

GENERAL BUILDING CONTROL NOTES:

ALL M+E SERVICES SYSTEMS INCLUDING (BUT NOT RESTRICTED TO) SMOKE & HEAT DETECTORS, BREAK GLASS, SOUNDERS, EMERGENCY LIGHTING, VOICING DETECTION, SPRINKLERS AND LED VOID INDICATORS ARE TO BE DESIGNED BY OTHERS AND TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS. THE ELECTRICAL AND FIRE ALARM CONTRACT IS TO BE LET ON A DESIGN AND BUILD BASIS. CONTRACTORS UNDERTAKING ELECTRICAL WORK MUST BE NICEIC REGISTERED WITH 'APPROVED' STATUS AND TO BE CONSISTENT WITH THE IEE REGULATIONS 18TH EDITION AND BS 7671. CONTRACTORS WILL BE REQUIRED TO DEMONSTRATE THAT THEY HAVE AN UP TO DATE 'APPROVED' CERTIFICATION.

EMERGENCY LIGHTING TO COMPLY WITH BS 5266-1:2016.
 ELECTRICAL TO COMPLY WITH BS 7671: 2018
 GLAZING TO COMPLY WITH BS 6262:2005
 FIRE DETECTION TO BS 5839:2019-12

DRAINAGE NOTES:

ALL PIPEWORK TO COMPLY WITH CURRENT U.L. BUILDING REGS AND APPLICABLE BRITISH STANDARDS

KITCHEN WASTES: 38MM DIAMETER
 BASIN WASTES: 32 MM DIA. LP TO 1.7 M
 WC WASTES: 110 MM DIA. LP TO 3 M MAX
 SINK WASTES: 40MM DIA. LP TO 3 M

ELECTRICAL NOTES:

ELECTRICAL FIXTURES

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 30MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS.

WITHIN THIS HEIGHT RANGE:

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FIRE NOTES:

FIRE DETECTION TO BE INSTALLED AND TESTED TO THE LATEST VERSION OF BS 5839 PART 1 FIRE DETECTION AND ALARM SYSTEMS IN BUILDINGS. FINAL DESIGN BY SPECIALIST CONTRACTOR TO CATEGORY L2.

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AIR CONDITIONING AND AUDIO SYSTEMS TO SHUT DOWN UPON ACTIVATION OF FIRE ALARM

SURFACE FINISHES TO WALLS AND CEILINGS TO MEET BUILDING CONTROL OFFICERS MINIMUM SURFACE SPREAD OF FLAME REQUIREMENTS, TYPICALLY:

SMALL ROOMS UNDER 30M²: D-S3,D2
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FIRE NOTES:

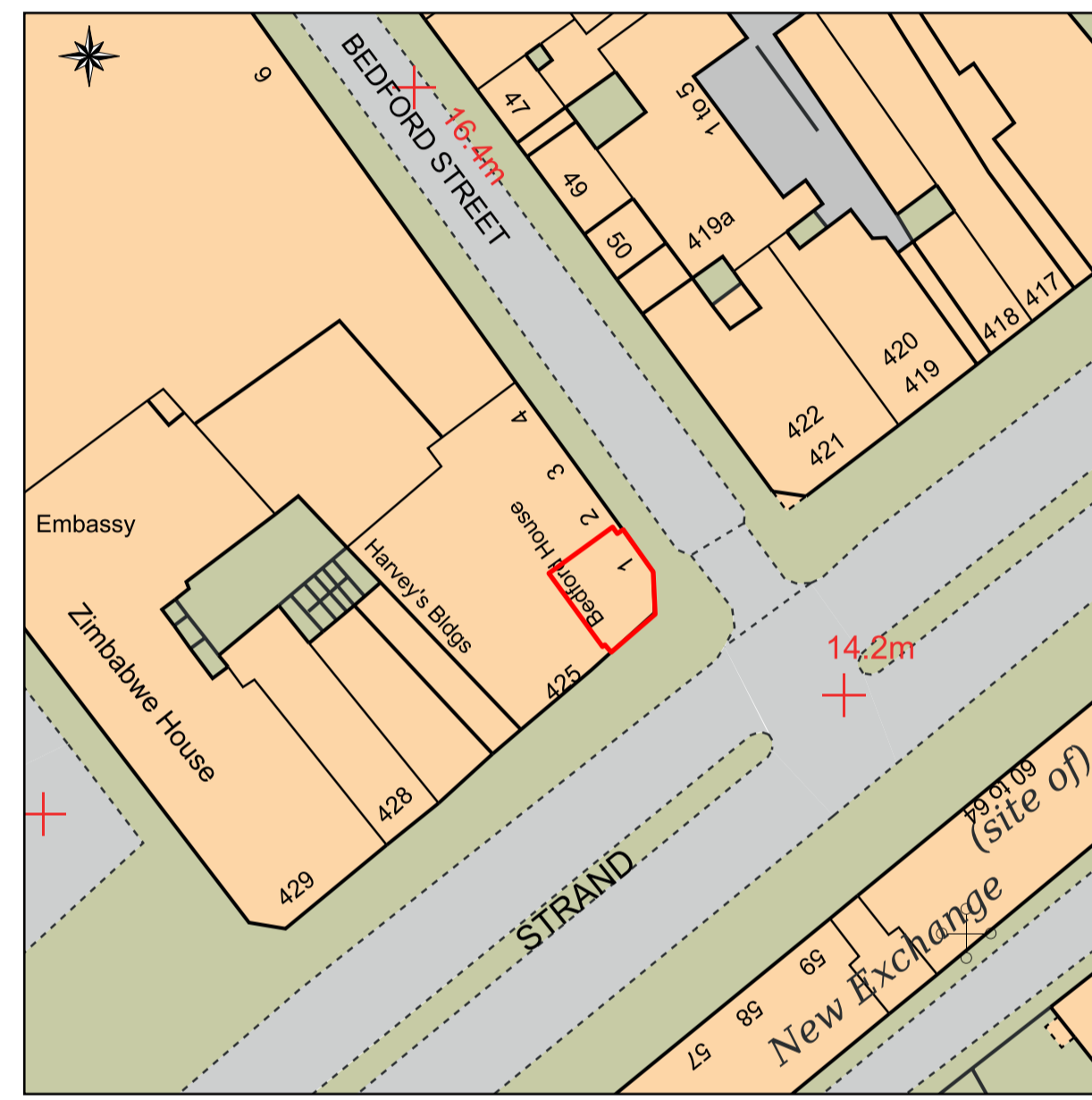
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INSTALLATION TO BE FULLY TESTED AND COMMISSIONED PRIOR TO HANDOVER. FULL EMERGENCY LIGHTING, FIRE ALARM SYSTEM AND SPRINKLER INSTALLATION COMMISSIONING AND TESTING CERTIFICATION TO BE PROVIDED TO THE BLACK SHEEP COFFEE DESIGN TEAM ON COMPLETION. ON COMPLETION OF THE SCHEME AND ON OCCUPATION, THE CLIENT SHOULD BE AWARE OF THE NEED TO COMPLETELY REVIEW THEIR FIRE RISK ASSESSMENT (FRA) IN ACCORDANCE WITH THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005.



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CLIENT
CONILON LTD



PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE LOCATION AND BLOCK PLAN	
PROJECT ID. BSC.718	DRAWN BY JMO
SCALE @ A1 1:25 @ A1	DATE 08/22
DRAWING NO. 000	REVISION

REV	DESCRIPTION	DATE	BY
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FRUITFUL
 The Fruitful Design Consultancy Ltd, Chiltern House, Waterside, Chesham HP5 1PS
 T. +44 01494 771512 www.betrifful.co.uk

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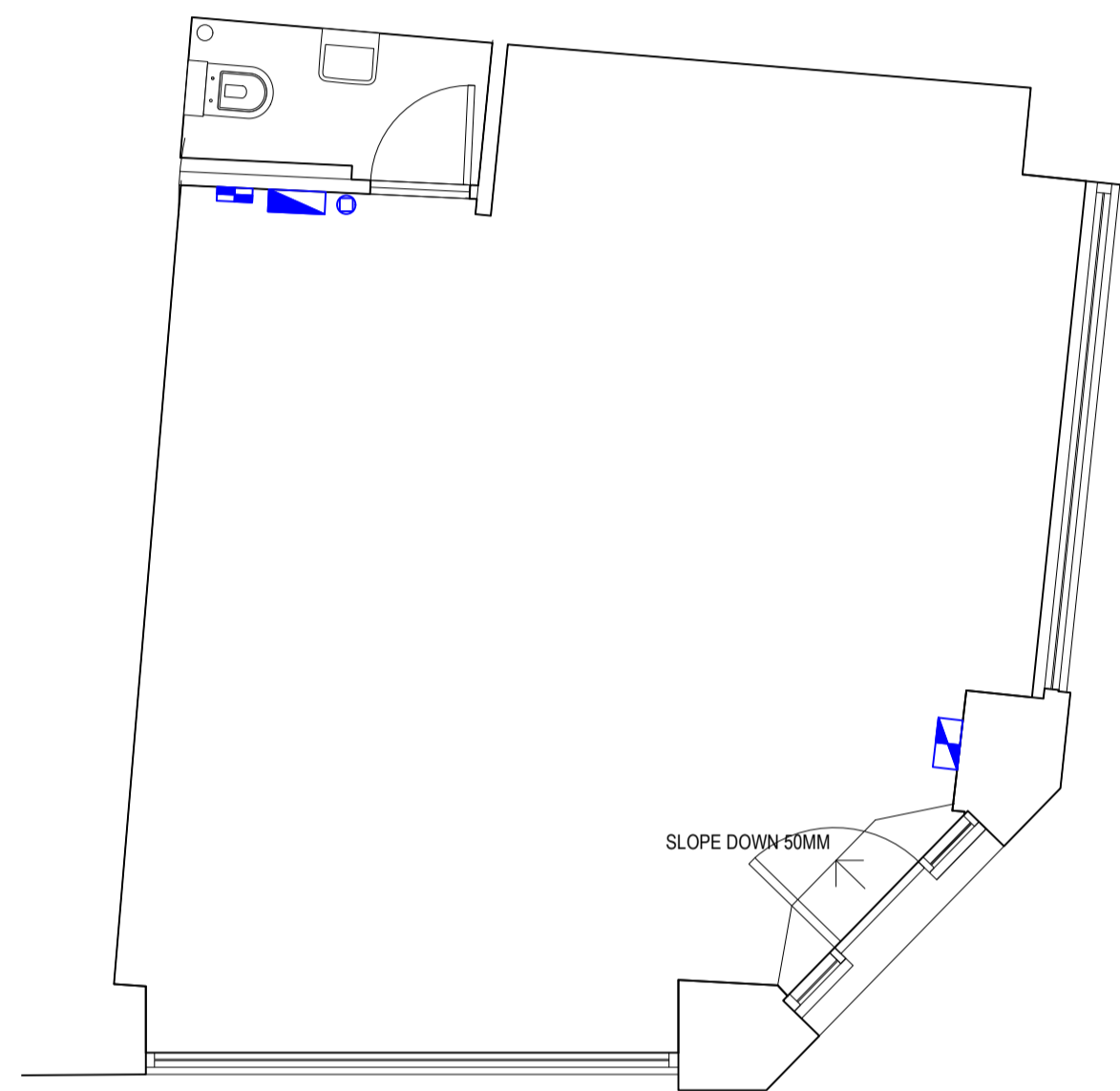
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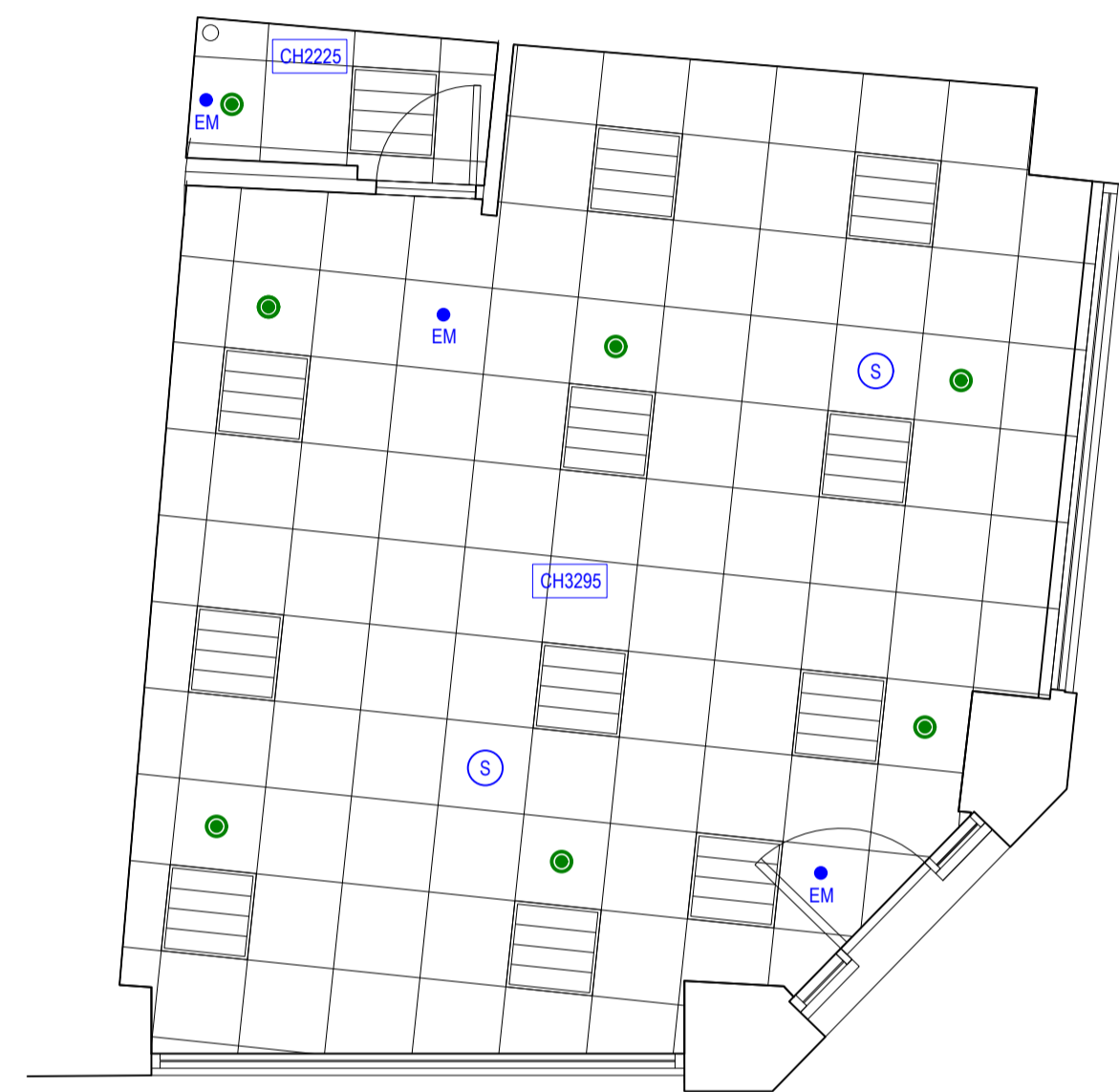
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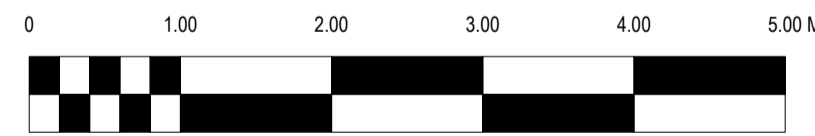
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1 SURVEY - PLAN VIEW
 SCALE: 1:50



1 SURVEY - RCP
 SCALE: 1:50



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PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
 SURVEY PLAN AND RCP

PROJECT ID.
 BSC.718

SCALE @ A1
 1:50 @ A1

DRAWING NO.
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DRAWN BY
 JMO

DATE
 08/22

REVISION

REV	DESCRIPTION	DATE	BY
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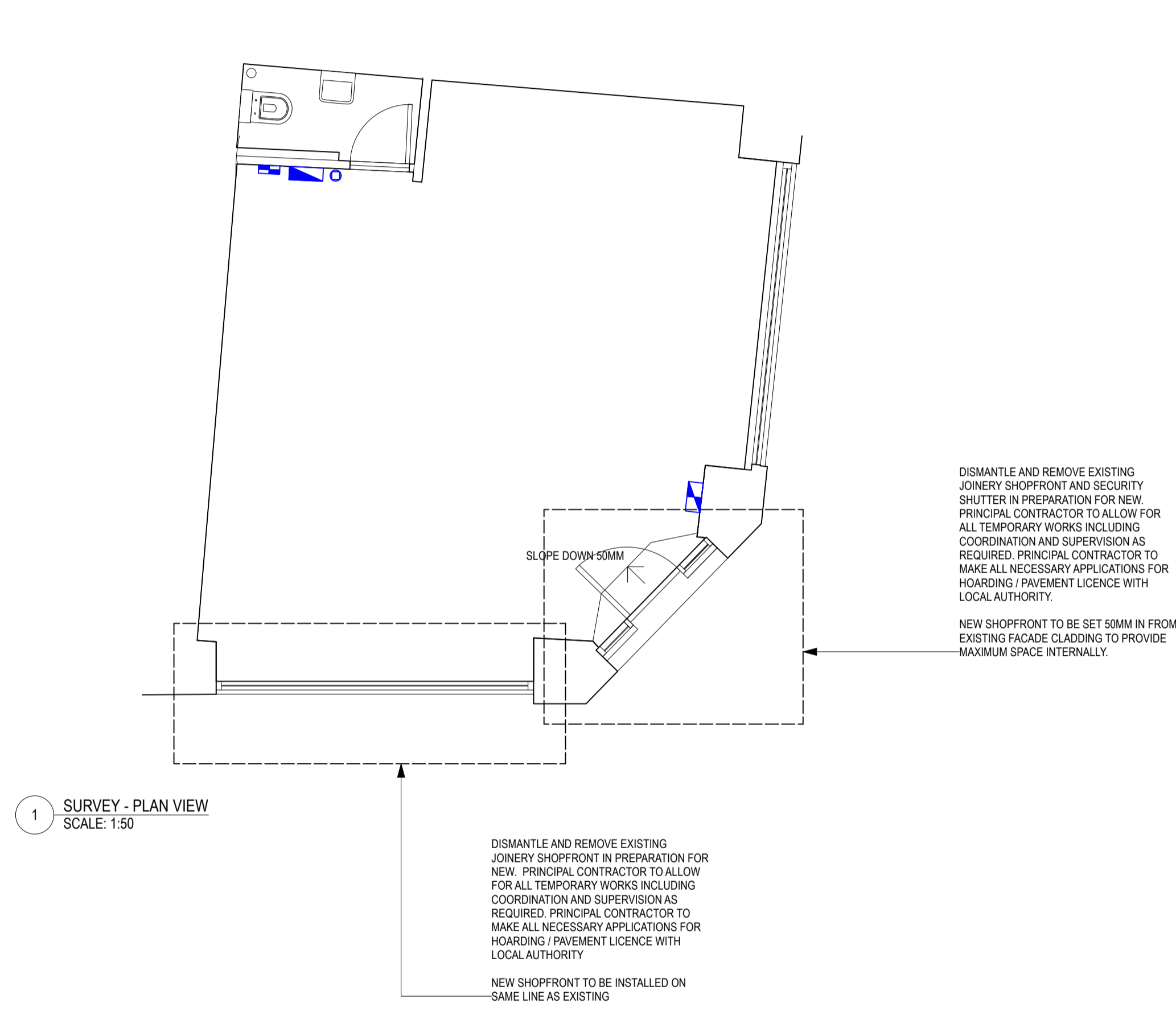
CRUCIAL SPACES: B-S3,D0

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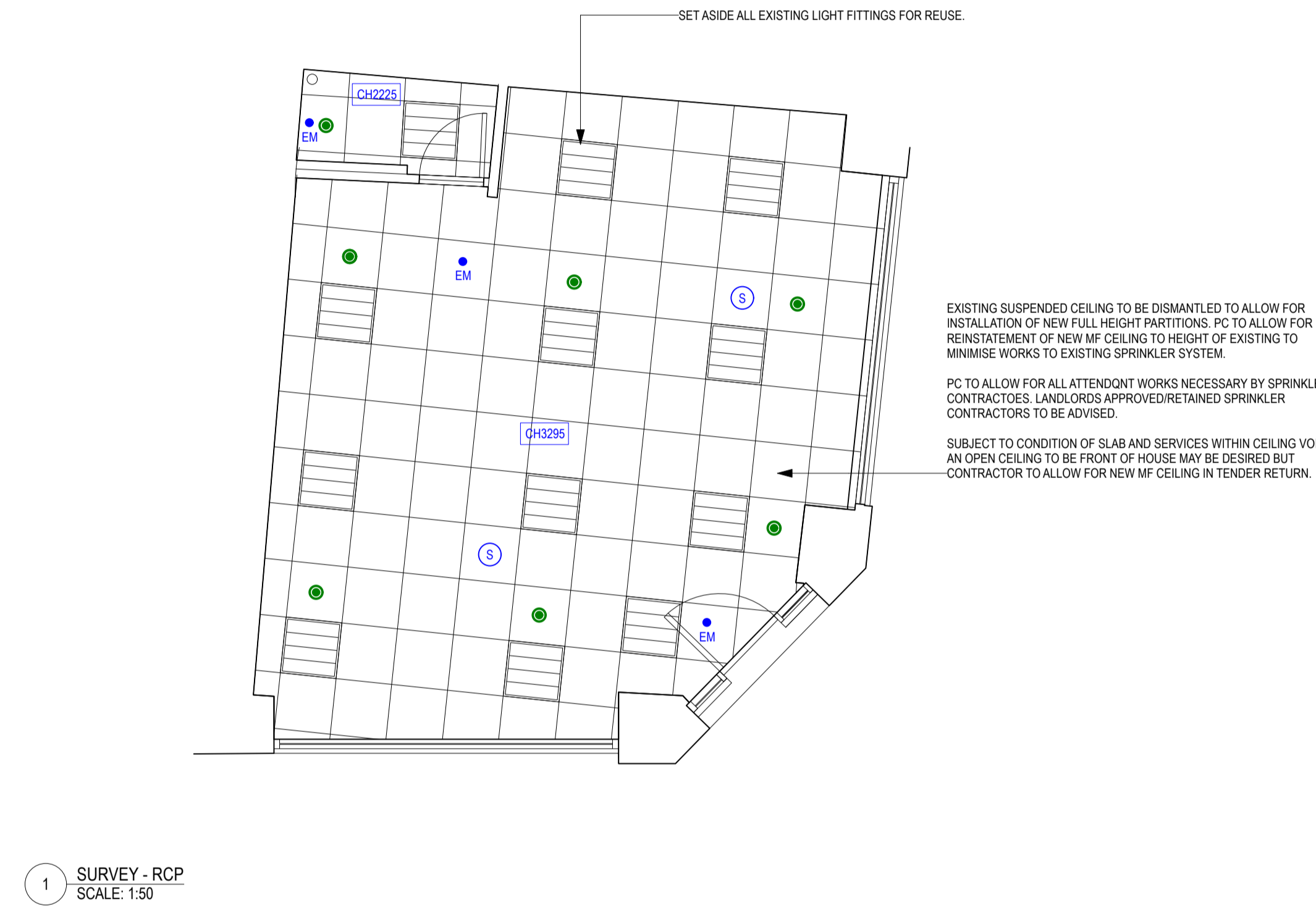
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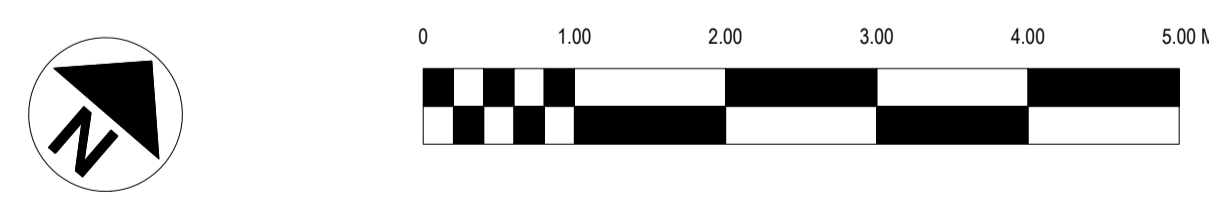
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1 SURVEY - PLAN VIEW
 SCALE: 1:50



1 SURVEY - RCP
 SCALE: 1:50



CLIENT
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PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
DOWNTAKINGS

PROJECT ID.
BSC.718

SCALE @ A1
1:50 @ A1

DRAWING NO.
100

DRAWN BY
JMO

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FRUITFUL

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Black Sheep, Fleet Street

Standards

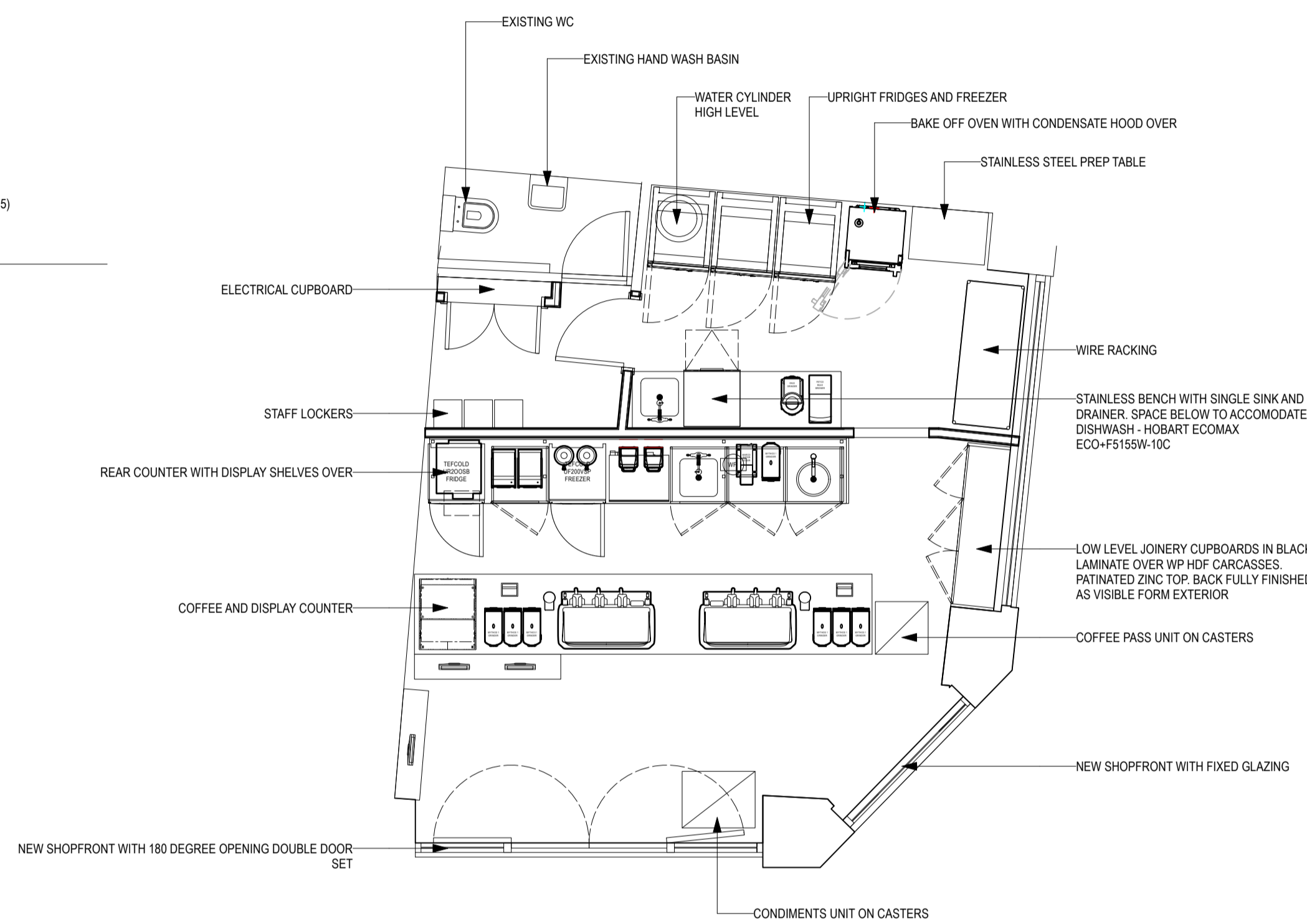
Internal covers ground floor: 0
 Internal covers mezzanine level: N/A
 Internal covers total: 0
 External covers: 0

Shop Areas

Unit shell size ground floor: 40.5m²
 Unit shell size ground mezzanine: 0m²
 Unit shell size total: 40.5m²
 Retail area (incl counter): 24.5m²
 Ground floor internal seating area: 0m²
 Mezzanine level seating area: N/A
 Ground floor back of house area: 16m²
 Mezzanine back of house area: N/A
 Fallow undeveloped areas: N/A
 Shopfront length: 9.0 m (3.7, 1.8 and 3.5)
 External seating area: None

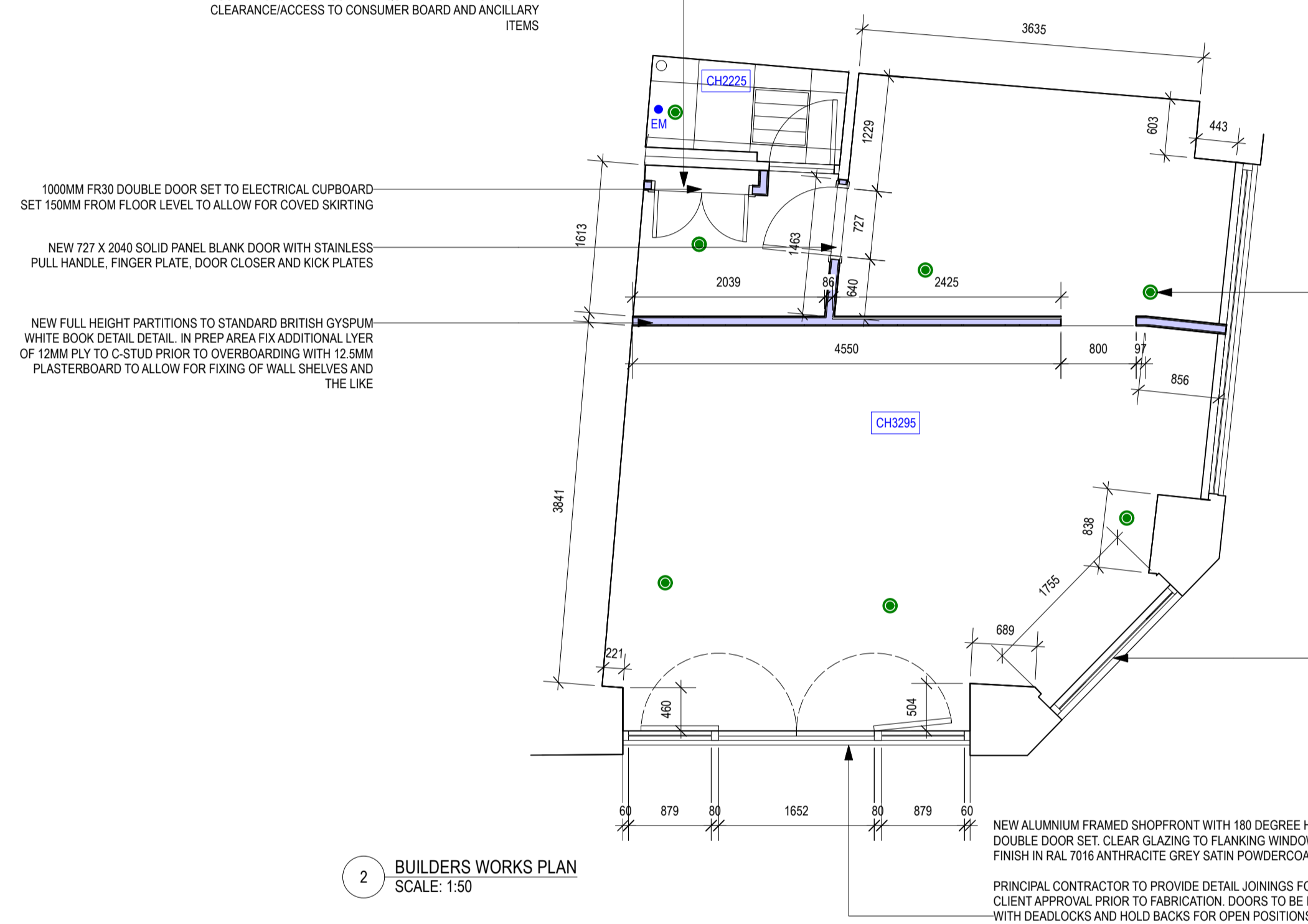
General

Planning authority: City of Westminster
 Building Listing: None
 Conservation area: No
 Structural works: No
 Shopfront replacement: No

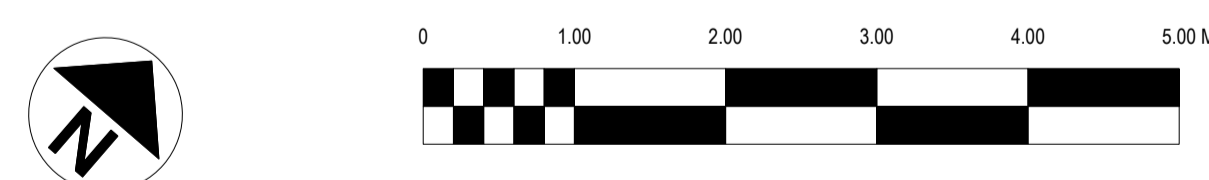


1 GENERAL ARRANGEMENT PLAN - PROPOSED
 SCALE: 1:50

PROPOSED NEW ELECTRICS CUPBOARD TO BE LINED WITH 2NO. LAYERS OF 12.5MM PLASTERBOARD TO ACHIEVE MINIMUM 30 MINUTE FIRE PROTECTED ENCLOSURE. JOINTS AND PENETRATIONS SEALED WITH ROCKWOOL FIREPRO HIGH EXPANSION INTUMESCENT SEALANT OR SIMILAR SUITABLE ALTERNATIVE. NO PROPOSED CEILING OR WALL OR FLOOR FINISHES. PRINCIPAL CONTRACTOR TO LAISE WITH ELECTRICAL CONTRACTOR TO ENSURE ADEQUATELY SIZED TO PROVIDE CLEARANCE/ACCESS TO CONSUMER BOARD AND ANCILLARY ITEMS



2 BUILDERS WORKS PLAN
 SCALE: 1:50



CLIENT
CONILON LTD

PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
PROPOSED GAAND BUILD PLAN

PROJECT ID.
BSC.718

SCALE @ A1
1:50 @ A1

DRAWING NO.
101

DRAWN BY
JMO

DATE
08/22

REVISION

REV	DESCRIPTION	DATE	BY
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FRUITFUL

The Fruitful Design Consultancy Ltd. Chiltern House, Waterside, Chesham HP5 1PS
 T. +44 01494 771512 www.betrifful.co.uk

GENERAL BUILDING CONTROL NOTES:

ALL M+E SERVICES SYSTEMS INCLUDING (BUT NOT RESTRICTED TO) SMOKE & HEAT DETECTORS, BREAK GLASS, SOUNDERS, EMERGENCY LIGHTING, VIBRATING DETECTION, SPRINKLERS AND LED VOID INDICATORS ARE TO BE DESIGNED BY OTHERS AND TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS. THE ELECTRICAL AND FIRE ALARM CONTRACT IS TO BE LET ON A DESIGN AND BUILD BASIS. CONTRACTORS UNDERTAKING ELECTRICAL WORK MUST BE NICEIC REGISTERED WITH 'APPROVED' STATUS AND TO BE CONSIDERANT WITH THE REG REGULATIONS 18TH EDITION AND BS 7671. CONTRACTORS WILL BE REQUIRED TO DEMONSTRATE THAT THEY HAVE AN UP TO DATE 'APPROVED' CERTIFICATION.

EMERGENCY LIGHTING TO COMPLY WITH BS 5266-1:2016
 ELECTRICES TO COMPLY WITH BS 7571: 2018
 CABLES TO COMPLY WITH BS 6800:2005
 FIRE DETECTION TO BS 5839 2019-12

DRAINAGE NOTES:

ALL PPEWORK TO COMPLY WITH CURRENT U.L. BUILDING REGS AND APPLICABLE BRITISH STANDARDS

KITCHEN WASTES: 38MM DIAMETER
 BASH WASTES: 32 MM DIA. LP TO 1.7 M
 WC WASTES: 110MM DIA. LP TO 2.3 M MAX
 SINK WASTES: 40MM DIA. LP TO 3 M

ELECTRICAL NOTES:

ELECTRICAL FIXTURES

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 30MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS.

WITHIN THIS HEIGHT RANGE:

- LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900MM AND 1.1M ABOVE FLOOR LEVEL
 - STANDARD SWITCHED OR UNSWITCHED SOCKET OUTLETS AND OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TELEVISION SHOULD BE POSITIONED AT LEAST 400MM ABOVE FLOOR LEVEL. ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP, FIXTURES SHOULD BE AT LEAST 100MM ABOVE THE PROJECTING SURFACE.

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ELECTRICAL ENGINEER TO ENSURE EMERGENCY LIGHTING IS FULLY FUNCTIONAL AT ALL TIMES. ESCAPE LIGHTING IS REQUIRED NOT ONLY ON TOTAL FAILURE OF SUPPLY TO THE SYSTEMS LIGHTING BUT ALSO ON A LOCALISED CIRCUIT FAILURE.

FIRE NOTES:

FIRE DETECTION TO BE INSTALLED AND TESTED TO THE LATEST VERSION OF TO BS5839 PART 1 FIRE DETECTION AND ALARM SYSTEMS IN BUILDINGS. FINAL DESIGN BY SPECIALIST CONTRACTOR TO CATEGORY L2.

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AIR CONDITIONING AND AUDIO SYSTEMS TO SHUT DOWN UPON ACTIVATION OF FIRE ALARM

SURFACE FINISHES TO WALLS AND CEILINGS TO MEET BUILDING CONTROL OFFICERS MINIMUM SURFACE SPREAD OF FLAME REQUIREMENTS, TYPICALLY:

SMALL ROOMS UNDER 30M2: D-S3,D2
 OTHER ROOMS: C-S3,D0
 CIRCULATION SPACES: B-S3,D0

FIRE NOTES:














ALL EXIT DOORS SHOULD BE MAINTAINED SO AS TO BE CAPABLE OF BEING OPENED EASILY AND IMMEDIATELY FROM THE INSIDE WHEN REQUIRED. ANY DOORS ON THE ESCAPE ROUTES SHOULD NOT REQUIRE THE USE OF A KEY, CARD, SCANNER, CODE OR SIMILAR SYSTEM FOR PERIODS TO EXIT THE PREMISES IN THE EVENT OF A FIRE.

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INSTALLATION TO BE FULLY TESTED AND COMMISSIONED PRIOR TO HANDOVER. FULL EMERGENCY LIGHTING, FIRE ALARM SYSTEM AND SPRINKLER INSTALLATION COMMISSIONING AND TESTING CERTIFICATION TO BE PROVIDED TO THE BLACK SHEEP COFFEE DESIGN TEAM ON COMPLETION. ON COMPLETION OF THE SCHEME AND ON OCCUPATION, THE CLIENT SHOULD BE AWARE OF THE NEED TO COMPLETELY REVIEW THEIR FIRE RISK ASSESSMENT (FRA) IN ACCORDANCE WITH THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005.

Power Legend

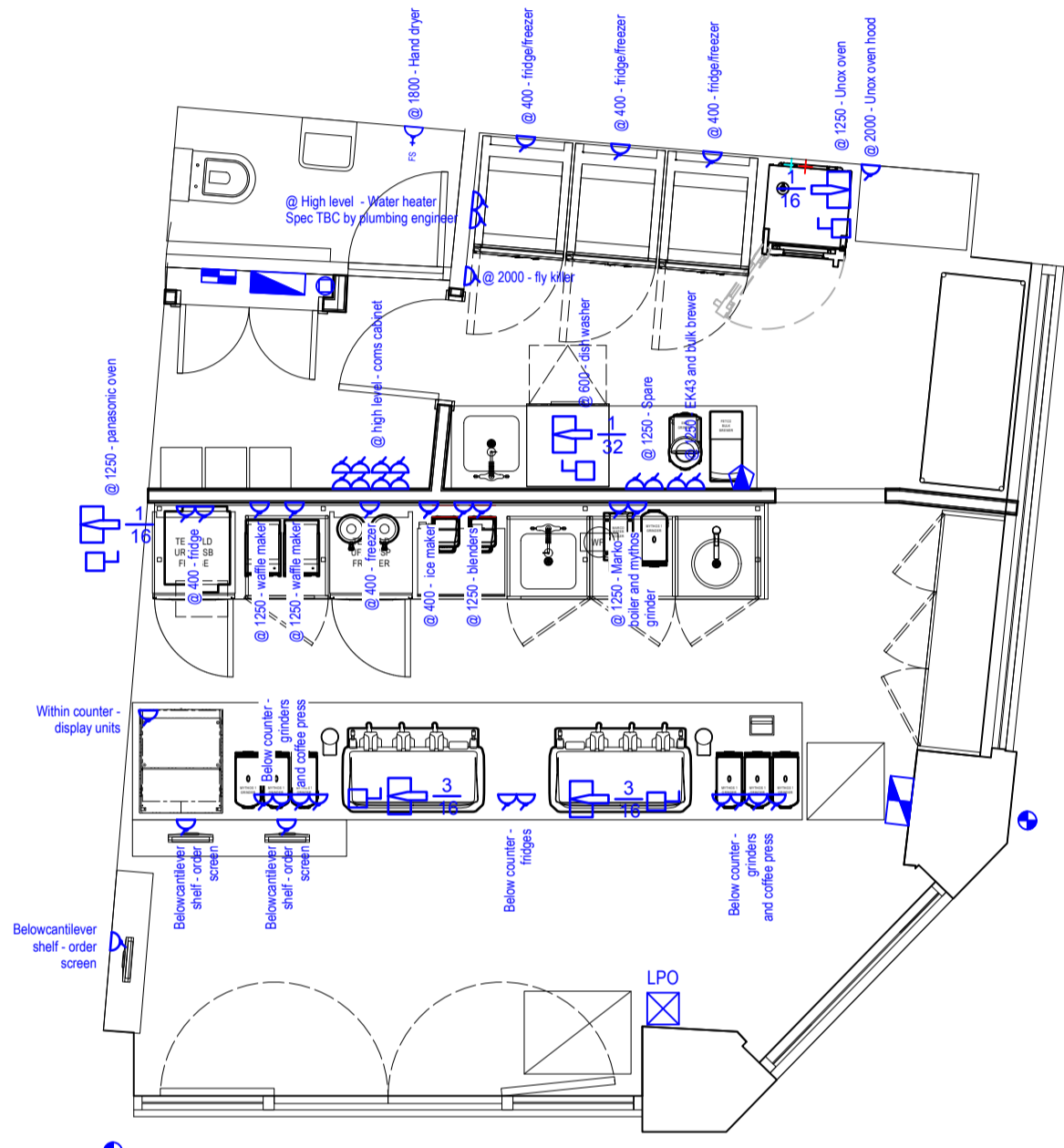
Small Power

-  Main electrical distribution board. Board located within standard metal enclosure with hinged door. Electric meter positioned in accessible location
-  Incoming electric mains head. 100amp TP-N supply by landlord
-  Electrical meter.
-  Single switched socket outlet, number indicates height in mm above FFL to centre of outlet (13amp unless otherwise stated)
-  Double switched socket outlet, number indicates height in mm above FFL to centre of outlet (13amp unless otherwise stated)
-  Double switched socket outlet with integrated USB ports, number indicates height in mm above FFL to centre of outlet (13amp unless otherwise stated).
-  Fused spur outlet, number indicates height in mm above FFL to centre of socket (13amp unless otherwise stated)
-  Water proof fused spur outlet, number indicates height in mm above FFL to centre of socket (13amp unless otherwise stated)
-  IP65 isolator switch, surface mounted. Number indicates height in mm above FFL to centre of socket
-  Commando socket with isolator switch adjacent, number indicates power over number of phases and height in mm above FFL to centre of socket respectively
-  5amp power supply for signage and feature lighting
-  AC Controls
-  Last Person Out switch, located adjacent to final exit

PLEASE NOTE:
 Additional power required for Specialist HVAC Contractors installation. Refer to HVAC Designers details and drawings for requirements.

Power to equipment assumes standard Black Sheep Coffee appliances - to be checked against site's equipment schedule.









PROJECT NOTE:
 EXISTING POWER SUPPLY IS 100A SINGLE PHASE AND UPGRADE IS REQUIRED TO 100A THREE PHASE.

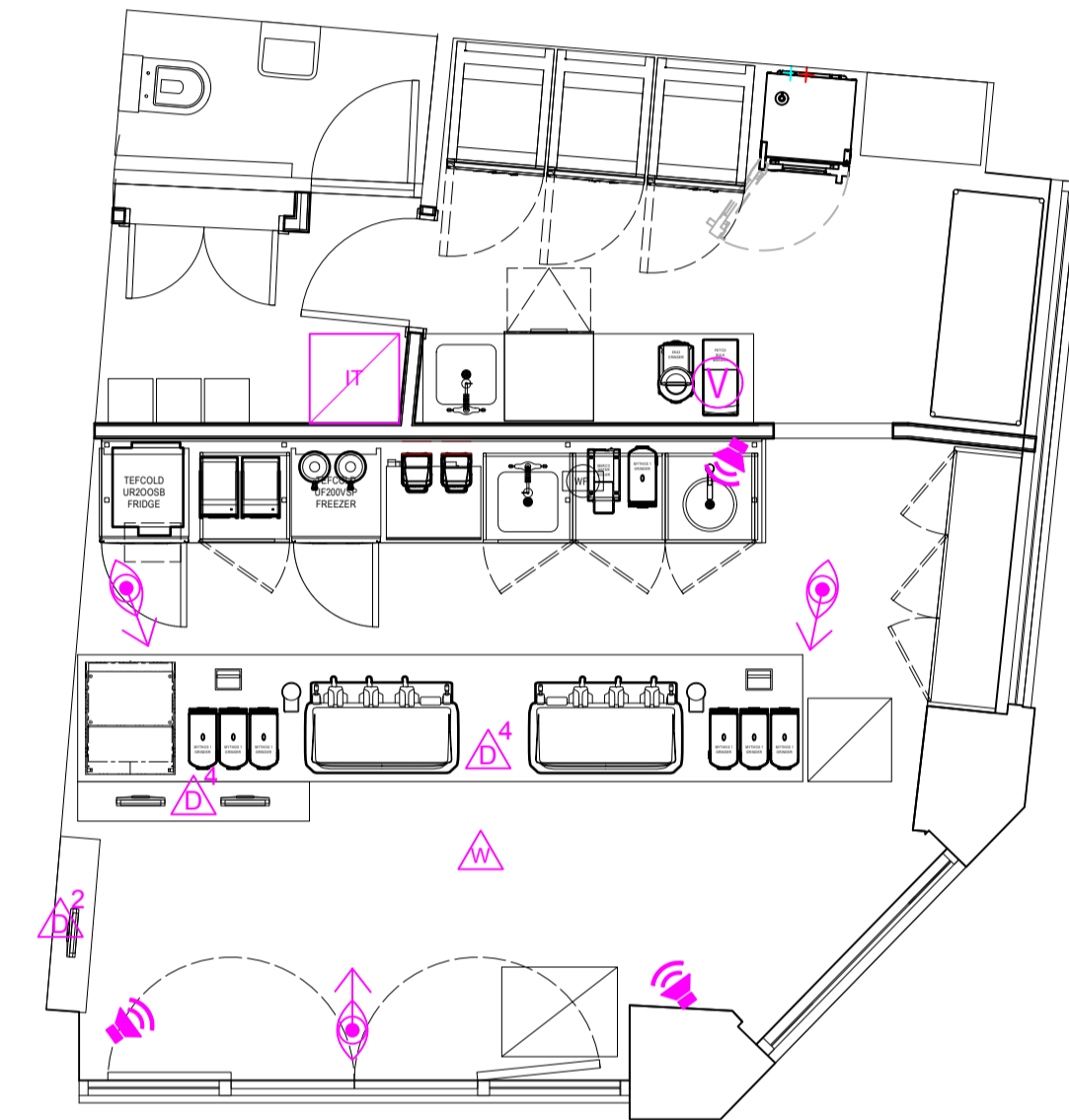


1 PLAN VIEW - SMALL POWER
 SCALE: 1:50

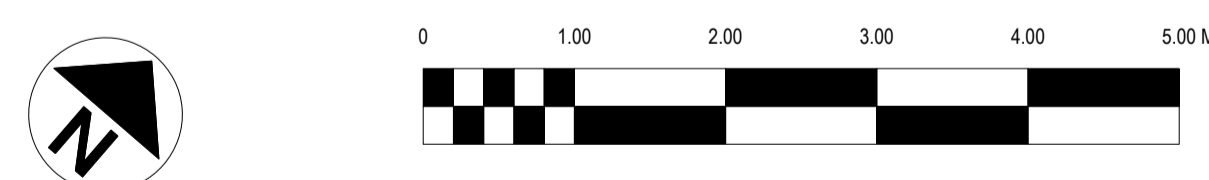
Data, CCTV and Music

Data

-  RJ 45 data socket, number indicates socket no.
-  RJ 45 data socket, Wifi repeater ceiling mounted
-  RJ 45 data socket, Telephone socket
-  BSC supplied comms cabinet. Data cable runs and terminations into patch panel for all equipment by Main Contractor.
-  RJ 45 data socket, CCTV camera.
 BSC supplied CCTV Camera: Hik Vision BMP dome camera, black finish. Ref: DS-2CD2186G2-ISU.
-  BSC supplied Cafe Speakers. Ref: APart CVO06 speakers in black finish mounted at high level to walls. Cables to be free issued and run from high level to data cabinet with 1m slack at each end by main contractor. No termination required.
-  Volume Control - RJ 45 data socket. BSC supplied volume control. 1no. data cable to be run by Main Contractor. Termination by Specialist Contractor
-  Chargit wireless phone charges set in to counter surface



2 PLAN VIEW - DATA, MUSIC AND CCTV
 SCALE: 1:50



CLIENT
CONILON LTD



PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
SMALL POWER AND DATA, CCTV AND MUSIC PLANS

PROJECT ID.
BSC.718

SCALE @ A1
1:50 @ A1

DRAWING NO.
102

DRAWN BY
JMO

DATE
08/22

REVISION

REV	DESCRIPTION	DATE	BY

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 GLAZING TO COMPLY WITH BS 6262:2005
 FIRE DETECTION TO BS 5839 2019-12

DRAINAGE NOTES:

ALL PIPEWORK TO COMPLY WITH CURRENT U.L. BUILDING REGS AND APPLICABLE BRITISH STANDARDS

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 BASIN WASTES: 32 MM DIA. LP TO 1.7 M
 WC WASTES: 110MM DIA. LP TO 3 M MAX
 SINK WASTES: 40MM DIA. LP TO 3 M

ELECTRICAL NOTES:

ELECTRICAL FIXTURES

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 300MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS.

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AIR CONDITIONING AND AUDIO SYSTEMS TO SHUT DOWN UPON ACTIVATION OF FIRE ALARM

SURFACE FINISHES TO WALLS AND CEILINGS TO MEET BUILDING CONTROL OFFICERS MINIMUM SURFACE SPREAD OF FLAME REQUIREMENTS, TYPICALLY:

- SMALL ROOMS UNDER 30M²: D-S3.D2
- OTHER ROOMS: C-S3.D0
- CIRCULATION SPACES: B-S3.D0

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Plumbing and Drainage Legend

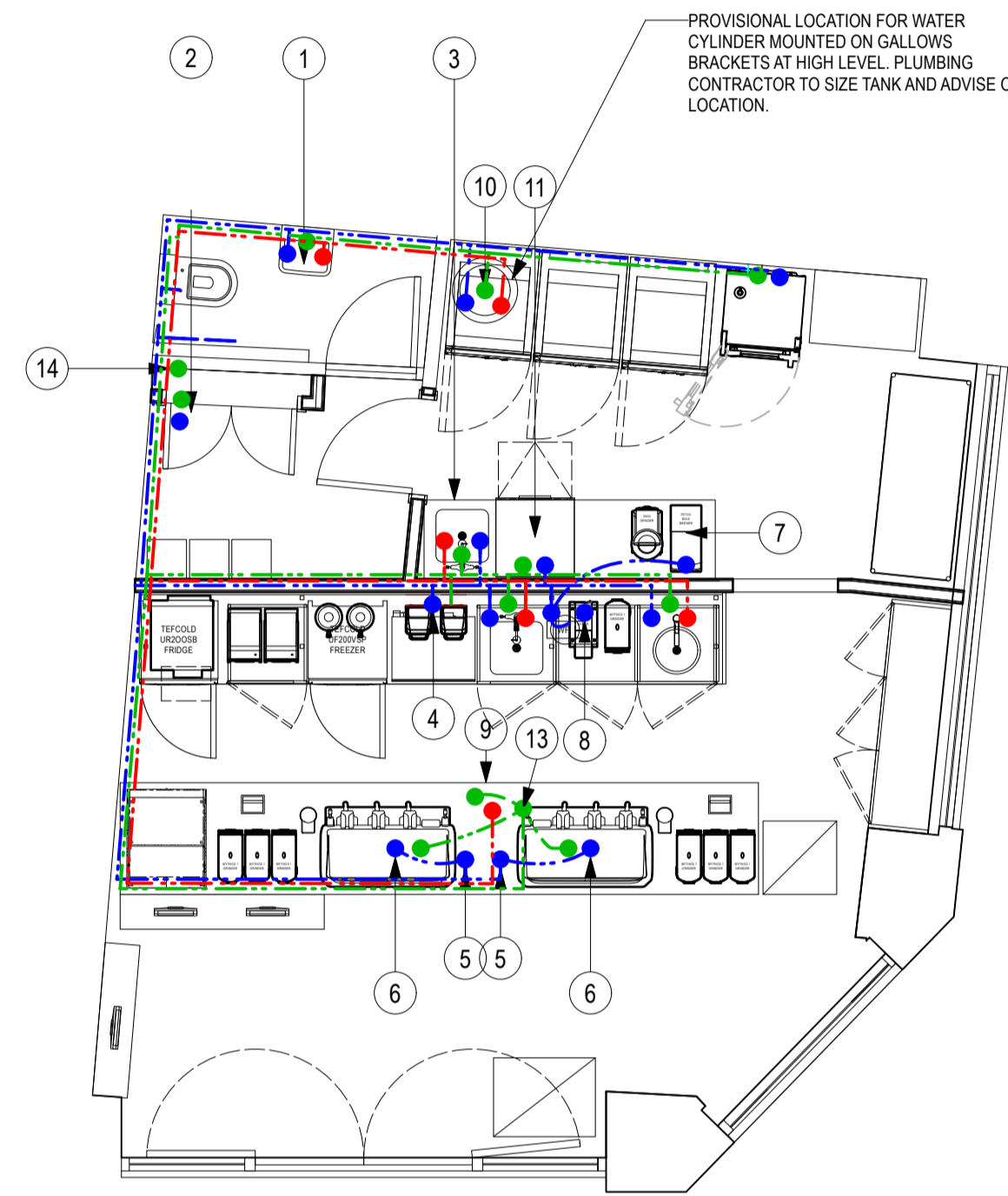
Plumbing and drainage routes

- Hot water feed from wall mounted water heater
- Cold water feed from incoming water supply
- Drainage route
- Hot water feed connection point
- Cold water feed connection point
- Drainage connection point

Note:

All supplies are to be run in soldered copper. Final routes of all pipework to be agreed on site with contractor. Waste pipework to be run in rigid PVC. Allow for copper tundish and section of copper waste to serve oven waste connection due to high temperature output on cleaning cycle

- 1 Hand wash: Hot and cold water feed and drainage connection to sink basin
- 2 WC: Cold water feed and drainage connection
- 3 Wash sink: Hot and cold water feed and drainage connection to sink basin
- 4 Ice machine - cube: Cold water feed required. Installed to manufacturers specifications
- 5 Britta Water Filter: Cold water feed
- 6 Coffee machine: Cold water feed and drainage connection required. Installed to manufacturers specification. Connection via Britta water filter.
- 7 Filter Coffee machine: Cold water feed required. Installed to manufacturers specifications. Connection via Britta water filter.
- 8 Water boiler: Cold water feed required. Installed to manufacturers specifications. Connection via Britta water filter.
- 9 Jet Rinser & Drip Tray: Hot water feed and drainage connection required. Installed to manufacturers specifications
- 10 Water heater: Cold water feed and over pressure tundish drainage connection required. Installed to manufacturers specification.
- 11 Dish washer: Cold water feed required. Installed to manufacturers specifications
- 12 Bake off oven: Cold water feed and tundish drainage connection. Installed to manufacturers specification
- 13 Coffee Grounds Trap: In line grounds trap - Coffee Guardian ST2
- 14 Existing SVP: Height from floor to be verified



1 PLAN VIEW - PLUMBING AND DRAINAGE
 SCALE: 1:50



CLIENT
 CONILON LTD



PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
 PLUMBING AND DRAINAGE PLAN

PROJECT ID. DRAWN BY
 BSC.718 JMO

SCALE @ A1 DATE
 1:50 @ A1 08/22

DRAWING NO. REVISION
 103

REV	DESCRIPTION	DATE	BY
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Floor Finishes Legend

Floor Finishes

Front of house:
 Mandarin Stone 600x600x10mm floor tiles Ref: 'Skandi Black Porcelain' laid in stack bond as indicated. 2mm joints finished with black grout
 Ref: Mapei Ultracolor Plus 120 'Black'

Retail Entrance Matting:
 Ref: Gradius 'Espalade 6000' 18mm closed construction with black PVC wipers. Frame: Gradius Aluminium UMFA12, 15x21mm (WxH) x3mm thick overall

Back of House and behind counters:
 Altro Walkway 20 flooring Ref: Black VM20892.
 Hot welded joints. Cove formed skirting on CF38 cover former with C8 white captile

Square edge skirting - 100mm high decorated dark grey

Coved skirting to safety floor - CF38 cover former with C8 white captile

Tiled wall finish to meet flooring with horizontal tile

Blackened steel angle transition strip between floor finishes

Lengths and areas

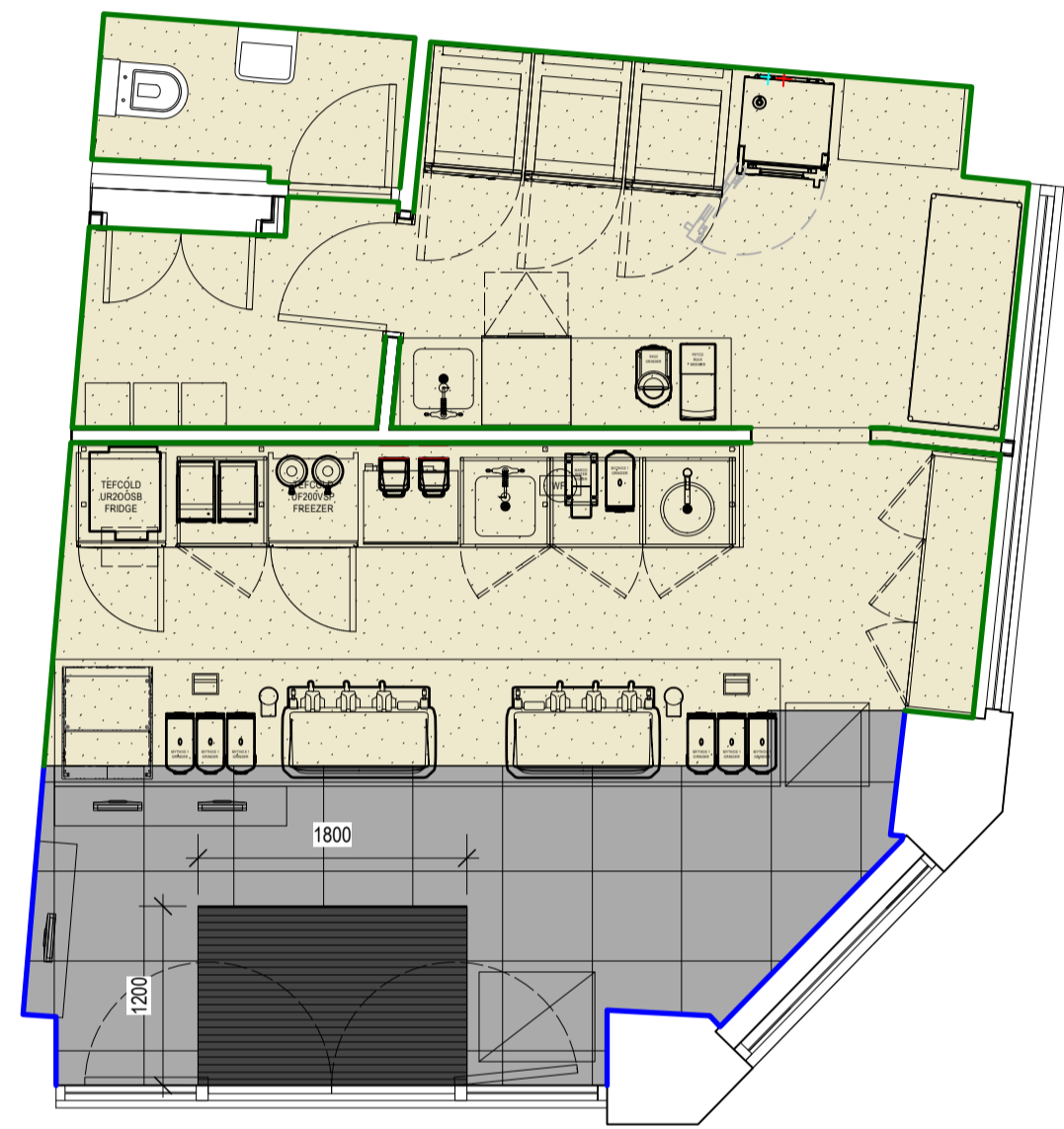
Total area: 9 sqm

Area: 1200 X 1800mm

Total area: 28 sqm

6.5m

34m



1 PLAN VIEW - FLOOR FINISHES
 SCALE: 1:50

Wall Finishes Legend

Wall Finishes

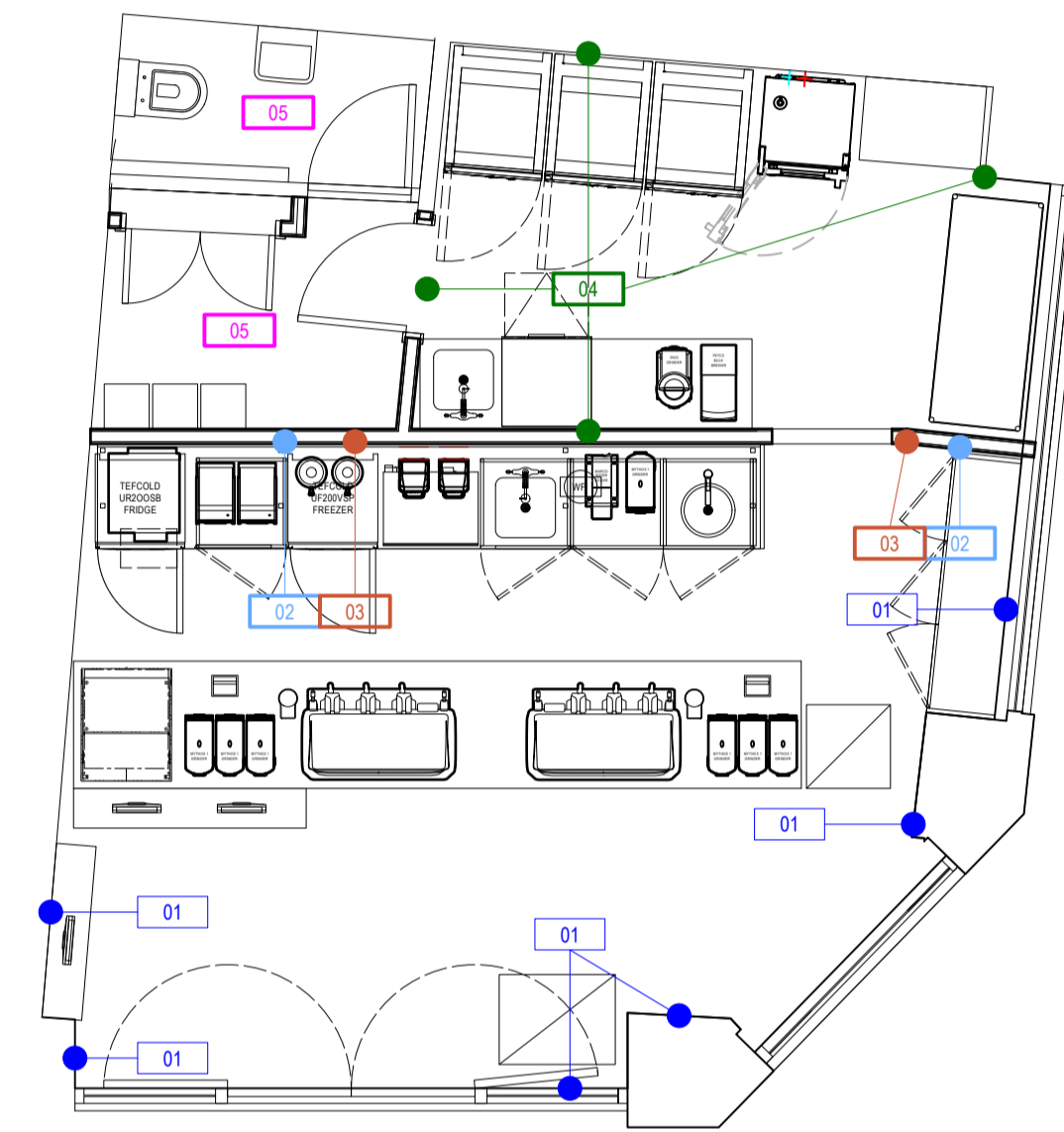
01 Decorate existing walls/new partitions - Dulux 'Night Jewels 4' 00NN 37/000 diamond matt.

02 Dursifinish plaster with clear matt sealer - Ronseal Quick Dry Interior Varnish or similar.

03 Matt white wall tiles laid in stack bond from counter splashback to circa 1500mm above FFL (5 no. full tiles above counter splashback) Ref: 14916 'Matt White 100x100 Wall Tiles' by Walls and Floors. 97x97x6mm. Antibacterial grout Ref: Anthracite Grey. Tiles to be installed roughly with over-grout not fully cleaned to provide DIY effect. Finish 02 above.

04 Hygienic wall cladding in white finish, full board height with finish 05 to ceiling above. 150mm cove formed Altro skirting.

05 Decorate existing blockwork/new partitions - Dulux 'Pure Brilliant White' durable silk or similar approved.



1 PLAN VIEW - WALL FINISHES
 SCALE: 1:50

PLEASE NOTE:
 Sizes given are net and to be verified by contractor. Suitable tolerances to be added to allow for installation waste



CLIENT
 CONILON LTD



PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
 FLOOR AND WALL FINISHES PLANS

PROJECT ID.
 BSC.718

SCALE @ A1
 1:50 @ A1

DRAWING NO.
 104

DRAWN BY
 JMO

DATE
 08/22

REVISION

REV	DESCRIPTION	DATE	BY

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GLASSING TO COMPLY WITH BS 6262:2005
FIRE DETECTION TO BS 5839:2019-1:2

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WC WASTES: 110MM DIA. UP TO 3 M MAX
SINK WASTES: 40MM DIA. UP TO 3 M

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SMALL ROOMS UNDER 30M²: D-S3,D2
OTHER ROOMS: C-S3,D0

CRULATIONS SPACES: B-S3,D0

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Fire Safety Legend

Fire Legend

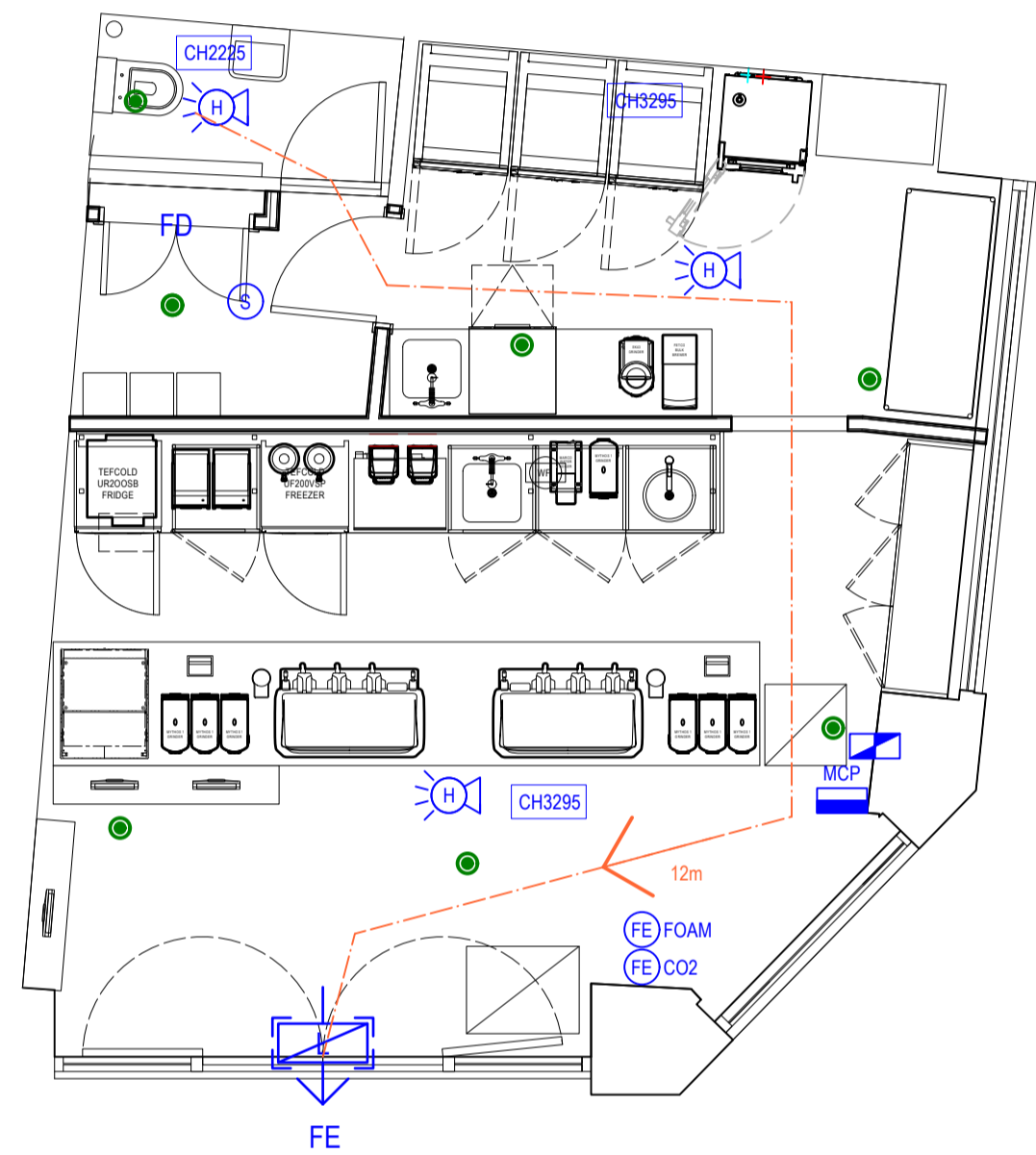
-  Manual call point - height TBC on site. To have fire action notices and fire assembly point drawing provided in close proximity
-  Fire alarm panel with red key switched fused spur to BS 5839: Part 1
-  Carbon dioxide fire extinguisher
-  Foam fire extinguisher

PROJECT NOTE:
Final position of fire extinguishers to be determined on site in conjunction with Specialist Contractor. Front of house extinguishers to be finished in chrome.

Ceiling Mounted Fire Detection
(Including emergency lighting)

-  Optical smoke detector
-  Optical heat detector
-  Combined sounder beacon base
-  Sounder base
-  Beacon base
-  Emergency exit sign with running man pictogram









PLEASE NOTE:
Fire detection fittings shown in RED are within ceiling voids. Final locations and quantity required to be assessed on site. All front of house detection to be black finish. Void detection to open ceiling designs to be black finish



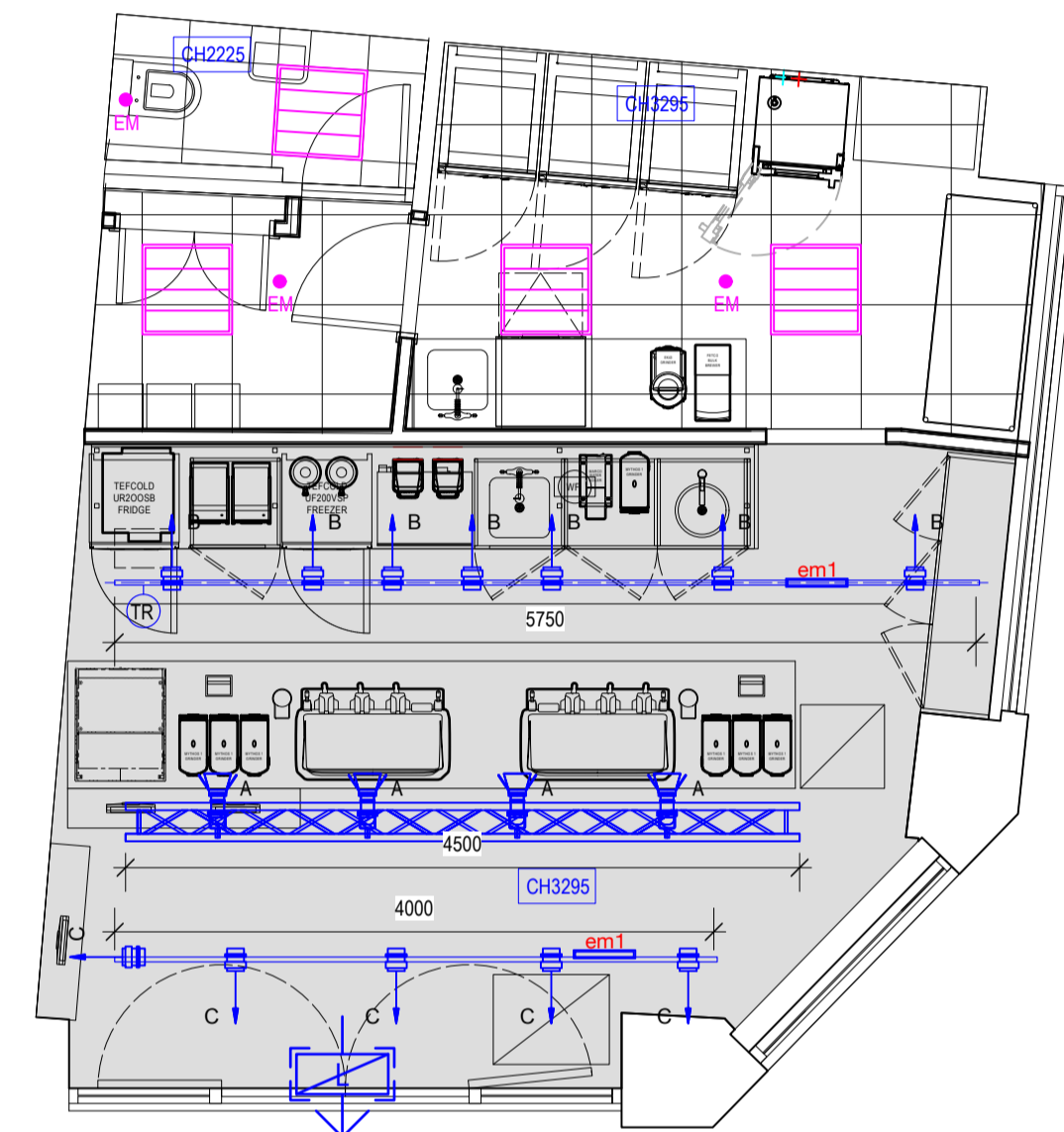
1 PLAN VIEW - FIRE
SCALE: 1:50

Ceiling Services

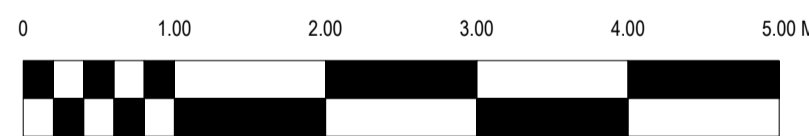
Lighting

-  Theatre spotlight mounted to triangular lighting truss hung from ceiling with chains
Ref: TTS31618D-BLMCDL827L with 2700K E27 lamp. By Illuma Lighting
-  Lighting track to lengths shown on plan with black finish.
Ref: TS4300-BL 3-Circuit 230V. By Illuma Lighting
-  LED track spotlight with 90° tilt, 355° rotation. Black finish, 2700K extra warm white 38° beam.
Ref: XXXXXXXXX Lumapar LED, complete with T3446-BL Honeycomb Louvre. By Illuma Lighting
-  LED track spotlight with 90° tilt, 355° rotation. Black finish, 2700K extra warm white 24° beam.
Ref: T340824-BL/GDL827 Lumapar LED, complete with T3446-BL Honeycomb Louvre. By Illuma Lighting
-  Track Mounted Emergency Route Light Clw 240v 3w Led + 3 Hour Emergency Battery Pack
-  Emergency Exit Sign - Maintained. Wall Mounted. Integral Control Gear Clw 3 Hour Emergency Battery Pack
-  600 x 600mm modular recessed (in grid) LED panel - white finish
-  Recessed Emergency Route Light Clw 240v 3w Led + 3 Hour Emergency Battery Pack

existing fittings on site to be retained and refitted to suit new layout



2 RCP - CEILING SERVICES
SCALE: 1:50



CLIENT
CONILON LTD



PROJECT
423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
FIRE AND CEILING SERVICES PLANS

PROJECT ID.
BSC.718

DRAWN BY
JMO

SCALE @ A1
1:50 @ A1

DATE
08/22

DRAWING NO.
105

REVISION

REV	DESCRIPTION	DATE	BY

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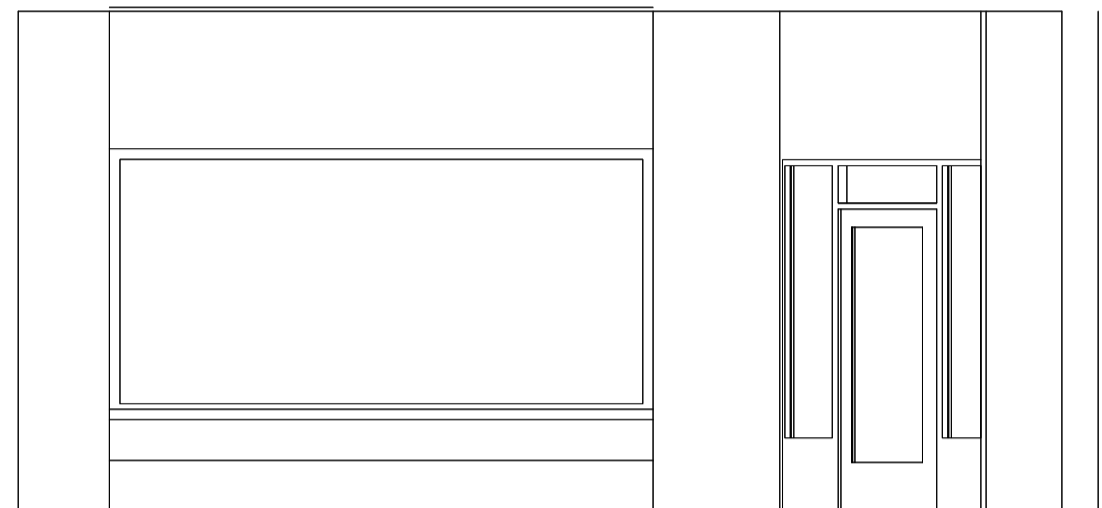
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 OTHER ROOMS: C-S3.D2
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FIRE NOTES:

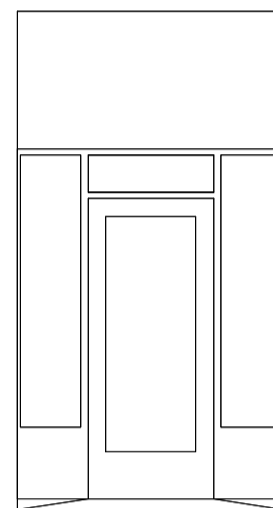
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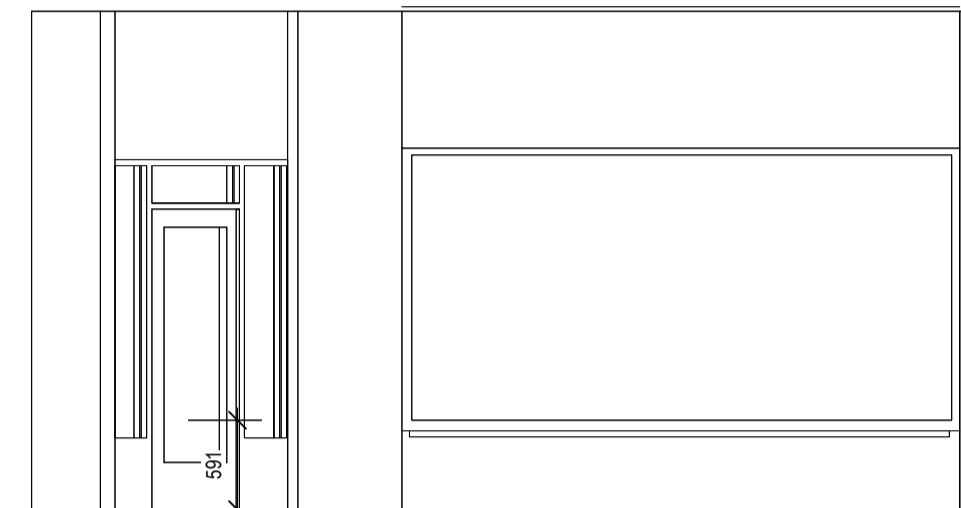
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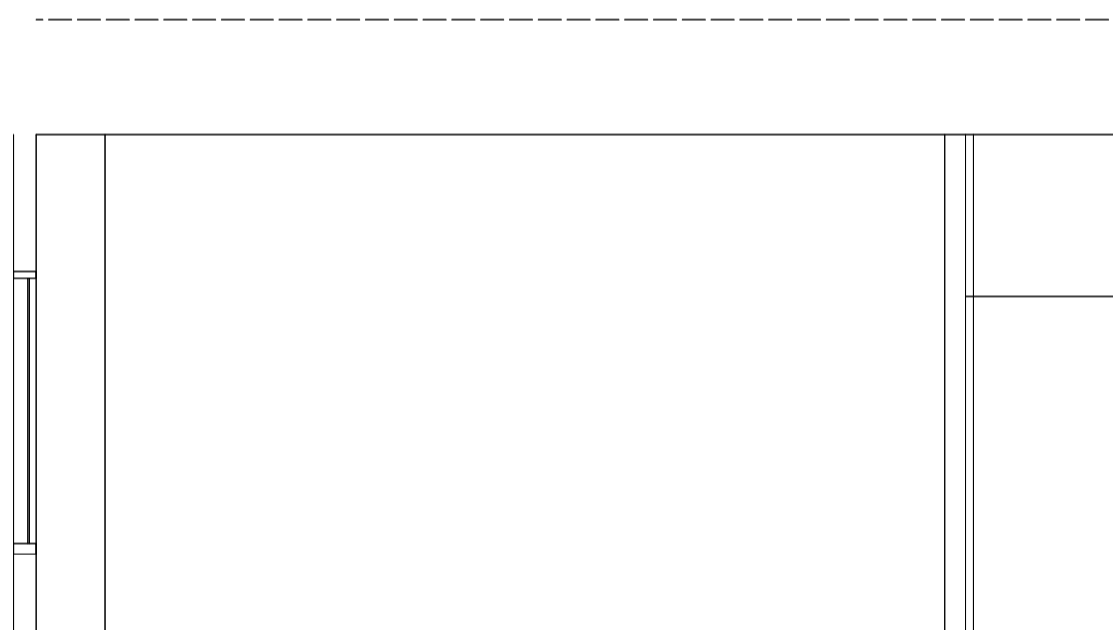
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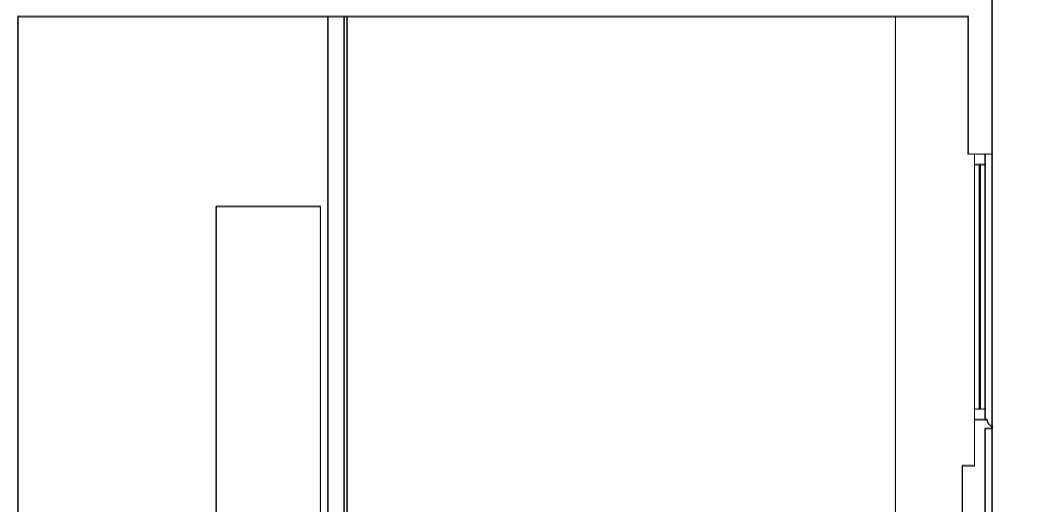
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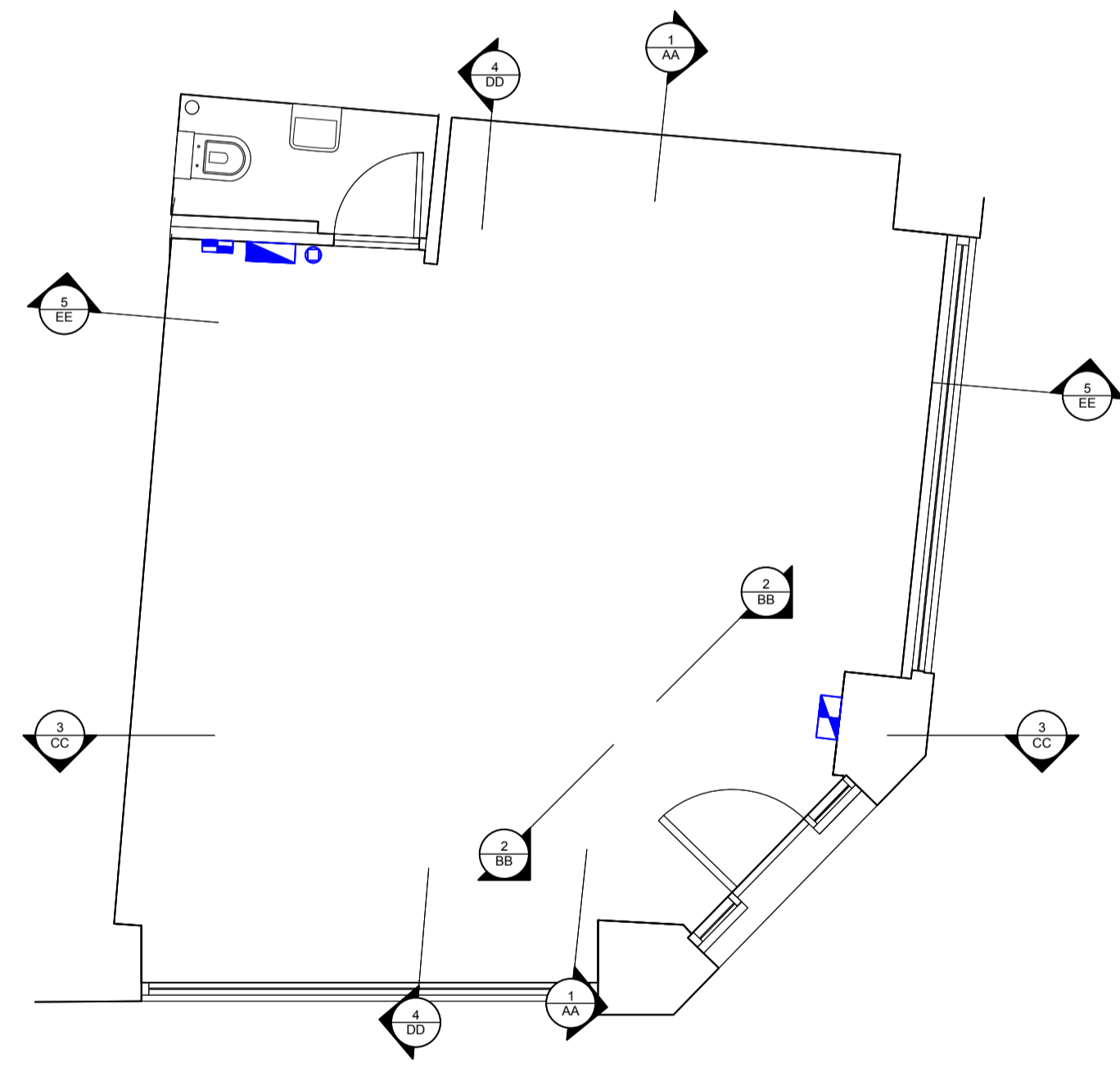
3 ELEVATION CC
 SCALE: 1:50



4 ELEVATION DD
 SCALE: 1:50



5 ELEVATION EE
 SCALE: 1:50



CLIENT
CONILON LTD



PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
SURVEY - INTERNAL ELEVATIONS

PROJECT ID.
BSC.718

SCALE @ A1
1:50 @ A1

DRAWING NO.
200

DRAWN BY
JMO

DATE
08/22

REVISION

REV	DESCRIPTION	DATE	BY

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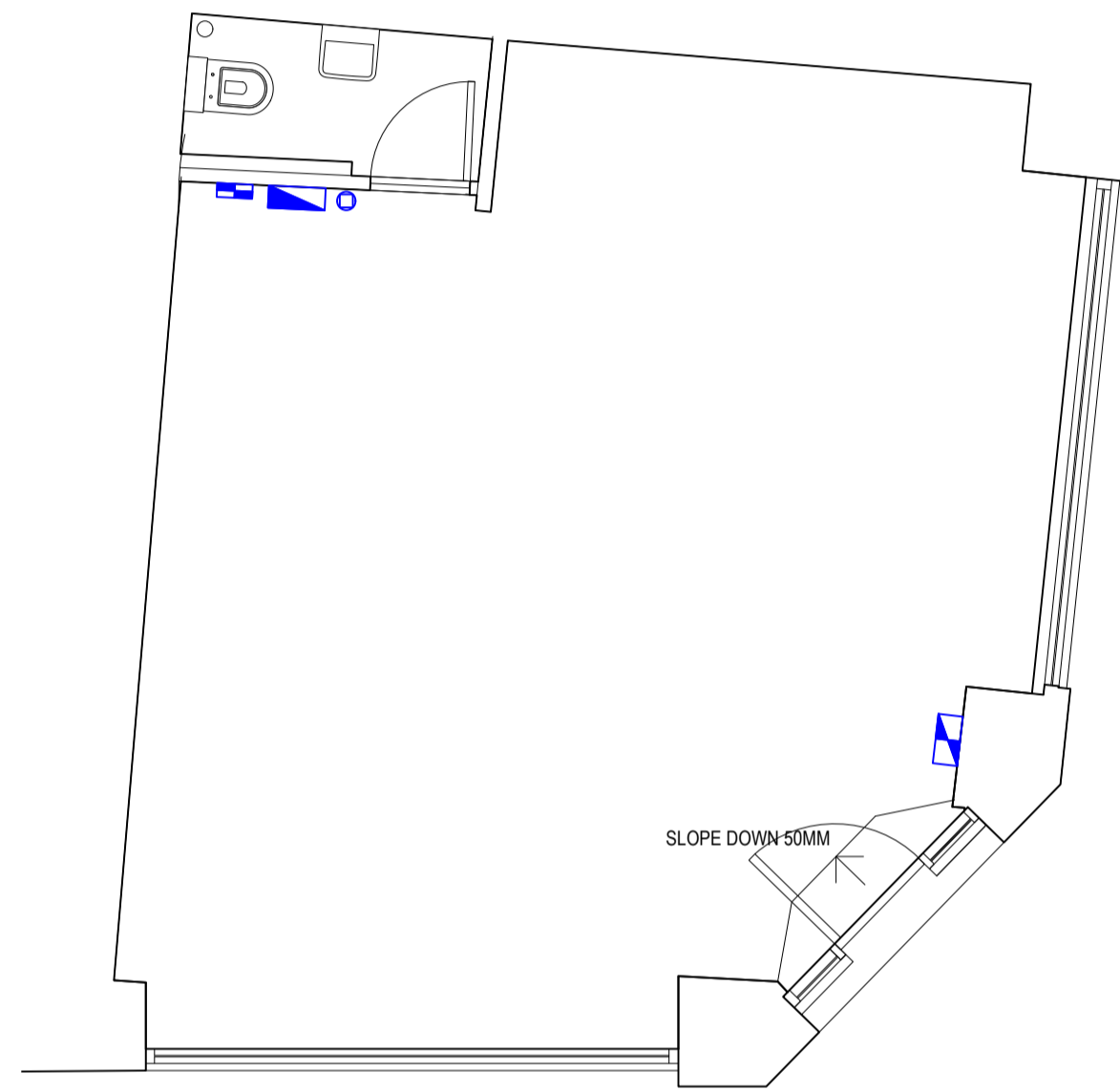
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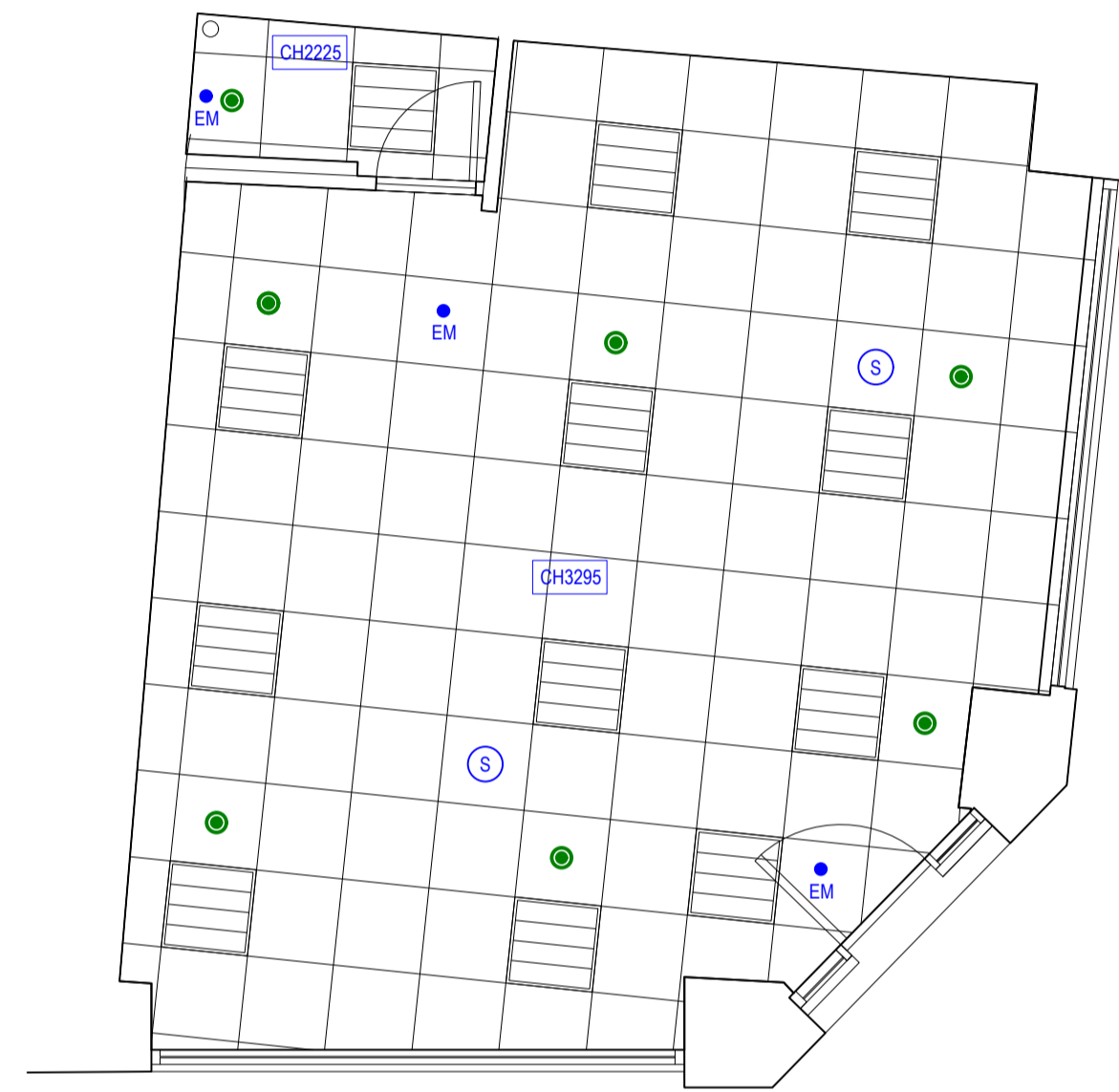
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1 SURVEY - PLAN VIEW
 SCALE: 1:50



1 SURVEY - RCP
 SCALE: 1:50

CLIENT
 CONILON LTD



PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
 SURVEY - EXTERNAL ELEVATIONS

PROJECT ID. DRAWN BY
 BSC.718 JMO

SCALE @ A1 DATE
 1:50 @ A1 08/22

DRAWING NO. REVISION
 201

REV	DESCRIPTION	DATE	BY
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GENERAL BUILDING CONTROL NOTES:

ALL M+E SERVICES SYSTEMS INCLUDING (BUT NOT RESTRICTED TO) SMOKE & HEAT DETECTORS, BREAK GLASS, SOUNDERS, EMERGENCY LIGHTING, VOICING DETECTION, SPRINKLERS AND LED VOID INDICATORS ARE TO BE DESIGNED BY OTHERS AND TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS. THE ELECTRICAL AND FIRE ALARM CONTRACT IS TO BE LET ON A DESIGN AND BUILD BASIS. CONTRACTORS UNDERTAKING ELECTRICAL WORK MUST BE NICEIC REGISTERED WITH 'APPROVED' STATUS AND TO BE CONSIDERANT WITH THE REGULATION 18TH EDITION AND BS 7671. CONTRACTORS WILL BE REQUIRED TO DEMONSTRATE THAT THEY HAVE AN UP TO DATE 'APPROVED' CERTIFICATION.

EMERGENCY LIGHTING TO COMPLY WITH BS 5266-1:2016.
 ELECTRICAL TO COMPLY WITH BS 7671: 2018
 GLAZING TO COMPLY WITH BS 6262:2005
 FIRE DETECTION TO BS 5839 2019-12

DRAINAGE NOTES:

ALL PIPEWORK TO COMPLY WITH CURRENT U.I. BUILDING REGS AND APPLICABLE BRITISH STANDARDS

KITCHEN WASTES: 38MM DIAMETER
 BASIN WASTES: 32 MM DIA. LP TO 1.7 M
 WC WASTES: 110MM DIA. LP TO 3 M MAX
 SINK WASTES: 40MM DIA. LP TO 3 M

ELECTRICAL NOTES:

ELECTRICAL FIXTURES

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 30MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS.

WITHIN THIS HEIGHT RANGE:

- LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900MM AND 1.1M ABOVE FLOOR LEVEL
- STANDARD SWITCHED OR UNSWITCHED SOCKET OUTLETS AND OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TELEVISION SHOULD BE POSITIONED AT LEAST 400MM ABOVE FLOOR LEVEL. ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP FIXTURES SHOULD BE AT LEAST 100MM ABOVE THE PROJECTING SURFACE.

EMERGENCY LIGHTING

ELECTRICAL ENGINEER TO ENSURE EMERGENCY LIGHTING IS FULLY FUNCTIONAL AT ALL TIMES. ESCAPE LIGHTING IS REQUIRED NOT ONLY ON TOTAL FAILURE OF SUPPLY TO THE SYSTEMS LIGHTING BUT ALSO ON A LOCALISED CIRCUIT FAILURE.

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SURFACE FINISHES TO WALLS AND CEILINGS TO MEET BUILDING CONTROL OFFICERS MINIMUM SURFACE SPREAD OF FLAME REQUIREMENTS, TYPICALLY:

SMALL ROOMS UNDER 30M²: D-S3,D2
 OTHER ROOMS: C-S3,D0
 CIRCULATION SPACES: B-S3,D0

FIRE NOTES:

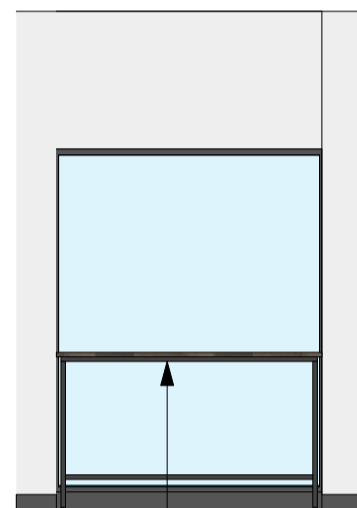
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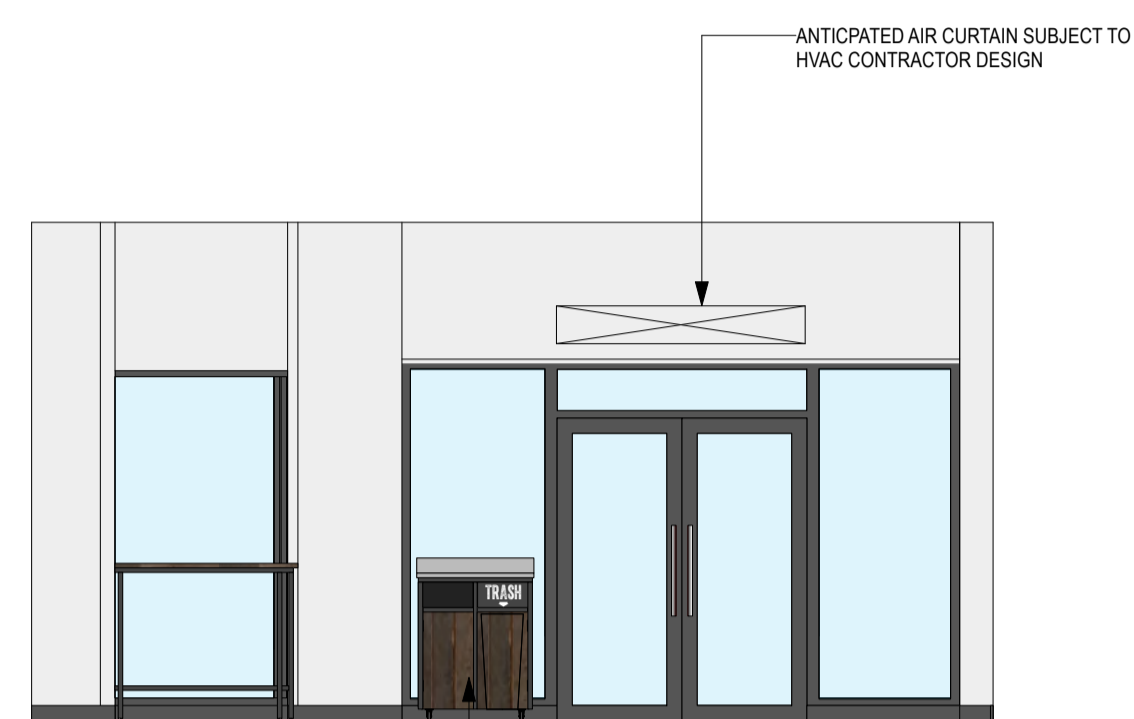
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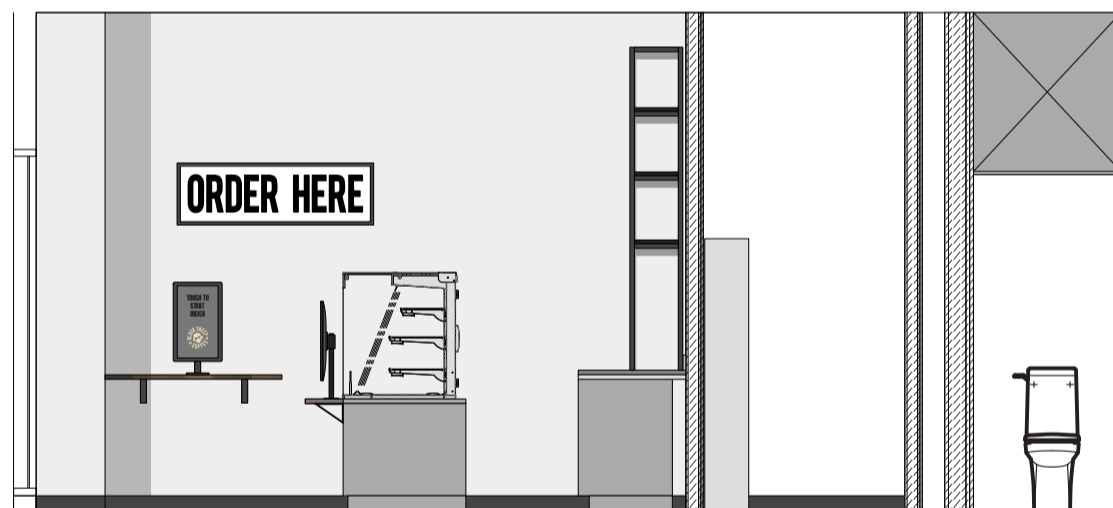
1 ELEVATION AA
 SCALE: 1:50



2 ELEVATION BB
 SCALE: 1:50



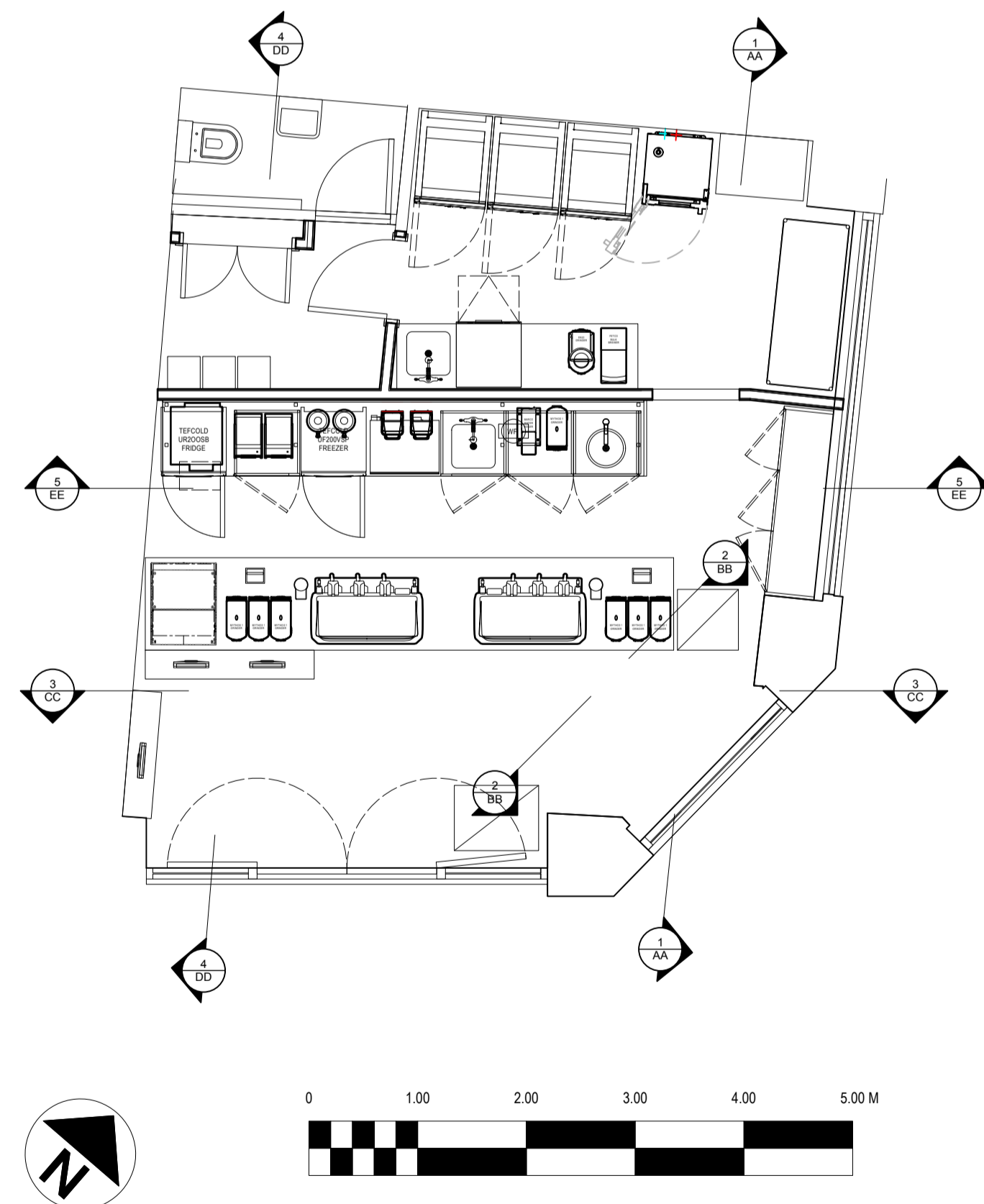
3 ELEVATION CC
 SCALE: 1:50



4 ELEVATION DD
 SCALE: 1:50



5 ELEVATION EE
 SCALE: 1:50



CLIENT
CONILON LTD

PROJECT
 423 STRAND, LONDON WC2R 0QE

REV	DESCRIPTION	DATE	BY

DRAWING TITLE
INTERNAL ELEVATIONS - PROPOSED

PROJECT ID. BSC.718	DRAWN BY JMO
SCALE @ A1 1:50 @ A1	DATE 08/22
DRAWING NO. 202	REVISION

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ELECTRICAL NOTES:

ELECTRICAL FIXTURES:

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 300MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS.

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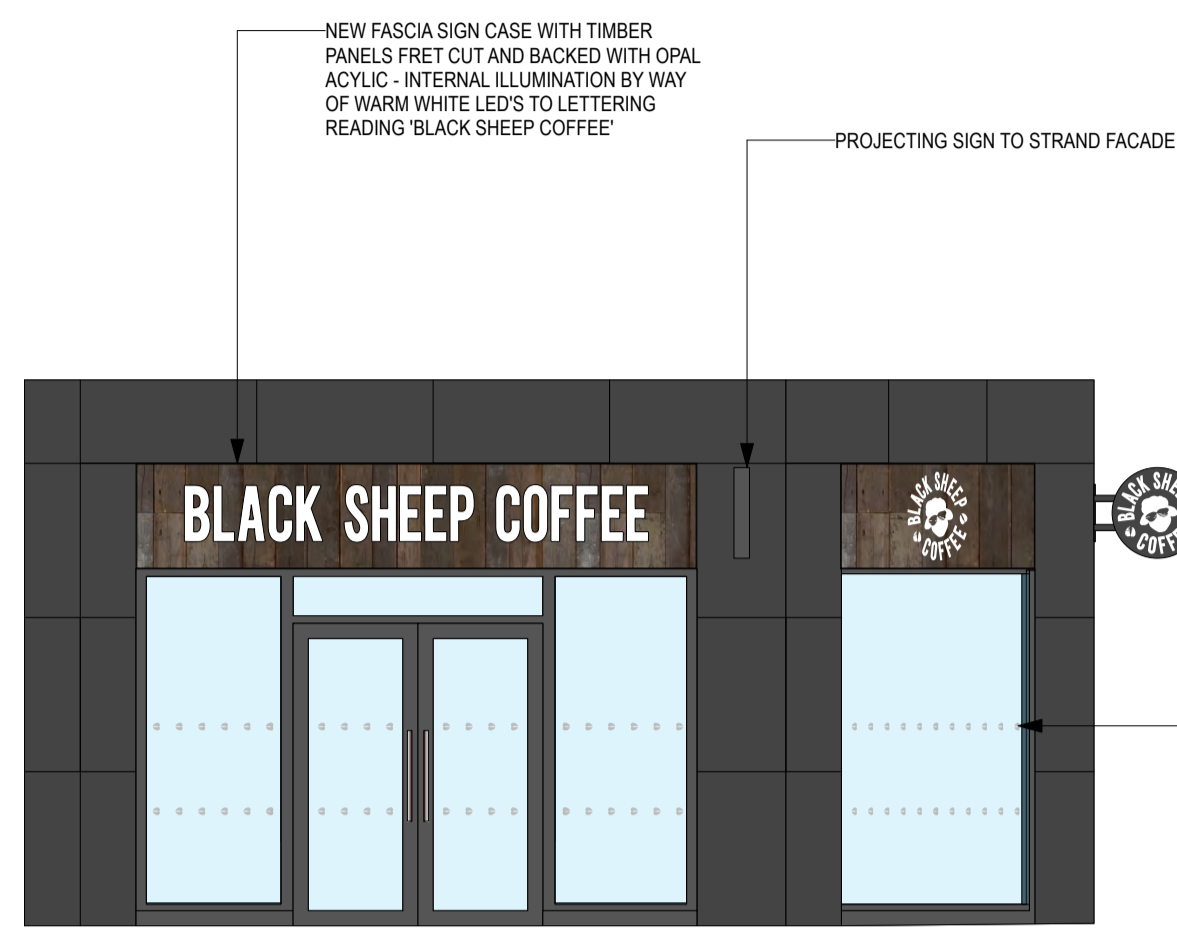
SMALL ROOMS UNDER 30M²: D-S3,D2
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 CIRCULATION SPACES: B-S3,D0

FIRE NOTES:

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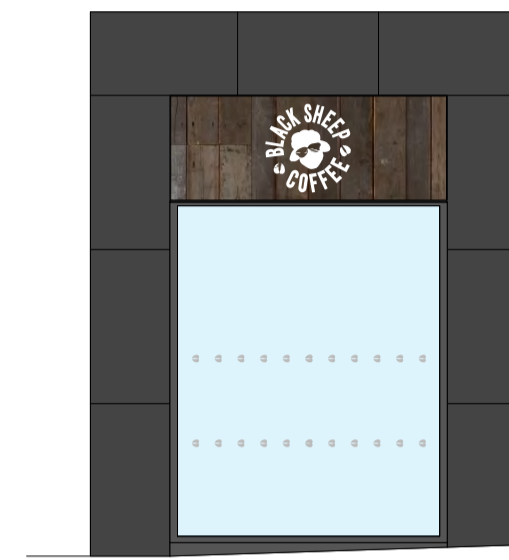
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1 ELEVATION AA
 SCALE: 1:50

Proposed Strand Elevation



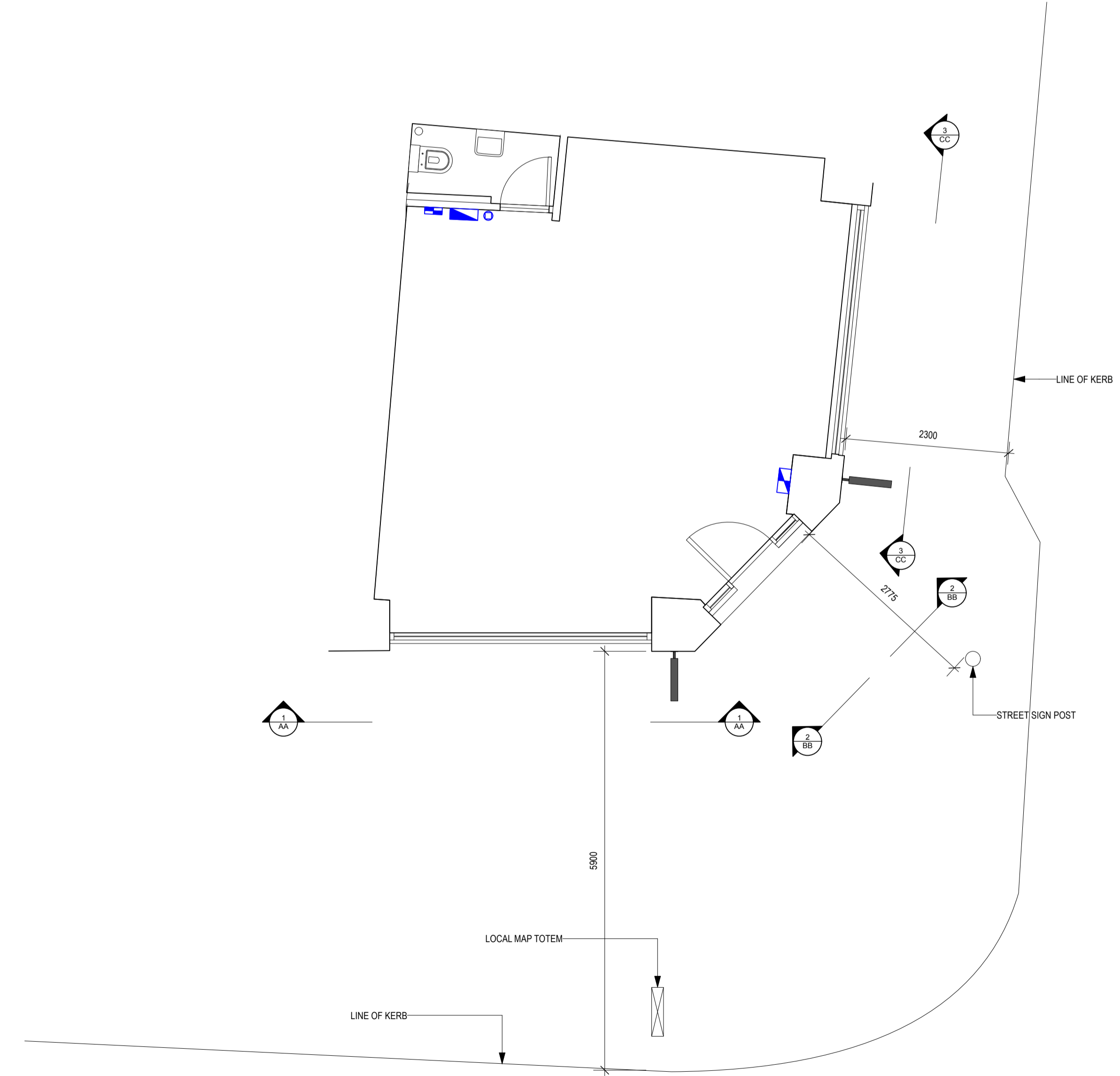
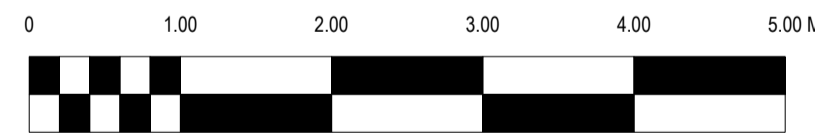
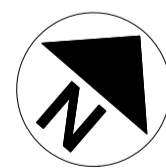
2 ELEVATION BB
 SCALE: 1:50

Proposed Corner Elevation



3 ELEVATION CC
 SCALE: 1:50

Proposed Bedford Street Elevation



CLIENT
 CONILON LTD



PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
 EXTERNAL ELEVATIONS - PROPOSED

PROJECT ID.
 BSC.718

SCALE @ A1
 1:50 @ A1

DRAWING NO.
 203

DRAWN BY
 JMO

DATE
 08/22

REVISION

REV	DESCRIPTION	DATE	BY

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ELECTRICAL FIXTURES

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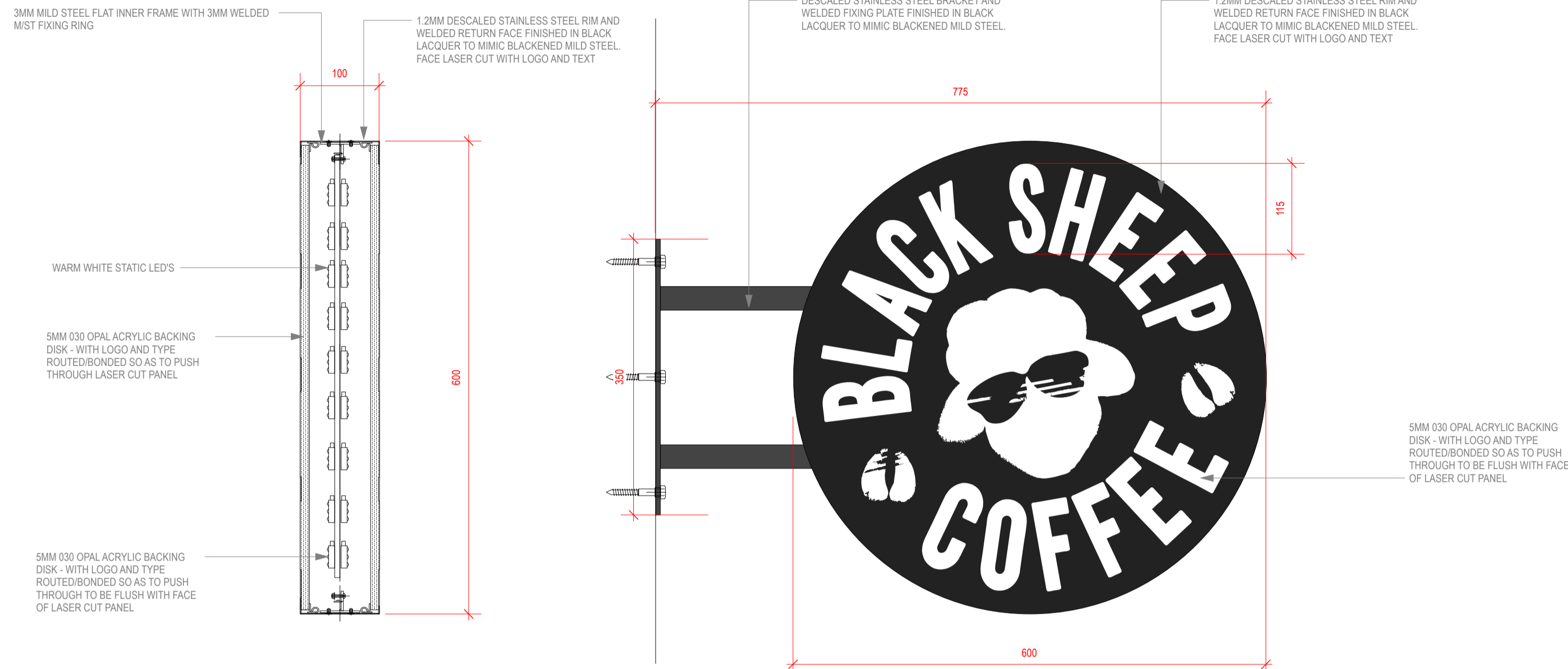
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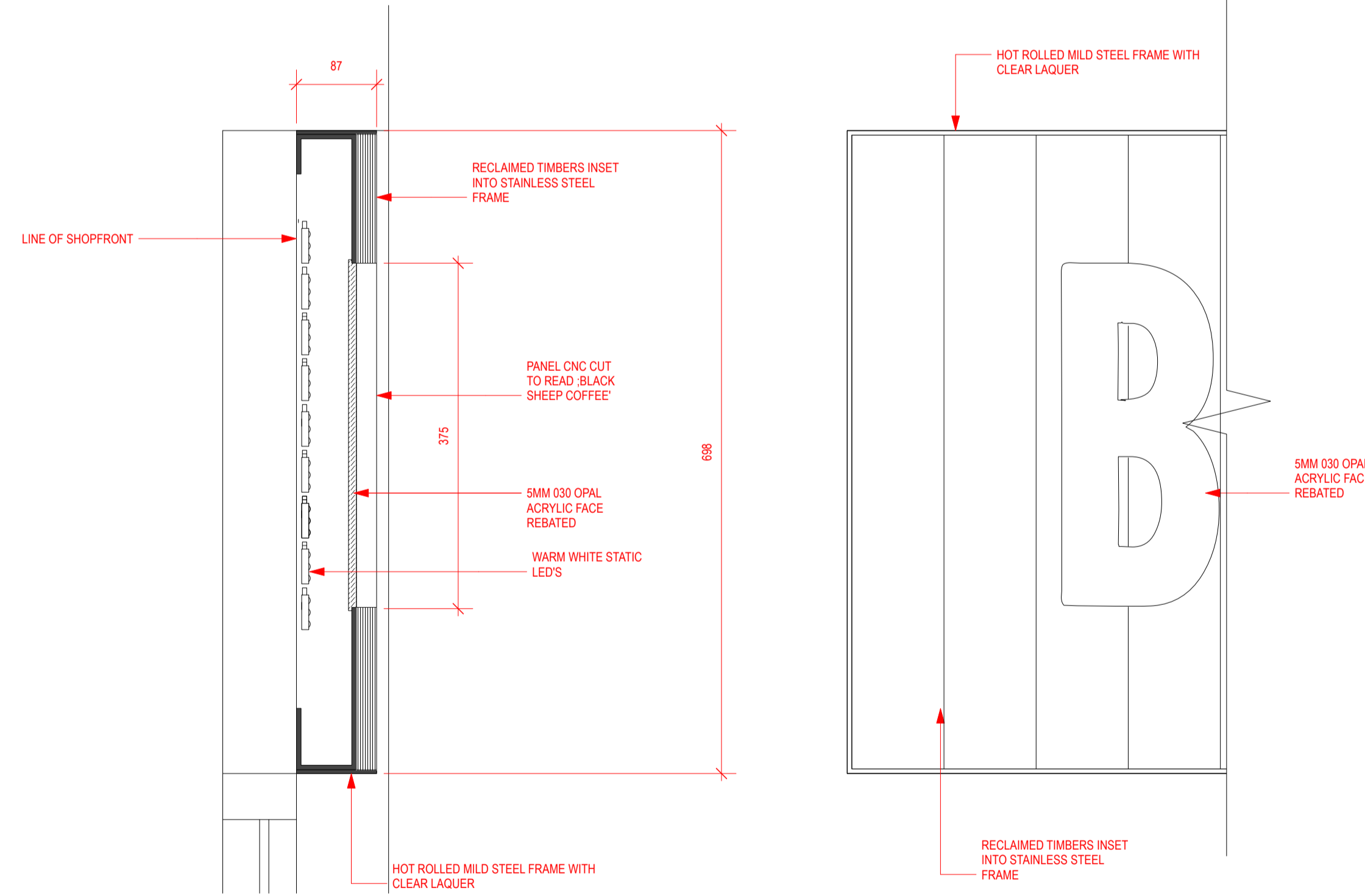
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PROJECTING SIGN TO COMPLY WITH CITY OF LONDON LIGHTING VISION REQUIREMENTS:

- HIGH CRI WHITE LIGHT MUST BE USED, WITH COLOUR TEMPERATURES BETWEEN 2700K AND 4000K (PROPOSED 2700K)
- DIRECT SPILL-LIGHT TO THE GROUND PLANE FROM THE SIGNAGE LIGHTING MUST NOT EXCEED 2 LUX
- THE MAXIMUM LUMINANCE ON THE FACE OF THE HANGING SIGN MUST NOT EXCEED 300CD/M2
- COLOURED AND ANIMATED LIGHTING EFFECTS (INCLUDING COLOUR-CHANGING) SHOULD NOT BE EMPLOYED

1 Projecting Sign elevation and section
 Scale: 1:5



2 Fascia sign - section through and part elevation
 Scale: 1:5

CLIENT
CONILON LTD



PROJECT
 423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
SIGNAGE DETAILS

PROJECT ID. BSC.718	DRAWN BY JMO
SCALE @ A1 1:5 @ A1	DATE 08/22
DRAWING NO. 300	REVISION

REV	DESCRIPTION	DATE	BY
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FIRE DETECTION TO BS 5839 2019-12

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AIR CONDITIONING AND AUDIO SYSTEMS TO SHUT DOWN UPON ACTIVATION OF FIRE ALARM

SURFACE FINISHES TO WALLS AND CEILINGS TO MEET BUILDING CONTROL OFFICERS MINIMUM SURFACE SPREAD OF FLAME REQUIREMENTS, TYPICALLY:

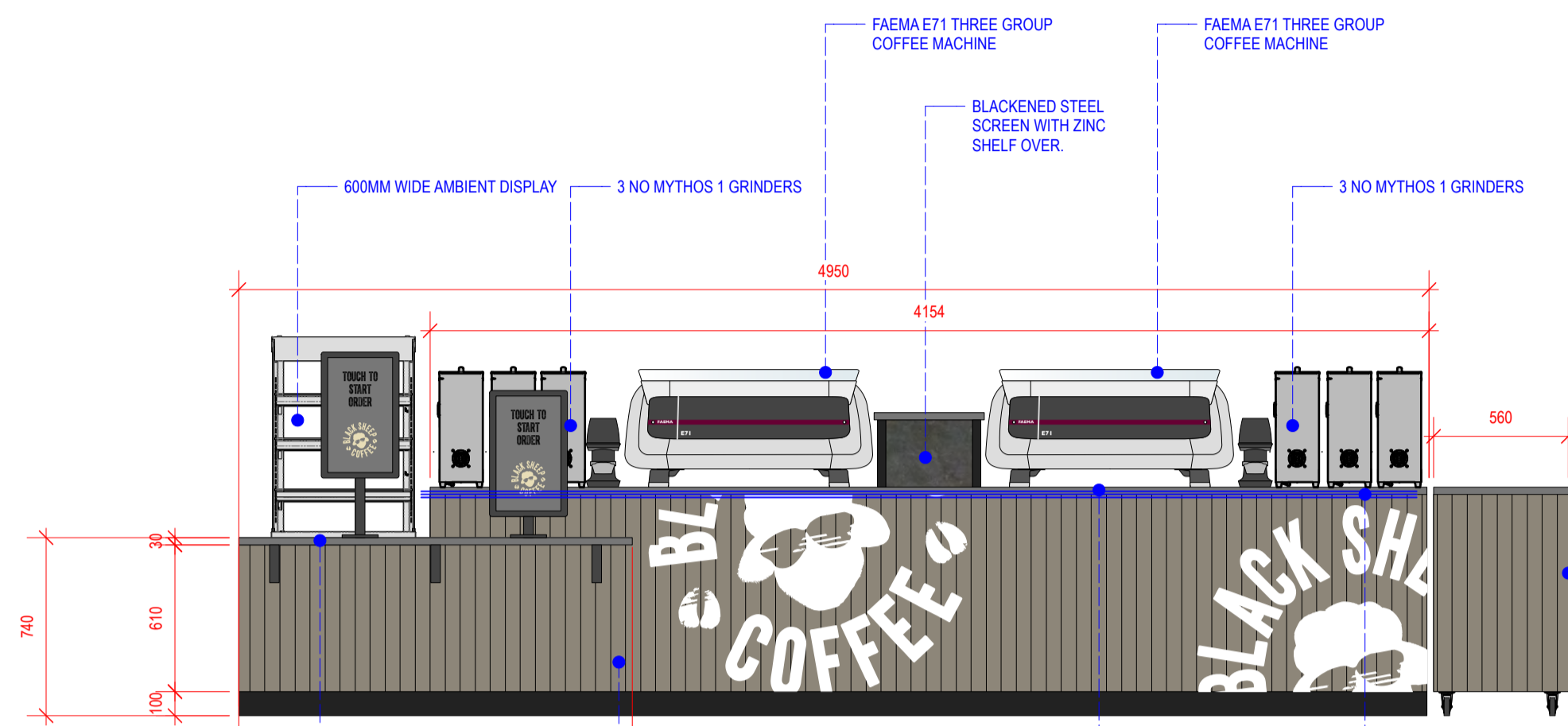
SMALL ROOMS UNDER 30M²: D-S3,D2
OTHER ROOMS: C-S3,D0

FIRE NOTES:

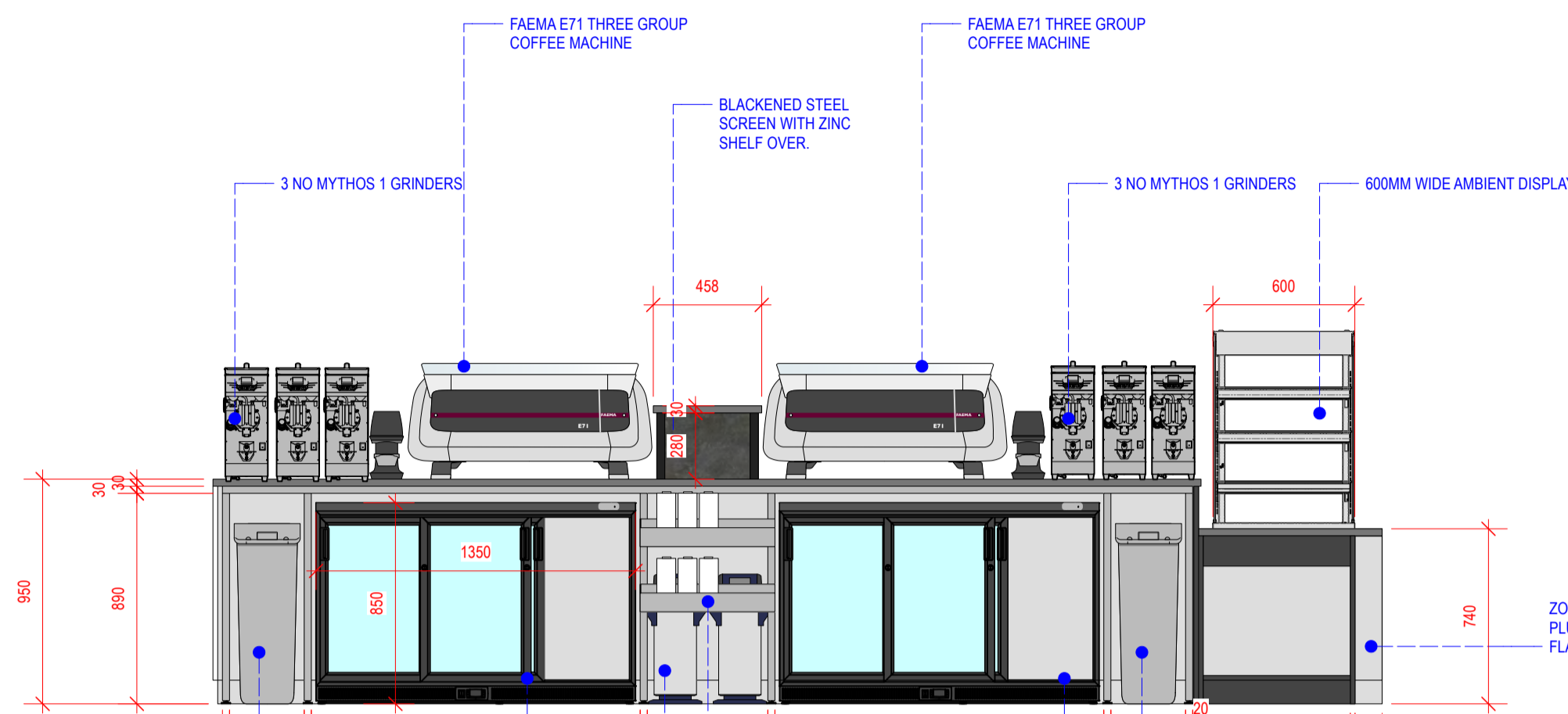
ALL EXIT DOORS SHOULD BE MAINTAINED SO AS TO BE CAPABLE OF BEING OPENED EASILY AND IMMEDIATELY FROM THE INSIDE WHEN REQUIRED. ANY DOORS ON THE ESCAPE ROUTES SHOULD NOT REQUIRE THE USE OF A KEY, CARD, SCANNER, CODE OR SIMILAR SYSTEM FOR PERIODS TO EXIT THE PREMISES IN THE EVENT OF A FIRE.

FALL-ON SPACES TO HAVE LIMITED FIRE LOAD AND BE KEPT CLEAR AND LEFT STERILE. FALL-ON SPACES ARE MANAGED SPACES WHERE HAZARDOUS SOURCES ARE SEPARATED FROM FIRE LOAD. FALL-ON SPACES CANNOT UNDER ANY CIRCUMSTANCE BE USED FOR STORAGE OR ANY OTHER USE, INCLUDING DRY GOODS STORAGE FOR CHAIRS ETC. ABSOLUTELY NOTHING. FALL-ON AREAS TO BE ACCESSED FOR MAINTENANCE ONLY BY TRAINED PERSONNEL.

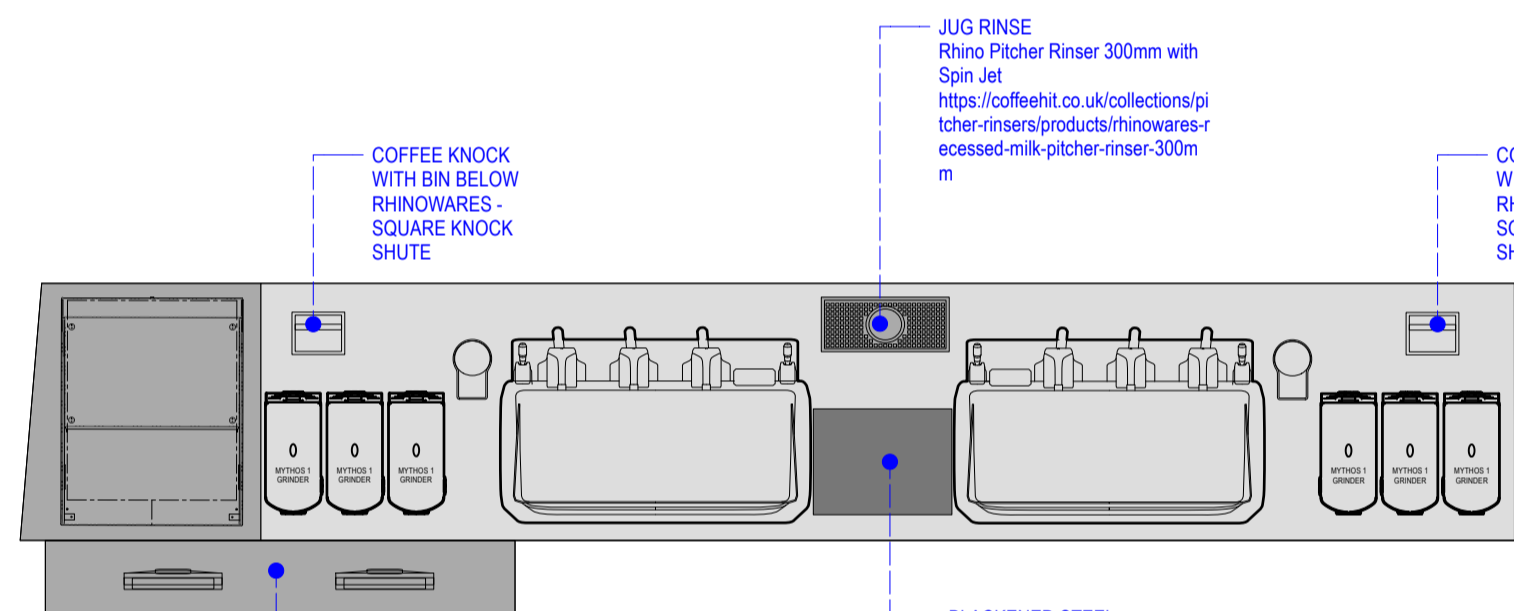
INSTALLATION TO BE FULLY TESTED AND COMMISSIONED PRIOR TO HANDOVER. FULL EMERGENCY LIGHTING, FIRE ALARM SYSTEM AND SPRINKLER INSTALLATION COMMISSIONING AND TESTING CERTIFICATION TO BE PROVIDED TO THE BLACK SHEEP COFFEE DESIGN TEAM ON COMPLETION. ON COMPLETION OF THE SCHEME AND ON OCCUPATION, THE CLIENT SHOULD BE AWARE OF THE NEED TO COMPLETELY REVIEW THEIR FIRE RISK ASSESSMENT (FRA) IN ACCORDANCE WITH THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005.



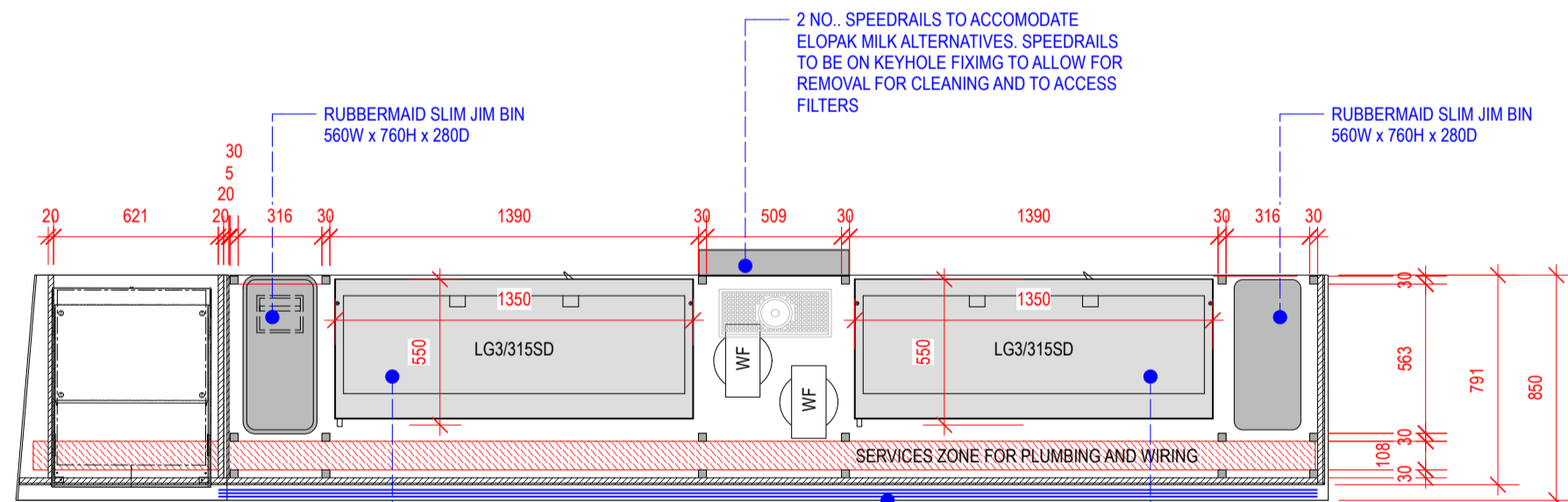
1 COUNTER - FRONT ELEVATION
SCALE: 1:20



4 COUNTER - REAR ELEVATION
SCALE: 1:20



2 COUNTER - WORKSURFACE PLAN
SCALE: 1:20



3 COUNTER - BELOW WORKSURFACE PLAN
SCALE: 1:20

CLIENT
CONILON LTD



PROJECT
423 STRAND, LONDON WC2R 0QE

DRAWING TITLE
FRONT COUNTER DETAIL

PROJECT ID.
BSC.718

SCALE @ A1
1:25 @ A1

DRAWING NO.
301

DRAWN BY
JMO

DATE
08/22

REVISION

REV	DESCRIPTION	DATE	BY

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GENERAL BUILDING CONTROL NOTES:

ALL M+E SERVICES SYSTEMS INCLUDING (BUT NOT RESTRICTED TO) SMOKE & HEAT DETECTORS, BREAK GLASS, SOUNDERS, EMERGENCY LIGHTING, VOICING DETECTION, SPRINKLERS AND LED VOID INDICATORS ARE TO BE DESIGNED BY OTHERS AND TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS. THE ELECTRICAL AND FIRE ALARM CONTRACT IS TO BE LET ON A DESIGN AND BUILD BASIS. CONTRACTORS UNDERTAKING ELECTRICAL WORK MUST BE NIC EIC REGISTERED WITH 'APPROVED' STATUS, AND TO BE COMPLYANT WITH THE REGULATION 18TH EDITION AND BS 7671. CONTRACTORS WILL BE REQUIRED TO DEMONSTRATE THAT THEY HAVE AN UP TO DATE 'APPROVED' CERTIFICATION.

EMERGENCY LIGHTING TO COMPLY WITH BS 5266-1:2016.
 ELECTRICAL TO COMPLY WITH BS 7671: 2018
 GLAZING TO COMPLY WITH BS 6262:2005
 FIRE DETECTION TO BS 5839:2019-1:2

DRAINAGE NOTES:

ALL PIPEWORK TO COMPLY WITH CURRENT U.I. BUILDING REGS AND APPLICABLE BRITISH STANDARDS

KITCHEN WASTES: 38MM DIAMETER
 BASIN WASTES: 32 MM DIA. LP TO 1.7 M
 HC WASTES: 110MM DIA. LP TO 3 M MAX
 SINK WASTES: 40MM DIA. LP TO 3 M

ELECTRICAL NOTES:

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 300MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS.

WITHIN THIS HEIGHT RANGE:
 - LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900MM AND 1.1M ABOVE FLOOR LEVEL
 - STANDARD SWITCHED OR UNSWITCHED SOCKET OUTLETS AND OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TELEVISION SHOULD BE POSITIONED AT LEAST 400MM ABOVE FLOOR LEVEL. ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP, FIXTURES SHOULD BE AT LEAST 100MM ABOVE THE PROJECTING SURFACE.

EMERGENCY LIGHTING
 ELECTRICAL ENGINEER TO ENSURE EMERGENCY LIGHTING IS FULLY FUNCTIONAL AT ALL TIMES. ESCAPE LIGHTING IS REQUIRED NOT ONLY ON TOTAL FAILURE OF SUPPLY TO THE SYSTEMS LIGHTING BUT ALSO ON A LOCALISED CIRCUIT FAILURE.

FIRE NOTES:

FIRE DETECTION TO BE INSTALLED AND TESTED TO THE LATEST VERSION OF TO BS5839 PART 1 FIRE DETECTION AND ALARM SYSTEMS IN BUILDINGS. FINAL DESIGN BY SPECIALIST CONTRACTOR TO CATEGORY L2.
 EMERGENCY LIGHTING TO BE INSTALLED AND TESTED TO BS 5266-1 EMERGENCY LIGHTING PART 1 CODE OF PRACTICE FOR THE EMERGENCY LIGHTING OF PREMISES: BS EN 1838 LIGHTING APPLICATIONS - EMERGENCY LIGHTING AND BS EN 50172 EMERGENCY ESCAPE LIGHTING SYSTEMS: DIRECTIONAL FIRE EXIT SIGNAGE TO BS4999 AND BS ISO 7251.

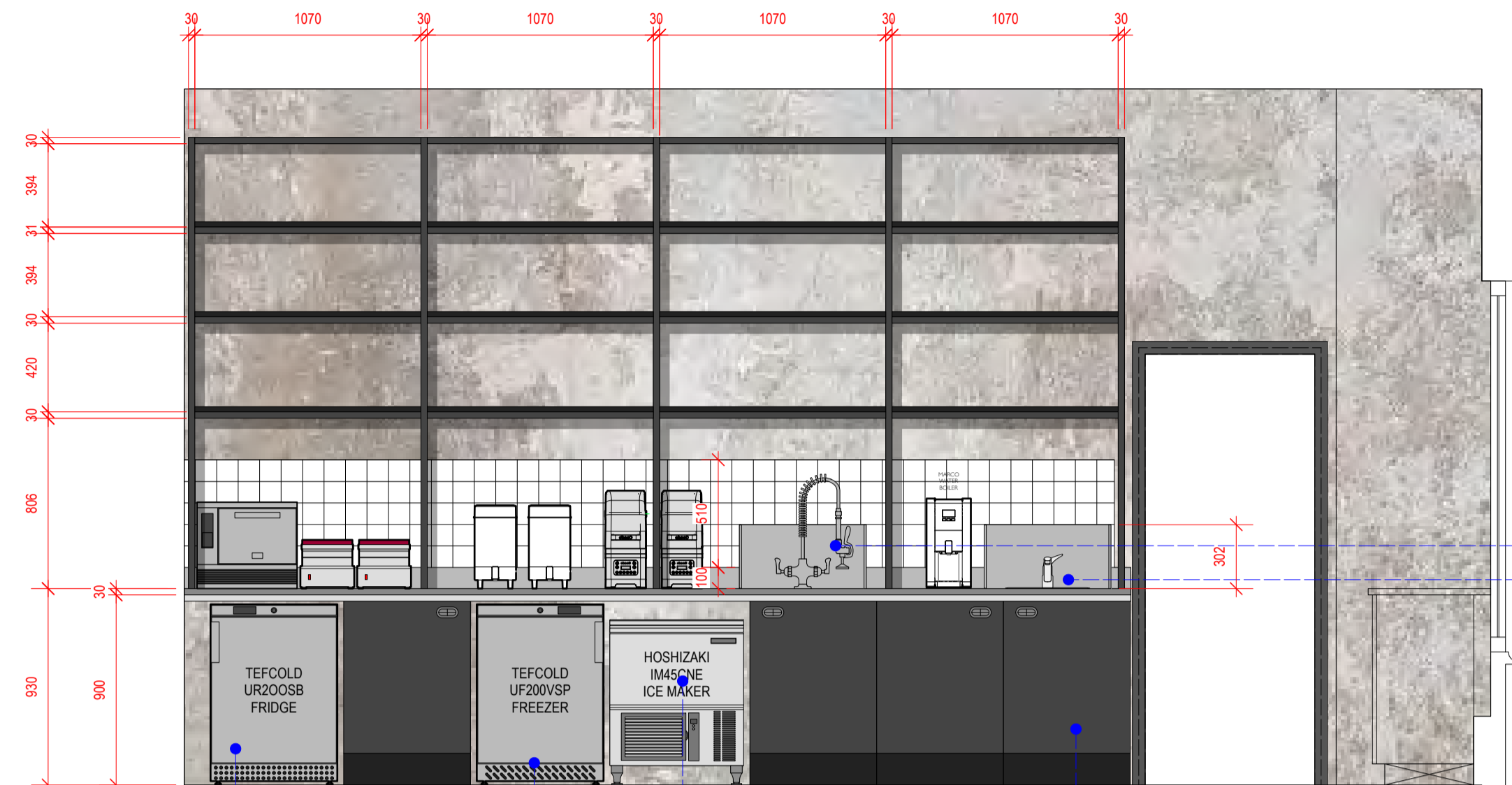
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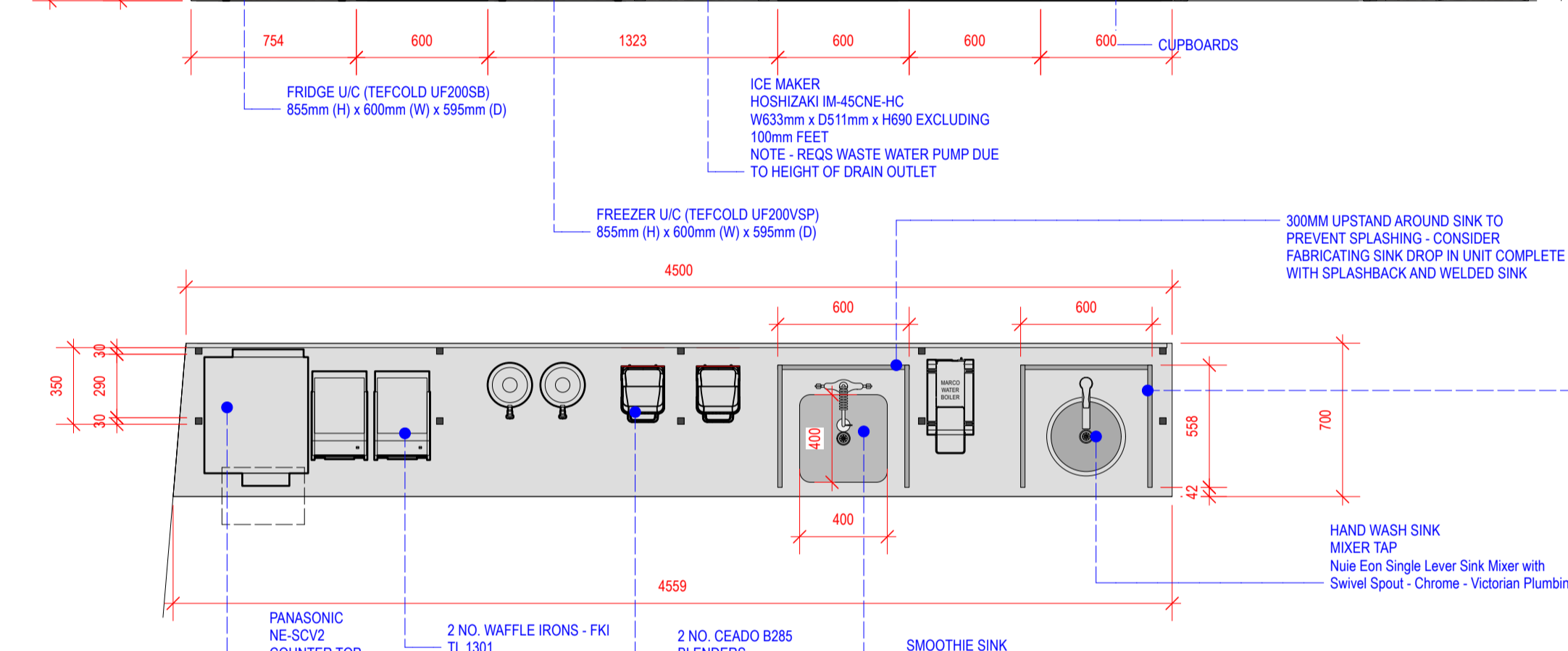
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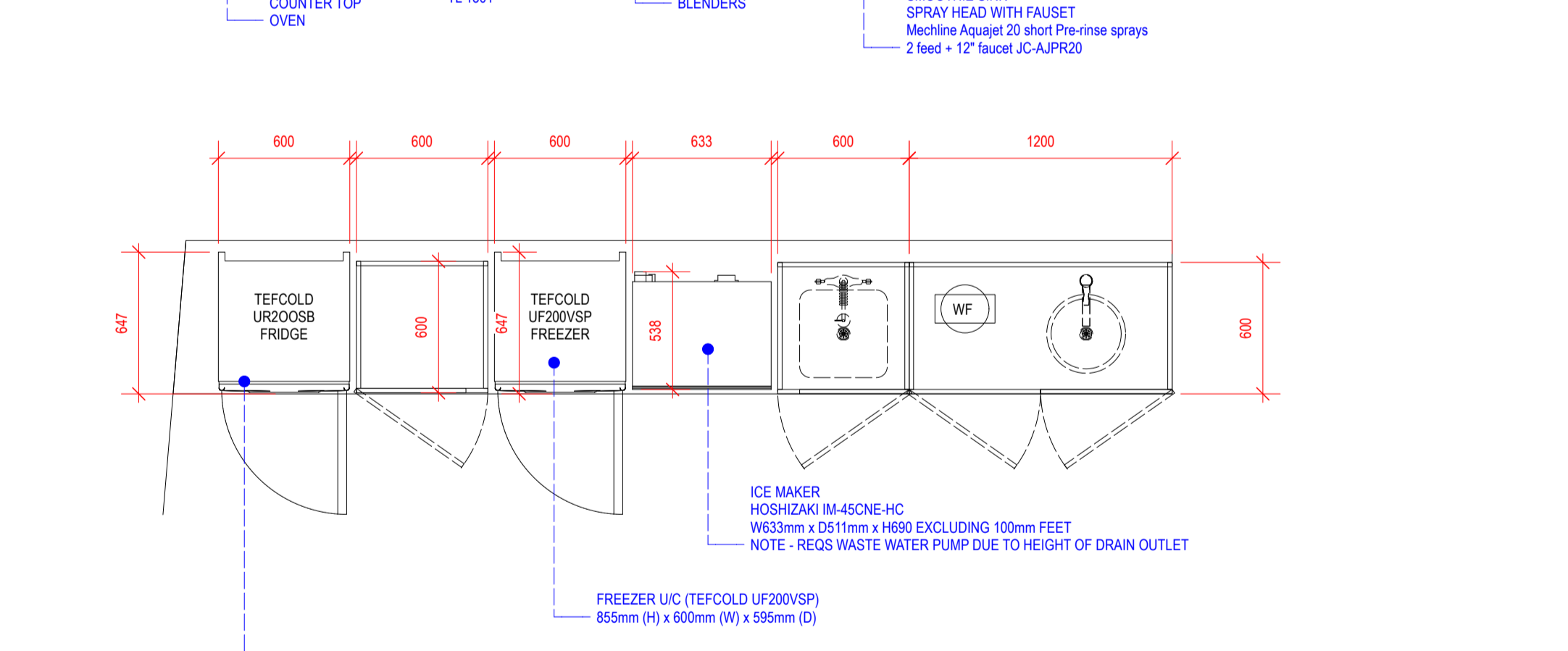
1 REAR COUNTER - ELEVATION
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2 COUNTER - BELOW WORKSURFACE PLAN
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3 COUNTER - WORKSURFACE PLAN
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CLIENT
CONILON LTD

PROJECT
 423 STRAND, LONDON WC2R 0QE

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FRUITFUL

The Fruitful Design Consultancy Ltd, Chiltern House, Waterside, Chesham HP5 1PS
 T. +44 01494 771512 www.betrifful.co.uk