

	Optical Smoke Alarm With Sounder
	Manual Call Point with Tamper Guard
	Emergency Fitting Movement and Signage
	600 x600 Led Panel x 40
	Double Socket White Plastic x 30
	Double Socket White Plastic USB x 10
	Twin Cat5E Point x 20
	Wall / Ceiling Air Con Unit as per Spec

- Project Notes:**
- Walls, - 70mm / 12.5mm plasterboard with acoustic wool
  - Doors, - FD30 fitted with closers.
  - Ceiling, - 600X 600 Grid with acoustic wool above
  - Fire, All Rooms to be incorporated with buildings system to a minimum of L2 standards. Access Control integrated to fire alarm to release all Mag Locks upon fire alarm event
  - Emergency Lighting - New NM3 bulkheads installed to provide safe movement and directional signage for all escape routes
  - Access Control, integrated to all office doors via fob entry system with fire alarm integration for release.
  - Fire Stopping - All penetrations to be via fire collars and seals to maintain fire integrity of partitions and ceilings
  - Air Conditioning, All new cassettes piped back to roof space along current service routes. All penetrations to be fire rated and sealed upon completion.
- Fire Notes**
1. All new spaces to have L2 fire alarm detection and sounders integrated to current building alarm system.
  2. All spaces to have upgraded emergency lighting for safe movement and directional signage.
  3. All Walls and partitions to have 30min fire rating
  4. No more than 60 people to the area at a time
  5. Protected fire exit to right side of landing primary escape route
  6. Accommodation staircase secondary means if escape primary is the obstruction
  7. Air Change - 17l per min per person via existing system

**GUARDIAN**  
Property Services

**Client :** Race Council Cymru @ The Grand Theatre Swansea

**Project :** White Room 1<sup>st</sup> Floor & Landing Office

**Drawing Ref :** White Room & Landing Office

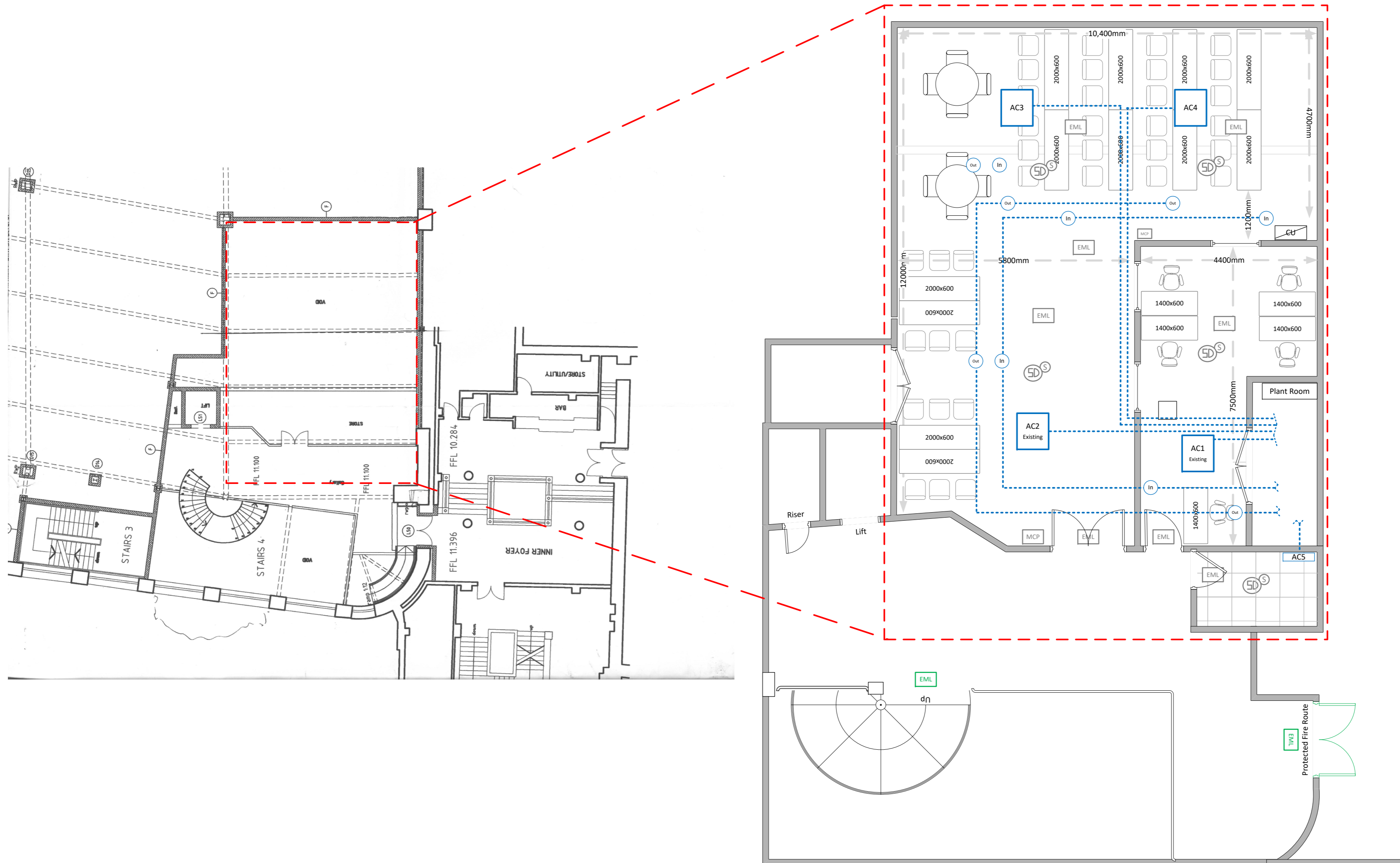
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





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Terms:

# White Room - Layout





-  Optical Smoke Alarm With Sounder
-  Manual Call Point with Tamper Guard
-  Emergency Fitting Movement and Signage
-  600x600 Led Panel x 40
-  Double Socket White Plastic x 30
-  Double Socket White Plastic USB x 10
-  Consumer Unit – See Plan Detail
-  Twin Cat5E Point x 20
-  Wall / Ceiling Air Con Unit as per Spec
-  Air In – Ceiling Spigot 150mm
-  Air Out – Ceiling Spigot 150mm

**Project Notes:**

**Air Conditioning**

All new air conditioning services to be run above new suspended ceiling via mechanical containment. All wall and ceiling penetrations to be fire sealed

AC1 – Existing Unit unaffected  
 AC2 – Existing Unit unaffected  
 AC3 – 3.5Kw Daikin Ceiling Cassette  
 AC4 – 3.5Kw Daikin Ceiling Cassette  
 AC5 – 3.5Kw Daikin Wall Cassette

**Air In & Air Out**

Upgraded air in air out strategy via existing service ducting at local plant room. Automatic Fire dampers already in line on ducts above plant room.

Small Office – 1 x Air In 1 x Air Out  
 Large Office – 3 x Air In 3 x Air Out

**Electrical**

1. New single/three phase consumer unit with local meter. Sub main to be SWA with supplementary separate earth.
2. Power, all accessories to be white plastic to Hager standard unless specified.
3. Lighting, all new 600 x 600 led panels to be to Robus standards for offices.

Final Locations of accessories to be determined on site with client

- Fire Notes**
1. All new spaces to have L2 fire alarm detection and sounders integrated to current building alarm system.
  2. All spaces to have upgraded emergency lighting for safe movement and directional signage.
  3. All Walls and partitions to have 30min fire rating
  4. No more than 60 people to the area at a time
  5. Protected fire exit to right side of landing primary escape route
  6. Accommodation staircase secondary means if escape primary is the obstruction
  7. Air Change – 17l per min per person via existing system

**GUARDIAN**  
Property Services

**Client:** Race Council Cymru @ The Grand Theatre Swansea

**Project:** White Room 1<sup>st</sup> Floor & Landing Office

**Drawing Ref:** M&E Services

**GPS ID:** GPS882057/V6

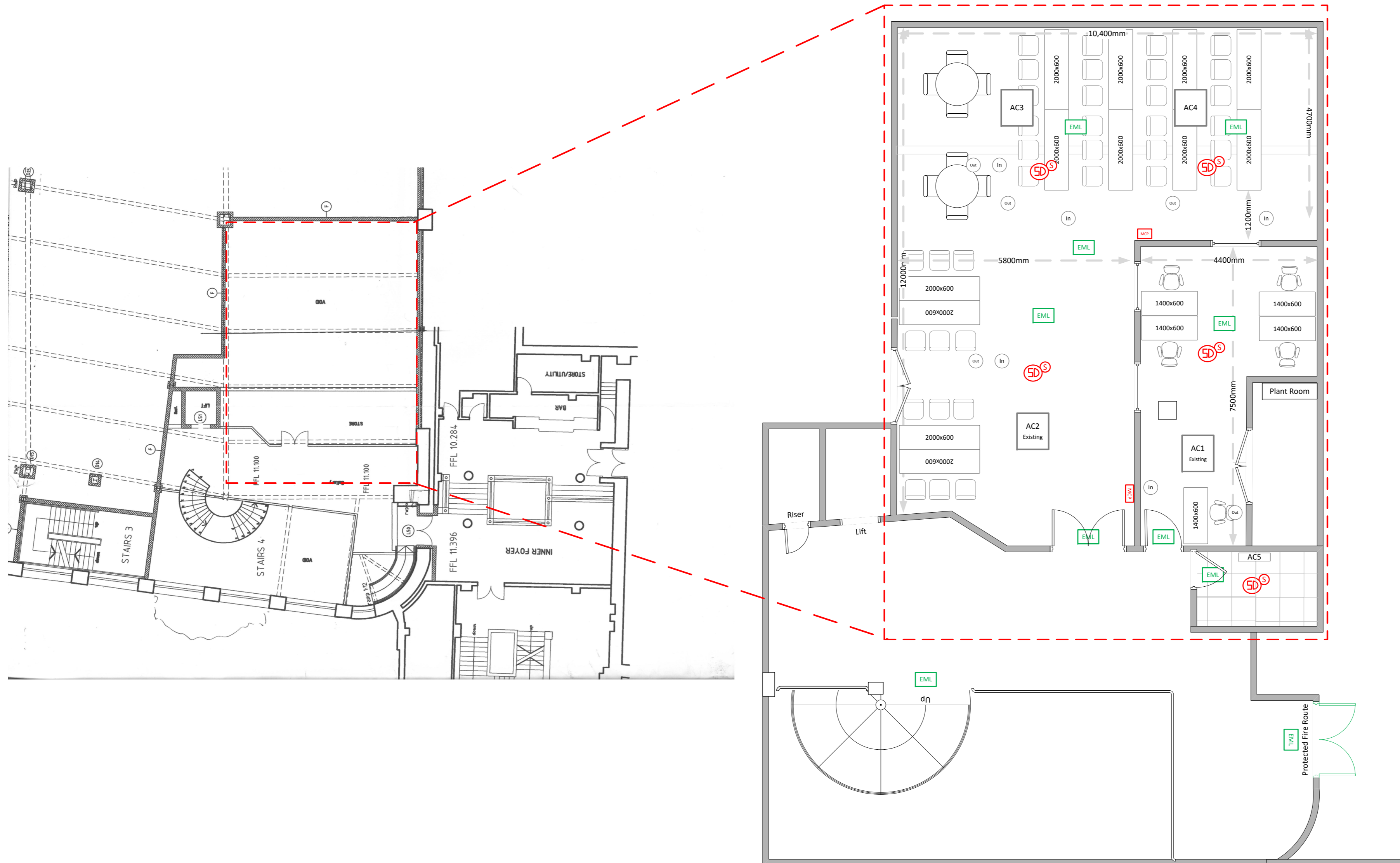
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Terms:

# White Room – M&E







	Optical Smoke Alarm With Sounder
	Manual Call Point with Tamper Guard
	Emergency Fitting Movement and Signage
	600 x 600 Led Panel x 40
	Double Socket White Plastic x 30
	Double Socket White Plastic USB x 10
	Twin Cat5E Point x 20
	Wall / Ceiling Air Con Unit as per Spec

**Project Notes:**

**Fire Alarm**  
 Existing addressable system to be expanded to cover new spaces to L2 standards with additional sounders and manual call points

Access Control – Integrated to fire alarm, fire event releases all access control doors.

**Emergency Lighting**  
 New spaces to have upgraded emergency lighting for safe movement and exit signage

- Fire Notes**
1. All new spaces to have L2 fire alarm detection and sounders integrated to current building alarm system.
  2. All spaces to have upgraded emergency lighting for safe movement and directional signage.
  3. All Walls and partitions to have 30min fire rating
  4. No more than 60 people to the area at a time
  5. Protected fire exit to right side of landing primary escape route
  6. Accommodation staircase secondary means if escape primary is the obstruction
  7. Air Change – 17l per min per person via existing system



Client : Race Council Cymru @ The Grand Theatre Swansea

Project : White Room 1<sup>st</sup> Floor & Landing Office

Drawing Ref : Fire & Emergency Lighting

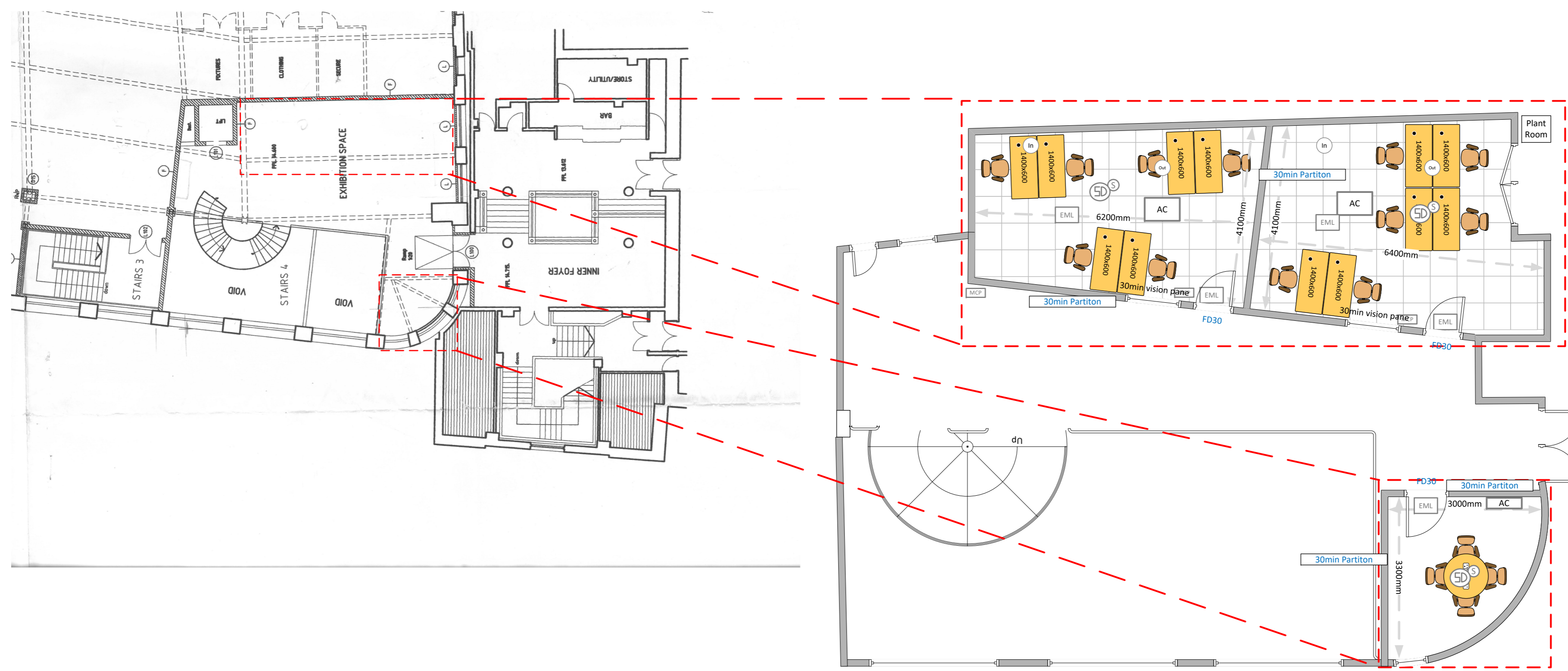
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# White Room – Fire & Emergency Lighting

	Optical Smoke Alarm With Sounder
	Manual Call Point with Tamper Guard
	Emergency Fitting Movement and Signage
	600 x 600 Led Panel x 20
	Double Socket White Plastic x 10
	Double Socket White Plastic USB x 10
	Twin Cat5E Point x 20
	Wall / Ceiling Air Con Unit as per Spec



- Project Notes:**
- Walls, - 70mm / 12.5mm plasterboard with acoustic wool
  - Doors, - FD30 fitted with closers. Left Plant room twin door to be reduced to a single fire door to allow for new dividing wall
  - Ceiling, - 600x 600 Grid with acoustic wool above
  - Fire, All Rooms to be incorporated with buildings system to a minimum of L2 standards. Access Control integrated to fire alarm to release all Mag Locks upon fire alarm event
  - Emergency Lighting - New NM3 bulkheads installed to provide safe movement and directional signage for all escape routes
  - Access Control, integrated to all office doors via fob entry system with fire alarm integration for release.
  - Fire Stopping - All penetrations to be via fire collars and seals to maintain fire integrity of partitions and ceilings
  - Air Conditioning, All new cassettes piped back to roof space along current service routes. All penetrations to be fire rated and sealed upon completion.
- Fire Notes**
- All new spaces to have L2 fire alarm detection and sounders integrated to current building alarm system.
  - All spaces to have upgraded emergency lighting for safe movement and directional signage.
  - All Walls and partitions to have 30min fire rating
  - No more that 60 people to the area at a time
  - Protected fire exit to right side of landing primary escape route
  - Accommodation staircase secondary means if escape primary is the obstruction
  - Air Change - 17l per min per person via existing system

# 2<sup>nd</sup> Floor Landing - Layout

**GUARDIAN**  
Property Services

**Client :** Race Council Cymru @ The Grand Theatre Swansea

**Project :** 2<sup>nd</sup> Floor Offices

**Drawing Ref :** Initial Site Draft

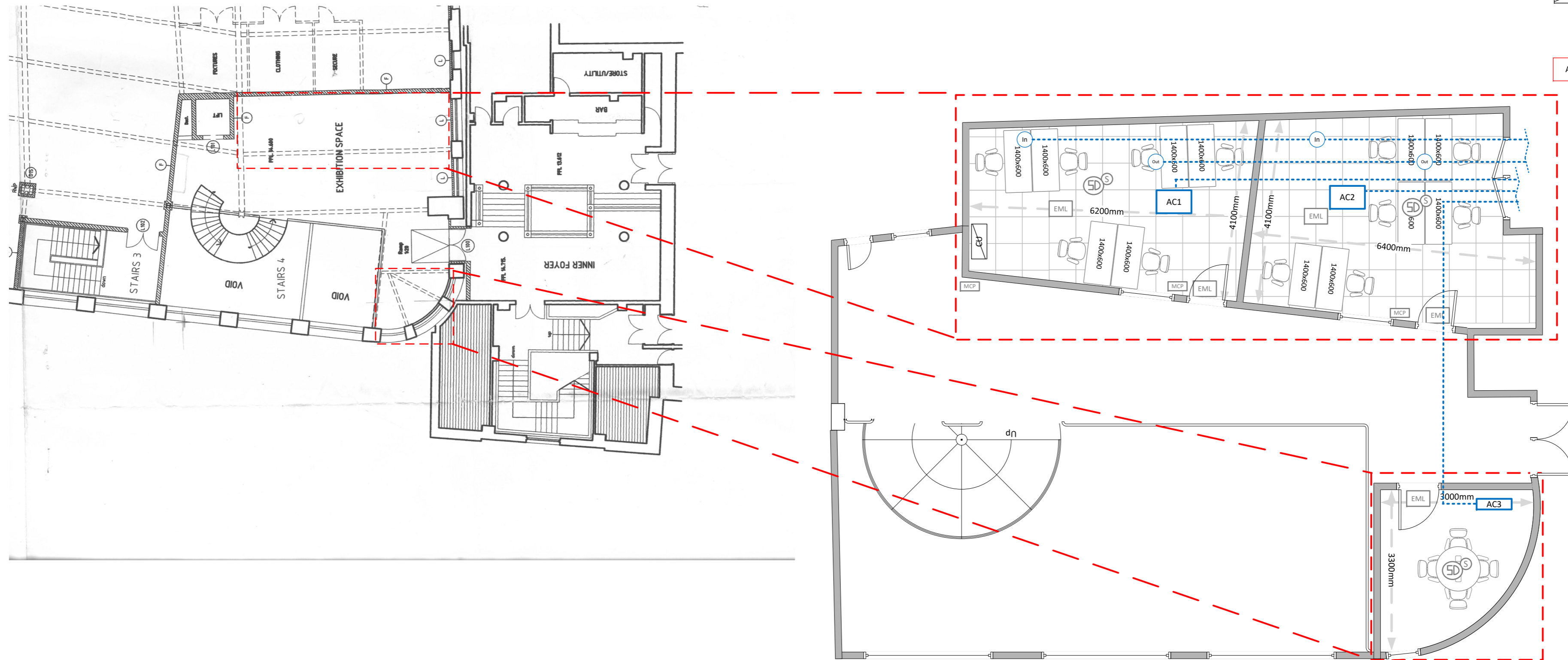
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**Scale :** 1:50 @A2

**Term:**







- SD Optical Smoke Alarm With Sounder
- MCP Manual Call Point with Tamper Guard
- EML Emergency Fitting Movement and Signage
- 600 x 600 Led Panel x 20
- Double Socket White Plastic x 10
- Double Socket White Plastic USB x 10
- CU Consumer Unit – See Plan Detail
- D2 Twin Cat5E Point x 20
- AC Wall / Ceiling Air Con Unit as per Spec
- In Air In – Ceiling Spigot 150mm
- Out Air Out – Ceiling Spigot 150mm

**Project Notes:**

**Air Conditioning**  
 All new air conditioning services to be run above new suspended ceiling via mechanical containment. All wall and ceiling penetrations to be fire sealed.  
 AC1 – 5.0Kw Daikin Ceiling Cassette  
 AC2 – 5.0Kw Daikin Ceiling Cassette  
 AC3 – 3.5Kw Daikin Wall Cassette

**Air In & Air Out**  
 Upgraded air in air out strategy via existing service ducting at local plant room. Automatic Fire dampers already in line on ducts above plant room.  
 Left Office – 1 x Air In 1 x Air Out  
 Right Office – 1 x Air In 1 x Air Out

**Electrical**

1. New single/three phase consumer unit with local meter. Sub main to be SWA with supplementary separate earth.
2. Power, all accessories to be white plastic to Hager standard unless specified.
3. Lighting, all new 600 x 600 led panels to be to Robus standards for offices.

Final Locations of accessories to be determined on site with client

**Fire Notes**

1. All new spaces to have L2 fire alarm detection and sounders integrated to current building alarm system.
2. All spaces to have upgraded emergency lighting for safe movement and directional signage.
3. All Walls and partitions to have 30min fire rating
4. No more than 60 people to the area at a time
5. Protected fire exit to right side of landing primary escape route
6. Accommodation staircase secondary means if escape primary is the obstruction
7. Air Change – 17l per min per person via existing system



**Client:** Race Council Cymru @ The Grand Theatre Swansea

**Project:** 2<sup>nd</sup> Floor Offices

**Drawing Ref:** Initial Site Draft

**GPS ID:** GPS882057/V2

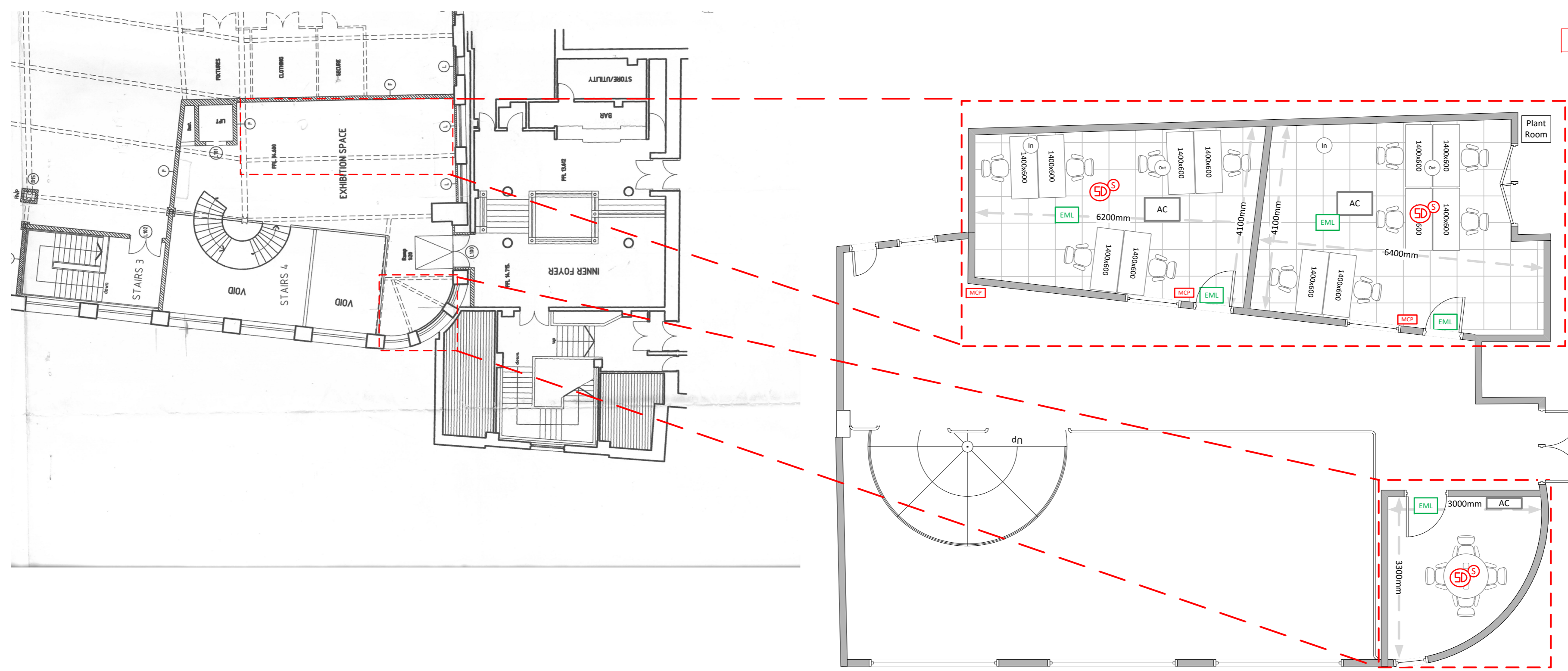
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Terms:



# 2<sup>nd</sup> Floor Landing – M&E

	Optical Smoke Alarm With Sounder
	Manual Call Point with Tamper Guard
	Emergency Fitting Movement and Signage
	600 x 600 Led Panel x 20
	Double Socket White Plastic x 10
	Double Socket White Plastic USB x 10
	Twin Cat5E Point x 20
	Wall / Ceiling Air Con Unit as per Spec



**Project Notes:**

**Fire Alarm**  
Existing addressable system to be expanded to cover new spaces to L2 standards with additional sounders and manual call points

Access Control – Integrated to fire alarm, fire event releases all access control doors.

**Emergency Lighting**  
New spaces to have upgraded emergency lighting for safe movement and exit signage

- Fire Notes**
1. All new spaces to have L2 fire alarm detection and sounders integrated to current building alarm system.
  2. All spaces to have upgraded emergency lighting for safe movement and directional signage.
  3. All Walls and partitions to have 30min fire rating
  4. No more than 60 people to the area at a time
  5. Protected fire exit to right side of landing primary escape route
  6. Accommodation staircase secondary means if escape primary is the obstruction
  7. Air Change – 17l per min per person via existing system



Client : Race Council Cymru @ The Grand Theatre Swansea

Project : 2<sup>nd</sup> Floor Offices

Drawing Ref : Initial Site Draft

GPS ID : GPS882057/V2











Scale : 1:50 @A2

Term:

# 2<sup>nd</sup> Floor Landing – Fire & Emergency Lighting





	Optical Smoke Alarm With Sounder
	Manual Call Point with Tamper Guard
	Emergency Fitting Movement and Signage
	600x600 Led Panel x 40
	Double Socket White Plastic x 30
	Double Socket White Plastic USB x 10
	Twin Cat5E Point x 20
	Wall / Ceiling Air Con Unit as per Spec
	Air In – Ceiling Spigot 150mm
	Air Out – Ceiling Spigot 150mm

**Project Notes:**

Walls, – 70mm / 12.5mm plasterboard with acoustic wool

Doors, – FD30 fitted with closers. Left Plant room twin door to be reduced to a single fire door to allow for new dividing wall

Ceiling, – 600x 600 Grid with acoustic wool above

Fire, All Rooms to be incorporated with buildings system to a minimum of L2 standards. Access Control Integrated to fire alarm to release all Mag Locks upon fire alarm event

Emergency Lighting – New NM3 bulkheads installed to provide safe movement and directional signage for all escape routes

Access Control, integrated to all office doors via fob entry system with fire alarm integration for release.

Fire Stopping – All penetrations to be via fire collars and seals to maintain fire integrity of partitions and ceilings

Air Conditioning. All new cassettes piped back to roof space along current service routes. All penetrations to be fire rated and sealed upon completion.

**Project Notes:**

**Air In & Air Out**

Upgraded air in air out strategy via existing service duct above ceiling.

Office – 1 x Air In 1 x Air Out

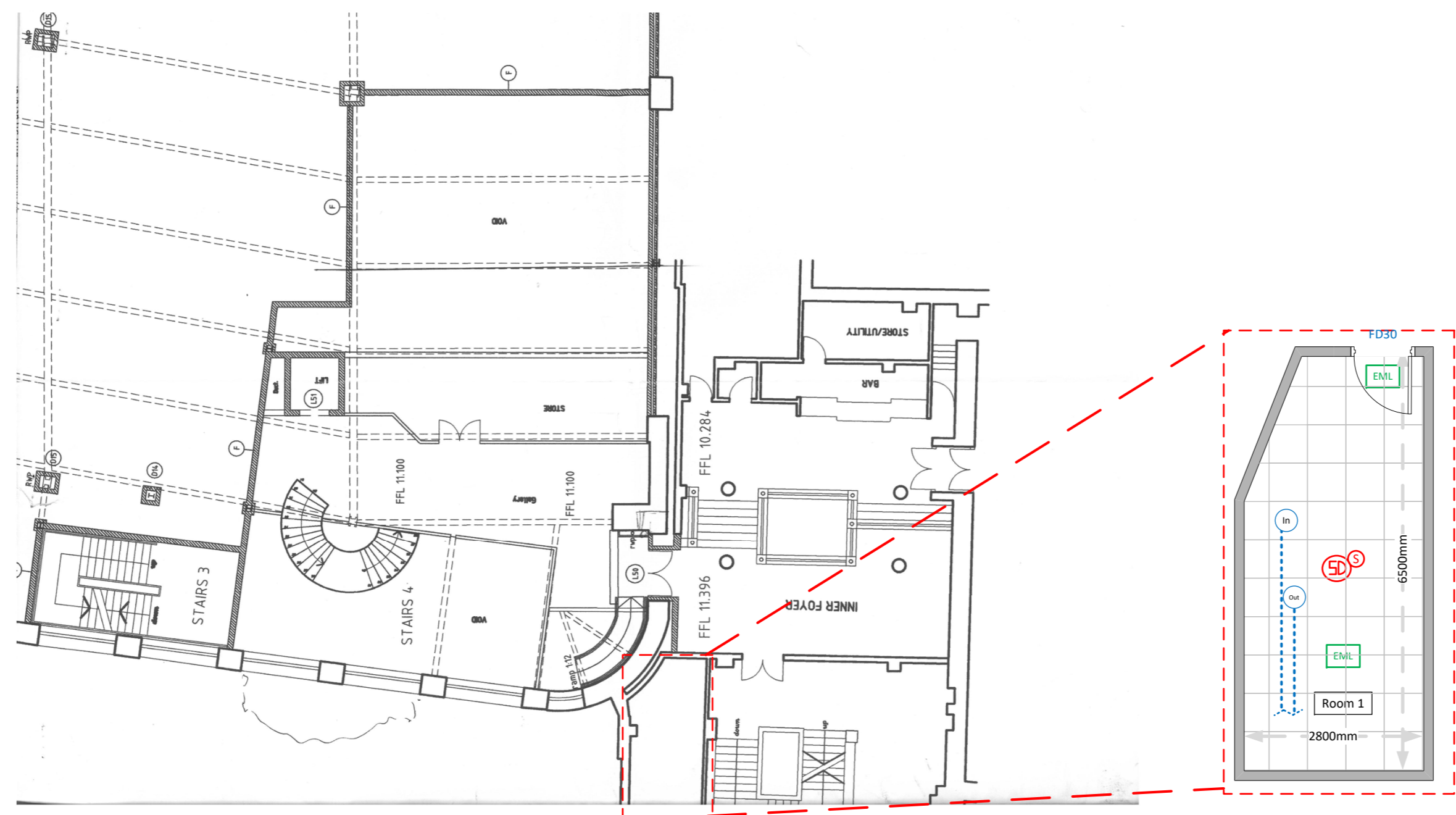
**Electrical**

1. New single/three phase consumer unit with local meter. Sub main to be SWA with supplementary separate earth.
2. Power, all accessories to be white plastic to Hager standard unless specified.
3. Lighting, all new 600 x 600 led panels to be to Robus standards for offices.

Final Locations of accessories to be determined on site with client

**Fire Notes**

1. All new spaces to have L2 fire alarm detection and sounders integrated to current building alarm system.
2. All spaces to have upgraded emergency lighting for safe movement and directional signage.
3. All Walls and partitions to have 30min fire rating
4. No more that 60 people to the area at a time
5. Protected fire exit to right side of landing primary escape route
6. Accommodation staircase secondary means if escape primary is the obstruction
7. Air Change – 17l per min per person via existing system



# Freezer Rm – Layout / M&E / Fire & Em Ltg

**GUARDIAN**  
Property Services

**Client:** Race Council Cymru @ The Grand Theatre Swansea



**Project:** White Room 1<sup>st</sup> Floor & Landing Office

**Drawing Ref:** White Room & Landing Office

**GPS ID:** GPS882057/V6

**Scale:** 1:50 @A1

Notes:


	Optical Smoke Alarm With Sounder
	Manual Call Point with Tamper Guard
	Emergency Fitting Movement and Signage
	600 x 600 Led Panel x 6
	Double Socket White Plastic x 4
	Double Socket White Plastic USB x 2
	Twin Cat5E Point x 20
	Wall / Ceiling Air Con Unit as per Spec
	Air In - Ceiling Spigot 150mm
	Air Out - Ceiling Spigot 150mm

**Project Notes:**

Walls, - 70mm / 12.5mm plasterboard with acoustic wool

Doors, - FD30 fitted with closers. Left Plant room twin door to be reduced to a single fire door to allow for new dividing wall

Ceiling, - 600X 600 Grid with acoustic wool above

Fire, All Rooms to be incorporated with buildings system to a minimum of L2 standards. Access Control integrated to fire alarm to release all Mag Locks upon fire alarm event

Emergency Lighting - New NM3 bulkheads installed to provide safe movement and directional signage for all escape routes

Access Control, integrated to all office doors via fob entry system with fire alarm integration for release.

Fire Stopping - All penetrations to be via fire collars and seals to maintain fire integrity of partitions and ceilings

Air Conditioning, All new cassettes piped back to roof space along current service routes. All penetrations to be fire rated and sealed upon completion.

**Project Notes:**

**Air Conditioning**

All new air conditioning services to be run above new suspended ceiling via mechanical containment. All wall and ceiling penetrations to be fire sealed

AC1 - 5.0kw Daikin Ceiling Cassette  
AC2 - 5.0kw Daikin Ceiling Cassette  
AC2 - 3.5kw Daikin Wall Cassette

**Air In & Air Out**

Upgraded air in air out strategy via existing service ducting at local plant room. Automatic Fire dampers already in line on ducts above plant room.

Left Office - 1 x Air In 1 x Air Out  
Right Office - 1 x Air In 1 x Air Out

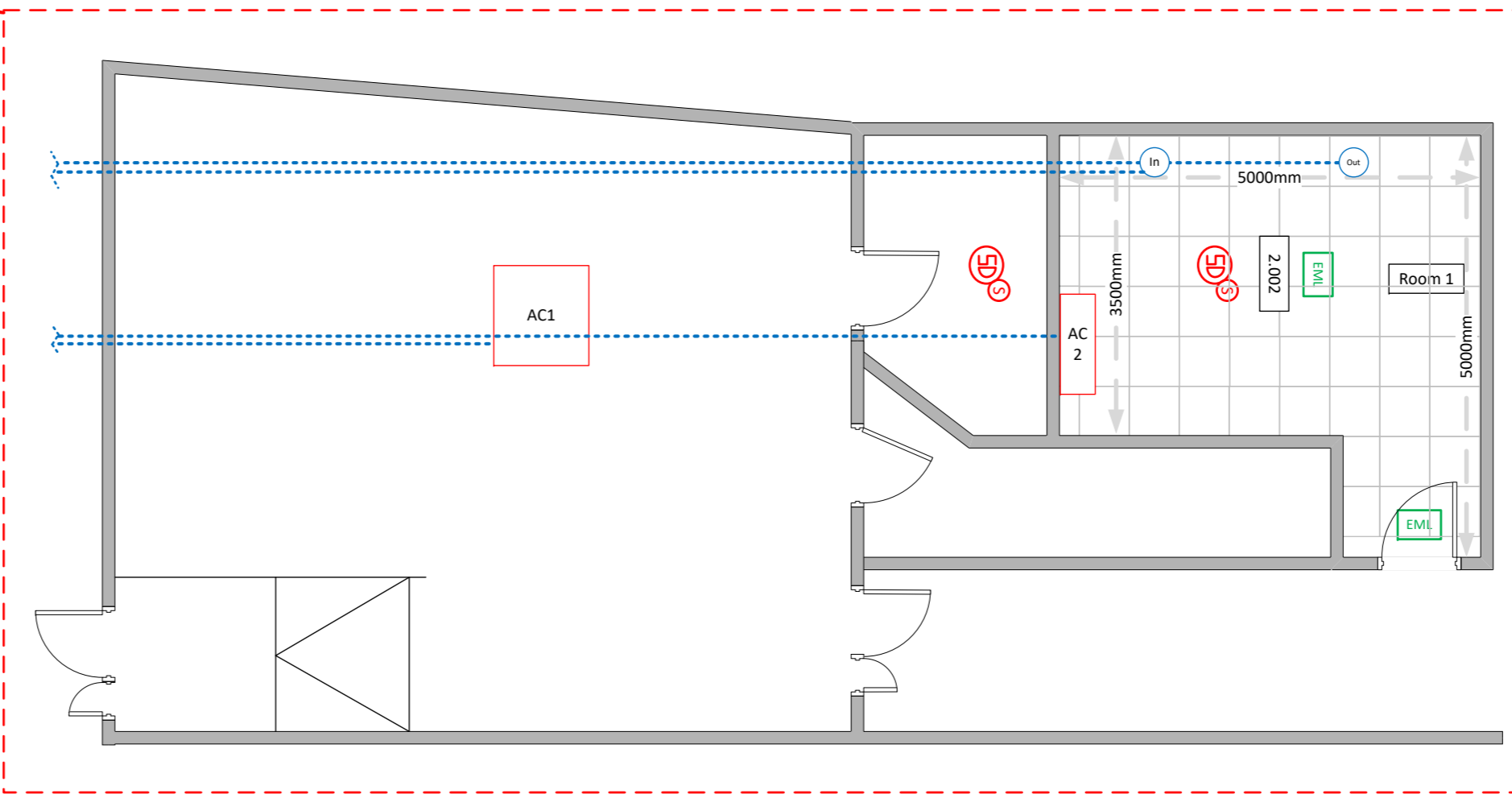
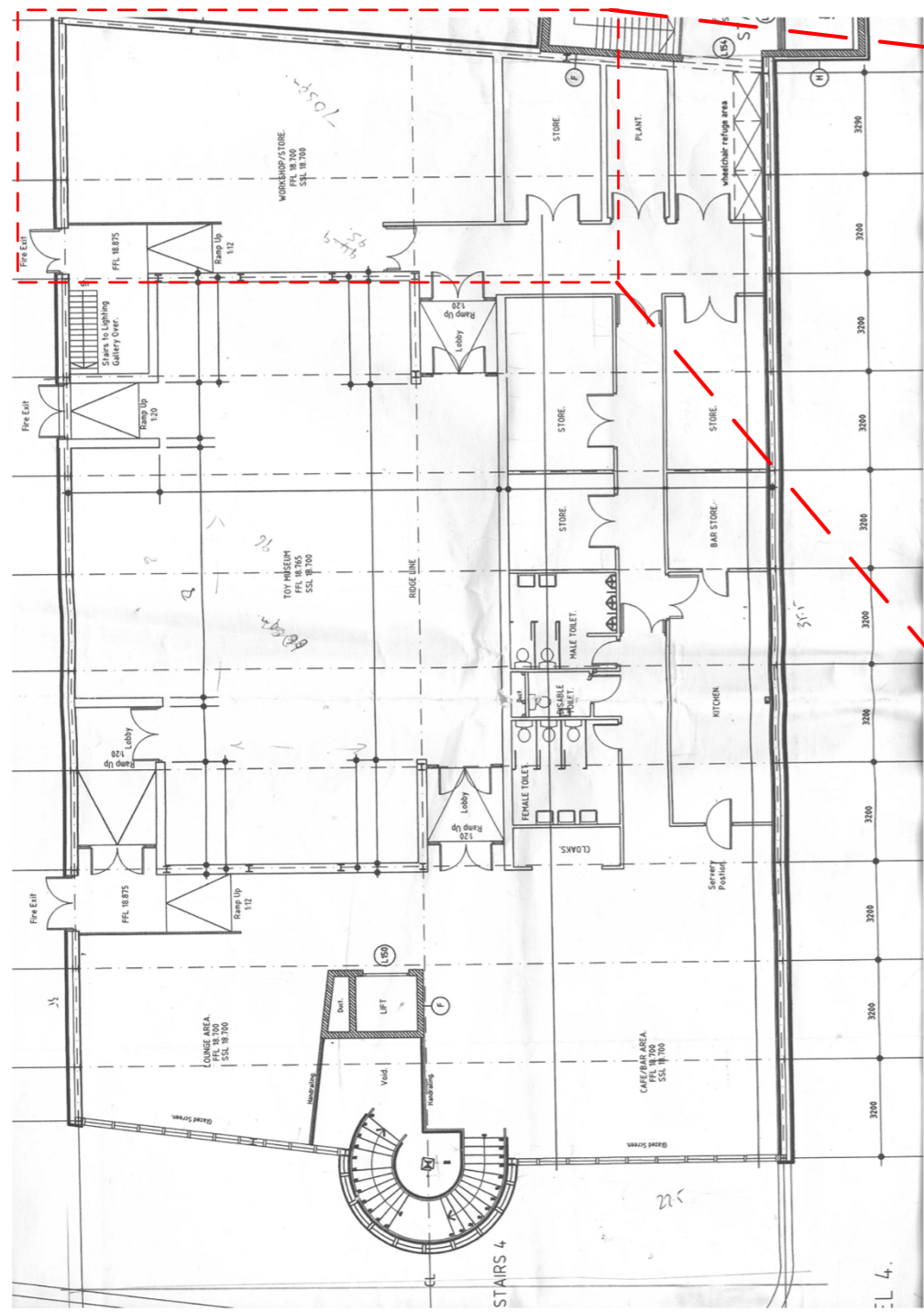
**Electrical**

1. New single/three phase consumer unit with local meter. Sub main to be SWA with supplementary separate earth.
2. Power, all accessories to be white plastic to Hager standard unless specified.
3. Lighting, all new 600 x 600 led panels to be to Robus standards for offices.

Final Locations of accessories to be determined on site with client

**Fire Notes**

1. All new spaces to have L2 fire alarm detection and sounders integrated to current building alarm system.
2. All spaces to have upgraded emergency lighting for safe movement and directional signage.
3. All Walls and partitions to have 30min fire rating
4. No more than 60 people to the area at a time
5. Protected fire exit to right side of landing primary escape route
6. Accommodation staircase secondary means if escape primary is the obstruction
7. Air Change - 17l per min per person via existing system



# 3<sup>rd</sup> Floor Studio – Layout / M&E / Fire & Em Ltg



Client : Race Council Cymru @ The Grand Theatre Swansea

Project : 3<sup>rd</sup> Floor Counselling Room

Drawing Ref : Initial Site Draft

GPS ID : GPS882057/V1

Scale : 1:50 @A2

Items:

