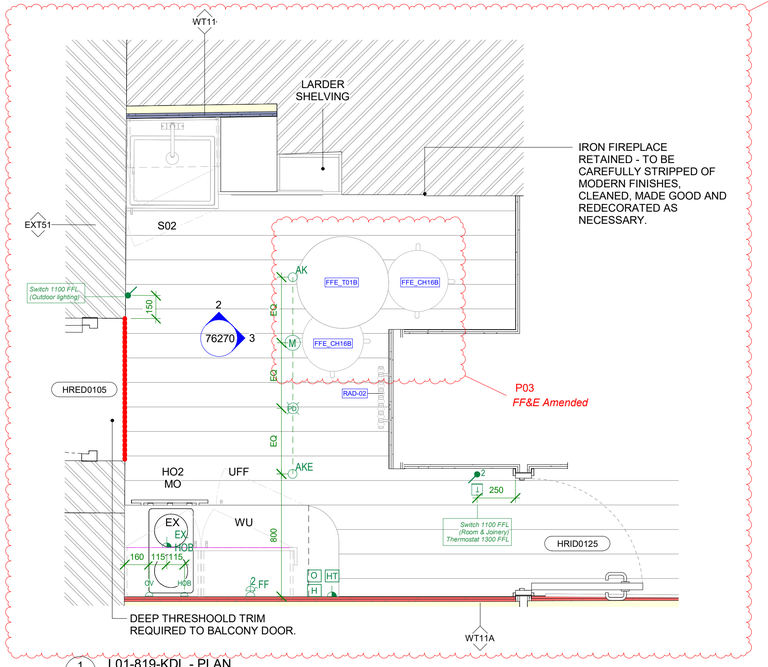
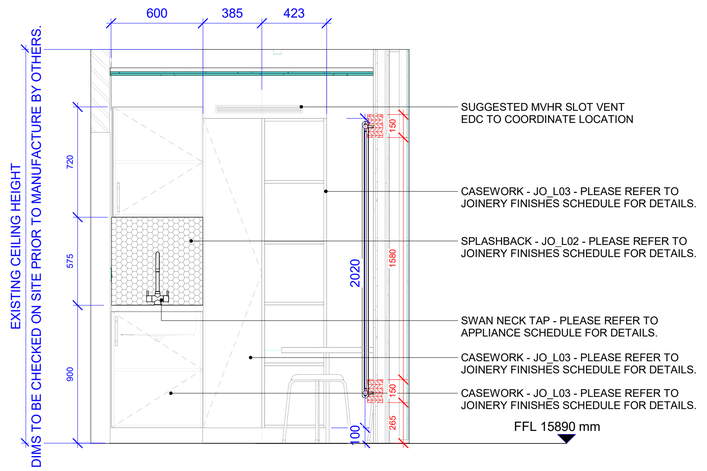
P03
Layout amended to preserve fireplace

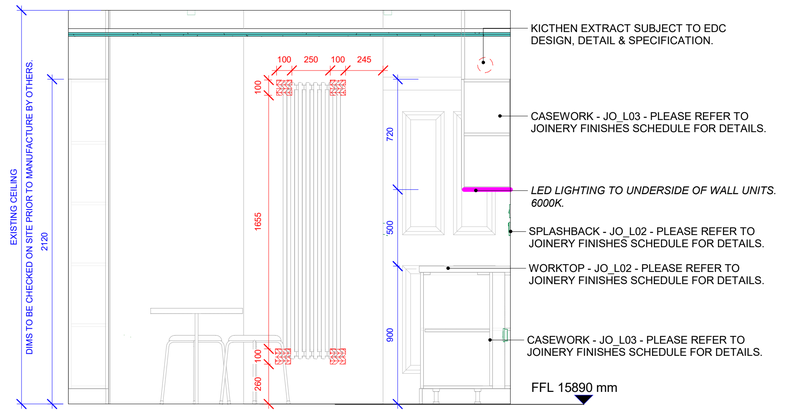


1 / 76270 L01-819-KDL - PLAN
SCALE 1 : 20

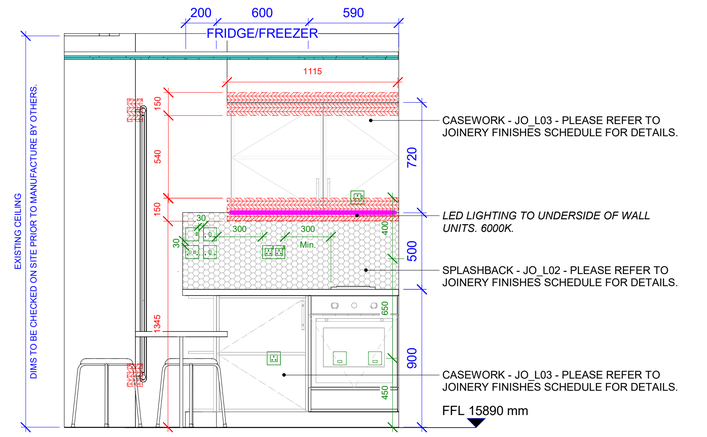
NOTE: TV IS LOCATED WITHIN THE APARTMENT BEDROOM.



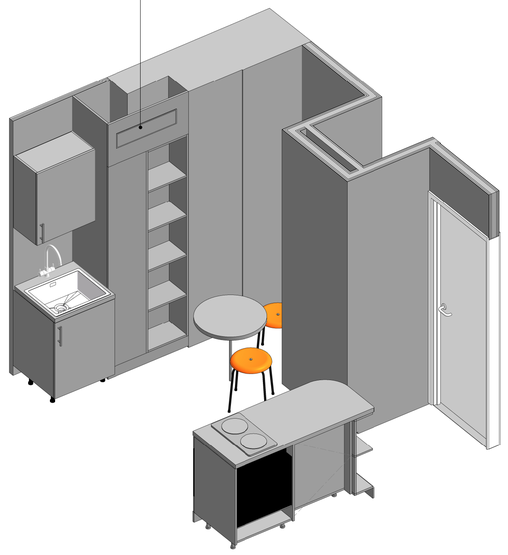
2 / 76270 L01-819-KDL - ELEVATION 03
SCALE 1 : 20



3 / 76270 L01-819-KDL - ELEVATION 04
SCALE 1 : 20



4 / 76270 L01-819-KDL - SECTION
SCALE 1 : 20



5 / 76270 L01-819-KDL, AXONOMETRIC
SCALE

VENTILATION STRATEGY:

Ventilation strategy TBC, subject to the BCO response and EDC proposal. The MVHR grilles shown are currently in abeyance, and potential circular air vents and/or air bricks may be introduced.

KEY PLAN

NOTES:

This drawing is copyright and owned by F3 Architects and Interiors LLP and is for use on this site only unless contractually stated otherwise.

DO NOT SCALE this drawing (printed or electonic versions). Contractors must check all dimensions on site.

All other design team elements, where indicated have been imported from the consultant's drawings and reference should be made to the individual consultant's drawings for exact setting out, size and type of component.

Discrepancies and / or ambiguities within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works are to be carried out in accordance with the latest British Standards and Codes of Practice unless specifically directed in the specification.

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

It is assumed that all works on this drawing will be carried out by a competant contractor, working where appropriate to an approved method statement.

Levels shown have been interpolated from a topographical survey received from a third party and F3 Architects do no warranty the accuracy of that information. It is the responsibility of the Main Contractor to check all information contained within this drawing prior to work being carried out. Any discrepancies or ambiguities within this drawing, between it and the existing site, must be reported immediately to the Design Team before proceeding. The boundary redline shown is indicative.

GENERAL NOTES:

- Further opening up works and investigation will be required to existing structures, drawings are indicitive and will require development for later stages.
- All Information on this drawing must be read in conjunction with the relevant series and specification.
- Finishes Types - For wall, floor and roof type build-up's refer to 20 series drawings, for details and strip sections refer to 21 series drawings.
- FF&E - Internal fittings and furniture layouts based on Flagstaffe specifications, indicative only and subject to design development and coordination. As-built room internal dimensions to be checked before production starts.
- Accessible bathroom require potential layout coordination with MEP.
- Fire stopping to service penetrations between corridor and bedrooms and between bedrooms to be reviewed with Fire and MEP Consultant, and to Specialist's design and specification.
- Sockets/Back boxes to be installed in accordance with BRITISH GYPSUM "Service Installations" guidance and details, with respect to the fire and acoustic compartment line rating.
- All grommets to match or electrics 'PrettTUF' in black.
- For window finishes & elevations refer to the '31' Series - External Openings.
- Internal cills: New softwood cill, colour to match adjacent wall and window jamb.
- Studio kitchens and KDLs: Bins not shown, to be part of OSE package. To comply with Breeam credit WST03.
- LED driver to kitchen wall hung units, location to be confirmed and coordinated.
- Sequencing assumed that FFE is installed before the skirting board.
- Sockets/back boxes should not be installed back to back. Set out against adjoining room to be checked by installer on site. Provide 100 mm vertical offset where necessary.
- Existing panelling & historic features to be protected for the extents of works. For the extents of repairs refer to 179-F3A-B3-ZZ-RP-A-00100.
- Small power installations throughout Nos. 819/21, where historic panels and lath&plaster surfaces are situated, shall be fixed using surface-mounted conduit, as indicated.
- Adjust lighting fixture positions minimally as required on site, to avoid clashes with ceiling joists.
- 1 No. Oven included in each Hob unit (located under counter).
- Coordinate the final positions of all kitchen connection plates and sockets with the manufacturer's installation requirements to avoid clashes with appliance units, ductwork, and plug connections, including the hob/oven, extract hood, and fridge-freezer.
- NHBC Guidelines for kitchen counter outlets and switches is 300mm from sink/basin and 100mm from hobs.

PLEASE NOTE: This is a colour drawing, in order to ensure any subsequent reproduction is viewed correctly it is to be re-printed in full colour

CONSTRUCTION ISSUE FOR CLIENT SIGN OFF.

FF&E CHOSEN MANUFACTURER TO PRODUCE SHOP DRAWINGS FOR F3 REVIEW AND SURVEY OF AS BUILT (BY OTHERS) REQUIRED AHEAD OF MANUFACTURING.

PATTRESSING:

Pattressing shown on the F3 drawings is indicative only and subject to confirmation. Final locations, extents, and specifications remain dependent upon:

- Confirmation of final room layouts.
- Client instruction regarding accessible/adaptable bathroom requirements.
- Information/coordination with the selected furniture supplier.

These details are issued for coordination purposes only. No reliance should be placed on the indicated pattressing until all outstanding decisions have been confirmed by the Client and relevant Consultants and manufacturers.
Need for pattressing to blinds, to be confirmed by dry lining sub contractor.

MEP:

Small power, mechanical, electrical and plumbing layouts shown on plans are based on EDC drawings. Final setting out pending confirmation of relevant consultants and specialist installers input and review with chosen furniture supplier.

CEILING:

Access panels, lighting, fire protection measures, and any other ceiling-mounted components, indicated on the ceiling drawings are based on EDC proposals and are shown for information and coordination purposes only. Final setting out, locations, and opening mechanisms remain subject to:

- Review and confirmation by EDC.
- Input from the appointed access panel specialist, and other Specialist supplier/manufacturer input
- Confirmation that the access strategy is coordinated with all services within the ceiling void and free of clashes
- Ongoing review to ensure compliance with statutory requirements

No reliance should be placed on the illustrated ceiling plans until all outstanding information is confirmed and coordinated and reviews are completed by the relevant Consultants and specialists.

HATCH KEY:

- Ply Pattress (Ply to be 9 approx thicknesses (SSL 3.0-1) Applied to front & end of carcass. For material details refer to Joinery drawings)
- Indication of Cut of Ply Pattress to Follow Wall returns
- Splashback
- Proposed extract run
- LED Lighting, 6000K
- Threshold Trim
- Ceiling Type: HRCL02 (Refer to legend on drawing nr '30' Series RCP)
- Ceiling Type: HRCL04 (Refer to legend on drawing nr '30' Series RCP)
- XXXX Ceiling Height (XXXX Ht overleaf. Refer to legend on drawing nr '30' Series RCP)

KITCHEN SMALL POWER:

Ensure final location of hob low-level connection plates, oven low-level connection plates, high-level extract hood connection plates, and fridge-freezer sockets are all coordinated with the manufacture's installation instructions.
This will prevent issues such as clashing with the back of the unit and the connection plate, clashing with the duct connections and to ensure the plugs don't clash with the different units.

EXISTING FABRIC REPAIRS:

For repairs to the existing fabric, refer to 179-F3A-B3-ZZ-RP-A-00100

FITTED FURNITURE:

- For fitted furniture specification, please read in conjunction with *179-F3A-ZZ-ZZ-SH-A-76310 - FF&E Schedule*.
- To be read in conjunction with drawings 76250 and 76251.

INTERNAL PARTITIONS & REFLECTED CEILING DRAWINGS :

- For Internal Partition build-ups refer to drawings 20210 and 20211.
- For *807 High Road* Party Wall lining build-ups, refer to drawing 20003.
- For Internal Partition Wall-Type reference plans refer to 22410 through 22422 for *Printworks* and 22011 through 22014 for *807 High Road*.
- For *807 High Road* Party Wall linings reference plans 21011 through 21014.
- For Ply Pattressing please refer to drawings 76101 through 76244 for *Printworks* and drawings 76015 through 76020 for *807 High Road*.
- For Internal Partition Typical Details refer to drawings 22513 through 22515.
- For Reflected Ceiling Plans refer to drawing 35230.
- For *Ceiling Types* refer to drawing 35201.

FLOOR FINISHES, DECORATION SCHEDULE AND REPAIRS REPORT:

- For Floor Finishes, refer to drawings 23260, 23261, 23262 and 23263.
- For Wall Finishes, refer to drawings 22010, 22011, 22012 and 22013.
- For Repairs Report, refer to 179-F3A-B3-ZZ-RP-A-00100_Scope of Repairs HR

SWITCHES
- STANDARD SWITCH (g = NO OF GANGS)
- 2 WAY SWITCH
- 1 WAY REACTIVE SWITCH

CEILING FITTINGS
- CEILING MOUNTED MODULAR FITTING (x = TYPE)
- CEILING MOUNTED CIRCULAR FITTING (x = TYPE)
- SURFACE FITTING (x = TYPE OF FITTING)
- LED JOINERY STRIP WITH INTEGRATED SWITCH
- READING LIGHT WITH INTEGRATED SWITCH
- CEILING MOUNTED EMERGENCY EXIT SIGN (ARROW INDICATES DIRECTION)
- ABSENCE/ PRESENCE DETECTOR
- DISABLED ALARM PULLCORD SWITCH
- OVERDOOR AUDIO/VISUAL ALARM INDICATOR
- CIRCULAR AIR VENT

SOCKETS
- UNSWITCHED SOCKET OUTLET (g = NO OF GANGS)
- SWITCHED SOCKET OUTLET (g = NO OF GANGS)
- UNSWITCHED FUSED SPUR OUTLET (X = USE)
- DOUBLE POLE SWITCH
- FLOOR BOX (X = Type)
- FLOOR GROMMET
- ISOLATOR HOB (H) /OVEN (O)
- GRID SWITCH
- HOB TIMER
- OUTLET PLATE
- ISOLATOR

COMMUNICATION
- RESET BUTTON
- ACCESSIBLE WINDOW OPERATION
- TELEPHONE/TV POINT (X = USE)
- DATA POINT
- THERMOSTAT
- DISABLED REFUGE OUTSTATION

FIRE SYSTEM
- FIRE ALARM PANEL
- INTERFACE MODULE
- SPRINKLER HEAD (LOCATION TBC)
- COMBINED SMOKE & HEAT DETECTOR
- COMBINED SMOKE & HEAT DETECTOR SOUNDER & BEACON
- SMOKE DETECTOR
- SMOKE DETECTOR SOUNDER
- INTERFACE UNIT
- BREAK GLASS UNIT

ELECTRICAL FITTINGS
- HAND DRYER
- CARD/FOB READER
- REQUEST TO EXIT
- SCENE CONTROL PANEL

LIGHTING FITTINGS
Amount and types to be reviewed by lighting supplier to ensure levels are sufficient.

SYMBOLS ABOVE SHOWN IN PLAN AND ELEVATION WHERE RELEVANT. TO MATCH EDC LEGEND.

DATE	CHK	DESCRIPTION	STA	NO.
23.07.2026	AC	Issued for Information	S3	P03
22.06.2026	GB	Issued for Construction	A5	C02
14.05.2026	GB	Issued for Construction	A5	C01
05.05.2026	GB	Issued to contractor. Small power & RCP under review by EDC	S3	P02
06.02.2026	GB	Issued for Contractor and Design Team Review	S3	P01

REVISION HISTORY

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Except for Planning purposes, figured dimensions only are to be taken from this drawing.
All dimensions are in millimetres unless otherwise stated.
All dimensions shall be checked on site prior to works commencing.
Any discrepancies shall be reported to the Architect.
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Health and Safety

Refer to relevant Construction (Design and Management) documentation where applicable. The Contractor shall plan, manage and monitor the works inclusive of temporary erection stability. Any works that are found to be unstable in the temporary state are to be reported directly to the structural engineer and Main Contractor/ Package Manager in order to provide safe temporary support. Check on site prior to commencement of works/fabrication etc.

project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM, LONDON, N17 8ER

title

ROOM DATA SHEET - L01-819-KDL

drawn by	scale	paper	project no
RF/OMJ	As indicated	A1	220428

status: **S3 - For review and comment**
revision: **P03**

drawing no: **179-F3A-B3-01-DR-A-76270**