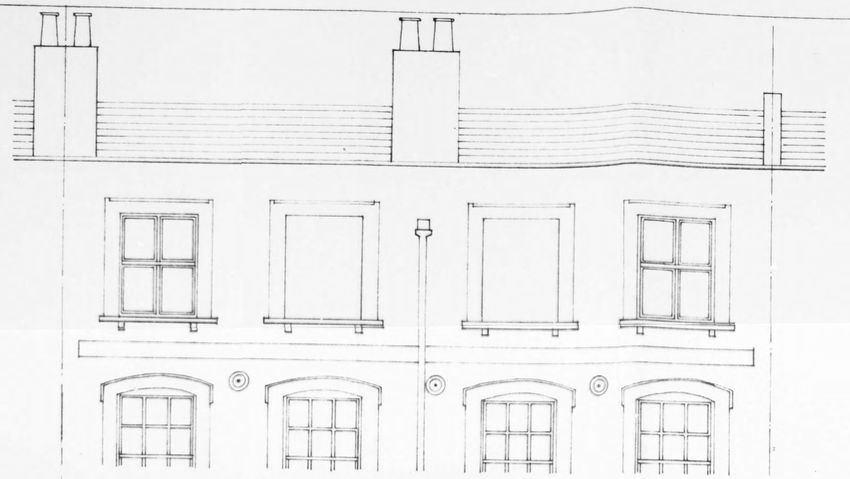
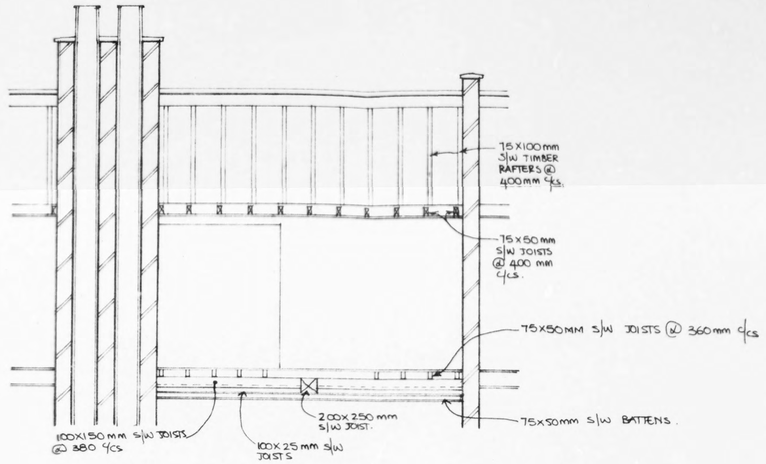
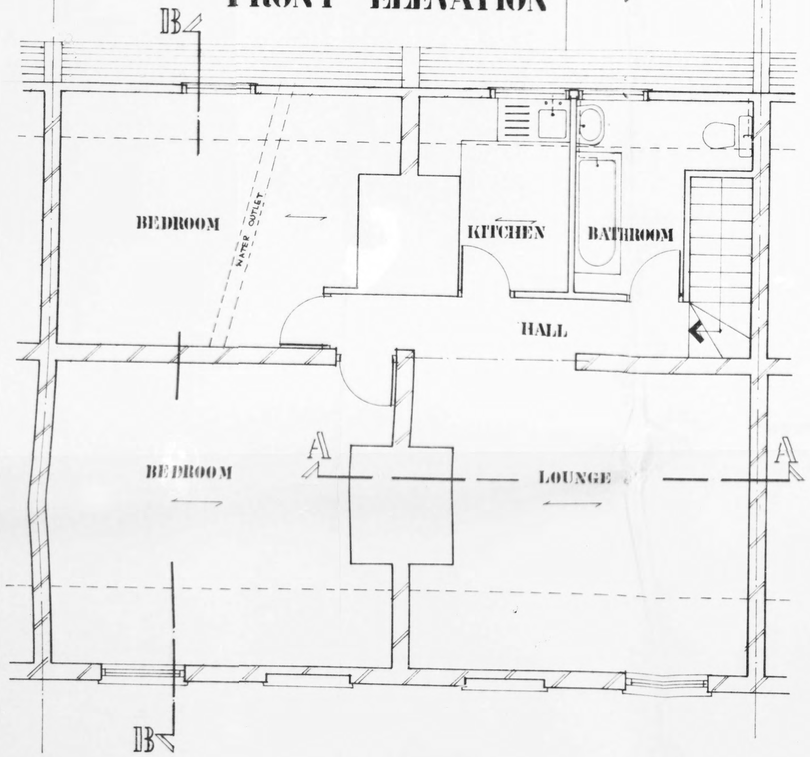


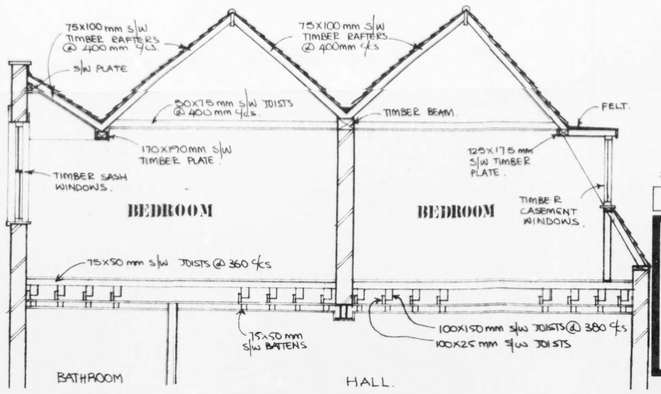
FRONT ELEVATION



SECTION A-A



EXISTING SECOND FLOOR PLAN



SECTION B-B

FLOOR JOIST SIZES AMENDED L L 28/08 A

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32-34 HIGHGATE HIGH STREET, N.4.

RENOVATION OF EXISTING SECOND FLOOR FLAT - 2ND S/C FLAT

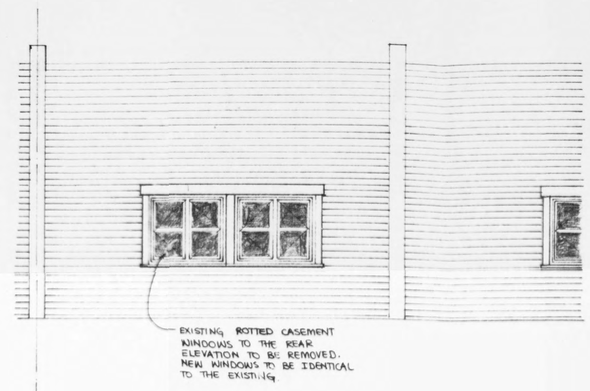
EXISTING PLAN ELEVATION & SECTIONS

MR M OLIMBIOS
32 34 HIGHGATE HIGH STREET
HIGHGATE HILL
LONDON , N.4.

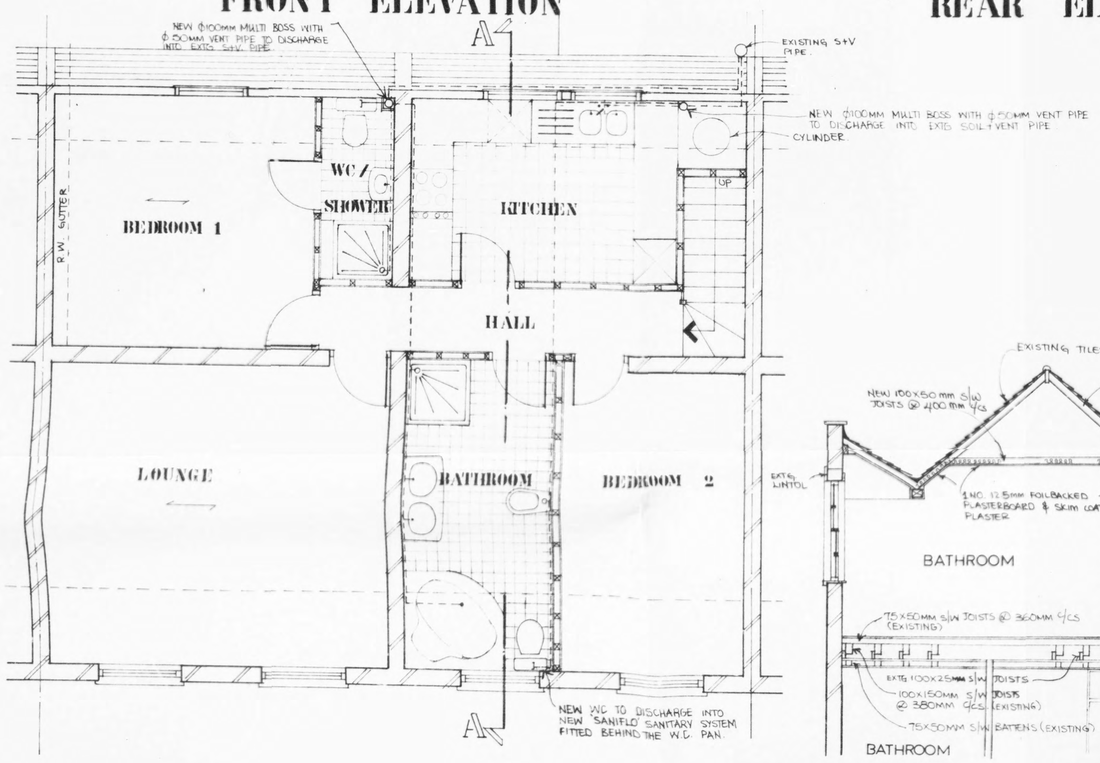
scale 1 : 50
date AUG 1986
drawn L L

01 A

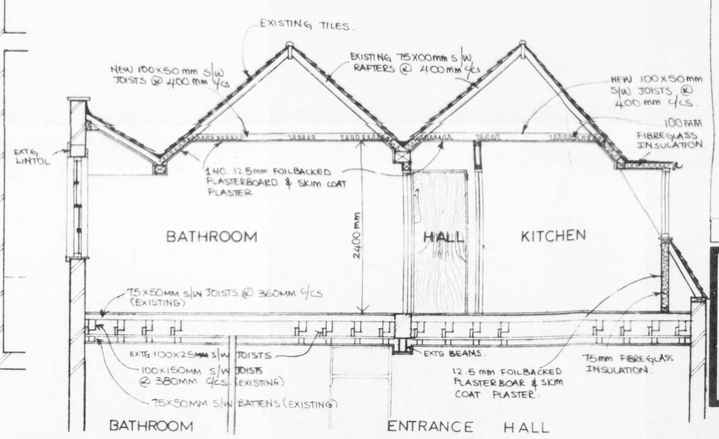
FRONT ELEVATION



REAR ELEVATION



PROPOSED SECOND FLOOR PLAN



SECTION A-A

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
2. ALL NEW WORK TO BE CARRIED OUT TO THE SATISFACTION OF THE L/A AND TO COMPLY TO THE CURRENT BUILDING REGS.
3. ALL NEW DOORS TO HABITABLE ROOMS TO BE 1/2 HOUR FIRE RESISTING S/C DOORS ON 100X50 mm S/W FRAME. DOORSTOPS TO BE 25 mm THICK.
4. ALL EXISTING PARTITIONS (STUD) TO BE DEMOLISH & CART AWAY. NEW PARTITIONS: TO BE 75X50 mm S/W STUDS @ 400mm C/CS FACED ON BOTH SIDES WITH 10 MM FOILBACKED PLASTERBOARD & SKIM COAT PLASTER UNLESS OTHERWISE STATED ON SECTION A-A.
5. CEILINGS: EXISTING ROTTED CEILING JOISTS TO BE REMOVED & CART AWAY. NEW 50X100 mm S/W JOISTS @ 400 mm C/CS TO BE PROVIDED WHERE SHOWN & TO BE COVERED UNDERNEATH WITH 12.5 MM FOILBACKED PLASTERBOARD & SKIM COAT PLASTER.
   PROVIDE 100 mm FIBRE GLASS INSULATION BETWEEN JOISTS AND EXTG RAFTERS AS SHOWN.
6. WINDOWS:-
   REMOVE & CART AWAY ALL EXISTING ROTTED WINDOWS FROM THE FRONT & REAR ELEVATIONS.
   NEW WINDOWS AT THE FRONT TO BE IN SASH TO THE SAME DESIGN AS SHOWN ON THE FRONT ELEVATION.
   NEW WINDOWS TO THE REAR TO BE IN TIMBER CASEMENT WINDOWS TO MATCH THE EXISTING ON 100X50MM S/W FRAMES. RECAPTURE & MAKE GOOD ALL EXISTING FEATURES.
7. CHIMNEY BREASTS: ALL EXISTING CHIMNEY BREASTS & STACKS TO BE DEMOLISHED & CART AWAY. MAKE GOOD ALL DISTURBED SURFACES TO MATCH THE EXISTING FLUES OF CHIMNEY STACKS BEING REMOVED. DO NOT FORM PART OF OTHER FLATS.
8. REMOVE & CART AWAY ALL EXISTING WC, BATH, W.H. BASIN & SINK.

   PROVIDE & FIX THE FOLLOWING SANITARY FITTINGS:-

   (i) KITCHEN:- NEW SINK TO HAVE 75 mm DEEP SEAL ANTI-SYPHON TRAP AND Φ 42 MM U.PVC WASTE PIPE TO DISCHARGE INTO NEW Φ 100 MM U.PVC MULTI BOSS AND TO EXTG SOIL+VENT STACK.

   NEW MULTI BOSS TO BE Φ 100 MM U.PVC AND TO BE FITTED WITH Φ 50 MM U.PVC VENT PIPE AND TO DISCHARGE INTO EXISTING SOIL+VENT STACK IN Φ 100 MM ANTI SYPHON PIPES.

   (ii) WC / SHOWER:-
   A) NEW SHOWER AND W.H. BASIN TO HAVE 75 MM DEEP SEAL ANTI-SYPHON TRAPS AND Φ 38 MM U.PVC WASTE PIPES AND TO DISCHARGE INTO NEW Φ 100 MM MULTI BOSS AND VENT PIPE AND TO EXTG S+V STACK, WITH Φ 100 MM ANTI-SYPHON PIPES.
   B) NEW WC TO DISCHARGE INTO NEW Φ 100 MM MULTI BOSS + VENT PIPE AND TO EXTG S+V PIPE. A Φ 42 MM U.PVC BRANCH VENTILATING PIPE TO BE CONNECTED BETWEEN THE WC CONNECTION AND MULTI BOSS TO PROVIDE A MORE RELIABLE PROTECTION TO THE WC WATER SEAL.

   (iii) BATHROOM:
   A) NEW WC TO BE FITTED WITH A 'SANIFLO' SANITARY SYSTEM FIXED BEHIND THE W.C. PAN, AND TO BE CONNECTED TO A SUITABLE 220-250 V50HZ FIXED WIRING CONNECTOR AND A Φ 22 MM DISCHARGE PIPE TO DISCHARGE INTO NEW MULTI BOSS + VENT PIPE AND TO EXTG S+V STACK.
   B) NEW SHOWER, W.H. BASIN AND BATH TO HAVE 75 MM DEEP SEAL ANTI-SYPHON TRAPS AND Φ 38 MM U.PVC ANTI-SYPHON WASTE PIPES AND TO DISCHARGE INTO NEW MULTI BOSS + VENT PIPE AND TO EXTG SOIL+VENT PIPE.

9. EXISTING R.W. GUTTER WITHIN BEDROOM 1 TO BE REMOVED AND REPOSITIONED AS SHOWN. PROVIDE THE NECESSARY FALL. NEW GUTTER TO BE ENCASED WITH 10MM PLASTERBOARD AND SKIM COAT PLASTER.

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32-34 HIGHGATE HIGH STREET, N.4.

RENOVATION OF EXISTING SECOND FLOOR FLAT - 2 BED S/C FLAT.

PROPOSED PLAN, ELEVATIONS & SECTION

CLIENT:
MR M OLUMBIOS
32 34 HIGHGATE HIGH STREET
HIGHGATE VILLAGE
LONDON, N.4.
TEL:

scale 1:50
date AUG 1986
drawn L.L.

DP B