

Notes

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T01	Draft Tender Issue (for review)	IJN/	13.06.2023
00	Preliminary Issue	HC/TB/TB	29.04.2022
Rev	Description	By / Chk'd / App'd	Date



Client

Saltash Town Council

Project

Saltash Library Refurbishment

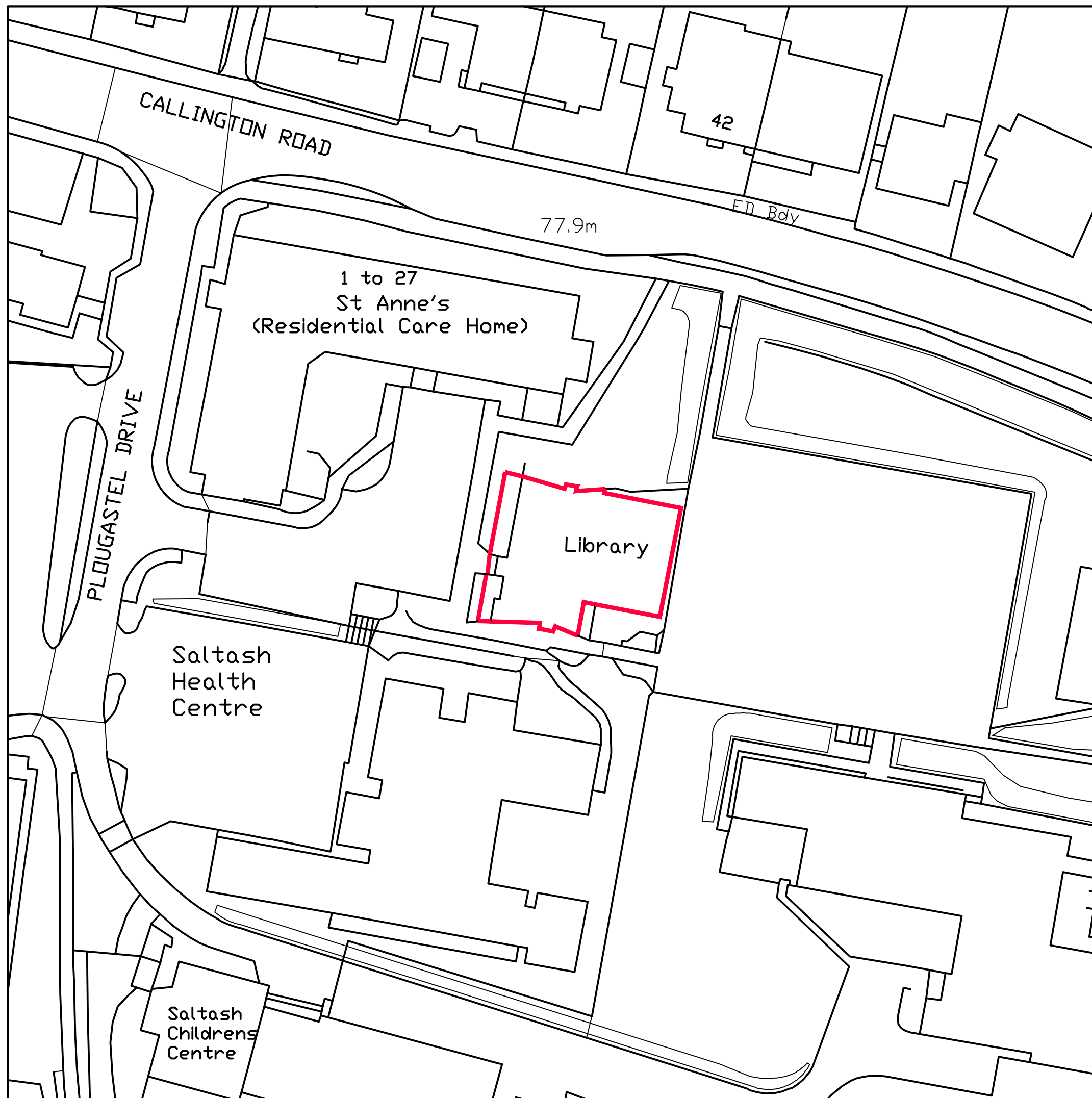
Drawing Title

Location & Site Plan

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:500	29.04.2022	
Revision	Drawn By	Check By	Approved By
00	HC	TB	TB

A3 Drawing Identifier				BS1192:2007 / Avanti Compliant			
Project	Origin	Zone	Level	Type	Role	Class Number	
SAL	BPC	XX	XX	DR	B	910 001	

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Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

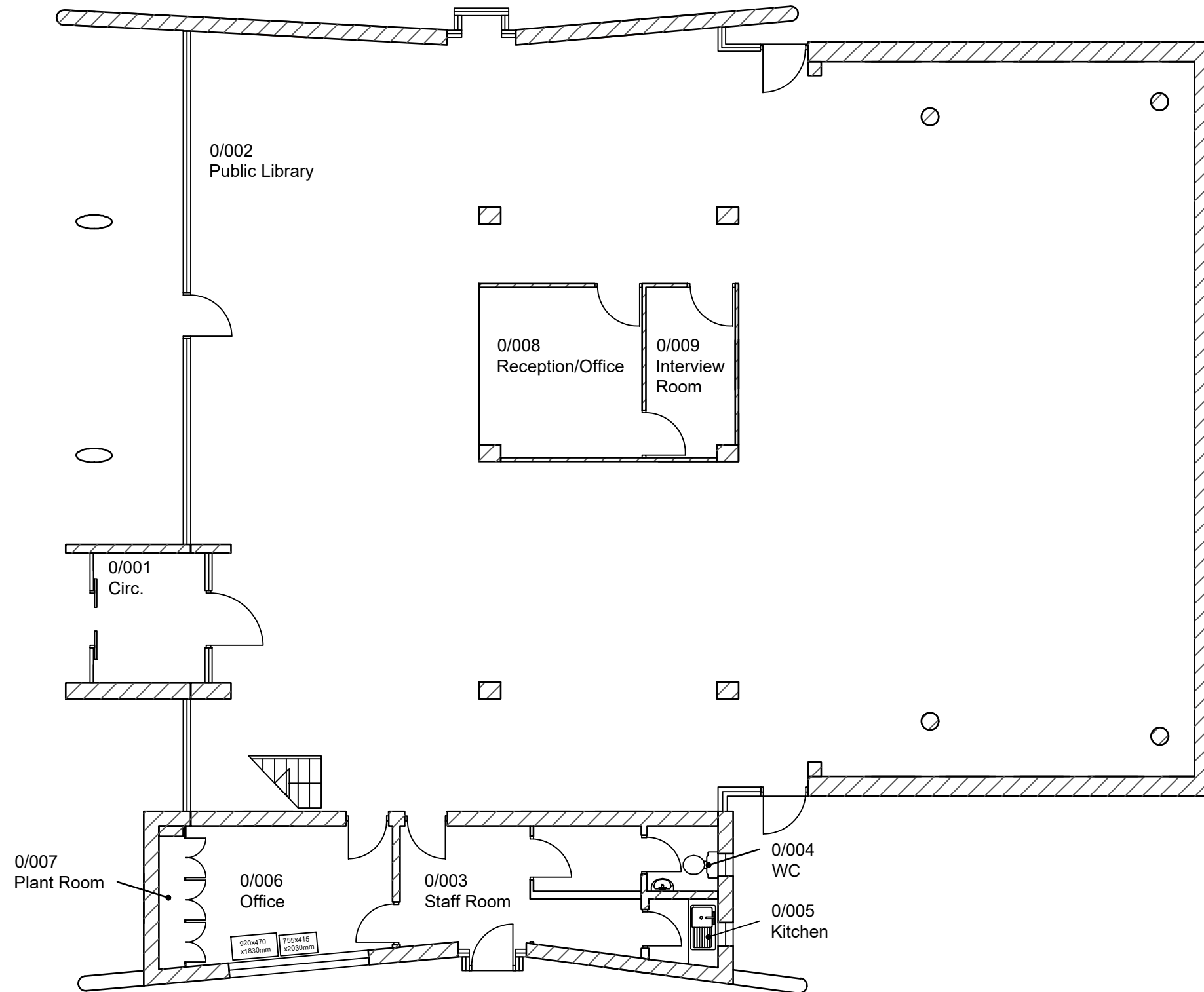
Existing Ground Floor Plan

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier
Project Origin Zone Level Type Role Class Number

SAL BPC XX 00 DR B 021 001

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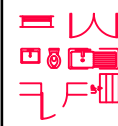


Ground Floor Level

Externally

- Remove existing aluminium framed curtain walling, windows and doors as indicated on elevations.
- Remove all old window fixings and inspect for damage. Carry out repairs to damaged/ spalled concrete soffit and building structure using a proprietary concrete repair system.
- Install vertical and horizontal DPC's and prepare openings generally to receive replacement aluminium systems.

Notes - Building Demolitions & Enabling Works



General
 - Extent of existing walls, steps, doors, windows and fittings to be removed/demolished indicated thus.
 - For the purposes of the tender it will be assumed that the tendering contractors will have visited site and assessed for themselves the full extent of demolition, enabling, builders work and making good required.

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Asbestos:

A full Asbestos Demolition & Refurbishment Survey to HS(G)264 should be carried out by the contractor to all demolition areas, construction working areas and service routes within buildings to identify the presence and location of any Asbestos Containing Materials. Should ACM's be found within these buildings and require removal, then the method of removal will need to be detailed separately in-line with The Control of Asbestos Regulations 2012.

Method of Demolition:

All demolitions and alterations to existing buildings must be in accordance with contractors specific methods or sequencing of demolitions including temporary shoring or supports as required. The timing of demolition works and provisions including the selection of appropriate plant and equipment to minimise the structural vibration, dust and disturbance to the library and surrounding areas should be considered, in order to comply with all regulatory requirements including: *The Clean Air Act 1956, Control of Pollution Act 1974, Noise at Work Regulations 2005, BS5228 Noise Control on Construction and Open Sites.*

Surface/Combined/Foul Drainage - Disconnections/Capping/Diversion/Adaption/Extension:
 Contractor to allow for capping any redundant below ground drainage of any below ground runs to be disconnected and removed beneath or adjacent to buildings. Extend and adapt existing drainage systems to suit new revised toilet layout.

Existing Site Services Disconnections:

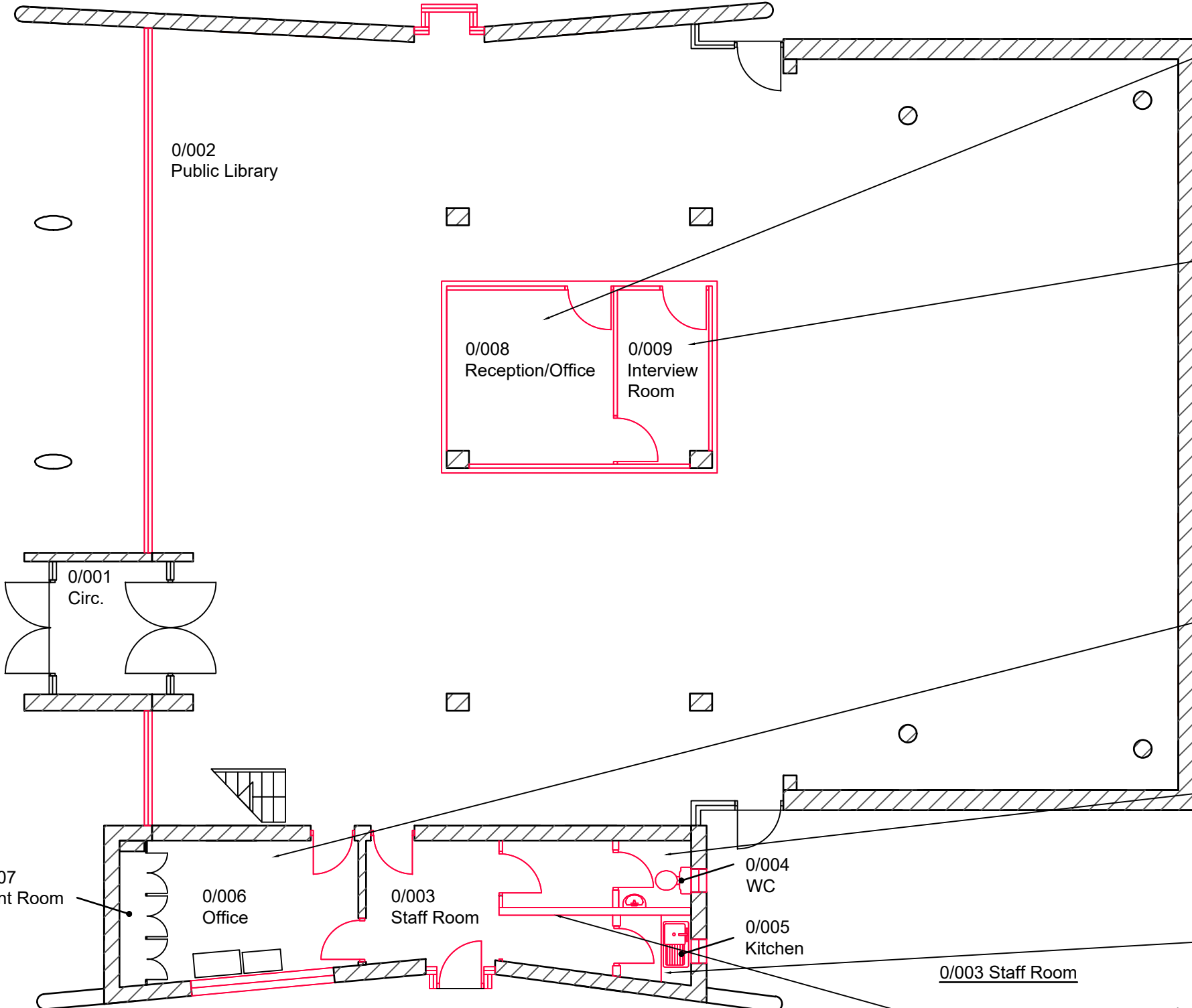
Identify, isolate and remove redundant supplies, cables, pipes equipment, controls, switches, fittings and ancillary items in accordance with Building Services Engineers details.

Builders Work:

In connection with isolated demolitions and removal of services, the contractor is to take account of any subsequent making good including maintaining damp proofing, fire stopping, acoustic separation, thermal insulation and air leakage barriers.

Bats/protected species:

Ecology Consultant to inspect prior to carrying out works and report any issues or findings to client and contract administrator.



Ground Floor Level

0/008 Reception/Office

- Remove all partitions, doors and finishes within this area.
- Retain and make good existing concrete piers/columns.
- Remove redundant services.
- Allow for relocating retained services (see BSE drawings).

0/009 Interview Room

- Remove all partitions, doors and finishes within this area.
- Retain and make good existing concrete piers/columns.
- Remove redundant services.

0/007 Plant Room

- See BSE drawings for strip out works to existing services.

0/006 Office

- Remove doorsets to 0/002 & 0/003 openings.
- Remove floor finishes.
- Retain 2nr cupboards.

0/004 WC

- Remove internal partition and doorset.
- Remove all sanitaryware and associated components.

0/005 Kitchen

- Remove internal partition and doorset.
- Remove all kitchenette furniture and associated components.

0/003 Staff Room

- Remove internal partition/wall and doorset.
- Remove door and frame between staff room and main library.

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Client

Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

Demolition Ground Floor Plan

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier		BS1192:2007 / Avanti Compliant	
Project	Origin	Zone	Level
SAL	BPC	XX	00
Type	Role	Class	Number
DR	B	040	001

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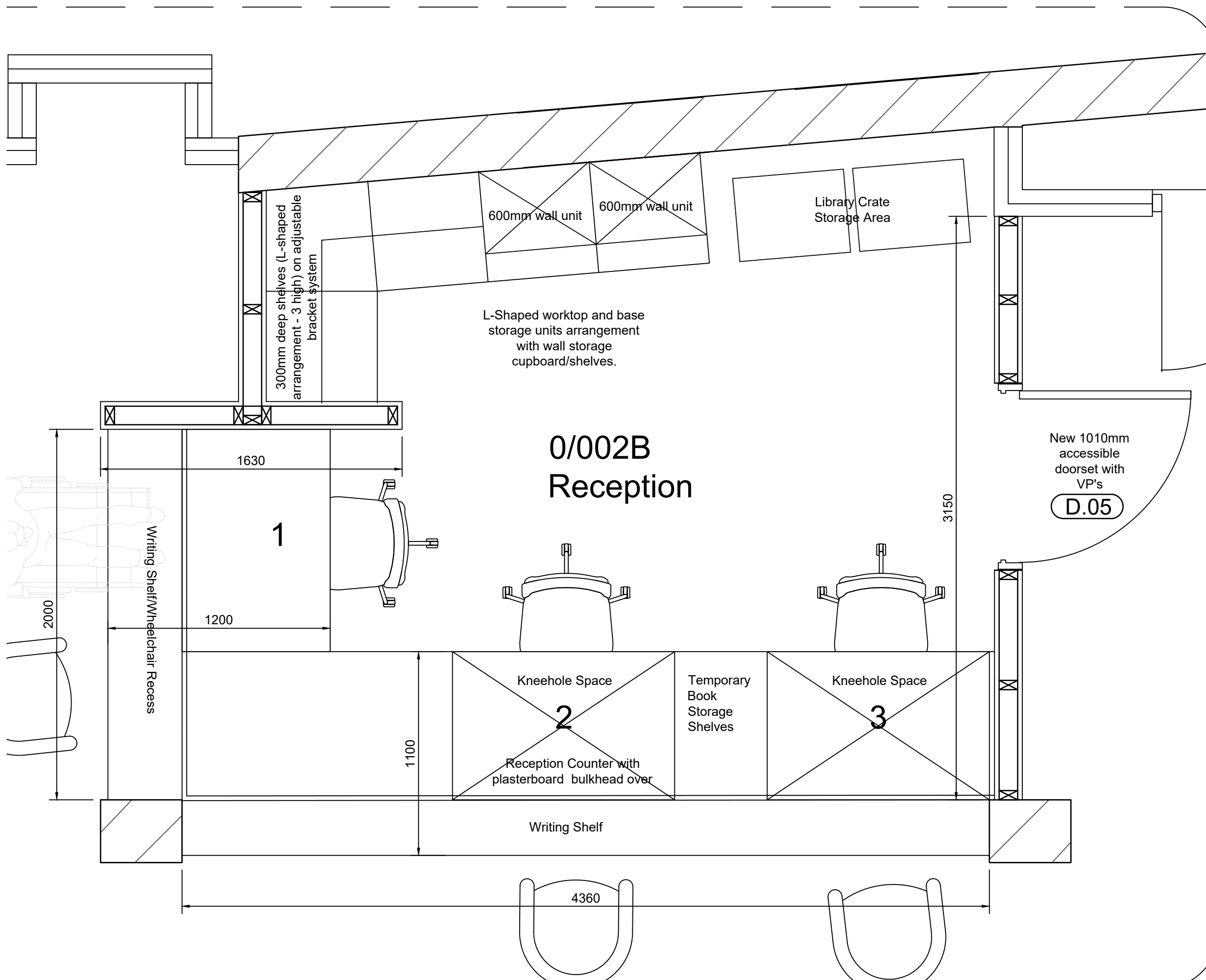
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T01 Draft Tender Issue (for review) IJN/ 13.06.2023
 Rev Description By / Chk'd / App'd Date



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Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

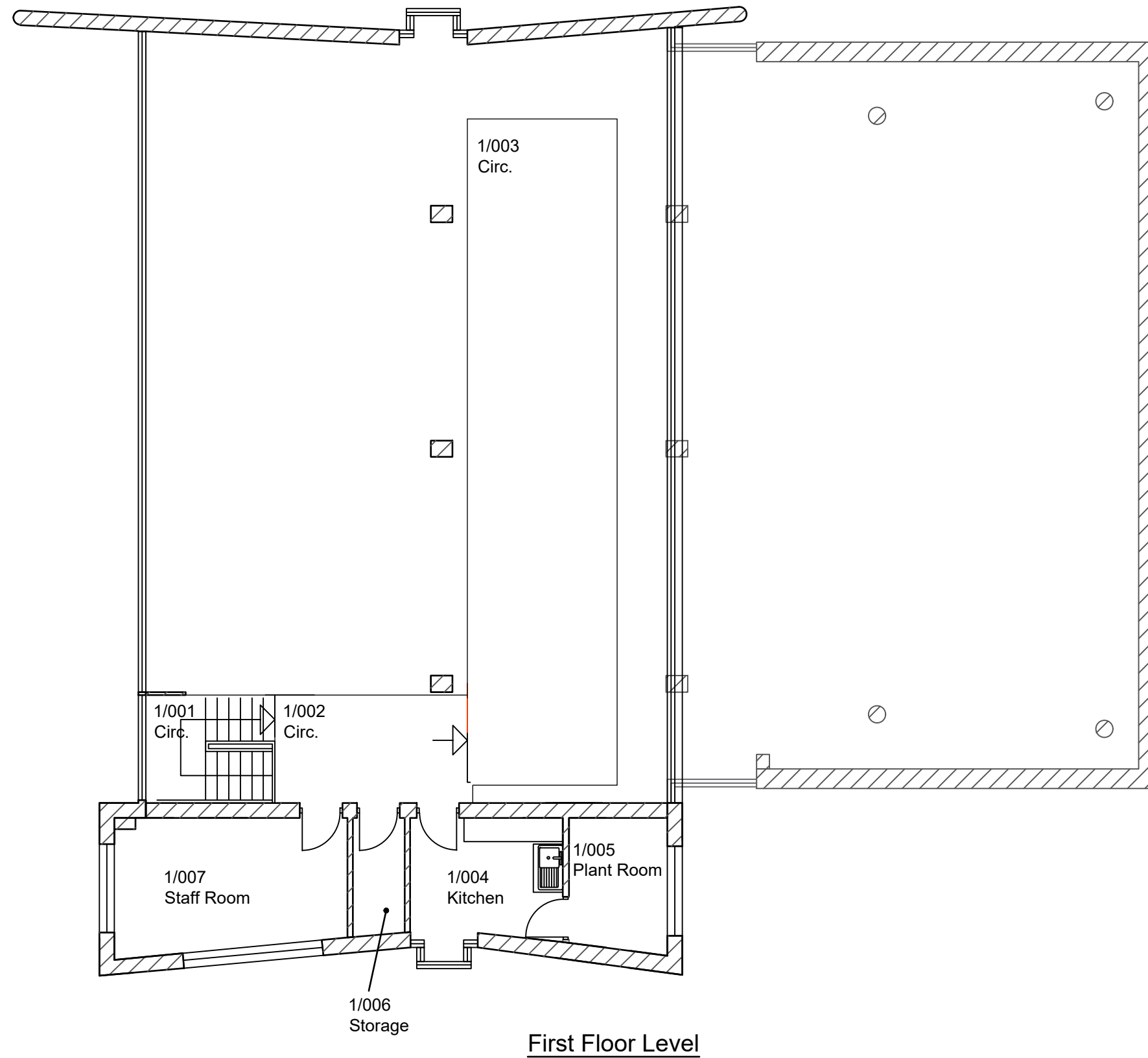
New Reception Office
 - Detailed Floor Layout Plan

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:20	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	IJN	TB	IJN

A3 Drawing Identifier Project Origin Zone Level Type Role Class Number

SAL BPC XX 00 DR B 015 001

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First Floor Level



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Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

Existing First Floor Plan

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier				BS1192:2007 / Avanti Compliant			
Project	Origin	Zone	Level	Type	Role	Class	Number
SAL	BPC	XX	00	DR	B	021	002

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Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

Demolition First Floor Plan

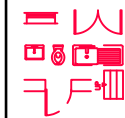
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33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier Project Origin Zone Level Type Role Class Number

SAL BPC XX 00 DR B 040 002

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Notes - Building Demolitions & Enabling Works



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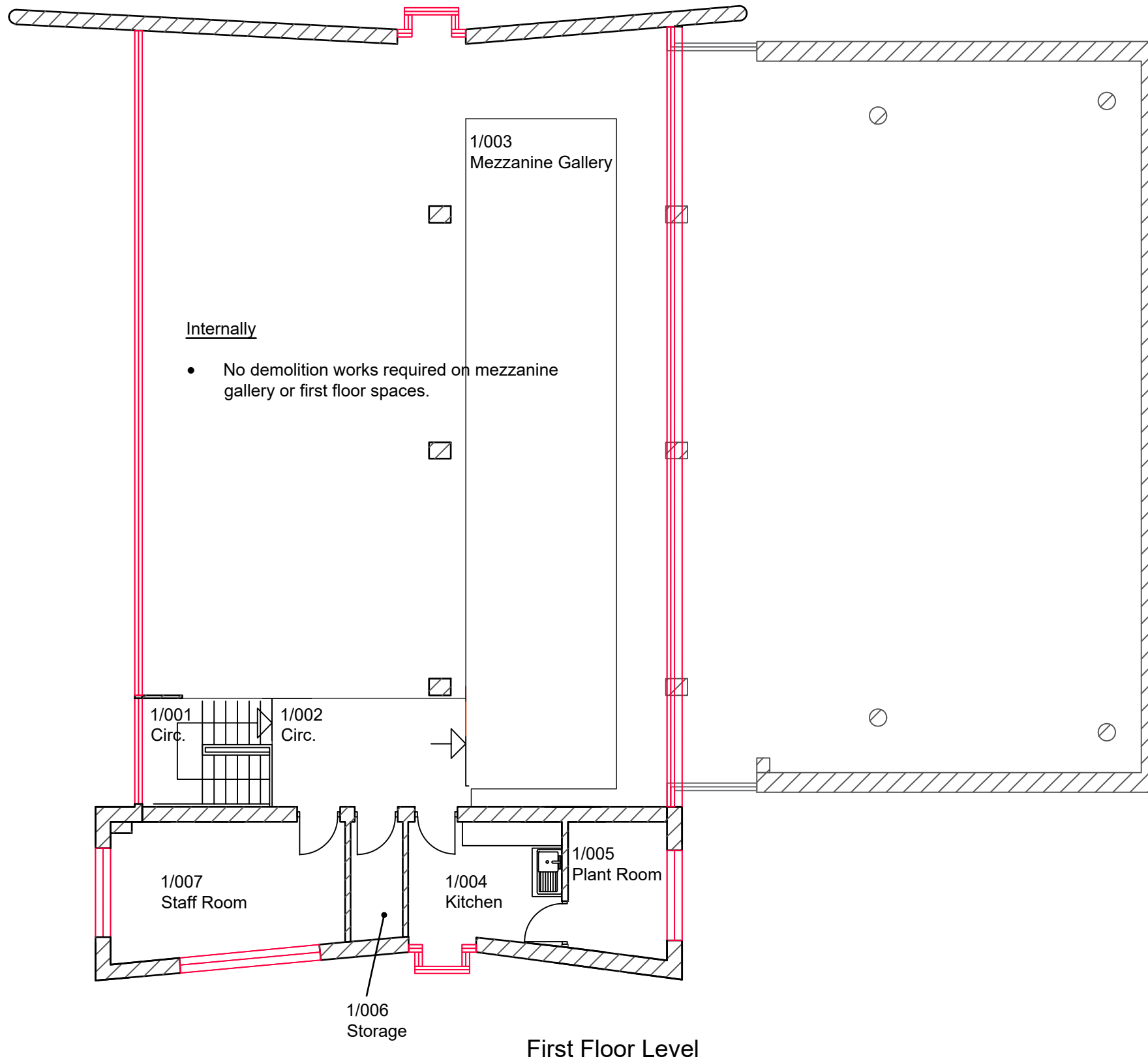
Ecology Consultant to inspect prior to carrying out works and report any issues or findings to client and contract administrator.

Externally

- Remove existing aluminium framed curtain walling, windows and doors as indicated on elevations.
- Remove all old window fixings and inspect for damage. Carry out repairs to damaged/ spalled concrete soffit and building structure using a proprietary concrete repair system.
- Install vertical and horizontal DPC's and prepare openings generally to receive replacement aluminium systems.

Internally

- No demolition works required on mezzanine gallery or first floor spaces.





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Saltash Library Refurbishment

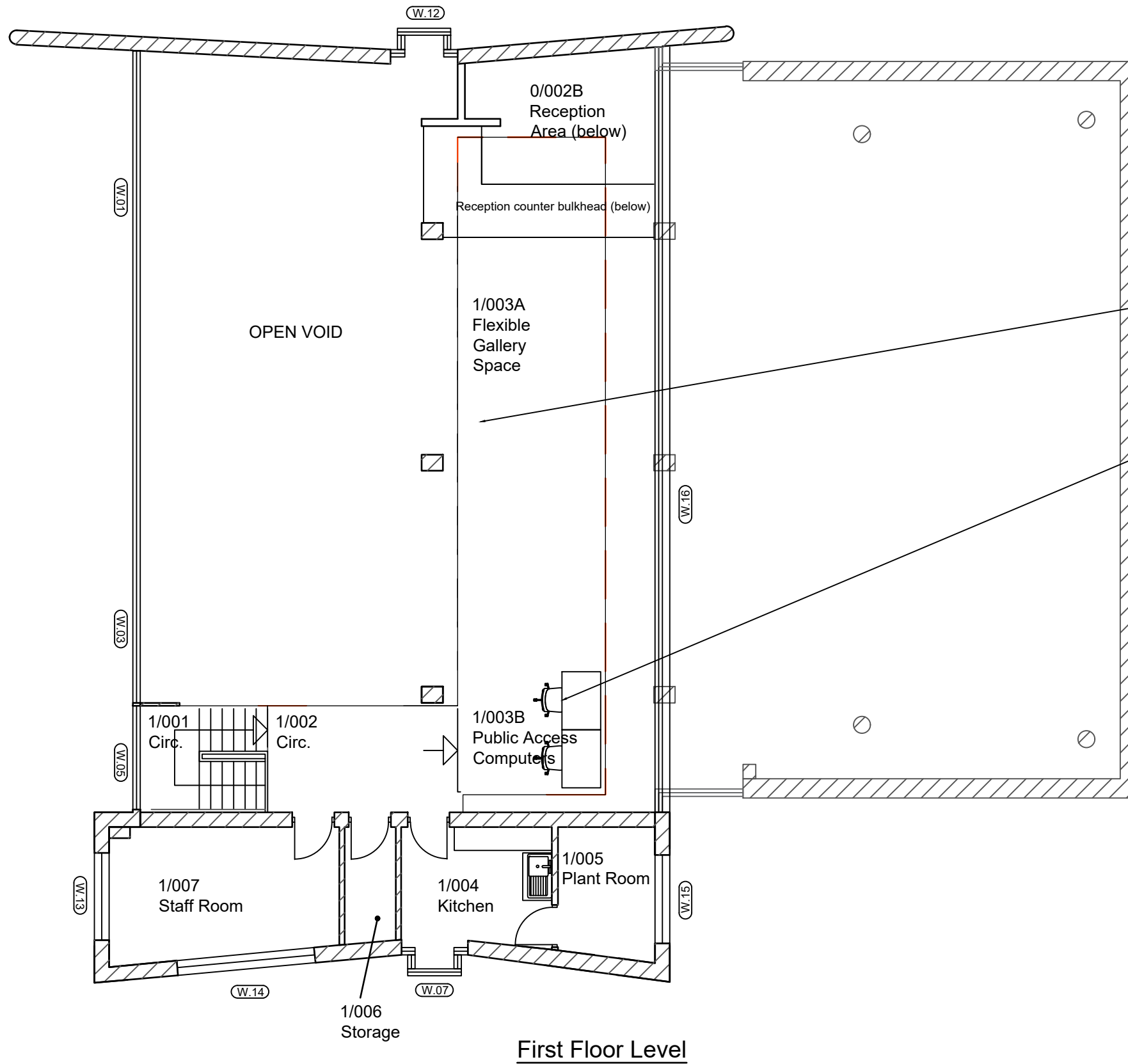
Drawing Title

Proposed First Floor Plan

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier				BS1192:2007 / Avanti Compliant			
Project	Origin	Zone	Level	Type	Role	Class	Number
SAL	BPC	XX	00	DR	B	061	002

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Generally

- Renew decoration throughout building (TBC)

1/001 Stairs/Circulation

- Retain as existing.

1/002 Circulation/Landing

- Retain as existing.

1/003A Mezzanine Gallery Space

- Existing space retained for flexible uses.
- **Note:** Loading/capacity of mezzanine to be confirmed by Structural Engineer.

1/003B Public Access Computers

- Relocate existing desks from Ground Floor.
- Existing power floor boxes to be utilised.
- Install new data point socket on wall above data cabinets.

1/004 Kitchen

- Retain as existing.

1/005 Plant Room

- Retain as existing.

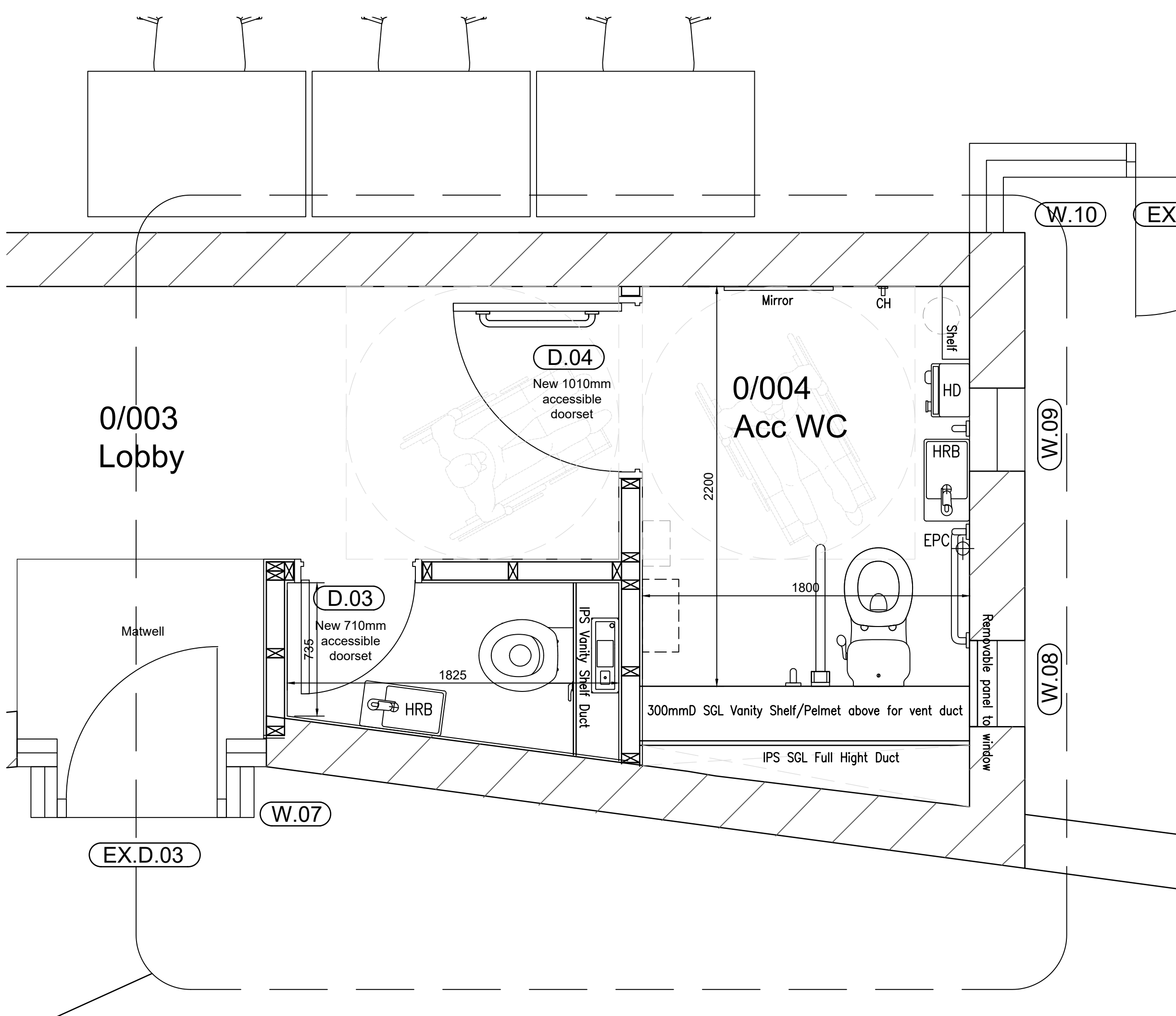
1/006 Storage

- Retain as existing.

1/007 Staff Room

- Retain as existing.

First Floor Level



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T01 Draft Tender Issue (for review) IJN/ 13.06.2023
 Rev Description By / Chk'd / App'd Date



Client
 Saltash Town Council

Project
 Saltash Library Refurbishment

Drawing Title
 Proposed Toilet Areas
 - Detailed Floor Layout Plan

Purpose of Issue TENDER		Status S2
Project No. 33358	Scale @ A3 1:20	Date 29.04.2022
Revision T01	Drawn By IJN	Check By TB
		Approved By IJN

A3 Drawing Identifier
 Project Origin Zone Level Type Role Class Number
 SAL BPC XX 00 DR B 015 001
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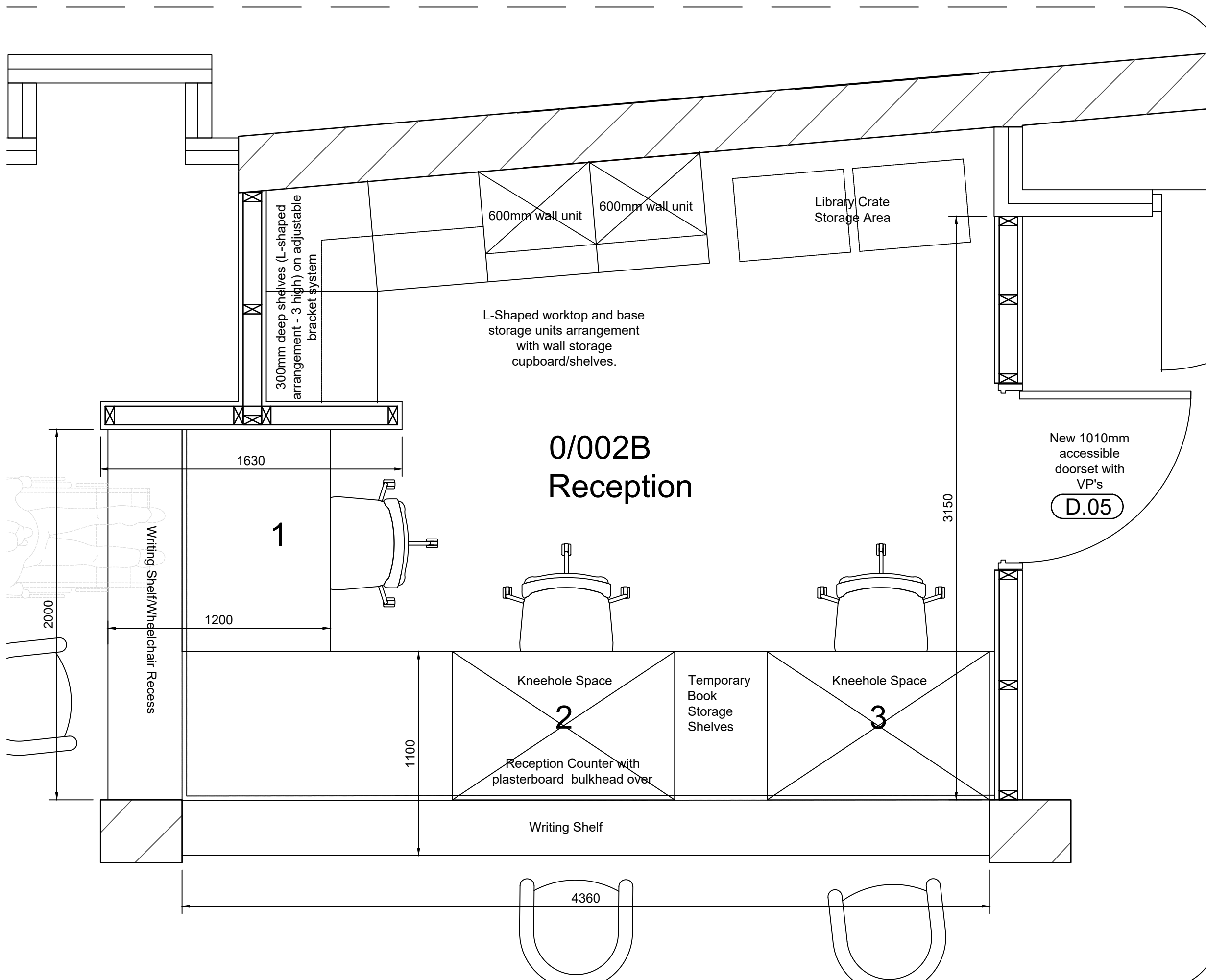
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T01 Draft Tender Issue (for review) IJN/ 22.06.2023
 Rev Description By / Chk'd / App'd Date



Client

Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

New Reception Office
 - Detailed Floor Layout Plan

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:20	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	IJN	TB	IJN

A3 Drawing Identifier Project Origin Zone Level Type Role Class Number

SAL BPC XX 00 DR B 015 001

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NOTE: Do not measure from this drawing.
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indicates curtain walling, windows and doors to be carefully removed as part of demolition/enabling works. Refer to proposed elevations for details of replacement aluminium systems.



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T01	Draft Tender Issue (for review)	IJN/	13.06.2023
00	Preliminary Issue	HC/TB/TB	29.04.2022
Rev	Description	By / Chk'd / App'd	Date



Client

Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

Existing West Elevation

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier
Project Origin Zone Level Type Role Class Number
SAL BPC XX XX DR B 022 001

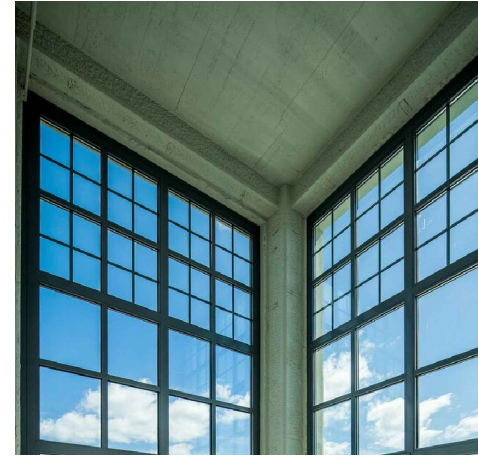
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NOTE: Do not measure from this drawing.
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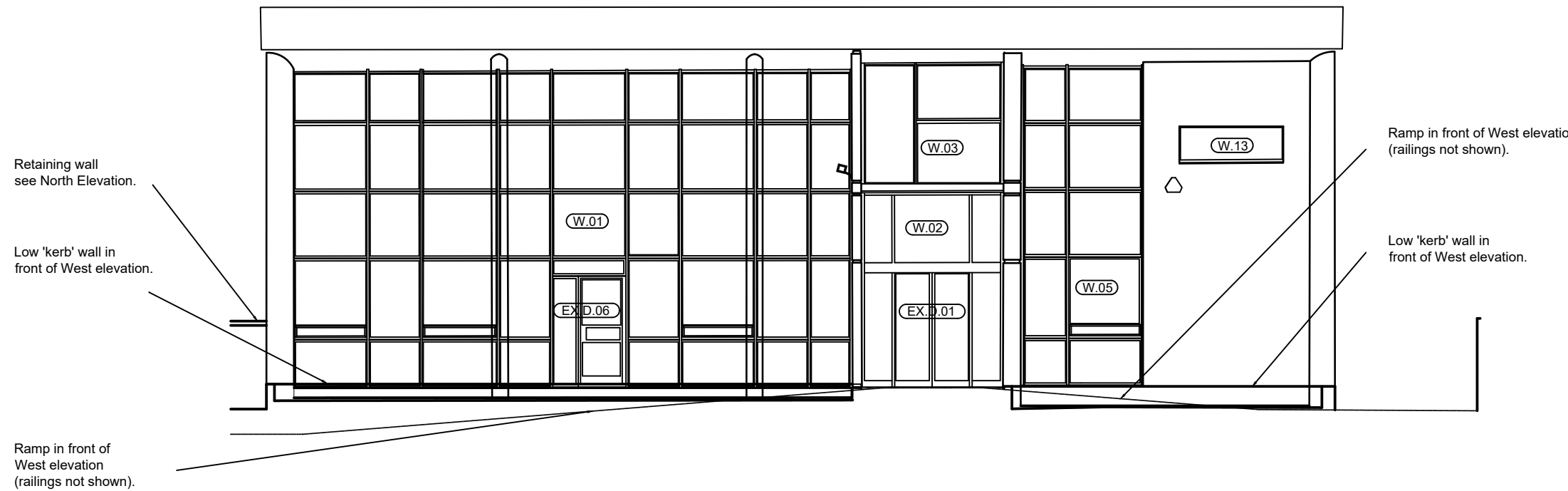
Externally

- W01, 02, 03, 05, 07, 12 & 16: Reynaers Aluminium SlimLine 38 Cubic high-insulation double glazed curtain wall window system. This product has been developed to mimic the slender look of steel windows, and the Cubic variant sports a stepped surface. Powder coated finish to match existing colour.
- EX.D.03 & 06: Reynaers Aluminium SlimLine 38 double glazed door systems. Powder coated finish to match existing colour. Ironmongery, security detection and access control TBC. Opening direction of EX.D.06 to be confirmed.
- W06, 08 & 09: Reynaers Aluminium SlimLine 38 Cubic high-insulation double glazed opening casement window system. Powder coated finish to match existing colour. Ironmongery, security detection and access control TBC.
- W10, 11, 13, 14, 15 & 17 (windows within 0/002 Library Space is not included within this tender).

- All glazing to windows and doors to be suitable for high exposure category for wind driven rain and Building Regulations A.D's L, F, K & Q (PAS24) compliant. Specialist installer/manufacturer to provide fabrication and installation details and provide full U-value calculations and specification to prove compliance with the Building Control Officer.
- All windows arrangements and fenestration to match existing.
- Factory fitted apertures to be formed in windows W08 & 09 for connection of mechanical extract fans and ducts to toilets. Refer to M&E details.
- Retain existing main entrance automatic sliding doors and associated curtain walling. Remove individual glass panel containing Cornwall Council Crest and replace with new glazed panel for application of Saltash Town Crest/graphics by client.



Example photograph for context



West Elevation

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T01	Draft Tender Issue (for review)	IJN/	13.06.2023
00	Preliminary Issue	HC/TB/TB	29.04.2022
Rev	Description	By / Chk'd / App'd	Date



Client

Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

Proposed West Elevation

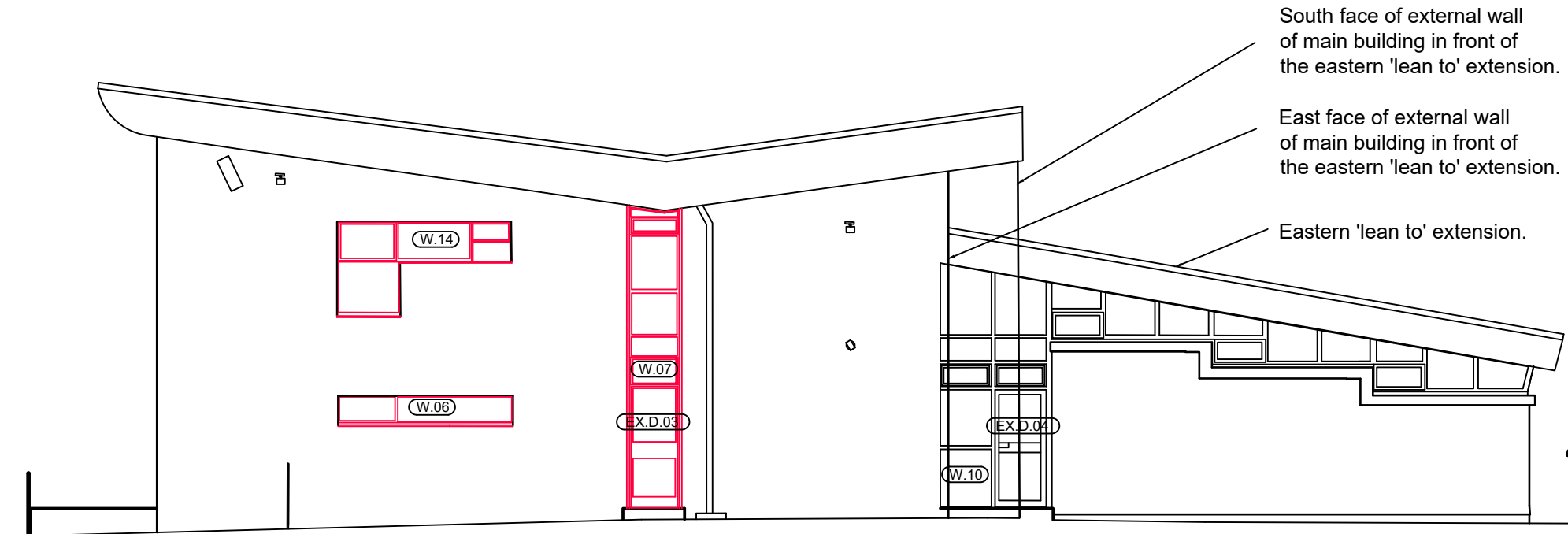
Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier
Project Origin Zone Level Type Role Class Number
SAL BPC XX XX DR B 062 001

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NOTE: Do not measure from this drawing.
 All Southern faces are not parallel to the section plane.
 See also Eastern elevation.

indicates curtain walling, windows and doors to be carefully removed as part of demolition/enabling works. Refer to proposed elevations for details of replacement aluminium systems.



South Elevation

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T01	Draft Tender Issue (for review)	IJN/	13.06.2023
00	Preliminary Issue	HC/TB/TB	29.04.2022
Rev	Description	By / Chk'd / App'd	Date



Client

Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

Existing South Elevation

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

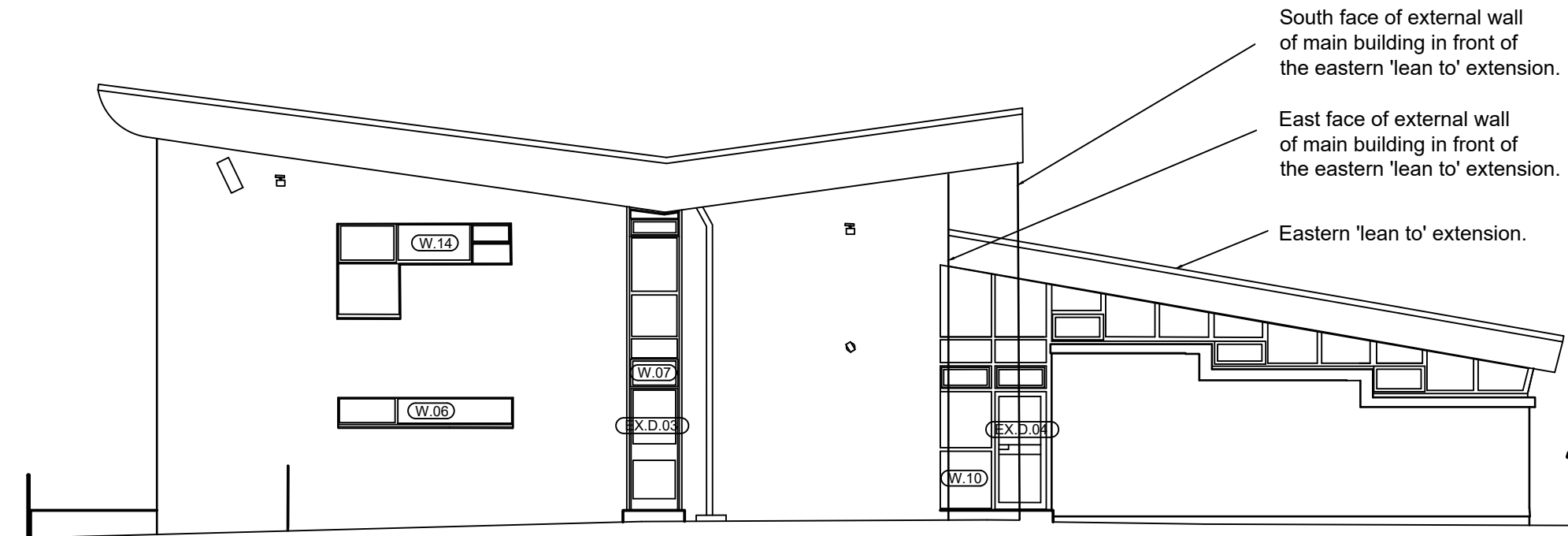
A3 Drawing Identifier							BS1192:2007 / Avanti Compliant	
Project	Origin	Zone	Level	Type	Role	Class	Number	
SAL	BPC	XX	XX	DR	B		022	002

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NOTE: Do not measure from this drawing.
Northern and Southern faces are not on section planes.

Externally

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- W06, 08 & 09: Reynaers Aluminium SlimLine 38 Cubic high-insulation double glazed opening casement window system. Powder coated finish to match existing colour. Ironmongery, security detection and access control TBC.
- W10, 11, 13, 14, 15 & 17 (windows within 0/002 Library Space is not included within this tender).
- All glazing to windows and doors to be suitable for high exposure category for wind driven rain and Building Regulations A.D's L, F, K & Q (PAS24) compliant. Specialist installer/manufacturer to provide fabrication and installation details and provide full U-value calculations and specification to prove compliance with the Building Control Officer.
- All windows arrangements and fenestration to match existing.
- Factory fitted apertures to be formed in windows W08 & 09 for connection of mechanical extract fans and ducts to toilets. Refer to M&E details.
- Retain existing main entrance automatic sliding doors and associated curtain walling. Remove individual glass panel containing Cornwall Council Crest and replace with new glazed panel for application of Saltash Town Crest/graphics by client.



South Elevation

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00	Preliminary Issue	HC/TB/TB	29.04.2022
Rev	Description	By / Chk'd / App'd	Date



Client

Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

Proposed South Elevation

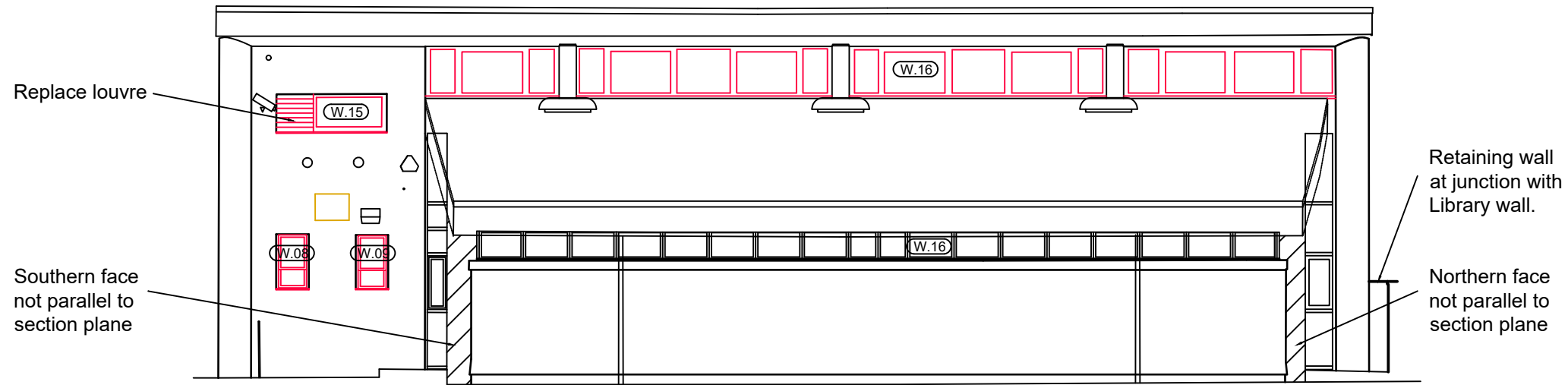
Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier							BS1192:2007 / Avanti Compliant	
Project	Origin	Zone	Level	Type	Role	Class	Number	
SAL	BPC	XX	XX	DR	B	062	002	

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East Elevation

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T01	Draft Tender Issue (for review)	IJN/	13.06.2023
00	Preliminary Issue	HC/TB/TB	29.04.2022
Rev	Description	By / Chk'd / App'd	Date



Client

Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

Existing East Elevation

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

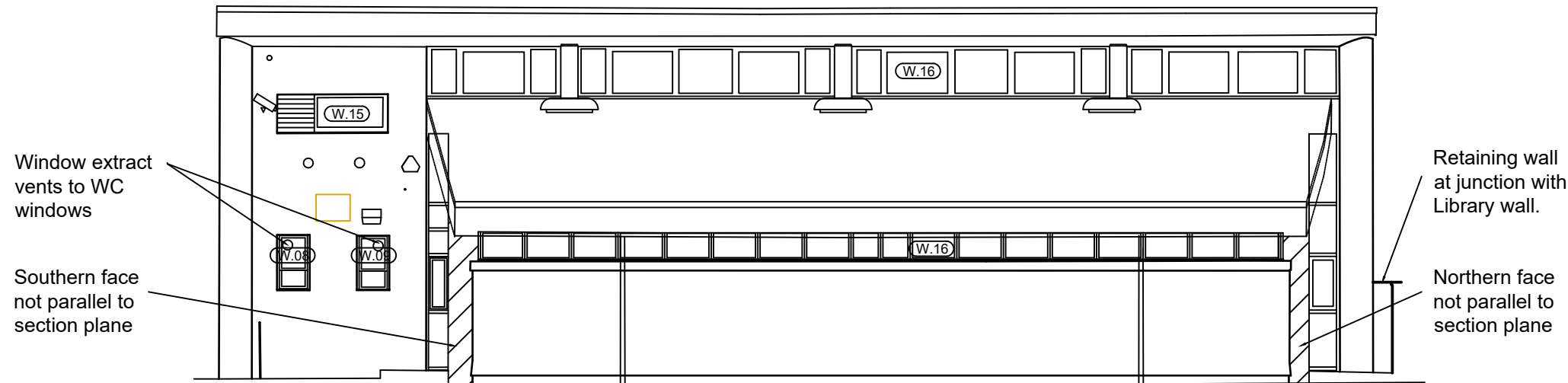
A3 Drawing Identifier
Project Origin Zone Level Type Role Class Number
SAL BPC XX XX DR B 022 003

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Externally

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East Elevation

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00	Preliminary Issue	HC/TB/TB	29.04.2022
Rev	Description	By / Chk'd / App'd	Date



Client

Saltash Town Council

Project

Saltash Library Refurbishment

Drawing Title

Proposed East Elevation

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier							BS1192:2007 / Avanti Compliant	
Project	Origin	Zone	Level	Type	Role	Class	Number	
SAL	BPC	XX	XX	DR	B		062	003

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NOTE: Do not measure from this drawing.
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00	Preliminary Issue	HC/TB/TB	29.04.2022
Rev	Description	By / Chk'd / App'd	Date



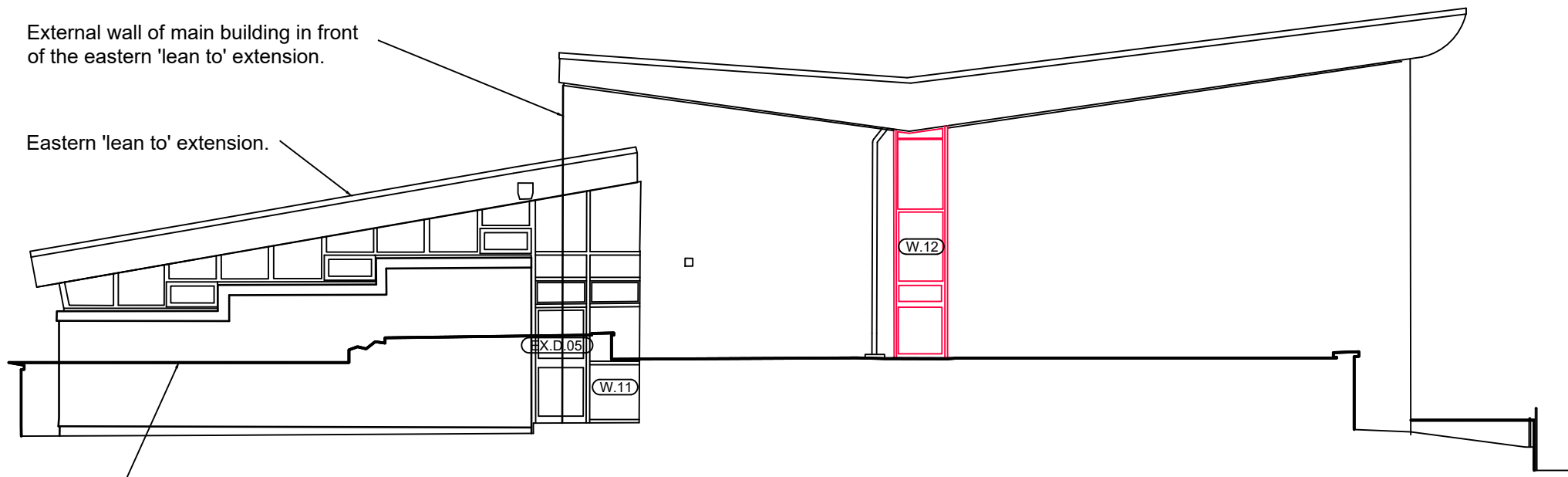
Client
 Saltash Town Council

Project
 Saltash Library Refurbishment

Drawing Title
 Existing North Elevation

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier
 Project Origin Zone Level Type Role Class Number
 SAL BPC XX XX DR B 022 004
 www.baileypartnership.co.uk



North Elevation

Eastern 'lean to' extension.

NOTE: Do not measure from this drawing.
Northern and Southern faces are not on section planes.

Externally

- W01, 02, 03, 05, 07, 12 & 16: Reynaers Aluminium SlimLine 38 Cubic high-insulation double glazed curtain wall window system. This product has been developed to mimic the slender look of steel windows, and the Cubic variant sports a stepped surface. Powder coated finish to match existing colour.
- EX.D.03 & 06: Reynaers Aluminium SlimLine 38 double glazed door systems. Powder coated finish to match existing colour. Ironmongery, security detection and access control TBC. Opening direction of EX.D.06 to be confirmed.
- W06, 08 & 09: Reynaers Aluminium SlimLine 38 Cubic high-insulation double glazed opening casement window system. Powder coated finish to match existing colour. Ironmongery, security detection and access control TBC.
- W10, 11, 13, 14, 15 & 17 (windows within 0/002 Library Space is not included within this tender).
- All glazing to windows and doors to be suitable for high exposure category for wind driven rain and Building Regulations A.D's L, F, K & Q (PAS24) compliant. Specialist installer/manufacturer to provide fabrication and installation details and provide full U-value calculations and specification to prove compliance with the Building Control Officer.
- All windows arrangements and fenestration to match existing.
- Factory fitted apertures to be formed in windows W08 & 09 for connection of mechanical extract fans and ducts to toilets. Refer to M&E details.
- Retain existing main entrance automatic sliding doors and associated curtain walling. Remove individual glass panel containing Cornwall Council Crest and replace with new glazed panel for application of Saltash Town Crest/graphics by client.

Notes

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

T01	Draft Tender Issue (for review)	IJN/	13.06.2023
00	Preliminary Issue	HC/TB/TB	29.04.2022
Rev	Description	By / Chk'd / App'd	Date



Client

Saltash Town Council

Project

Saltash Library Refurbishment

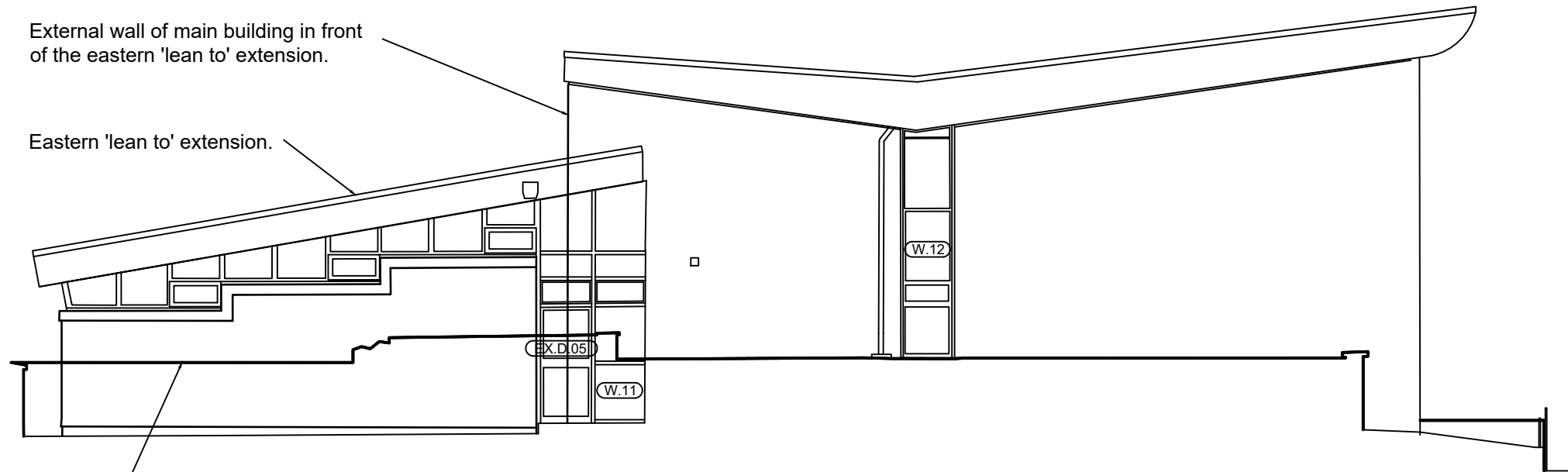
Drawing Title

Proposed North Elevation

Purpose of Issue		Status	
TENDER		S2	
Project No.	Scale @ A3	Date	
33358	1:100	29.04.2022	
Revision	Drawn By	Check By	Approved By
T01	HC	TB	TB

A3 Drawing Identifier
Project Origin Zone Level Type Role Class Number
SAL BPC XX XX DR B 062 004

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North Elevation

SMALL POWER & DATA NOTES

Unless where stated otherwise, the existing small power installation is to be removed in its entirety, including the wiring back to the sub distribution board. The resultant spare circuits are to be used to feed the new installation indicated on the drawing.

The complete Electrical installation shall comply with all relevant and current statutory standards and regulations and approved best practices current at the time of placing the order including but not limited to the following:

- International Standards (ISO)
- European Standards (IEC/EN)
- British Standards (BS)
- British Standard Codes of Practice
- British Standard Specifications
- Local Authority Bye Laws and Building Regulations
- The Health and Safety at Work Act
- Control of Substances Hazardous to Health (COSHH) Regulations
- Control of Asbestos at Work Regulations
- Electricity at Work Regulations
- Construction (Design and Management) Regulations
- CIBSE Energy Codes
- CIBSE Commissioning Codes
- CIBSE Technical Memoranda
- Institution of Engineers and Technology BS 7671 Requirements for Electrical Installation (18th Edition) and Associated Guidance Notes
- Electricity Supply Regulations and Electrical (Factories Act) Special Regulations.
- British Approval Service for Electrical Cables
- Electricity Board Requirements and Recommendations
- Any Other Statutory Requirement

The following design standards shall apply:

- Recommendations of the Chartered Institution of Building Services Engineers (CIBSE) as stated in: Current Guides, Energy Codes, Application Manuals, Commissioning Codes, Guidance Notes, Technical Memoranda, Sundry Papers
- International Standards (ISO), European Standards (IEC/EN), British Standards (BS)
- Local Environmental Health offices, Fire Offices and Building Control Officer
- IET Regulations (BS 7671:2018)
- All Requirements of Local Utility Companies

1. The Contractor is to comply with all Health, Safety and Welfare Legislation relating to Health & Safety at Work Act and current Construction (Design & Management) Regulations.
2. The materials and completed installation shall comply with all relevant British statutory requirements, regulations, codes of practice, and in particular with:
BS 7671:2018 + Amendments - Requirements for Electrical Installations
3. The Contractor shall install a complete and fully operational electrical system to include, but not limited to; the supply, installation, testing, commissioning and certification of the low voltage distribution systems relevant to the project.
4. Note that all cable supports throughout the project are to be metal. This includes the use of conduit, cable containment, etc. where the saddles, wall plugs, etc. shall all be metal.
5. The Contractor shall provide all electrical notices as required by BS 7671 and H&S regulations.
6. All low voltage electrical accessory points shall be labelled, (black lettering on white background - typeface size 8mm) depicting the distribution board reference, phase L1, L2, L3 (NOT brown/black/grey) and board way number. This will be applicable for all socket outlets, lighting switches, plug-in ceiling roses, connection units, fixed equipment isolators/connection points, etc.
7. All circuits shall be segregated as the circuit categories defined within BS 7671.
8. Cabling shall be distributed via trunking, cable tray and conduits.
9. When routing through ceiling voids, the Contractor shall dress and clip cables onto cable tray/basket neatly taking into consideration other services and access routes.
10. All cabling shall be supported on 1-hour fire rated supports; this will also include fixings (plastic rawl plugs are not permitted) to comply with BS 7671.
11. Cable trunking shall be hot dipped galvanised steel c/w speed lock lids.
12. All cable tray shall be hot dipped galvanised steel.
13. The Contractor shall supply and install conduit (heavy duty rigid or flexible steel as necessary) to create continuous wire-ways throughout.
14. Steel conduit shall be used throughout the installation. Plastic conduit shall not be used. All conduit shall be flush in walls. All conduit and associated fittings shall be heavy duty galvanised metallic to BS EN 61386-1.
15. All cables shall comply with the Construction Products Regulations (CPR), as a minimum be CE marked. All cables used on the project shall also be BASEC approved.
16. The Contractor shall supply and install new LSZH cabling throughout.
17. Final circuits shall generally be wired in XLPE LSZH (6242B) cabling 2.5mm² or as sized to the equipment.
18. The Electrical Contractor shall include for the design, supply, installation, testing and commissioning of new small power systems as indicated on the drawing.
19. Mounting heights shall be in accordance with BS 7671:2018 and Part M of the Building Regulations. The final positioning of electrical services shall be installed with consideration to ease of access for future maintenance. All switch plates and socket outlets shall be colour contrasting with the background in accordance with Part M of the Building Regulations.
20. All new data cabling shall be Cat6, terminated in RJ45 outlets and connected to the existing data cabinets. It is assumed that this will be a direct strip out and replacement of the existing central office area.
21. The Contractor shall install an assistance alarm with remote indication as indicated on the drawings.

Notes

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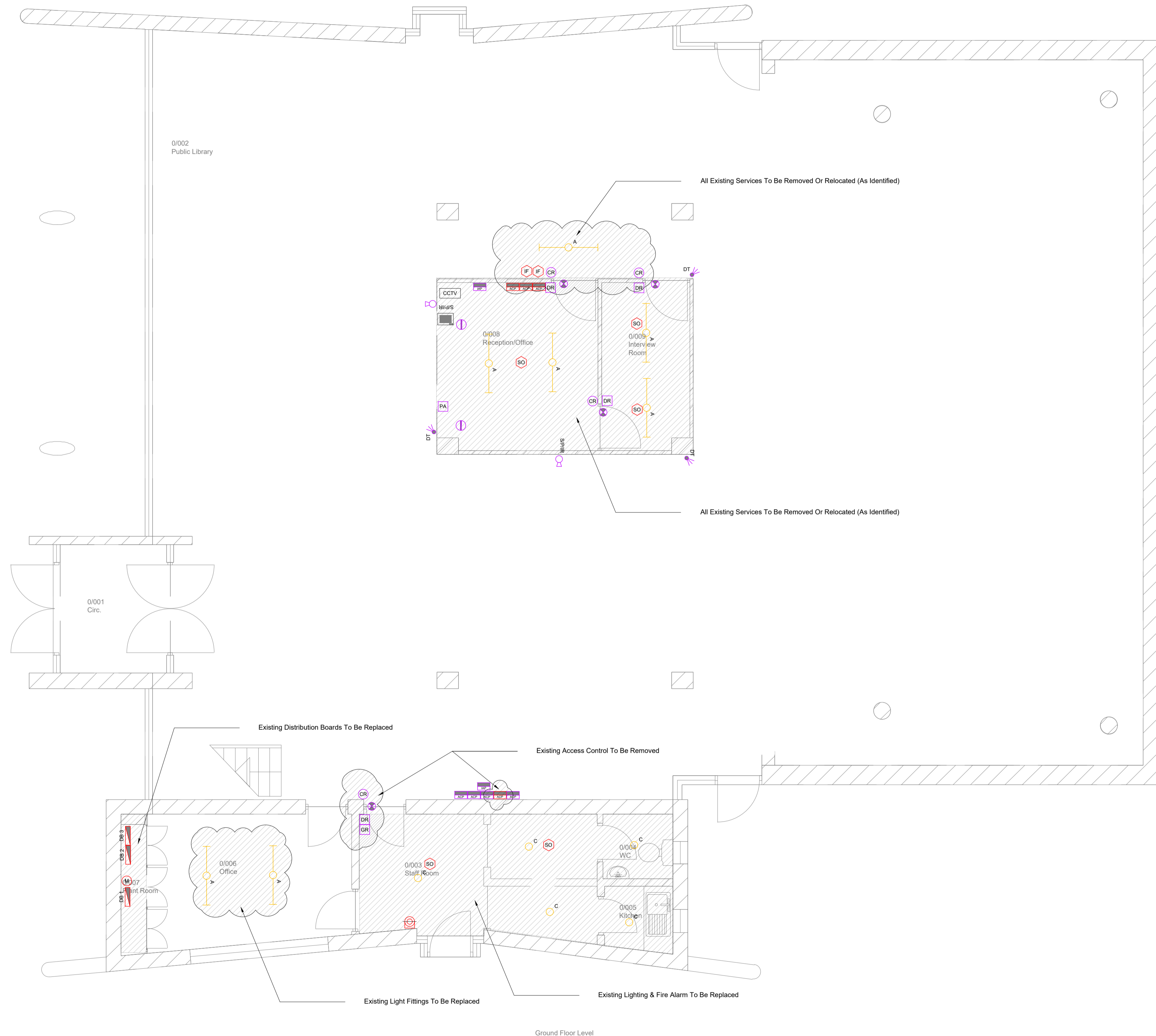
Project Notes

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△△ Revision Cloud Reference (A1)

P02	Revised Layout & Tender Issue	DP/CH/BV	12/06/23
P01	Preliminary Issue	DP/CH/BV	14/06/22
Rev	Description	By / Chk'd	App'd Date



Client
Saltash Town Council

Project
Saltash Library Referbishment

Drawing Title
Electrical Combined Services
Strip Out
Ground Floor

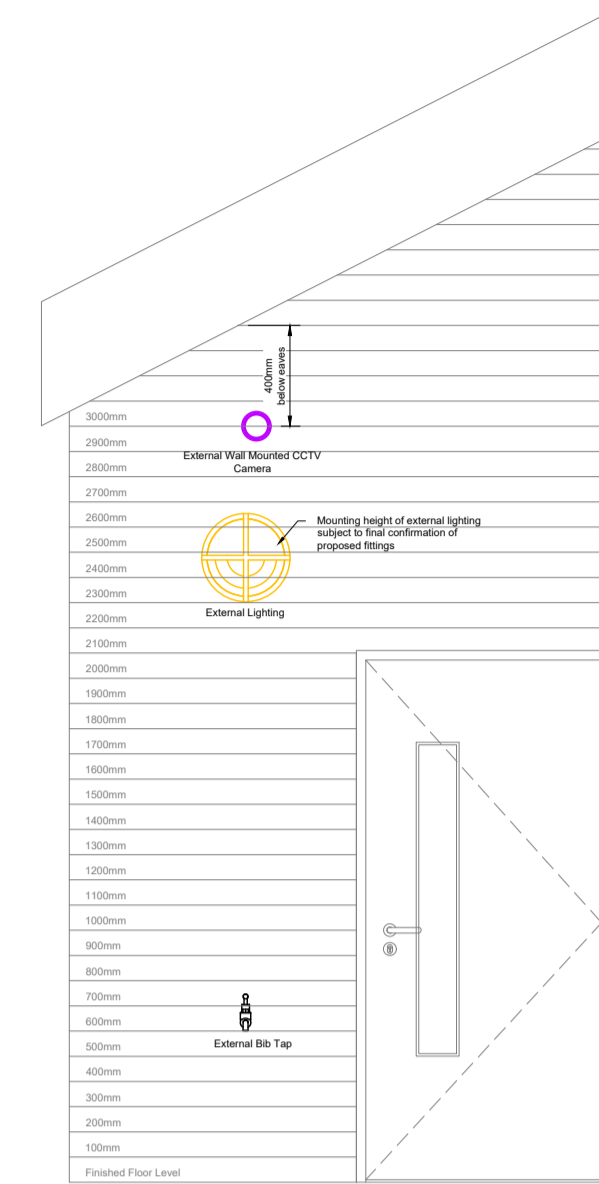
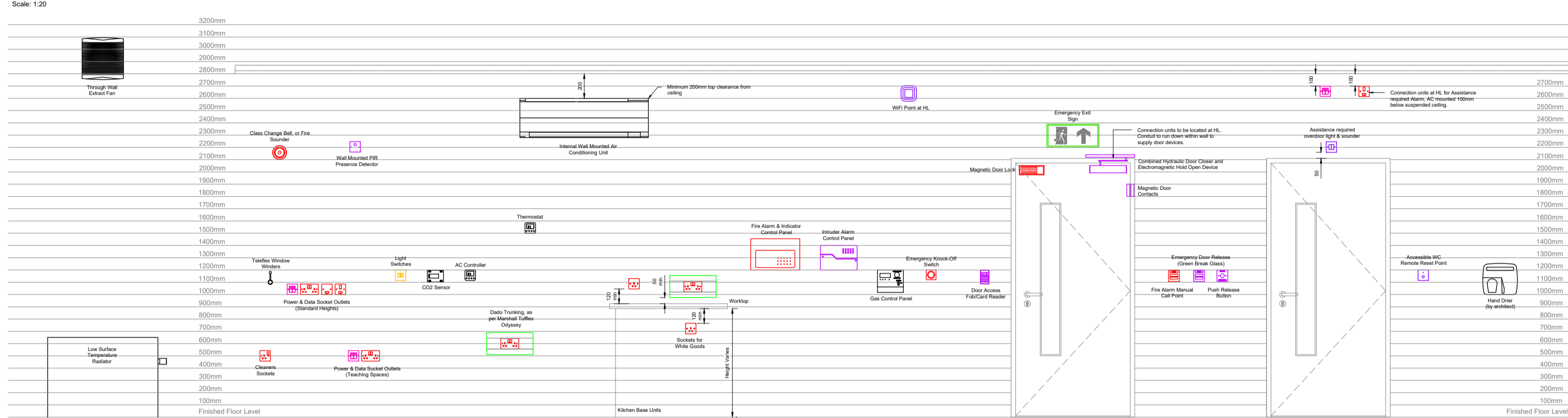
Purpose of Issue	Status		
Tender Issue	S4		
Project No.	Scale @ A1	Date	
33358	1:50	June '22	
Revision	Drawn By	Check By	Approved By
P02	DP	CH	BV

All Drawing Identifiers

Project: SAL BPC XX 00 DR E 60 01

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Typical Heights for Electrical Component Mountings



Typical External Component Mounting Heights
Scale: 1:20

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Fire Alarm & Detection Legend		
Symbol	Notation	Description
	MCP	Manual Call Point
	-	Fire Alarm Interface Unit (As Detailed)
	COD	Detector
	COBS	Detector with Sounder & Beacon
	FASB	Sounder & Beacon (Fire Alarm)

Small Power & Data Legend		
Symbol	Notation	Description
	DB	Consumer Unit with Integral Isolator
	SUSO	Single Unswitched 13A Socket Outlet (BS1363)
	DSSO	Double Switched Socket Outlet
	SFCU	Switched Fused Connection Unit
	HD	Hand Dryer
	MET	Electricity Meter
	TRJ45	Twin RJ45 Data Outlet
	DCAB	Data Cabinet/ Server Rack

Lighting Legend		
Symbol	Notation	Description
	SMBL	Surface Mounted Batten Luminaire (Existing)
	SMBL	Surface Mounted Batten Luminaire (1200mm LED 4000k 36W)
	-	Surface Mounted Batten Luminaire - Emergency (1200mm LED 4000k 36W)
	SMCL	Surface Mounted Circular Luminaire (Existing)
	-	Recessed Circular Luminaire (76mm Dia LED 4000k 7W)
	-	Recessed Circular Luminaire - Emergency (76mm Dia LED 4000k 7W)
	-	Wall Mounted Luminaire - Emergency (Reference as Denoted)
	LSL	LED Strip Lighting
	EESD	Emergency Exit Sign - Down
	1WSG	10A 1 Way Switch (Number of Gangs Denoted)
	KOS	Key Operated Switch
	CMD	Ceiling Mounted 360° Presence Detector (Microwave/PIR as indicated)

Security Legend		
Symbol	Notation	Description
	NCL	Assistance Required Dome Light and Audible Alarm
	CPR	Emergency Call Push With Reassurance
	CPCR	Emergency Call Pull Cord With Reassurance
	NRST	Reset Unit
	CR	Card Reader
	DRL	Door Release Button
	GDR	Green Emergency Door Release
	DCTV	New Dome CCTV Camera Installation (Static, PTZ, or Infra-red as Indicated)
	MS	CCTV Monitoring Station
	TVCU	CCTV Control Equipment
	PACP	Personal Attack and Call Push
	LTG	Over Door Lamp/Tone Generator
	-	Security Control/ Intruder Alarm Panel
	-	Access Control Panel
	-	Induction Hearing Loop

Revision Cloud Reference (A1)

P02	Revised Layout & Tender Issue	DP/CH/BV	12/06/23
P01	Preliminary Issue	DP/CH/BV	14/06/22
Rev	Description	By / Chk'd / App'd	Date



Client
Saltash Town Council

Project
Saltash Library Referbishment

Drawing Title
Electrical Combined Services
Strip Out
Ground Floor

Purpose of Issue		Status	
Tender Issue		S4	
Project No.	Scale @ A1	Date	
33358	1:50	June '22	
Revision	Drawn By	Check By	Approved By
P02	DP	CH	BV

All Drawing Identifier
Project Origin Zone Level Type Role Class Number
SAL BPC XX XX DR E 60 01

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The Contractor shall be responsible for any temporary access or lifting equipment required to carry out the works

SMALL POWER & DATA NOTES

Unless where stated otherwise, the existing small power installation is to be removed in its entirety, including the wiring back to the sub distribution board. The resultant spare circuits are to be used to feed the new installation indicated on the drawing.

The complete Electrical Installation shall comply with all relevant and current statutory standards and regulations and approved best practices current at the time of placing the order including but not limited to the following:

- International Standards (ISO)
- European Standards (IEC/EN)
- British Standards (BS)
- British Standard Codes of Practice
- British Standard Specifications
- Local Authority Bye Laws and Building Regulations
- The Health and Safety at Work Act
- Control of Substances Hazardous to Health (COSHH) Regulations
- Control of Asbestos at Work Regulations
- Electricity at Work Regulations
- Construction (Design and Management) Regulations
- CIBSE Energy Codes
- CIBSE Commissioning Codes
- CIBSE Technical Memoranda
- Institution of Engineers and Technologists BS 7671 Requirements for Electrical Installation (18th Edition) and Associated Guidance Notes
- Electricity Supply Regulations and Electrical (Factories Act) Special Regulations.
- British Approval Service for Electrical Cables
- Electricity Board Requirements and Recommendations
- Any Other Statutory Requirement

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- Recommendations of the Chartered Institution of Building Services Engineers (CIBSE) as stated in: Current Guides, Energy Codes, Application Manuals, Commissioning Codes, Guidance Notes, Technical Memoranda, Sundry Papers
- International Standards (ISO), European Standards (IEC/EN), British Standards (BS)
- Local Environmental Health Offices, Fire Offices and Building Control Officer
- IET Regulations (BS 7671:2018)
- All Requirements of Local Utility Companies

- The Contractor is to comply with all Health, Safety and Welfare Legislation relating to Health & Safety at Work Act and current Construction (Design & Management) Regulations.
- The materials and completed installation shall comply with all relevant British statutory requirements, regulations, codes of practice, and in particular with: BS 7671:2018 + Amendments - Requirements for Electrical Installations
- The Contractor shall install a complete and fully operational electrical system to include, but not limited to: the supply, installation, testing, commissioning and certification of the low voltage distribution systems relevant to the project.
- Note that all cable supports throughout the project are to be metal. This includes the use of conduit, cable containment, etc. where the saddles, wall plugs, etc. shall all be metal.
- The Contractor shall provide all electrical notices as required by BS 7671 and H&S regulations.
- All low voltage electrical accessory points shall be labelled, (black lettering on white background - typeface size 8mm) depicting the distribution board reference, phase (L1, L2, L3 (NOT brown/black/grey) and board way number. This will be applicable for all socket outlets, lighting switches, plug-in ceiling roses, connection units, fixed equipment isolators/connection points, etc.
- All circuits shall be segregated as the circuit categories defined within BS 7671.
- Cabling shall be distributed via trunking, cable tray and conduits.
- When routing through ceiling voids, the Contractor shall dress and clip cables onto cable tray/basket neatly taking into consideration other services and access routes.
- All cabling shall be supported on 1-hour fire rated supports; this will also include fixings (plastic wall plugs are not permitted) to comply with BS 7671.
- Cable trunking shall be hot dipped galvanised steel c/w speed lock lids.
- All cable tray shall be hot dipped galvanised steel.
- The Contractor shall supply and install conduit (heavy duty rigid or flexible steel as necessary) to create continuous wire-ways throughout.
- Steel conduit shall be used throughout the installation. Plastic conduit shall not be used. All conduit shall be flush in walls. All conduit and associated fittings shall be heavy duty galvanised metallic to BS EN 61386-1.
- All cables shall comply with the Construction Products Regulations (CPR), as a minimum be CE marked. All cables used on the project shall also be BASEC approved.
- The Contractor shall supply and install new LSZH cabling throughout.
- Final circuits shall generally be wired in XLPE LSZH (6242B) cabling 2.5mm² or as sized to the equipment.
- The Electrical Contractor shall include for the design, supply, installation, testing and commissioning of new small power systems as indicated on the drawing.
- Mounting heights shall be in accordance with BS 7671:2018 and Part M of the Building Regulations. The final positioning of electrical services shall be installed with consideration to ease of access for future maintenance. All switch plates and socket outlets shall be colour contrasting with the background in accordance with Part M of the Building Regulations.
- All new data cabling shall be Cat6, terminated in RJ45 outlets and connected to the existing data cabinets. It is assumed that this will be a direct strip out and replacement of the existing central office area.
- The Contractor shall install an assistance alarm with remote indication as indicated on the drawings.

Revision	Description	By / Chk'd / App'd Date
P02	Revised Layout & Tender Issue	DP/CH/BV 12/06/23
P01	Preliminary Issue	DP/CH/BV 14/06/22



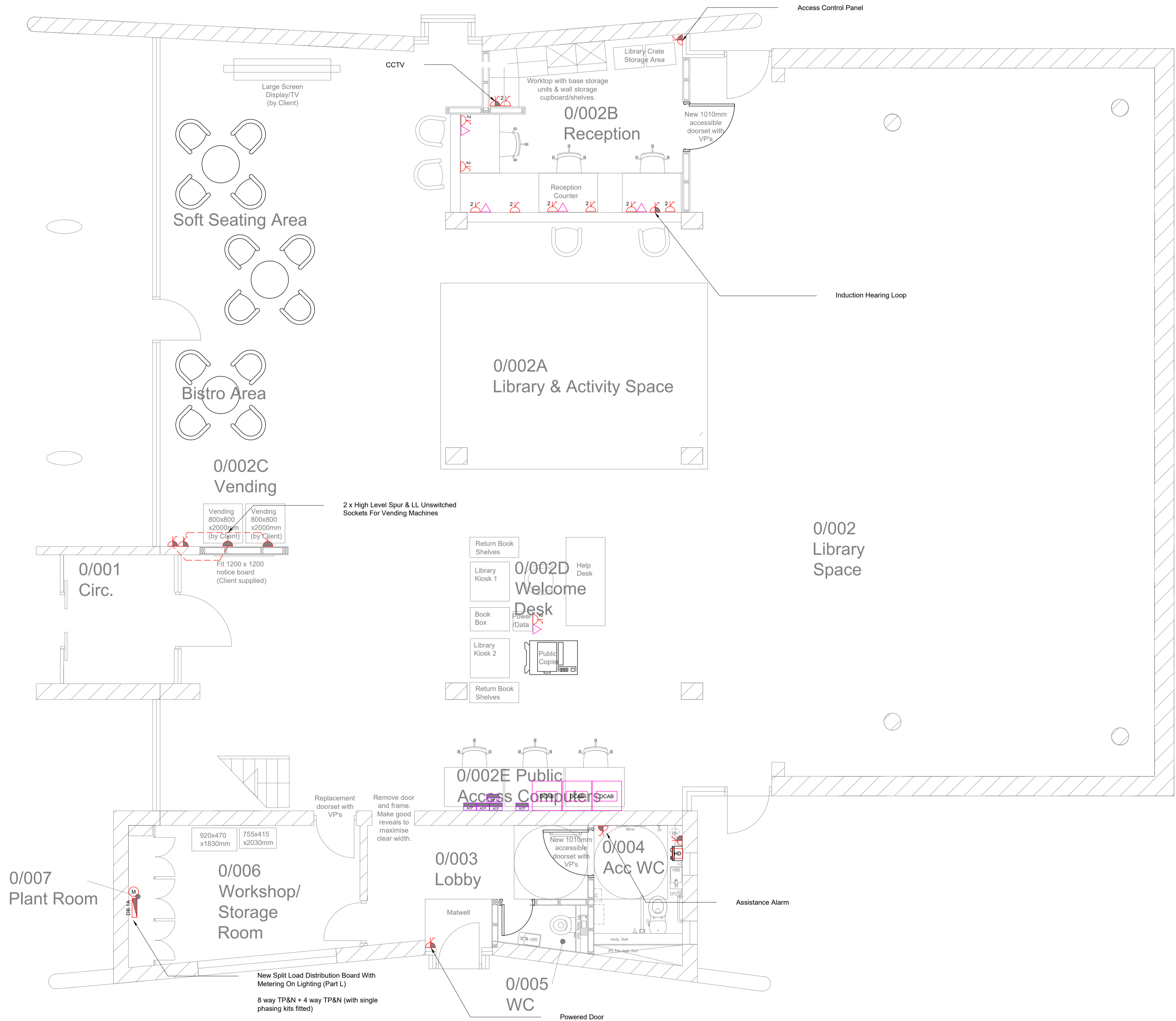
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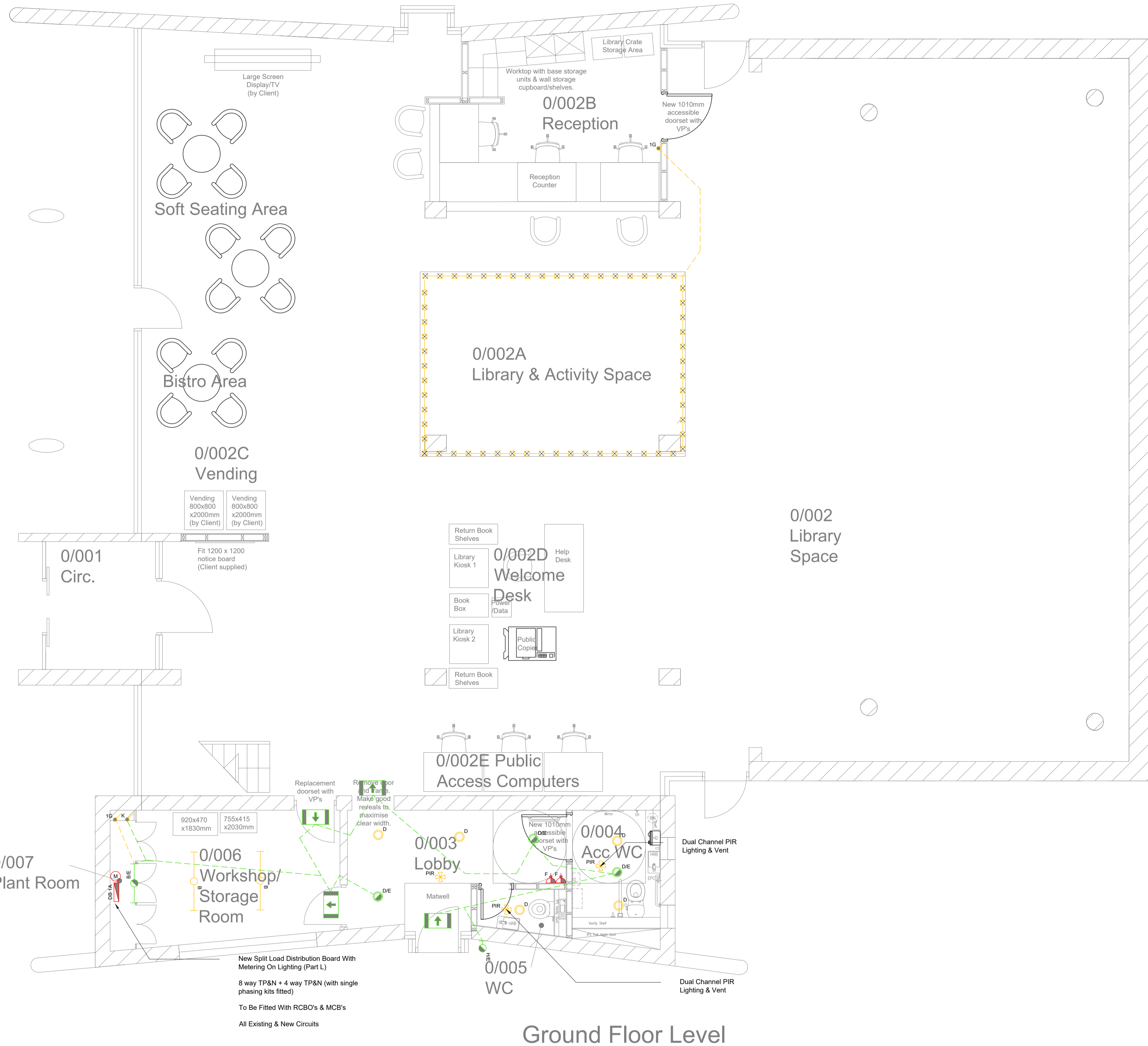
Drawing Title
Proposed Small Power & Data Ground Floor

Purpose of Issue	Status		
Tender Issue	S4		
Project No.	Scale @ A1		
33358	1:50		
Date	June '22		
Revision	Drawn By	Check By	Approved By
P02	DP	CH	BV

All Drawing Identifiers
Project - Origin Zone Level Type Role Class Number
SAL BPC XX 00 DR E 62 01
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Ground Floor Level



Ground Floor Level

63 - Emergency Lighting			
A	B	C	D
X	0,1,2	A,G	180

A - Type of system.

- X self-contained
- Z Central supply

B - Mode of operation

- 0 Non-maintained
- 1 Maintained
- 2 Combined non-maintained
- 3 Combined maintained
- 4 Compound non-maintained
- 5 Compound maintained
- 6 Satellite

C - Facilities

- A including test device
- B including remote test mode
- C including inhibiting mode
- D high risk task area luminaire
- E with non-replaceable lamp(s) and/or battery
- F automatic test gear conforming to BS EN 61347-2-7 denoted EL-T
- G internally illuminated safety sign.

D - Duration

- 10 to indicate 10 min duration
- 60 to indicate 1 hour duration
- 120 to indicate 2 hour duration
- 180 to indicate 3 hour duration

LIGHTING NOTES

- The existing lighting installation is to be removed in its entirety, including the wiring back to the sub distribution board. The resultant spare circuits are to be used to feed the new installation indicated on the drawing.
- The complete Electrical installation shall comply with all relevant and current statutory standards and regulations and approved best practices current at the time of placing the order including but not limited to the following:
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 - Any Other Statutory Requirement
- The following design standards shall apply:
 - Recommendations of the Chartered Institution of Building Services Engineers (CIBSE) as stated in: Current Guides, Energy Codes, Application Manuals, Commissioning Codes, Guidance Notes, Technical Memoranda, Sundry Papers
 - International Standards (ISO), European Standards (IEC/EN), British Standards (BS)
 - Local Environmental Health Offices, Fire Offices and Building Control Officer
 - IET Regulations (BS 7671:2018)
 - All Requirements of Local Utility Companies
- The Contractor is to comply with all Health, Safety and Welfare Legislation relating to Health & Safety at Work Act and current Construction (Design & Management) Regulations.
- The Contractor shall familiarise himself with the Site Asbestos Log prior to commencing works on site.
- The materials and completed installation shall comply with all relevant British statutory requirements, regulations, codes of practice, and in particular with:
 - BS 7671:2018 Requirements for Electrical Installations
- The Contractor shall install a complete and fully operational electrical system to include, but not limited to; the supply, installation, testing, commissioning and certification of the low voltage distribution systems relevant to the project.
- Note that all cable supports throughout the project are to be metal. This includes the use of conduit, cable containment, etc. where the saddles, wall plugs, etc. shall all be metal.
- The Contractor shall provide all electrical notices as required by BS 7671 and H&S regulations.
- All low voltage electrical accessory points shall be labelled. (black lettering on white background - typeface size 8mm) depicting the distribution board reference, phase (L1, L2, L3 (NOT brown/black/grey) and board way number. This will be applicable for all socket outlets, lighting switches, plug-in ceiling roses, connection units, fixed equipment isolators/connection points, etc.
- All circuits shall be segregated as the circuit categories defined within BS 7671.
- Cabling shall be distributed via trunking, cable tray and galvanised conduits.
- When routing through ceiling voids, the Contractor shall dress and clip cables onto cable tray/basket neatly taking into consideration other services and access routes.
- All cabling shall be supported on 1-hour fire rated supports; this will also include fixings (plastic rawl plugs are not permitted) to comply with BS 7671.
- Cable trunking shall be hot dipped galvanised steel c/w speed lock lids.
- All cable tray shall be hot dipped galvanised steel.
- The Contractor shall supply and install conduit (heavy duty rigid or flexible steel as necessary) to create continuous wire-ways throughout.
- Steel conduit shall be used throughout the installation. Plastic conduit shall not be used. All conduit shall be surface unless otherwise stated. All conduit and associated fittings shall be heavy duty galvanised metallic to BS EN 61386-1.
- All cables shall comply with the Construction Products Regulations (CPR), as a minimum be CE marked. All cables used on the project shall also be BASEC approved.
- The Contractor shall supply and install new LSZH cabling throughout.
- Final circuits shall generally be wired in XLPE LSZH (6242B) cabling 1.5mm²
- The Electrical Contractor shall include for the design, supply, installation, testing and commissioning of the new lighting installation as is indicated on the drawing.
- The Contractor shall design, supply, off load, install, test and commission a fully functioning lighting and controls system to suit the employer's requirements set out within this document and as on associated drawings.
- Refer to the luminaire schedule for details including additional information.
- The new low energy LED luminaires shall be supplied complete with all fixings and attachments for a complete installation. All internal lamps shall have a 4000K colour index except for specific feature lighting as specified.
- Different phases shall not be ganged in one backbox unless each phase is segregated in a separate compartment, which is covered by an internal label giving a clear 400V warning.
- The Contractor shall provide bank switching as indicated on the drawings
- All switches / accessories shall be of the same manufacturer MK logic plus range or Brushed SS range, and be high colour contrast in compliance with Part M of the Building Regulations. Mounting heights of accessories are to be in accordance with Part M Building Regulations. Generally, unless otherwise stated at 1100mm AFFL to centres.

Notes

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Project Notes

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The Contractor shall be responsible for any temporary access or lifting equipment required to carry out the works

Revision	Description	By / Chk'd	App'd Date
P02	Revised Layout & Tender Issue	DP/CH/BV	12/06/23
P01	Preliminary Issue	DP/CH/BV	14/06/22



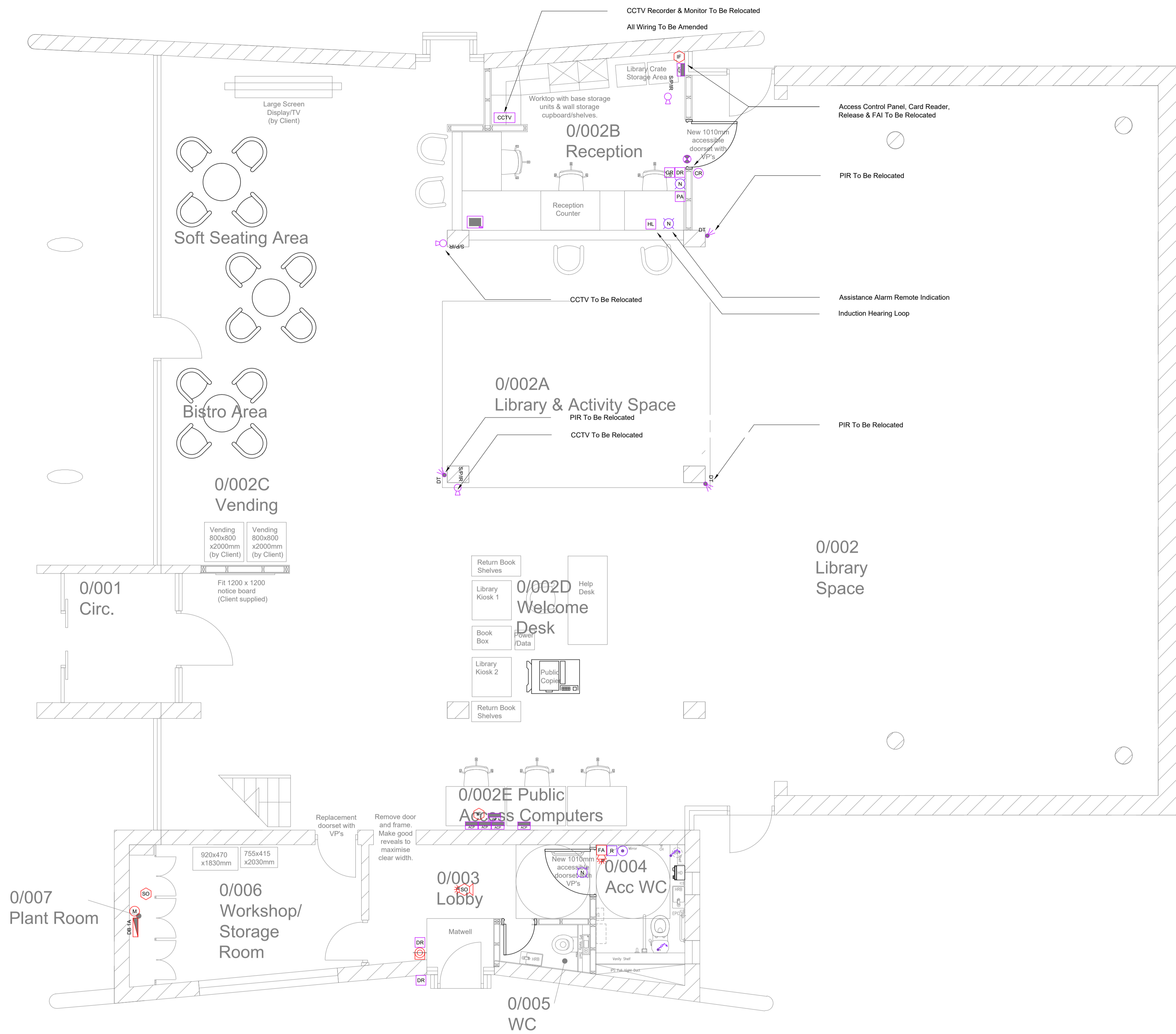
Client
Saltash Town Council

Project
Saltash Library Referbishment

Drawing Title
Proposed Lighting Ground Floor

Purpose of Issue		Status	
Tender Issue		S4	
Project No.	Scale @ A1	Date	
33358	1:50	June '22	
Revision	Drawn By	Check By	Approved By
P02	DP	CH	BV

All Drawing Identifiers
Project Origin Zone Level Type Role Class Number
SAL BPC XX 00 DR E 63 01
www.baileypartnership.co.uk



Ground Floor Level

67 - Fire Alarm System Details

Symbol	Notation	Notes
System Category	L1	Existing detail unknown
System Type	Addressable	
BS 5829	Sections Applicable	Part 1
Variation Ref.	Reason for Variation:	Detailed Description:
01	Physical Constraint	Detection in mains cupboard within 500mm of wall
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Deviations

Clause	Details of Deviation
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

FIRE ALARM SYSTEM & SECURITY SYSTEMS NOTES

- The existing fire alarm system shall be modified to reflect the layout as is indicated on this drawing installed as per the standard specified below.
- The materials and completed installation shall comply with all relevant British statutory requirements, regulations, codes of practice, and in particular with:
 - BS 7671:2018 Requirements for Electrical Installations
 - BS 5839-1:2017 Fire Detection and Alarm Systems for Buildings
 - BS EN 54 Fire Detection and Fire Alarm Systems
 - The Electricity at Work Regulations 1989
 - Health and Safety at Work Act 1974
 - Approved Document Part B
 The Contractor shall employ a BAFE SP203-1 registered (under all four modules) fire alarm specialist to design, supply, install, test, commission and certificate the complete fire alarm system to cover the area indicated.
- The Contractor shall provide all necessary cabling, cable supports and accessories to complete a fully functioning fire alarm system in accordance with BS 5839-1. New cabling shall be as per Prysmanian FP200 Gold Enhanced coloured red. Cabling shall generally be routed on steel containment with short runs in heavy duty galvanised steel conduit or clipped to the building fabric by 1-hour (minimum) fire rated fixings; coloured red. Cabling supports shall be provided at intervals not exceeding: 300mm on horizontal installations and 400mm on vertical installations. Where conduit is used to route fire cables, metal saddles shall be provided at intervals to match the distances above. All fire alarm cabling is to be concealed within voids. Surface mounting in occupied areas will not be permitted.
- Point detection shall generally be provided using heat detectors complying with BS EN 54-5 (Fire detection and fire alarm systems - Part 5: Heat detectors), smoke detectors complying with BS EN 54-7 (Fire detection and fire alarm systems - Part 7: Smoke detectors) or multi-sensors complying BS EN 54-29 (Fire detection and fire alarm systems - Part 29: Multi-sensor fire detectors).
The positioning of detectors on drawings shall be subject to development on site to coordinate with existing services (lighting, ventilation, etc.).
- The Contractor shall be responsible for the final spacing of sounders to comply with BS 5839-1:2017 section 16. An indicative allowance has been illustrated on drawings to assist pricing, note that this remains demonstrative of requirement and not exact quantities or positions necessary to achieve compliance. Sounders shall comply with the requirements of BS EN 54-3 (Fire detection and fire alarm systems - Part 3: Fire alarm devices - Sounders) Sounders shall be coloured red and be of uniform tone.
The site will have a common, uniform sound on alarm to warn of a fire.
- Visual alarm devices shall comply with the requirements BS EN 54-23 (Fire detection and fire alarm systems - Part 23: Fire alarm devices - Visual alarm devices).
- All service penetrations shall be fire stopped by the Contractor to BS EN 1366 and BS 476. The Contractor shall bring to the attention of the CA any existing inadequately fire stopped service penetrations identified during the works.
- The new system shall be tested and commissioned in accordance with BS 5839-1:2017. The Contractor shall provide certification of the works completed including demonstration to the client and provision of all necessary engineering codes etc.
- On completion, the Contractor shall provide a full set of handover documents in accordance with BS 5839-1:2017 to reflect the extension of the existing fire alarm system.
-
- The Contractor shall allow to relocate CCTV cameras and recording equipment as indicated following removal of the central office area. This shall include where required the rewiring of all interconnecting cables and the provision of suitable containment (routes to be confirmed on site).
- The Contractor shall allow to relocate Intruder Detection equipment as indicated following removal of the central office area. This shall include where required the rewiring of all interconnecting cables and the provision of suitable containment (routes to be confirmed on site).
- The Contractor shall allow to relocate the existing hearing loop equipment as indicated following removal of the central office area. This shall include where required the rewiring of all interconnecting cables and the provision of suitable containment (routes to be confirmed on site).
- The Contractor shall allow to remove as indicated and relocate access control equipment as indicated following removal of the central office area and the door to the lobby area. This shall include where required the rewiring of all interconnecting cables and the provision of suitable containment (routes to be confirmed on site).

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xx	Revision Cloud Reference (A1)	-	-
P02	Revised Layout & Tender Issue	DP/CH/BV	12/06/23
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Client
Saltash Town Council

Project
Saltash Library Referbishment

Drawing Title
Proposed Fire & Security Ground Floor

Purpose of Issue	Status		
Tender Issue	S4		
Project No.	Scale @ A1		
33358	1:50		
Date	June '22		
Revision	Drawn By	Check By	Approved By
P02	DP	CH	BV

All Drawing Identifiers
Project - Origin Zone Level Type Role Class Number
SAL BPC XX 00 DR E 67 01
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