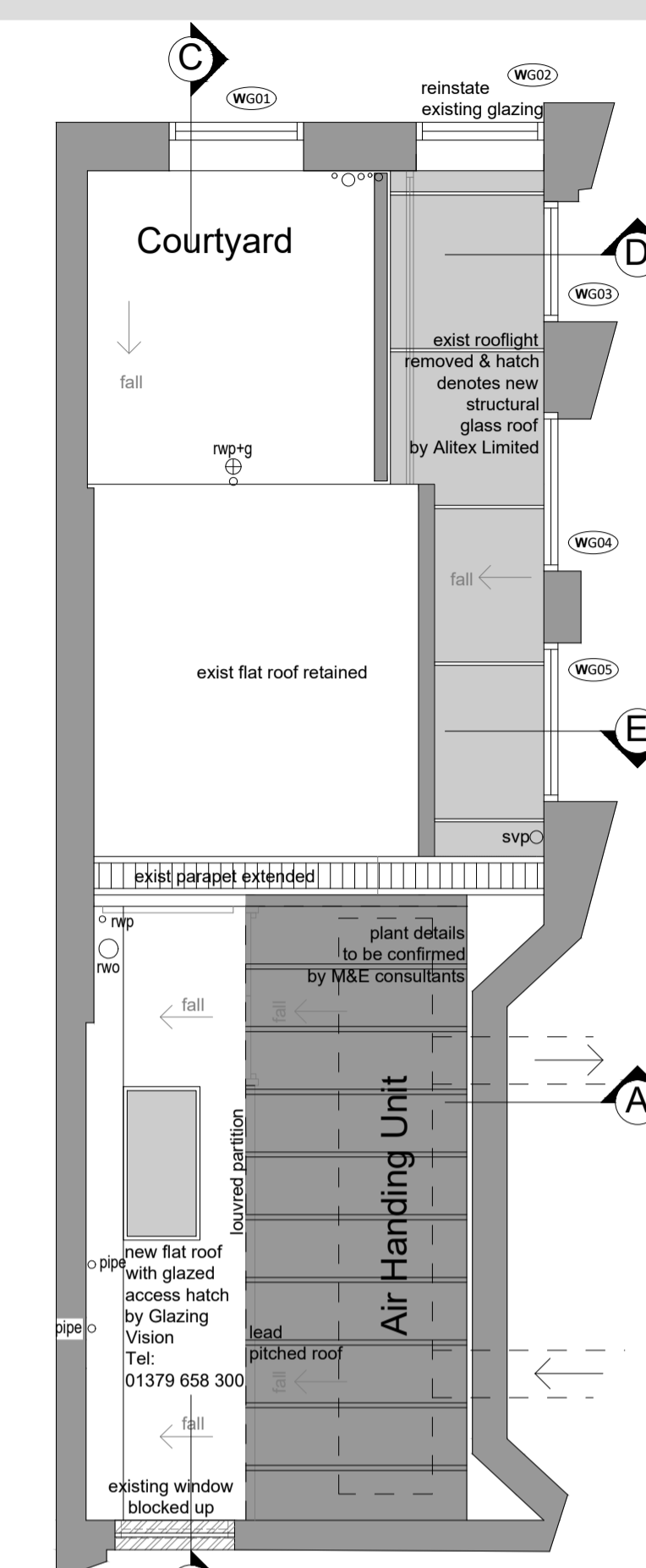


Do not scale this drawing. Figured dimensions only to be taken from this drawing. Contractor to check all dimensions on site prior to works commencing, any discrepancy should be referred to the Space M Studio

REVISION	DESCRIPTION	BY	DATE



### Part Ground Floor Plan as Proposed

**FLAT ROOF CONSTRUCTION**  
 Torch Applied Bituminous warm roof - Derbigum High Performance Roofing  
 Derbigum Black cap sheet on Hi-Ten Universal Underlay on Type 3G Perforated Layer on 140mm deribform GTF rigid urethane board insulation (with 40mm konkrite natural corkboard upstands) on Niperm Vapour Barrier on 18mm wbp ply deck on treated sw firrings set to 1:50 fall. All by Alumasc Exterior Building Products Ltd. (01744 648400) and fully in accordance with manufacturers recommendations and approved contractor installation including provision of electronic integrity test.  
 On treated sw C16 flat roof joists to engineers details with 30x5mm galv holding down straps to engineers details provide soffit, fascia and guttering all to match existing.  
 Underdraw ceiling with 12.5mm gyproc wallboard duplex with integral vapour check.  
 Flat Roof construction to provide min. U Value of 0.18W/m2K  
 Covering to be dressed up abutting existing walls to a minimum of 300mm vertical dimension.  
 Provide insurance backed manufacturers warranty (min 20 year warranty).





**SpaceM Studio**

PROJECT  
 111 Harley Street - London

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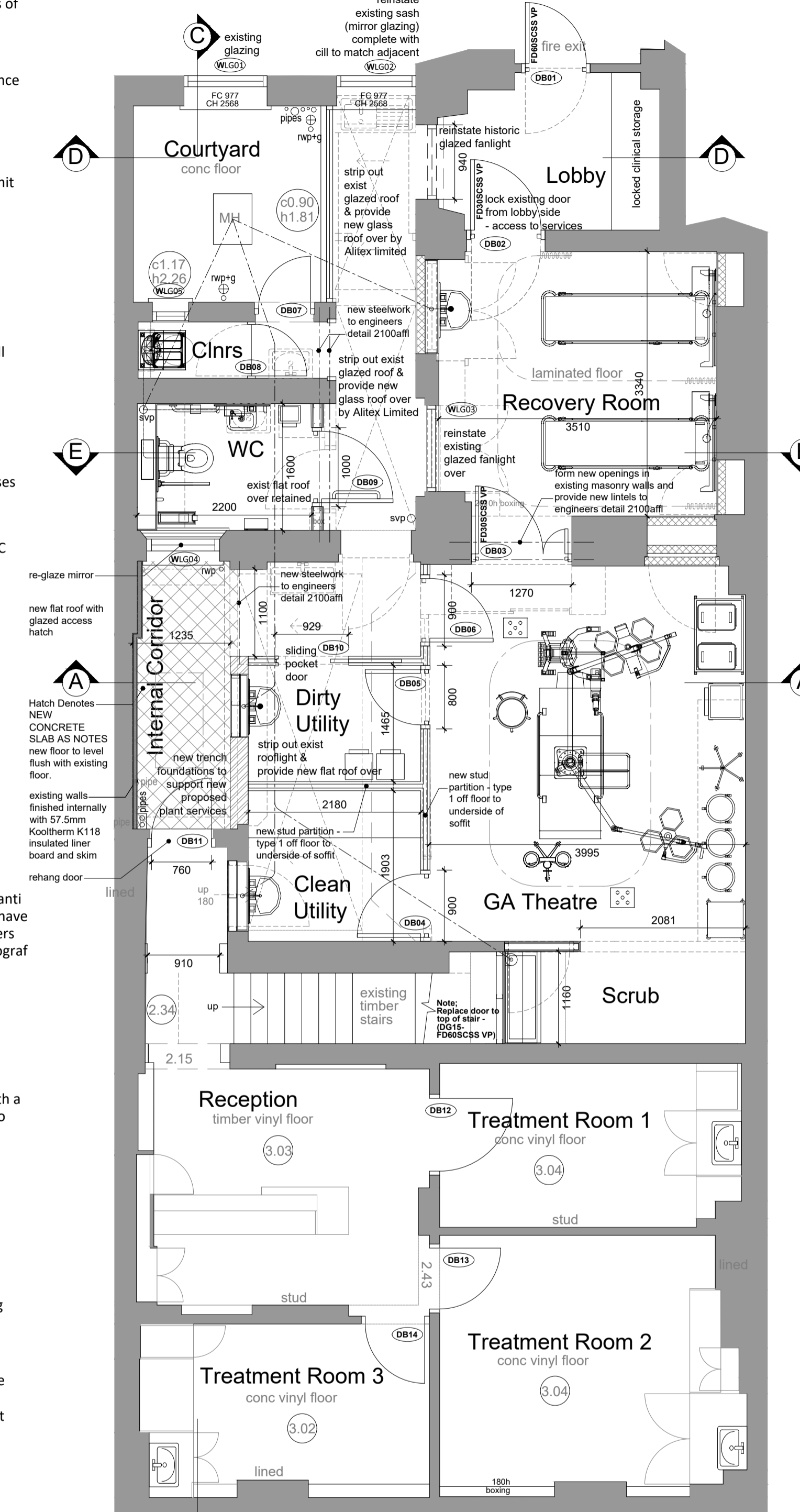
DESCRIPTION  
 Existing & Proposed Plans  
 Sheet 1 of 1

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NO 1551	DATE Oct 2020
SCALE 1:50 @A1	NO 1551-201

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### Lower Ground Floor Plan as Proposed

**SANITARYWARE SCHEDULE**  
 All new sanitaryware to be armitage shanks - colour white.

**Scrub (1No) - GA Theatre**  
 S2295 (LB HM) Contour washbasin in vitreous china, no tapholes, no overflow, no chainstay hole: S8247AA (TB H2a) Markwik single lever thermostatic sequential mixer, S8750-1 1/2 in outlet adapter, S8920 (TRR1/P) 1 1/2 in plastic resealing bottle trap (75mm seal); S9161 concealed hangers, toggle bolts & clips. Basin mounted on laminated IPS panel system to approved colour. See drg 1000-C207 for detail. Hot & cold water services to be isolated locally at all appliances and all pipework to be fully lagged

**Patient WC (1No) - Lower Ground**  
 Doc M plus pack

**Cleaners Sink (1No) - Cleaners Room**  
 S6509MY - HTM64 (IU) stainless steel janitorial unit; B2809AA - Monoblock mixer with swivel nozzle and lever handles; S7435AA - Nuastyle under basin thermostatic valve; S8734AA- 1 1/2 in waste with swivel plug. S8920 (TRR1/P) 1 1/2 in plastic resealing bottle trap (75mm seal) S860 (wt2) 1 1/2 in unslotted strainer waste S8920 (TRR2/P)

**DECORATIONS**  
 Walls & plasterboard ceilings - 1 mist coat followed by 2 further coats eggshell to treatment rooms and all corridors (remaining walls to be finished in vinyl emulsion)  
 Joinery (where painted) - Gloss to match wall colour (2 undercoats 1 gloss)

**FITTED FURNITURE**  
 Base and wall Cupboards - Magnet Strata White with Magnet Square Bar 160CC handles ref: 17886004.

Base units to be 500 mm deep drawerline units (unless otherwise stated) and wall units to be 300mm deep.

**FIRE DOORS**  
 To be located as indicated on the plan to be of 30mins, 60mins or 90mins integrity as noted. The specified performance for all fire doors is to be the minimum period attained when tested for integrity in accordance with BS 476 part 8 and part 22. All fire doors shall have smoke seals, intumescent strips and where noted door closers manufactured to BS 6459 part 1 1984. Glazing within fire doors shall preferably be factory glazed with purpose made doors and achieve the specified performance or site glazed in accordance with CP 135 Part 4 using 6mm thick reinforced glass to comply with BS 6206 1981 and BS 476 part 8. Doors to have Notices bearing the words "FIRE DOOR KEEP SHUT" to be provided to both surfaces of all self closing fire doors. Notices bearing the words "FIRE DOOR KEEP LOCKED SHUT" to be provided to surfaces of fire doors without closers. All doors forming part of a fire escape route to have readily openable ironmongery (push plates, panic bars and the like)

**INTERNAL FIRE DOOR / WINDOW GLAZING**  
 All glazing within internal fire doors or windows or screens below 800mm above FFL or within 300mm of a door opening (to a height of 1500mm AFFL) to be in accordance with CP 135 part 4 using 6mm thick reinforced glass to BS 6206 and BS 476 Part 8. Glazing beads to fire doors to be hardwood min 19mm x 19mm screw fixed at max. 150mm c.c. Refer to separate joinery details for detailed specifications.

**FIRE ALARM SYSTEM**  
 Provide mains wired smoke detection / sounders to contractors design to comply with BS5839 Part 6 Code of Practice Type L2 coverage. Modification of the fire system within the Tenant's demise is to be carried out by Siemens Building Technologies. Any interface to the Base Building fire alarm interface shall be carried out under a permit to work.

**EMERGENCY LIGHTING**  
 Provide an emergency lighting system to contractors design to comply with BS5266 part 1 1999 & BS EN1838 1999.  
 Note - locations indicated are preferred locations - it is the contractors responsibility to ensure completed system complies to the relevant BS and certify the same upon completion.

**FIRE EXIT SIGNS**  
 Fire exit signs will be provided indicating all exit and associated routes to comply with BS 5449 part 1 1990, BS 5266 part 1 1988 and to the approval of the fire officer. All fire safety signs to comply with BS 5499 part 1 2000.

**FIRE SPREAD**  
 All walls and ceilings to escape routes to have class O surface spread of flame. All other areas to achieve at least class 1 surface spread of flame.

**FIRE FIGHTING EQUIPMENT**  
 Fire fighting equipment to be provided to BS 5306 part 1 1988 and to the approval of the fire officer to be supplied by client - contractor to allow for painted MDF patresses

**SMOKE EXTRACT SYSTEM:-**  
 Basement areas will be vented of heat and smoke by mechanical means. Extract at a rate of 10 air changes per hour via fire rated ductwork with a rating of at least 300c for 1 hour duration and include separate inlet (make up air facilities) Refer to Adcock Refrigeration drawings for details.

**SPRINKLER SYSTEM:- DESIGN PARAMETERS and INSTALLATION**

Density	5 mm/min
Area of Operation	216 m <sup>2</sup>
Maximum Sprinkler Spacing	12 m <sup>2</sup>
Maximum Distance between sprinklers	4.0m
Sprinkler Operating Temperature	68°C

Wet installation feed to all ground and basement areas of the unit in accordance with BS5306: Part 2 .  
 The installation control valves are located in the sprinkler pump room located at Basement Level. The sprinkler installation is divided into zones not exceeding 200 sprinklers per zone with each zone served by a subsidiary stop valve assembly.

The Landlords nominated contractor is Fire Defence PLC and they will make the connection to the Base Build equipment once air and water pressure tests have been witnessed. Commissioning shall include operation of the flow switch from end of line flow test.

**PLUMBING**  
 Refer to sanitaryware schedule for details of fittings. All above ground drainage to be white UPVC. Provide min 38mm upvc wastes to washbasins with 75mm deep seal anti syphon traps. Wastes to discharge into stub stacks, gulleys or svps as indicated on the drawing. Access points to be provided at all changes in pipework direction. WC to have 110mm upvc waste connecting to new svp as indicated on the drawing. All SVPs to terminate to outside air with bird cage min 900mm above any openings within 3 meters of the stack and be fitted with rodding access points at ground floor level. Any circular UPVC ducts in excess of 40mm diameter passing through fire walls to have Envirograf or similar intumescent collars fitted. All internal wastes and svps to be boxed in with 9mm birch faced ply paint finished with screw fixed access panels provided at all rodding points.

**SERVICES PENETRATIONS**  
 Services penetrations and pipework must be fully sealed and airtight and lagged or enclosed as necessary to be capable of maintaining the acoustic performance of the adjacent element through which they pass.

**DRAINAGE**  
 Prior to commencement of work any drains within the area demised to the Tenant shall be rodded by Tenant's contractor from the demise to the nearest connection with a common drain to the approval and acceptance of the Landlord's Consultant Engineer. All existing drainage is indicated indicatively, it is the contractors responsibility to check the position and agree proposed routes and connections with both the designer and building control officer prior to works commencing on site.

Note  
 All svp rest bend invert levels to be min 450mm below FFL with all rest bends well haunched in lean mix concrete. Drains under buildings to be supported along their full length with lean mx concrete where pipes are above oversite level.

**MECHANICAL AND ELECTRICAL INSTALLATIONS**

**GENERAL & DISPLAY LIGHTING**  
 Building lighting to have initial efficacy averaged over the whole demise of not less than 40 luminaire-lumens/ circuit-watt. Refer to separate drawing for reflected ceiling and lighting layout.

**VENTILATION**  
 Full ventilation details to be to mechanical consultants detailed specification and confirm to the following as a minimum- background ventilation of at least 4000m<sup>2</sup> to be provided/maintained to all classrooms. Provide mechanical ventilation to training kitchen & toilets and shower rooms. 15litres / sec to wc's & showers - 60litres / sec for training kitchen. UPVC ventilation ductwork to be fitted with intumescent collars / fire dampers at all wall / floor penetrations. Ceiling mounted fans to have intumescent grilles.

**HEATING SYSTEM**  
 Electric panel heaters to basement corridor and WC. All other rooms to have heating and cooling by mechanical consultants.

**HOT WATER**  
 New hot water cylinder to be installed in basement to contractors design and detail.

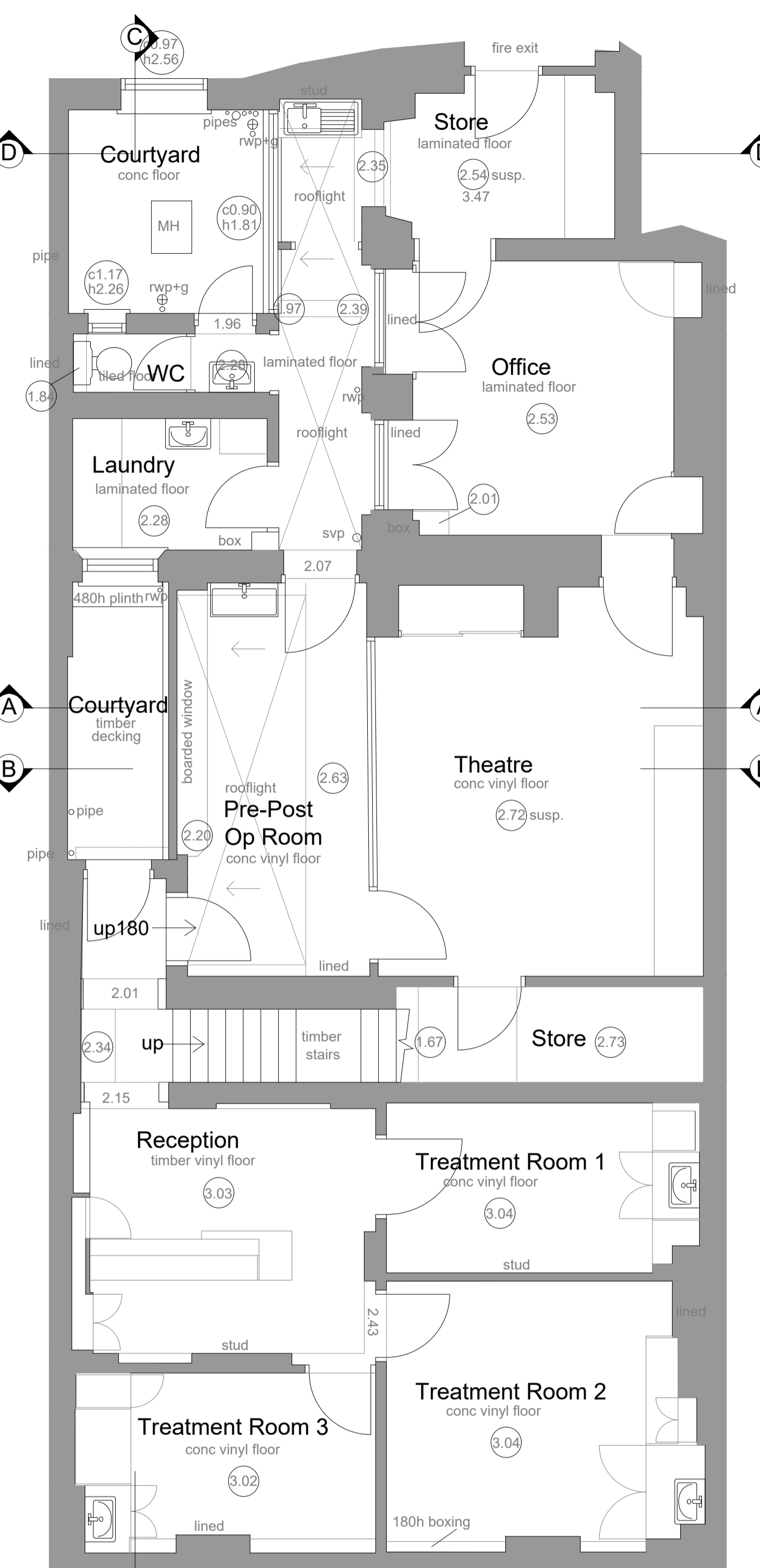
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**SPECIFICATION FOR ALUMINIUM WINDOWS AND DOORS**  
 Windows and doors to be constructed from ppc thermally broken extruded aluminium profiles complete with the BSI specification and BBA certification, conforming to BS2989. New windows and doors to provide U value of 2 W/m2K with polyester powder coat finish in colour to be confirmed with 25mm thick bull nosed painted MR MDF internal cills.

All windows and doors to have multipoint espagnolette locking with shoot bolts conforming to BS7950. All operable lights / doors to be fitted with stainless steel friction hinges and open to allow exterior pane to be cleaned from inside the building and fitted with two post co-extruded weather compression seals, one on the inside of the rebate of the casement and one on the rebate of the fixed frame. Glazing beads to be fitted internally and all glazing to conform to BS6262, and double glazed units to comply with BS5713. All windows to be fitted with night vent latches and trickle vents (client to confirm requirement for trickle vents prior to manufacturing) and key operated s/steel opening restrictors to C.A's approval. In addition to the above the windows and doors will conform to or exceed the performances stated in the following;

Security - BS7950 (PAS011)  
 Weathertightness - BS6375 Part1 1989  
 Air Permeability - BS5368 Part 1 1976 (EN42)  
 Watertightness - BS5368 Part 2 1980 (EN86)  
 Wind Resistance - BS5368 Part 3 1978 (EN77)  
 Impact Strength - BS2782 Part 3 Method 359  
 Tensile Impact Streight - ISO 8256  
 Sealed Units - BS5713 24mm Warm Edge Swiggle  
 Reinforcing - BS2989 1982 Z2 G275  
 10 year guarantee certificate to be provided upon completion.

**WINDOW & EXTERNAL DOOR GLAZING & OPENING LIGHTS**  
 All glazing within doors or windows or screens below 800mm above FFL or within 300mm of a door opening (to a height of 1500mm AFFL) to be toughened/laminated glass to BS 6206 1981 and kite marked. All double glazed units to have min 16mm argon filled void and be constructed from Pilkington K glass to provide U value of 2 W/m2K All opening lights indicated to habitable room windows to be min clear width of 450mm, the bottom of which to be max 1100mm AFFL and provide min clear area of 0.33m<sup>2</sup>.



### Lower Ground Floor Plan as Existing 1:50

**FOUNDATIONS**  
 New mass fill concrete footings to engineers details min 1000mm deep - setting out of foundations to be to SpaceM Studio details only.

**SUBSTRUCTURE SOLID WALLS**  
 215mm thick Walls to be formed in 2No leaves of 100mm dense (7kN) blockwork tied together with Ancon Staifix RT2 ss wall ties 450mm cc vertically and 900mm cc horizontally to a thickness of 215mm. Provide hyload dpc at floor level lapped with floor dpm.

**DEMOLITION**  
 All walls removed / openings formed etc shown dotted are to be removed / formed in accordance with Structural Engineers details.

**NEW STEELWORK**  
 New steelwork to engineers details. All new steelwork to be encased in 2No layers 12.7mm gyproc fireline board on suitable treated sw framework with joints fitted to give 1hrs fire resistance.

**SUPERSTRUCTURE INTERNAL BLOCKWORK WALLS**  
 100mm thick dense blockwork (7kN) blocks off new dpc. Wall plastered both sides 13mm British Gypsum hardwall plaster finish & skim. Wall to terminate min 300mm above new plaster ceiling.

**STUDWORK CONSTRUCTION FOR PARTITIONS.**  
 British Gypsum metal stud partitions as noted and as detailed.

**CEILING**  
 New British Gypsum MF ceiling to separate spec.