



Existing services riser retained and reused to serve WC's

50mm Waste float from Kitchen island connects externally to cast iron SS at low level via existing service riser

50mm Stub stack drops to floor void terminating at low level via access cap

Proposed services distributed within existing pipework routes left vacant following the removal of existing services

Existing services route retained

Existing timber floor joists: 145(d) x 70(w)

Integrated worktop re-circulation downdraft extractor with carbon filter by Gaggenau or equivalent

15mm MCWS & 15mm BCWS rise from floor void to low level within services void, to serve dishwasher & Quooker Cube

Existing services routes through floor voids reused for proposed plant equipment

Existing timber floor joists: 150(d) x 65(w)

**General notes**

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 Do not scale from this drawing.  
 All dimensions are to be checked on site prior to commencing the construction of any element of the works or manufacture of any elements.  
 Any discrepancies between the drawing and site conditions/dimensions, any errors or omissions are brought to the attention of the architect for clarification prior to proceeding with construction of the element of work.  
 All dimensions are in millimeters.  
 All construction to comply with all current British Standards and Building Regulations requirements.

**Drawing notes**

**Drawing Legend**

-  Existing Building Fabric - retained
-  Designates 11 Bedford Avenue Office Demise
-  Existing joist span

REVISION	DESCRIPTION	DATE
P3	ISSUED FOR PLANNING/ LBC Proposed services added in respect of LBC Condition 5e	24 Jul 2020
P2	ISSUED FOR PLANNING/ LBC Kitchen island services strategy added	11 Oct 2019
P1	ISSUED FOR PLANNING/ LBC	17 Jul 2019

DRAWING **Proposed Second Floor GA Plan** SCALE 1:50 @ A1  
 1:100 @ A3  
 DATE Oct 2019  
 PROJECT **41, Bedford Square London WC1B 3HX** DRAWN LDH  
 CADFILE 223\_PL\_014

CLIENT **EenEnVeertig Limited**

DRAWING No **223\_PL\_014** Rev: **P3**

STATUS **PLANNING/LBC**