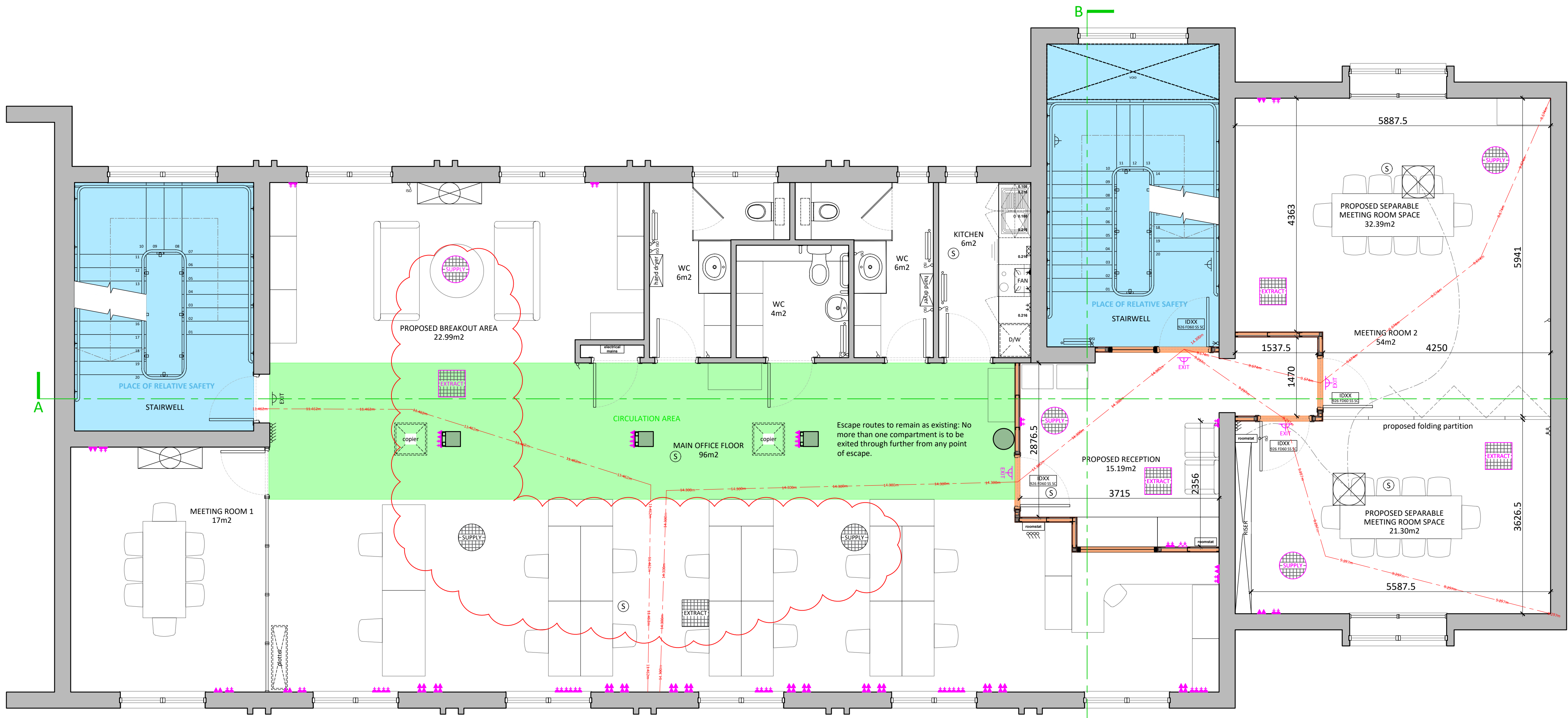
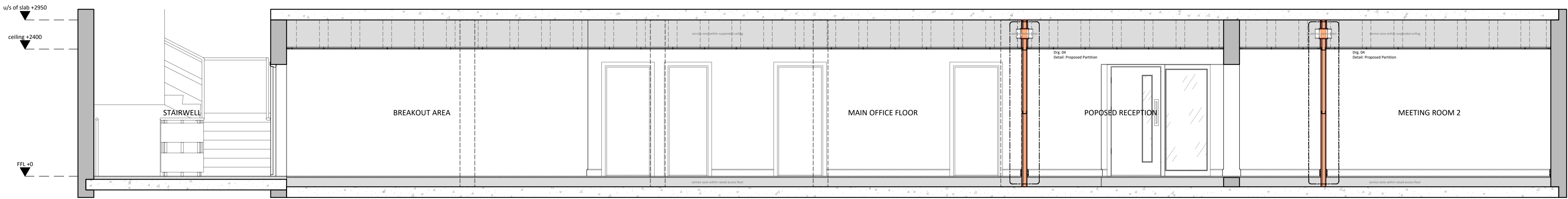




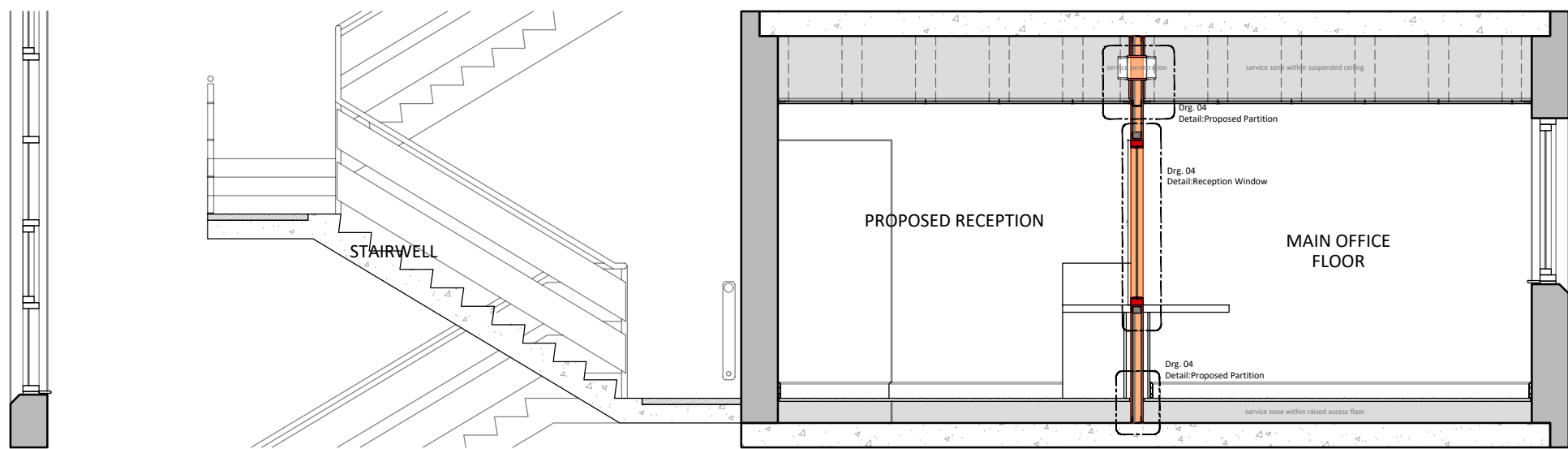
General Arrangement

PROPOSED 1:50



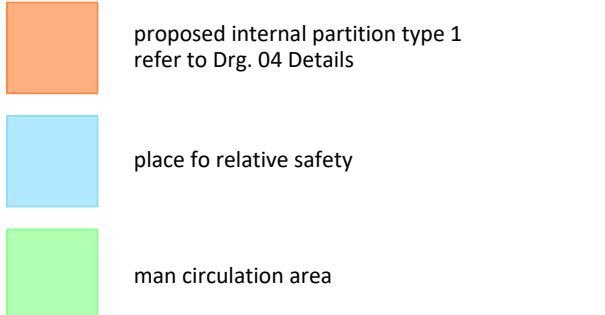
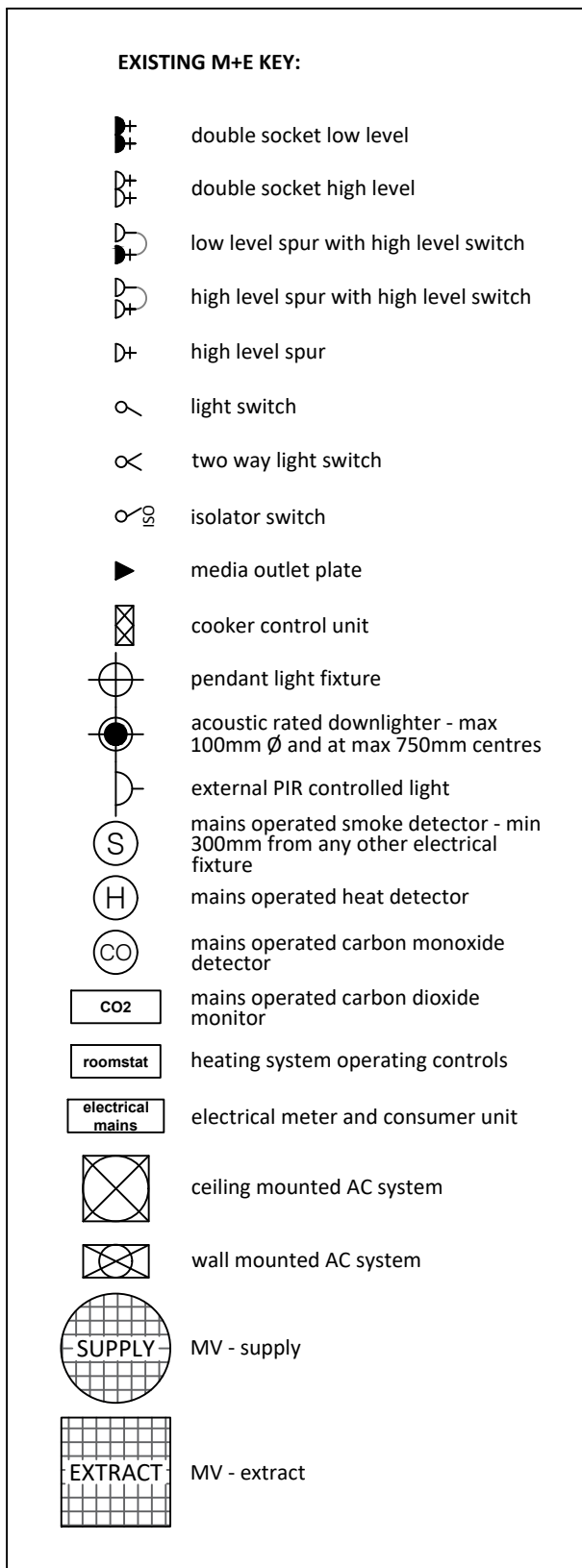
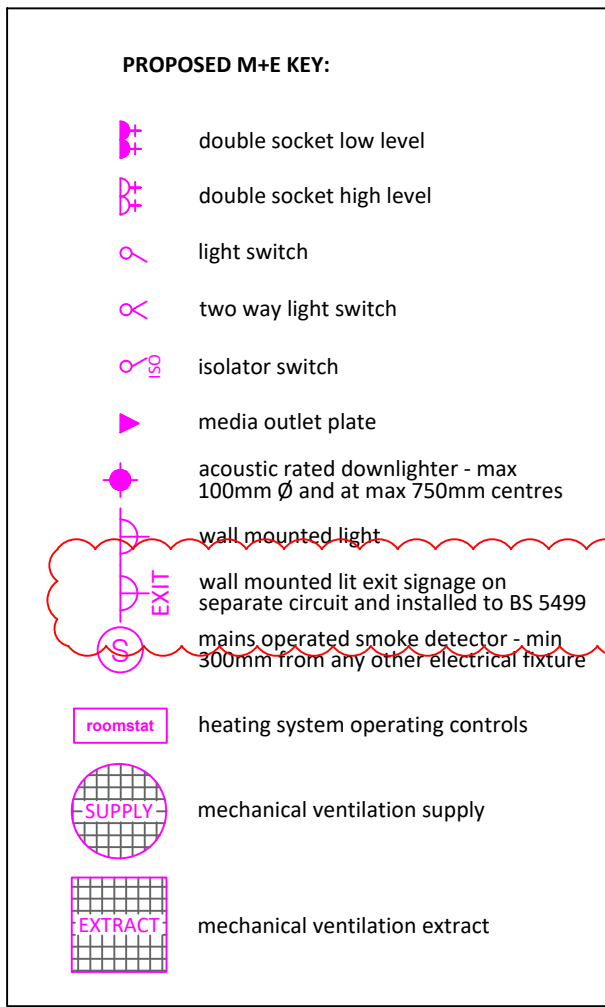
Section A-A

PROPOSED 1:50



Section B-B

PROPOSED 1:50



Do not scale from this drawing. All dimensions to be checked on site prior to commencement of works. Any discrepancies to be brought to the immediate attention of Graham + Sibbald.

- MATERIALS / WORKMANSHIP**
- All works on site to be carried out in a tradesman like manner and in accordance with all current British Standards and Code of Practice with construction in accordance with BS8000.
 - The contractor to provide all materials, fittings & components that are reasonably deemed "fit for their intended purpose" and is deemed to have visited the site and ascertained the true nature of the works.
 - All carpentry timber to be treated with pressure impregnated preservative in accordance with BS 4072; BS 5268 part 5.
 - No High Alumina Cement to be used.
 - Building Control to be informed in writing 7 days before commencement on site.
 - Any Asbestos encountered during the works to be removed in accordance with The Asbestos Code of Practice guidance Notes 36 & 37.
 - All new glazing to comply with BS 6262: 2005.

- SOCKETS AND SWITCH POSITIONS**
- All electrical installations are to be carried out in accordance with the current edition of the I.E.E. Regulations. Including all necessary bonding and earthing. All electrical works to be carried out to BS 7671:2008.
 - Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m 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 900 mm and 1.1 m above floor level, standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface.

- All fixed light fittings to be low energy type.

- DOOR AND WINDOW SECURITY**
- All new doors and windows in vulnerable locations should comply with BS PAS 24: 2007 for doorsets and BS 7950: 1997.

- VENTILATION**
- Mechanical ventilation to be installed to "Meeting Room 2" to provide ventilation supplementary to the insufficient existing trickle in compliance with:
 - BS 5720: 1979
 - CIBSE Guide B: 2001, Installation and equipment data, section B2, Ventilation and air-conditioning.
 - Ventilation to be installed in ceiling void with outlets and extracts mounted on the existing grid ceiling and be controlled by accessible means within the room.
 - All ducting to be lagged and fully insulated with condensation traps installed where necessary by the system installed.

- AUTOMATIC FIRE DETECTION**
- All smoke alarms to comply with BS 5839-1:2017 and in accordance with the provisions of below -
 - The standby power supply for the smoke alarm should take the form of a primary battery, a secondary battery or a capacitor. The capacity of the standby supply should be sufficient to power the smoke alarm when the mains power supply is off for at least 72 hours while giving an audible warning of mains power supply being off. There should remain sufficient capacity to provide a warning of smoke for a further 4 minutes. An audible warning should be given at least once every minute where the capacity of the standby power supply falls below that required to satisfy the recommended standby duration when the mains power supply is on; or persist for at least 15 days when the mains power supply is off.
 - A smoke detector should be located -
 - Where designed for ceiling mounting; at least 300 mm away from any wall or light fitting, or if designed for wall mounting; more than 150 mm and not more than 300 mm below the ceiling, at least 300 mm away from, and not directly above, a heater or air conditioning outlet, and on a surface which is normally at the ambient temperature of the rest of the room or circulation area in which the smoke alarm is situated.
 - All smoke detectors to be interconnected together and with existing alarm system so that detection of a fire by any one of them operates the alarm signal in all of them.
 - A smoke alarm should be permanently wired to a circuit. The mains supply to the smoke alarm should take the form of either -
 - an independent circuit at the dwelling's main distribution board, in which case no other electrical equipment should be connected to this circuit (other than a dedicated monitoring device installed to indicate failure of the mains supply to the smoke alarms), or a separately electrically protected, regularly used local lighting circuit.

Note: Where smoke alarms are of a type that may be interconnected, all smoke alarms should be connected on a single final circuit. The above provisions are broadly in line with the recommendations of BS 5839: Part 6: 1995 for a Grade D Type LD3 system.

D	16/10/2019	Fire detection system specification revised to BS 5839-1:2017; exit signage specified to BS 5499; existing MV illustrated and proposals to relocate indicated	CS
C	02/10/2019	door ref added to stairwell/reception door	CS
B	30/09/2019	door/glazing handed in new compartment wall at stairwell	CS
A	25/09/2019	compartment wall added to stairwell altering proposed reception layout	CS
No.	Date	Description	By



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Client
HM Maritime and Coastguard Agency

Project
Office Layout Alterations

Address
Bregenz House
5 Quay St
Bangor BT20 5ED

Drawing Title
General Arrangements
Proposed

Department No. 12034	Drawing No. 03	Revision D	Sheet Size A1 @ 1:50
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AIMS No. 2019\07\0009	Drawing Status _BW
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Drawn By CS	Checked By APD	Date 26/08/2019
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