FLOOR PLAN - SCALE 1:50 @ A3
Third Floor Level

North

Option 2 - boiler flue will pass up through the ceiling and terminate above the flat roof. NB: Option 2 viable where ceiling joists span between the Party Walls.

Option 1 - boiler flue will pass up through the ceiling and terminate above the flat roof. NB: Option 1 viable where ceiling joists span front to rear wall.

New light

New wall light

New wall light

New wall light

New wall lights

New wall lights

relocated telephone socket

relocated twin socket

TV to be positioned over fire place. New cables to be concealed within a duct as per sow's item 2.3.19.

gas

relocated twin socket

Living room

relocated light switch

New door FD30

New door FD30

New door FD30

walk through wardrobe

up

cup'd

Flat 3

Hallway

New door FD30

Form new door opening to cupboard

75mm timber stud infill, include for insulation and 12.5mm fireline plasterboard with 3mm plaster skim finish.

Bathroom fan isolator switch

New door FD30/

Bedroom

300

Hot Water Cylinder Boiler

New door FD30

Brick up existing flue penetration. Brickwork to be toothed. Brickwork and pointing to match existing.

New mechanical extract fan

Bathroom

New 40mmØ waste concealed below floor between floor joists.

New 32mmØ waste concealed below floor between floor joists.

New twin socket

Adjust drainage pipework to connect to the existing svp.

100mmØ

svp

New twin socket

Kitchen

DW

WM

New twin socket

New switched fuse spurs for dishwasher & washing machine

New switched fuse spur for fridge freezer

Retain existing cooker hood, Gas Hob & oven

Unless otherwise specified all dimensions shown in millimetres

BATHROOM OPTION B SCALE 1:50 @ A3

bathroom

Hot Water Cylinder Boiler

New door FD30/

New 32mmØ waste concealed below floor between floor joists.

New 40mmØ waste concealed below floor between floor joists.

100mmØ

svp

ELEVATION AA

FF

Under work surface void for bar stool.

TYPICAL BOILER FLUE DETAIL SCALE 1:20 @ A3

New boiler flue position

Existing asphalt roofing made good and inclusive of 150mm upstand bonded to flue

Boiler flue to run parallel to ceiling joist, fixed to underside of existing WBP ply using proprietary brackets. Flue to be vented within ceiling void.

Code 5 apron lead flashing bonded to flue

Ceiling void.

ELEVATION BB

WM

DW

ELEVATION CC

KITCHEN ELEVATIONS - SCALE 1:50 @ A3

1 0 1 2 3 4 5

Metres

Notes

Project:
FLAT 3 REFURBISHMENT

Project Location
FLAT 3
37 LAMBS CONDUIT STREET
LONDON WC1N 3NG

CLIENT: SARAH ROGERS & RUSSELL LEVY

Drawing Title
FLAT 3 - PROPOSED FLOOR PLAN & KITCHEN DETAILS

Drawing Status
BUILDING REGULATIONS/TENDER

Drawing No	Revision
16047/03	D

Project No: 16047
Drawn by: AW
Designed by: BS
Date drawn: 08/07/2016
Date plotted:
Scale: at A3 AS STATED
Checked by: RS