



Notes

This drawings to be read in conjunction with all other documents and specifications, and other consultants drawings.
 All levels and dimensions must be checked on site and any discrepancies notified to the architect immediately.
 Drawings must not be scaled. Use figured dimensions only.
 Shop drawings of manufactured items must be approved by the Architect before work is put in hand.
 This drawing is Copyright.

Build the new Lavatory and Kitchen endboards
 Construct the new walls and roof of the lavatory and kitchen enclosures with pretreated timber 100 x 47 mm studs, plates and rails with plenty of rails for fixing of all fittings.
 Supply and fill the studwork and ceilings with Pavaflex wood fibre insulation.
 Face the studwork both sides with 12.7 mm plasterboard and plaster.

KEY
 Extract fan to in-line plain tile vent to north and south elevations
 Manthorpe GTV-PT-AR

Build the ceilings with pretreated timber 150 x 47 joists and bridging. Run over the top with Douglas fir floor boards as the main floor. Form a 100mm wide gap between the floorboards and plasterboard and plaster. Incorporate a left hand in the ceiling with a 100mm wide attic ladder. Insulate the ceiling by filling the joist spaces with Pavaflex wood fibre insulation.
 Provide and install door frames and doors for D3, D4 and D5, complete with all accessories. D3 is a leaded glass pivot door. D4 to the kitchen is to be half hour fire resisting. Ironmongery include brass hinges, sprung lever handles, mortice lock on the kitchen, standard accessible ironmongery on the accessible lavatory door.
 Provide and fix six 50 x 25 square edged painted softwood architraves and six 100 x 25 square edged painted softwood bannings.
 Balustrade to the floor above the lobby, lavatory and kitchen. Provide a steel balustrade at the east edge to guard the floor. The balustrade is to have a top rail at 1100mm above the floor and two other rails and live-uprights. Add solid sheet panels to sides as the floor is to be accessible via a trap and attic ladder in the lobby ceiling.

Fit out the kitchen

Provide and install kitchen units as shown on the drawings with melamine finished work tops (to PCC's choice), including a projecting over counter, painted timber shaker cupboard doors and drawer fronts. Provide a 100mm wide gap between the units or adapted standard units to fit the extremely tight space in order to work as effectively and efficiently as possible.
 Provide and install the stainless steel sink and drainage and mixer tap and soda water heater in the adjacent cupboard and connect to hot and cold water and wastes.
 Provide and install an electric induction hob and oven with extract hood above the hob. The oven is to be a 600mm wide unit. Allow a provisional sum of £1200 for the supply of the hob, oven and extract hood.
 Provide and install a 450mm wide dishwasher under the worktop and drain to the east side of the sink and provide hot and cold water to the hob. Allow a provisional sum of £450 for the supply of the dishwasher.
 Allow for providing and building in under counter cupboards, a wall cupboard to the east of the window above the sink and cupboards on the west wall also incorporating the cooler extract hood above the hob.
 Provide a lockable hatch in the east wall for serving into the nave. The hatch is to be half hour fire resisting.
 Allow a provisional sum of £500 for additional work and fittings in the kitchen.
 Allow for lining the walls all round above the worktop between the worktop and the wall cupboards. Allow a supply price for tiles of £35 per sq.m.
 Before proceeding the PCC may change the layout slightly and the handing of the sink. All to be advised.
 Fit out the Lavatory
 Provide and install a doc. M pack of Sanitary ware complete with rails etc. Rails to be in chrome. Sanitary ware to be white porcelain.
 Provisionally allow for providing and installing a baby changing unit, nappy space allow.
 Provide and install full height wall cupboards as shown on the east wall with painted timber shaker type doors.
 Provide and fix a lavatory roll holder. Allow a provisional sum of £75 for supply.
 Allow for tiling above the basin and around the lavatory. Allow £45 per sq.m for supply of the tiling.

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 revisions

SCALE 1:25
 0 0.5 1.0

client	The Vicar and PCC of St Etheldreda's, Reach	job title	Reordering
scale	1:25	size	A3
date	Jan 2019	drawn	JK
drawing no.	15.055/4	rev	
proposed plan	West end WC, lobby and servry	company no.	© Freeland Rees Roberts Ltd Company No. 3399379

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- 9.7 Allow for providing and fixing skirting boards and architraves in the Lobby, kitchen and Lavatory.
- 9.8 Allow a provisional sum of £500 for fine tuning of the lavatory fittings etc.
- 14.0 Plumbing and hot and cold water.
- 14.1 Provide and install all wastes, hot and cold water supplies to all strategically placed in a cupboard either in the Lavatory or kitchen. The position is to be agreed with the architect and the position is not to take up useful storage space. Provide access for maintenance for all plumbing. Provide isolation valves for all equipment to aid maintenance. Commission the plumbing and hot and cold water systems at completion.