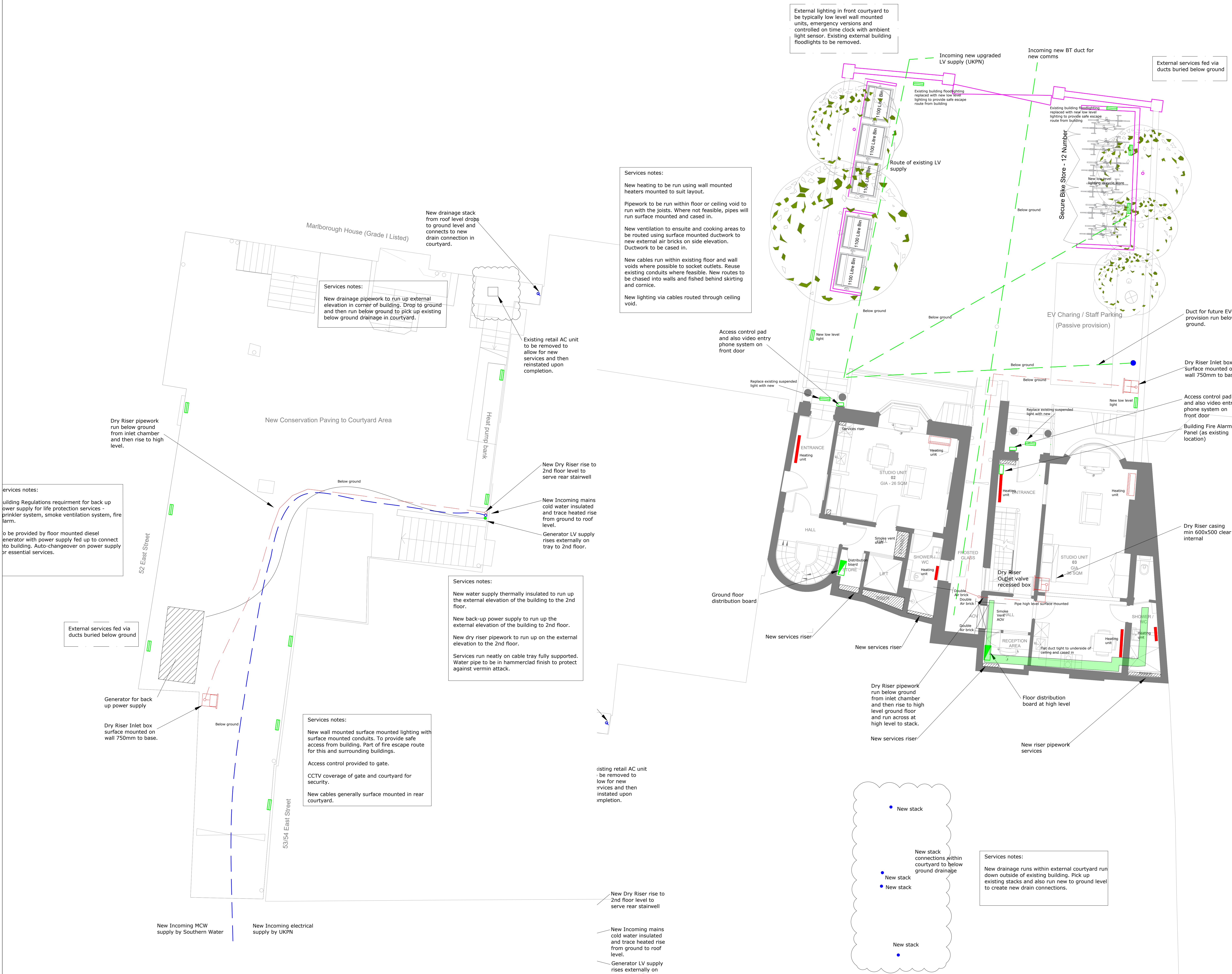


General Notes:  
 a. Do not scale this drawing.  
 b. This drawing to be read in conjunction with all other relevant drawing issues and specifications.  
 c. All building materials, component and workmanship to comply with the appropriate building regulations, British Standards and code of practice and the appropriate manufacturers recommendations.  
 d. For all specialist work see relevant drawings.  
 e. Any discrepancies, errors or omissions are to be reported to the project co-ordinator for further instructions before commencement of work.  
 f. The engineer is not responsible for dimensions. All setting out information, dimensions etc shall be calculated from the architects drawings. For dimensioned layouts of all walls see architects drawings.  
 Notes:

General:  
 1. Drawings are indicative. All layouts, routes, sizes and equipment to be confirmed following detailed design and may change.



External lighting in front courtyard to be typically low level wall mounted units, emergency versions and controlled on time clock with ambient light sensor. Existing external building floodlights to be removed.

Services notes:  
 New heating to be run using wall mounted heaters mounted to suit layout.  
 Pipework to be run within floor or ceiling void to run with the joists. Where not feasible, pipes will run surface mounted and cased in.  
 New ventilation to ensuite and cooking areas to be routed using surface mounted ductwork to new external air bricks on side elevation. Ductwork to be cased in.  
 New cables run within existing floor and wall voids where possible to socket outlets. Reuse existing conduits where feasible. New routes to be chased into walls and fished behind skirting and cornice.  
 New lighting via cables routed through ceiling void.

Services notes:  
 New drainage pipework to run up external elevation in corner of building. Drop to ground and then run below ground to pick up existing below ground drainage in courtyard.

Existing retail AC unit to be removed to allow for new services and then reinstated upon completion.

Services notes:  
 Building Regulations requirement for back up power supply for life protection services - sprinkler system, smoke ventilation system, fire alarm.  
 To be provided by floor mounted diesel generator with power supply fed up to connect to building. Auto-changeover on power supply or essential services.

Services notes:  
 New water supply thermally insulated to run up the external elevation of the building to the 2nd floor.  
 New back-up power supply to run up the external elevation of the building to the 2nd floor.  
 New dry riser pipework to run up on the external elevation to the 2nd floor.  
 Services run neatly on cable tray fully supported. Water pipe to be in hammerclad finish to protect against vermin attack.

Services notes:  
 New wall mounted surface mounted lighting with surface mounted conduits. To provide safe access from building. Part of fire escape route for this and surrounding buildings.  
 Access control provided to gate.  
 CCTV coverage of gate and courtyard for security.  
 New cables generally surface mounted in rear courtyard.

Services notes:  
 New drainage runs within external courtyard run down outside of existing building. Pick up existing stacks and also run new to ground level to create new drain connections.

| Rev | Description | Dm | Chk | Date |
|-----|-------------|----|-----|------|
|-----|-------------|----|-----|------|

Client  
 Jenco Student Living

Project  
 52-53 Old Stein Brighton

Drawing  
 Ground floor  
 Outline services layout

Scale  
 1:50@A0

Date  
 Dec 2023

Drawn by  
 tew

Checked by  
 mw

Status  
 PLANNING

Document Reference:  
 2307-TEW-ZZ-00-DR-ME-1500-S0-P01

