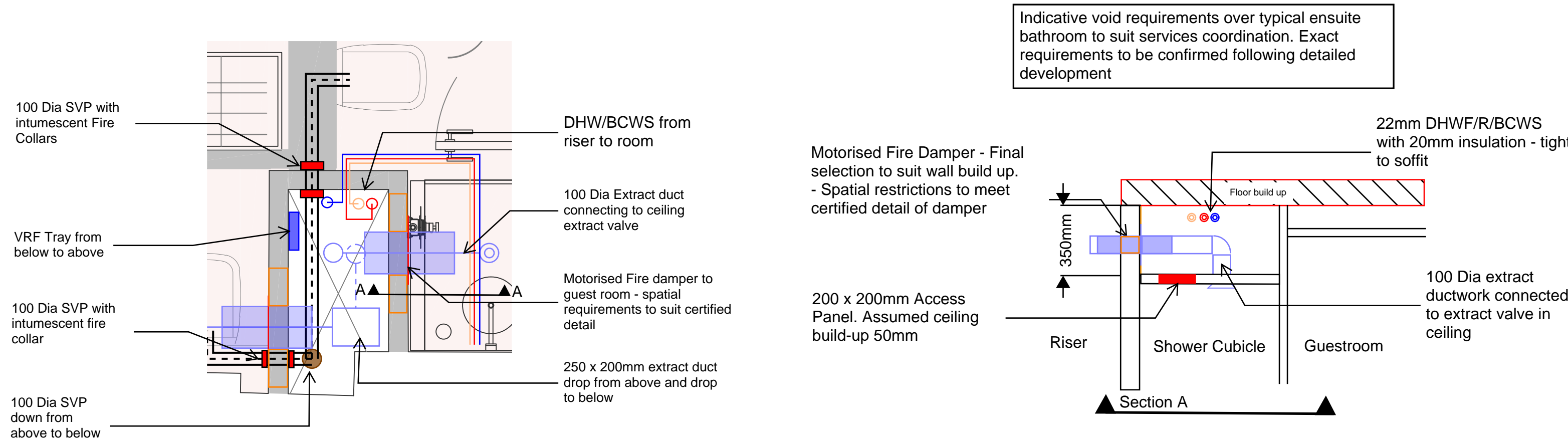
LTHW = Low Temperature Hot Water
DHW = Domestic Hot Water
BCWS = Boosted Cold Water
Services
VRF = Variable Refrigerant Flow
SVP = Soil Vent Pipe
AAV = Air Admittance Valve
SH = Shower
WHB = Wash Hand Basin
WC = Water Closet
L/L = Low Level
H/L = High Level

A1 ORIGINAL SIZE DRAWING

P02	Stage 2	SAC	27/11/2024
P01	Stage 2	SAC	19/11/2024
No.	REVISION	CHK	DATE

 **Introba**
London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT				Garth Hotel Limited	
PROJECT				69 Gower Street	
TITLE					
Roof - Proposed Combined Services Sketch					
DATE CREATED 2024.09.04			SCALE		
DESIGNED TDB		CHECKED TH		APPROVED SAC	
SUITABILITY CODE S2		SUITABILITY DESCRIPTION Preliminary			
DRAWING STATUS Stage 2				<div></div> <div>F05117188 EMS 15620</div>	
DRAWING No. 10499-IRB-XX-RF-S-P-5101				REVISION P01	



NOTE

1. Service risers to be formed to provide concealed routing for ventilation ductwork and other services as part of the payout alteration work. Riser construction to meet the performance requirements as set out within the fire safety statement in order to resist the spread of fire between and floors and rooms.
2. Room layouts reflect previously consented scheme application ref. 2024/1614/L and 2024/1264/P.

GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS TOLERANCES AND REFERENCES BEFORE PROCEEDING WITH WORKS.
3. ANY DISCREPANCY FOUND BETWEEN THIS DRAWING AND ANY OTHER DOCUMENTS MUST BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR.
4. REMOVE THIS DRAWING FROM CURRENCY WHEN REVISED DRAWING IS ISSUED.
5. COPYRIGHT OF DESIGNS SHOWN ON THIS DRAWING REMAINS WITH INTROBA LTD.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL OTHER CONTRACT PROJECT DOCUMENTS.
7. THE CONTRACTOR SHALL REFER TO ARCHITECTS OR INTERIOR DESIGN DRAWINGS INCLUDING REFLECTED CEILING PLANS AND OTHER SPECIALIST DRAWINGS FOR SETTING OUT ALL VISIBLE AND CEILING MOUNTED EQUIPMENT.

Legend

LTHW = Low Temperature Hot Water
DHW = Domestic Hot Water
BCWS = Boosted Cold Water Services
VRF = Variable Refrigerant Flow
SVP = Soil Vent Pipe
AAV = Air Admittance Valve
SH = Shower
WHB = Wash Hand Basin
WC = Water Closet
L/L = Low Level
H/L = High Level

A1 ORIGINAL SIZE DRAWING

P02	Stage 2	SAC	27/11/2024
P01	Stage 2	SAC	19/11/2024
No.	REVISION	CHK	DATE

Introba

London Design Studio
150 Holborn
London, EC1N 2NS
t: +44(0)203 6979300
e: hello@introba.com
www.introba.com

CLIENT
Garth Hotel Limited

PROJECT
69 Gower Street

TITLE
Typical Riser and Low Level
Fan Coil Unit Detail

DATE	2024.11.18	SCALE	1/20 @ A1
DESIGNED	TDB	CHECKED	TH
SUITABILITY CODE	S2	SUITABILITY DESCRIPTION	Preliminary
DRAWING STATUS	Stage 2	REVISION	P01
DRAWING No.	10499-IRB-XX-XX-S-Z-5101	REVISION	P01