

Notes

- Services: electric board with consumer unit, 5/6 gang with RCD, at high level.
Instantaneous, in-line water heater: 7.5 kW for WC, below.
- Stainless steel sink with drainer and monobloc tap.
Waste in 40mm ABS to connect to new 50mm through wall to new 50mm CI bend with access, connected to existing CI branch. 9.5kW in-line water heater in cupboard below.
- Large cupboard to be framed in 75 x 50mm SW with 12.5mm plasterboard both sides and 5mm skim coat.
2 deep shelves above 1400mm to allow space for brooms, mops etc. and medium-height fridge/ freezer below.
- New partition to WC to be 100mm dense concrete block with skim coat, on new concrete foundation, 450mm wide x 200mm deep on 200mm compacted hardcore. Top of partition to extend above ceiling and be connected to ceiling structure.
- New security shutters to be fitted with concealed hinges fixed to window/ door reveals. To be flush with walls, with no gaps, when closed. See additional detail drawing.
- Exterior lights to be vandal-proof and above reach: min. 2.5m, and wall light on South elevation shrouded to prevent uplight
- Existing 50mm CI branch to be removed, leaving sufficient to connect new 50mm CI access bend and waste from sink. Patch hole in wall.
- Mandatory 1500mm x 1500mm "activity space" shown shaded. This is a minimum size and placing of fittings should not impact on this space.
- Utilise existing external 110 CI bend to connect new 110 PVC pipe. Immediate bend internally to have rodding access.
- New door to WC to be 30m fire resistant (primarily for sound-proofing) and must have min. 800mm clear opening (i.e. between door edge and opposite frame when open).

General Notes

Work to repair/ replace roof should be a priority to allow building to dry. Electric supply should be installed with at least 1 temporary 13A double socket at high level. A dehumidifier should be installed to aid drying. All openings should be secured to prevent unauthorised entry during works.

All electrical installations to comply with 17th Edition, IEE Regulations, BS 7671-2008-11; BS 7430-1998; BS EN 61439. WC and kitchen water heaters to be protected by max 30mA RCD.

All cabling, switches, sockets, junctions and fittings to be min. 600mm above floor level due to risk of flooding. All ragging and circuitry to be from ceiling downwards.

Vent fan to WC to extract min. 15 L/sec.

No exact sizes to be taken from this drawing. Choice of material and fittings to be agreed with designer, and positioning of light fixtures, WC fixtures to be agreed in relation to new partitions.

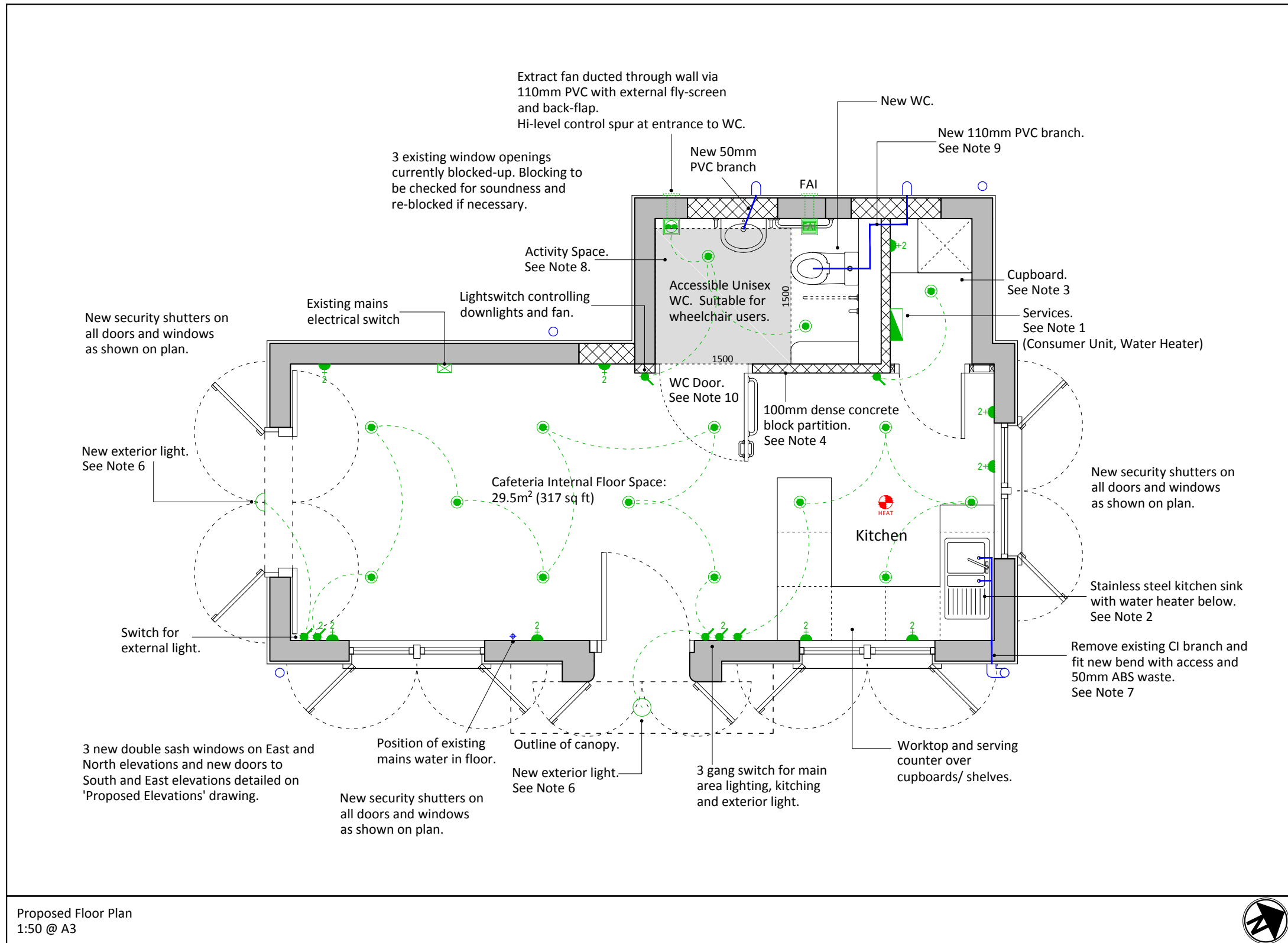
All new timber to be Grade C16 with max. moisture content 18% and pressure-treated. Cuts or notches to be treated with compatible preservative.

All works to be carried out in accordance with current Health & Safety legislation.

All new ceilings to provide min. 30 mins fire protection.

The Contractor should take all measures to minimise the risk of danger, dust and disruption to members of the public.

The Contractor should discuss with the designer the possibility of providing kitchen fixtures which are resistant to flood water.



Proposed Floor Plan
1:50 @ A3

SCHEDULE OF SYMBOLS	
	Light Switch
	Exterior Light Fitting
	Consumer Unit
	Mechanical Extract Fan
	Mains Wired Heat Detector
	Twin 13 Amp Socket Outlet
	Recessed LED Downlight
	Fresh Air Inlet

REV	DATE	NOTES

Project	Roseburn Park Toilet Block Refurbishment/ cafeteria Proposal	
Client	Friends of Roseburn Park c/o Peter Gregson	

FEASIBILITY

THIS DRAWING IS FOR FEASIBILITY PURPOSES ONLY. DO NOT SCALE FROM THIS DRAWING - ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION/ FABRICATION AND ANY DISCREPANCIES IMMEDIATELY REPORTED © 2019 ONE FOOT SQUARE

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Proposed Floor Plan	Scale 1:50 @ A3	Date 15 March 2019	By CP
Job No. 1081-FRP	Drawing No. (SK)004	Rev. -	