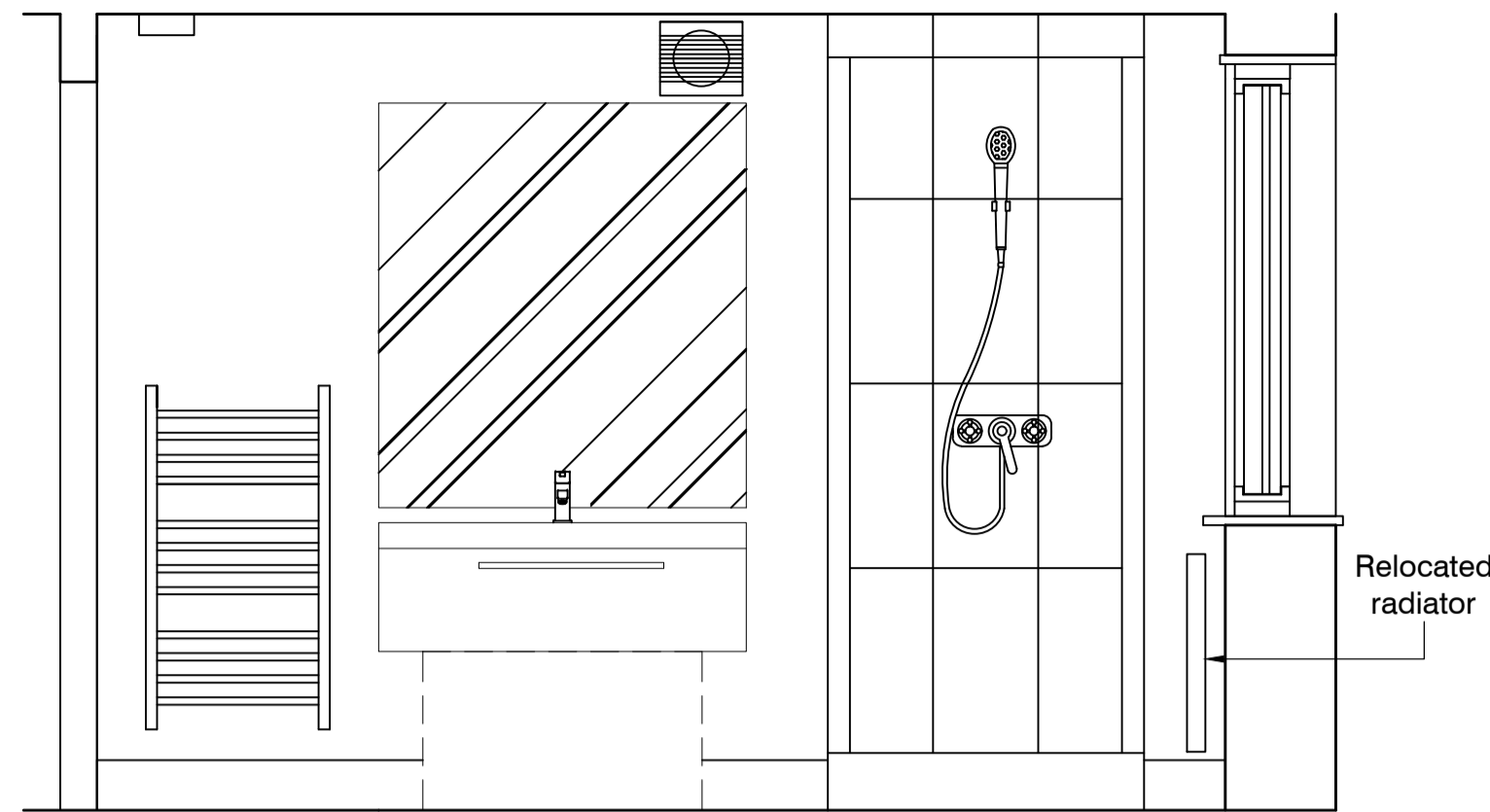
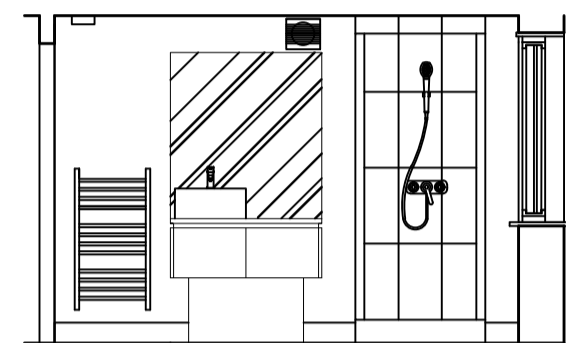


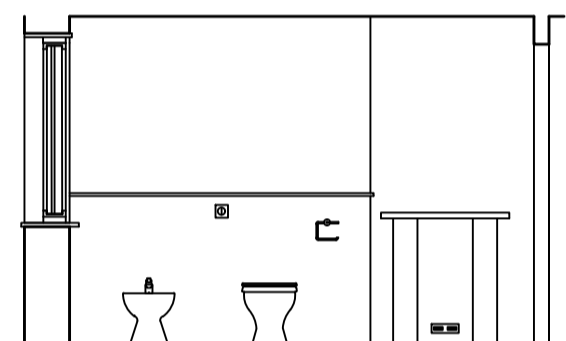
Existing Plans



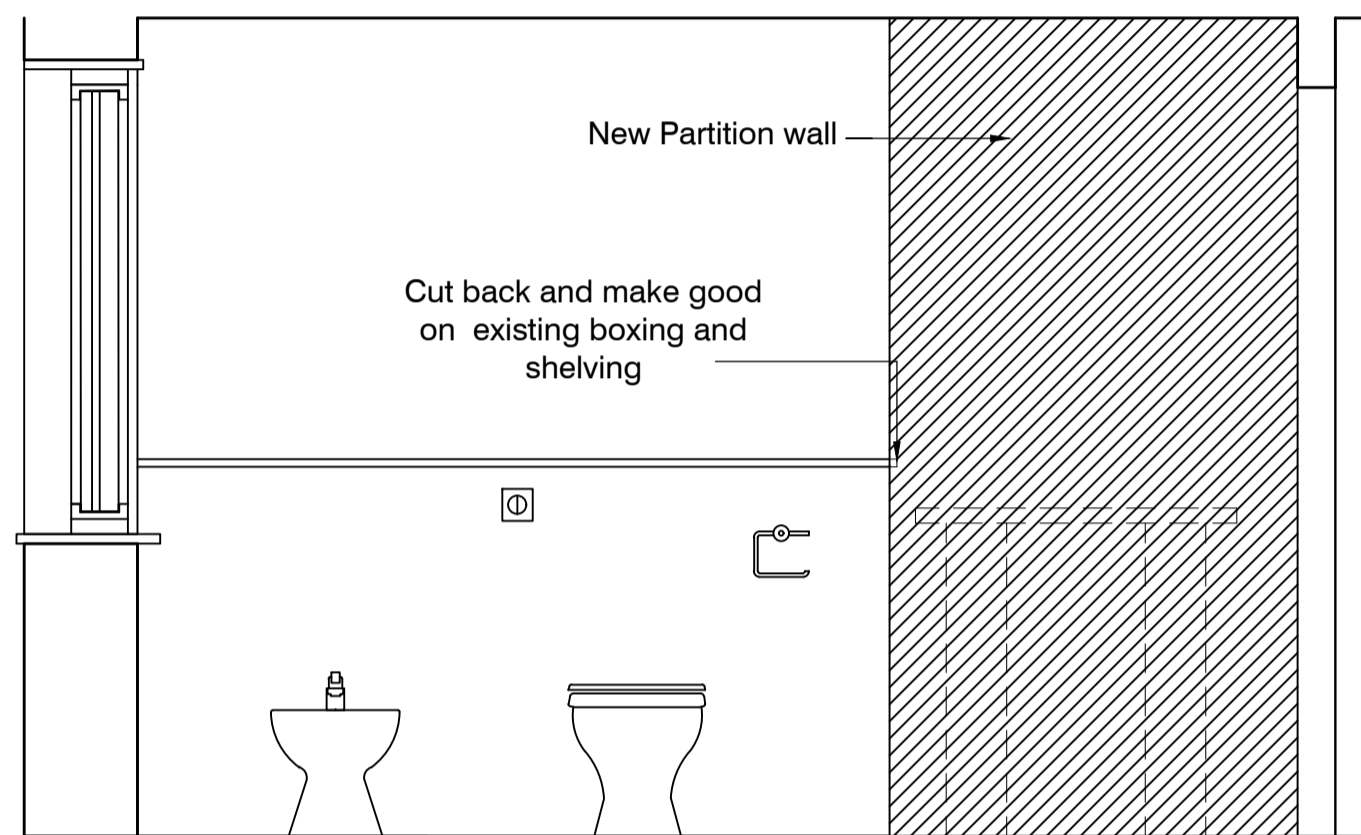
Proposed Elevation A



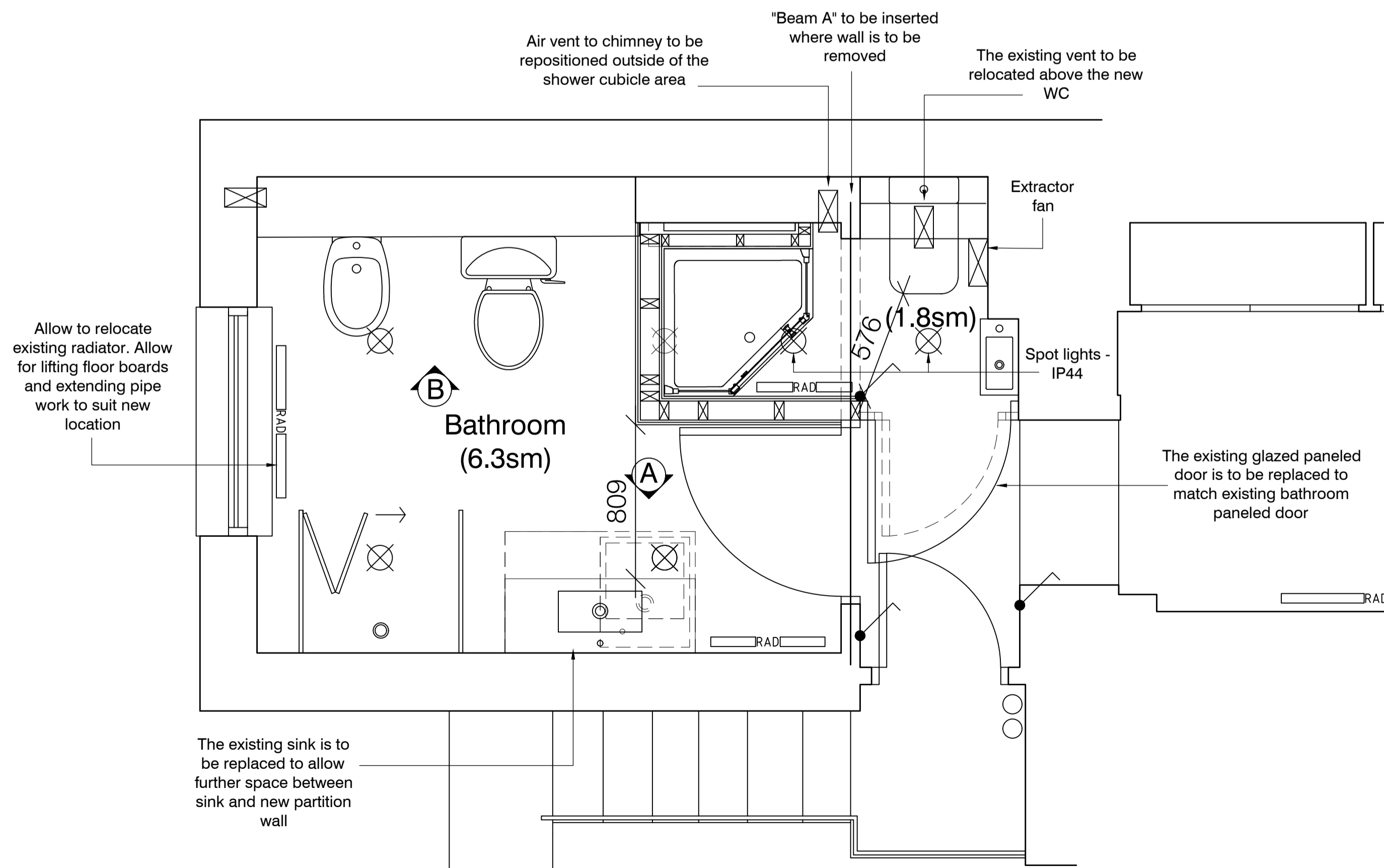
Existing Elevation A



Existing Elevation B



Proposed Elevation B



Proposed Plans

**Legend**

- Single Light Switch / pull chord
- LED down lighter - Bell FireStay
- Extract fan
- Elevation A
- Elevation B
- Vent

**General Notes**

All Architects drawings to be read in conjunction with all engineers drawings and details.

All work to be carried out in accordance with all current and relevant British Standards and BS Codes of Practice.

All relevant building control applications and listed building consents shall be acquired prior to commencing any work.

All works shall be carried out in accordance with with all current and relevant Health and Safety and CDM Regulations.

All proprietary goods and materials shall be used, stored and fixed in accordance with all manufacturers and suppliers instructions and recommendations and in strict accordance with the current Agreement Certificates.

Close and seal any vertical ducts at top and bottom (e.g boxing in to svp's). Seal any service penetrations.

**Structure & Fire Safety**

Joints between fire separating elements are to be fire stopped.

**Walls / Partitions**

New partition wall to be constructed as follows (unless otherwise noted on plans):

**WALL TYPE A.**  
Where shown on Plans indicates new full height internal walls with 100x50mm studs at max 400mm centers faced with 12.5mm moisture resistant plasterboard. 12mm thick wbp plywood sheathing is to be fixed to the wall, wet side only, beneath the moisture resistant plasterboard to enable a solid base for fixing units, fittings, rails etc. 25mm thick acoustic insulation, with a density of 10kg/m<sup>3</sup> or better, is to be fixed in all voids between the partition studs.

**Floors**

The existing floor boards are to be lifted to allow the necessary works for extending pipework to suit the relocated radiator as seen in plan drawings. Floor boards are then to be re-fixed (allowing for replacing any damaged boards as required). Any gaps between the floor boards are to be filled with sealant.

**Ventilation**

**Background Ventilation:**

Background ventilation to be provided to all other rooms at the rate of 2500mm<sup>2</sup> equivalent area per room. Ventilation to be provided via trickle vents in windows (where renewed) or with hit and miss ventilators in the external walls. All vents to be at high level - approx. 1.7m above floor level. All vents to be controllable and to be air-tight when closed.

**Mechanical Ventilation:**

Mechanical ventilation to be provided to the following rooms:

**Bathroom and Shower Room:** 15 litres/sec. Manual controls.

New shower room door is to have a minimum 10mm gap underneath to promote cross ventilation.

**New Sanitary Ware**

Provide and fit new Mateo/Project close coupled WC pan and water-saving cistern and seat from Saneux. 360x615x400mm

Provide and fit new Quadro Washbasin with right hand tap hole from Sanuex. 400x200mm

Provide and fit new Synergy 800mm Pentagon shower enclosure and shower tray. Product code L6214.

Provide and fit Nova Wall Hung Vanity Sink With Cabinet to replace existing sink shown on drawings. Part NO VTWW1000. 1000x390x375mm

DO NOT SCALE REPORT ERRORS AND OMISSIONS TO THE ARCHITECT CHECK ALL DIMENSIONS BEFORE FABRICATION			
REVISION		DRAWN	CHKD DATE
A	Amendments for planning	JB	24/10/16
B	Amendments for planning	JB	26/10/16

**Foul Drainage Above Ground**

Nominal branch waste pipe diameters unless specified otherwise on plans:-  
W.C 100mm diameter to fall between 18 and 90mm per metre.  
Sinks 40mm diam, max length 3m with slope between 18 and 90mm per metre.  
Basins 40mm diameter, max length 3m with slope between 18 and 44mm per metre.  
Showers 40mm diam. max. length 3m with slope between 18 and 90mm per metre.

75mm deep seal traps generally to be fitted to wastes but BBA certified anti-syphon resealing traps to be fitted in accordance with manufacturer's recommendations where the length of the branch wastes exceed the maximum limits above.

Any bends in branch wastes to have as large a radius as possible.

Any new pipework / services passing through walls and floors providing a separating function between this flat and the flat above, are to incorporate proprietary intumescent collars / seals of at least 60 minutes resistance where they pass through the structure and are to be grouped together where possible and boxed in for acoustic purposes. Removable panels are to be incorporated where necessary for access. The penetration holes are to be kept to a minimum diameter. Also see 'SVP / Services Enclosures' note.

All new pipes, fittings & joints to be capable of withstanding an air test of positive pressure of at least 38mm water gauge for at least 3 minutes. During this time every trap is to maintain a water seal of at least 25mm.

**Services Generally**

All new electrical work is to be designed, installed, inspected and tested in accordance with the IET Wiring Regulations BS 7671 including all current amendments. The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person. An Electrical Certificate is to be submitted to Building Control prior to completion of the works.

All gas services / hot water services and fittings to be installed by a Gas Safe registered installer. On completion the installer is to provide Building Control a notice confirming the services and fittings have been commissioned in accordance with a procedure approved by the Secretary of State.

The installer is to provide the CA with information on the operation and maintenance of the newly installed equipment.

**Energy Efficient Lighting**

Energy efficient light fittings shall be incorporated within the design.

**Air Permeability**

Particular care on site should be paid to:  
Joints between structural components e.g. wall to floors.  
Joints around components and openings within walls.  
Services penetrations - plumbing, electrical and ventilation.

CONTRACT		SCALE	
29 Torrington Square London WC1E 7JL		1:50/1:20@A1	
DATE		June 2016	
DRAWN		JB	
CHECKED		JW	
TITLE		DRAWING No	
Existing and Proposed Plans and Elevations		16181_001	
REVISION		B	