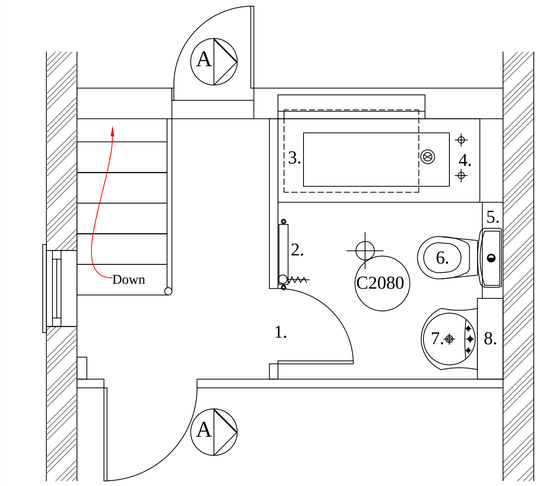
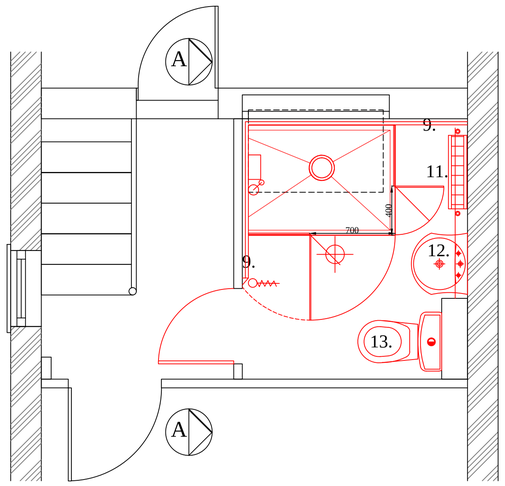
FLOOR, AND LOCATION PLANS, ELEVATIONS AND CONSTRUCTION DETAILS

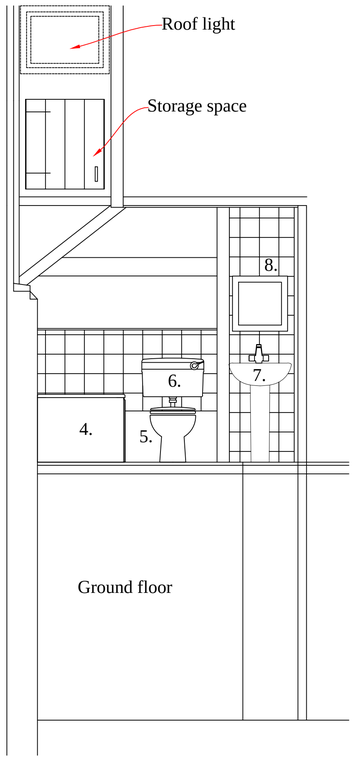
First floor plans as existing
Scale 1in25



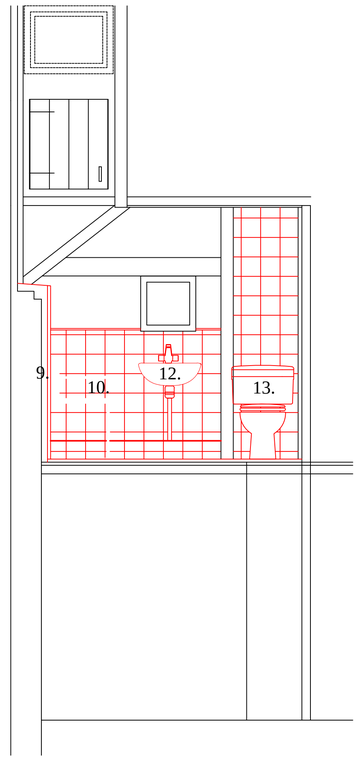
First floor plans as proposed
Scale 1in25



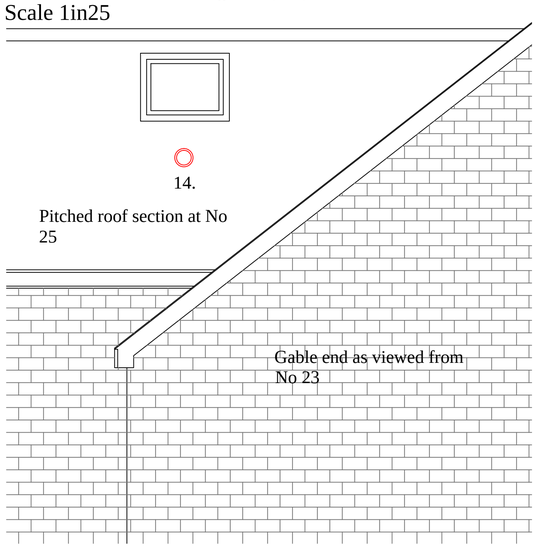
Section A:A as existing Scale 1in25



Section A:A as proposed Scale 1in25



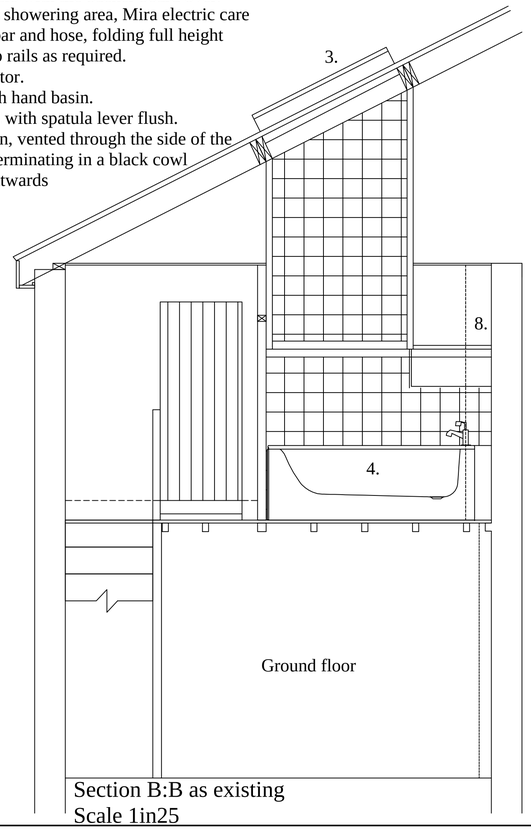
North Elevation existing and proposed
Scale 1in25



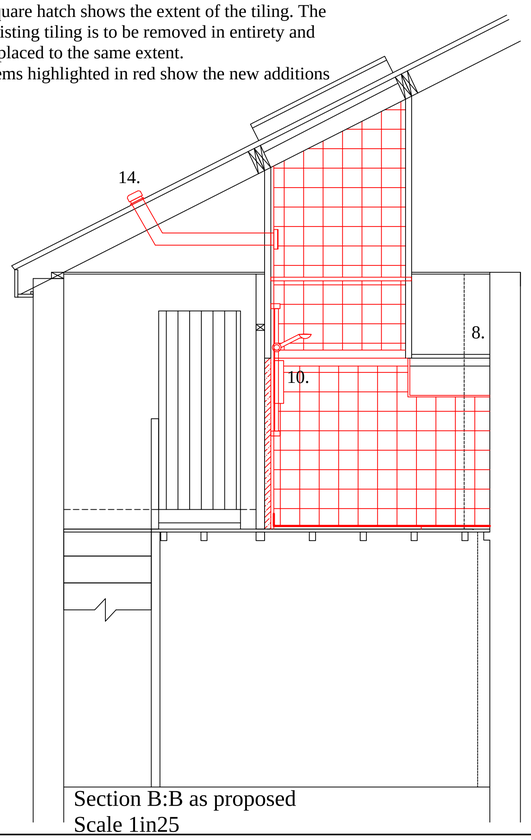
Legend

1. Timber door with head height of 1621mm.
2. Single panel radiator.
3. Light tunnel with roof light over.
4. Bath
5. Low level boxing to be removed and replaced.
6. Close coupled WC
7. Wash hand basin with pedestal
8. Full height boxing around the soil vent pipe .
9. Box over existing wall to protect timbers and conceal new pipework: 50 x 50 sw timbers with tile backer board over.
10. 1200 x 900 level access showering area, Mira electric care shower with 1 mtr sliding bar and hose, folding full height doors and fixed frame, grab rails as required.
11. New double panel radiator.
12. New wall mounted wash hand basin.
13. New close-coupled WC with spatula lever flush.
14. Mechanical extractor fan, vented through the side of the light tunnel and the roof , terminating in a black cowl
15. Door rehung to open outwards

Square hatch shows the extent of the tiling. The existing tiling is to be removed in entirety and replaced to the same extent.
Items highlighted in red show the new additions

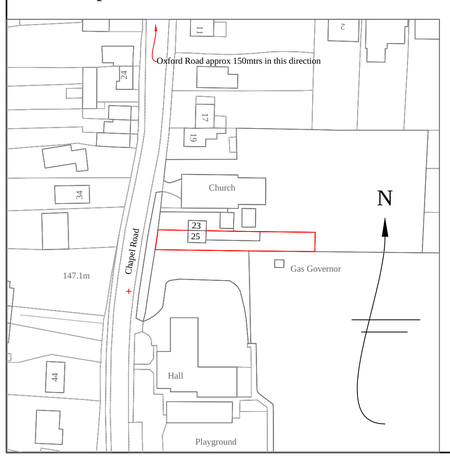


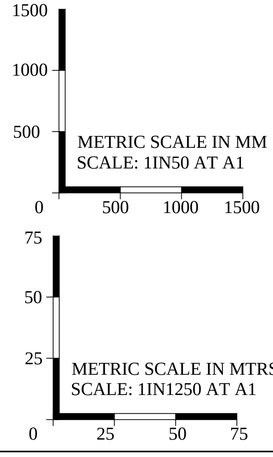
Section B:B as existing
Scale 1in25



Section B:B as proposed
Scale 1in25

Location plan 1in1250





Please be advised that this drawing remains the intellectual property of S Gurd Property Solutions until completion of works or until all monies due to S Gurd Property Solutions have been paid in full.

SPECIFICATION

Drainage:-
Where feasible existing connections and routes are to be used, to mitigate invasive work to the building fabric. Due to the use of a shower former and the orientation of the floor joists, it may be necessary to pump the shower waste or connect wastes on the ground floor.

Plastering:-
Following the removal of the tiling, the plaster is to be make good using appropriate lime based products. The exact specification is to be determined during the strip out phase. All sound plaster is to be retained.

Ventilation:-
Mechanical extractor fan to achieve min 15 ltrs/sec to shower room. All holes in the building fabric to be cut from the exterior to minimise damage. The external cowl for the fan is to be sympathetic to the roof colour and as inconspicuous as possible .

Electrics:-
The distribution board is located in the kitchen on the ground floor. The installation is to be tested and upgraded as required. All new wiring, fixtures and fittings are to be surface mounted in conduit, with efficient routing.

All fixtures and fittings to be contract white, unless otherwise agreed.

The light fitting to the shower room is to be IP rated.

Flooring:-

Shower former to be laid on 4mm plywood sheeting, laid on the existing floorboards and the rest of the floor built up using 25mm marine plywood. Cut a square threshold across the depth of the door jamb. Lay Altro Aquarius, continuous across the room and coved to the shower walls only.

Tiling:-
Ceramic tiles, to the same areas as the existing. The remainder of the walls to be painted.

Decorating:-

All Lime based surfaces are to be painted in the clay paint as specified in the schedule of works.
All other surfaces, water based emulsions and gloss.

Door:-
The existing bathroom door is to be retained and hung using decorative T bar hinges surface mounted to the frame. New oak door stops are to be fitted to the door jamb.

Client name & Address:
Mr and Mrs Gillan, 25 Chapel Road, Breachwood Green, Herts. SG4 8NX.

Title: Bathroom adaptations		REV.	DATE	DESCRIPTION
Drawn By: Simon Gurd		B	01/03	Elevation note
Date: 06/ 05 / 17	Scale:1:/50/1250@A1			Location plan no
Dwg.No.: 201714	Revision: ----			

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