

- GENERAL NOTES**
- The contractor is responsible for checking dimensions and any discrepancies must be reported to the designer before proceeding with work on site.
 - All suppliers, sub-contractors, door/window/fitment manufacturers to check and agree dimensions on site with main contractor before manufacture or installation.
 - Any discrepancies/changes to be agreed in writing with the Architect before work proceeds.
 - The electrical installation must be carried out in accordance with the current EE regulations and the relevant British Standards.
 - A diagram of the electrical layout is to be provided and fixed at the main switchboard.
 - All external & structural joinery, carpentry and structural timber to be vacuum treated against rot and insect attack, in accordance with relevant British Standard.
 - All materials shall be used in accordance with the manufacturers written instructions relating to site storage, installation, erection, application.
 - All goods not otherwise specified shall be installed, erected, applied to the site in accordance with the relevant British Standard.
 - All work to be carried out in accordance with the relevant British Standard Code of Practice.
 - No high alumina cement to be used in structural elements.
 - No wood wool slabs to be used in permanent formwork to concrete or reinforced concrete or any structural element.
 - No calcium chloride to be used in admixtures for use in reinforced concrete.
 - No asbestos products to be used.
 - No aggregates for use in reinforced concrete to be used which do not comply with BS5211:1982 nor aggregates for use in concrete which do not comply with the provisions of BS8110:1985.
 - No urea formaldehyde to be used.
 - No other substances to be used which are not in accordance with British Standards, Codes of Practice, Good Building Practice or the Hygiene Requirements of the Food Industry, current at the time of specification.
 - All working procedures to be carried out diligently and in accordance with good working practice and in accordance with CDM Regulations and Health and Safety at Work Regulations and guidelines.
 - Demolition work will be carried out by a specialist demolition contractor, unless otherwise agreed and specified.
 - Assurances will be sought, prior to commencement of works that all necessary insurances are in place.
 - Any asbestos or other hazardous materials will be taken down and removed from the site by a Specialist Contractor and by methods required by the Health & Safety Executive and to the satisfaction of all interested parties.
 - Fire for the disposal of consumable materials will not be permitted on site.
 - All practical methods of controlling the extent of site noise will be employed and works will be limited to normal working hours. Special note to be taken of any relevant Planning Consents.
 - Dust etc will be controlled as far as is practicable by damping down rubble etc, during loading and removing off site.
 - All heating, hot water and cold water pipes used for the supply of water must be insulated against heat loss to Section 6 of the Building Standards and to meet BS5422:2009.

- WINDOWS & DOORS**
- Windows and doors to be designed and fabricated to meet section 2 of Secured by Design ACPD 2009.

- PERFORMANCE**
- Written information to be provided for the building owner and/or occupier on the operation and maintenance of the heating and hot water systems to encourage optimum energy efficiency.

- DRAINAGE**
- Existing drainage system to be surveyed and dye tested on site prior to works commencing to establish type, route, direction of falls, etc. Divert existing drainage if affected by the works to ensure no building is over existing drainage system. Upon completion of the drainage works a further dye test to be carried out to ensure correct connections/falls have been achieved. Building Standards to be notified upon completion of works to local authority to give the BSD an opportunity to visit the site and inspect the work.
 - All drains must be laid and connections made to the satisfaction of the local authority.
 - All interconnector connected to a combined drain system to be trapped at ground level before connection to the combined drain.

- ACCESS TO MANUAL CONTROLS AND ELECTRICAL FIXTURES**
- An operable window or roof light that provides natural ventilation to meet the current standards should have controls for opening positioned at least 300mm from any internal corner projecting wall or similar obstruction and at a height of:

- not more than 1700mm AFLL where access to controls is unobstructed, or
- not more than 1500mm AFLL where access to controls is limited by a fixed obstruction of not more than 900mm high which projects not more than 600mm in front of the position of the controls, where the obstruction is greater a remote means of opening should be provided, or
- not more than 1200mm AFLL in an unobstructed location within an enhanced apartment or within accessible secondary accommodation not provided with mechanical ventilation.
- 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 has been demonstrated, not more than 1200mm AFLL. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers.
- Light switches should be at a height between 800mm and 1100mm AFLL.
- Sockets and outlets to be at a height of at least 400mm AFLL.
- Above an obstruction such as a worktop or furniture should be positioned above the projecting surface.
- Where socket outlets are concealed such as at rear of white goods in a kitchen a separate switching should be provided in an accessible position to allow appliances to be isolated.

- SAFETY**
- IMVs to be fitted to hot water outlets limiting temperature of water to be max of 48°C.
 - Smoke/heat detectors to be installed in compliance with the relevant British Standard. All hallway smoke detectors to be within 3.0m radius of all habitable rooms.

- ELECTRICAL WORKS**
- All electrical installations to be to BS:7671:2018 (IEE Wiring Regulations) including all amendments and carried out by a competent installer having current membership of an accredited registration scheme.
 - Fire alarm installations to be to BS:5839:2019.
 - Emergency lighting installations to be to BS:5266.
 - General lighting installation to be to the CIBSE Code for Interior Lighting.
 - Wiring from the new ELIMB protected consumer unit with concealed wiring arranged to latest amended edition of the IEE Regulations.
 - All wiring to be vertical with no diagonal runs.
 - All light fittings to be low energy rated.
 - All completion of electrical certificate to be provided for submission to building control at completion of the project.

- STRUCTURAL STEELWORK**
- All as specified and designed by the Structural Engineer.
 - K1 setting out at openings =25mm each side (50mm total in width) from brickwork openings to allow for insulated reveals internally, 25mm overall allowance in height.

- FIRE DETECTION**
- Mains wired and interlinked with battery back-up to BS:5839-Part 6:2019
 - Smoke alarms in circulation spaces not more than 7m from the door to a kitchen or living room and not more than 3m from any bedroom and max. 7.5m apart in larger circulation spaces.
 - Position smoke alarms to ensure max. 7.5m from any point in a living room to the detector and max. 3.3m for heat detectors in a kitchen. Dimensions measured horizontally.
 - Ceiling mounted alarms min 300mm from any vertical wall surface or light fittings. Wall mounted smoke alarms located 23-600mm below the ceiling surface and 25-150mm for heat alarms.

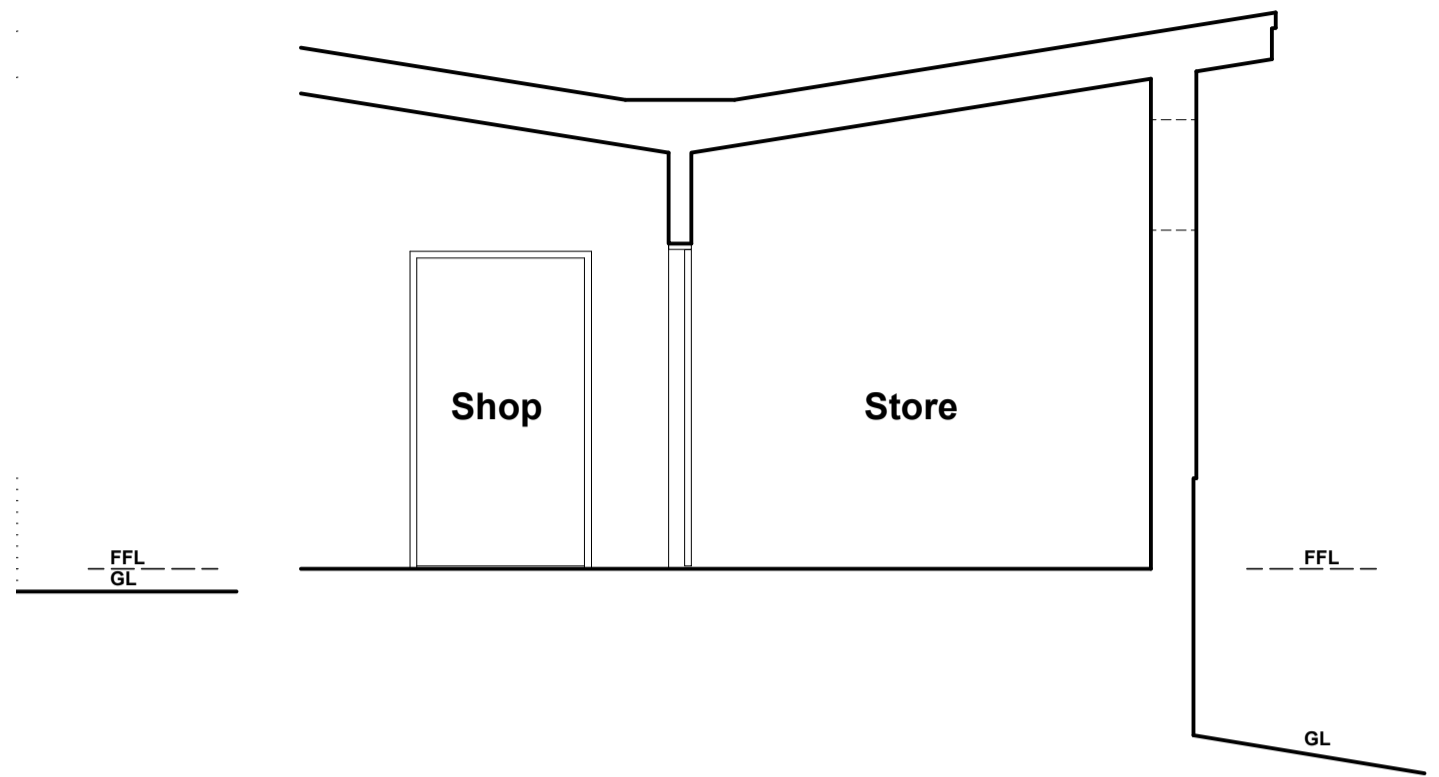
- Escape window provision as shown to achieve min 450x450mm to allow escape in the event of a fire with a sill height of not less than 800mm and not more than 1100mm above FFL when measured vertically from FFL to top of bottom frame when open.**

KEY TO ELECTRICAL SYMBOLS
ALL NEW LIGHT FITTINGS TO BE LOW ENERGY RATED.
ELECTRICAL WORKS TO BE SIGNED OFF BY A SELECTED/NOTICED APPROVED CONTRACTOR.

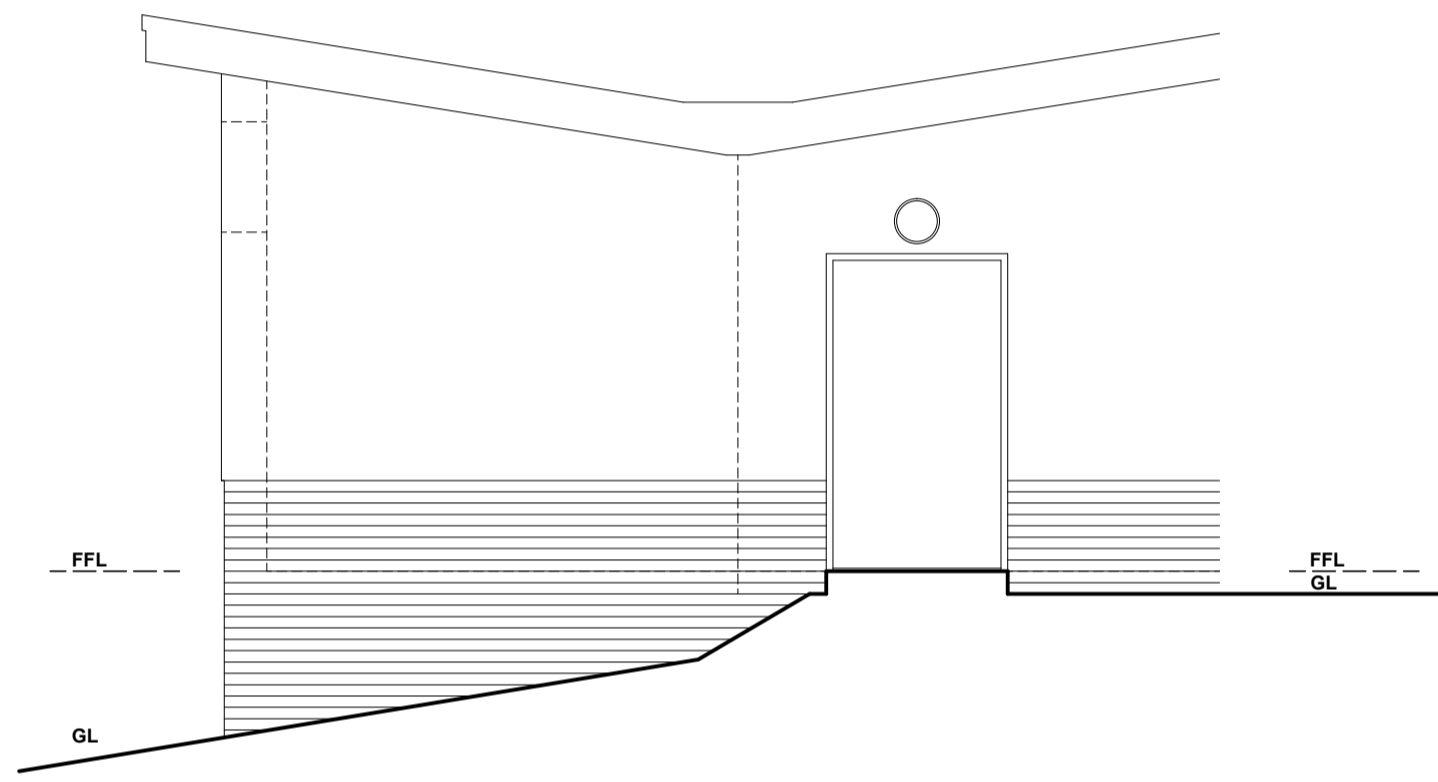
- Plain ceiling pendant client chosen fitting.
- Mains LED rated downlighters (M) = fire hoods also. (max 1m2 ceiling) (acoustic rated downlighters only if below a habitable room). Heat resistant shades to be fitted where in contact with insulation.
- Fluorescent fitting twin tube 1500mm with diffuser
- Emergency lighting fitting maintained directional symbol (running person)
- Wall mounted exterior light (switched/PIR/medbook)
- switch 2-way switch
- double pole switch
- single twin 13a switched sockets (client chosen finish for face plates).
- under worktop socket, remote switch
- external power switched
- cooker control unit
- telephone point
- tv point

- FIRE DETECTION (Mains Wired and all interlinked with battery back-up to BS 5839-Part 6:2019).**
- Smoke Alarms in circulation spaces not more than 7m from the door to a kitchen or living room. Not more than 3m from any Bedroom door and max 7.5m crs in larger circulation areas.
 - Position smoke alarms to ensure max. 7.5m from any point in a living room to the detector and max. 3.3m for heat detectors in a kitchen. Dimensions measured horizontally.
 - Ceiling mounted alarms min 300mm from any vertical wall surface or light fittings. Wall mounted smoke alarms located 23-600mm below the ceiling and 25-150mm for Heat Alarms.
 - Min Grade D fire detection system to all dwellings comprising of at least 1 mains powered smoke and Heat Alarm with integral standby supply to BS 5839-Part 6:2019.

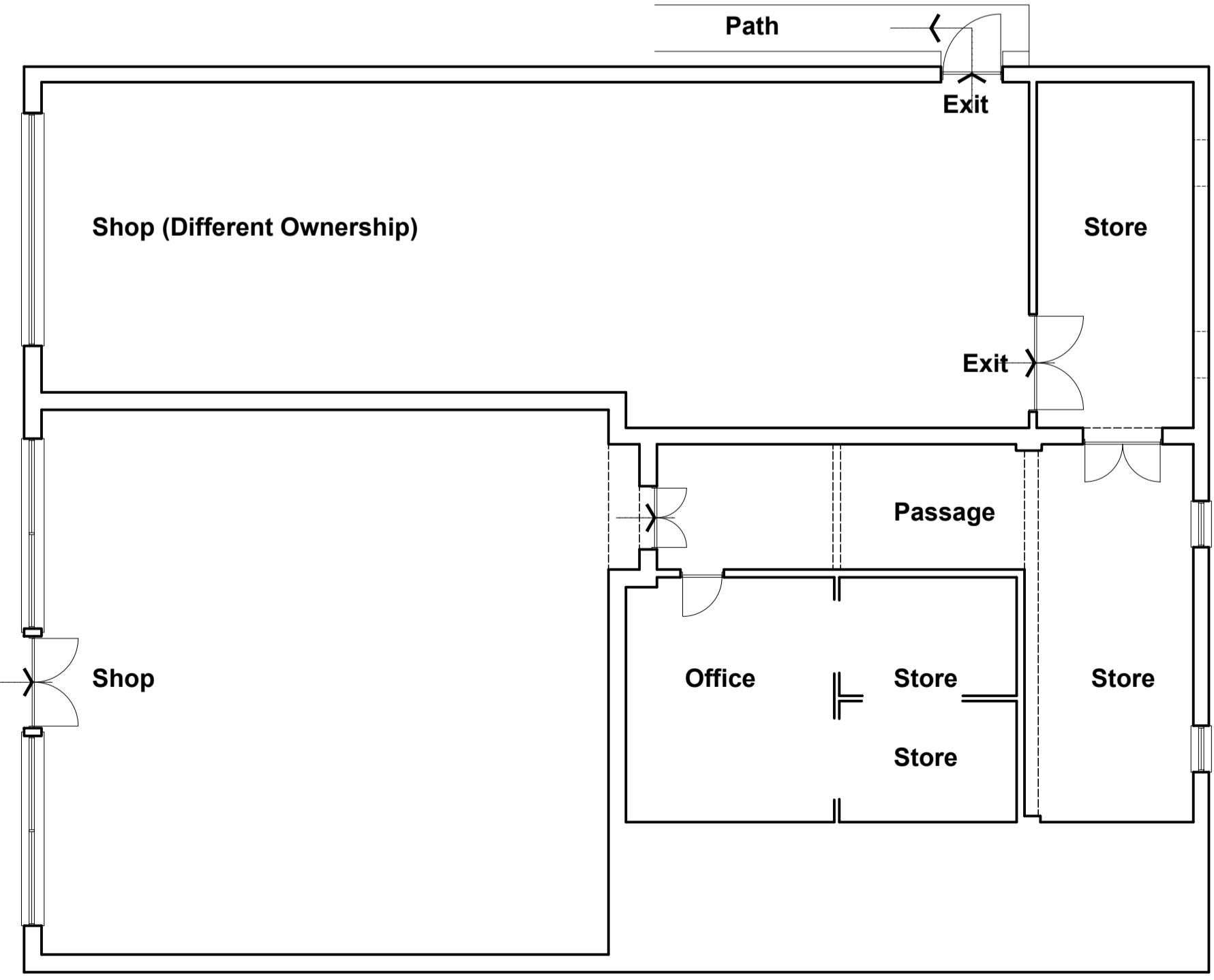
- CO Carbon Monoxide Detector (link with all detection devices)
- CO2 Carbon Dioxide Detector (link with all detection devices)
- ISA Ionisation Smoke Alarm to BS EN 14604:2005 best used for Hallways and stairwells adjacent to bedrooms or shower rooms.
- MSA Multi-Sensor Alarm to BS 5839 Part 6: 2019.
- HA Heat Alarm to BS 5446: Part 2: 2003. Best used in Kitchens.
- OSA Optical Smoke Alarm to BS EN 14604:2005. Best used in General layout.
- ext ceiling mounted extract fan extracted through roofspace via flexi-duct to slate/ tile vent (max length of flexi-duct 1500mm).
- L Light Pull Chord internal to Bathroom, Ensuite or Toilet in lieu of switch.
- shwr Shower Pull Chord as above in lieu of external room switch.
- Shwr Electric Shower min 9.5kW Mira or equal and approved. Separate switched circuit. Complete with Thermostatic control and Anti-scald valves.
- distribution board minimum 3 spare breakers
- bell push (illuminated)
- door bell sounder wall mounted.
- fire alarm break glass point
- fire alarm sounder wall mounted



05 Part Section thro Store
Scale 1:50 @ A1



04 West Elevation as Existing
Scale 1:50 @ A1



03 Plan as Existing
Scale 1:100 @ A1

Ground Preparation:
All existing Services to be identified on site via the Public Utility searches and any necessary action taken in agreement with the Local Authority and relevant Public Utility Company, in agreement and to their design specifications. Any diversion/disconnection works to be carried out by the relevant accredited company and certified accordingly. All existing identified services to be detailed within any Health and Safety Plan/Risk Assessment notices and retained on site during the works for reference. Existing ground around the area of build to be stripped of all vegetable matter and debris removed from the site to an accredited land fill site, where applicable. Any good quality topsoil to be retained on site for distribution, within the site, as agreed with the client prior to excavation works commencing. Existing overhead services (where applicable) to be identified on site, prior to works commencing on site and re-routed or removed where necessary. Any diversion works to be carried out by the appropriate company. All existing Boundary definitions to be identified and agreed. Heras Fence area affected by works and agree with the client any other areas for access/egress and Compound/Storage. Heras fence accordingly and display the appropriate and relevant Health and Safety Notices accordingly. Approved Public Notice signage to be displayed at all times where appropriate during the Construction Works.

Site Compound:
Agree and identify an area for the Site Compound, Material Storage, Welfare facilities and Heras fence accordingly. Display all appropriate signage and clearly identify units. Site Compound should have lockable gated access/egress within the site.

Welfare Facilities:
Contractor to provide all necessary Welfare facilities on site to the current Code of Practice, including Toilet Provision and Heated/Ventilated Shelter, where applicable. This should be located within the Secure Compound where possible, to ensure Heras Fence protection and gated access/egress. See notes on Site Compound.

Foundations:
550x150mm C35 Grade concrete strip foundations laid at a level of not less than 450mm below ground level for front cover on neat clean-cut trench bottoms with min 150mm vertical faces around perimeters hand trimmed to ensure straight edges full depth of specified depth of foundation. Trenches free from all vegetable matter and debris including roots with all soft spots adequately dug out filled in a lean mix concrete well tamped down. Only fill trenches when sub-structure walls are at ground level and cavities filled in a lean mix concrete to ground level. Backfill max aggregate size 50mm.

Where existing or new drainage passes through at some depth as foundations, step foundations below drainage line. Steps in foundations to be no more than depth of designed foundation and the overlap minimum twice the step. I.e. 150mm depth then overlaps to be minimum 300mm.

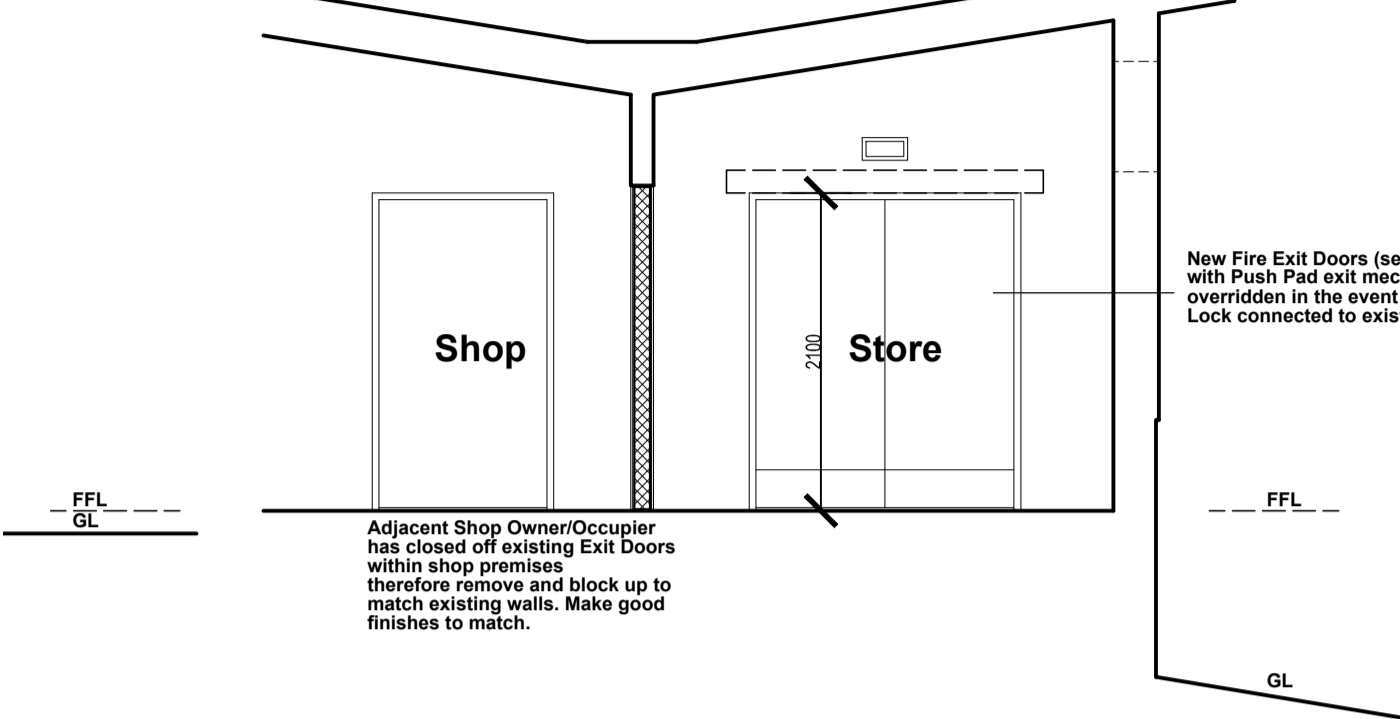
Sub-structure:
Sub-structure walls built as cavity construction unless solid trench blocks specified with cavity filled to ground level in a lean mix concrete. Cavity width 50mm. Cavity fill angled towards external leaf with cavity weep vents at 900mm crs above cavity fill line to allow cavity to ventilate/drain. No thermally or lightweight blocks to be used in sub-structure. Walls brought to two courses below ground level for facing brick basecourse externally. Selected facing brick external leaf finish thereafter. Ensure all bed joints below ground level are completely filled and overlapped to prevent moisture ingress. Dpc min 150mm above external finished ground level throughout. Where concrete platt to be installed inner leaf to be taken up to underside of slab level to allow platt to be cast over. Backfill in type 1 hardcore up to desired level of slab. Dpm returned up face of inner leaf for depth of concrete platt and neatly trimmed.

Doors (External):
Selected style of hardwood doors (unless stated otherwise) sized to suit new opening to provide min 850mm clear opening width as before. Door Thresholds Wirtun or equal and approved R1100 low access bars installed to the manufacturers instructions and recommendations.

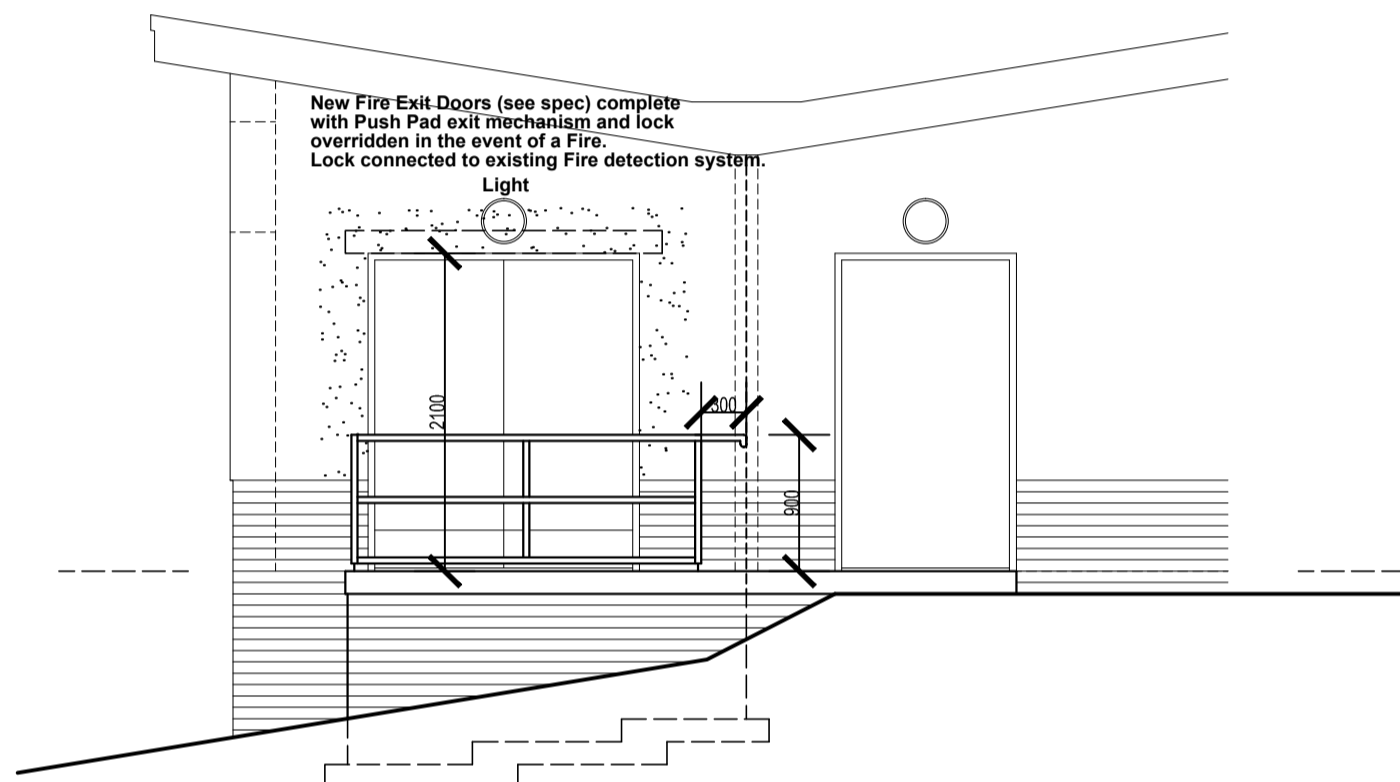
Ironmongery:
To be chosen and agreed with the client/Agent/Contractor. Ironmongery and Fire doors to be in accordance with the recommendations in Building Hardware Industry Federation, Code of Practice Hardware for Timber Fire and Escape Doors current edition. Doors to comply with BS EN 11540. Hinges to comply with BS EN 1935. Lever handles/knobs to comply with BS 5872:1980. All ironmongery to be CE approved and stamped.

Emergency Lighting:
To be capable of illuminating Escape route at all times by either a protected circuit either from a designated circuit from the distribution board or self-contained. All emergency lighting to be directional display and maintained.

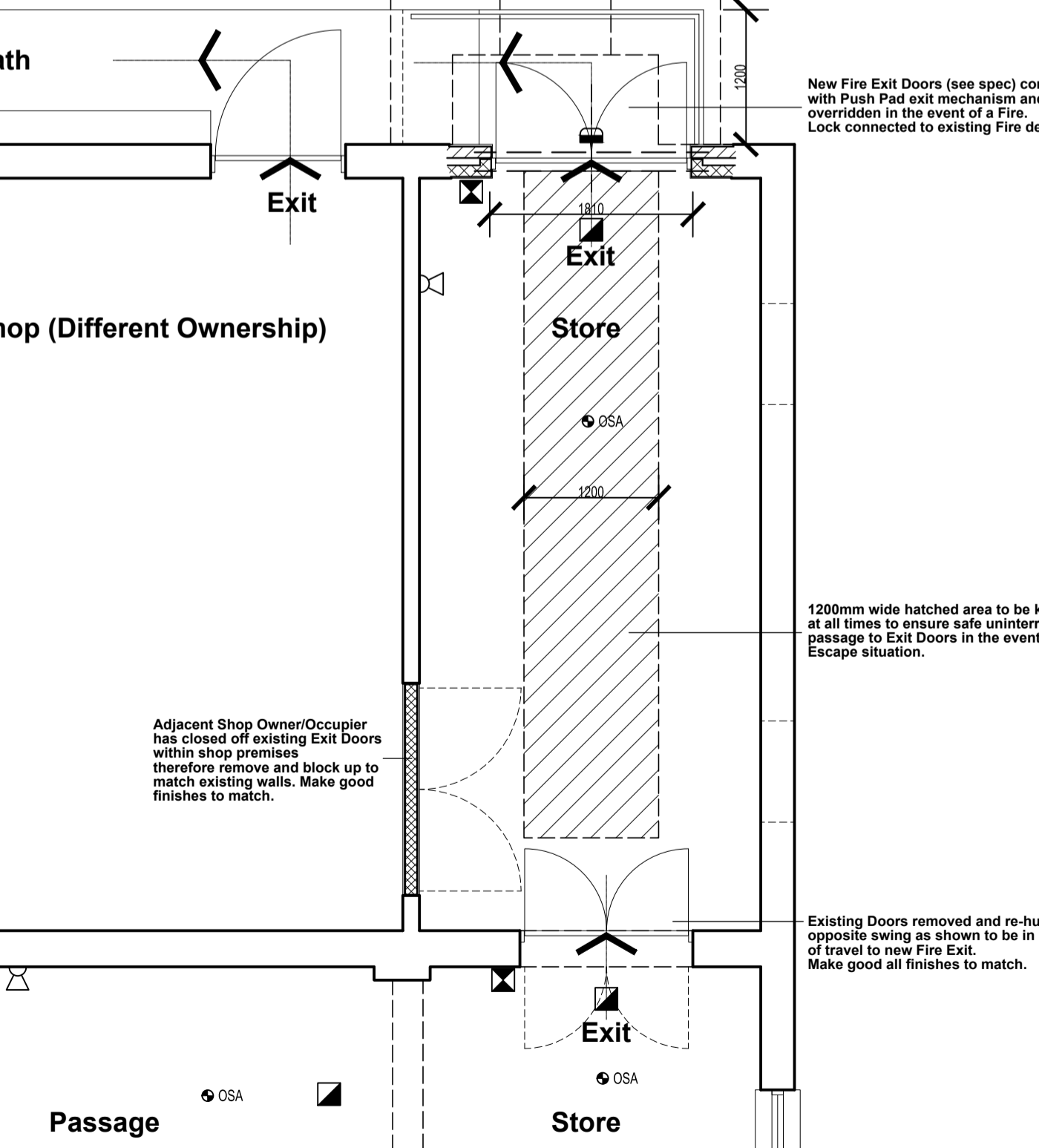
External Steps/Platts:
All new external steps to have a max rise of 170mm with a min going of 250mm. Platts over 600mm above ground level to have a 40mm dia tubular galvannead steel handrail (unless designed otherwise) for point finish. Handrails to be 900mm above pitch line of steps and at platts/landings. Handrail to project min 300mm beyond outer edge of access with weathed ends. Platt to have a non-slip finish TBA. 1200mm wide clear width.



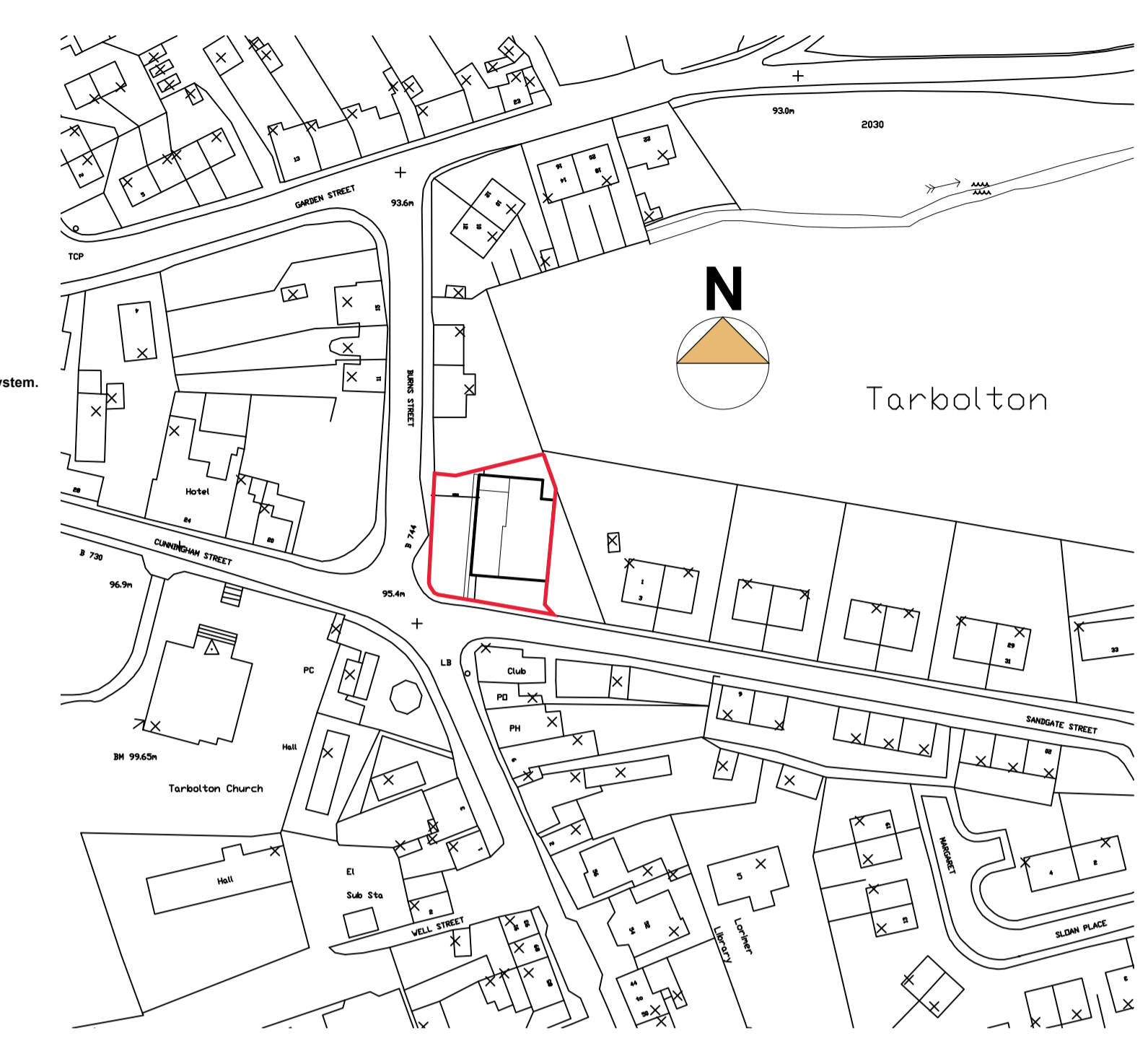
08 Part Section as Proposed
Scale 1:50 @ A1



07 West Elevation as Proposed
Scale 1:50 @ A1



06 Part Plan as Proposed
Scale 1:50 @ A1



01 Location Plan
Scale 1:1250 @ A1

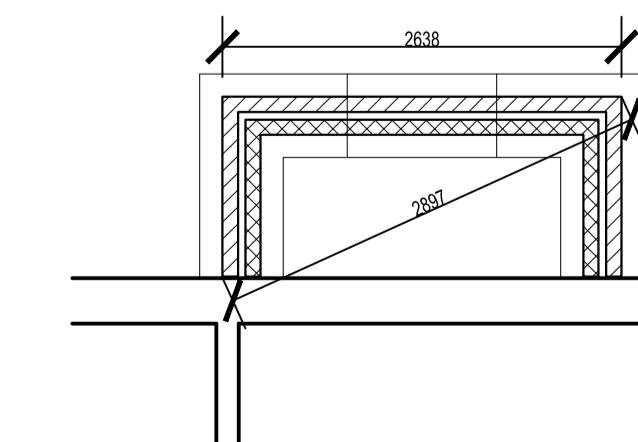


02 Block Plan
Scale 1:500 @ A1



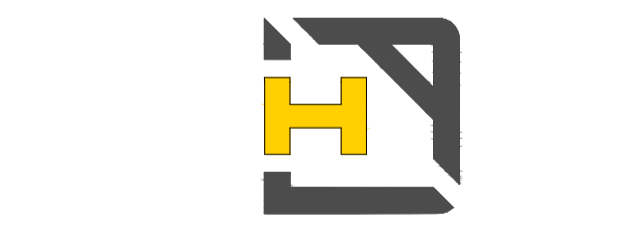
10 Existing Photo
Scale NTS

C35 Grade 150mm tick concrete foundations (see spec) to take brick sub-structure walls to support concrete platt over with protective barrier (see spec for ties in foundations).



09 Foundation Plan
Scale 1:50 @ A1

Rev.	Description:	Date:



HILTECH DESIGN
ARCHITECTURAL SERVICES
Setting standards for others to follow

Project Status:
DESIGN/PL/BW

Project Description:
PROPOSED FIRE EXIT TO SHOP

Client:
MR AND MRS HERDIP

Site Address:
KEYSTORE, 2 SANDGATE
TARBOLTON KA5 5RB

Dwg. Title:
EXISTING AND PROPOSED

Dwg. No.:
HDA-026-001

Scale:	Drawn by:	Date:	Revision:
SHOWN	R Hill	Dec 2020	

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