

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 101 - T2
LEXHAM MEWS



Terrace Warm Roof - Decking on pedestals, fully adhered single-ply membrane, high performance PIR insulation, vapour control layer, 18mm plywood deck, timber joists to SE's Spec., 3mm skim coated 12.5mm plasterboard. Falls as indicated in plan and to specialist sub-contractors confirmation. To achieve U-value 0.13W/m2.K

Proposed brick return wall to new lightwell

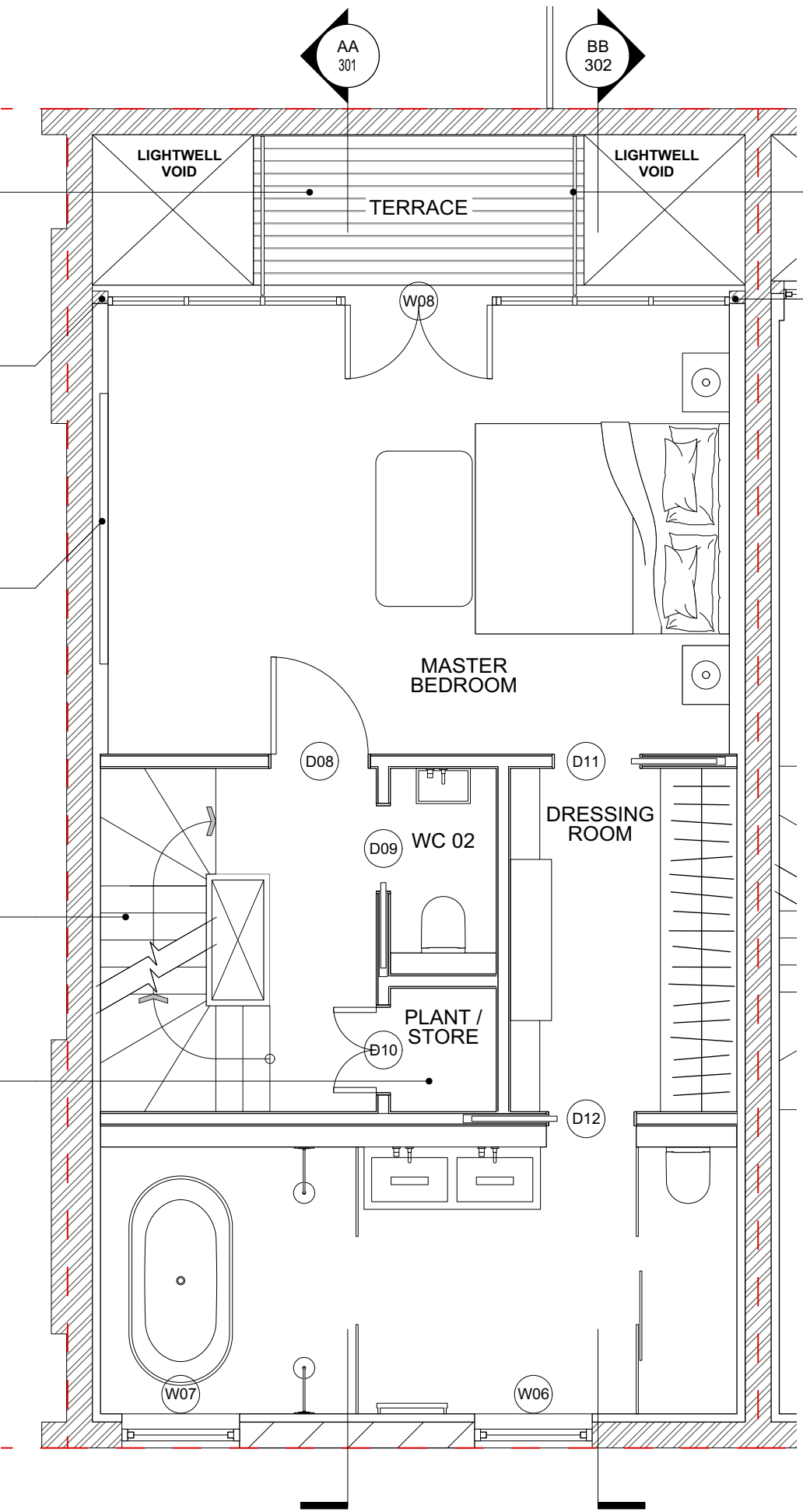
Recess for TV see elevations

New stair see stair drawings

Allow for unvented cylinder

Structural glass balustrade - min. 1100mm above finish terrace level To comply with minimum specifications of BS 6180

Proposed brick return wall to new lightwell



DIMENSIONS
Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 102 - T2
LEXHAM MEWS

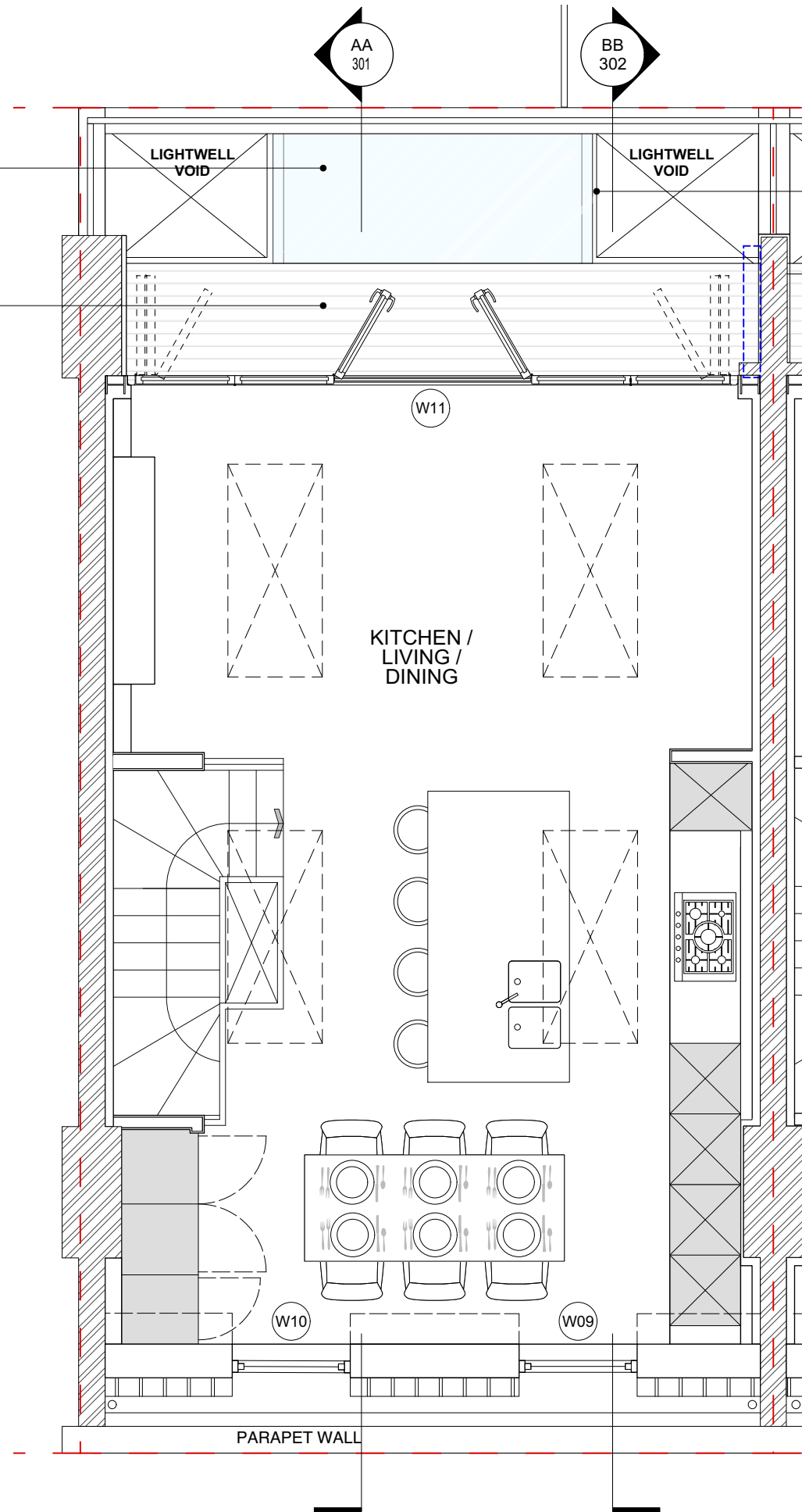




Walk on glass floor over as built structure. Allow for suitable upstands to achieve level finish with decking

Terrace Warm Roof -
Decking on pedestals, fully adhered single-ply membrane, high performance PIR insulation, vapour control layer, 18mm plywood deck, timber joists to SE's Spec., 3mm skim coated 12.5mm plasterboard. Falls as indicated in plan and to specialist sub-contractors confirmation. To achieve U-value 0.13W/m2-K

Structural glass balustrade - min. 1100mm above finish terrace level
To comply with minimum specifications of BS 6180



DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

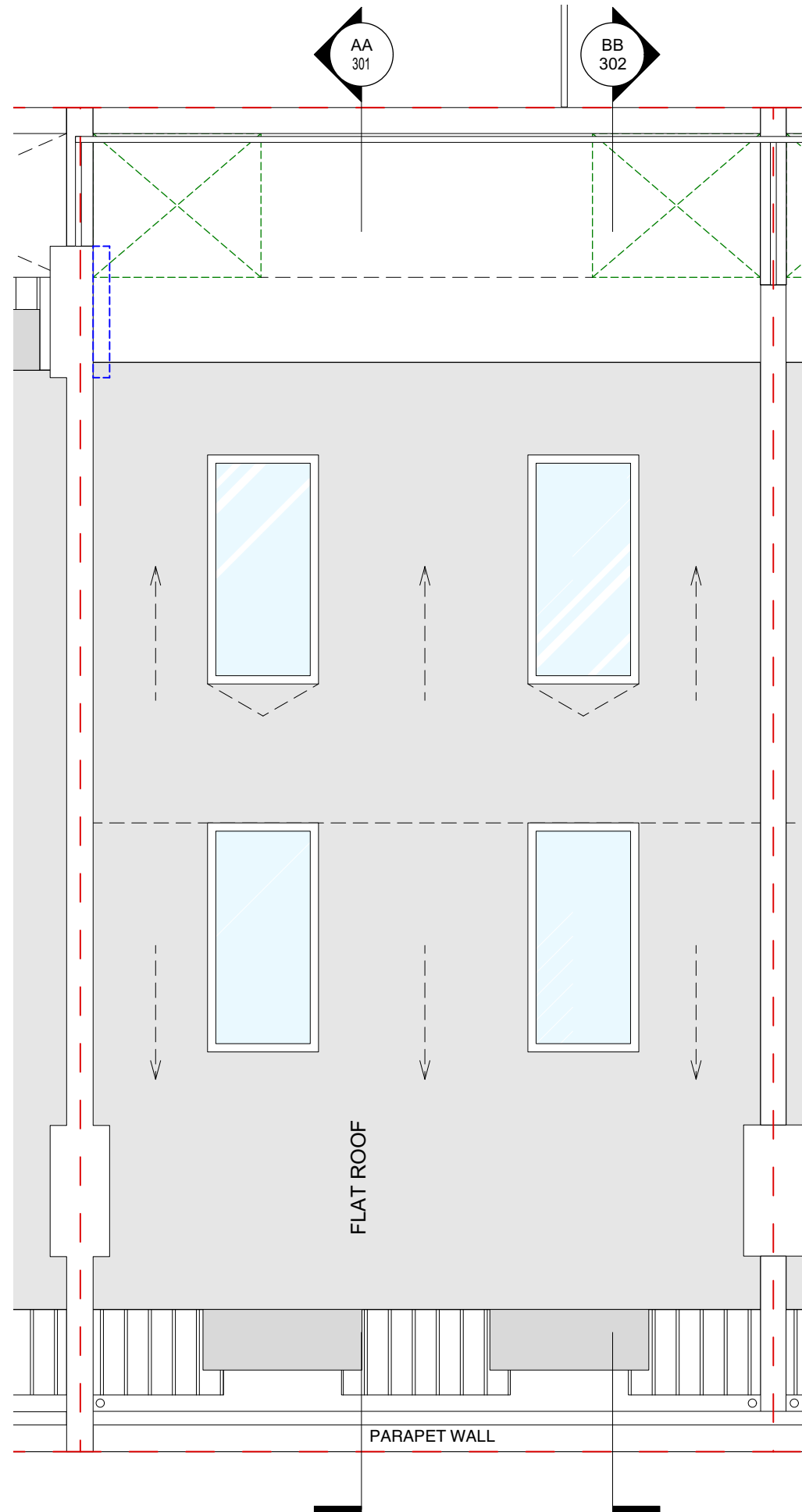
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 103 - T1
LEXHAM MEWS





NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 104 - T1
LEXHAM MEWS



Design of electrical installation to comply with The IET Wiring Regulations 18th Edition as issued by the Institution of Engineering & Technology, BS:7671:2018 All ring circuits to comply with High Integrity Earthing Requirements of Part 54 of BS:7671:2018

All electrical work required to meet the provisions of Part P (Electrical Safety) to be designed and installed in accordance with that document. Inspection and testing to be undertaken by a competent person and an appropriate BS7671 electrical installation certificate issued prior to completion of the work. For the purpose of this regulation a competent person is registered with an electrical self-certification scheme authorised by the secretary of state.

Compliance is necessary within the Electricity at Work Regulations 1989 as amended. Electrical installations should be designed and installed and suitably separate with appropriate distances to provide mechanical and thermal protection, employing measures that afford appropriate protection for persons against the risk of electric shock, burn or fire injuries.

Allow for;

- External lights should automatically switch off with dusk/dawn sensor and PIR where applicable.
- Fused spurs to be grouped and accessed through a built in cupboard.
- Circuits and switches to be labelled C1, C2, C3 etc to show corresponding circuit.
- Rocker switches to have consistent on/off position throughout property. Down position to be on.
- LED lighting in wardrobes to be controlled with PIR motion detector or door sensor.
- LED lighting in bookcases and feature lighting controlled with wall switch/room control.
- LED drivers where required to have discrete access panels for maintenance.
- Lighting colour to be coordinated throughout for all fittings and feature lighting. Warm white 2700K unless stated otherwise.
- Dimmer switches to be included for living areas and bedrooms.
- Heated mirror to bathrooms and en suites.
- Electric underfloor heating to bathrooms and en suites, unless stated as Wet System.
- Motion sensor to mirror or low level wall light to allow use of wc at night
- Power supply to high level rooflights, for automatic opening and blind retraction.
- Bedside wall/pendant lights or 5 amp sockets to be switch independantly to each side and on dimmers where applicable.
- Faceplates to ancillary spaces and concealed in joinery to be quality white plastic.
- All other faceplates to be feature finish or screwless as shown in schedule.
- Isolators to extractors and UFH to be installed 'inline' and flush screwless white faceplates.
- Thermostats to electrical UFH mounted next to light switch.
- Lighting positions take account of fitted furniture and kitchen layouts.
- Electrical feeds are coordinated with kitchen appliances
- Sufficient tails are provided for cabinet lighting.

HOT AND COLD WATER

Allow for extending existing hot and cold water supplies to serve revised areas. Feed location to be coordinated with kitchen design. Allow for feed pipes in a vertical position. 400mm above FFL with isolator valves fitted, do not cap with stop ends. Some taps require high water pressure, advise if there is an issue with hot or cold feed pressure which may impact on functionality.

GAS

Existing gas supply to be rerouted to revised layout

DRAINAGE, SOIL, VENT AND RAINWATER

Allow for extending the drainage pipework to new bathroom and kitchen layouts. Ensure minimum 40mm waste pipe is used for the kitchen, unless stated otherwise. Locations to be coordinated with units and appliances.

Soil vent pipes - use existing where possible

Branch connections from WC's - 110mm

Branch connections from showers, baths and wash basins, kitchen sinks - 50mm all to be in UPVC with traps in UPVC

Shower traps - Contractors choice

VENTILATION

Unless whole house ventilation system is being specified; Allow for mechanical extract drawn from the Ventaxia range of fans using ceiling fans throughout linked to relevant lighting circuit with a 10 minute run and isolator switch.

Allow for kitchen hood extractor to be routed externally in the ceiling void. Note; to be coordinated with whole house ventilation system where applicable. Install min. 150mm ducting unless stated otherwise, if using flat ducting ensure the cubic area matches the equivalent round ducting.

HEATING

Allow for wet system underfloor heating as shown on drawings - manifold and thermostat locations to be agreed on site by architect unless shown.

Allow for new radiators where shown using the wet system.

ACCESS PANELS CEILING MOUNTED

M&E designer to ensure that there are no clashes with lighting, ventilation and access panels. Specification to be trimless plastered in metal type with sound insulation to be rubbed down and painted same finish as ceiling.

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

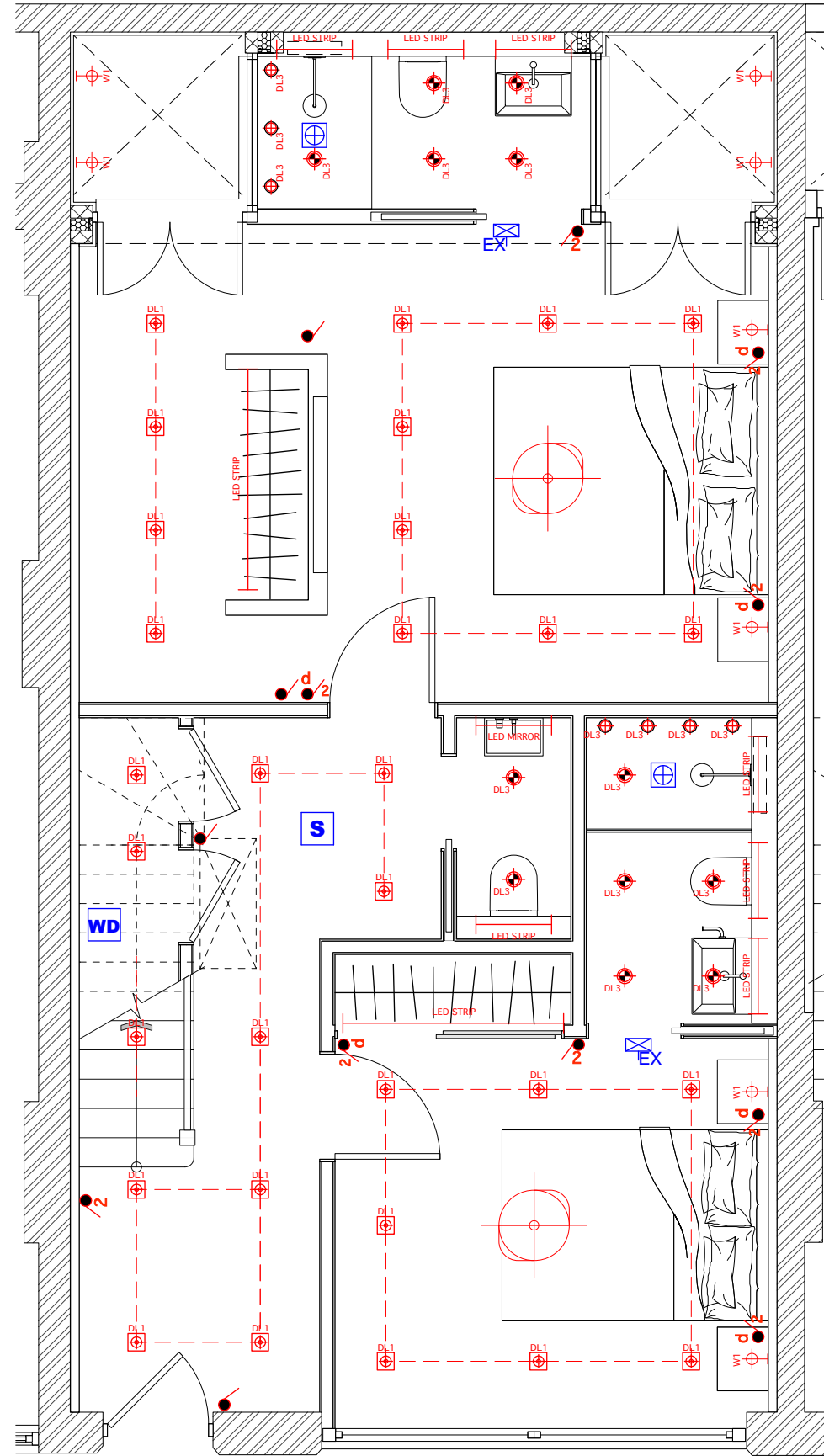
REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 120 - T1
LEXHAM MEWS

LIGHTING PLAN

GROUND FLOOR 1:50



NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

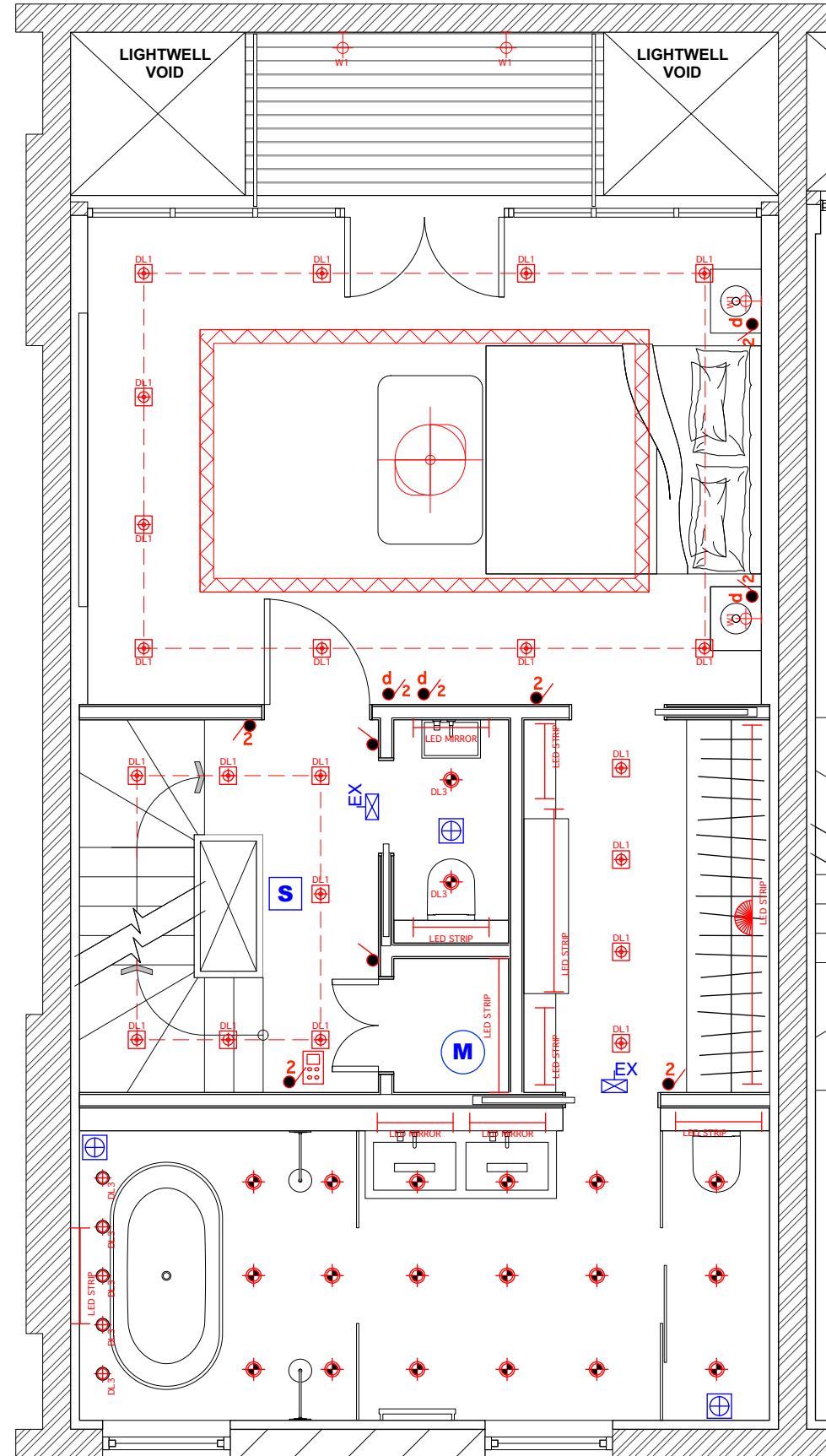
REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 121 - T1
LEXHAM MEWS

LIGHTING PLAN

FIRST FLOOR 1:50



NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

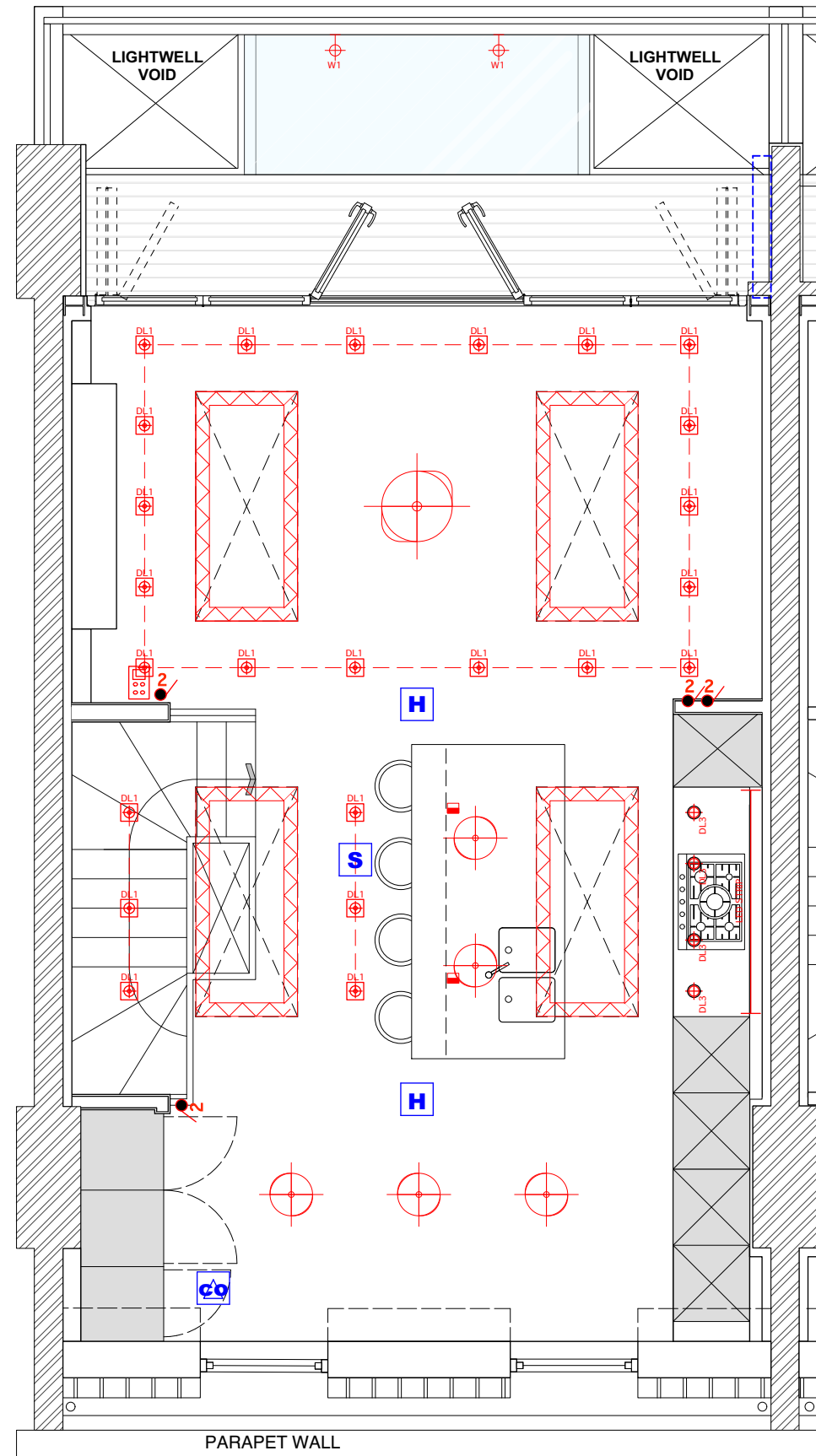
ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 122 - T1
LEXHAM MEWS



NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

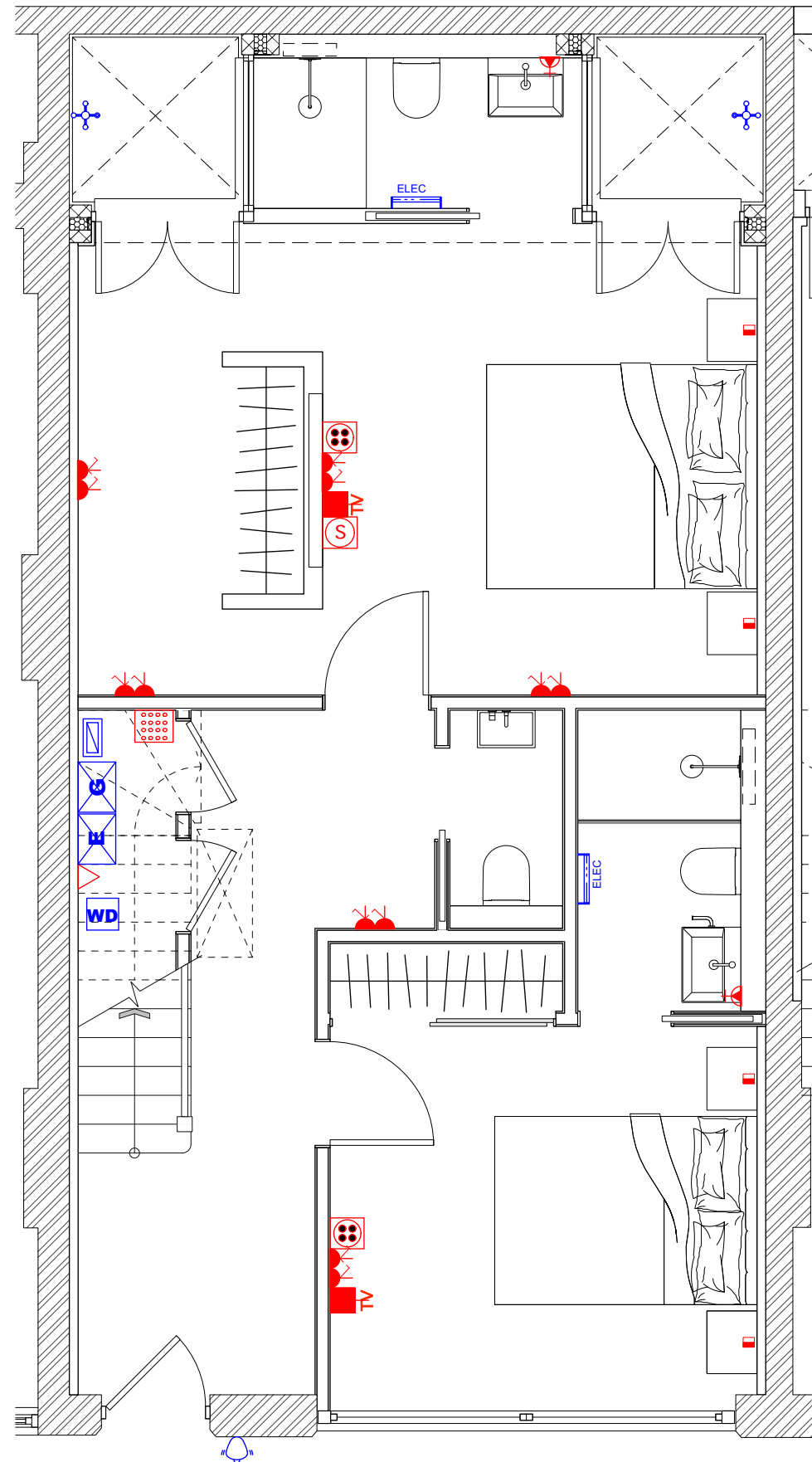
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 123 - T1
LEXHAM MEWS



ELECTRICAL PLAN

GROUND FLOOR 1:50



NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

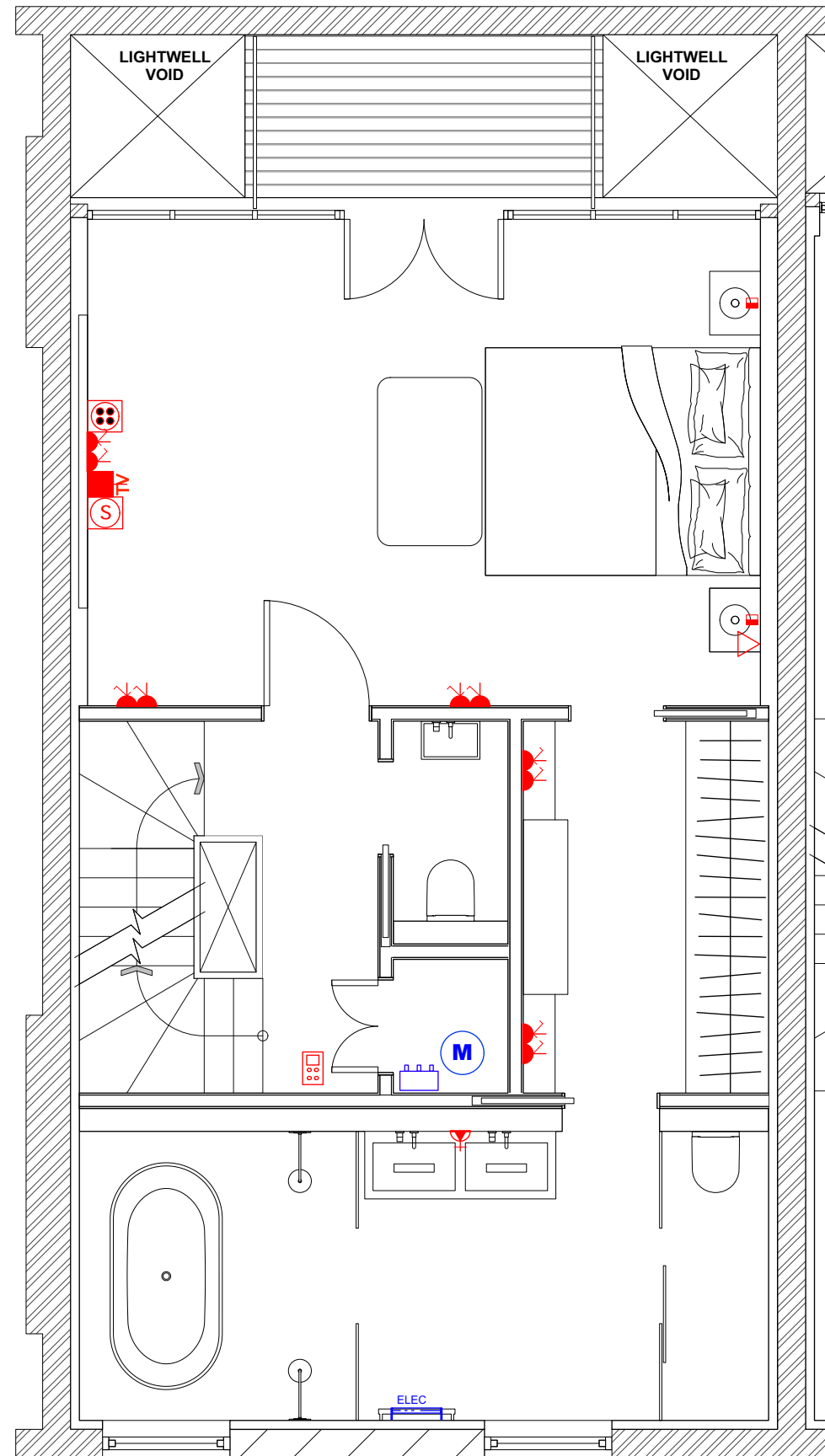
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 124 - T1
LEXHAM MEWS



ELECTRICAL PLAN

FIRST FLOOR 1:50



NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

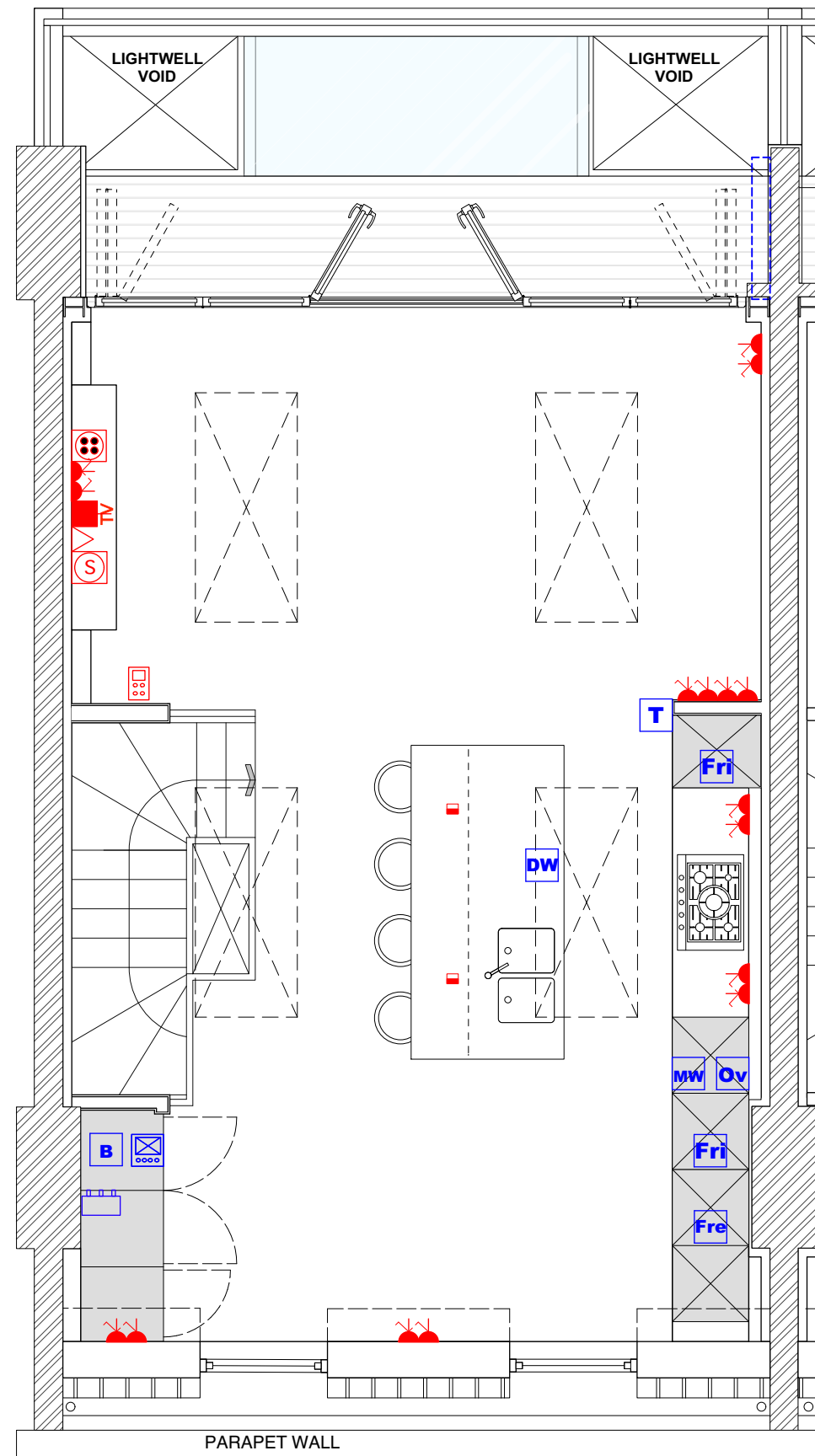
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 125 - T1
LEXHAM MEWS





NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 126 - T1
LEXHAM MEWS



ADVENTURE IN ARCHITECTURE^o

REFLECTED CEILING PLAN

GROUND FLOOR 1:50



Ceiling recess for feature lighting and extractor, see bathroom elevations

High level joinery mounted indoor AC unit; Intake at low level in skirting/kick board, outlet in high level slot diffuser

High level joinery mounted indoor AC unit; Intake at low level in skirting/kick board, outlet in high level slot diffuser

NB.
Air conditioning shown for coordination and subject to specialist design input.

Allow for external unit/s within the rear lightwells.

Ceiling recess for feature lighting and extractor, see bathroom elevations

NOTES / SPEC

Lining on suspended ceilings
 • Fire performance to BS EN 13501-1, class B-s3, d2 or better
 • Linings: Two layers 12.5 mm plasterboard base condition, unless noted otherwise.

Dry lining generally
 • Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.
 • Gypsum plasterboard to BS EN 520.
 • Gypsum fibre board to BS EN 15283-2.
 • All sheets to be CE marked. Submit Declaration of Performance (DoP).
 • Boards to be cut neatly and accurately without damaging core or tearing paper facing. Minimize cut edges.
 • Two-layer boarding: Stagger joints between layers.
 • Finishing: Neatly give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

Skim coat plaster finish
 • Plaster type as recommended by board manufacturer thickness: 2-3 mm.
 • Joints: Fill and tape except where coincident with metal beads.
 • Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

Beads/ stops
 • Cut neatly using mitres at return angles.
 • Fix securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
 • Finishing: After plaster has been applied, remove surplus material while still wet from surfaces of beads exposed to view

Additional supports
 • Framing: Accurately position and securely fix to give full support to: boards running parallel with, but offset from main structural supports. Fixtures, fittings and services. Board edges and lining perimeters.

Mineral wool insulation
 • Fit insulation with closely butted joints and no gaps. Prevent slumping.
 • Electrical cables overlaid by insulation: Size accordingly.

Sealing gaps and air paths
 • Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
 • Gaps between wall and underside of gypsum board: After sealing, fill with joint compound.

DIMENSIONS
 Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
 This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
 DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
 Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
 Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES
 Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS
 Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 131 - T1
LEXHAM MEWS

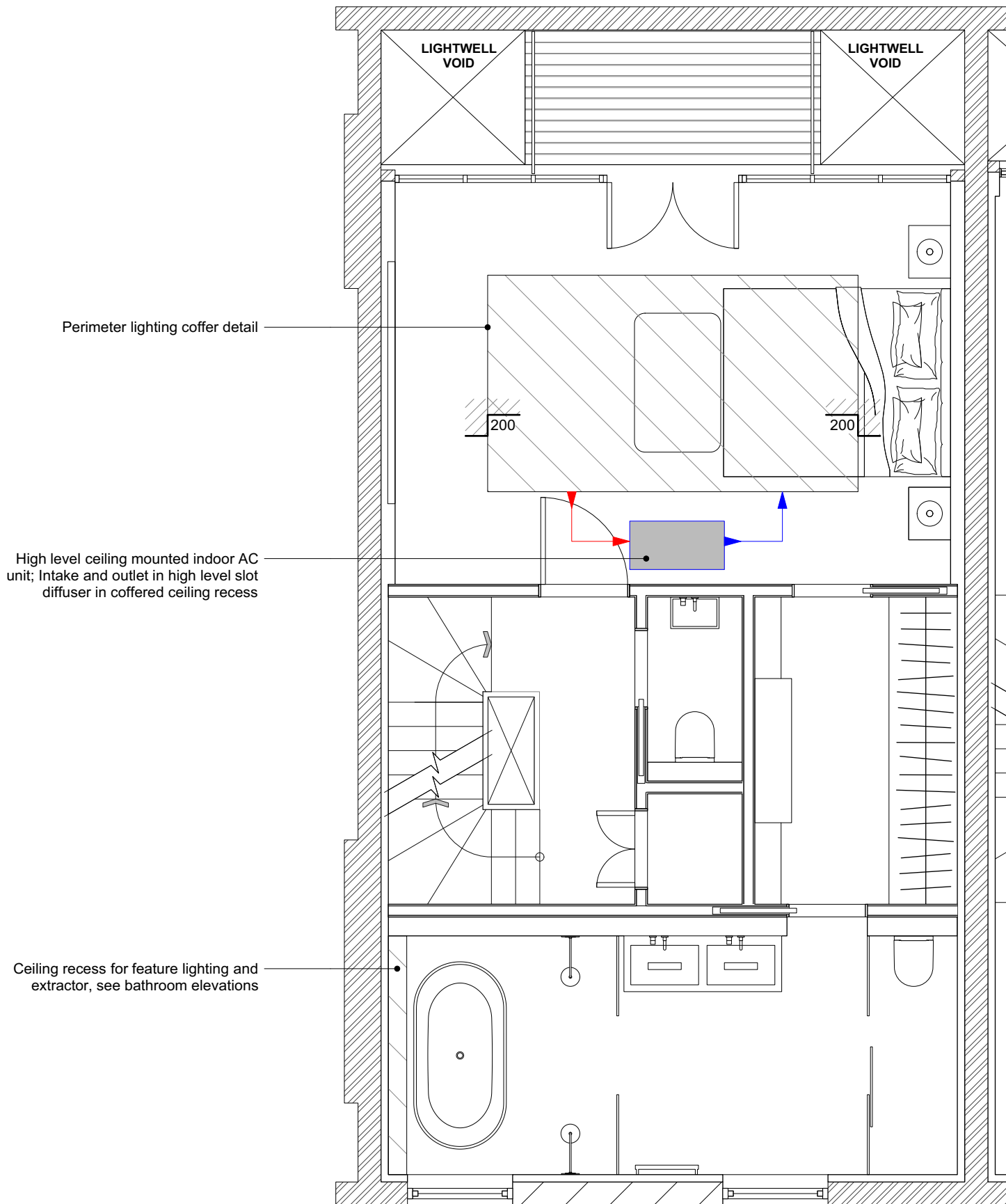
info@adventureinarchitecture.co.uk | 02038839454



ADVENTURE IN ARCHITECTURE[°]

REFLECTED CEILING PLAN

FIRST FLOOR 1:50



Perimeter lighting coffer detail

High level ceiling mounted indoor AC unit; Intake and outlet in high level slot diffuser in coffered ceiling recess

Ceiling recess for feature lighting and extractor, see bathroom elevations

NB.
Air conditioning shown for coordination and subject to specialist design input.

Allow for external unit/s within the rear lightwells.

NOTES / SPEC

Lining on suspended ceilings
 • Fire performance to BS EN 13501-1, class B-s3, d2 or better
 • Linings: Two layers 12.5 mm plasterboard base condition, unless noted otherwise.

Dry lining generally

- Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.
- Gypsum plasterboard to BS EN 520.
- Gypsum fibre board to BS EN 15283-2.
- All sheets to be CE marked. Submit Declaration of Performance (DoP).
- Boards to be cut neatly and accurately without damaging core or tearing paper facing. Minimize cut edges.
- Two-layer boarding: Stagger joints between layers.
- Finishing: Neatly give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

Skim coat plaster finish

- Plaster type as recommended by board manufacturer thickness: 2-3 mm.
- Joints: Fill and tape except where coincident with metal beads.
- Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

Beads/ stops

- Cut neatly using mitres at return angles.
- Fix securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
- Finishing: After plaster has been applied, remove surplus material while still wet from surfaces of beads exposed to view.

Additional supports

- Framing: Accurately position and securely fix to give full support to: boards running parallel with, but offset from main structural supports. Fixtures, fittings and services. Board edges and lining perimeters.

Mineral wool insulation

- Fit insulation with closely butted joints and no gaps. Prevent slumping.
- Electrical cables overlaid by insulation: Size accordingly.

Sealing gaps and air paths

- Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
- Gaps between wall and underside of gypsum board: After sealing, fill with joint compound.

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 132 - T1
LEXHAM MEWS

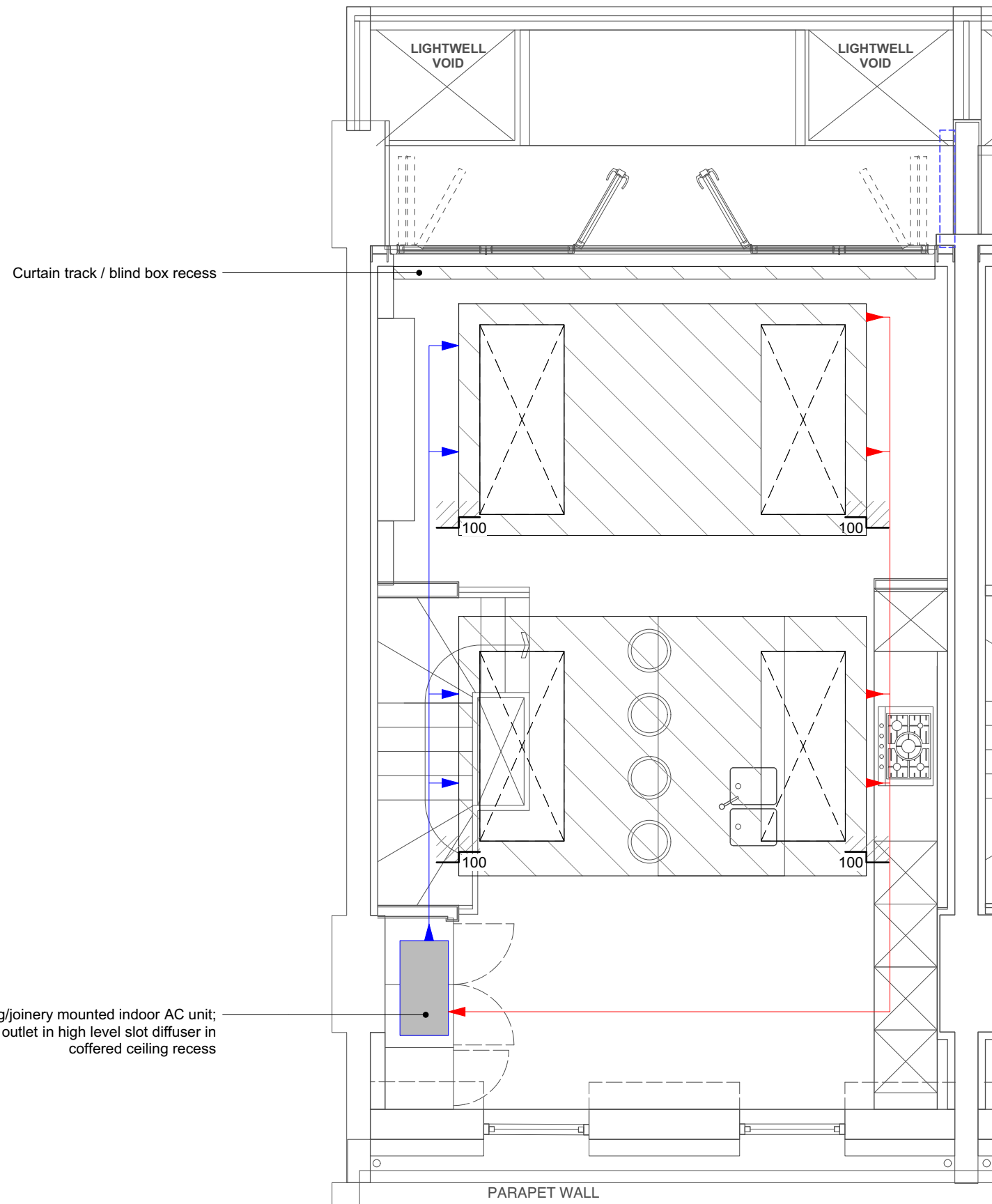
info@adventureinarchitecture.co.uk | 02038839454



ADVENTURE IN ARCHITECTURE^o

REFLECTED CEILING PLAN

SECOND FLOOR 1:50



NB.
Air conditioning shown for coordination and subject to specialist design input.

Allow for external unit/s within the rear lightwells.

NOTES / SPEC

Lining on suspended ceilings
 • Fire performance to BS EN 13501-1, class B-s3, d2 or better
 • Linings: Two layers 12.5 mm plasterboard base condition, unless noted otherwise.

Dry lining generally

- Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.
- Gypsum plasterboard to BS EN 520.
- Gypsum fibre board to BS EN 15283-2.
- All sheets to be CE marked. Submit Declaration of Performance (DoP).
- Boards to be cut neatly and accurately without damaging core or tearing paper facing. Minimize cut edges.
- Two-layer boarding: Stagger joints between layers.
- Finishing: Neatly give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

Skim coat plaster finish

- Plaster type as recommended by board manufacturer thickness: 2-3 mm.
- Joints: Fill and tape except where coincident with metal beads.
- Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

Beads/ stops

- Cut neatly using mitres at return angles.
- Fix securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
- Finishing: After plaster has been applied, remove surplus material while still wet from surfaces of beads exposed to view.

Additional supports

- Framing: Accurately position and securely fix to give full support to: boards running parallel with, but offset from main structural supports. Fixtures, fittings and services. Board edges and lining perimeters.

Mineral wool insulation

- Fit insulation with closely butted joints and no gaps. Prevent slumping.
- Electrical cables overlaid by insulation: Size accordingly.

Sealing gaps and air paths

- Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
- Gaps between wall and underside of gypsum board: After sealing, fill with joint compound.

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 133 - T1
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454

1:20 @ A3 0.5m 1m 1:50 @ A3 1m 2m 3m 4m 1:100 1m 2m 3m 4m 1:200 2m 3m 4m 5m 6m 7m 8m 9m 1:500 5m 10m 1:1250 20m 30m 40m 50m

FINISHES PLAN

GROUND FLOOR 1:50



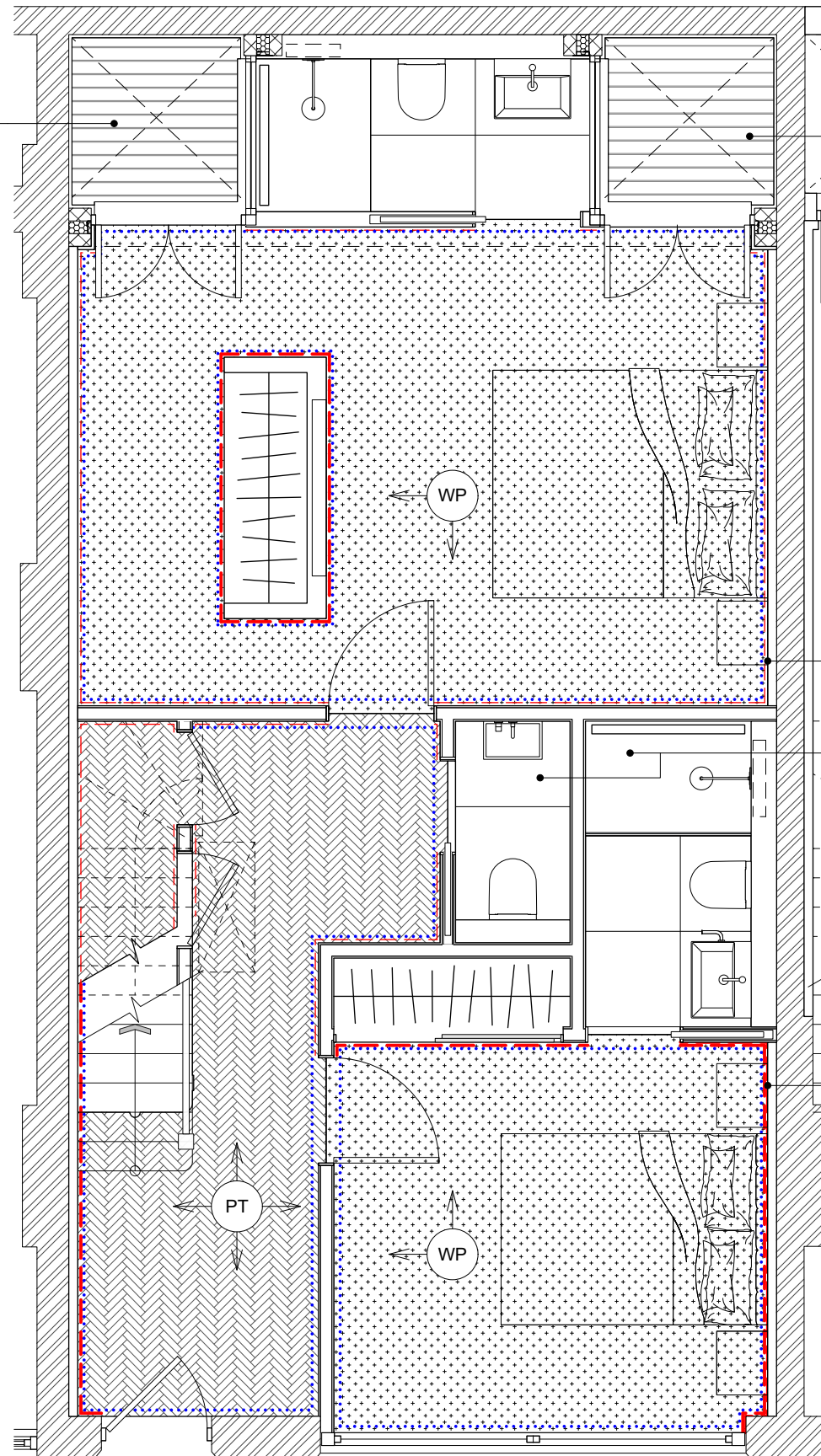
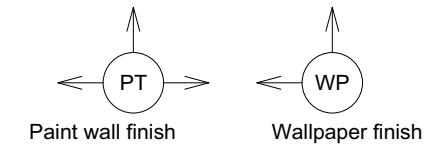
Millboard wethered ebonized dark oak decking 200mm wide

Millboard wethered ebonized dark oak decking 200mm wide

NB.
Wet system underfloor heating to be installed throughout with separate zones for each room. Ensure floor finishes are compatible with UFH

Red dashed line indicates timber skirting. Refer to finishes schedule.

Blue dotted line indicates coricing. Refer to finishes schedule.



REFER TO BEDROOM ELEVATION FOR WALL FINISH

REFER TO BATHROOM ELEVATIONS FOR ALL WALL FINISHES

REFER TO BEDROOM ELEVATION FOR WALL FINISH

NOTES / SPEC

- FINISHES**
- Thresholds to rooms to be level and finished with threshold strip confirmed by architect on site
- PAINTING/ CLEAR FINISHING**
- Refer to paint finishes schedule, coat to manufacturer's recommendations including base coats as required.
 - Preparation; Remove all loose and defective coatings
 - Doors, opening windows and other moving parts; Ease, if necessary, before coating and prime resulting bare areas.
 - Resinous areas and knots: Apply two coats of knotting.
 - Defective primer or existing paint: Take back to bare wood and reprime.
 - Contractor to paint 1m x 1m square of painted surface for client's written approval before continuing
- TILE SETTING OUT**
- Tiles setting out to be confirmed with architect on site
 - Joints: True to line, continuous and without steps.
 - Joints on walls: Horizontal, vertical and aligned round corners.
 - Joints in floors: Parallel to main axis of space or specified features.
 - Cut tiles: Minimize number, maximize size and locate unobtrusively.
 - Joints in adjoining floors and walls: Align.
 - Joints in adjoining floors and skirtings: Align.
- GROUTING**
- Sequence: Grout when bed/adhesive has set sufficient to prevent disturbance of tiles.
 - Joints: 6mm deep (or depth of tile if less). Free from dust and debris.
 - Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
 - Polishing: When grout is hard, polish tiling with dry cloth.
 - Joints: Extend through tiles and bedding to base/ background. Centre over joints in base/ background.
- TIMBER FLOOR**
- 15mm thick with a 4mm solid hardwood top layer of cut veneer specifically designed for use with under floor heating. To BS EN 942
 - Manufactured boards cured and kiln dried to balance the moisture content of all components
 - Floor to be laid fully bonded and to be fitted in accordance with BS 8201:2011
 - The contractor will be responsible for ensuring that the site conditions comply with BS8201:2011.
 - A 10mm expansion gap is required around the perimeter of the floor and/or where the wood flooring meets differing materials.
 - Before fitting Engineered wood flooring should be acclimatised, refer to manufacturer's recommendations.

FINISHES



DIMENSIONS
Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

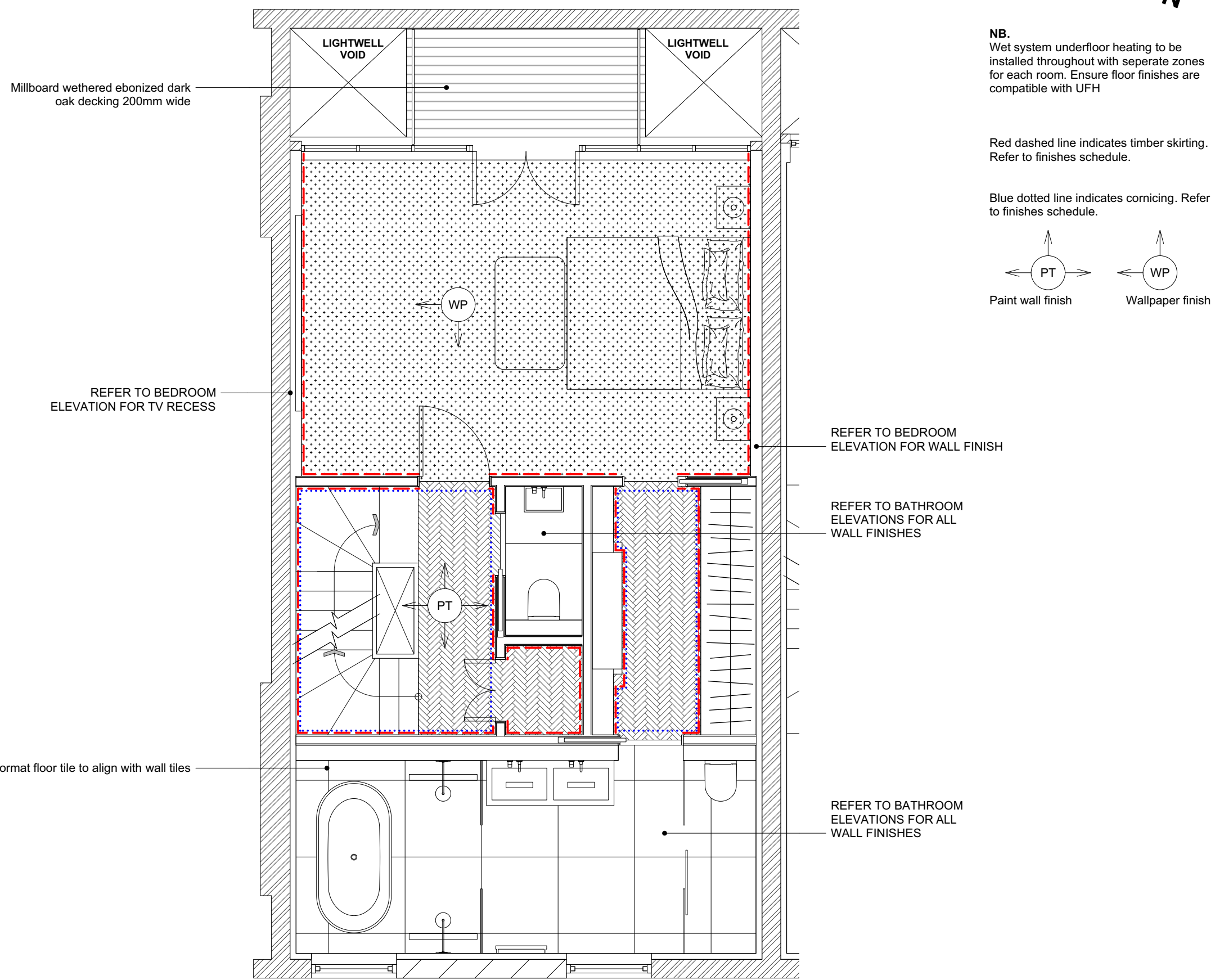
ASSUMED BOUNDARIES
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 141 - T2
LEXHAM MEWS

FINISHES PLAN

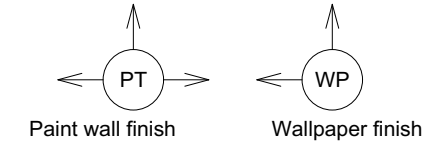
FIRST FLOOR 1:50



NB.
Wet system underfloor heating to be installed throughout with separate zones for each room. Ensure floor finishes are compatible with UFH

Red dashed line indicates timber skirting. Refer to finishes schedule.

Blue dotted line indicates coricing. Refer to finishes schedule.



NOTES / SPEC

FINISHES
• Thresholds to rooms to be level and finished with threshold strip confirmed by architect on site

PAINTING/ CLEAR FINISHING
• Refer to paint finishes schedule, coat to manufacturer's recommendations including base coats as required.
• Preparation; Remove all loose and defective coatings
• Doors, opening windows and other moving parts; Ease, if necessary, before coating and prime resulting bare areas.
• Resinous areas and knots: Apply two coats of knotting.
• Defective primer or existing paint: Take back to bare wood and reprime.
• Contractor to paint 1m x 1m square of painted surface for client's written approval before continuing

TILE SETTING OUT
• Tiles setting out to be confirmed with architect on site
• Joints: True to line, continuous and without steps.
• Joints on walls: Horizontal, vertical and aligned round corners.
• Joints in floors: Parallel to main axis of space or specified features.
• Cut tiles: Minimize number, maximize size and locate unobtrusively.
• Joints in adjoining floors and walls: Align.
• Joints in adjoining floors and skirtings: Align.

GROUTING
• Sequence: Grout when bed/adhesive has set sufficient to prevent disturbance of tiles.
• Joints: 6mm deep (or depth of tile if less). Free from dust and debris.
• Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
• Polishing: When grout is hard, polish tiling with dry cloth.
• Joints: Extend through tiles and bedding to base/background. Centre over joints in base/background.

TIMBER FLOOR
• 15mm thick with a 4mm solid hardwood top layer of cut veneer specifically designed for use with under floor heating. To BS EN 942
• Manufactured boards cured and kiln dried to balance the moisture content of all components
• Floor to be laid fully bonded and to be fitted in accordance with BS 8201:2011
• The contractor will be responsible for ensuring that the site conditions comply with BS8201:2011.
• A 10mm expansion gap is required around the perimeter of the floor and/or where the wood flooring meets differing materials.
• Before fitting Engineered wood flooring should be acclimatised, refer to manufacturer's recommendations.

FINISHES



DIMENSIONS
Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

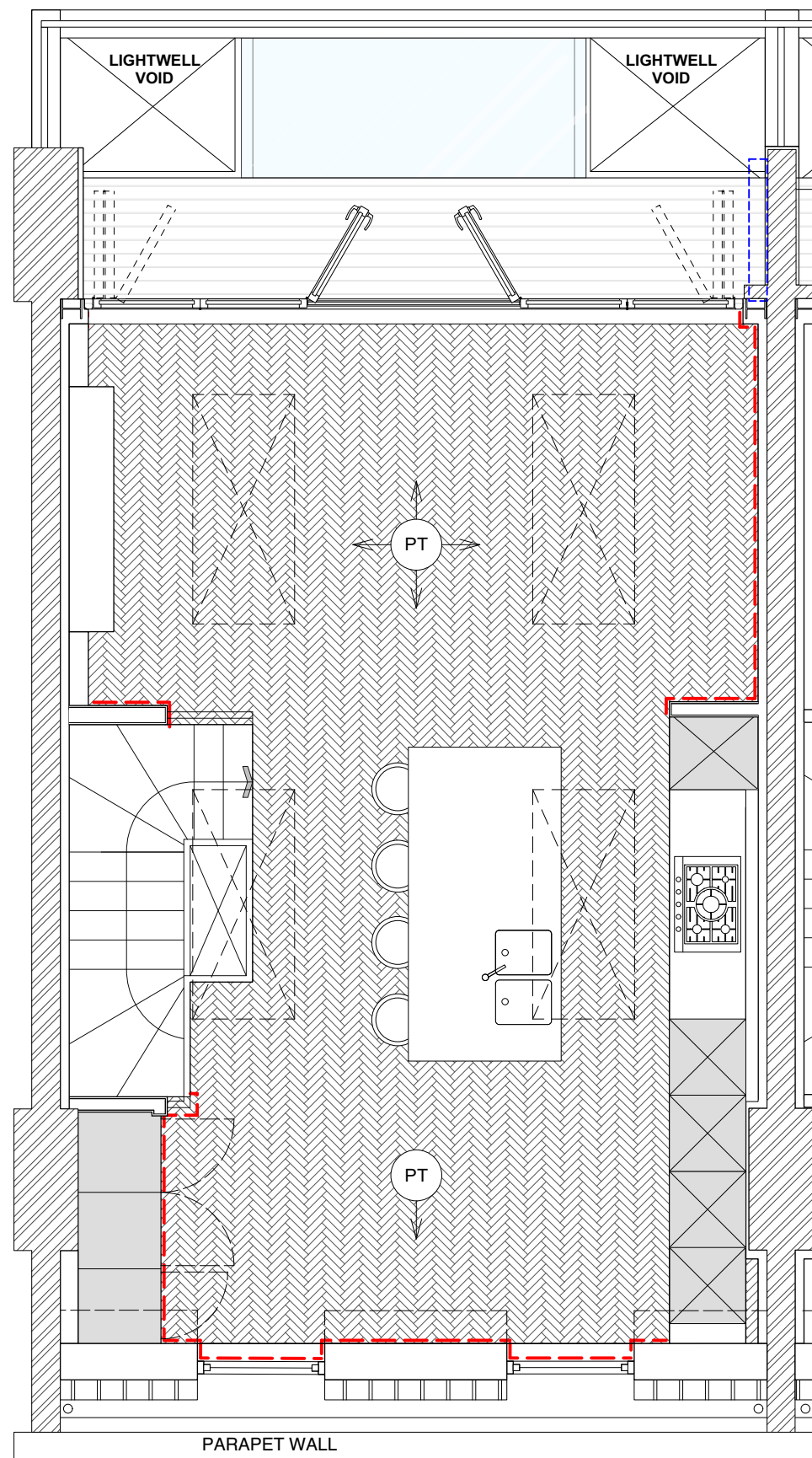
REVISIONS
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER

440 - 142 - T2

LEXHAM MEWS

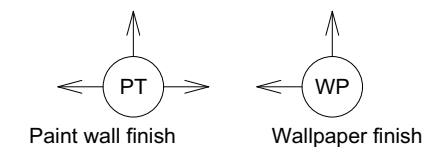




NB.
Wet system underfloor heating to be installed throughout with separate zones for each room. Ensure floor finishes are compatible with UFH

Red dashed line indicates timber skirting. Refer to finishes schedule.

Blue dotted line indicates coricing. Refer to finishes schedule.



NOTES / SPEC

FINISHES

- Thresholds to rooms to be level and finished with threshold strip confirmed by architect on site

PAINTING/ CLEAR FINISHING

- Refer to paint finishes schedule, coat to manufacturer's recommendations including base coats as required.
- Preparation; Remove all loose and defective coatings
- Doors, opening windows and other moving parts; Ease, if necessary, before coating and prime resulting bare areas.
- Resinous areas and knots: Apply two coats of knotting.
- Defective primer or existing paint: Take back to bare wood and reprime.
- Contractor to paint 1m x 1m square of painted surface for client's written approval before continuing

TILE SETTING OUT

- Tiles setting out to be confirmed with architect on site
- Joints: True to line, continuous and without steps.
- Joints on walls: Horizontal, vertical and aligned round corners.
- Joints in floors: Parallel to main axis of space or specified features.
- Cut tiles: Minimize number, maximize size and locate unobtrusively.
- Joints in adjoining floors and walls: Align.
- Joints in adjoining floors and skirtings: Align.

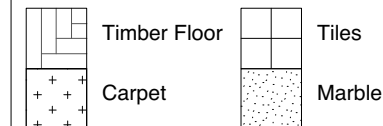
GROUTING

- Sequence: Grout when bed/adhesive has set sufficient to prevent disturbance of tiles.
- Joints: 6mm deep (or depth of tile if less). Free from dust and debris.
- Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
- Polishing: When grout is hard, polish tiling with dry cloth.
- Joints: Extend through tiles and bedding to base/ background. Centre over joints in base/ background.

TIMBER FLOOR

- 15mm thick with a 4mm solid hardwood top layer of cut veneer specifically designed for use with under floor heating. To BS EN 942
- Manufactured boards cured and kiln dried to balance the moisture content of all components
- Floor to be laid fully bonded and to be fitted in accordance with BS 8201:2011
- The contractor will be responsible for ensuring that the site conditions comply with BS8201:2011.
- A 10mm expansion gap is required around the perimeter of the floor and/or where the wood flooring meets differing materials.
- Before fitting Engineered wood flooring should be acclimatised, refer to manufacturer's recommendations.

FINISHES



DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

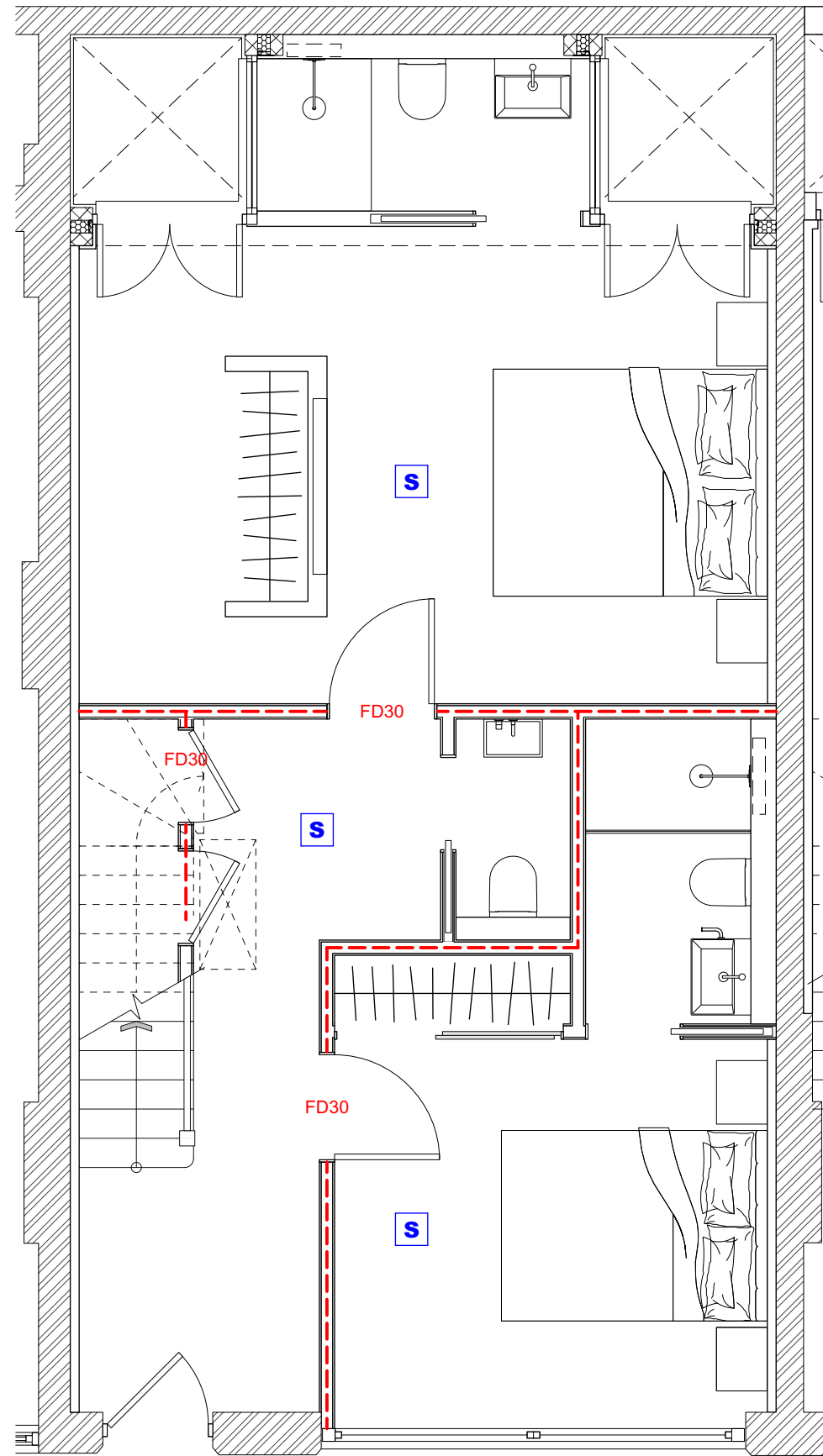
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 143 - T2
LEXHAM MEWS



FIRE PLAN

GROUND FLOOR 1:50




NOTES / SPEC

- Emergency Lighting to confirm with BS 5266 Part 1 and BS EN 50172
- Fire Alarm System to conform with BS 5839
- Fire Signage to BS 5499
- Fire suppression system (watermist system) designed to the performance requirements of BS 8458:2015
- These are not complete Fire Plans, they indicate works to be completed for construction and how the project will comply to Part B of the approved Documents.


- The main principles indicated are:
- a) Means of escape and their associated fire protection, including position and type of fire doors including proposed exit door furniture and ironmongery.
 - b) Structural fire precautions and lines of compartmentation
 - c) Access and facilities for the fire service
 - d) Fire detection and alarm system or other means of giving warning
 - e) Emergency lighting.
 - f) Fire exit signage and notices
 - g) Smoke control and venting measures, where applicable.


- For the avoidance or doubt these drawings do not show information on:
- a) Fire extinguishers
 - b) All required Fire signage.

- Lining on suspended ceilings**
- Fire performance to BS EN 13501-1, class B-s3, d2 or better
 - Linings: Two layers 12.5 mm plasterboard base condition, unless noted otherwise.


 Fire suppression mist system smartscan head. Subject to specialist design and BC confirmation


 Heat Detector

 Smoke Detector

 Carbon Monoxide Detector

FD30 30 minute fire door

 Fire resistant construction (30 mins)

 Fire resistant construction (60 mins)

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

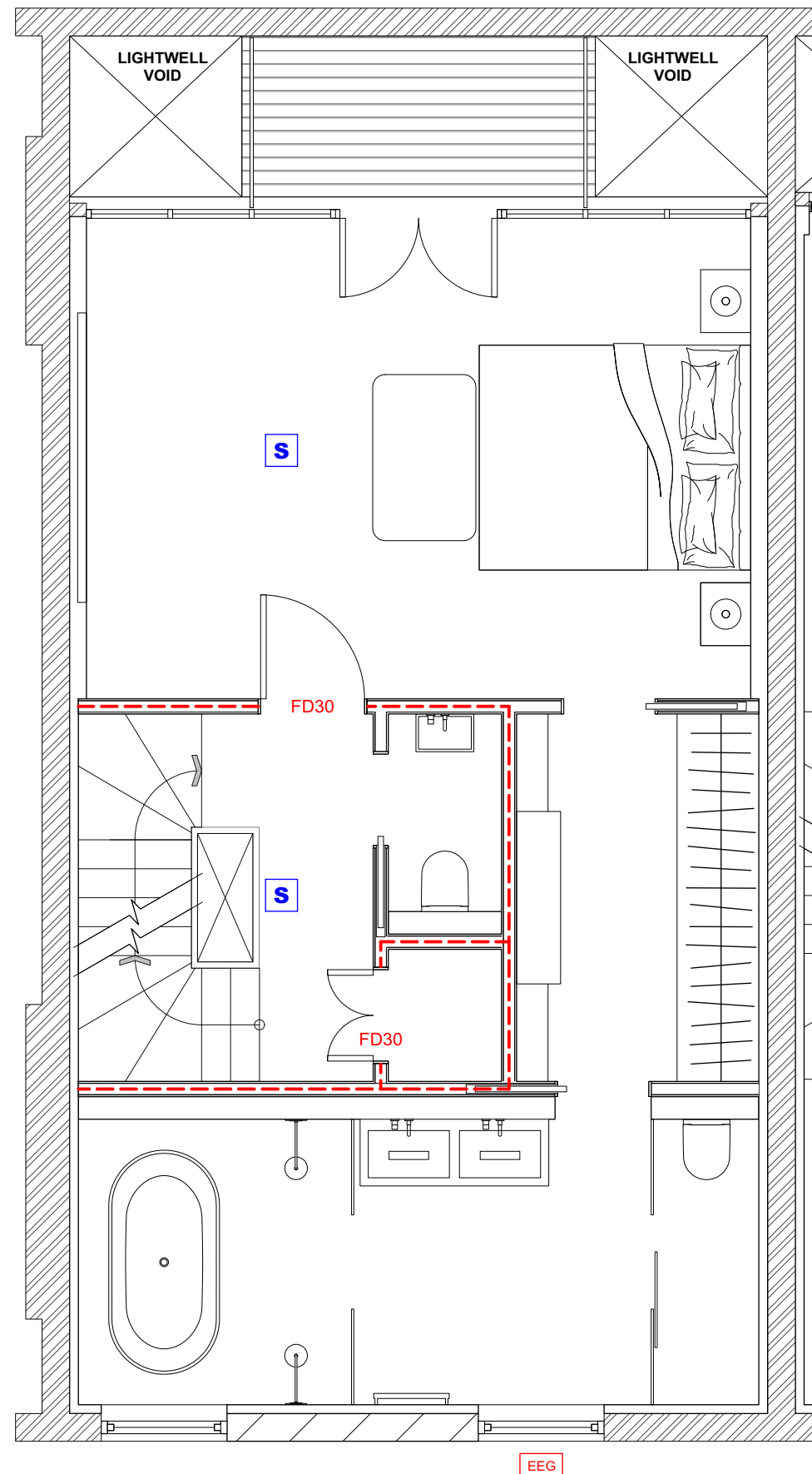
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 151 - T2
LEXHAM MEWS



FIRE PLAN

FIRST FLOOR 1:50




NOTES / SPEC


- Emergency Lighting to confirm with BS 5266 Part 1 and BS EN 50172
- Fire Alarm System to conform with BS 5839
- Fire Signage to BS 5499
- Fire suppression system (watermist system) designed to the performance requirements of BS 8458:2015
- These are not complete Fire Plans, they indicate works to be completed for construction and how the project will comply to Part B of the approved Documents.


- The main principles indicated are:
- Means of escape and their associated fire protection, including position and type of fire doors including proposed exit door furniture and ironmongery.
 - Structural fire precautions and lines of compartmentation
 - Access and facilities for the fire service
 - Fire detection and alarm system or other means of giving warning
 - Emergency lighting.
 - Fire exit signage and notices
 - Smoke control and venting measures, where applicable.


- For the avoidance or doubt these drawings do not show information on:
- Fire extinguishers
 - All required Fire signage.

- Lining on suspended ceilings**
- Fire performance to BS EN 13501-1, class B-s3, d2 or better
 - Linings: Two layers 12.5 mm plasterboard base condition, unless noted otherwise.


 Fire suppression mist system smartscan head. Subject to specialist design and BC confirmation


 Heat Detector

 Smoke Detector

 Carbon Monoxide Detector

FD30 30 minute fire door

 Fire resistant construction (30 mins)

 Fire resistant construction (60 mins)

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

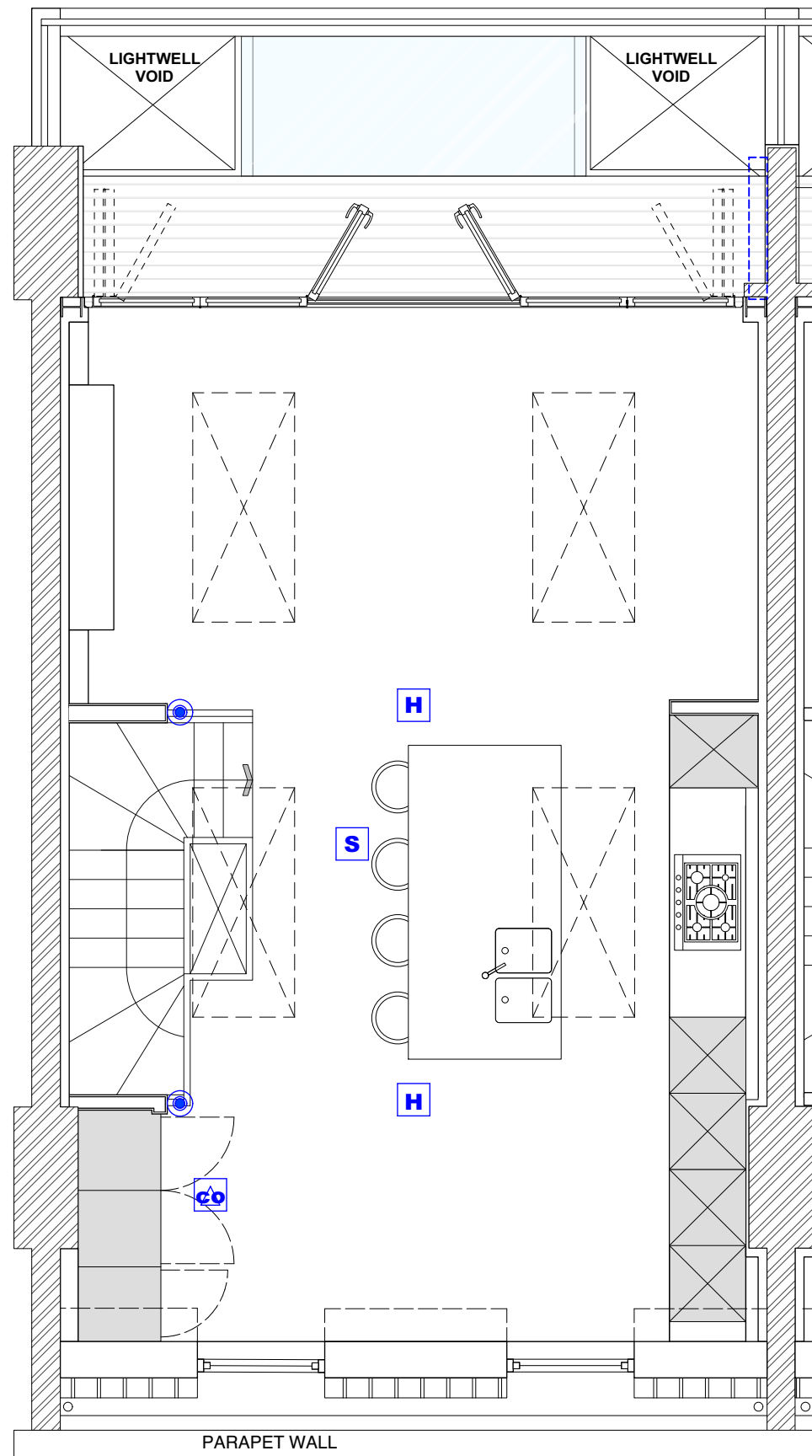
TENDER
440 - 152 - T2
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454



FIRE PLAN

SECOND FLOOR 1:50



NB.
Fire suppression system shown for coordination and subject to specialist design input. Refer to Automist Smartscan Hydra design and specification.

NOTES / SPEC


- Emergency Lighting to confirm with BS 5266 Part 1 and BS EN 50172
- Fire Alarm System to confirm with BS 5839
- Fire Signage to BS 5499
- Fire suppression system (watermist system) designed to the performance requirements of BS 8458:2015
- These are not complete Fire Plans, they indicate works to be completed for construction and how the project will comply to Part B of the approved Documents.

- The main principles indicated are:
- a) Means of escape and their associated fire protection, including position and type of fire doors including proposed exit door furniture and ironmongery.
 - b) Structural fire precautions and lines of compartmentation
 - c) Access and facilities for the fire service
 - d) Fire detection and alarm system or other means of giving warning
 - e) Emergency lighting.
 - f) Fire exit signage and notices
 - g) Smoke control and venting measures, where applicable.


For the avoidance or doubt these drawings do not show information on:


- a) Fire extinguishers
- b) All required Fire signage.

Lining on suspended ceilings
 • Fire performance to BS EN 13501-1, class B-s3, d2 or better
 • Linings: Two layers 12.5 mm plasterboard base condition, unless noted otherwise.


 Fire suppression mist system smartscan head. Subject to specialist design and BC confirmation


 Heat Detector

 Smoke Detector

 Carbon Monoxide Detector

FD30 30 minute fire door

 Fire resistant construction (30 mins)

 Fire resistant construction (60 mins)

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 153 - T1
LEXHAM MEWS

GA ELEVATIONS

FRONT ELEVATION 1:50



Hardwood front door, with glazed toplight -
Painted with 3 coat, spray applied, micro-porous finish to
standard RAL. Double glazed unit comprising toughened inner
pane, Argon filled cavity, toughened outer. Acoustic Rating –
RW(C;Ctr) 36db (-2;-5), Sound Control Double glazed unit with
Security testing to PAS24
Refer to Door Schedule

Fixed hardwood front door, openable glazed windows and
traditional style decorative strap hinges. Painted with 3 coat,
spray applied, micro-porous finish. Double glazed unit
comprising toughened inner pane, Argon filled cavity,
toughened outer. Acoustic Rating – RW(C;Ctr) 36db (-2;-5),
Sound Control Double glazed unit with Security testing to
PAS24 - U-Value 1.4
Paint finish - Exterior Eggshell Gloss level: Low Sheen (15%)
All Frames in RAL 110 96 02
No.11 = RAL 100-70-10
No.12 = RAL 000 65 00
No.13 = RAL 7044

NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for
dimensions obtained by scaling from this drawing. If no dimension
is shown the recipient must ascertain the dimension by site
measurement. Supply of the drawing in digital form is solely for
convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No
disclosure or copy of it may be made without the written
permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will
not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not
construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to
Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or
taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings
revisions per stage.

TENDER
440 - 201 - T1
LEXHAM MEWS

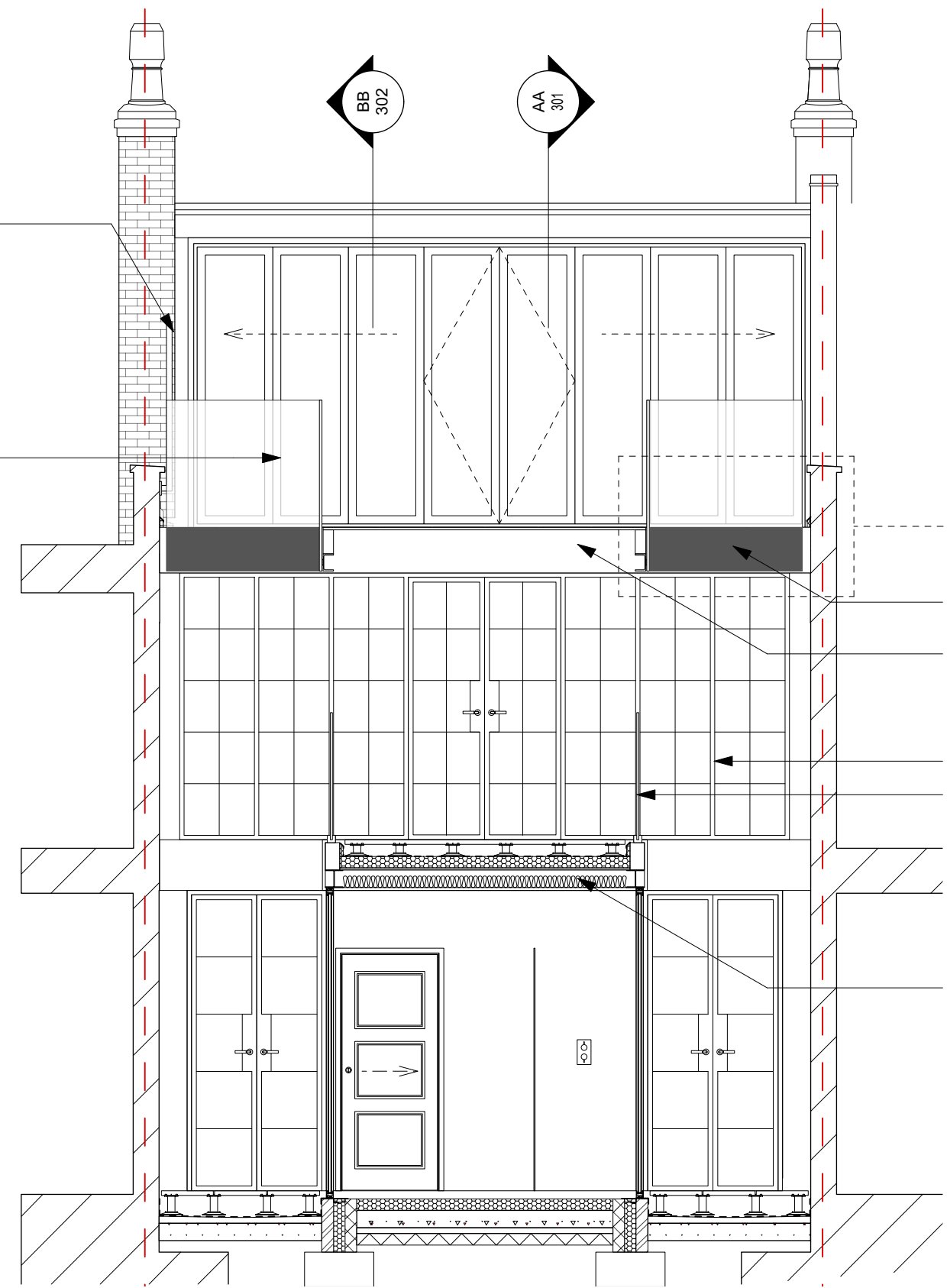
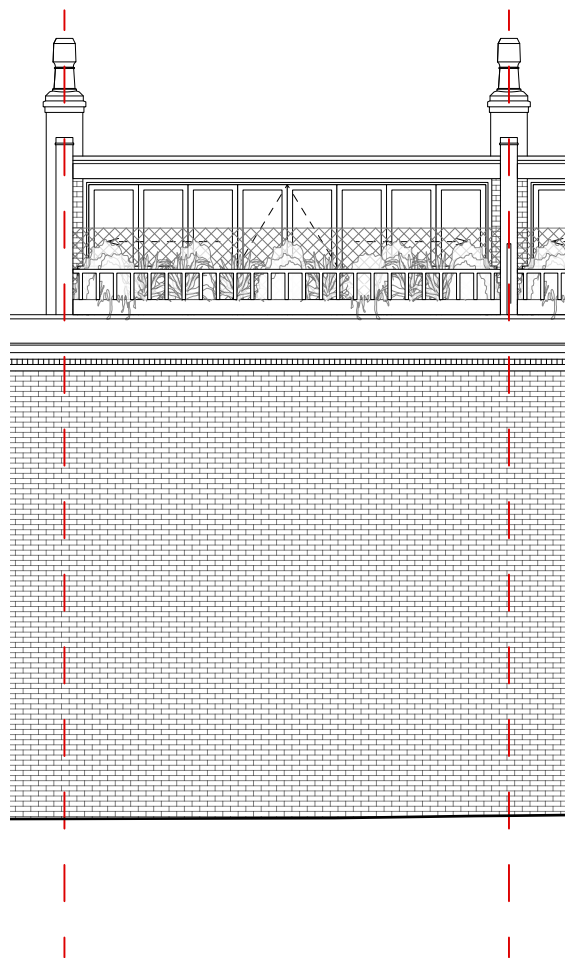
ADVENTURE IN ARCHITECTURE^o

GA ELEVATIONS

REAR ELEVATION / SECTION 1:50

NOTES / SPEC

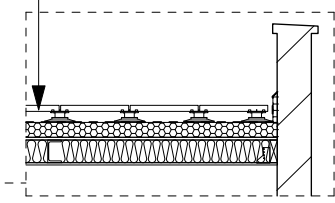
2 PR REAR ELEVATION
1:100



Timber trellis screen intergrated with metal railings min. 1700mm above finished terrace level

Structural glass balustrade - min. 1100mm above finish terrace level. To comply with minimum specifications of BS 6180. Allow for face fixing to installed steelwork, subject to SE's confirmation. Back paint lower section to provide fascia to terrace edge.

Terrace Warm Roof - Decking on pedestals, fully adhered single-ply membrane, high performance PIR insulation, vapour control layer, 18mm plywood deck, timber joists to SE's Spec., 3mm skim coated 12.5mm plasterboard. Falls as indicated in plan and to specialist sub-contractors confirmation. To achieve U-value 0.13W/m2·K



Proposed lightwell

Proposed walk-on glass link bridge built within second phase of development. Allow for roofing to be removed for second phase.

Full width Crittall style glazing

Structural glass balustrade - min. 1100mm above finish terrace level. To comply with minimum specifications of BS 6180

Terrace Warm Roof - Decking on pedestals, fully adhered single-ply membrane, high performance PIR insulation, vapour control layer, 18mm plywood deck, timber joists to SE's Spec., 3mm skim coated 12.5mm plasterboard. Falls as indicated in plan and to specialist sub-contractors confirmation. To achieve U-value 0.13W/m2·K

DIMENSIONS
Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

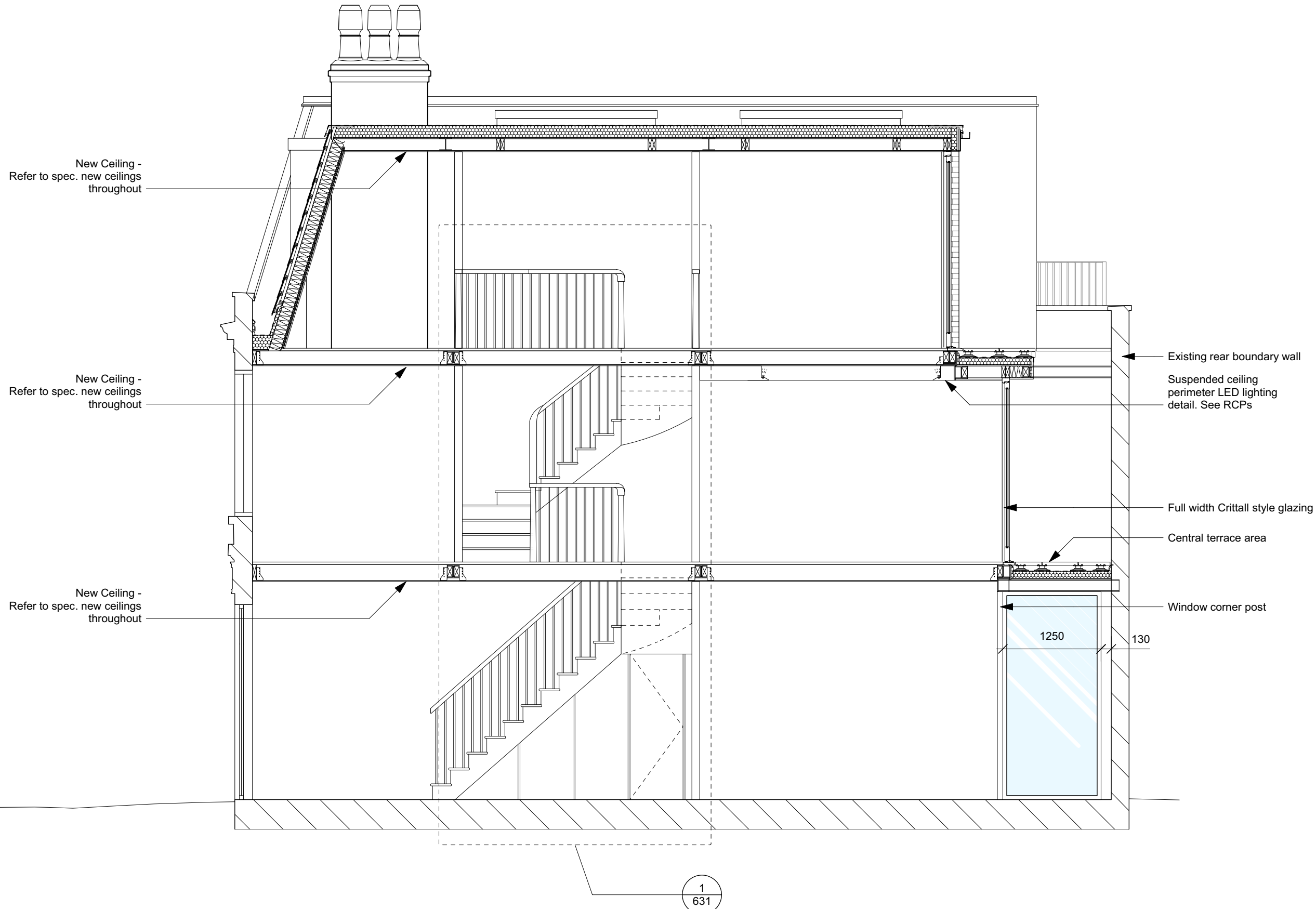
REVISIONS
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 202 - T1
LEXHAM MEWS



GA SECTION

SECTION AA 1:50



NOTES / SPEC

Lining on suspended ceilings
 • Fire performance to BS EN 13501-1, class B-s3, d2 or better
 • Linings: Two layers 12.5 mm plasterboard base condition, unless noted otherwise.

Dry lining generally
 • Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.
 • Gypsum plasterboard to BS EN 520.
 • Gypsum fibre board to BS EN 15283-2.
 • All sheets to be CE marked. Submit Declaration of Performance (DoP).
 • Boards to be cut neatly and accurately without damaging core or tearing paper facing. Minimize cut edges.
 • Two-layer boarding: Stagger joints between layers.
 • Finishing: Neatly give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

Skim coat plaster finish
 • Plaster type as recommended by board manufacturer thickness: 2-3 mm.
 • Joints: Fill and tape except where coincident with metal beads.
 • Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

Beads/ stops
 • Cut neatly using mitres at return angles.
 • Fix securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
 • Finishing: After plaster has been applied, remove surplus material while still wet from surfaces of beads exposed to view.

Additional supports
 • Framing: Accurately position and securely fix to give full support to: boards running parallel with, but offset from main structural supports. Fixtures, fittings and services. Board edges and lining perimeters.

Mineral wool insulation
 • Fit insulation with closely butted joints and no gaps. Prevent slumping.
 • Electrical cables overlaid by insulation: Size accordingly.

Sealing gaps and air paths
 • Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
 • Gaps between wall and underside of gypsum board: After sealing, fill with joint compound.

DIMENSIONS
 Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
 This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
 DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
 Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
 Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES
 Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

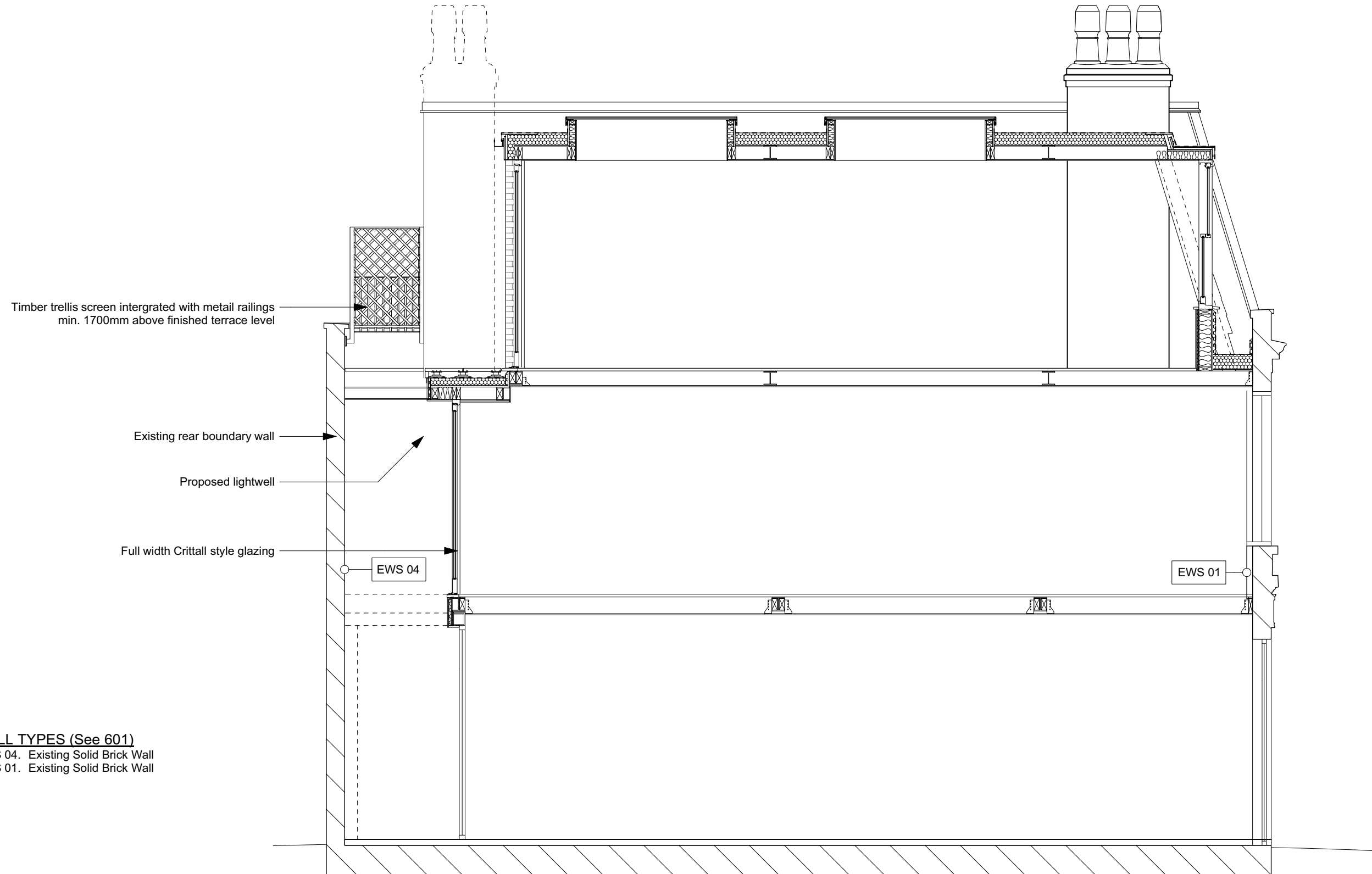
REVISIONS
 Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 301 - T1
LEXHAM MEWS

GA SECTION

SECTION BB 1:50

NOTES / SPEC



Timber trellis screen intergrated with metal railings
min. 1700mm above finished terrace level

Existing rear boundary wall

Proposed lightwell

Full width Crittall style glazing

EWS 04

EWS 01

WALL TYPES (See 601)

EWS 04. Existing Solid Brick Wall

EWS 01. Existing Solid Brick Wall

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 302 - T1
LEXHAM MEWS



ADVENTURE IN ARCHITECTURE°

BATHROOM ELEVATIONS

GENERAL NOTES

BATHROOMS, ENSUITES & WCs

- Moisture and mould resistant paint to walls and ceilings
- Spot lights to be IP44 rated
- Lighting to shower/bath niches to be IP65 rated
- Flexible, colourfast, anti-mould grout. Contrasting colour to tiles
- Bath panels to match wall finish and be on push latches for maintenance access
- Concealed cisterns to be Geberit or equal approved. Flush plate mounted height to be clear of toilet seat in upright position.
- Concealed cistern hatches to back to wall pans to be in shelving above wc with push latches for access or via the Gerbrit push buttons only.
- Floor tiles to be laid on uncoupling membrane suitable for electric underfloor heating. Schluter Ditra-Heat Duo or equal approved
- Wall tiles to be laid on 12mm fibre cement tile backer boards.
- Any plasterboard to be moisture resistant
- Shower heads to be 2.1m or higher
- Shower mixers to be on adjacent wall to showerhead so water can be run without getting wet.
- Extractor fan to be in ceiling recess so not visible
- Feature wall of stone or feature tiles to back of shower
- Motion sensor to mirror light to allow use of wc at night
- Heated mirror
- Electric underfloor heating as standard
- Recessed toilet roll holder where possible
- Shower recesses to be 900-1000mm and minimum 250mm high.
- Wall tile level to top of door architrave
- Edges and corners to receive L-shape metal tile trims to suit tile thickness, refer to finishes section for colour/finish
- Paint finished areas of wall adjacent to tiled area to receive additional layer plasterboard to achieve flush transition between tile and painted wall. Board thickness as required.
- Shower floor laid to falls between 1:60 and 1:80. Contractor too ensure sufficient falls.
- Wall tiles and floor tiles to be aligned. Agree setting out point with architect before tiling

SANITARYWARE

Contractor to read all schedules in conjunction with accompanying drawings and general reference specification. Contractor to confirm all products are correct, fit for purpose, fit in the space intended, and are fixed / fitted according to manufacturer recommendations. Any changes to specifications to be agreed with Architect prior to purchase or manufacture.

- Fix appliances securely to structure, without taking support from pipelines, level and plumb and so that surfaces designed to fall drain as intended.
- Jointing and bedding compounds as recommended by manufacturers of appliances, accessories and pipes, to form watertight joints between appliances and backgrounds (except cisterns) and between appliances and discharge pipes.

ACCESS

Allow for access by a 150mm x 500mm access panel on a push latch as drawings. Access panel to match bathroom finish, refer to finishes schedule.

FINISH

All exposed traps to be in chrome.

TILE SETTING OUT

- Tiles setting out to be confirmed with architect on site
- Joints: True to line, continuous and without steps. Joints on walls: Horizontal, vertical and aligned round corners. Joints in floors: Parallel to main axis of space or specified features.
- Cut tiles: Minimize number, maximize size and locate unobtrusively.
- Joints in adjoining floors and walls: Align.
- Joints in adjoining floors and skirtings: Align.

GROUTING

- Sequence: Grout when bed/adhesive has set sufficient to prevent disturbance of tiles.
- Joints: 6mm deep (or depth of tile if less). Free from dust and debris.
- Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
- Polishing: When grout is hard, polish tiling with dry cloth.
- Joints: Extend through tiles and bedding to base/ background. Centre over joints in base/ background.

NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER

440 - 410 - T1

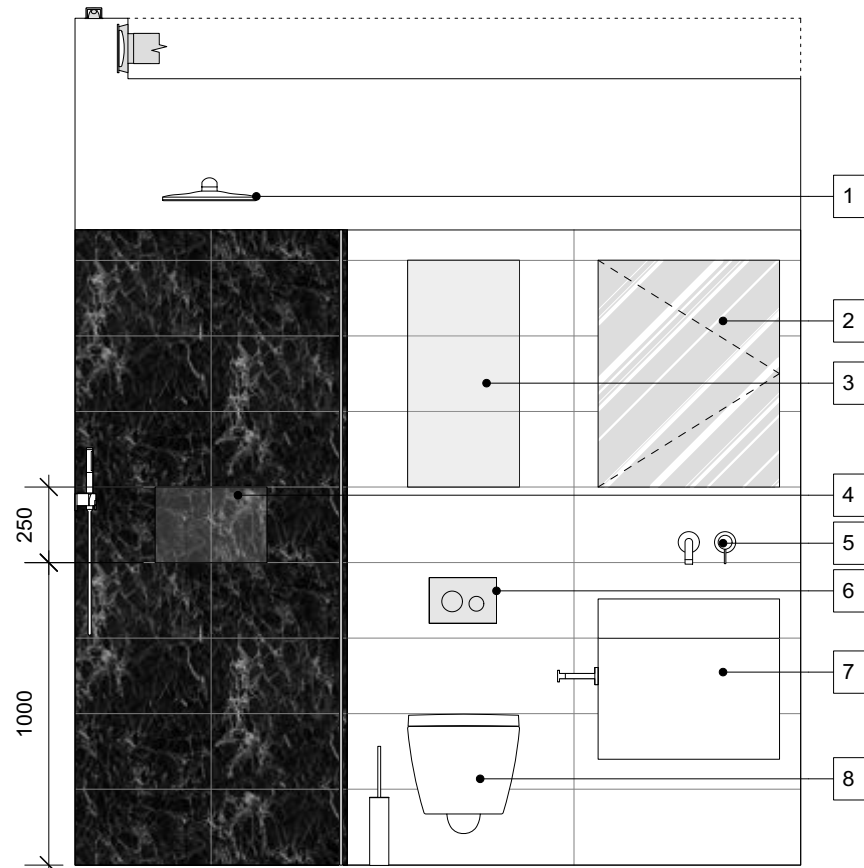
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454

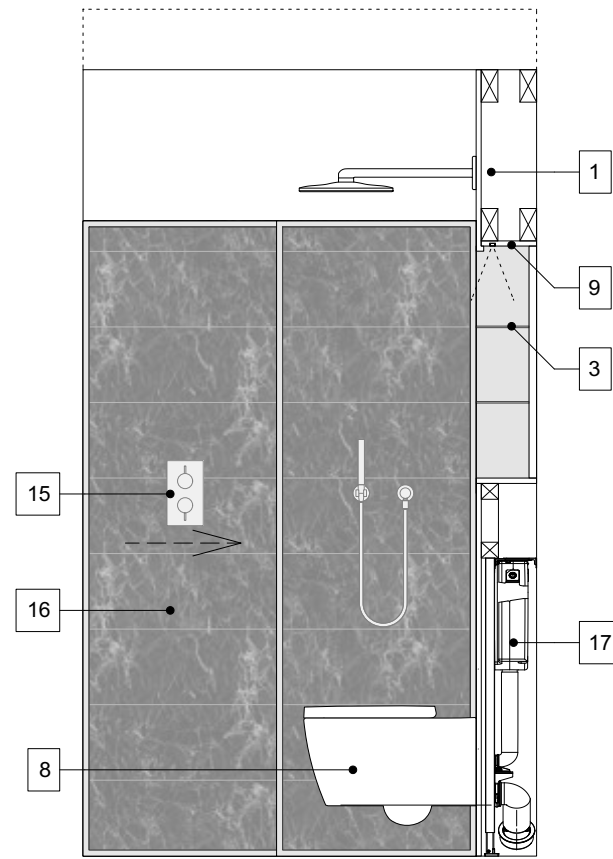


ADVENTURE IN ARCHITECTURE^o BATHROOM ELEVATIONS

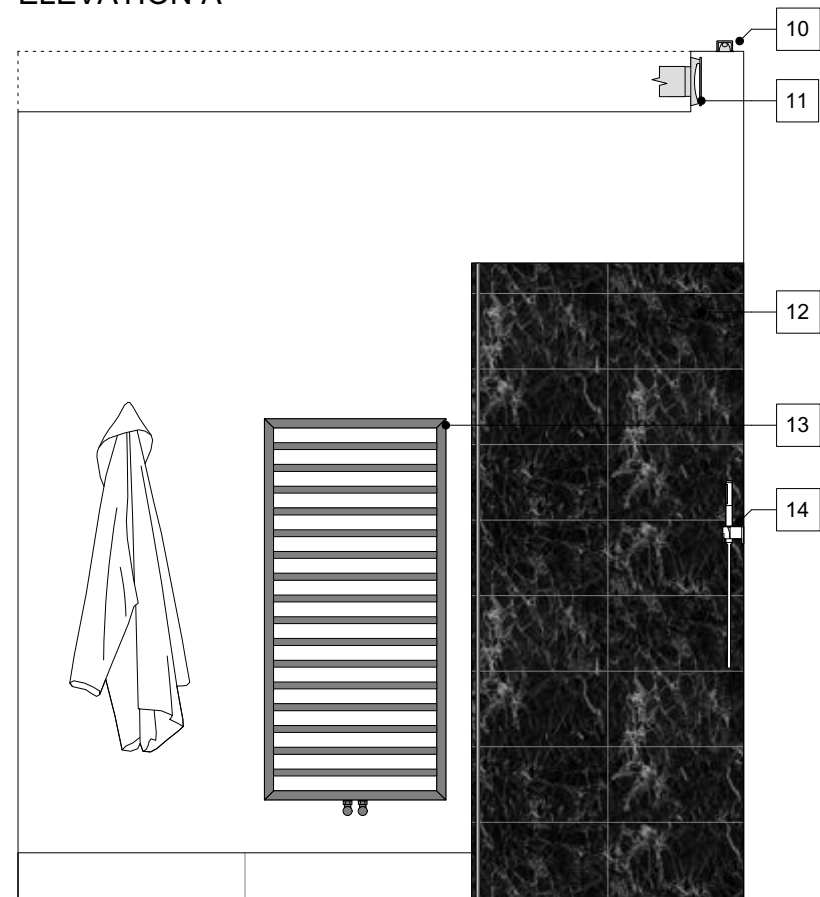
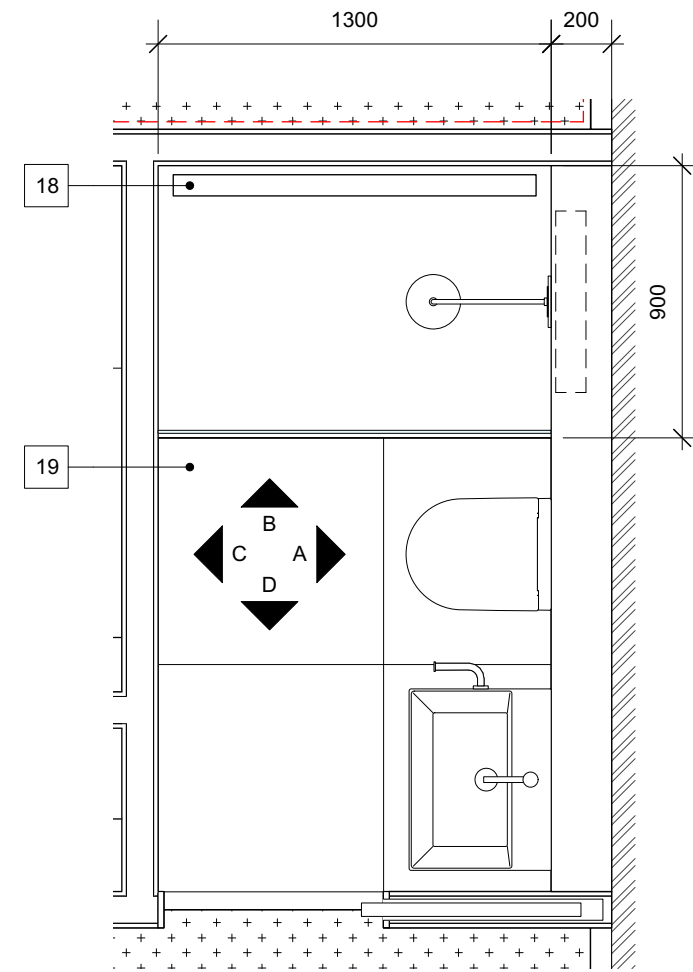
EN SUITE 03 1:25



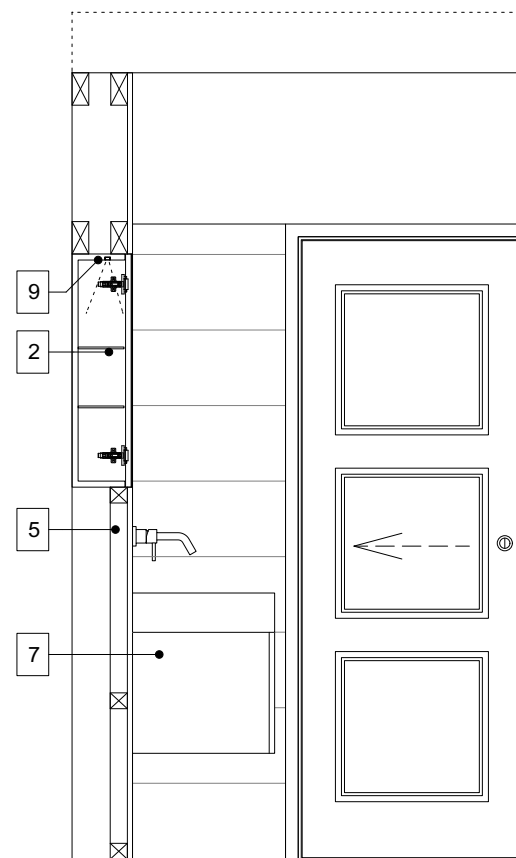
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Notes - Refer to Schedules

1. Shower head
2. Mirror door to cabinete
3. Shelving within niche
4. Niche with LED lighting
5. Basin Tap
6. Flush Plate
7. Basin with storage unit
8. Wall hung toilet
9. LED Tape Lighting
10. Recessed mini spot lights
11. Recessed extractor fan
12. Feature wall tiles
13. Towel radiator
14. Hand shower
15. Thermostatic mixer
16. Sliding shower door
17. Concealed cistern within void
18. Tile inset linear shower drain
19. Floor tiles

NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

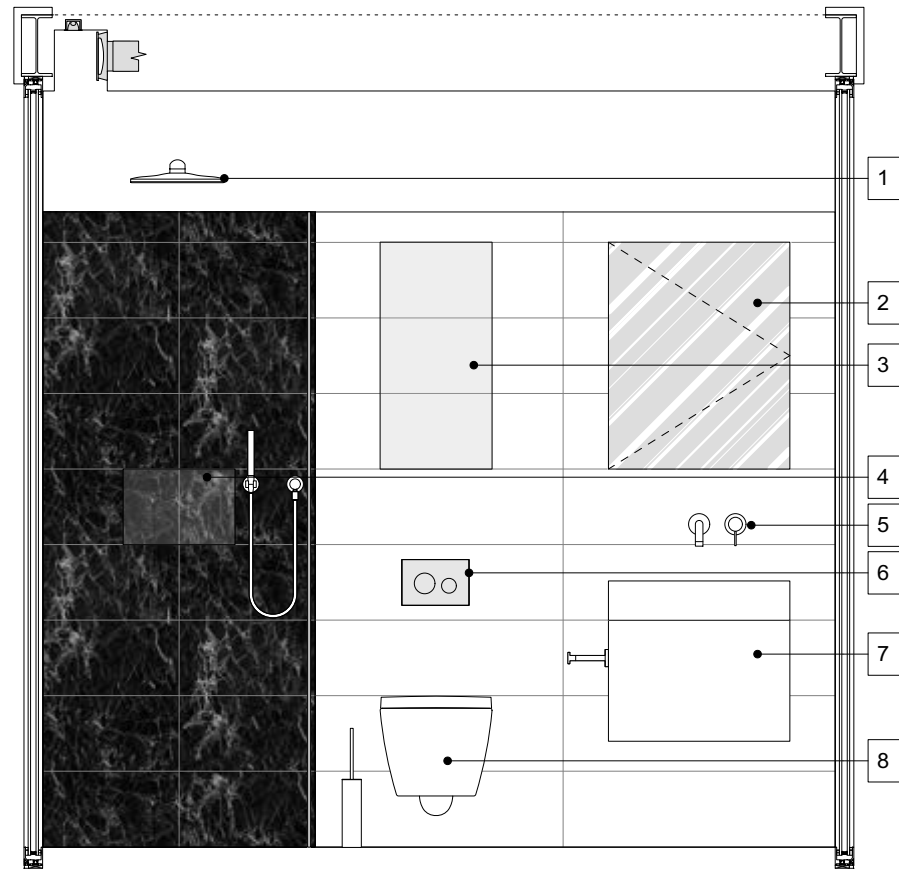
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 411 - T1
LEXHAM MEWS

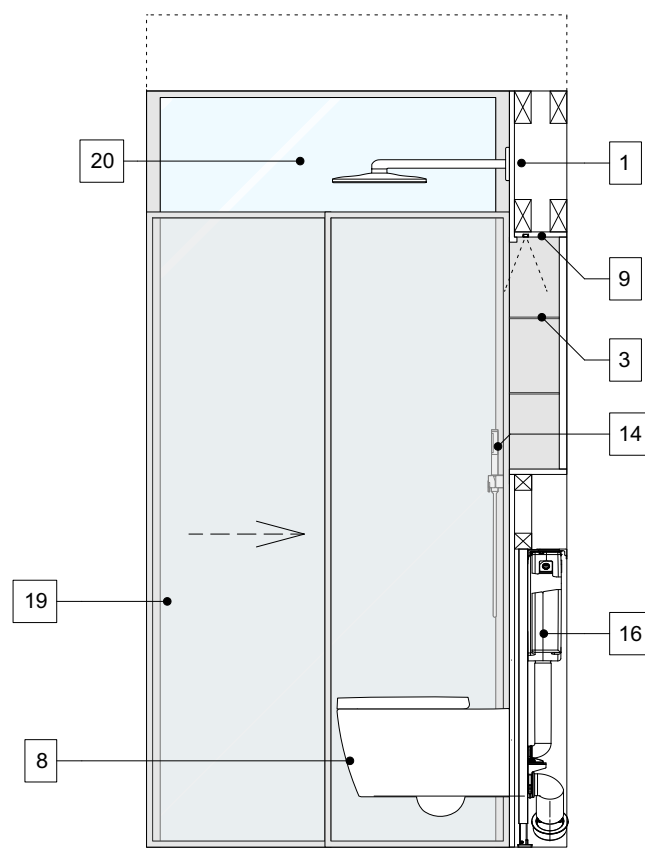
info@adventureinarchitecture.co.uk | 02038839454

ADVENTURE IN ARCHITECTURE^o BATHROOM ELEVATIONS

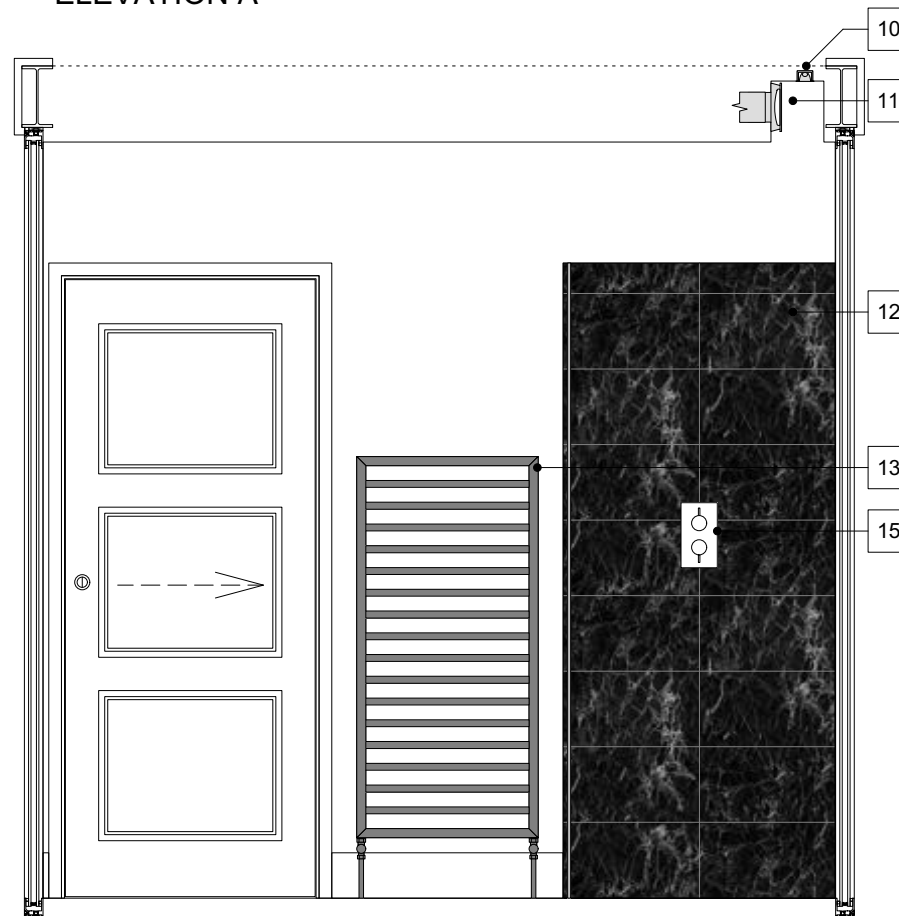
EN SUITE 02 1:25



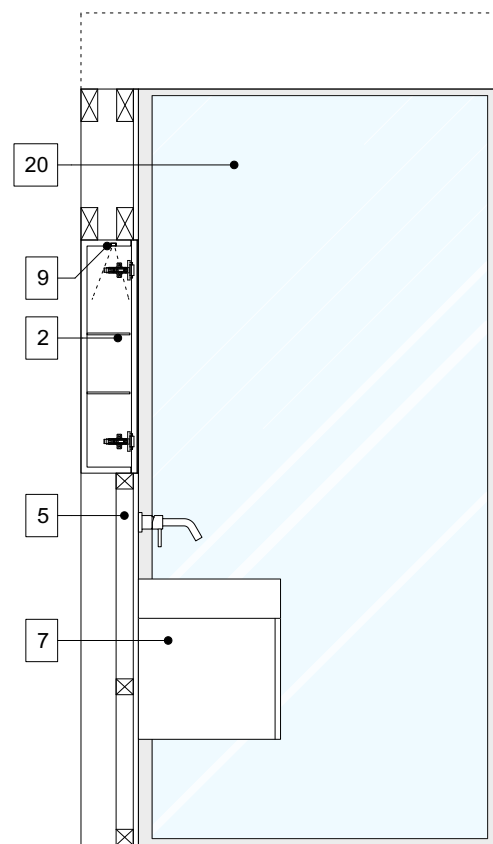
ELEVATION A



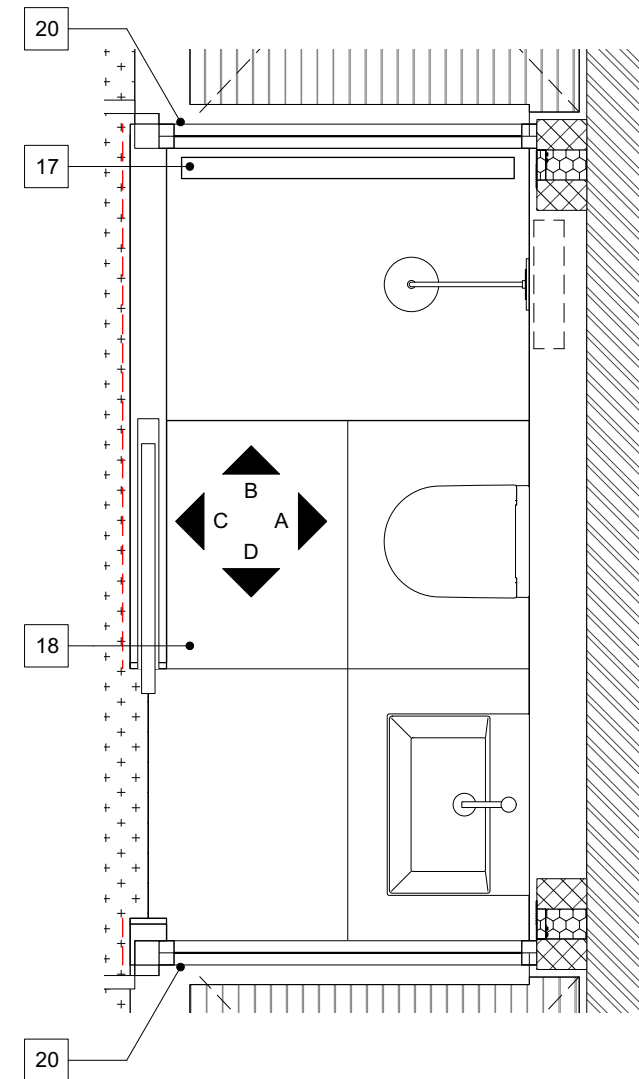
ELEVATION B



ELEVATION C



ELEVATION D



Notes - Refer to Schedules

1. Shower head
2. Mirror door to cabinet
3. Shelving within niche
4. Niche with LED lighting
5. Basin Tap
6. Flush Plate
7. Basin with storage unit
8. Wall hung toilet
9. LED Tape Lighting
10. Recessed mini spot lights
11. Recessed extractor fan
12. Feature wall tiles
13. Towel radiator
14. Hand shower
15. Thermostatic mixer
16. Concealed cistern within void
17. Tile inset linear shower drain
18. Floor tiles
19. Sliding shower door
20. Obscure minimal frame window

NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

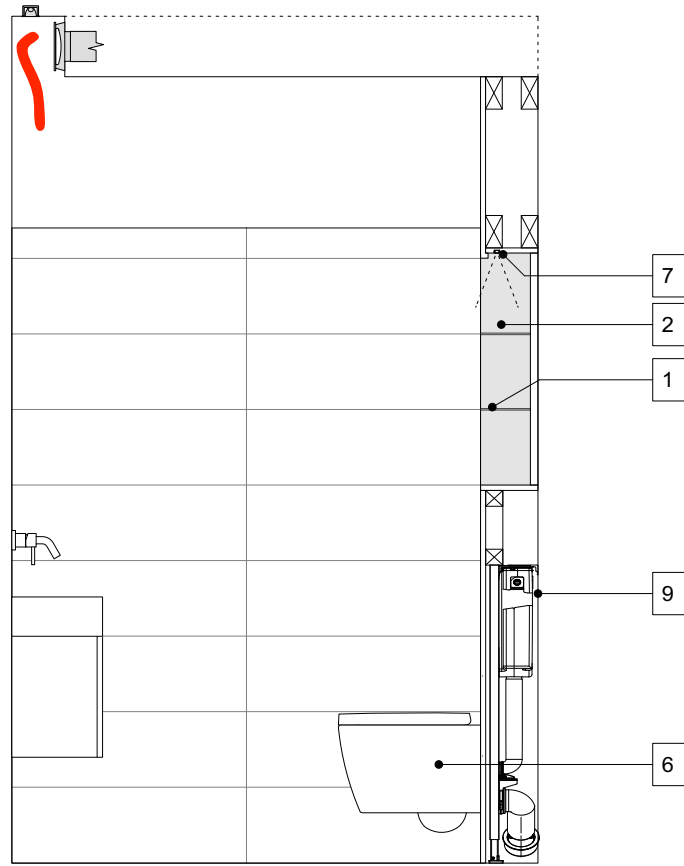
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 412 - T1
LEXHAM MEWS

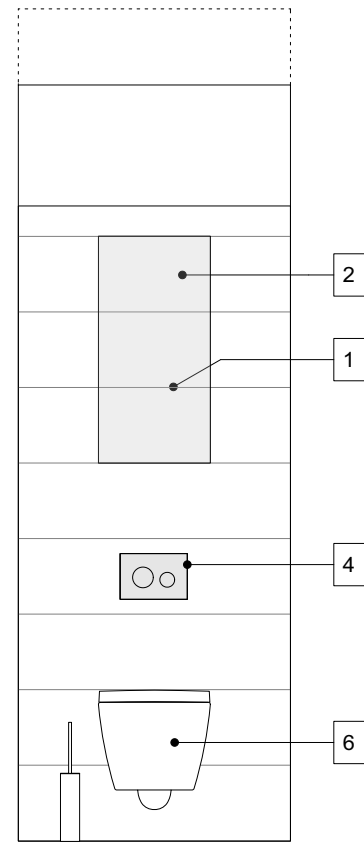
info@adventureinarchitecture.co.uk | 02038839454

ADVENTURE IN ARCHITECTURE^o BATHROOM ELEVATIONS

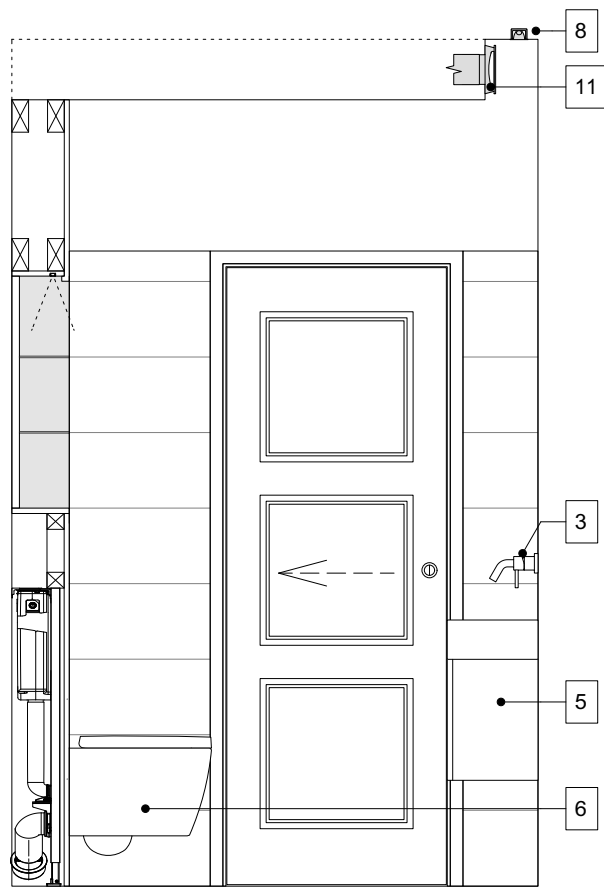
WC 01 & 02 1:25



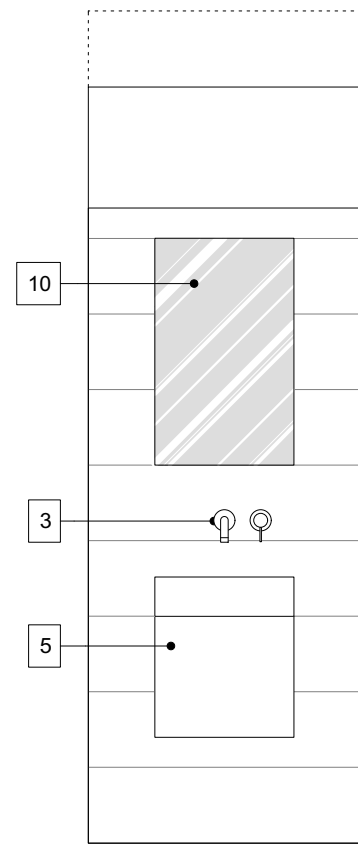
ELEVATION A



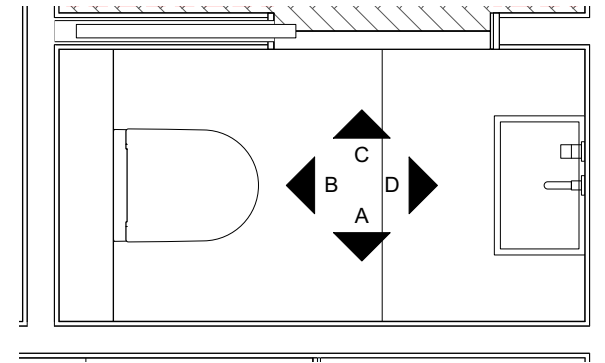
ELEVATION B



ELEVATION C



ELEVATION D



Notes - Refer to Schedules

1. Shelving within niche
2. Niche with LED lighting
3. Basin Tap
4. Flush Plate
5. Basin with storage unit
6. Wall hung toilet
7. LED Tape Lighting
8. Recessed mini spot lights
9. Concealed cistern within void
10. Edge lit mirror
11. Recessed extractor fan

NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

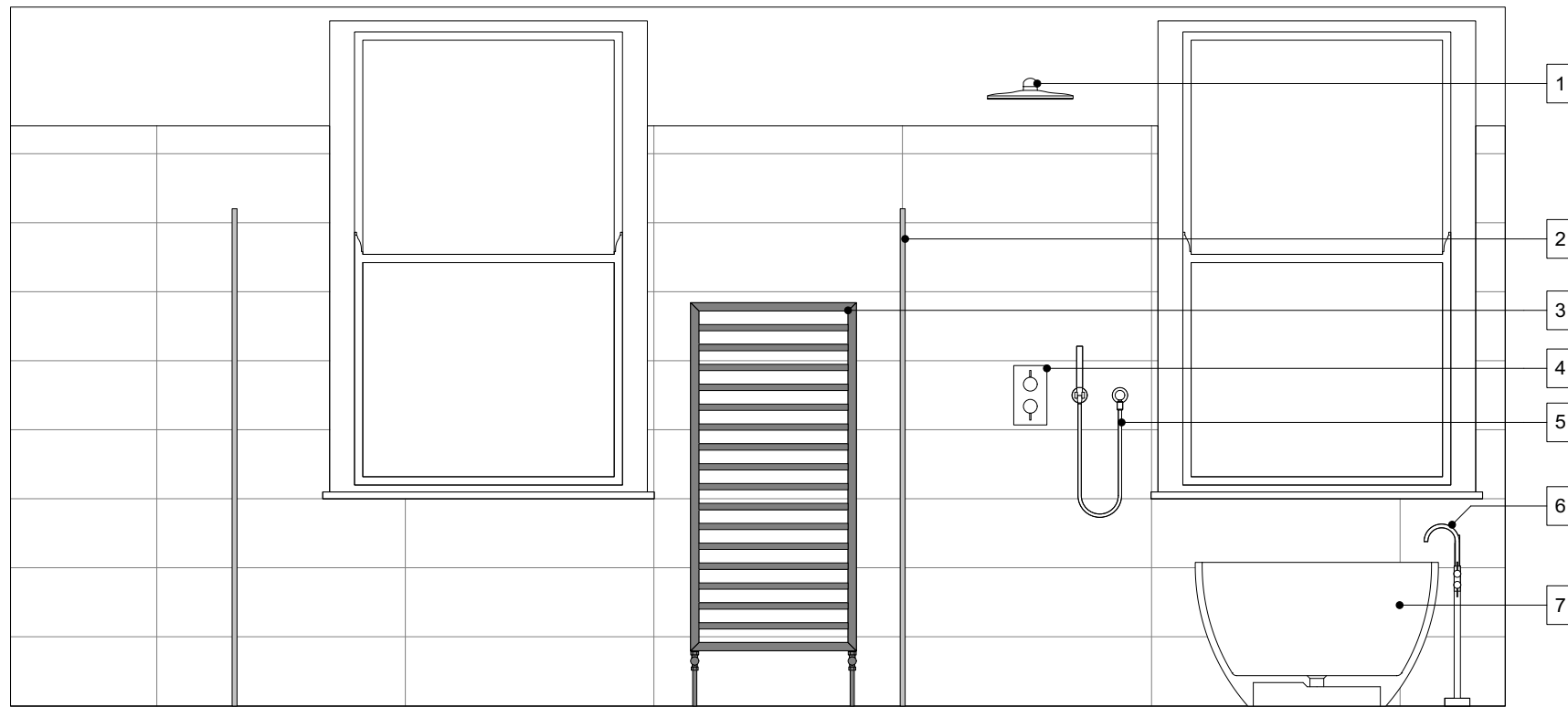
TENDER
440 - 413 - T1
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454

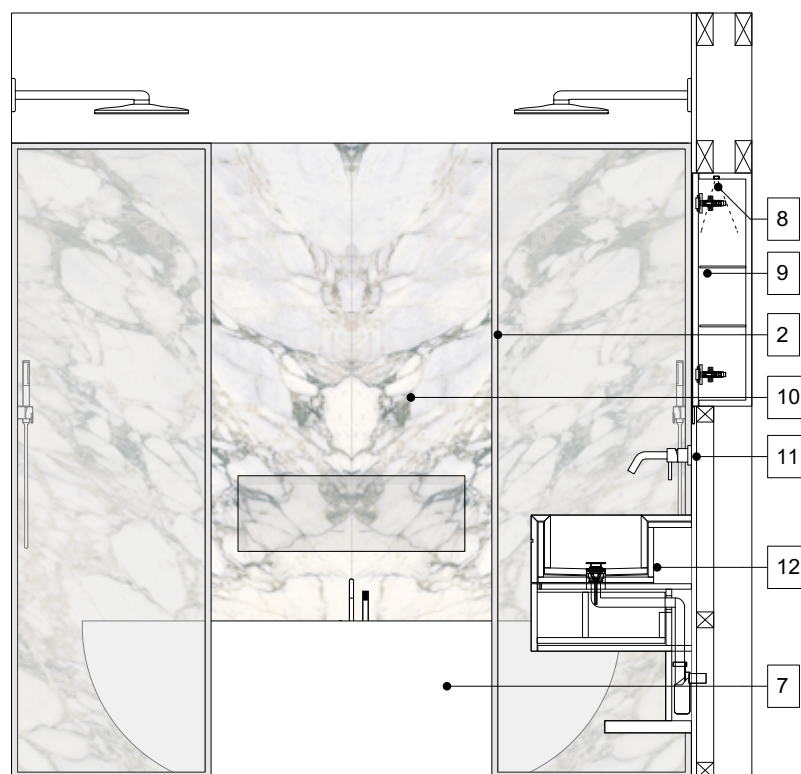
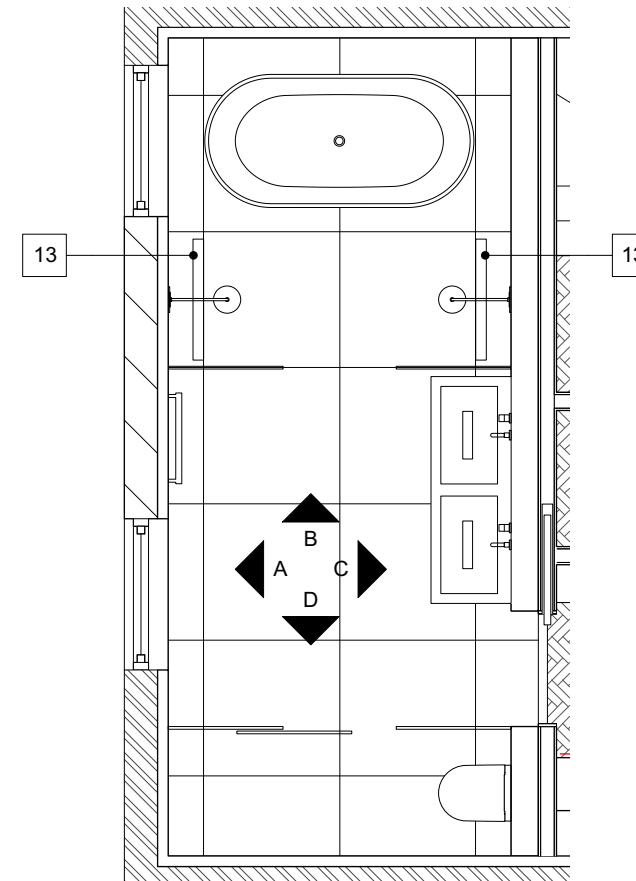
ADVENTURE IN ARCHITECTURE^o BATHROOM ELEVATIONS

MASTER ENSUITE 1:25

NOTES / SPEC



ELEVATION A



ELEVATION B

Notes - Refer to Schedules

1. Shower head
2. Fixed glass shower screen
3. Towel radiator
4. Thermostatic mixer
5. Hand shower
6. Freestanding bath tap with hand shower
7. Freestanding bath
8. LED Tape Lighting
9. Mirror door to cabinete
10. Bookmatched marble feature wall
11. Basin Tap
12. Basin with storage unit
13. Tile inset linear shower drain

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

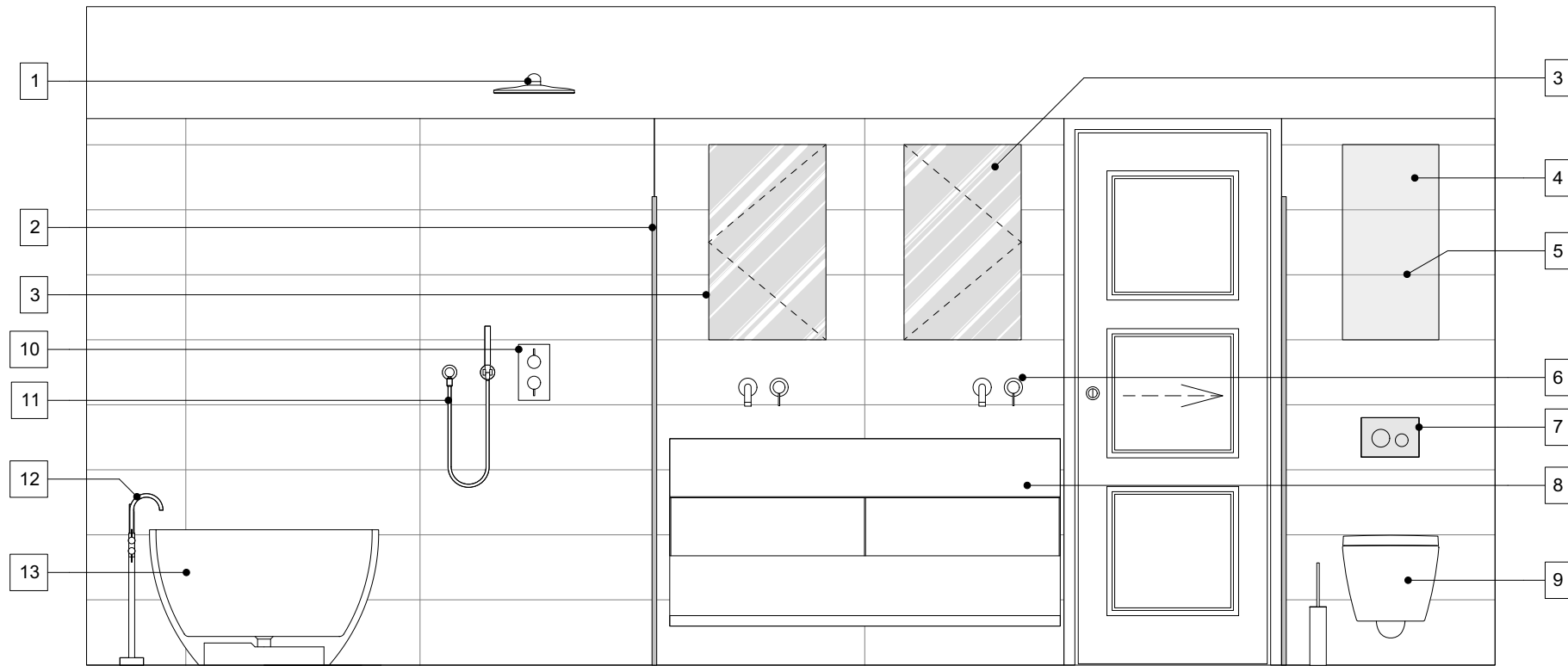
TENDER
440 - 414 - T1
LEXHAM MEWS



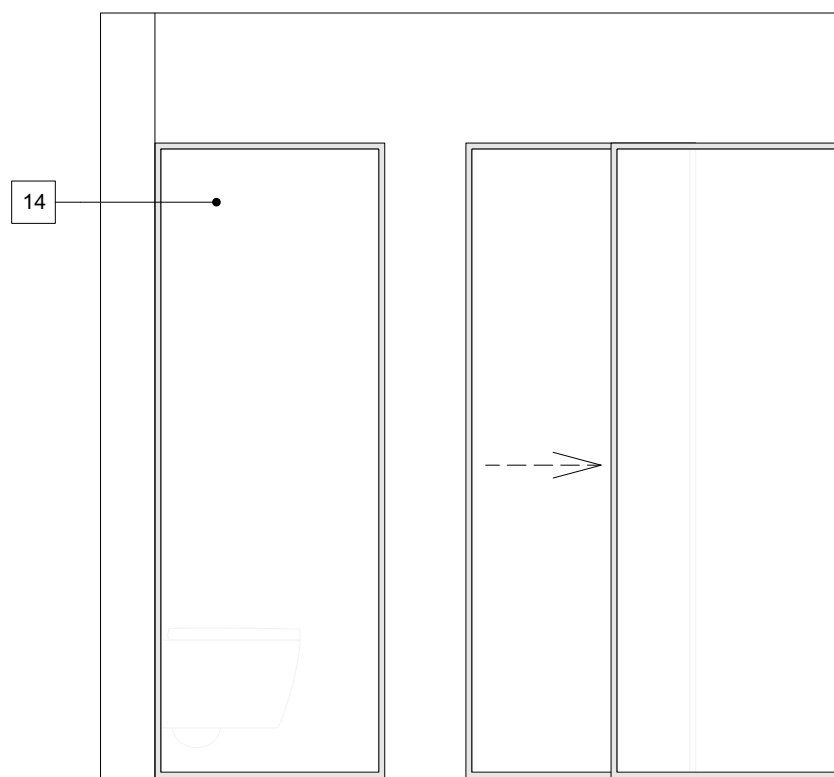
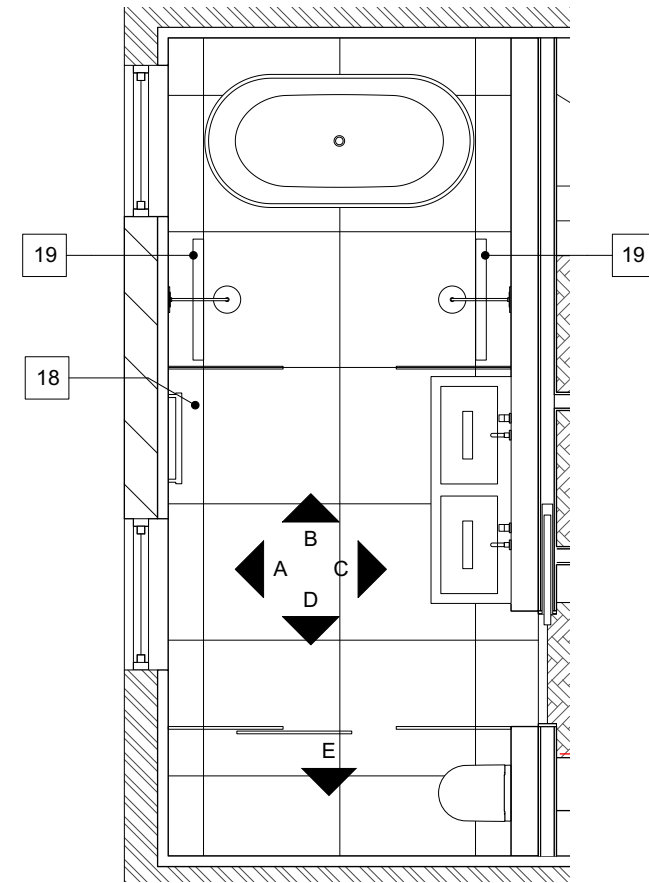
ADVENTURE IN ARCHITECTURE^o BATHROOM ELEVATIONS

MASTER ENSUITE 1:25

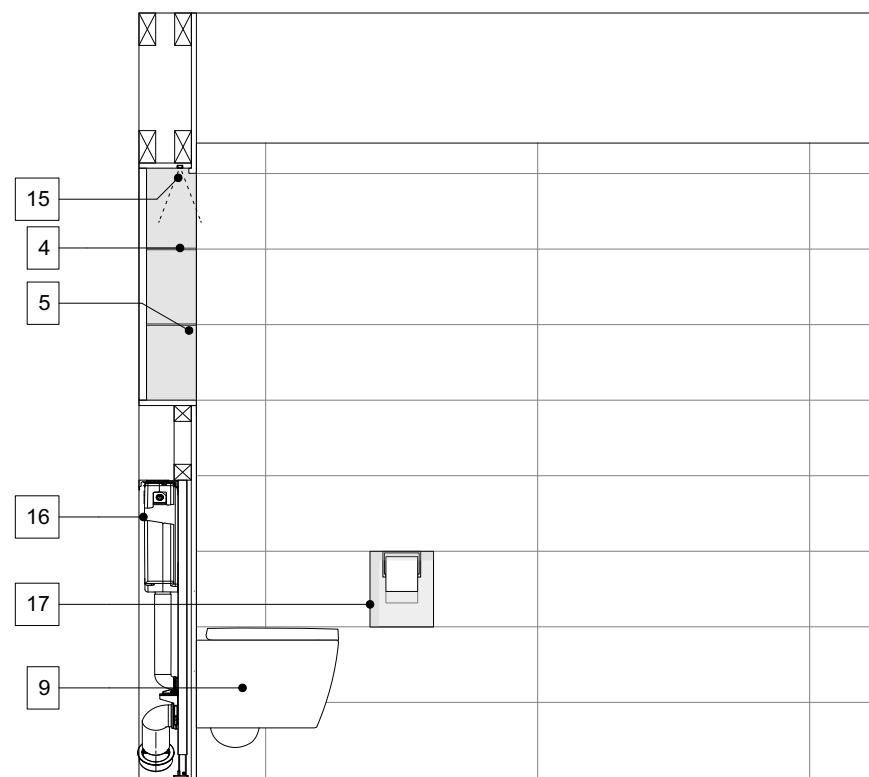
NOTES / SPEC



ELEVATION C



ELEVATION D



ELEVATION E

Notes - Refer to Schedules

1. Shower head
2. Fixed glass shower screen
3. Mirror door to cabinet
4. Niche with LED lighting
5. Shelving within niche
6. Basin Tap
7. Flush Plate
8. Basin with storage unit
9. Wall hung toilet
10. Thermostatic mixer
11. Hand shower
12. Freestanding bath tap with hand shower
13. Freestanding bath
14. Sliding door and screen to WC
15. LED Tape Lighting
16. Concealed cistern within void
17. Recess for toilet roll holder
18. Large format floor tiles to align with wall tiles
19. Tile inset linear shower drain

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 415 - T1
LEXHAM MEWS



ADVENTURE IN ARCHITECTURE^o

INTERNAL ELEVATIONS

GENERAL NOTES

TYPICAL JOINERY CONSTRUCTION:

Form internal carcasses generally in moisture resistant MDF; back, sides, base and top. Allow for feature veneer, solid wood or contrasting colour as indicated.

General: Provide smooth, even finish with lightly rounded arrises.
 Finish - 70 % sheen, 2-part polyurethane painted finish then lacquered with PU lacquer. Colour - RAL 9010. Internal finish to be contrasting colour, RAL 7016, or as indicated on elevations.

Doors - Form Flush doors in moisture resistant MDF with finger pull as per detail
 Hinges - Each door leaf to be hinged with concealed hinges, Blum or similar approved. Allow for 'Touch to open' Self-Opening Push Door Hinges.

Drawers - Form drawers where shown in moisture resistant MDF sides, back and front
 Allow for drawers to be fixed using Blum soft close mechanisms 12mm proprietary drawer runner - powder coated finished

Shelving - Allow for shelving as fixed moisture resistant MDF unless indicated as adjustable

Shadow Gaps - Allow for shadow gaps to sides and top.

Lights - Allow for lights where shown refer to electrical plans. To be recessed warm LED strips with diffusers, mounted in leading edge of shelves or as detailed.

Ironmongery - No handles to hinged doors (push opening). Allow for recessed stainless steel ironmongery to sliding doors. Sliding door gear to be concealed type, not visible when closed.

Sides & dividers	25mm
Backs	12mm
Shelves	25mm
Draw bases	9mm
Draw sides & backs	12mm
Draw fronts	18mm
Cabinet Doors	22mm
Sliding wardrobe doors	30mm
Blum hinges	18mm
Hanging rails	25x15mm
Shadow gaps	25mm

Wardrobes
 Rails - Allow for rectangular profile brushed stainless steel hanging rails where shown, hanging space depth 650mm, for full length hanging area allow 1500mm min. height. Joinery to be floor to ceiling/cornice level. Base height to match skirting level. Allow for LED lighting controlled with PIR motion detector.

Bookcases
 Joinery to be floor to ceiling/cornice level. Base height to match skirting level. Allow for LED lighting controlled with wall switch/room control.

Desks, Workstations and Media units
 Desk top to be solid wood or solid surface. Allow for cable management system, including cable outlet with insert to match desktop finish.

Window seats/banquette seating
 Allow for custom built carcass to fit space described.

Note - Joinery sizes are nominal and are to be checked on site, fabrication drawings submitted and approved prior to manufacture. Test panel to be provided for finishes approval by architect.

Generally allow for ceiling recess for curtains / blinds

BEDROOMS

- Beds to be centred on space or wall as shown.
- Bedside to be set out to allow for switches and sockets to be located correctly.
- Refer to joinery specification and drawings for wardrobe and other fitted furniture details.
- Bedside wall/pendant lights or 5 amp sockets to be switched independently to each side and on dimmers where applicable.
- Allow for feature wall, wall paper or contrasting finish as noted.

LIVING ROOMS

- Recess formed in feature wall for TV to be mounted flush to wall. Exact size to be coordinated with display size and soundbar as applicable. Include for concealed power, data supply etc.
- Built in storage either side of chimney breasts, refer to joinery schedule.

DINING ROOMS

- Table to be centred on space or wall as shown.
- Refer to joinery specification and drawings for fitted furniture details.
- Allow for feature wall, wall paper or contrasting finish as noted.

KITCHENS

- Ensure skirting, coving and floor finish is installed before the kitchen.
- If the design includes any ceiling mounted units or cookerhoods ensure that appropriate fixing points are installed in the ceiling.
- Ensure appropriate pattressing and noggins are installed where wall units will be mounted.
- Appliances to be selected from the same range to ensure that display screens and general appearance including finish and colour match.
- Where vents are required to air circulation space around appliances, vents to match handle colour and finish.
- Kitchen cabinets to be ≈5mm wider and taller than doors to ensure the doors can open correctly.
- Base units to be contrasting colour from doors.
- Filler panels to the wall to be at least the depth of the handle, where specified. To ensure handle doesn't hit the wall and allow access to integrated appliances.
- Kitchen design to include integrated bin.
- Location of integrated appliances and bin to be coordinated with services as they may reduce the service void to the rear.

Minimum base, wall and tall units spec.

- Rigid construction - Glued and dowelled joints
- Units squared under pressure to give a 'true' unit
- 18mm Hi-Density MFC
- Solid Backs and Tops
- Blum soft-close Hinges
- Blum Antaro soft-close, fully-extendable Blumotion drawers
- 40-47mm Work Void for base units
- 17mm Work Void for wall units
- ABS Thermoplastic front edged
- Widths: 150, 200, 250, 300, 350, 400, 450, 500, 600, 700, 800, 900, 1000, 1200mm
- Depth: 560mm + 20mm for door/drawer
- Legs & Plinth: 100/150mm
- Concealed, fully adjustable hangers for wall units. Cabinet shall be hung plumb and level and securely fastened to the wall.
- Fitted shelves for wall units

NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 420 - T1
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454

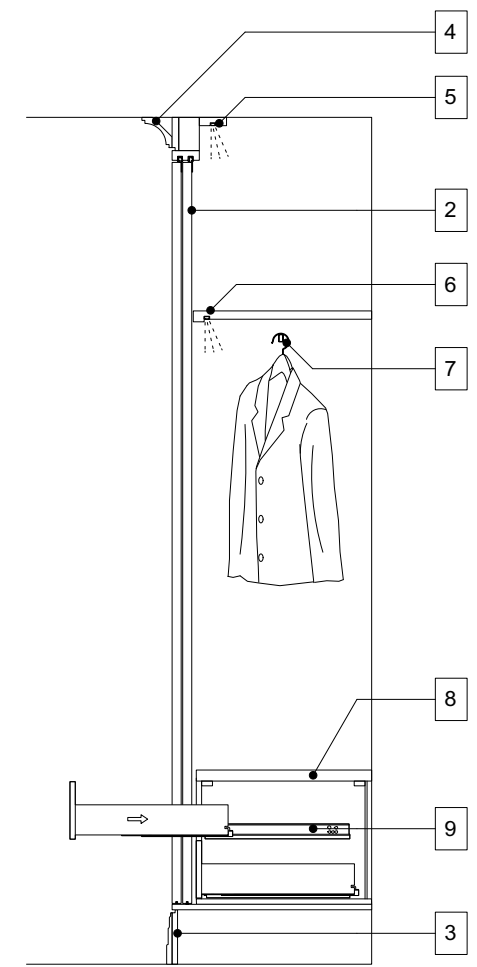
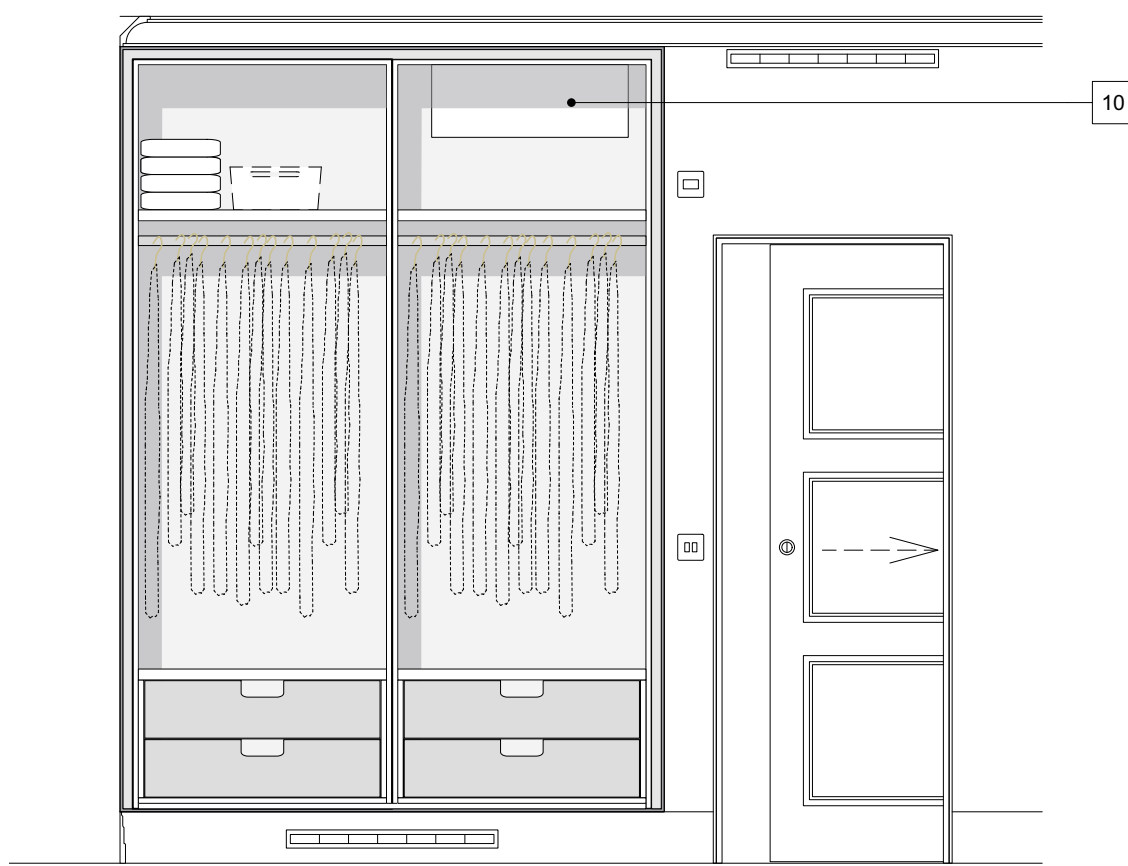
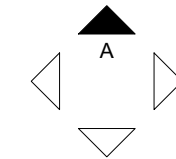
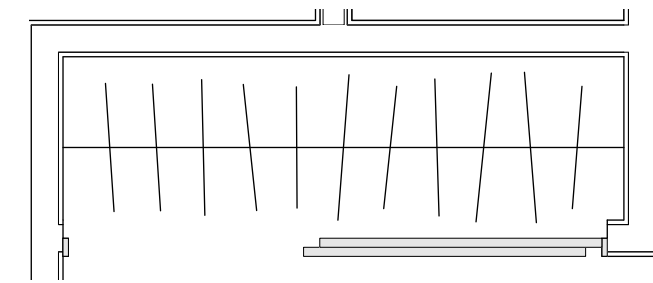
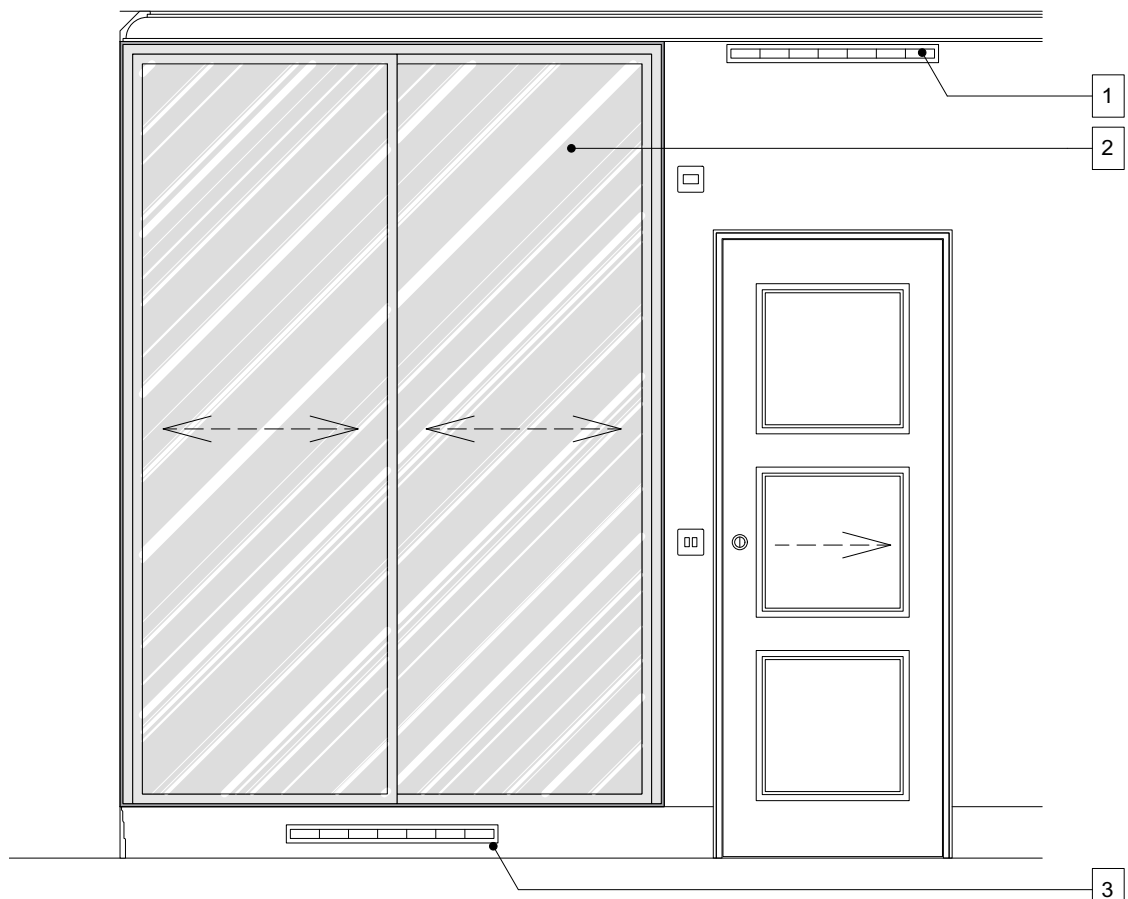


ADVENTURE IN ARCHITECTURE^o

INTERNAL ELEVATIONS

BEDROOM 03 - WARDROBE 1:25

NOTES / SPEC



Notes - Refer to Schedules

1. Outlet in high level slot diffuser for AC
2. Sliding mirrored doors
3. Intake at low level in skirting/kick board for AC
4. Cornice - refer to 630 - Finishes Schedule
5. LED strip to leading edge. Linked to PIR
6. Fixed shelf with concealed LED strip to leading edge. Linked to PIR
7. Rectangular profile brushed stainless steel rail
8. Oak fixed shelf
9. Drawers with full extension, soft close runner system
10. Indicative location for AC unit

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 421 - T1
LEXHAM MEWS



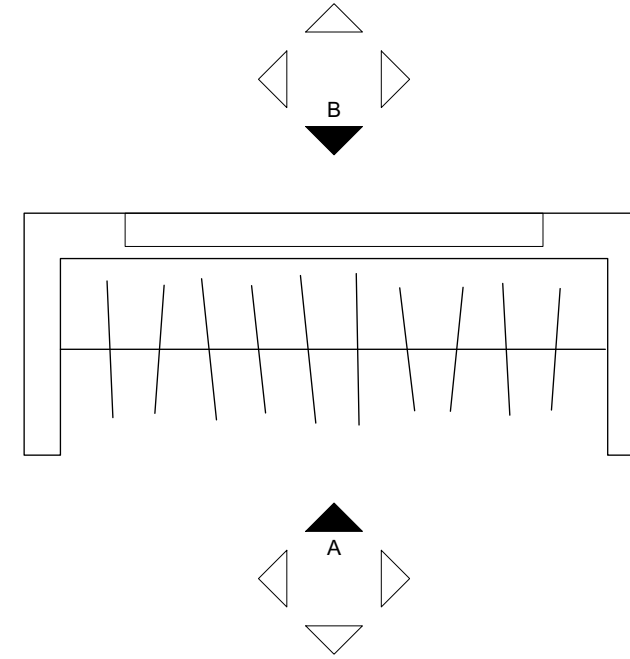
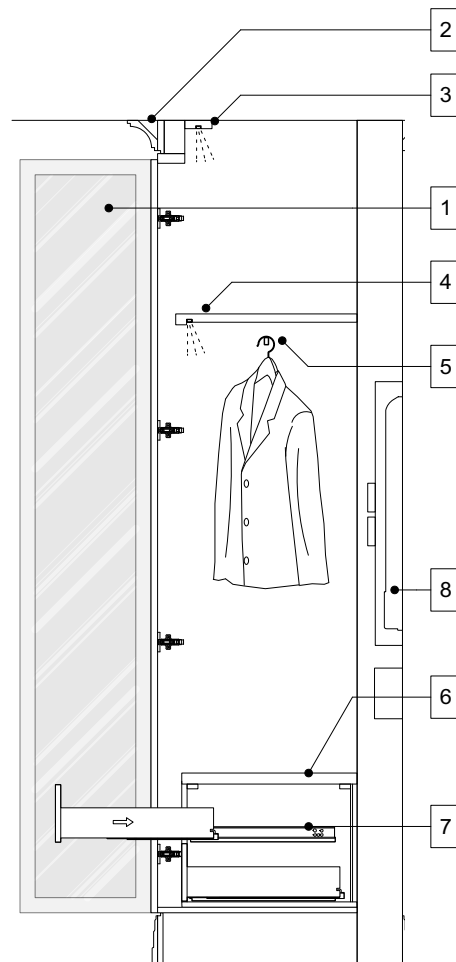
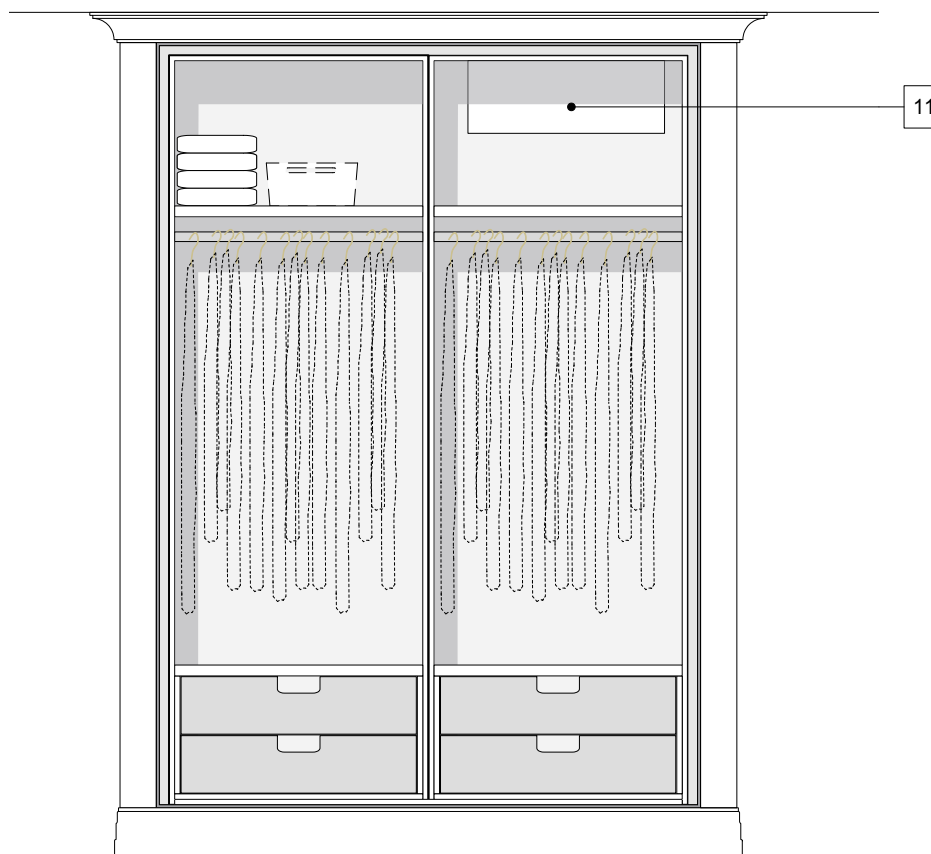
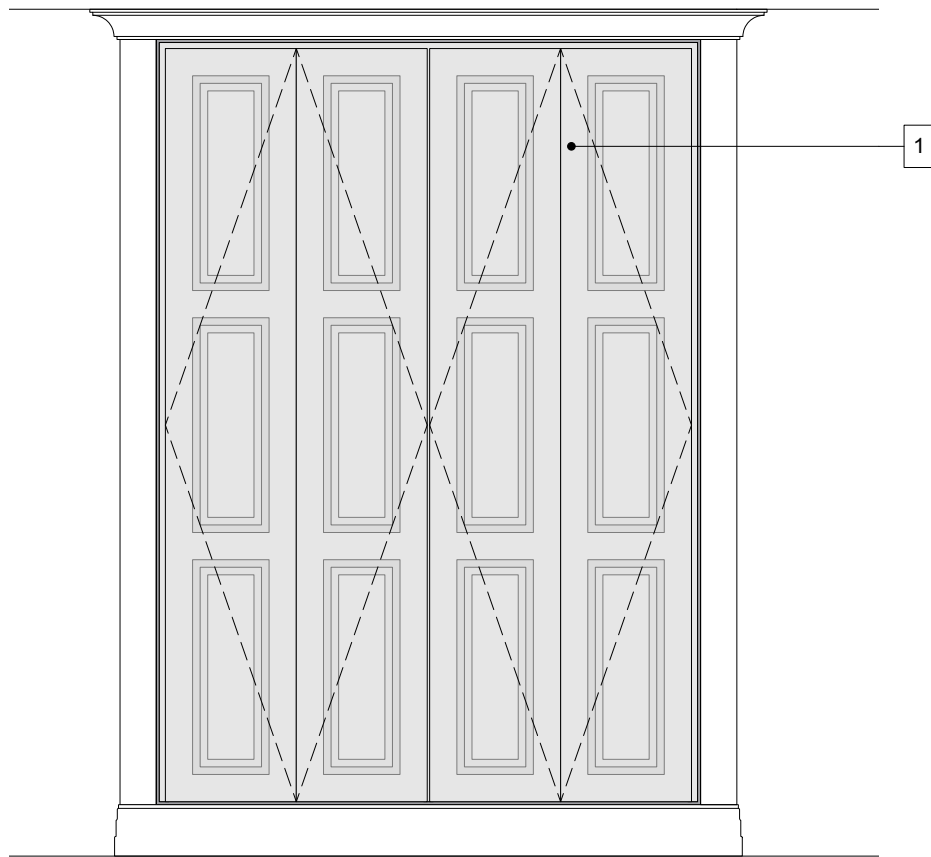
ADVENTURE IN ARCHITECTURE^o INTERNAL ELEVATIONS

BEDROOM 02 - WARDROBE 1:25

NOTES / SPEC

Notes - Refer to Schedules

1. Contemporary panel doors with mirrors to the back
2. Cornice - refer to 630 - Finishes Schedule
3. LED strip to leading edge. Linked to PIR
4. Fixed shelf with concealed LED strip to leading edge. Linked to PIR
5. Rectangular profile brushed stainless steel rail
6. Oak fixed shelf
7. Drawers with full extension, soft close runner system
8. TV recess within wall - Allow for 90mm Recess
9. Outlet in high level slot diffuser for AC
10. Intake at low level in skirting/kick board for AC
11. Indicative location for AC unit



DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

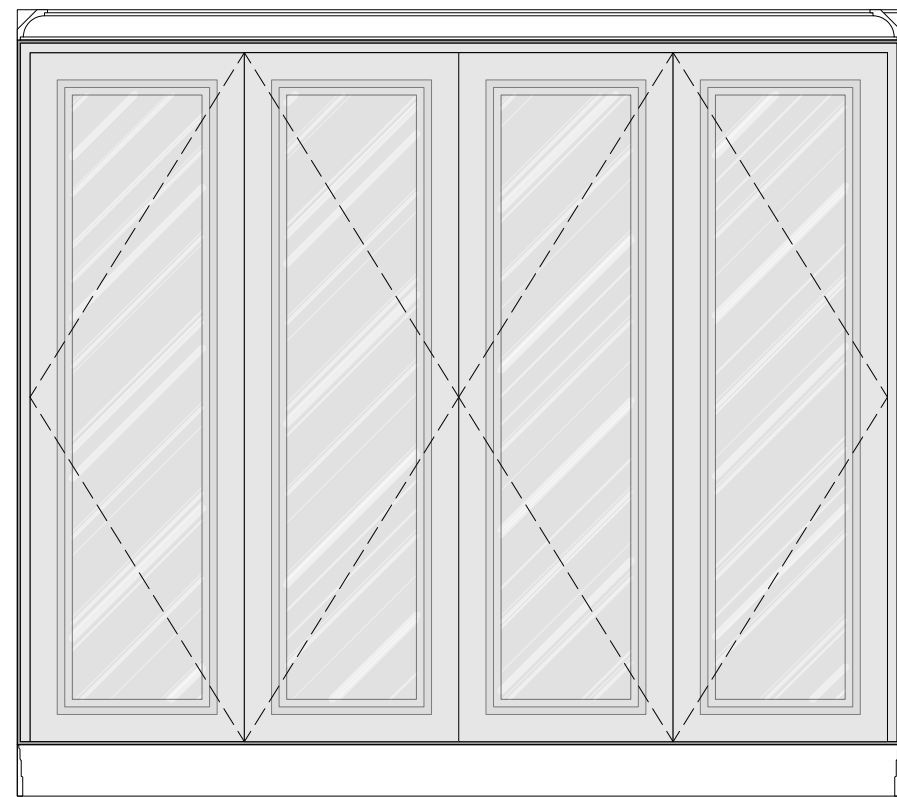
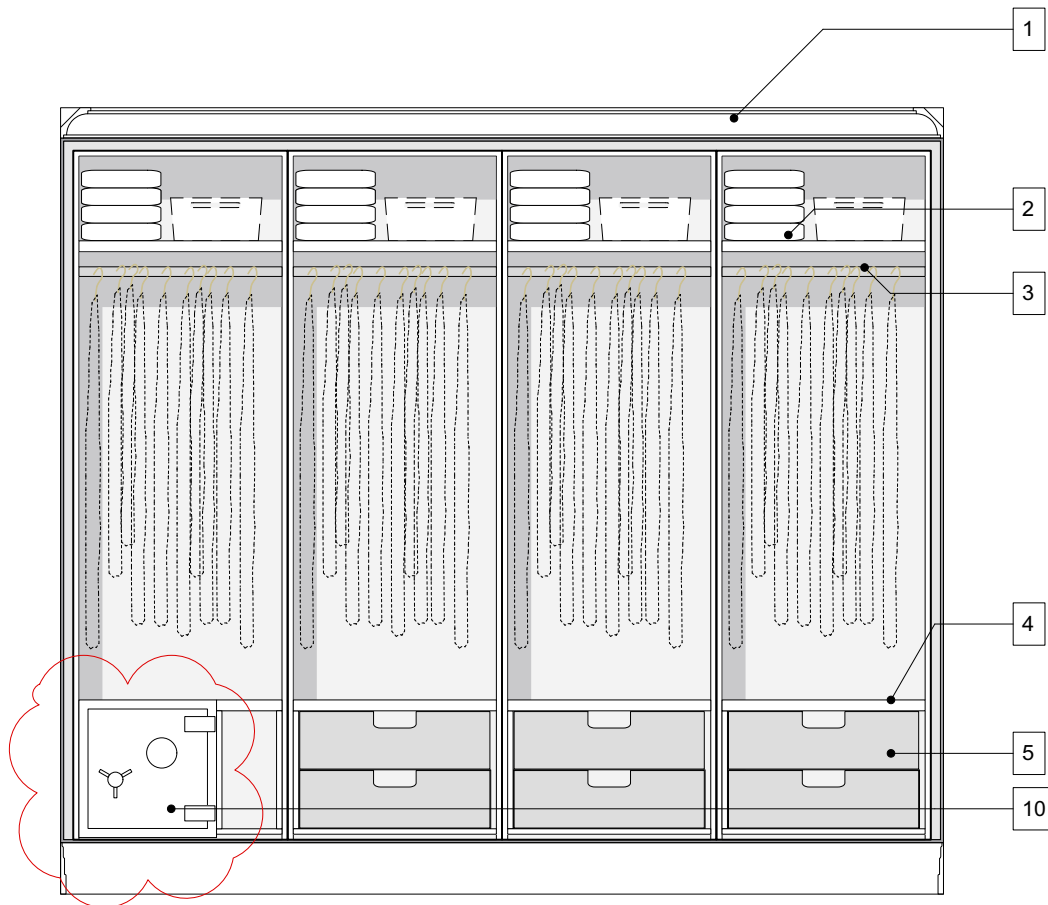
REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 422 - T1
LEXHAM MEWS

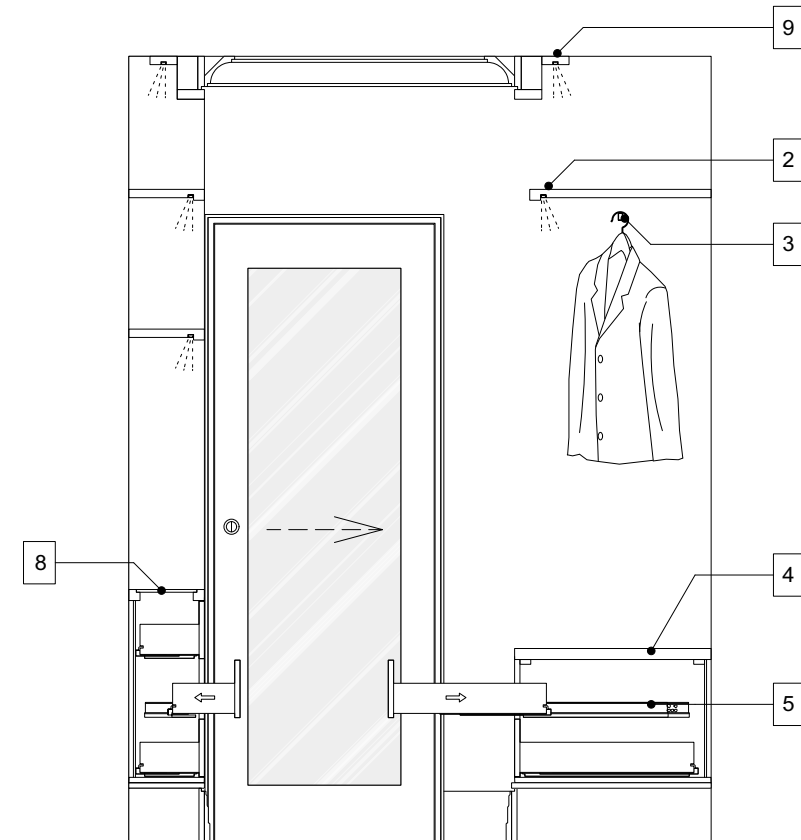
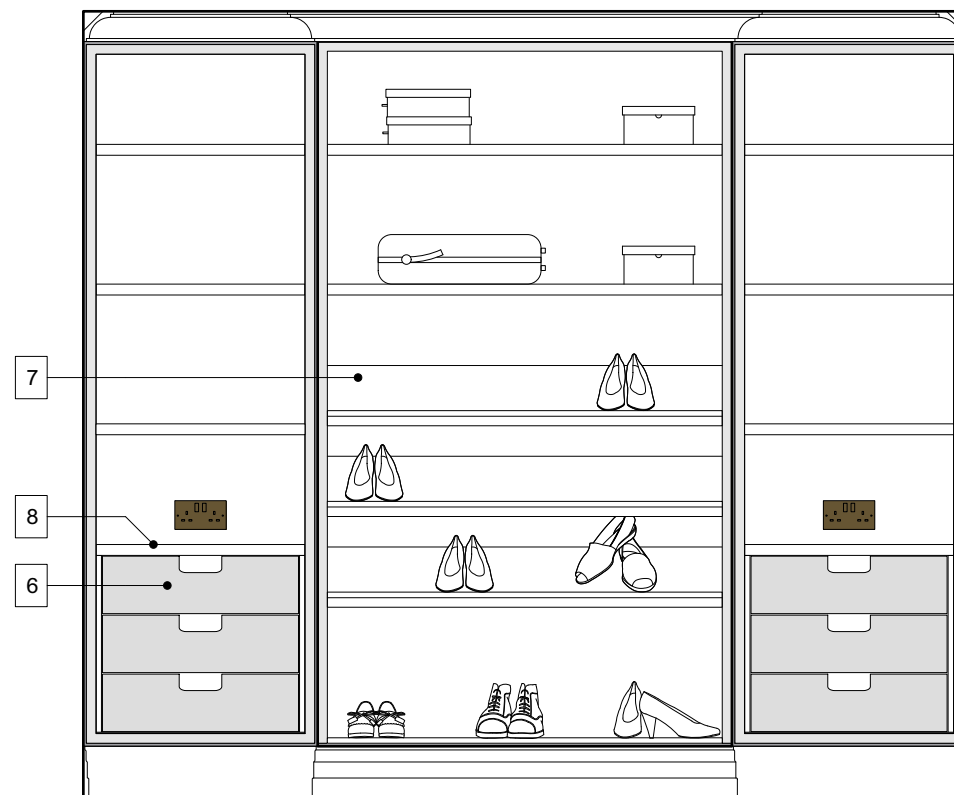
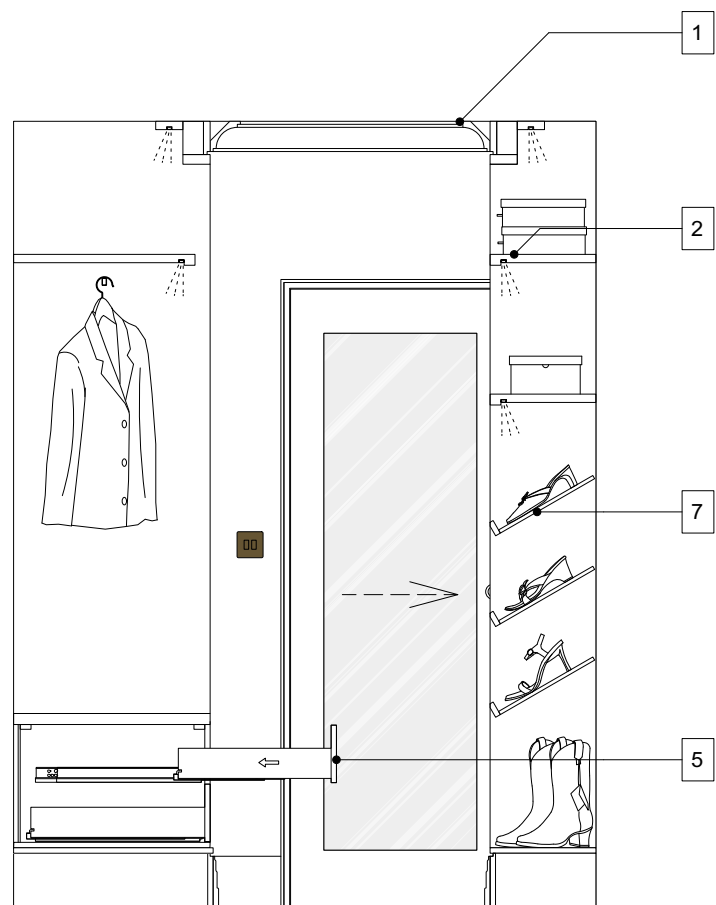
ADVENTURE IN ARCHITECTURE^o
INTERNAL ELEVATIONS
 MASTER BEDROOM - WARDROBE 1:25

NOTES / SPEC



Notes - Refer to Schedules

1. Cornice - refer to 630 - Finishes Schedule
2. Fixed shelf with concealed LED strip to leading edge. Linked to PIR
3. Rectangular profile brushed stainless steel rail
4. Oak fixed shelf
5. Drawers with full extension, soft close runner system
6. Jewellery / watch drawers, soft close runner system
7. Angled shoe shelves
8. Oak shelf surround with glass top to view upper drawer
9. LED strip to leading edge. Linked to PIR
10. Grade I Digital Electronic Locking Safe. Tested and Certified to EN1143-1



DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

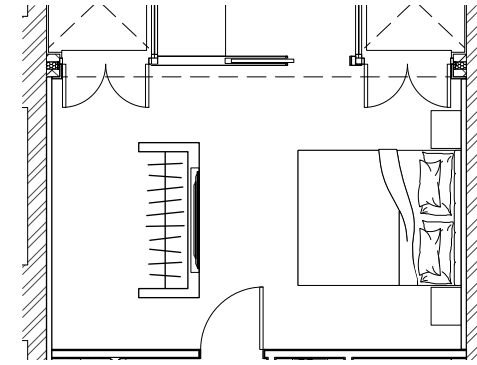
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 423 - T2
LEXHAM MEWS

ADVENTURE IN ARCHITECTURE^o

INTERNAL ELEVATIONS

BEDROOM 02 1:20



NOTES / SPEC

Notes

1. Cornice - refer to 630 - Finishes Schedule
2. N/A
3. Antique mirror
4. Pendant Light With Antique Brass Finish
5. Upholstered Full Height Headboard
6. Dark Timber Wall Cladding
7. Recessed LED Wall Light/ Reading Lamp
8. Horizon Rocker Switch
9. Dark Timber 'floating' Bedside Tables with Integrated Wireless Charger to Top Surface



DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

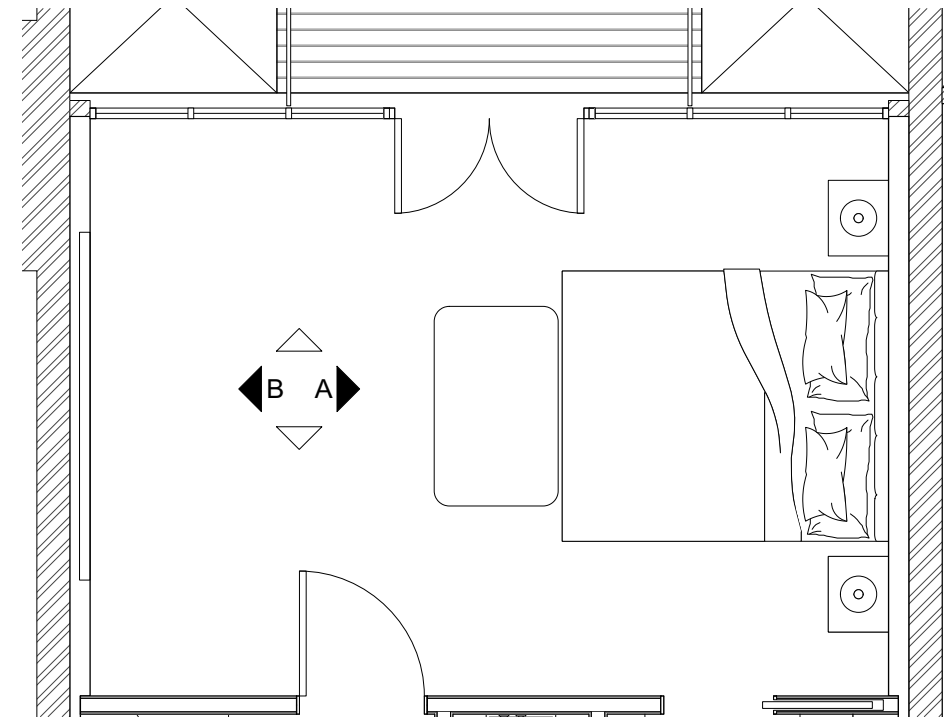
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 424 - T1
LEXHAM MEWS

ADVENTURE IN ARCHITECTURE[°] INTERNAL ELEVATIONS

MASTER BEDROOM 1:20

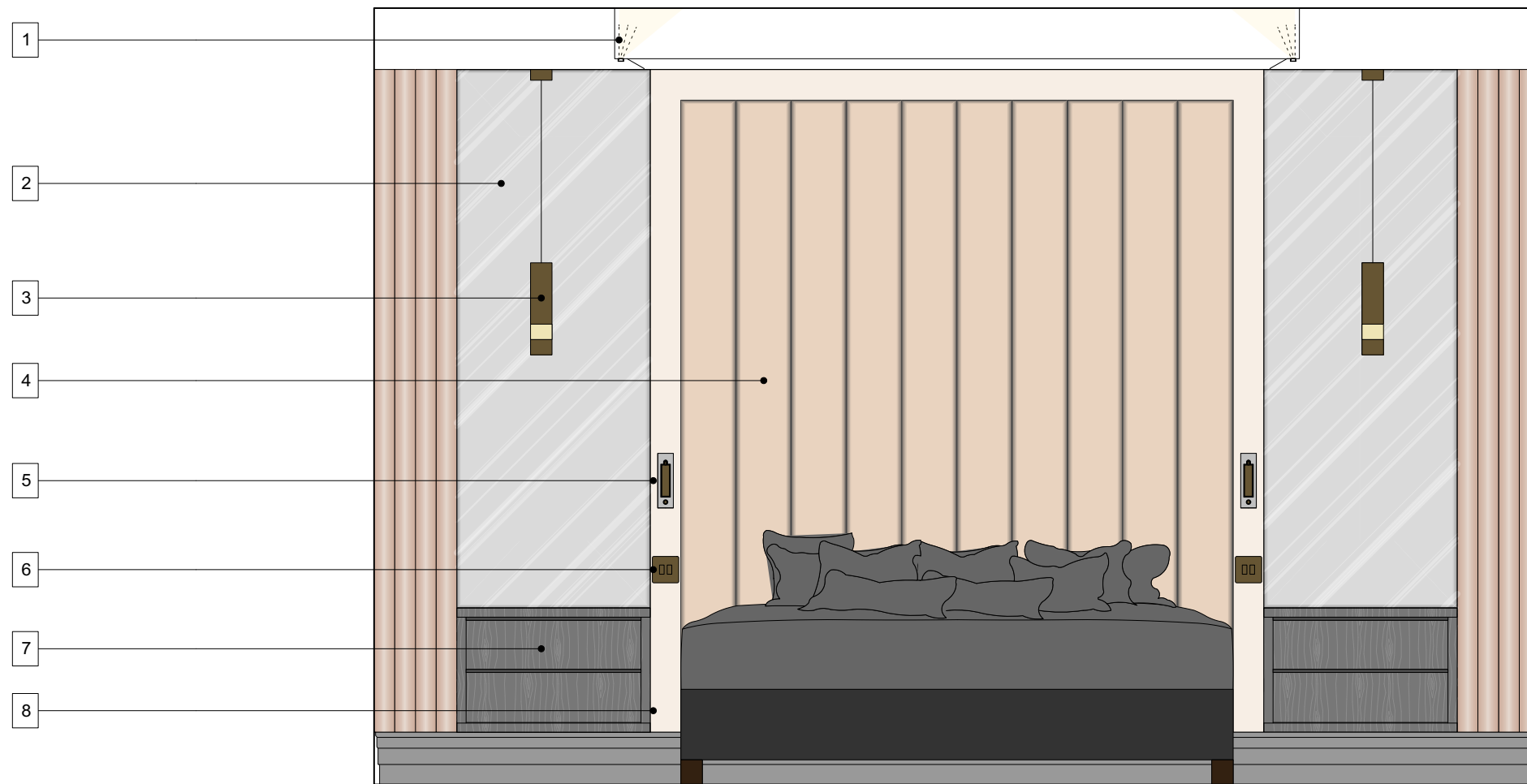
PLAN 1:50



NOTES / SPEC

Notes

1. LED Strip Light Detail
2. Antique mirror
3. Pendant Light With Antique Brass Finish
4. Upholstered Full Height Head Board
5. Recessed LED Wall Light/ Reading Lamp
6. Horizon Rocker Switch
7. Dark Timber Grain Bedside Table With Integrated Wireless Charger to Top Surface
8. Fluted Timber Panels



ELEVATION A

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

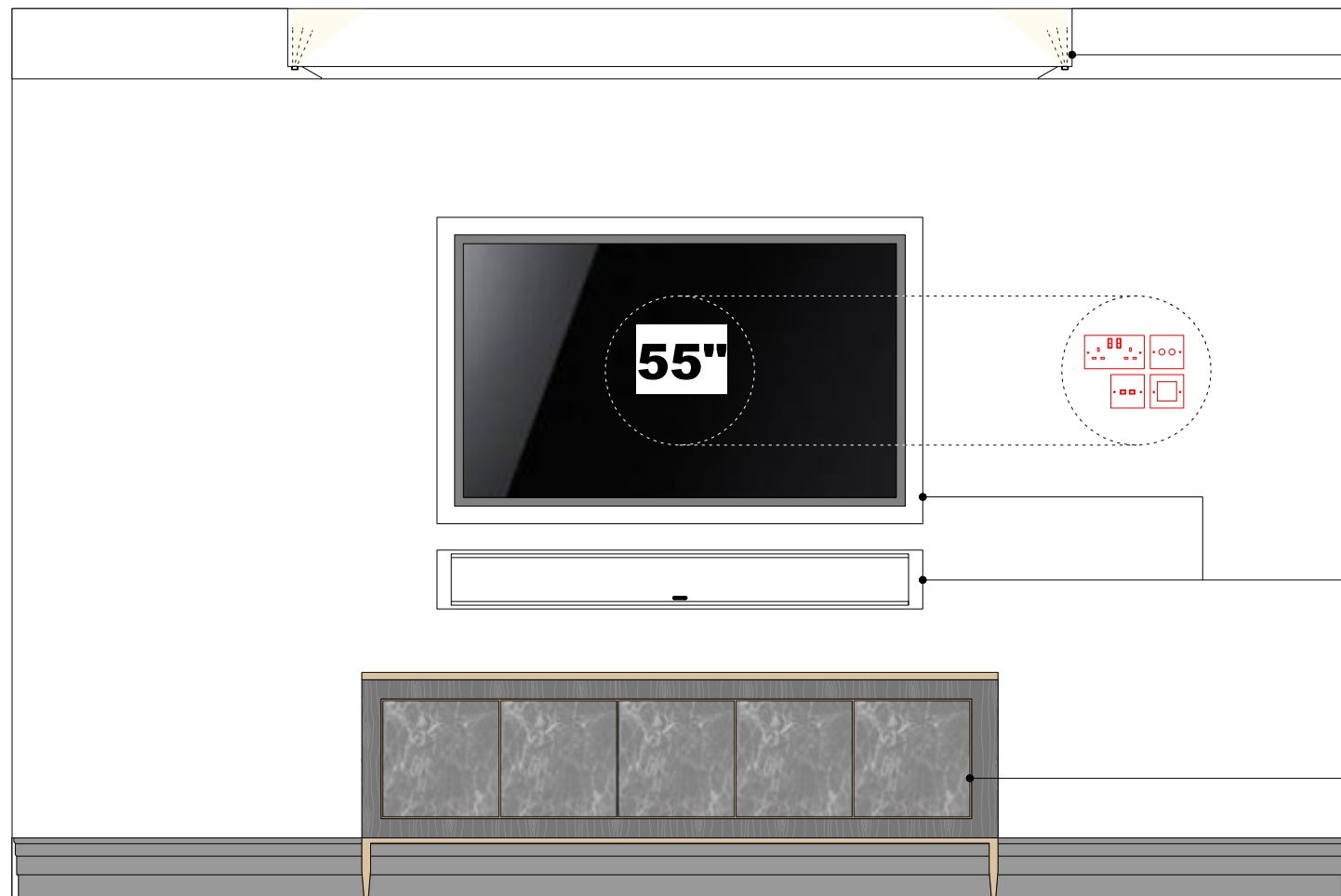
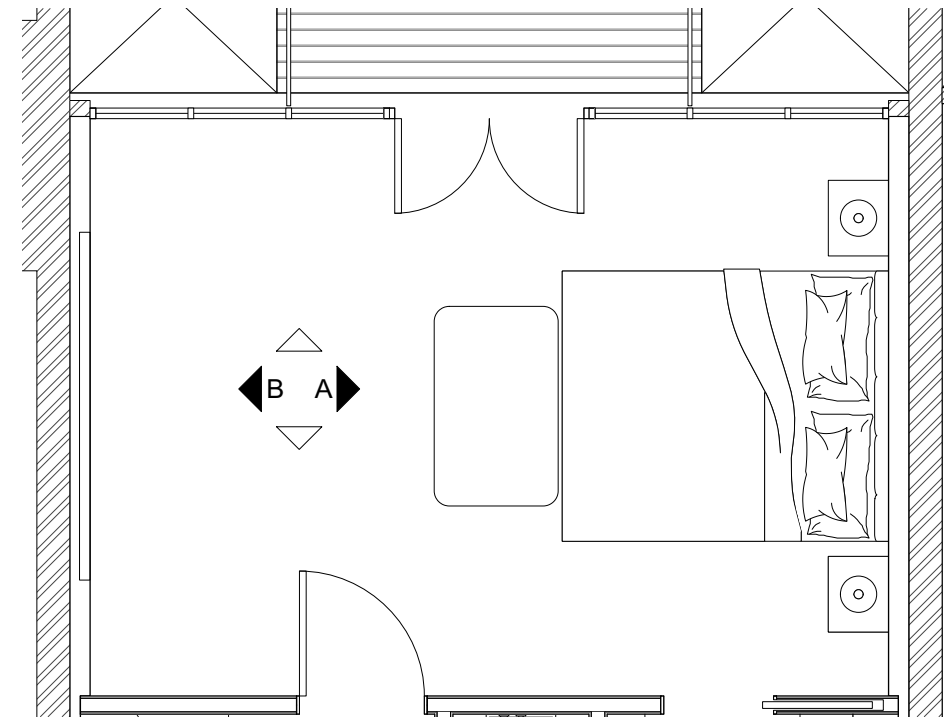
TENDER
440 - 425 - T1
LEXHAM MEWS

ADVENTURE IN ARCHITECTURE^o

INTERNAL ELEVATIONS

BEDROOM ELEVATION 1:20

PLAN 1:50



LED Strip Light Detail

Recess formed in feature wall for TV to be mounted flush to wall. Exact size to be coordinated with display size and soundbar as applicable. Include for concealed power, data supply etc.

Free standing furniture

ELEVATION B

NOTES / SPEC

Notes

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 426 - T1
LEXHAM MEWS

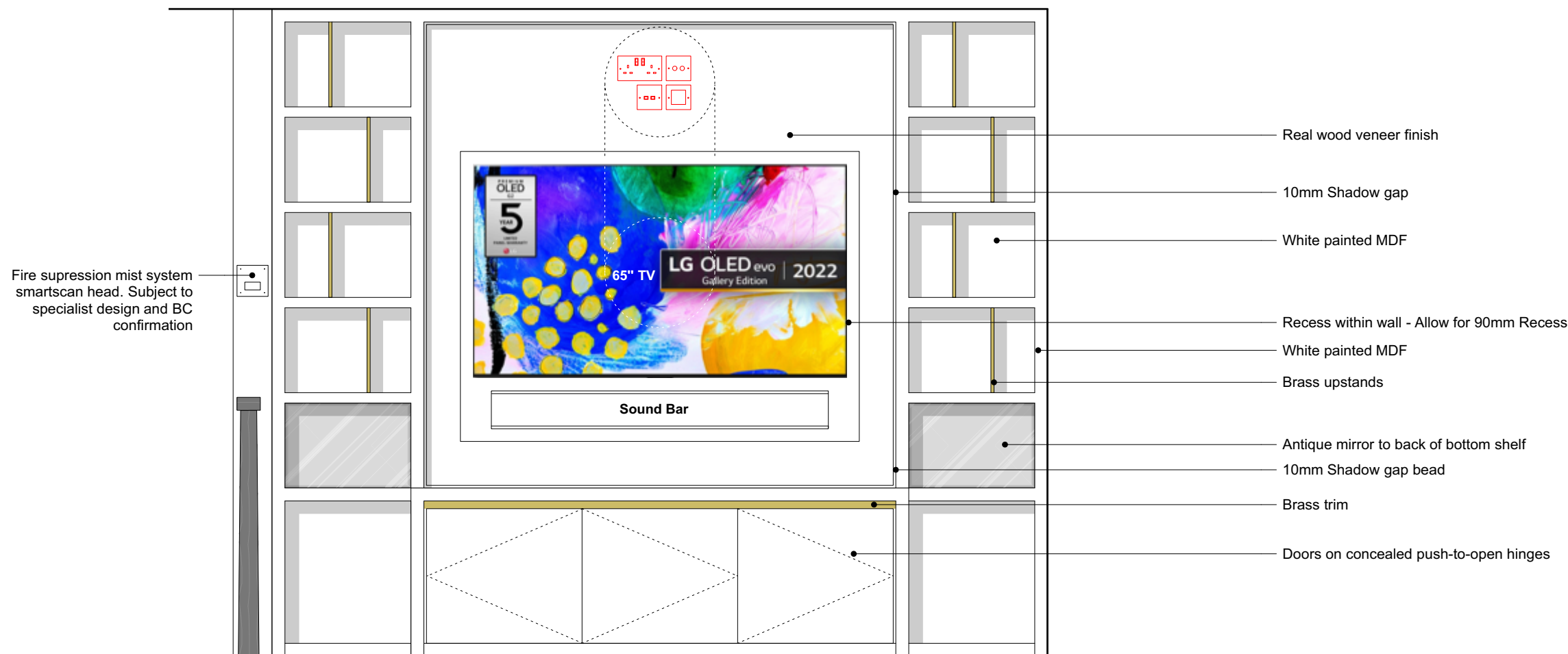
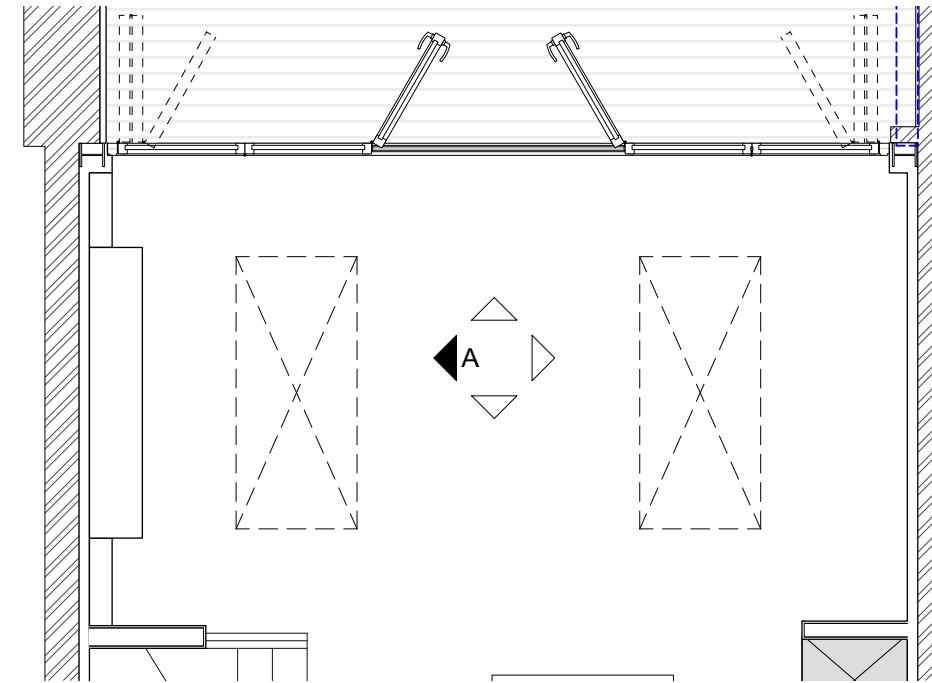
ADVENTURE IN ARCHITECTURE[°] INTERNAL ELEVATIONS

LIVING ROOM JOINERY 1:20

PLAN 1:50

NOTES / SPEC

Notes



- Real wood veneer finish
- 10mm Shadow gap
- White painted MDF
- Recess within wall - Allow for 90mm Recess
- White painted MDF
- Brass upstands
- Antique mirror to back of bottom shelf
- 10mm Shadow gap bead
- Brass trim
- Doors on concealed push-to-open hinges

Fire suppression mist system smartscan head. Subject to specialist design and BC confirmation

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 427 - T1
LEXHAM MEWS

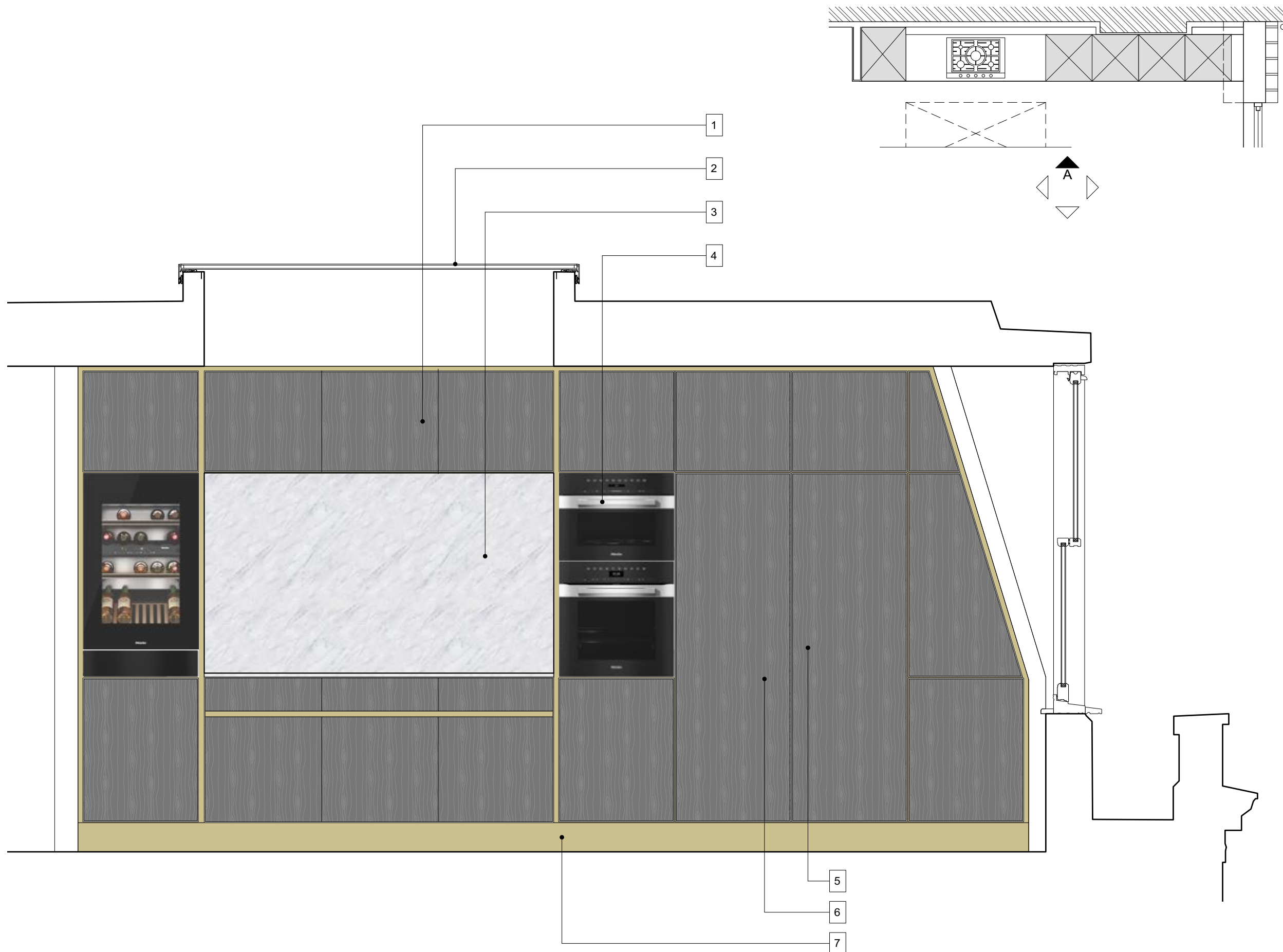


ADVENTURE IN ARCHITECTURE^o

INTERNAL ELEVATIONS

KITCHEN 1:20

KITCHEN PLAN 1:50



NOTES / SPEC

Notes

1. Graphite finish units with timber grain
2. Existing flat Rooflight
3. Italian Honed Carrara Marble Worktop/ Splashback
4. Miele appliances refer to schedule
5. Integrated freezer
6. Integrated fridge
7. Matte Gold Finish to Toe Kick

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

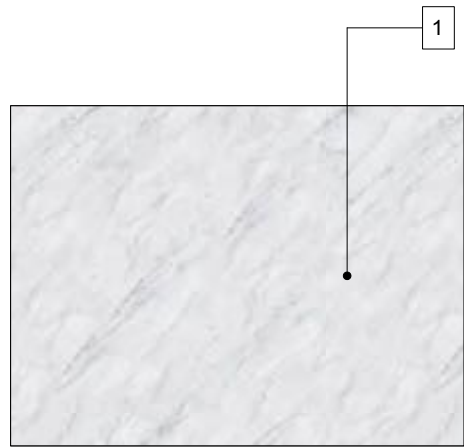
REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

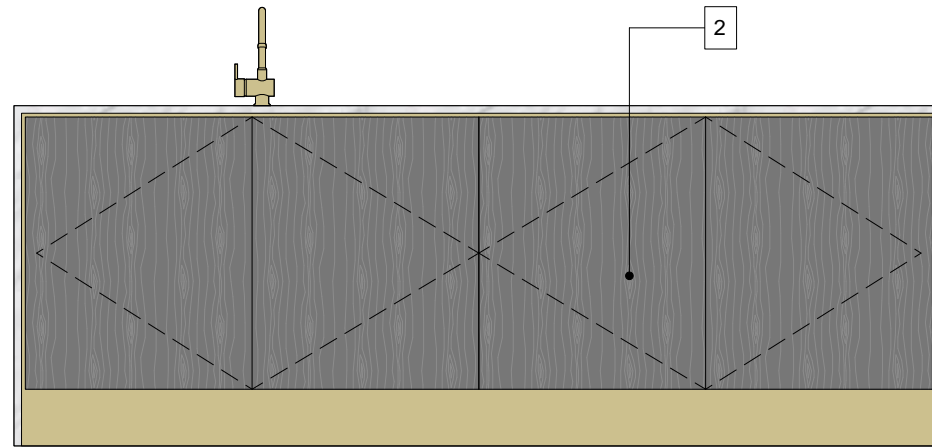
TENDER
440 - 428 - T1
LEXHAM MEWS

ADVENTURE IN ARCHITECTURE^o INTERNAL ELEVATIONS

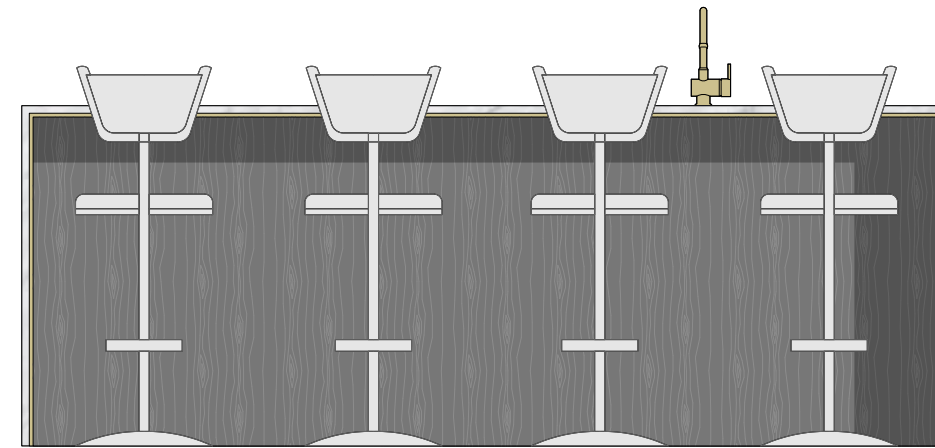
KITCHEN ISLAND & BOILER CUPBOARD 1:20



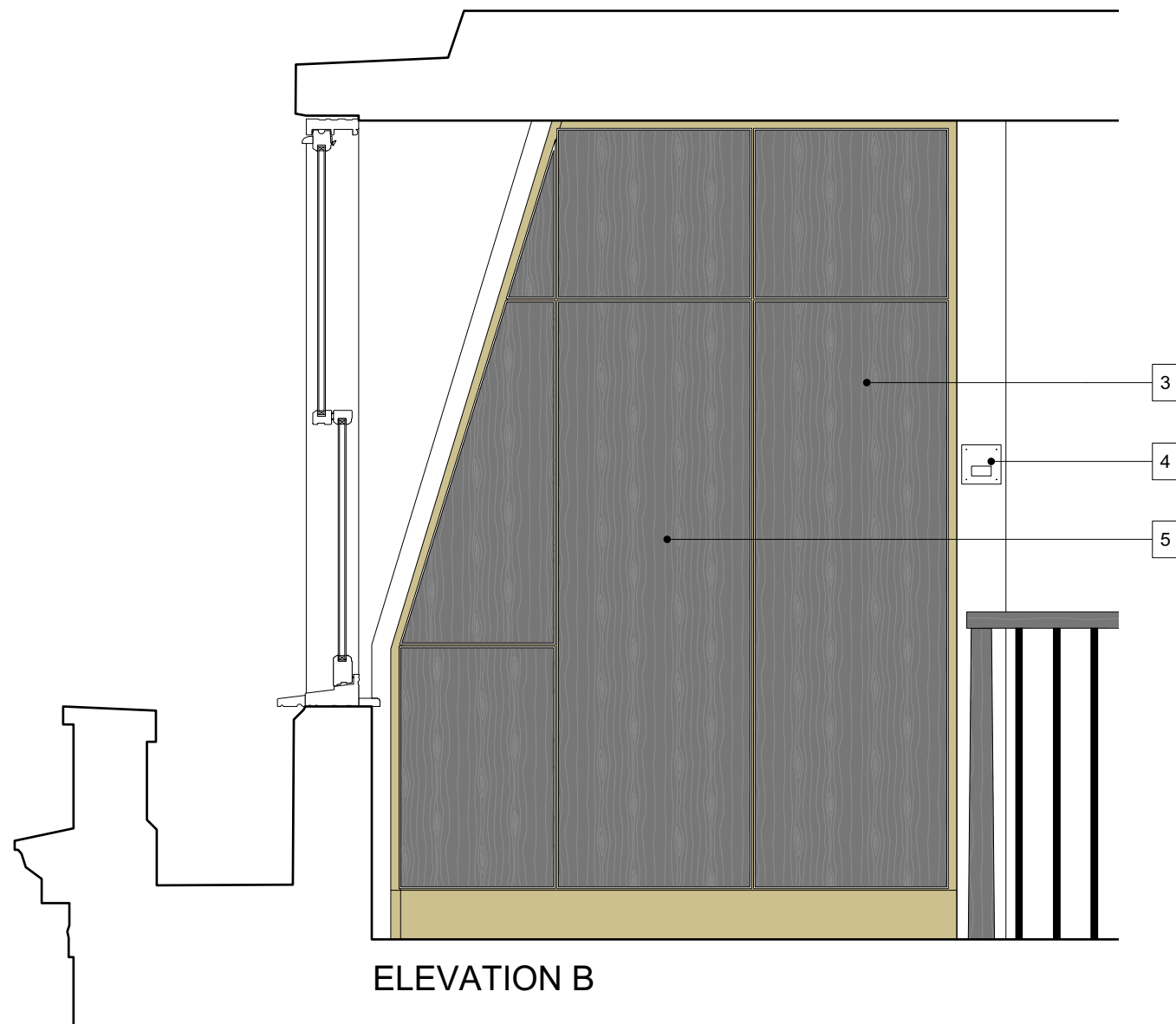
ELEVATION A



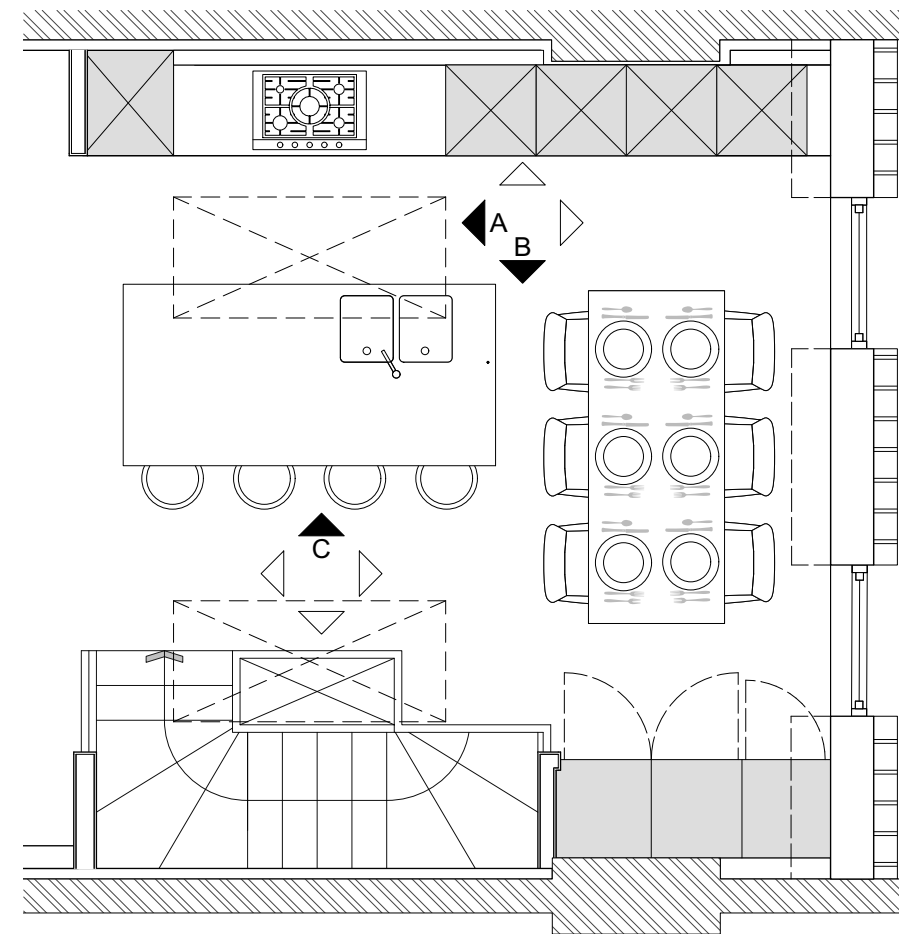
ELEVATION B



ELEVATION C



ELEVATION B



NOTES / SPEC

1. Italian Honed Carrara Marble Worktop/ Splashback
2. Integrated Dishwasher
3. Tall units to house boiler, UFH Manifolds and Mist system pump. Subject to specialist design and BC confirmation
4. Fire suppression mist system smartscan head. Subject to specialist design and BC confirmation
5. Tall units to house washer/dryer and AC unit at high level. Subject to specialist design.

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

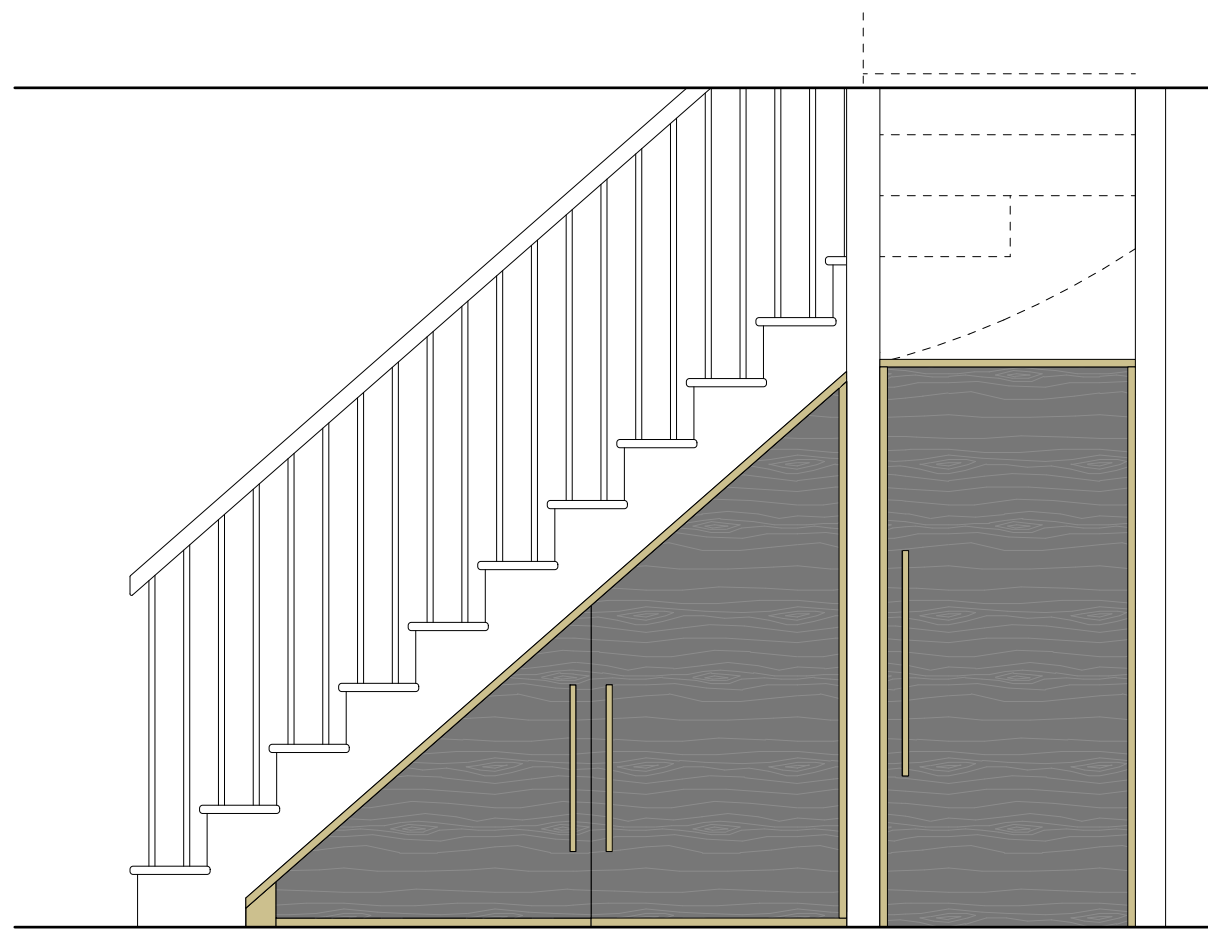
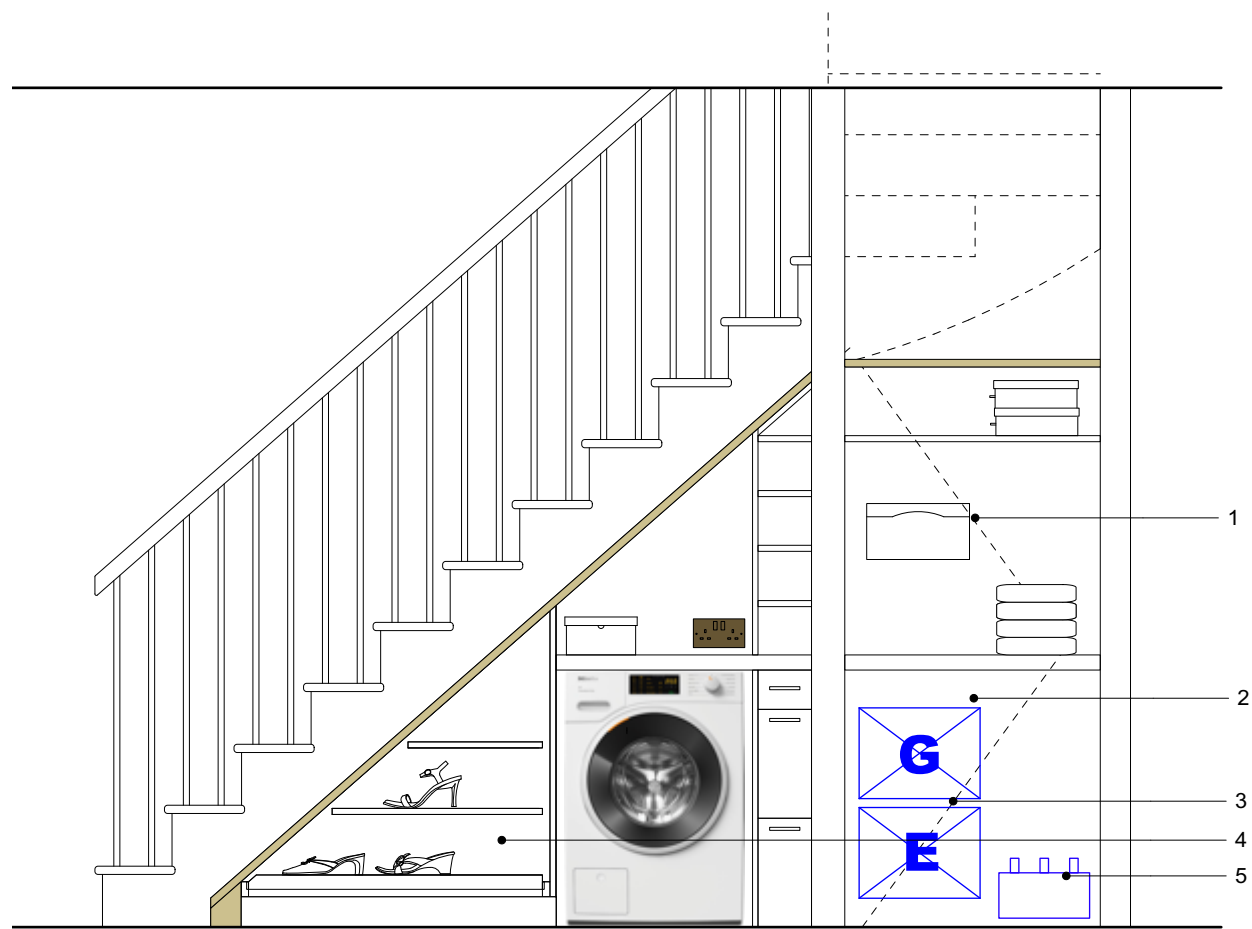
REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 429 - T1
LEXHAM MEWS

ADVENTURE IN ARCHITECTURE^o
INTERNAL ELEVATIONS

STAIR STORAGE 1:25



NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

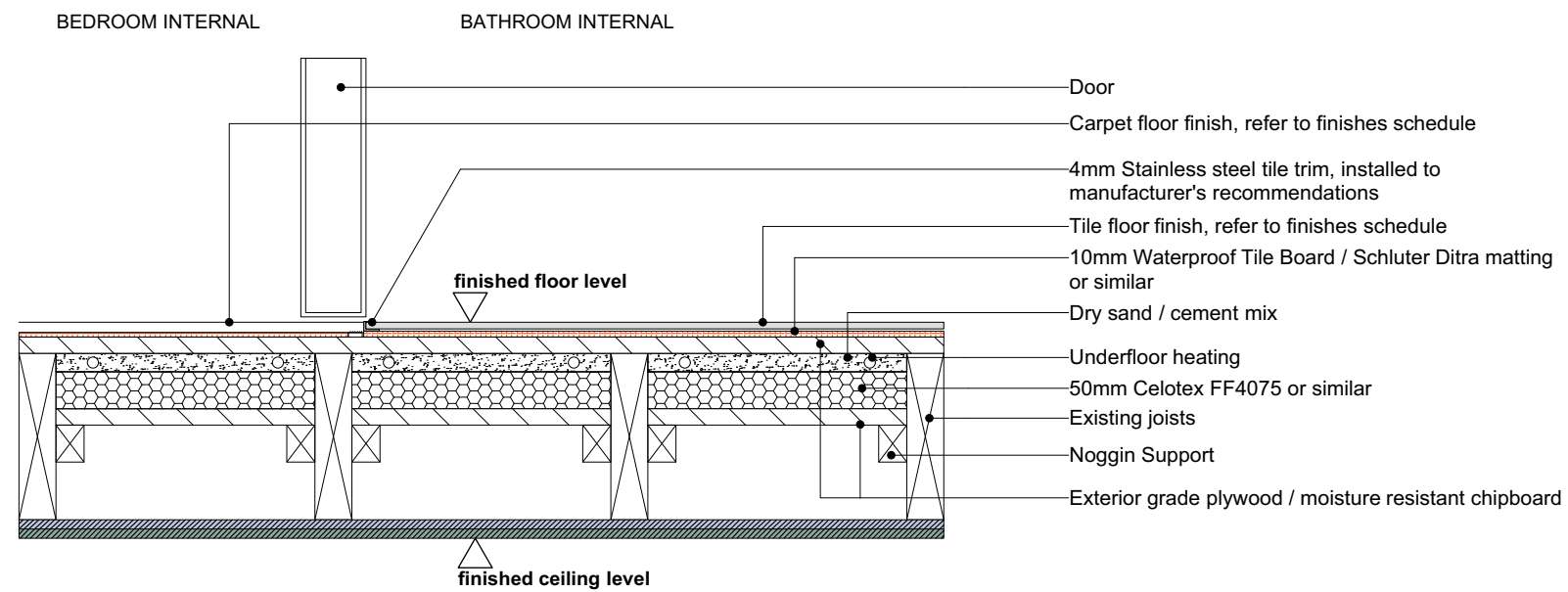
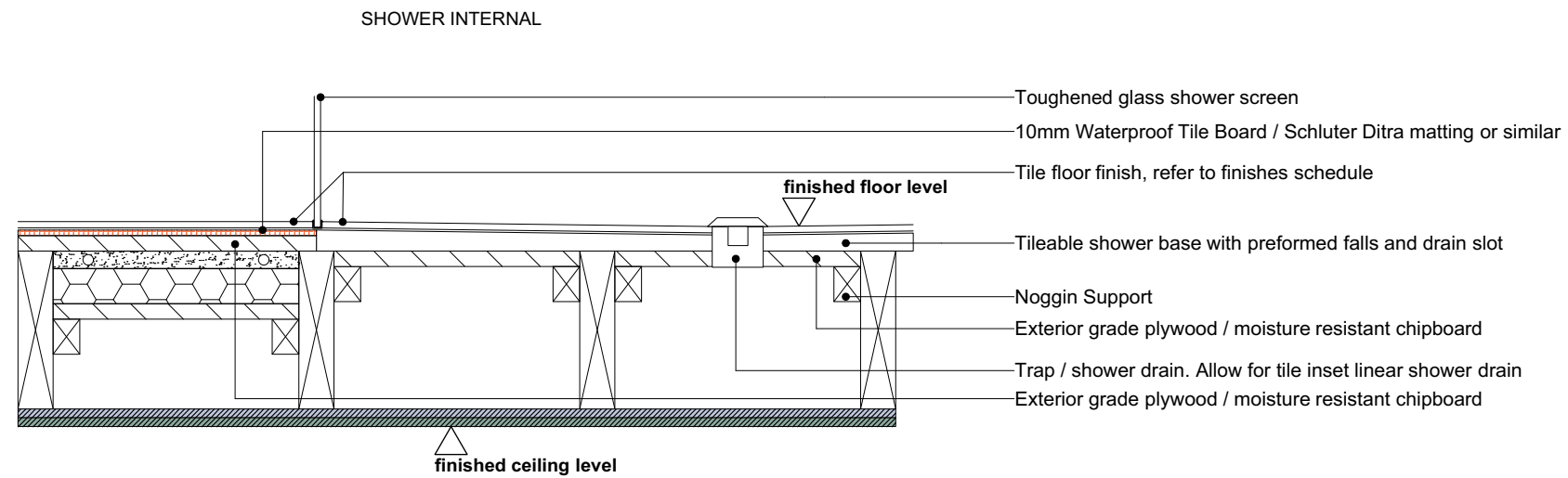
TENDER
440 - 430 - T1
LEXHAM MEWS



ADVENTURE IN ARCHITECTURE^o

DETAILS

UFH & SHOWER FLOOR DETAIL 1:10



NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

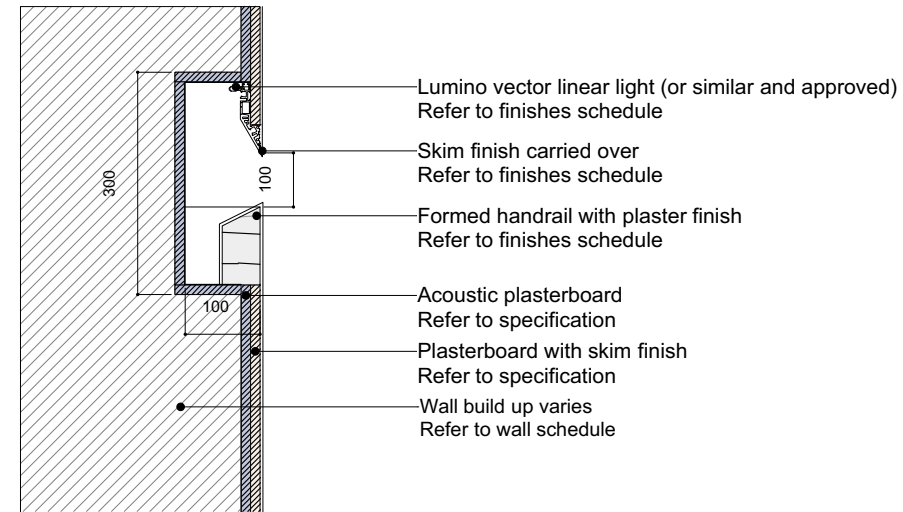
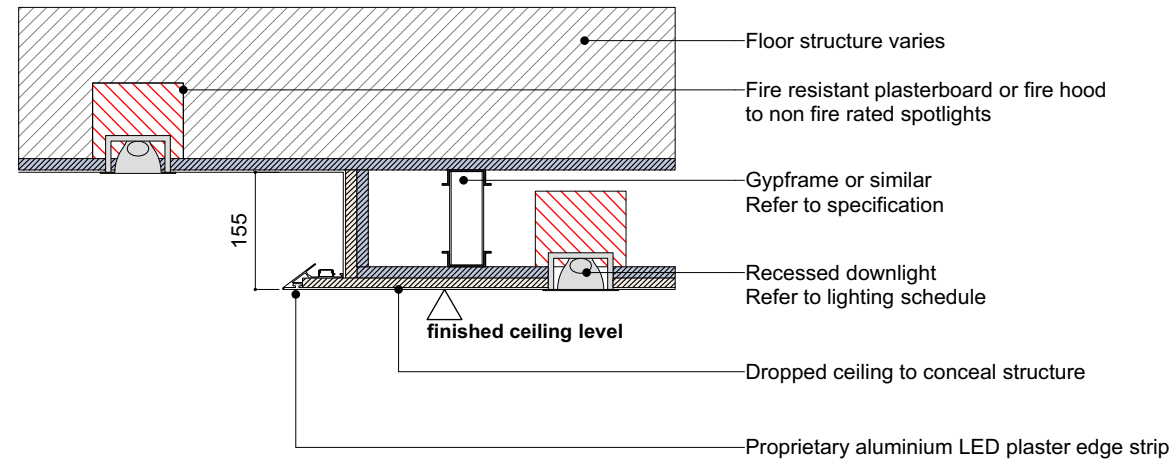
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 501 - T1
LEXHAM MEWS





DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

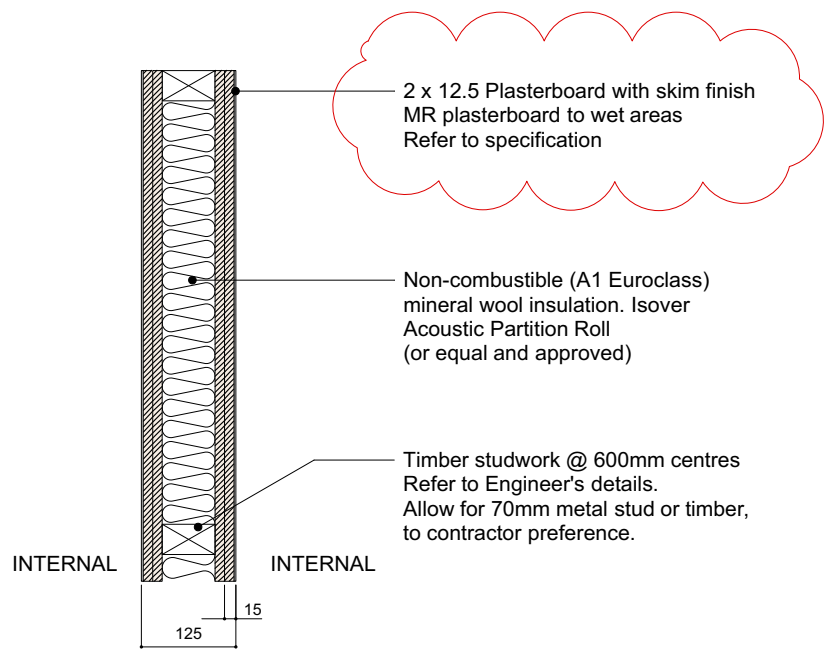
REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

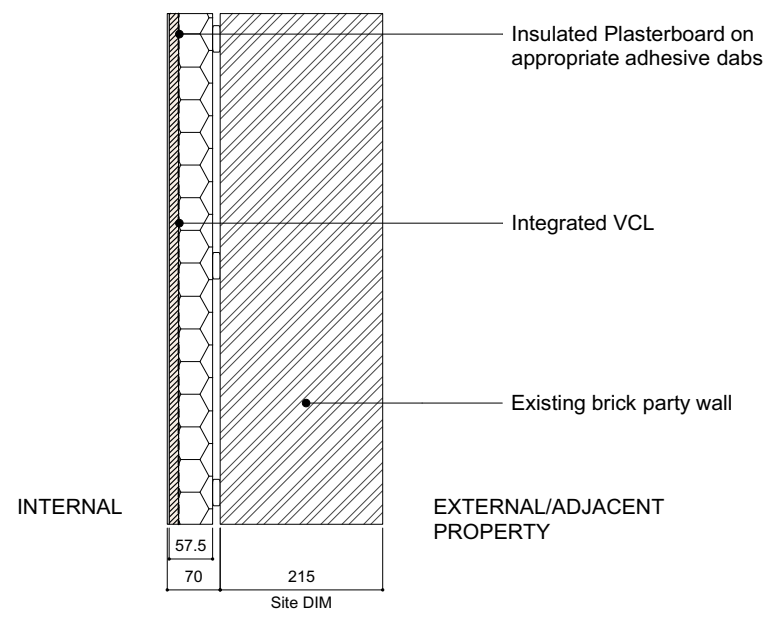
TENDER
440 - 502 - T1
LEXHAM MEWS

ADVENTURE IN ARCHITECTURE^o

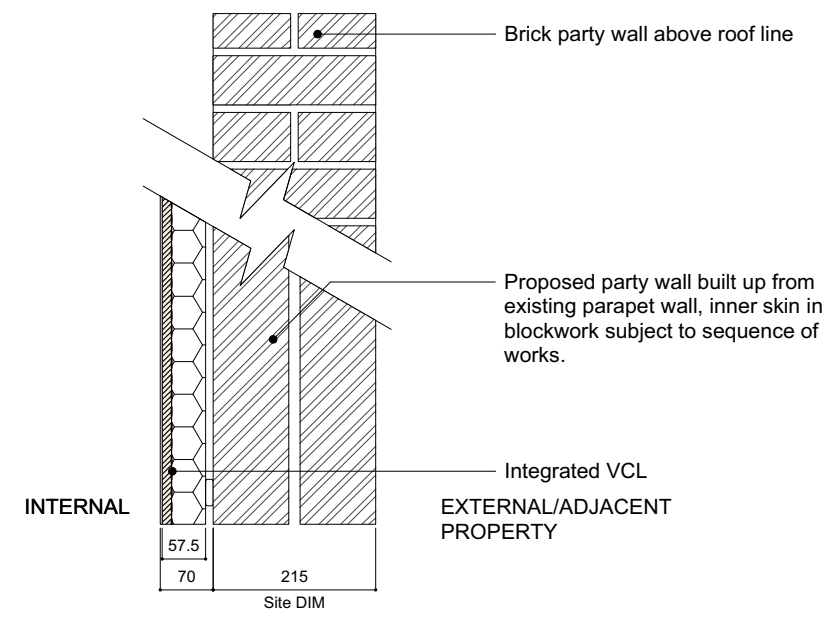
WALL TYPES



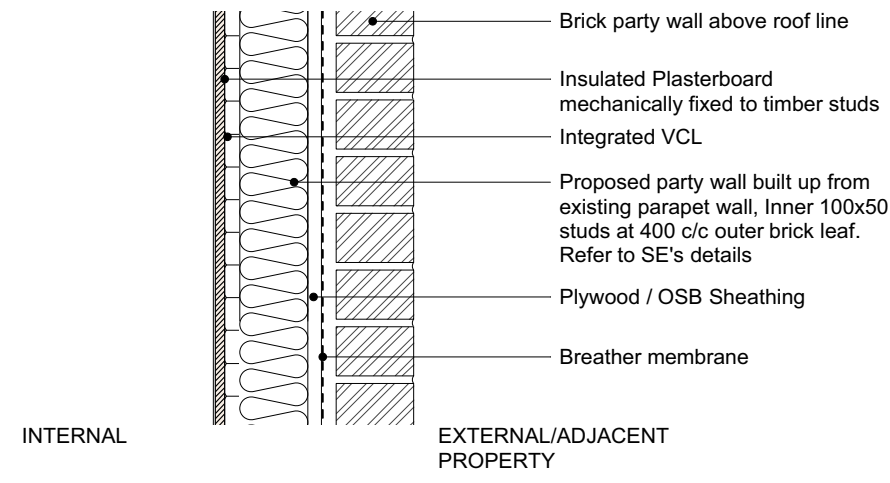
IWS 01 **TIMBER STUD WALL**
SCALE: 1:10



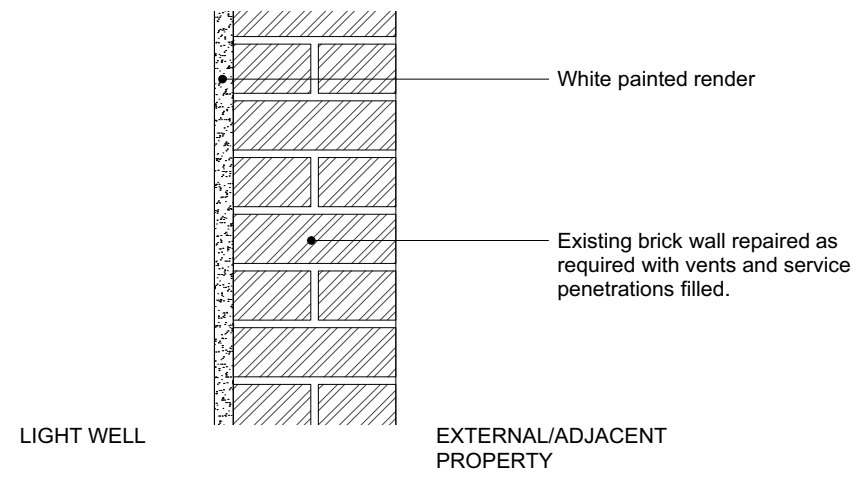
EWS 01 **EXG BRICK WALL**
SCALE: 1:10



EWS 02 **PR PARTY WALL**
SCALE: 1:10



EWS 03 **PR PARTY WALL**
SCALE: 1:10



EWS 04 **PR REAR WALL**
SCALE: 1:10

NOTES / SPEC

DIMENSIONS
Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 601 - T2
LEXHAM MEWS



ADVENTURE IN ARCHITECTURE^o

DOOR SCHEDULE

NO.	TYPE	LOCATION	SIZE	FIRE RATING	TYPE	HARDWARE SET
D01	BESPOKE	Entrance	Site Dimension	FD60	Hardwood front door, with glazed toplight. Standard RAL paint finish.	HARDWARE SET 1
D02	TYPE 01	Bedroom 03	2040x826x44	FD30	Hinged Single Door - Contemporary paneled oak to receive dark timber stain to match others	HARDWARE SET 2
D03	TYPE 03	WC 01	2040x726x44	N/A	Pocket Door - Contemporary paneled oak to receive dark timber stain to match others	HARDWARE SET 3
D04	TYPE 01	Bedroom 02	2040x826x44	FD30	Hinged Single Door - Contemporary paneled oak to receive dark timber stain to match others	HARDWARE SET 2
D05	BESPOKE	Understairs		FD30	Under stairs doors refer to plan and stair drawing. Allow for separate doors to laundry space. Allow for 'Touch to open' Self-Opening Push Door Hinges.	
D06	TYPE 03	En suite 03	2040x726x44	N/A	Pocket Door - Contemporary paneled oak to receive dark timber stain to match others	HARDWARE SET 3
D07	TYPE 04	En suite 04	2040x826x44	N/A	Pocket Door - Contemporary paneled oak to receive dark timber stain to match others	HARDWARE SET 3
D08	TYPE 01	Master Bedroom	2040x826x44	FD30	Hinged Single Door - Contemporary paneled oak to receive dark timber stain to match others	HARDWARE SET 2
D09	TYPE 03	WC 02	2040x726x44	N/A	Pocket Door - Contemporary paneled oak to receive dark timber stain to match others	HARDWARE SET 3
D10	TYPE 05	Plant / Store	2040x726x44	FD30	Double Jib Door - Finish to match wall finish	HARDWARE SET 5
D11	TYPE 03	Dressing Room	2040x726x44	FD30	Pocket Door - Contemporary paneled oak to receive dark timber stain to match others	HARDWARE SET 4
D12	TYPE 03	Master en suite	2040x726x44	N/A	Pocket Door - Contemporary paneled oak to receive dark timber stain to match others	HARDWARE SET 3

NOTES / SPEC

INTERNAL DOORS

Timber doors and frames generally to BS EN 942 with accuracy to BS 4787-1. Joiner to provide shop drawings for architect's approval and to design in all necessary tolerances and ensure all section sizes are structurally adequate for purpose. Fire doors and frames to be certified to the required rating.

Internal Doors Generally

- Door sizes are nominal and are to be checked on site, fabrication drawings submitted and approved prior to manufacture.
- Fire doors and frames to be certified to the required rating.
- Thickness - 44mm
- Core - Solid or 6mm Pilkington Pyro 30 min fire-glass to glass-doors
- Colour - Refer to finishes schedule
- Frame - Bespoke frame to suite wall refer to detail
- Smoke - Smoke seal on fire doors only
- Fire Rating - 30 mins where indicated
- Handle - Refer to door schedule
- Door Stop - Yes
- Notes - Leafs to be fire-rated at junction

Hinged Doors

- 2 No. soss hinges on doors sized to suite door frame and leaf at equal centres, hinge finish to match handle.
- Lock - Euro profile cylinder operated mortice lock or thumb turn to all bathrooms
- Closer - Recessed self-closer on fire doors only, ensure compatibility with hinges.

Sliding Doors

- Pocket door track to suit FD30 Door with Soft Close & Auto Eject Mechanism.
- Sliding door hook lock set finish as shown.

Jib Doors

- Frameless jib door system for double timber doors with touch latch operation FD30

Pivot Doors

- Pivot hinge system to be mortised into top and bottom of door and be invisible on the finished door. Pivot spindled point to be confirmed before installation and varies subject to door size and location. Allow for soft close with adjustable closing speed and damping.

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

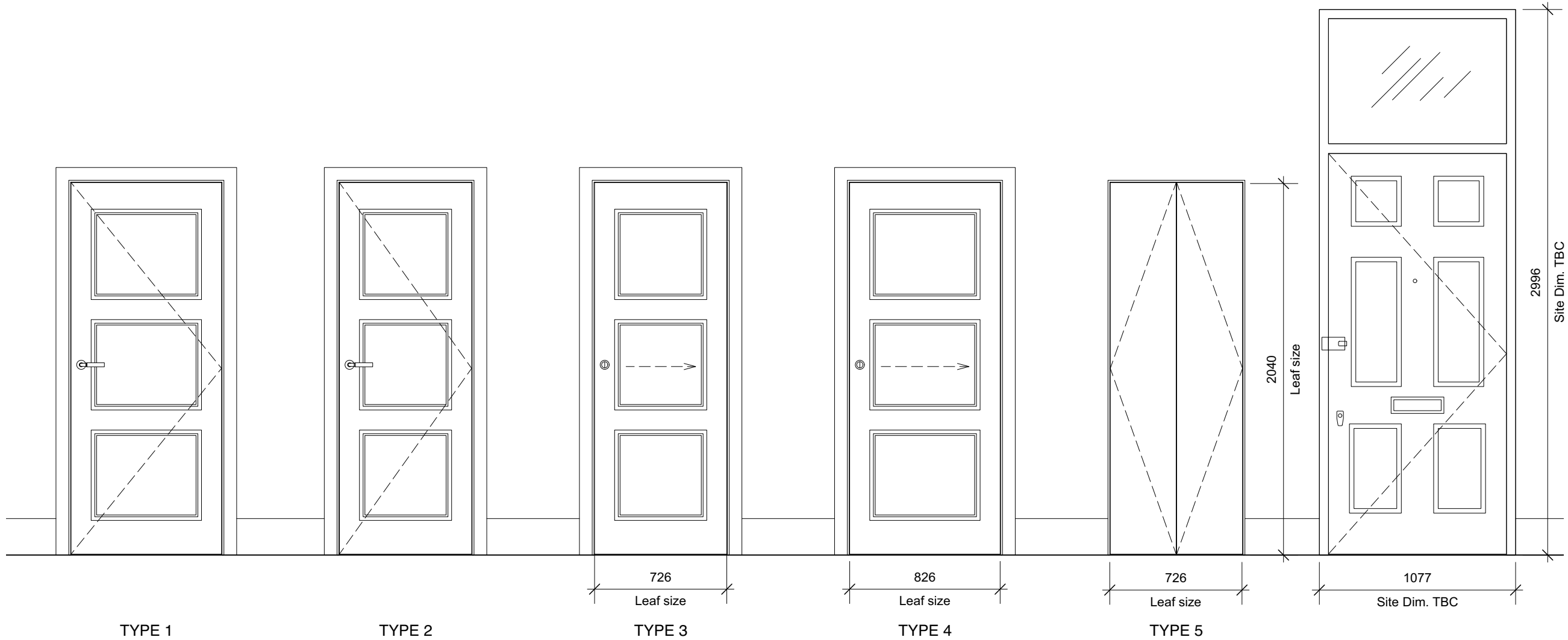
TENDER
440 - 602 - T3
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454



DOOR SCHEDULE

DOOR ELEVATIONS 1:25



NOTES / SPEC

INTERNAL DOORS

Timber doors and frames generally to BS EN 942 with accuracy to BS 4787-1. Joiner to provide shop drawings for architect's approval and to design in all necessary tolerances and ensure all section sizes are structurally adequate for purpose. Fire doors and frames to be certified to the required rating.

Internal Doors Generally

- Door sizes are nominal and are to be checked on site, fabrication drawings submitted and approved prior to manufacture.
- Fire doors and frames to be certified to the required rating.
- Thickness - 44mm
- Core - Solid or 6mm Pilkington Pyro 30 min fire-glass to glass-doors
- Colour - Refer to finishes schedule
- Frame - Bespoke frame to suite wall refer to detail
- Smoke - Smoke seal on fire doors only
- Fire Rating - 30 mins where indicated
- Handle - Refer to door schedule
- Door Stop - Yes
- Notes - Leafs to be fire-rated at junction

Hinged Doors

- 2 No. soss hinges on doors sized to suite door frame and leaf at equal centres, hinge finish to match handle.
- Lock - Euro profile cylinder operated mortice lock or thumb turn to all bathrooms
- Closer - Recessed self-closer on fire doors only, ensure compatibility with hinges.

Sliding Doors

- Pocket door track to suit FD30 Door with Soft Close & Auto Eject Mechanism.
- Sliding door hook lock set finish as shown.

Jib Doors

- Frameless jib door system for double timber doors with touch latch operation FD30

Pivot Doors

- Pivot hinge system to be mortised into top and bottom of door and be invisible on the finished door. Pivot spindled point to be confirmed before installation and varies subject to door size and location. Allow for soft close with adjustable closing speed and damping.

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

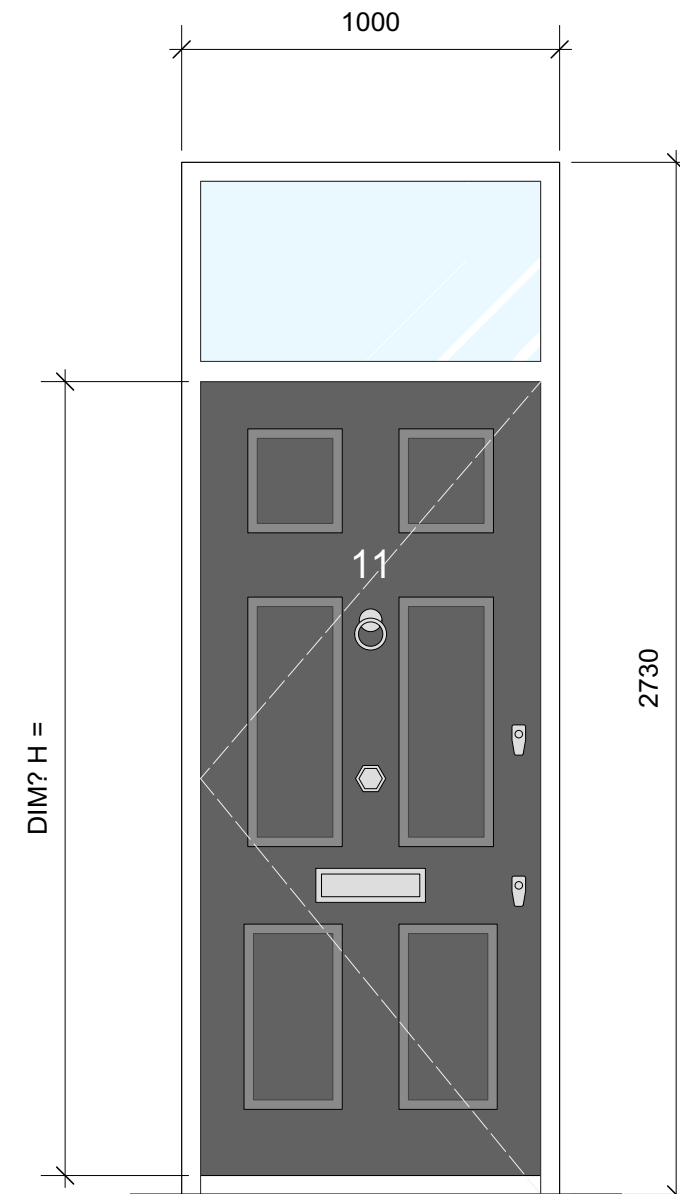
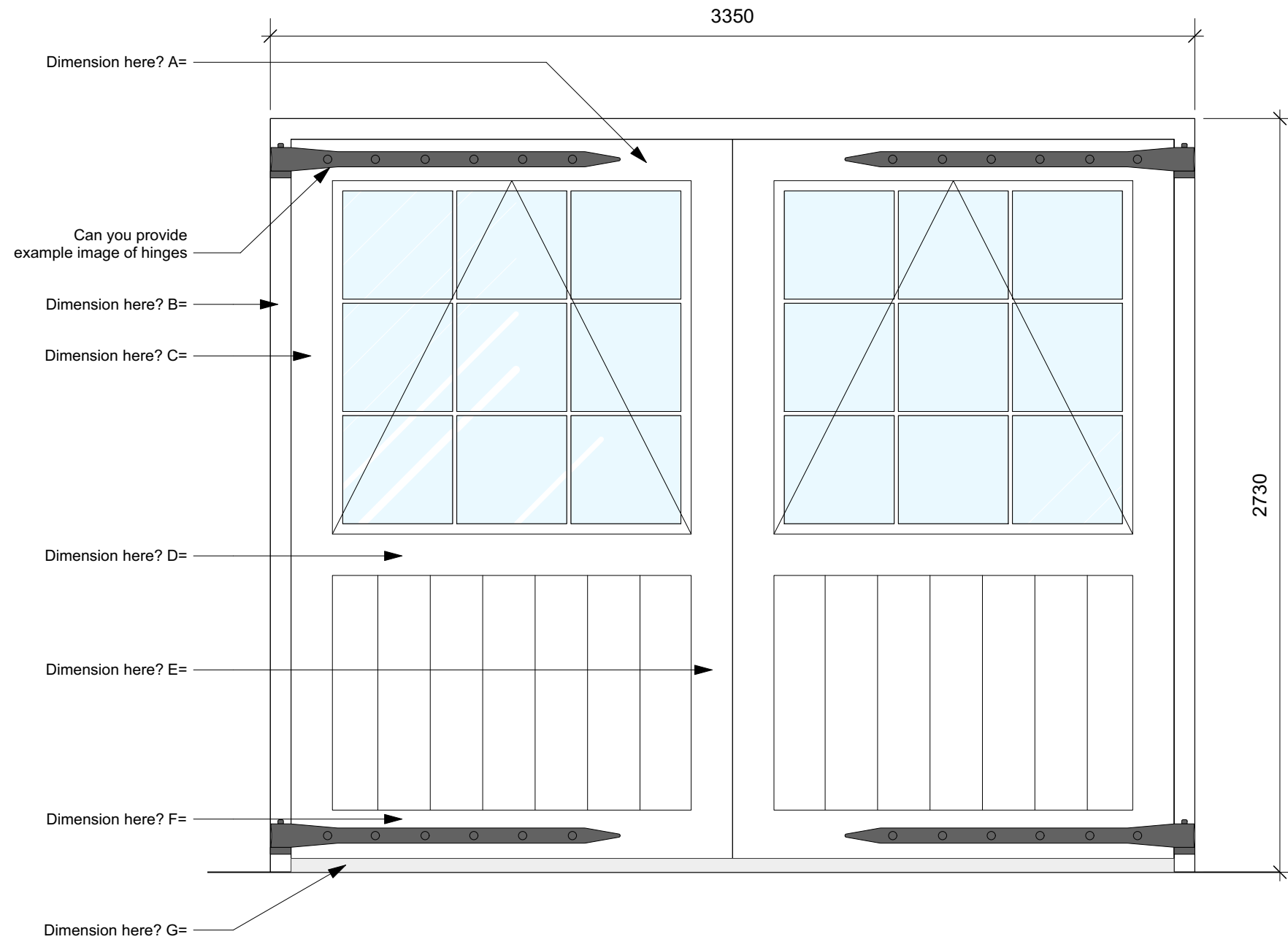
ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 603 - T1
LEXHAM MEWS



W01 - Fixed hardwood front door, openable glazed windows and traditional style decorative strap hinges. Painted with 3 coat, spray applied, micro-porous finish. Double glazed unit comprising toughened inner pane, Argon filled cavity, toughened outer. Acoustic Rating – RW(C;Ctr) 36db (-2;-5), Sound Control Double glazed unit with Security testing to PAS24 - U-Value 1.4 Paint finish - Exterior Eggshell Gloss level: Low Sheen (15%)

All Frames in RAL 110 96 02
 No.11 = RAL 100-70-10
 No.12 = RAL 000 65 00
 No.13 = RAL 7044

DIMENSIONS
 Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
 This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
 DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
 Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
 Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

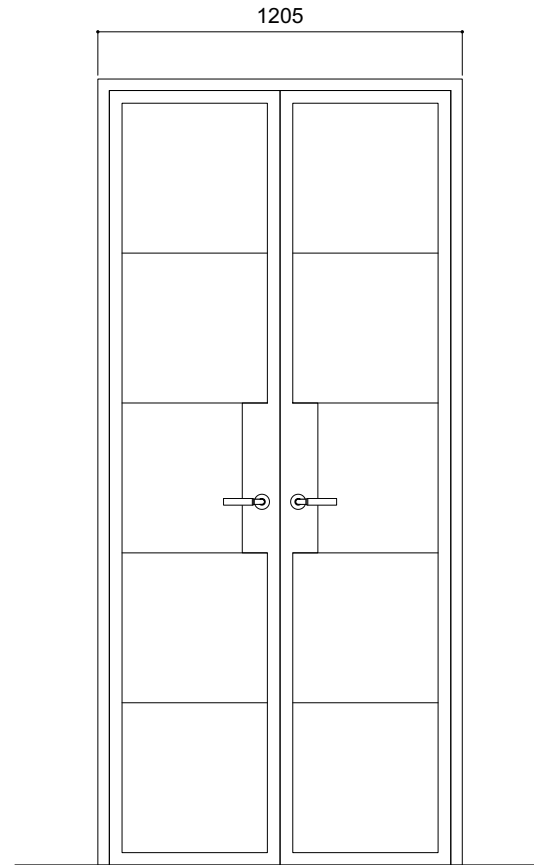
ASSUMED BOUNDARIES
 Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS
 Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

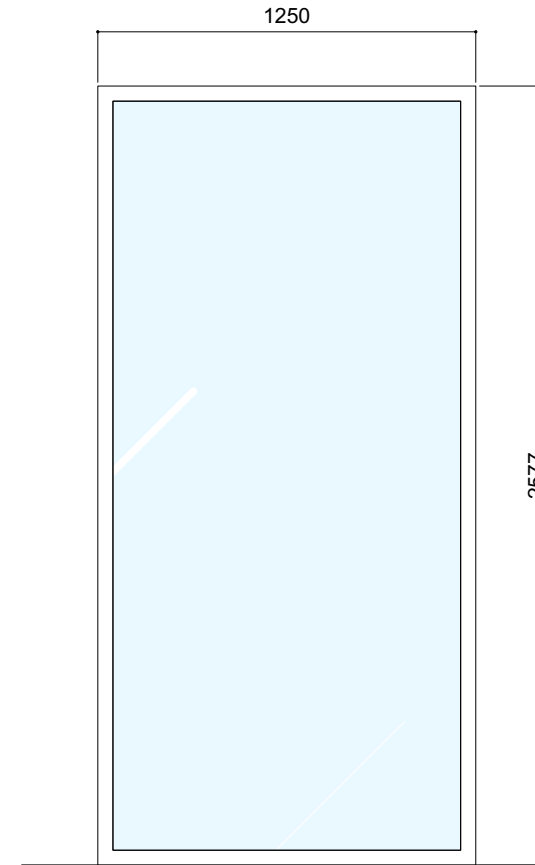
TENDER
440 - 604 - T3
LEXHAM MEWS

WINDOW SCHEDULE

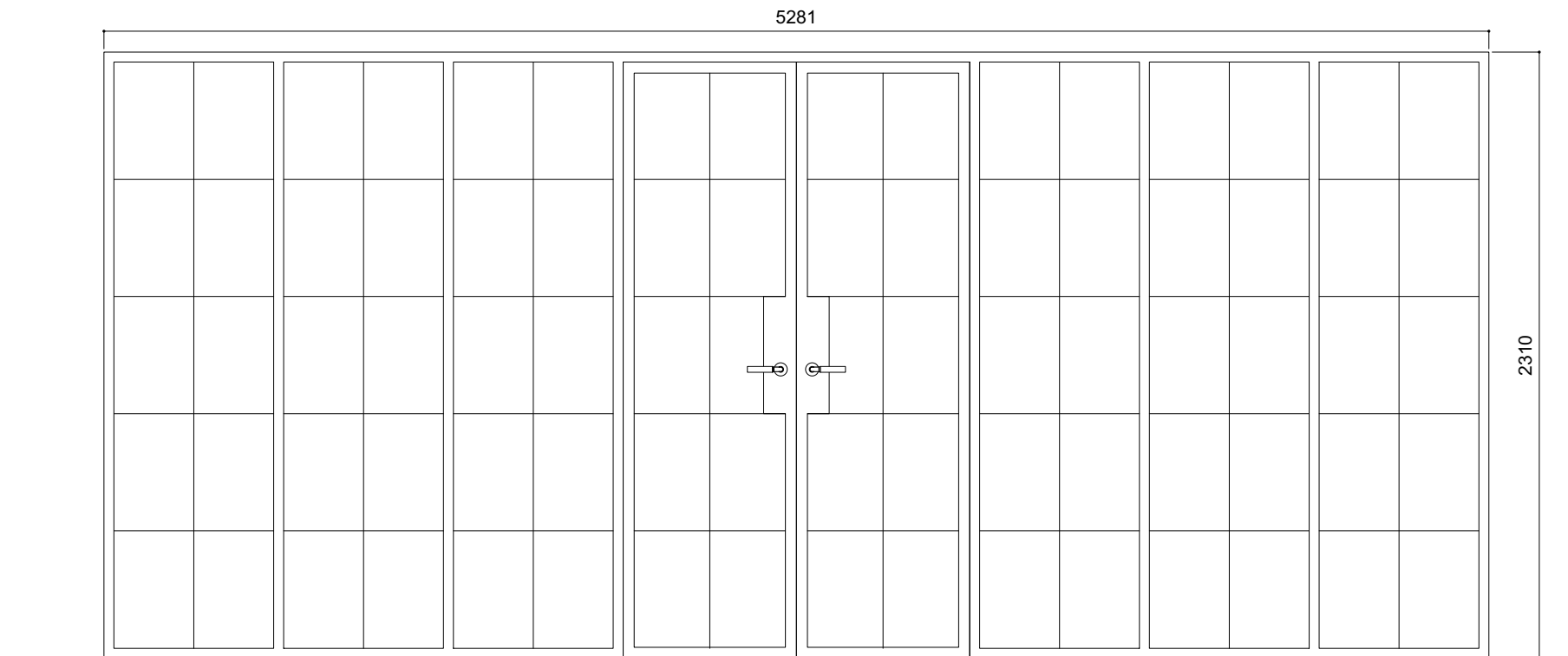
WINDOW ELEVATIONS 1:25



W02 & 03 - Crittall style glazed doors



W04 & 05 - Obscure minimal frame windows



W08 - Full width Crittall style glazing with fixed side panels and central doors

NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER

440 - 605 - T1

LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454

ADVENTURE IN ARCHITECTURE^o
SANITARYWARE SCHEDULE

NOTES / SPEC



SW 01 - Shower Set
 Crosswater MPRO 2 Outlet 2 Handle Shower Bundle - Brushed Brass



SW 02 - Basin Tap
 Crosswater MPRO Basin Wall Mounted Tap - Brushed Brass



SW 03 - Bathroom Accessory Pack
 Crosswater MPRO Bathroom Accessory Pack - Brushed Brass



SW 04 - Flush Plate
 Crosswater MPRO Dual Flush Plate - Brushed Brass.
 Allow for concealed cistern to match and compatible with toilet pan.



SW 05 - Waste
 Crosswater MPRO Universal Click Clack Waste - Brushed Brass.



SW 06 - Over Flow
 Crosswater MPRO Overflow Cover - Brushed Brass.



SW 07 - Bottle Trap
 Crosswater MPRO Bottle Trap - Brushed Brass.



SW 08 - Bath Tap
 Crosswater MPRO Floor Standing Bath Shower Mixer Tap With Kit - Brushed Brass.



SW 09 - Towel Radiator
 Crosswater MPRO Brushed Brass Heated Towel Rail - 1140 x 480mm - Brushed Brass.
 Allow for MPRO Brushed Brass Angled Radiator Valves and pipe shroud set.

DIMENSIONS
 Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
 This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
 DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
 Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
 Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES
 Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS
 Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 611 - T1
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454



ADVENTURE IN ARCHITECTURE^o
SANITARYWARE SCHEDULE

NOTES / SPEC



SW 10 - Bath
 LUSSO - Picasso Freestanding Stone Bath 1780mm



SW 11 - Single Basin & Vanity
 LUSSO - Ethos Vanity Unit with Stone Basin (Matte White 600mm)



SW 12 - Double Vanity Unit
 LUSSO - Luxor Bathroom Vanity Basin Storage Cabinet 1400mm



SW 13 - Basin
 LUSSO - Picasso Countertop Stone Basin 580mm - Matte finish



SW 14 - Toilet
 LUSSO - Senza Back To Wall Rimless Matte Toilet & Soft Close Seat



SW 15 - Shower Drain
 Tile inset shower drain size to suite shower area



SW 16 - Basin
 LUSSO - Thinn Wall Hung Stone Basin 600mm - Matte finish

DIMENSIONS
 Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
 This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
 DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
 Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
 Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

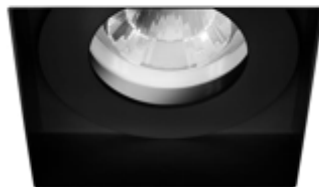
ASSUMED BOUNDARIES
 Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS
 Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 612 - T1
LEXHAM MEWS

ADVENTURE IN ARCHITECTURE^o

LIGHTING SCHEDULE



DL 01 - Single Trimless Downlight
Trimless Square Fire Rated Downlight



DL 02 - Single Trimless Downlight
Trimless Round Fire Rated Fixed Downlight IP55



DL 03 - Single Small Downlight
Pinhole Slimline Flush Fixed Fire-Rated IP65



W1 - Wall Light
Astro Coastal Jura Outdoor Up & Down Wall Light - Antique Brass



LED STRIP LIGHT
Allow for extrusion profile & diffuser for an even glow on surfaces

TBC

P1 - Pendant
Small pendant TBC allow for standard ceiling pendant

TBC

P2 - Pendant
Medium pendant TBC allow for standard ceiling pendant with reinforced ceiling support

TBC

P3 - Pendant
Large pendant TBC allow for standard ceiling pendant with reinforced ceiling support



Rocker Switches
VARILIGHT® Screwless Brushed Brass switches



Dimmer Switches
VARILIGHT® Screwless Brushed Brass switches with Multi-Way operation

NOTES / SPEC

DIMENSIONS
Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

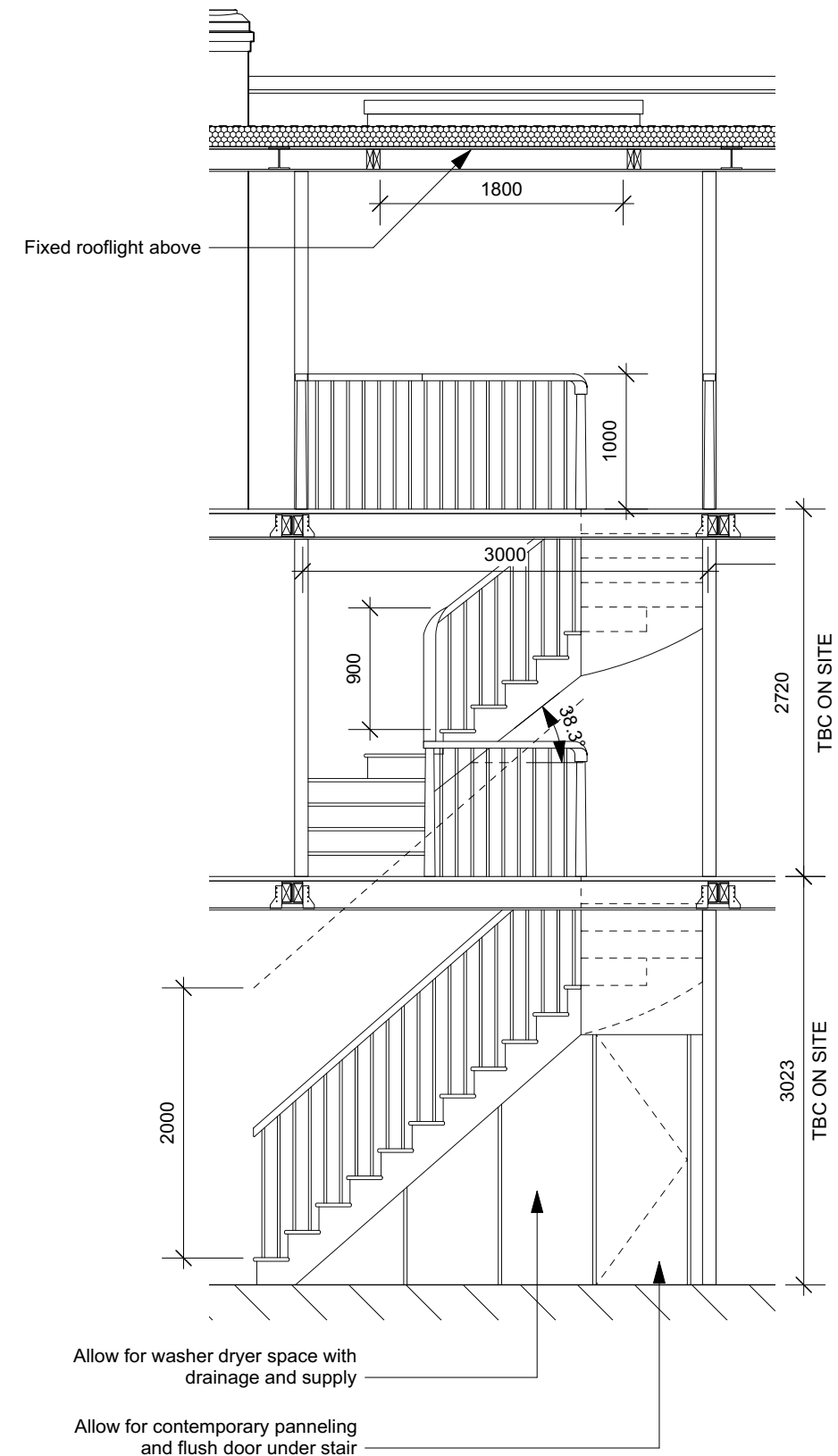
TENDER
440 - 621 - T1
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454



STAIR DETAILS

STAIR SECTION 1:50

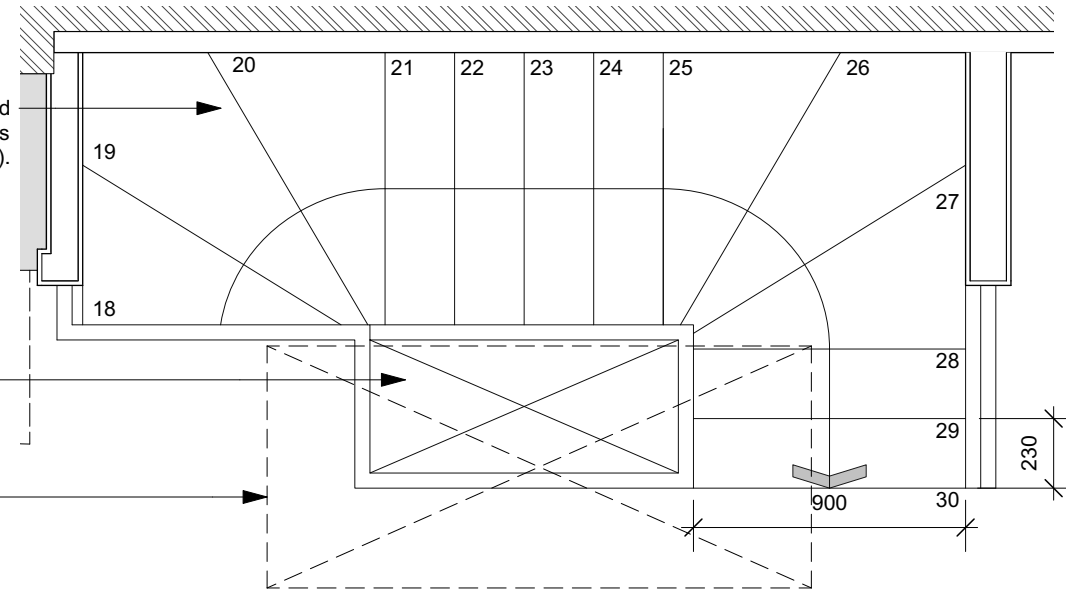


2ND FLOOR PLAN 1:25

New timber staircase with cut stringer, painted softwood risers, PPC steel spindle balusters, hardwood treads and handrail to match floor finish (allow for oak).

Void to centre of stair with rooflight over

Fixed rooflight above

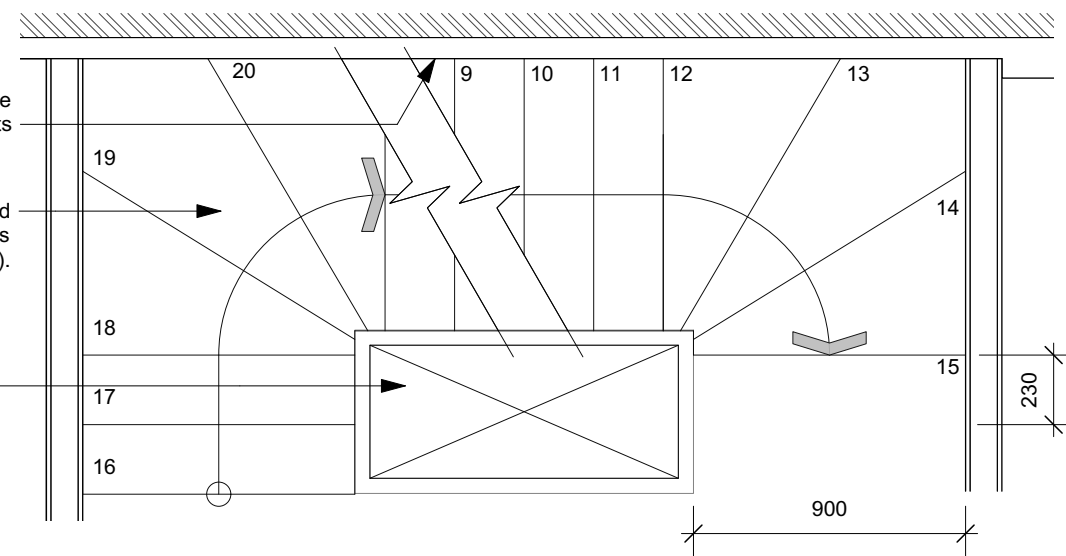


1ST FLOOR PLAN 1:25

Allow for recessed handrail with LED strip to wall side of straight flights

New timber staircase with cut stringer, painted softwood risers, PPC steel spindle balusters, hardwood treads and handrail to match floor finish (allow for oak).

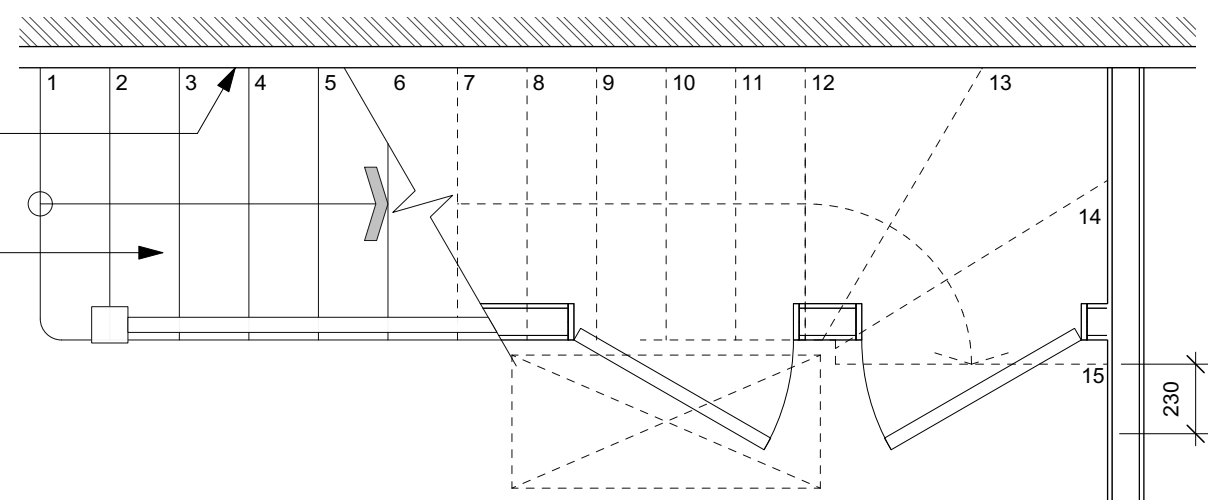
Void to centre of stair with rooflight over



GROUND FLOOR PLAN 1:25

Allow for recessed handrail with LED strip to wall side of straight flights

New timber staircase with cut stringer, painted softwood risers, PPC steel spindle balusters, hardwood treads and handrail to match floor finish (allow for oak).



NOTES / SPEC

Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building.

The new stairway requires a minimum clear head height of 2m. The rise of the steps should fall between 150mm to 220mm. The goings should fall between 220mm to 300mm. The pitch of the stair should not exceed 42 degrees. Where the stairs contain open risers, the opening should prevent the passage of a 100mm sphere.

Any stairs, ramps floors and balconies and any roof to which people have access shall be provided with barriers where it is necessary to protect people in or about the building from falling.

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 631 - T2
LEXHAM MEWS



ADVENTURE IN ARCHITECTURE^o APPLIANCES SCHEDULE

NOTES / SPEC

Notes



KT 01
MIELE - DISHWASHER
G5260 SCVI ACTIVE PLUS
WIDTH 595MM HEIGHT
596MM DEPTH 569MM



KT 02
MIELE - OVEN
M 7240 TC
WIDTH 595MM HEIGHT
596MM DEPTH 569MM



KT 03
MIELE - MICROWAVE
M 7240 TC
WIDTH 595MM HEIGHT
456MM DEPTH 560MM



KT 04
MIELE - WARMING DRAW
ESW 7010
WIDTH 595MM HEIGHT
141MM DEPTH 570MM



KT 05
MIELE - COOKING HOB
KM 3034-1
WIDTH 806MM HEIGHT
53MM DEPTH 526MM



KT 06
MIELE - COOKERHOOD
DAS 2920
WIDTH 896MM HEIGHT
36MM DEPTH 273MM



KT 07
MIELE - FRIDGE
K 37272 iD
WIDTH 559MM HEIGHT
1770MM DEPTH 544MM



KT 08
MIELE - FREEZER
FNS 37492 iE
WIDTH 559MM HEIGHT
1770MM DEPTH 544MM



KT 09
MIELE - WINE COOLER
KWT 6422 iG
WIDTH 559MM HEIGHT
909MM DEPTH 572MM



KT 10
Quooker - TAP
Fusion round patinated brass,
including PRO3 Tank and CUBE
water cooler

DIMENSIONS
Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT
This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY
DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING
Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES
Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES
Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS
Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 641 - T2
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454



ADVENTURE IN ARCHITECTURE^o

FINISHES SCHEDULE



FL 01 - Timber Floor

Herringbone Pattern Oak Timber Floor Sample / spec. from contractor allow for staining/finishing to architect's approval. Ensure floor finishes are compatible with UFH



FL 02 - Carpet

Westex Silken Velvet Debonair Turtle Dove Sample from contractor to architect's approval. Ensure floor finishes are compatible with UFH



FL 04

Millboard weathered ebonized dark oak, 200 mm wide boards



WP 01

WILLOW ECRU WALLPAPER GRAHAM & BROWN LTD



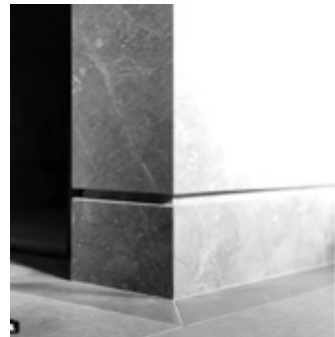
WP 02

GRASSCLOTH NATURAL WALLPAPER GRAHAM & BROWN LTD



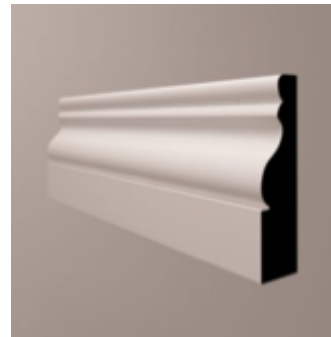
SK 01 - Skirting

MDF Middleton Skirting Boards 170mm high, 25mm Thick Skirting Boards Direct



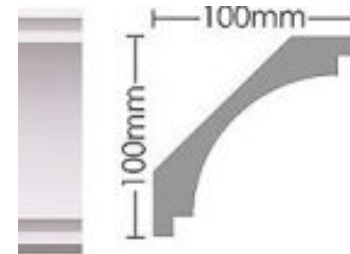
SK 02 - Skirting

Tiled skirting with shadow gap detail 170mm high



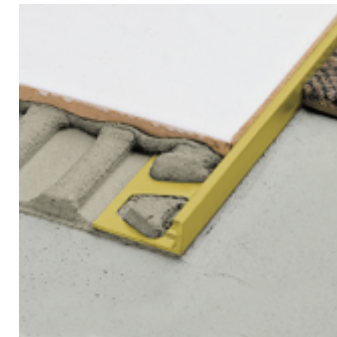
AD 01 - Architrave

MDF Middleton Architrave 70mm wide, 25mm Thick Skirting Boards Direct



CR 01 - Cornice

Medium plaster cove with steps



TR 01 - Tile Trim

Straight Edge SCHIENE-M Solid Brass By Schluter or Equal approved

NOTES / SPEC

FINISHES

- Thresholds to rooms to be level and finished with threshold strip confirmed by architect on site

PAINTING/ CLEAR FINISHING

- Refer to paint finishes schedule, coat to manufacturer's recommendations including base coats as required.
- Preparation; Remove all loose and defective coatings
- Doors, opening windows and other moving parts; Ease, if necessary, before coating and prime resulting bare areas.
- Resinous areas and knots: Apply two coats of knotting.
- Defective primer or existing paint: Take back to bare wood and reprime.
- Contractor to paint 1m x 1m square of painted surface for client's written approval before continuing

TILE SETTING OUT

- Tiles setting out to be confirmed with architect on site
- Joints: True to line, continuous and without steps.
- Joints on walls: Horizontal, vertical and aligned round corners.
- Joints in floors: Parallel to main axis of space or specified features.
- Cut tiles: Minimize number, maximize size and locate unobtrusively.
- Joints in adjoining floors and walls: Align.
- Joints in adjoining floors and skirtings: Align.

GROUTING

- Sequence: Grout when bed/adhesive has set sufficient to prevent disturbance of tiles.
- Joints: 6mm deep (or depth of tile if less). Free from dust and debris.
- Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
- Polishing: When grout is hard, polish tiling with dry cloth.
- Joints: Extend through tiles and bedding to base/ background. Centre over joints in base/ background.

TIMBER FLOOR

- 15mm thick with a 4mm solid hardwood top layer of cut veneer specifically designed for use with under floor heating. To BS EN 942
- Manufactured boards cured and kiln dried to balance the moisture content of all components
- Floor to be laid fully bonded and to be fitted in accordance with BS 8201:2011
- The contractor will be responsible for ensuring that the site conditions comply with BS8201:2011.
- A 10mm expansion gap is required around the perimeter of the floor and/or where the wood flooring meets differing materials.
- Before fitting Engineered wood flooring should be acclimatised, refer to manufacturer's recommendations.

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

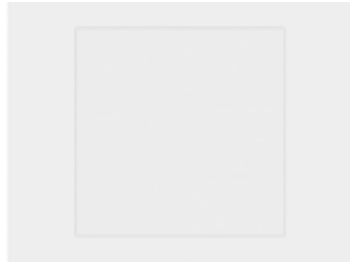
TENDER
440 - 650 - T1
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454



ADVENTURE IN ARCHITECTURE^o

FINISHES SCHEDULE



WT 01 - Rivoli 25X44.3

Porcelanosa - White ceramic tile with a matt finish and a marble effect



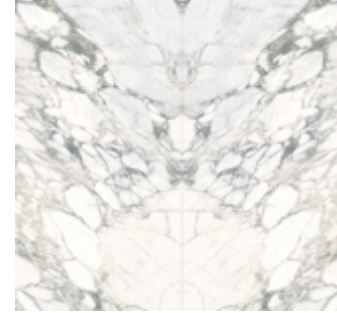
WT 02 - Shine Platino 33.3X100

Porcelanosa - Grey ceramic tile with a gloss finish and a metallic effect



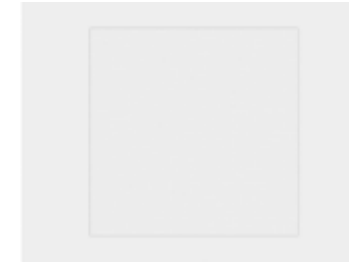
WT 03 - Shine Dark 33.3X100

Porcelanosa - Grey ceramic tile with a gloss finish and a metallic effect



ST 01

Arabescato bookmatched marble



FT 01 - Nova 44.3X44.3

Porcelanosa - Grey tile with a polish finish and a solid colour

NOTES / SPEC

FINISHES

- Thresholds to rooms to be level and finished with threshold strip confirmed by architect on site

PAINTING/ CLEAR FINISHING

- Refer to paint finishes schedule, coat to manufacturer's recommendations including base coats as required.
- Preparation; Remove all loose and defective coatings
- Doors, opening windows and other moving parts; Ease, if necessary, before coating and prime resulting bare areas.
- Resinous areas and knots: Apply two coats of knotting.
- Defective primer or existing paint: Take back to bare wood and reprime.
- Contractor to paint 1m x 1m square of painted surface for client's written approval before continuing

TILE SETTING OUT

- Tiles setting out to be confirmed with architect on site
- Joints: True to line, continuous and without steps.
- Joints on walls: Horizontal, vertical and aligned round corners.
- Joints in floors: Parallel to main axis of space or specified features.
- Cut tiles: Minimize number, maximize size and locate unobtrusively.
- Joints in adjoining floors and walls: Align.
- Joints in adjoining floors and skirtings: Align.

GROUTING

- Sequence: Grout when bed/adhesive has set sufficient to prevent disturbance of tiles.
- Joints: 6mm deep (or depth of tile if less). Free from dust and debris.
- Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
- Polishing: When grout is hard, polish tiling with dry cloth.
- Joints: Extend through tiles and bedding to base/ background. Centre over joints in base/ background.

TIMBER FLOOR

- 15mm thick with a 4mm solid hardwood top layer of cut veneer specifically designed for use with under floor heating. To BS EN 942
- Manufactured boards cured and kiln dried to balance the moisture content of all components
- Floor to be laid fully bonded and to be fitted in accordance with BS 8201:2011
- The contractor will be responsible for ensuring that the site conditions comply with BS8201:2011.
- A 10mm expansion gap is required around the perimeter of the floor and/or where the wood flooring meets differing materials.
- Before fitting Engineered wood flooring should be acclimatised, refer to manufacturer's recommendations.

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 651 - T1
LEXHAM MEWS

info@adventureinarchitecture.co.uk | 02038839454



ADVENTURE IN ARCHITECTURE^o

BUILDING REGULATIONS

GENERAL

The proposal incorporated in these drawings is designed to meet the current requirements of Building Regulations 2015 with all current amendments, approved documents A-P, Documents supporting Regulation 7 and all The British Standard codes of practice referred to therein. All site conditions and dimensions to be verified on site by builder. All products referred to are to be used strictly in accordance with manufacturer's instructions.

SETTING OUT AND PREPARATION

The proposed works are to be positioned and set out on site to the dimensions shown on drawings and finally checked on site from all physical boundaries. The boundaries indicated on the drawings are assumed. If any discrepancy is found, then further instruction must be requested.

PART A STRUCTURE

Details of superstructure and foundations to be provided by the structural engineer, and approved by the building control officer on site.

PART B FIRE SAFETY

MEANS OF WARNING AND ESCAPE

The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.

Provide a mains wired and interlinked fire alarm and detection system to BS 5839-6. The system should be to BS5839-6 (Grade A, Category LD3). There should be a heat detector in the kitchen and smoke detectors to be located at each landing at ground and first floor levels. A commissioning certificate to be provided by a competent person.

INTERNAL SPREAD OF FIRE (STRUCTURE AND LININGS)

Structural elements to be afforded 30 mins fire resistance, (anything that supports a floor). The escape route to be protected by 30 mins fire resistance with FD30 doors and self closing onto 25m stops. A water mist fire suppression system to specialist design is to be provided to the second floor and as required by specialist design.

Alternatively, the stair enclosure should be treated as a protected stair, 30 minutes fire resistance to the enclosure, with all doors leading onto the stair and protected corridor leading to a final exit.

EXTERNAL DORMER WALL CONSTRUCTION

12.5mm Gyproc FireLine MR or similar and approved will achieve 30 mins fire resistance to the dormer walls.

Floors, ceilings and party walls to be constructed so that they adequately resist the spread of fire between buildings. Floors, ceilings and party walls should be upgraded (where they do not already meet the required fire resistance) to achieve 30 mins fire resistance.

PART C RESISTANCE TO MOISTURE

The walls, floors and roof of the building shall adequately protect the building and people who use the building from harmful effects caused by ground moisture, precipitation, interstitial and surface condensation and spillage of water from or associated with sanitary fittings or fixed appliances.

PITCHED ROOF

New pitched roof to include, counter battens, a suitable breather membrane and vapour control layer integrated with insulated plasterboard, to prevent the risk of interstitial condensation.

NEW FLAT ROOF

All new flat roofs including accesible terraces to be warm roof construction, including VCL applicable to the roof membrane system positioned beneath the insulation layer.

DORMERS

New dormers to include ventilated cavity to meet the minimum requirements set out by the lead association and the CWCT guidance.

Condensation risk analysis to be provided for specified insulation, up to and including Level 4 Humidity Class (dwellings with high occupancy) within UK worst case environmental conditions.

PART D TOXIC SUBSTANCES

Reasonable precautions shall be taken to prevent the subsequent permeation of any toxic fumes from entering into any part of the building occupied by people should insulating material be inserted into a cavity.

PART E RESISTANCE TO SOUND

New windows to include suitable glazing specifiacion as set out in specification notes.

PART F VENTILATION

Bathroom to provide a mechanical ventilator rated as capable of extracting at a rate of no less than 15 litres per second with over-run timer.

Kitchens provide a mechanical ventilator rated as capable of extracting at a rate of no less than 60 litres per second which may be intermittently operated.

Windows to habitable rooms are to incorporate trickle vents providing an area of not less than 8000 sqm (permanently open.)

Utilities provide a mechanical ventilator rated as capable of extracting at a rate of no less than 60 litres per second which may be intermittently operated.

PART G SANITATION, HOT WATER SAFETY AND WATER EFFICIENCY

Building to achieve a water efficiency of no more than 125 litre per person per day, (unless 110 litres/person/day has been specified in planning).

PART H DRAINAGE AND WASTE

A drainage design should be provided by specialist designer confirming foul and surface water runs, their size, gradients and connection, including new and existing manholes.

Where drain runs pass under external walls precast concrete lintels are to be provided over clear space all round of 150mm. Inert board to be placed each side of opening to prevent ingress of vermin and fill.

Soil and vent pipe, which is to be designed by contractor, to terminate at least 900mm above any opening into the building within 3m of the pipe. Pipes terminating above roof level with bird guard

PART J COMBUSTION APPLIANCE & FUEL STORAGE

Any new solid fuel appliance (wood burner) will need to be installed by a competent person (HETAS installer) taking into account the necessary size/type of fuel/hearth/combustibility of surrounding construction and permanent ventilation for the appliance.

An installation certificate is required for all new gas appliances.

PART K PROTECTION FROM FALLING

Stairs, ladders and ramps shall be so designed, constructed and installed as to be safe for people moving between different levels in or about the building.

The new stairway requires a minimum clear head height of 2m. The rise of the steps should fall between 150mm to 220mm. The goings should fall between 220mm to 300mm. The pitch of the stair should not exceed 42 degrees. Where the stairs contain open rises, the opening should prevent the passage of a 100mm sphere.

Any stairs, ramps floors and balconies and any roof to which people have access shall be provided with barriers where it is necessary to protect people in or about the building from falling.

Juliet or other external balcony guarding should have a minimum height of 1100 above FFL; be non-climbable and ensure that a 100mm sphere cannot pass through any openings. All guarding to comply with minimum specifications of BS 6180.

Glazing in critical locations to be designed to break safe, as defined in BS EN 12600 and BS 6206 and as set out in diagram 5.1 of AD Part K.

PART L CONSERVATION OF FUEL AND POWER

The new habitable space at loft level should comply with the requirements of Part L of Building Regulations in regard to insulation. U-values to meet targets set out in design stage SAP calculation from an energy consultant, in order to demonstrate compliance with Approved Document L1a. Refer to specification notes for wall, floor, roof and dormer construction.

All alterations or extensions of the existing services (i.e. lighting, heating system) to be carried out in accordance with the current guidance contained within the The Domestic Building Services Compliance Guide.

PART P ELECTRICAL SAFETY

Reasonable provision shall be made in the design and installation of electrical installations in order to protect persons operating, maintaining or altering the installations from fire or injury.

Switches and sockets to be positioned between 450-1200mm above FFL, consumer units should be mounted so that the switches are between 1350-1450mm above FFL for compliance with AD Part M4(1).

Positions and numbers of socket outlets, cooker point, lighting switches and points as directed by client. All electrical work to be designed, installed, inspected and tested by a person competent to so.

Electrical installation to include, at the completion of the project, a Part P certificate of compliance by a qualified electrician registered as part of an approved competent person scheme.

PART Q UNAUTHORISED ACCESS

All easily accessible doors providing access to a dwelling should be secure doorsets and should either meet PAS 24:2012 or another equivalent standard. Bespoke timber doors should be designed in accordance with Appendix B of AD K.

All easily accessible windows should be secure windows and constructed to meet PAS 24:2012 or an equivalent standard.

PART R PHYSICAL INFRASTRUCTURE FOR HIGH SPEED ELECTRONIC COMMUNICATIONS NETWORKS

Dwelling to have at least one network termination point with suitable through wall ducting provided to connect the network termination point to an externally located access point.

REGULATION 7 - MATERIAL AND WORKMANSHIP

Materials should comply with relevant British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series.

NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER

440 - 700 - T1

LEXHAM MEWS

ADVENTURE IN ARCHITECTURE^o

KEY

KEY	KEY	KEY	KEY	
CIRCUITS	LIGHTING	AUDIO/ VISUAL	MECHANICAL	
double switched socket	Recessed downlighter 12v with transformer	TV/FM/SAT point 1500 450 CAT 6A	Extractor Fan wall mounted	
double switched socket above worktop	Recessed directional 12v downlighter	Telephone point 450 450	Extractor Fan ceiling mounted	
single switch socket outlet	Recessed Internal Uplighter	Ceiling Speaker Ceiling1200	Extract Fan Isolating Switch 2100	
external waterproof single switched socket outlet	DL1 Single Trimless Downlighter	Wall Mounted Speaker 1500 450	Electrically heated Towel Rail TBC	
5A recessed floor power supply	DL2 Double Trimless Downlighter	Data connector CAT 6 1500 450	Radiator TBC	
5A lamp socket to light switch	DL3 Bathroom Downlighter IP 65 rated	TV/FM/SAT distribution amp TBC TBC	Electric meter and Head TBC	
Shaver socket - dual voltage	Recessed LED light	Audio distribution amp(s) TBC 450	RCD protected Electrical distribution board TBC	
One way light switch	Recessed mounted wall light	Panic alarm button 1800 1200	Gas meter TBC	
2 way light switch	Concealed strip light	Alarm sounder 1500	Central heating programmer 1500	
Dimmer switch	UC LED Tape Under Counter	Vibration Sensor 1500	Thermostat TBC	
Lighting control pad	LED Light Strip	Magnetic contacts Height1500 Varies	Control For Under Floor Heating TBC	
Pull cord switch	W1 Wall Light 1500	Burglar alarm control pad 1500 1500	Underfloor Heating Fused Spur 450	
PIR detector	P1 Pendant	CCTV camera linked to TV TBC 1500	External tap 450	
13 amp fused switched spur with neon indicator	P2 Pendant	Bell Box & External Alarm Box TBC	Z1 Underfloor Heating Zone	
30 amp fused switched spur with neon indicator	Wall Mounted Picture Light 1500	Surface Window Contact HeightTBC Varies	Sump Pump	
USB wall socket	Wall mounted bulk head light TBC	Concealed Door Contacts HeightTBC Varies	Fused Spur	
	EXIT Emergency exit light	Crestron/ Lutron Entryphone 1500	Manifold	
	LED emergency ceiling light + battery back-up	IR for TV TBC	Fridge	
	Energy saving pendant	Z1 Audio Zones	Freezer	
NOTES	Link to door sensor	SAT SAT point	MW Microwave	
	Ceiling mounted movement sensor	av Aquavision TV	Ov Oven	
	EXTERNAL LIGHTING		sky Sky box	DW Dishwasher
	150W external floodlight TBC PIR sensor	Doorbell	WD Washer/dryer	
	Recessed Wet External Uplighter	NOTES	Blinds	
	DL3 Wet External Soffit Downlighter		Boiler	
	EXT1 External Wall Light		Megaflo	
	SL1 External Spike Light		Fan Coil	
	External surface mounted floor IP 65 rated		Wall mounted AC grill	
	External movement sensor		AC AC Unit	

NOTES / SPEC

DIMENSIONS

Adventure In Architecture LTD takes no responsibility for dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension by site measurement. Supply of the drawing in digital form is solely for convenience and no reliance may be placed on any digital data.

COPYRIGHT

This drawing is the property of Adventure in Architecture Ltd. No disclosure or copy of it may be made without the written permission of Adventure in Architecture Ltd.

DWG POLICY

DWG files are property of Adventure in Architecture Ltd and will not be shared unless previously agreed.

DO NOT SCALE FROM THIS DRAWING

Unless specifically marked 'construction' these drawings are not construction drawings and should not be built from.

DISCREPANCIES

Any discrepancies found on these drawings should be notified to Adventure In Architecture LTD immediately.

ASSUMED BOUNDARIES

Site boundaries are either assumed from existing boundaries or taken from OS data. Freeholders should check their title plans.

REVISIONS

Adventure In Architecture LTD typically allow one set of drawings revisions per stage.

TENDER
440 - 701 - T1
LEXHAM MEWS