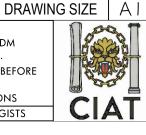
Scale 1:50

IT IS THE CLIENTS AND/OR PRINCIPAL CONTRACTORS RESPONSIBILITY TO ENSURE ASBESTOS IS IDENTIFIED SIDEY DESIGN WILL ASSUME THE ROLE OF 'PRINCIPAL DESIGNER' THROUGH PRE-CONSTRUCTION PHASE UNDER CDM REGULATIONS. UNLESS CONTRACTED TO DO SO, SIDEY DESIGN WILL NOT ACT AS THE 'PRINCIPAL CONTRACTOR'. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE RAISED WITH SIDEY DESIGN ASSOCIATES BEFORE WORK COMMENCES. DO NOT SCALE EXCEPT FOR THE PURPOSES OF PLANNING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS INFORMATION AND CALCULATIONS SIDEY DESIGN ASSOCIATES ARE A PROUD MEMBER OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS



SPECIFICATION NOTES JOB No. 25/009 GENERAL
BUILDER TO FULLY STUDY THE DRAWING, VISIT THE SITE AND MAKE
THEMSELVES FULLY CONVERSANT WITH ALL ASPECTS OF THE SITE AND
THE EXISTING BUILDING(S). THE APPOINTED BUILDER WILL BE FULLY
RESPONSIBLE FOR THE SITE AND SOIL INVESTIGATIONS AND INSPECTING EXISTING FOUNDATIONS AND STRUCTURE AND SETTING OUT OF THE SITE THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS INDICATED. ANY DISCREPANCIES IN THE DRAWINGS/SPEC TO BE RAISED INDICATED. ANY DISCREPANCIES IN THE DRAWINGS/SPEC TO BE RAISED WITH SIDEY DESIGN PRIOR TO WORKS BEING CARRIED OUT. ALL WALLS AND FLOOR LEVELS WHERE APPROPRIATE TO LINE THROUGH WITH EXISTING. WHERE NEW OPENINGS ARE MADE THE EXISTING STRUCTURE IS TO BE ADEQUATELY SUPPORTED.

ALL WORK TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR AND BE IN FULL ACCORDANCE WITH THE BUILDING REGULATIONS 2010 (AS AMENDED). QUALITY OF WORK TO BE TO CURRENT CODES OF PRACTICE INCLUDING BS 8000 WORKMANSHIP CLAUSES. BUILDER/CONTRACTOR TO NOTIFY LA. WHEN THE VARIOUS WORK STAGES ARE READY TO BE INSPECTED, AND NOT CONTINUE THE WORK IN HAND, UNTIL IT HAS BEEN INSPECTED AND PASSED. ALL NECESSARY CALCULATIONS TO BE SUBMITTED TO THE LA BEFORE WORK COMMENCES ON SITE.

Scale 1:1250 (20mm = 25 metres) | NOTES

CEILINGS AND BOXINGS LINE UNDERSIDE OF ALL CEILING JOISTS AND/OR TRUSSES WITH 12.5mm PLASTER/ WALLBOARD AND A 3mm SKIM FINISH.

SLAB OR 75/89mm SW STUDWORK, CONSISTING OF 50X75mm OR 38X89mm
CLS TIMBER STUDS AT MAXIMUM 600mm CENTRES, LINED ON BOTH SIDES
WITH 12 5mm PLASTERBOARD AND 3mm SKIM FINISH.

WITH 12.5mm PLASTERBOARD AND 3mm Skim Finish.

BELOW GROUND DRAINAGE
ALL DRAINAGE WORK SHOWN ON DRAWNGS IS PROVISIONAL, FINAL
DRAINAGE DESIGN, INVERTS ETC, TO BE AGREED ON SITE WITH THE
BUILDING INSPECTOR BEFORE WORK COMMENCES. GRADIENT OF PIPES
GENERALLY TO BE 1:40 FOR 100mm DIA AND 1:60 FOR 150mm DIA DRAINS OR
ASINDICATED. DRAINS GENERALLY TO BE PVCU PIPES TO BS:1401 AND 4660
WITH RING SEAL CONNECTORS BEING BEDDED ON AND SURROUNDED BY
100mm PEA SHINGLE AS MANUFACTURERS WRITTEN INSTRUCTIONS.
WHERE DRAINS PASS THROUGH WALLS OR FOUNDATIONS THEY ARE TO BE
SLEEVED AND PROVIDED WITH SUITABLE STRESSLINE OR SIMILAR
PRESTRESSED CONCRETE LINTEL OVER.
INSPECTION CHAMBERS

PRESTRESSED CONCRETE LINTEL OVER.

INSPECTION CHAMBERS
WHERE SHOWN TO BE PREFORMED POLYPROPYLENE MANUFACTURED BY HEPWORTH (OR SIMILAR APPROVED) CUT TO DEPTHS AS REQUIRED (MAX DEPTH 1000mm), SET ON 150mm CONCRETE BASE AND SURRCUNDED WITH 150mm PEA GRAVEL. GENERALLY, 450mm DIA AND FITTED WITH LIGHT DUTY COVER AND FRAME SET ON 150mm CONCRETE COLLAR. MEDIUM DUTY FOUL DRAINAGE (ABOVE GROUND)

110mm PVCU SOIL & VENT STACKS TO BE CONNECTED TO FOUL DRAINS VIA A MINIMUM 200mm DIA RADIUS BENDS AND HAVE A RODDING ACCESS PANEL IMMEDIATELY ABOVE GROUND FLOOR SLAB. GROUND FLOOR SANITARY WARE TO BE CONNECTED DIRECT TO MAINS DRAINAGE VIA RADIUS BENDS OR CONNECTION TO STUB STACK OR GULLY AS INDICATED. SYP'S TO RUN INTERNALLY, TERMINATING EXTERNALLY 900mm ABOVE ANY OPENING WITHIN 3 METRES AND FITTED WITH A BIRD CAGE, PVC BALLOON TILE VENT.

WITHIN 3 METRES AND HITED WITH A BIND GAGE, TO BE METRES AND HITED WITH A BIND GAGE, TO BE RUN IN 15 MM DIA COPPER PLUMBING
GENERALLY, ALL DISTRIBUTION PIPEWORK TO BE RUN IN 15 MM DIA COPPER PIPE IN FULL COMPULANCE WITH LOCAL WATER BOARDS REQUIREMENTS. INCOMING RISHNO MAIN TO BE FITTED WITH INLINE DE-SCALER BATH IS TO BE FITTED WITH SUITABLE THERMOSTAT OR IN-LINE BLENDING VALVE TO LIMIT THE MAX. TEMPERATURE OF THE BATH TO 48° AND CLOSE THE FINAL OUTLET TO PREVENT THE COLONISATION OF WATERBORNE PATHOGENS WASTES OUTLET TO PREVENT THE COLONISATION OF WATERBORNE PATHOGENS WASTES

ALL SANITARY WARE AND APPLIANCES AS APPROPRIATE TO BE FITTED

MTH 38mm DIA UPVC WASTE PIPES UP TO A MAXIMUM LENGTH OF 3

METRES (50mm DIA WASTES ALLOW 4 METRES MAX PIPE RUN). ALL WASTES

TO HAVE A FALL OF BETWEEN 18 AND 90mm PER METRE RUN AND BE FITTED

WITH AN APPROPRIATE TRAP HAVING A MIN 75mm DEEP SEAL. ALL

JUNCTIONS TO HAVE A MINIMUM 25mm RADIUS BENDS. ALL TO COMPLY

WITH BS 5572.1978.

JUNCTIONS TO HAVE A MINIMUM 25mm RADIUS BENDS. ALL TO COMPLY WITH BS 5572,1978.

ROOF VENTILA TION

ROOFING UNDERLAYS SHOULD BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS ANS RELEVANT CLAUSES IN BS 5534 & BS8000. ALLOW FOR INSTALLATION OF BREATHABLE FELT SUCH AS BIM INVOROLL ELITE 200 2S OR DANELAW LR120 LOW RESISTANCE UNDERTILING MEMBRANE. FOR UNSUPPORTED APPLICTIONS THE MEMBRANE IS TO BE INSTALLED WITH A MAXIMUM DRAPE OF 15mm BETWEEN RAFTERS. THE MEMBRANE HOWEVER CAN ALSO BE FULLY SUPPORTED OVER SARRING BOARD WITH BATTENS & COUNTERBATTENS IF NEEDED. WHERE RIDGE VENTILATION IS BEING INSTALLED THE MEMBRANE SHOLD BE CUT APPROX 30mm SHORT OF THE RIDGE ON BOTH SIDES OF THE SLOPE TO ALLOW FREE FLOW OF AIR. INSTALL RIDGE BATTENS AS REQUIRED AND SCOURE WITH A SUITABLE RIDGE BATTEN STRAP WITH CORNTOLS CONSTRUCTION WORK THEY MUST HAVE THE SILLS, KNOWLEDGE, EXPERIENCE AND, WHERE RELEVANT, THE ORGANISATIONAL CAPABILITY TO CARRY OUT THE WORK SAFELY AND WITHOUT RISK TO HEALTH. CONTRACTORS ON ALL PROJECTS MUST:

• MAKE SURE THE CLIENT IS AWARE OF THE CLIENT DUTIES UNDER CDM 2015 BEFORE ANY WORK STARTS
• PLAN, MANAGE AND MONITOR ALL WORK CARRIED OUT BY THEMSELVES AND THEIR WORKERS, TAKING INTO ACCOUNT THE RISKS TO ANYONE WHO MIGHT BE AFFECTED BY IT (INCLUDING MEMBERS OF THE PUBLIC) AND THE MEASURES NEEDED TO PROTECT THEM

COMMENCES ON STE.

DEMOLITIONS

ALL DEMOLITION WORK TO BE KEPT TO A MINIMUM TO REDUCE ON THE AMOUNT OF MAKING GOOD. ALL NEW OPENINGS TO BE FULLY SUPPORTED DURING CONSTRUCTION. THE LAW SAYS THAT ALL DEMOLITION, DISMANTLING AND STRUCTURAL ALTERATION MUST BE CAREFULLY PLANNED AND CARRIED OUT IN A WAY THAT PREVENTS DANGER BY PRACTITIONERS WITH THE RELEVANT SKILLS, KNOWLEDGE AND EXPERIENCE. KEY ISSUES ARE, FALLS FROM HEIGHT, INJURY FORM FALLING MATERIALS AND UNCONTROLLED COLLAPSE TO NAME A FEW.

CEILINGS AND ROXINGS

PLASTER WALLBOARD AND A 3mm SRIM FINISH.

LINTELS

GENERALLY, TO BE IG OR CATNIC GALVANISED STEEL INSULATED LINTELS

ALL LINTELS ALTHOUGH INDICATED ON DRAWINGS SHOULD BE CHECKED

AND DESIGNED BY MANUFACTURERS ENGINEER. ALL STEEL LINTELS

SHOULD HAVE MIN 150MM END BEARINGS. INTERNAL LINTELS MAY BE
PRESTRESSED CONCRETE OR STEEL SINGLE LEAF BOX TYPE LINTELS ALL

INSTALLED TO MANUFACTURERS INSTRUCTIONS HAVING A MINIMUM END

BEARING OF 150mm. INTERNAL PARTITIONS
PARTITIONS TO BE 100mm BLOCKWORK BUILT OFF LOCALLY THICKENED

PROTECT THEM

MAINTAIN THEM THROUGHOUT THE WORK

CHECK THAT ALL WORKERS THEY EMPLOY OR APPOINT HAVE THE SKILLS, KNOWLEDGE, TRAINING AND EXPERIENCE TO CARRY OUT

MAINTAIN THEM THROUGHOUT THE WORK
WHERE A CONTRACTOR IS THE ONLY CONTRACTOR WORKING ON A PROJECT, THEY MUST ENSURE A CONSTRUCTION PHASE PLAN (PDF) IS

TOP OF THE STRAPS WHICH ARE FIXED TO THE TOP OF THE RAFTER. PROCEED TO INSTALLED THE PROPRIETARY DRY RIDGE SYSTEM AS PER MANUFACTURERS INSTRUCTIONS.

IN ALL INSTANCES, HIGH LEVEL RIDGE VENTILATION TO BE INSTALLED TO MAINTAIN ROOF VOID VENTILATION AND PROMOTE REMOVAL OF ANY MOISTURE BUILD UP IN COLD & WARM ROOF SPACES, RIDGE VENT SHOULD BE FOUND TO A COMMITMENT OF STATES. MAINTAIN ROOF VOID VENTITATION AND PROMOTE REMOVAL OF ANY MOISTURE BUILD UP IN COLD & WARM ROOF SPACES. RIDGE VENT SHOULD BE EQUAL TO A CONTINUOUS 5mm GAP ALONG FULL LENGTH OF RIDGE AND INSTALLED AS PART OF A DRY FIX RIDGE SYSTEM. MORTAR BEDDING OF TILES AND RIDGES SHOULD NOT BE USED. WHERE PROFILED TILES ARE INSTALLED A ROLL OUT TYPE FLEXIBLE VENTILATION PRODUCT CAN BE ADOPTED. WITH FLAT NON-PROFILED TILES, THE PREFERENCE WOULD BE FOR INSTALLATION OF A SOLID PLASTIC VENT PRODUCT TO BE INSTALLED TO MAINTAIN THE 5mm GAP ALONG THE RIDGE. IN ALL CASES ENSURE RIDGE TILES ARE NOT SCREWED DOWN 'TOO TIGHLY' AS THIS WILL CRUSH AND ROLL OUT RIDGE VENT SYSTEM.

IN ALL INSTANCES PROVIDE EAVES LEVEL VENTILATION TO ROOF SPACE THE EQUIVALENT OF:

COLD STANDARD ROOF PITCH 15 DEGREES — 25mm CONTINUOUS GAP 10mm CONTINUOUS GAP AT EAVES.

EAVES VENTILATION CAN BE MAINTEIND BY INSTALLATION OF MANTHORPE G825-WH 25MM CONTINUOUS SOFFIT VENTS OR SIMILAR INSTALL MANTHORPE CROSS FLOW EAVES PANEL G600 OR SIMILAR PRODUCT AT EAVES LEVEL WHERE CELLING LEVEL INSULATION IS BEING USED TO ENSURE CROSS VENTILATION OF ROOF CAN BE MAINTAINED FROM SOFTIT VENTS.

FLAT COLD ROOFS SHOULD MAINTAIN A MIN 25mm CONTINUOUS GAP AT

FLAT COLD ROOFS SHOULD MAINTAIN A MIN 25mm CONTINUOUS GAP AT EAVES ON TWO OPPOSING SIDES OF THE ROOF PROVIDING SUFFICIENT CROSS VENTILATION. A 50mm CLEAR GAP SHOULD BE MAINTAINED ABOVE ANY INSULATION TO THE UNDERSIDE OF THE ROOF DECK.

MECHANICAL VENTILA TION

EXTRACT FANS WITH THE FOLLOWING RATES ARE REQUIRED:
TOILETS A MINIMUM RATE OF 6 LITRES PER SECOND
ALL TO BE DUCTED TO EXTERNAL LOUVER VENT OR SUITABLE TILE VENT. 15
MINUTE OVERUN FACILITY TO BE PROVIDE TO ANY BATHROOM, EN-SUITE
OR WC WHICH DOES NOT HAVE AN OPENABLE WINDOW AND DOORS TO THESE ROOMS TO HAVE MIN 10MM UNDERCUT TO DOORS TO ALLOW FOR INFILTRATION OF AIR. FOR NEW DWELLINGS, FAN EXTRACT RATE TESTING TO BE UNDERTKANE AND RESULTS PROVIDED TO BUILDING CONTROL. LIGHT FITTINGS
ALL NEW FIXED INTERNAL LIGHT FITTINGS TO BE ENERGY EFFICENT, TO

LIGHTFITTINGS
ALL NEW FIXED INTERNAL LIGHT FITTINGS TO BE ENERGY EFFICENT, TO ONLY TAKE LAMPS OF A LUMINOUS EFFICACY GREATER THAN 75 LUMENS PER CIRCUIT WATT AND SHOULD HAVE LOCAL CONTROLS TO ALLOW FOR THE SEPARATE CONTROL OF LIGHTING INE ACH SPACE OR ZONE. CONTROLS MAY BE MANURAL, AUTOMATIC OR A COMBINATION OF BOTH. ALL NEW FIXED EXTERNAL LIGHT FITTINGS TO BE ENERGY EFFICIENT AND HAVE AUTOMATIC CONTROLS WHICH SWITCH LUMINATES OFF IN RESPONSE TO DAYLIGHT. IF LUMINOUS EFFICACY IS 75 LIGHT SOURCE LUMENS PER CIRCUIT-WATT OR LESS, AUTOMATIC CONTROLS WHICH SWITH LUMINAIRES OFF AFTER THE AREA LIT BECOMES UNOCCUPIED SHOULD BE INSTALLED. IF LUMINOUS EFFICACY IS GREATER THAN 75 LIGHT SOURCE LUMENS PER CIRCUIT-WATT, MANUAL CONTROL IS ACCEPTABLE TO BE IN ACCORDANCE WITH APPROVAL DOCUMENT L.

ELECTRICIAN
ALL NEW ELECTRICAL WORKS TO BE CARRIED OUT BY CERTIFIED ELECTRICAL ENGINEER TO IEE REGULATIONS. NUMBER OF SOCKET OUTLETS ETC AND FINAL POSITIONS TO BE AGREED WITH CLIENT. GENERALLY, SOCKET OUTLETS TO BE 450mm ABOVE FLOOR AND LIGHT SWITCHES TO BE 1200mm ABOVE FLOOR ENSURE ALL CONSUMER UNITS ARE INSTALLED SO THAT SWITCHES ARE SET BETWEEN 355 AND 1450mm ABOVE THE FINISHED FLOOR LEVEL IN ACCORDANCE WITH APPROVED DOCUMENT M. PART P REGISTERED ELECTRICAL CONTRACTOR WILL BE REQUIRED TO PRODUCE CERTIFICATION OF WORKS TO BE FORWARDED TO BUILDING CONTROL UPON COMPLETION OF INSTALLATION AND ALTERATION WORKS.

FIRE PRECAUTIONS
SELF CONTAINED CEILING MOUNTED SMOKE DETECTORS TO BE PROVIDED

IN THE POSITIONS INDICATED ON PLAN. UNITS TO BE MAINS POWERED & INTERCONNECTED AND WIRED BACK ON A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD. ALL GENERALLY TO BE IN ACCORDANCE WITH BS 5839 PART 6:2019. TO BE GENERALLY GRADE D1 CATEGORY LD2 SYSTEM. CDM REGULATIONS (DOMESTIC): CLIENT ROLE: -

CLIENT ROLE:
A DOMESTIC CLIENT IS ANY INDIVIDUAL WHO HAS CONSTRUCTION WORK CARRIED OUT ON THEIR HOME, OR THE HOME OF A FAMILY MEMBER, THAT IS NOT DONE AS PART OF ANY BUSINESS. WHILE CDM 2015 PLACES CLIENT DUTIES ON COMMERCIAL CLIENTS IN FULL, SUCH DUTIES FOR DOMESTIC CLIENTS NORMALLY PASS TO:
THE CONTRACTOR, IF IT IS A SINGLE CONTRACTOR PROJECT, WHO MUST TAKE ON THE LEGAL DUTIES OF THE CLIENT IN ADDITION TO THEIR OWN AS CONTRACTOR. IN PRACTICE, THIS SHOULD INVOLVE LITTLE MORE THAN WHAT THEY NORMALLY DO IN MANAGING HEALTH AND SAFETY RISKS OR THE DUTIES OF THE "CLIENT" WOULD PASS TO THE PRINCIPAL CONTRACTOR, FOR PROJECTS WITH MORE THAN ONE CONTRACTOR.
IF A DOMESTIC CLIENT HAS APPOINTED AN ARCHITECT (OR OTHER DESIGNER) ON A PROJECT INVOLVING MORE THAN ONE CONTRACTOR, THEY CAN ASK THEM TO MANAGE THE PROJECT AND TAKE ON THE CLIENT FOR PROJECT AND TAKE ON THE CLIENT LOUTIES INSTEAD OF THE PRINCIPAL CONTRACTOR, THE DESIGNER THEN TAKES ON THE RESPONSIBILITIES OF PRINCIPAL DESIGNER AND MUST HAVE A WRITTEN AGREEMENT WITH THE DOMESTIC CLIENT, CONFIRMING THEY HAVE AGREED (AS PRINCIPAL DESIGNER) TO CLIENT, CONFIRMING THEY HAVE AGREED (AS PRINCIPAL DESIGNER) TO TAKE ON THE CLIENT DUTIES AS WELL AS THEIR OWN RESPONSIBILITIES, ANY DESIGNER IN CHARGE OF COORDINATING AND MANAGING A PROJECT IS ASSUMED TO BE THE PRINCIPAL DESIGNER. HOWEVER, IF THEY DO NOT HAVE A WRITTEN AGREEMENT WITH THE DOMESTIC CLIENT TO CONFIRM THEY ARE TAKING ON THE CLIENT DUTIES, THOSE DUTIES AUTOMATICALLY PASS TO THE PRINCIPAL CONTRACTOR.

PASS TO THE PRINCIPAL CONTRACTOR

CONTRACTOR ROLE:

A CONTRACTOR IS ANYONE WHO DIRECTLY EMPLOYS OR ENGAGES
CONSTRUCTION WORKERS OR MANAGES CONSTRUCTION WORK
CONTRACTORS INCLUDE SUB-CONTRACTORS, ANY INDIVIDUAL SELFEMPLOYED WORKER OR BUSINESS THAT CARRIES OUT, MANAGES OR

• MAKE SURE THAT ALL WORKERS UNDER THEIR CONTROL HAVE A
SUITABLE, SITE-SPECIFIC INDUCTION, UNLESS THIS HAS ALREADY
BEEN PROVIDED BY THE PRINCIPAL CONTRACTOR

• PROVIDE APPROPRIATE SUPERVISION, INFORMATION AND
INSTRUCTIONS TO WORKERS UNDER THEIR CONTROL

• ENSURE THEY DO NOT START WORK ON SITE UNLESS
REASONABLE STEPS HAVE BEEN TAKEN TO PREVENT
UNAUTHORISED ACCESS

• ENSURE SUITABLE WELFARE FACILITIES ARE PROVIDED FROM
THE START FOR WORKERS UNDER THEIR CONTROL, AND
MANITAIN THEM THROUGHOUT THE WORK

Allow for the removal of the former structural openings building up two new skins of blockwork with a cavity size that is to be established onsite up to the existing lintel retained in situ. Exact construction type is to run flush with the existing. Apply a 12.5mm plasterboard & 3mm skim finish internally painted with a hardwearing matt pain finish. Allow for the installation of timber battens and horizontal timber weatherboarding externally to the openings.

Overboard the existing external wall using a breather paper fixed back to the existing masonry on front and side elevations using 25 x 50 vertical battens @ 600mm c/c and counter battens to allow for surface water fall over. Finish with a UPVC/ composite cladding system such as Cedral Lap cladding system. Exact colour is TBC with client.\_

Remove the existing T&G boarding and replace with a new PB ceiling installed to all toilet spaces using a single 12.5mm layer of plasterboard with a 3mm skim and paint finish over Paint with hardwearing matt paint finish. Remove the existing tiling to the toilet spaces and replace/

install to new walls with a new whiterock wall paneling with suitable lapping detail with new floor finish. Refer to nanufacturer installation guidelines and lapping details. Allow for the installation of a new flooring finish in areas shown with hatch. Flooring to be Hydro nonslip flooring

with a suitable upstand and lapping detail with the new whiterock wall panelling. Exact colour is TBC. Presumed Existing Solid Concrete Slab

Proposed Section A-A Scale 1:50

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Higham Ferrers Public Toilets

Refurbishment Of Public Toilets at Public Toilets, Wharf Road Higham Ferrers, NN10 8BQ

Existing & Proposed Elevations Existing & Proposed Floor Plans

Location Plan & Specification Drawn Checked Scale

Drawing No. Feb '25 CR SC As Stated 25-009-10

**PRELIMINARY** 

Drawing Status