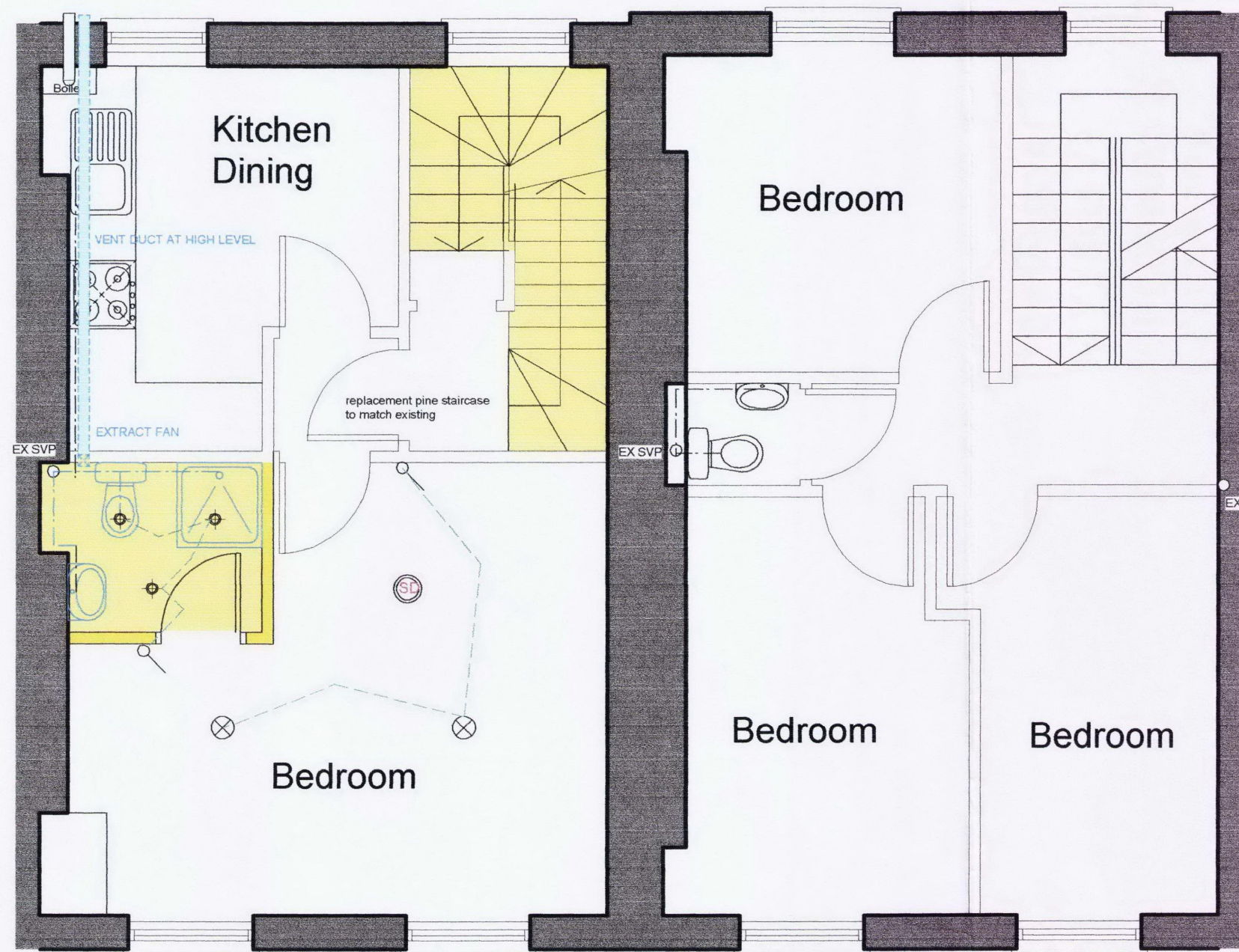
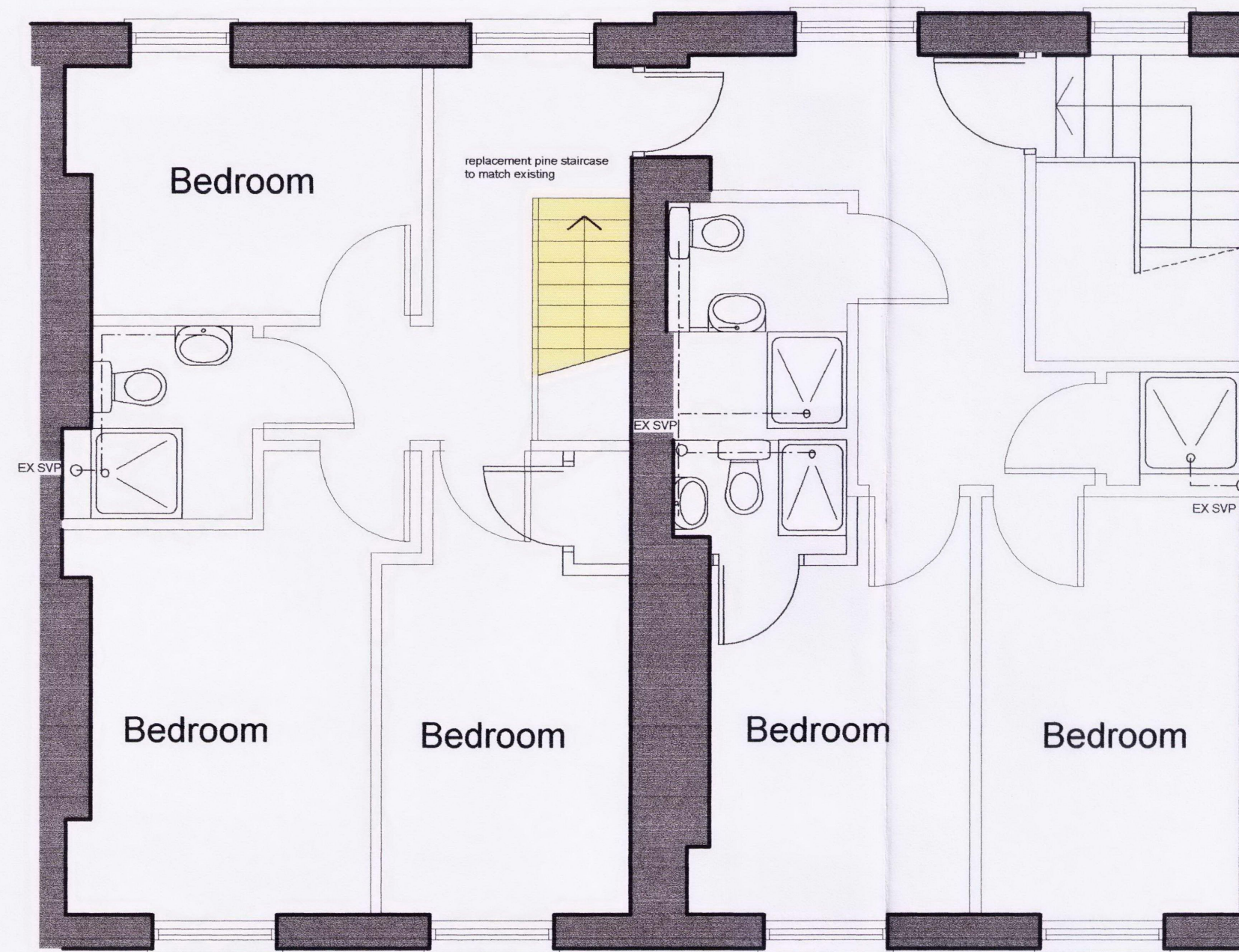


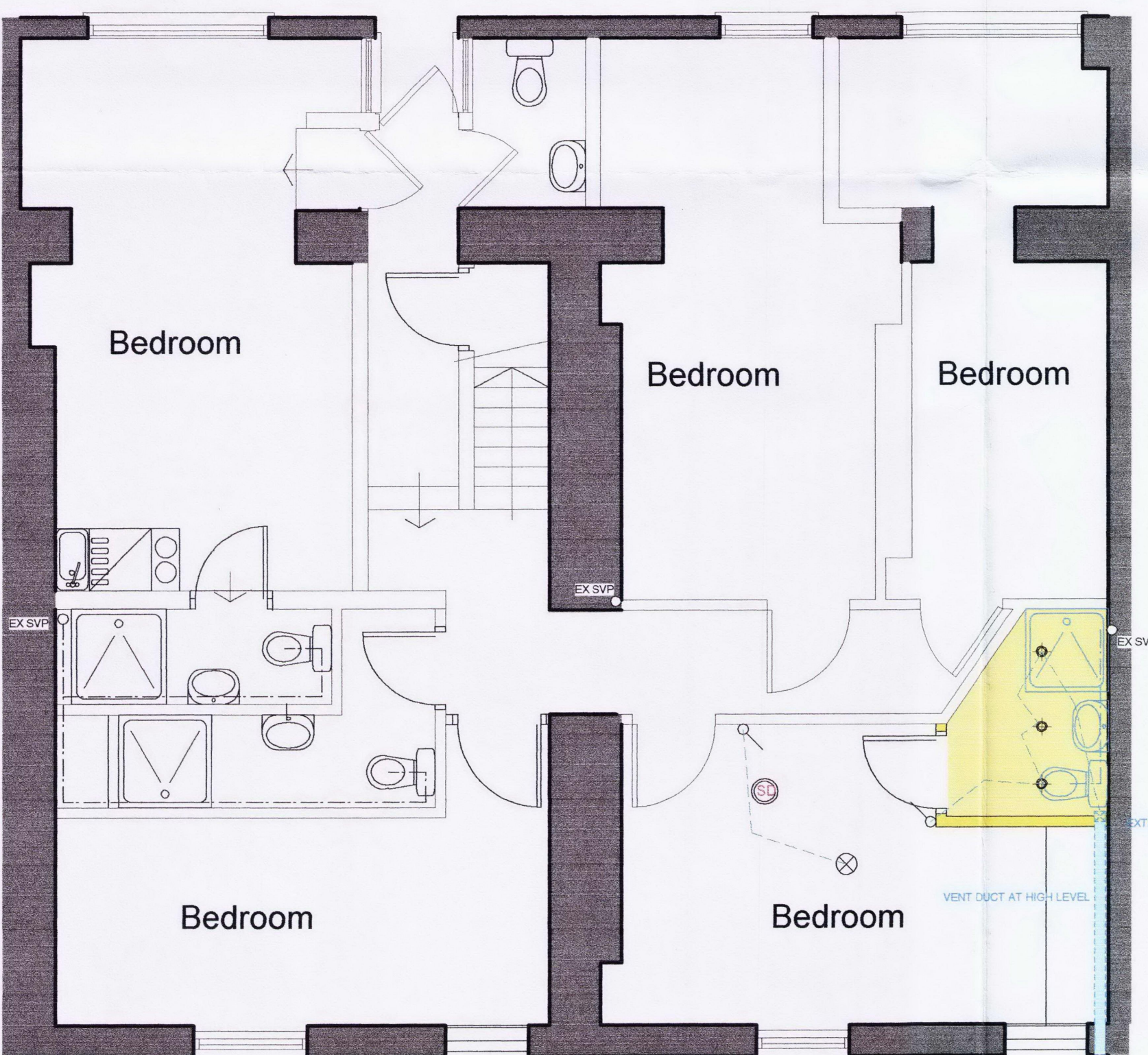
8 First Floor 7



8 Second Floor 7

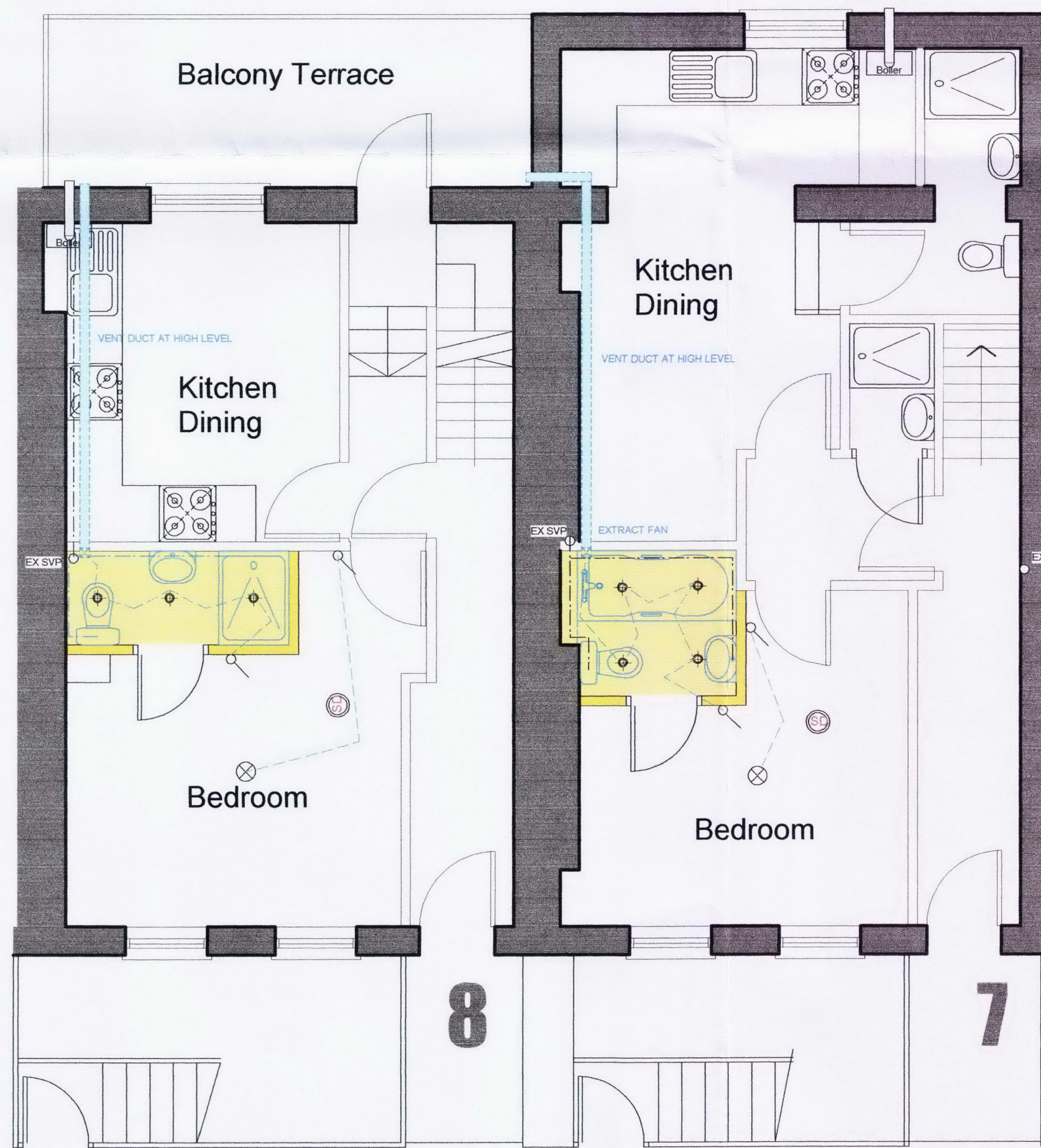


8 Third Floor 7



8 Lower Ground Floor 7

Lower Ground Floor



Ground Floor

GENERAL NOTES:
ALL WORKS INCLUDING DRAINAGE AND ELECTRICAL TO BE IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS REGULATIONS.
ALL DIMENSIONS AND CONDITIONS TO BE CHECK ON SITE PRIOR TO WORKS COMMENCING.
ALL NEW WATER SUPPLIES TO BE IN ACCORDANCE WITH THE REGIONAL COUNCIL WATER DEPT.
NO WORKS TO IMPAIR THE FIRE RESISTANCE OF AN EXISTING FIRE RESISTANT ELEMENT. DISTURBED FIRE RESISTANT ELEMENTS ARE TO BE MADE GOOD IN A MANNER THAT IS IN COMPLIANCE WITH THE REQUIRED PERFORMANCE FOR THAT ELEMENT.
EVERY SERVICE, FITTING OR PIECE OF EQUIPMENT PROVIDED SO AS TO SERVE A PURPOSE OF THE REGULATIONS SHOULD BE DESIGNED, INSTALLED AND COMMISSIONED IN SUCH A WAY AS TO FULFIL THOSE PURPOSES.
ALL ELECTRICAL INSTALLATIONS TO BE TO THE MOST RECENT I.E.E. CODES & BS 7671:2008 AS AMENDED.
CIRCUITS DESIGNED TO OPERATE AT OR BELOW LOW VOLTAGES (50VOLTS AC OR 120VOLTS DC) SHOULD BE PROTECTED AGAINST DIRECT AND INDIRECT CONTACT WITH ANY OTHER CIRCUIT OPERATING HIGHER THAN AT EXTRA LOW VOLTAGE.
ALL ELECTRICAL FITTINGS TO SHOWER/BATHROOMS TO BE FULLY SHROUDED IN INSULATING MATERIAL AND BE UNTOUCHABLE FROM THE SHOWER. ALL TO BE IPW STANDARD.
OUTLETS AND CONTROLS FOR ALL NEW ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 350MM AWAY FROM INTERNAL CORNERS, PROJECTING WALLS OR OTHER SIMILAR OBSTRUCTIONS.
SOCKET OUTLETS TO BE POSITIONED MIN 400MM ABOVE FINISHED FLOOR LEVEL.
OUTLETS AND CONTROLS FOR ALL NEW ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED NOT MORE THAN 1100MM ABOVE FLOOR LEVEL.
CONTROLS FOR ALL NEW LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900MM AND 1100MM ABOVE FLOOR LEVEL.
ALL CONCEALED SOCKETS TO HAVE SEPARATE ACCESSIBLE REMOTE SWITCHING.
ALL NEW LIGHT FITTINGS TO BE LOW ENERGY TYPE.
FIRE WARNING SYSTEM TO BE INSTALLED & DESIGNED IN ACCORDANCE WITH BS 5839: PART 6: 2004 FOR A GRADE D TYPE L3 SYSTEM.
SMOKE DETECTORS: MAINS OPERATED WITH BATTERY BACK UP FACILITY TO BE PROVIDED TO COMPLY WITH BS 5446: PART 1: 2000. ALL TO BE INTERCONNECTED.
SMOKE DETECTORS TO BE CEILING MOUNTED AND SITUATED AT LEAST 300mm AWAY FROM ANY WALL OR LIGHT FITTING AND AT LEAST 300mm AWAY FROM AND NOT DIRECTLY ABOVE ANY HEAT SOURCE.
SMOKE DETECTORS ARE REQUIRED IN ALL CIRCULATION SPACES HALLWAYS AND LANDINGS.
ALL TIMBERS TO BE PRE-TREATED. ALL STUD TIMBERS TO BE CLS TYPE AND QUALITY.
FULL PROTECTION TO BE ALLOWED FOR DURING ALL OPERATIONS TO ALL EXISTING ELEMENTS.
FULL PROTECTION TO BE ALLOWED FOR DURING ALL OPERATIONS TO ALL EXISTING ELEMENTS.
MECHANICAL VENTILATION TO NEW BATH & SHOWER ROOMS TO PROVIDE INTERMITTENT EXTRACTION OF 15 LITRES/SECOND AND MIN 3 AIR CHANGES PER HOUR. FAN TO BE CENTRIFUGAL TYPE.
FAN TO BE MOUNTED AT HIGH LEVEL WITH PROPRIETARY 100MM DIA. DUCT AND DUCTED HORIZONTALLY THROUGH EXISTING EXTERNAL WALL AND FINISHED WITH PROPRIETARY TERMINAL FITTING.
ISOLATOR SWITCHES TO BE PROVIDED BETWEEN LIGHT SWITCH AND FANS.
NICK LOAD BEARING INTERNAL PARTITIONS 75 X 45MM TIMBER STUDS AT 450MM CENTRES WITH 12.5mm TAPERED EDGE SOUNDRELOC PLASTERBOARD BOTH SIDES WITH JOINTS TAPED AND FILLED TO GIVE MINIMUM MASS OF 10 KG/M2. 25mm UNFACED MINERAL WOOL QUILT (MIN DENSITY 100KG/M3) TO BE INSTALLED BETWEEN STUDS AS SOUND DEAFENING.
DRAINAGE INSTALLATION TO COMPLY WITH PART 14 OF THE BUILDING REGULATIONS AND CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY HOUSE AND MAIN DRAINAGE DEPARTMENTS AND IN ACCORDANCE WITH BS EN 12056-2: 2000.
AIR ADMITTANCE VALVES TO BE LOCATED ABOVE FLOOD LEVEL OF HIGHEST APPLIANCE AND BE ACCESSIBLE FOR MAINTENANCE PURPOSES AND FITTED WITH A VENT.
ADEQUATE MEANS FOR INSPECTING AND RODDING OF ALL PARTS OF THE SYSTEM TO BE PROVIDED.
ALL SHOWER TRAPS TO BE FULLY ACCESSIBLE. TRAPS TO BE MCALPINE REMOVABLE GRID TYPE OR EQUAL AND APPROVED AND SHOWER FITMENTS.
TO PREVENT SCALDING, THE TEMPERATURE OF HOT WATER, AT POINT OF DELIVERY TO A BATH OR SHOWER, SHOULD NOT EXCEED 49°C ACHIEVED BY USE OF A THERMOSTATIC MIXING VALVE (TMV) OR FITTING COMPLYING WITH BS EN 1111: 1999 OR BS EN 1287: 1999, FITTED AS CLOSE TO THE POINT OF DELIVERY AS PRACTICABLE.
A DEVICE OR SYSTEM LIMITING WATER TEMPERATURE SHOULD NOT COMPROMISE THE PRINCIPAL MEANS OF PROVIDING PROTECTION FROM THE RISK OF LEGIONELLA IT SHOULD ALLOW FLEXIBILITY IN SETTING OF A DELIVERY TEMPERATURE UP TO A MAXIMUM OF 49°C, IN A FORM THAT IS NOT EASILY ALTERED BY BUILDING USERS. THIS WILL ALLOW REDUCTION OF TEMPERATURE WHERE, FOR EXAMPLE, FACILITIES ARE USED BY THOSE MORE AT RISK FROM INJURY, SUCH AS ELDERLY PEOPLE OR UNSUPERVISED CHILDREN.
SHOWER COMPARTMENT TO BE TILED FULL HEIGHT ON ALL WALLS. TILES TO BE FULLY GROUTED AND SEALED INTO UPSTAND TO TRAY WITH FLEXIBLE WATER PROOF MASTIC POINTING. TRAPS TO BE MCALPINE REMOVABLE GRID TYPE OR EQUAL AND APPROVED. DRAINS TO BE TESTED TO THE SATISFACTION OF THE LOCAL DRAINAGE INSPECTOR. SHOWER CONTROL TO HAVE ANTI-SCALD PROVISION.
ALL DRAINAGE PIPES TO BE SUPPORTED THROUGHOUT THEIR ENTIRE LENGTH IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
ALL TRAPS TO BE MIN. 75mm DEEP SEAL TYPE. RODDING EYES AT ALL MAIN CHANGES OF DIRECTION.
ADEQUATE MEANS FOR INSPECTING AND RODDING OF ALL PARTS OF THE SYSTEM TO BE PROVIDED.
ABOVE GROUND DRAINAGE:
ALL FITTINGS TO HAVE 75mm DEEP SEAL TRAPS IN ABS PLASTIC. BASINS AND BICETS TO HAVE 32MM DIAMETER ABS PLASTIC WASTES. COMBINED APPLIANCE WASTES WHICH SHALL BE 50MM DIAMETER AND WCS WHICH WILL BE 100MM DIAMETER UPVC.
ALL WASTE PIPES SHALL LID TO FALL. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
ALL EXISTING DRAINAGE PIPEWORK WHERE RETAINED TO BE TESTED AND PROVED TO BE RUNNING CLEAR.
MIN FALLS TO BE 1:40 FOR WASTE PIPES AND 1:80 FOR STORM DRAINAGE.
SOIL AND WATER SUPPLY PIPES TO BE SEALED AROUND WHERE PASSING THROUGH FLOOR AND CEILING BY USE OF MINERAL FIBRE QUILT OR EXPANDING POLYURETHANE FOAM.
ALL RIPPED SERVICES MUST BE SEALED AROUND WHERE PENETRATING HOLLOW CONSTRUCTION OR BOXED VOIDS.
SCHEDULE OF PIPE SIZES:
WHS - 32mm ABS
BATH - 40mm ABS
WC - 100mm UPVC
SHOWER - 40mm ABS
KITCHEN SINK - 40mm ABS (50 ABS WITH DW / MM)
THE MAXIMUM LENGTHS OF WASTE PIPES TO COMPLY WITH BS 5572:1984 AND SHALL BE AS FOLLOWS:-
32MM PIPE = 1.7M MAXIMUM LENGTH
40MM PIPE = 3.0M MAXIMUM LENGTH
50MM PIPE = 4.0M MAXIMUM LENGTH
100MM PIPE = 6.0M MAXIMUM LENGTH
MIN FALLS TO BE 1:40 FOR WASTE PIPES

REVISIONS		
No.	DESCRIPTION	DATE
ELECTRICAL KEY		
	SINGLE 13 AMP SWITCHED SOCKET OUTLET	
	TWIN 13 AMP SWITCHED SOCKET OUTLET	
	COOKER CONTROL UNIT WITH INDICATOR LIGHT	
	WATER HEATER SWITCH	
	13 AMP OUTLET WITH REMOTE SWITCH ABOVE WORK TOP	
	WALL MOUNTED 1 GANG ONE WAY LIGHT SWITCH	
	WALL MOUNTED 1 GANG TWO WAY LIGHT SWITCH	
	CEILING MOUNTED 1 GANG ONE WAY PULL CORD LIGHT SWITCH WITH ISOLATOR	
	PENDANT LIGHT FITTING	
	LOW VOLTAGE HALOGEN DOWN LIGHTER	
	FLOURESCENT LIGHT FITTING	
	CEILING MOUNTED SMOKE DETECTOR (MAINS SUPPLY)	
	CEILING MOUNTED HEAT DETECTOR (MAINS SUPPLY)	
	THERMOSTAT CONTROL SWITCH	
	TELECOM POINT	
	TELEVISION AERIAL SOCKET	
	DOOR ENTRY HANDSET	
	EXTERNAL WALL LIGHT	
	PASSIVE INFRA RED SENSOR	
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JOB		
7 & 8 Sandwich Street London WC1H 9PL		
DRAWING		
Proposed Layout Plans		
SCALE	1:50 A1	DATE March 2012
JOB NUMBER		DRAWING NUMBER (BW)02
DRAWN	rb	CHECKED BY
REVISIONS		
I CERTIFY THAT THIS IS A TRUE COPY OF THE PLANS REFERRED TO IN THE BUILDING WARRANT APPLICATION		
SIGNED:.....		
DATE:.....		