

General

All works to comply wholly with the Building Standards Scotland Regulations and all relevant amendments.
 All new Electrical work is to be carried-out to comply in all respects with Standard 4.5 of the Scottish Building Standards and all relevant requirements of BS 7671: 2018.
 The Electrical contractor is to issue the required Certificate of Electrical Compliance upon completion of the works for issue to Local Authority Building Standards Department.
 All Electrical work is to be carried-out to comply with the current issue of the IEE Regulations, including all current amendments etc.

Downtakings

All downtakings where indicated, are to be stripped out as per the proposed plan and all affected floor wall and ceiling finishes are to be made good as required.
 Note: all stripped out partitions and new door openings are non-loadbearing.

Electrical Installation

Electrical fixtures are generally being retained as existing except where indicated with new fitted to client specification to suit equipment layout. Outlets and controls of electrical fixtures and systems should be positioned at least 350mm 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 150mm above the projecting surface.
 Where sockets are concealed, such as to the rear of built-in appliances, or obstructed by built-in furniture, separate switching should be provided in an accessible position, to allow appliances to be isolated.

Any Extra Low Voltage installation should be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS 7671: 2018.

Fire Alarm and Detection System

New Fire Warning System is to be fitted to L3 Standard - Ground and First Floor.
 Note this is to be Specialist Sub-Contractor design - a layout is shown notionally on the plan.
 New sounders and detectors incorporating manual break glass points, smoke/heat detectors and sounders which are to be fully interlinked on an independent circuit.
 Fire Warning System to comply with British Standard BS 5839: Part 1: 2013, subject to detailed design by the appointed Sub-Contractor.
 Fire Warning System to comply with BS 5839: Part 1: 2013
 Fire Detection System to comply with BS 5839: Part 1: 2013
 Full test and design certification will be submitted by the Specialist Contractor on completion of the works.

Fire Fighting Equipment

Fire Fighting Equipment to comply with BS 5306
 Part 8: 2012 Code of Practice for Selection & Positioning and BS EN3 appropriate to risk.
 9 Litre water extinguisher and 4.5 kg co² cylinders as indicated on the proposed plan layout subject to approval from Fire Scotland as required.
 Fire Fighting Equipment to comply with BS 5306
 Part 8: 2012 Code of Practice for Selection & Positioning and BS EN3 appropriate to risk.

Means of Escape

Means of Escape to be provided as shown to be as existing.
 Note in staff areas occupancy to be less than 10.
 Note: no automatic doors are proposed to be installed.

Fire and Safety Signs

All Safety signs / Fire Exit signage to be installed to comply in all respects with BS5499-4: 2013 Code of Practice for Escape Route Signage and BS5499-10: 2014 Code of Practice for Fire Safety Signs.
 All Fire Doors are to be provided with a self closing device and signage to comply with - Fire Door Keep Closed.
 All Fire Doors are to be provided with the relevant signage to comply in all respects to BS 5499 and the Health and Safety Signs and Signals regulation 1996.

Surface Finishes

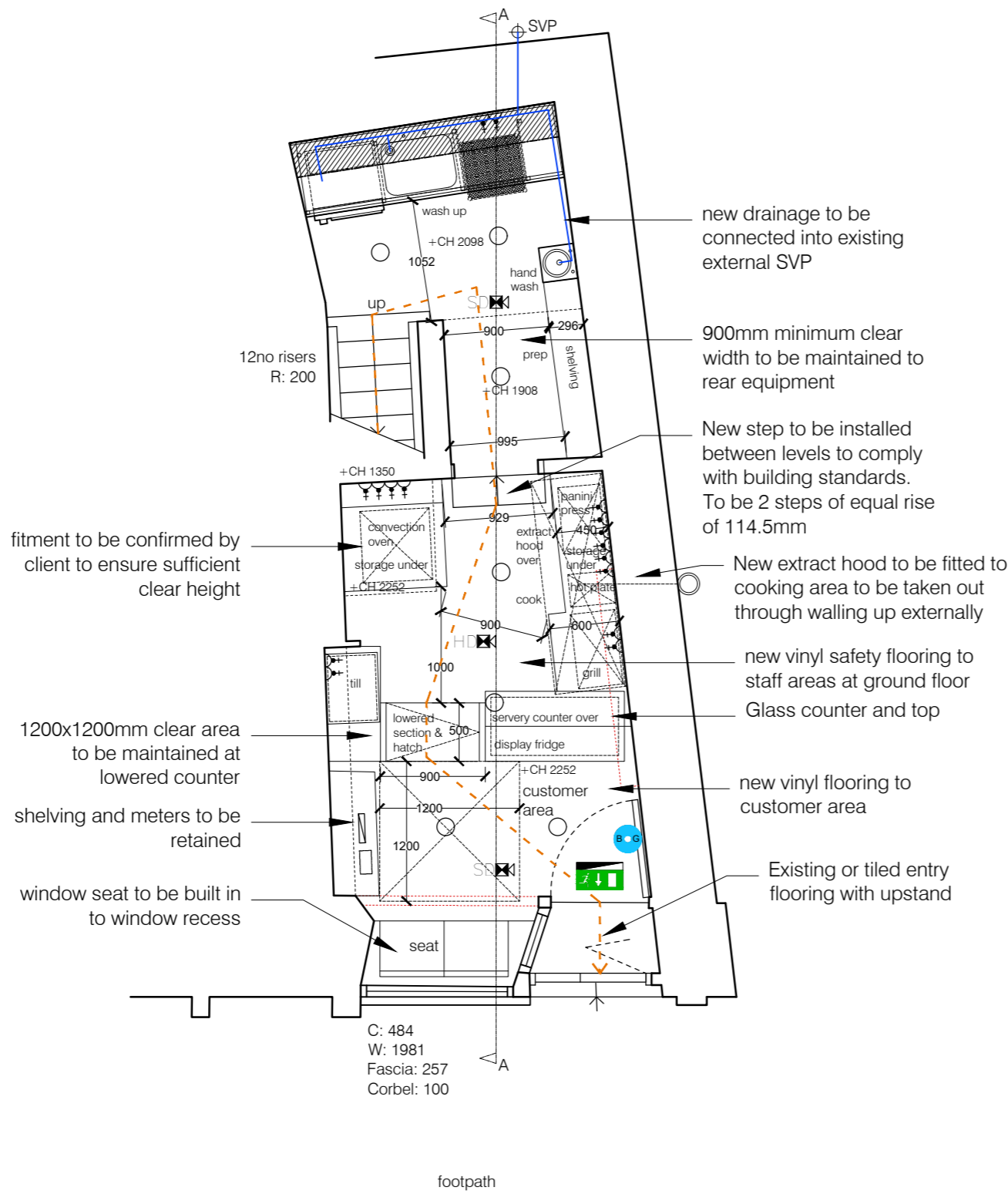
All protected zones to have a surface class finish of Class O to comply with Technical Standards.
 Every room, protected zone or unprotected zone, shall have wall and ceiling surfaces with a reaction to fire which complies with Technical Standard 2.5.1 and follows the guidance in table 2.4 of the Technical Standards, namely:
 Room not more than 30m² - High risk
 Room more than 30m² - Medium risk
 Unprotected zone - Medium risk
 Protected zone (none envisaged) - Low risk

Upholstered Furniture

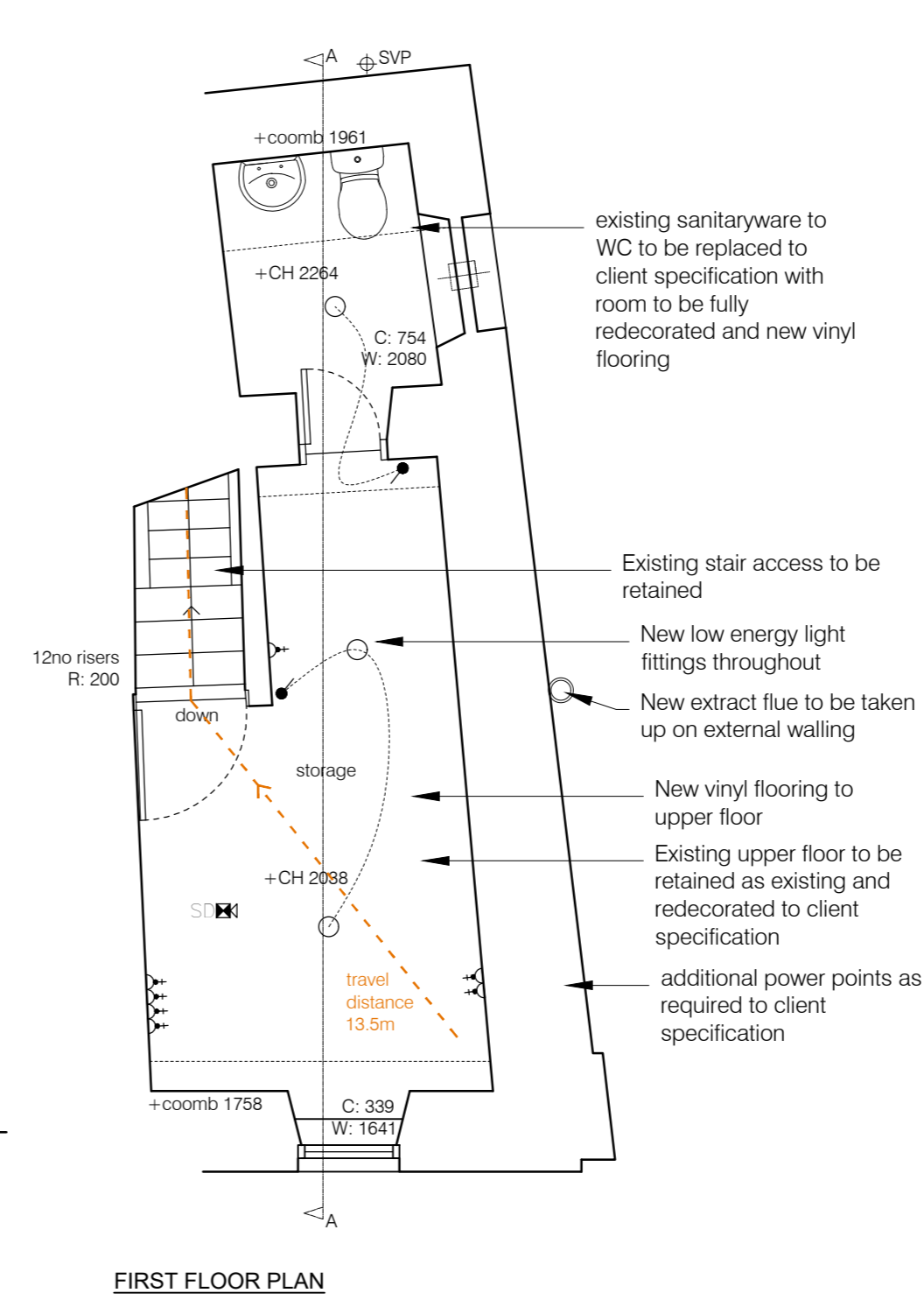
The applicant must ensure that the Furnishings comply with the Furniture & Furnishings (Fire Safety) Regs 1998 and pass the BS 5852: 2006 Ignition Sources (0-5 Test & Cigarette & Match Ignitability) Test.
 A Certificate of Compliance to the aforementioned British Standards should be issued by a competent person.

Emergency Lighting

New Emergency Lighting units are to be provided to accommodate the revisions to the floor plan layout.
 Any new points of Exit are to be provided with fully maintained light fittings which are installed c/w a 3 hour battery back-up and non-maintained fittings.
 The emergency lighting installation is to be installed to comply in all respects with BS5266: Part 1: 2011 (Non-maintained / Maintained).
 All maintained Escape Route Lighting serving any Protected Zones to be on a separate circuit from any other part of the escape route.

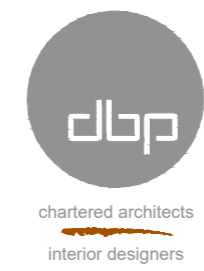
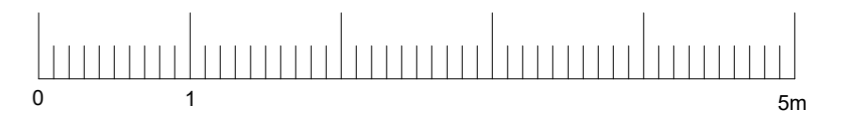


GROUND FLOOR PLAN



FIRST FLOOR PLAN

	Single 13 Amp socket at low level		Direction Emergency Exit Sign (Over Door Unit)
	Double 13 Amp socket at low level		Ceiling Mounted Emergency Light
	Single Switched Spur		Fire Alarm Break Glass Call Point
	Double Switched Spur		Smoke Detector
	Single 13 Amp socket at high level		Smoke Detector/Sounder
	Double 13 Amp socket at high level		Heat Detector/Sounder
	Fused Spur Low Level		Multi Sensor Sounder/Beacon
	Fused Spur Worktop Level		
	Single Switch		
	BT Phone Point		
	TV Ariel Point		
	Card operation to isolate electrics.		
	Shaver point to be located above vanity unit.		
	Mechanical Extract Fan		
	LED (Specification TBC) IP Rated where appropriate.		
	Pendant Light Fitting		



REV B : UPDATED FOLLOWING CLIENT COMMENT (30.06.21) REV A : UPDATED FOLLOWING CLIENT COMMENT (29.06.21)			
PROJECT 19 WEST HIGH STREET, CRIEFF PH7 4AU			
CLIENT MR. DEMIREZEN	SCALE 1:50 @ A2	DATE JUN 2021	
TITLE PROPOSED GROUND AND FIRST FLOOR PLANS		DRAWN CS	
PROJECT No. DBC1625-21	DRAWING No. 005	REVISION No. B	