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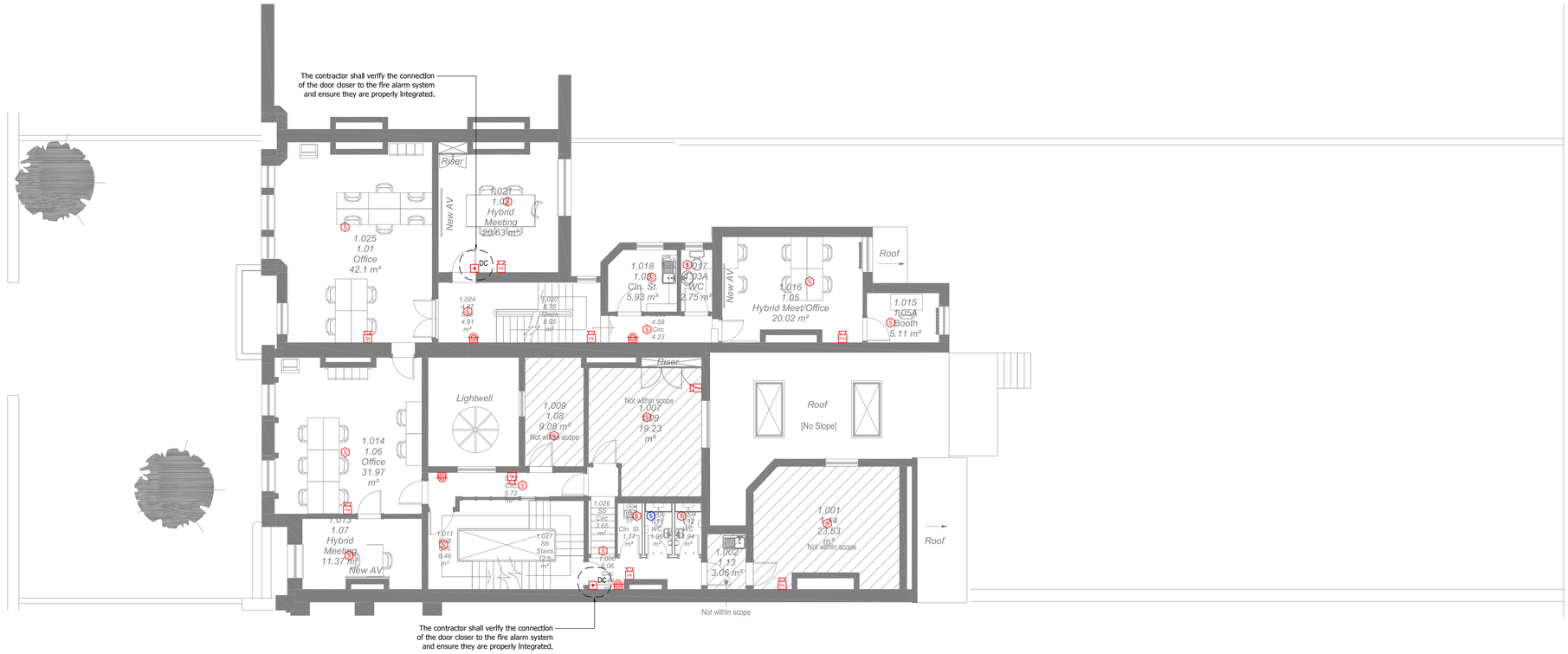
The Contractor's Scope of Work includes:

1. The contractor is responsible for verifying the existing fire alarm system, including detectors and alarms. This includes confirming the actual sizes, routing, and conditions of all fire alarm loops and cable components within the areas affected by the works.
2. The contractor must record all fire alarm system components and cable sizes, and verify the routing of the fire alarm loop.
3. The contractor holds full responsibility for verifying the actual condition, routing, and dimensions of all fire alarm wiring and components. This includes ensuring that the retained cables are properly supported and protected during construction and relocated to the new containment upon installation.
4. The contractor shall provide a new fire alarm system for the building, which includes, but is not limited to, the installation of new fire alarm panels, detectors, break glass call points, sounders, flashing beacons, and any necessary wiring.
5. All newly installed fire alarm devices shall be connected to the existing fire alarm loop cables, which are linked to the new main fire alarm panels. The contractor shall safely verify, test, and isolate all fire alarm circuits before disconnecting and removing all existing fire alarm devices indicated on the drawings and replacing them with new devices as specified in the Proposed Fire Alarm Layout Drawings.
6. The contractor shall ensure that the new fire alarm system is fully compatible with the existing fire alarm loop cables.
7. After installation, the contractor shall perform thorough functional testing of the newly installed fire alarm devices to ensure proper communication with the new fire alarm panel and overall functionality.
8. Clear labelling of all wiring and fire alarm devices is essential for future reference and maintenance.
9. Detailed documentation of the installation, including test results and photographs or diagrams of the new system, shall be provided to ensure proper records are maintained.



PROPOSED FIRST FLOOR

0 1000 2000 3000 4000 5000 mm

SCALE 1:100

LEGEND

1. EXISTING DEVICES TO BE REPLACED

- FIRE ALARM PANEL
- BREAK GLASS CALL POINT
- FIRE ALARM HEAT DETECTOR
- FIRE ALARM SMOKE DETECTOR
- SOUNDER
- FLASHING BEACON
- REMOTE INDICATOR
- DH — FIRE DOOR HOLDER
- DC — OVERHEAD FIRE DOOR CLOSER
- SCI — SHORT CIRCUIT ISOLATOR
- IU — FIRE ALARM DETECTOR, INTERFACE UNIT

2. NEW DEVICES

- FIRE ALARM SMOKE DETECTOR

DISCLAIMER:
ALL EXSITNG SERVICES NOTED ON DRAWING ARE INDICATIVE BASED ON A NON INTRUSIVE VISUAL SURVEY.

CONTRACTOR IS RESPONSIBLE FOR A FULL IN-DEPTH SURVEY OF THE FIRE ALARM SYSTEM SURVE PRIOR TO WORKS. THE CONTRACTOR SHALL MAKE THEMSELVES AWARE OF ALL CABLES, CONTAINMENT AND EQUIPMENT PRIOR TO COMMENCING WORKS. ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING ONSITE INSTALLATION MUST BE RAISED WITH THE ENGINEER. CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONDITION AND MAINTENANCE OF ALL SYSTEMS ONCE WORKS COMMENCE.

GENERAL NOTES

1. This drawing has been developed to RIBA Stage 4i (feasible-generic design) in line with BSRIA BG 6 (2018) technical design drawing definitions. The contractor is responsible for producing the RIBA Stage 4ii coordinated-generic design and 4iii coordinated-specific designs, as well as the RIBA Stage 5 construction drawings. These must include fully detailed and coordinated builders' work layouts for all items covered by this drawing and the accompanying specifications.
2. The drawing does not indicate the precise position of services and shows the intended locations of building services items and service routes in such detail as to indicate the design. The drawing does not show all components that may be necessary to locate services in a fully coordinated manner.
3. All services, sizes and quantities identified on the drawing are indicative only and for guidance in the preparation of the tender.
4. It is the contractors' responsibility to read this drawing in conjunction with all other project information associated with the architectural, structural and other mechanical, electrical and public health services and to take into account all related requirements in the production of their construction information.
5. Work to figure dimensions only. If discrepancies occur between the specifications and drawings, the contractor will raise Technical Queries (TQ) or Request for Information's (RFI).
6. The contractor will incorporate fire stopping details as outlined in the specifications at all fire compartmentation walls, irrespective of whether such details are shown on this drawing.
7. For the avoidance of doubt this drawing should be printed in colour before reading.
8. Plant and accessories will be installed in compliance with DMG08 Plant Space Requirements.
9. The contractor will take full cognisance of the CDM health and safety plan and provide risk assessments and method statements as required by CDM regulations, for all stages of the design process and installation works.
10. All services and routes are shown indicatively. The Contractor shall provide a fully co-ordinated system.
11. The contractor shall employ a fire alarm specialist subcontractor to design, develop, supply, install, and commission the complete fire alarm system.
12. The contractor shall allow for the reprogramming of the fire alarm panel upon completion of the installation and provide full certification at handover.
13. All work associated with the fire alarm shall be installed and commissioned in strict accordance with BS 5839-1:2017.
14. All new cabling shall match the existing fire alarm cables and be of the same specification in terms of fire rating, sheath type, and other necessary properties.
15. All builders' work requirements, including holes through, making good, etc., are to be detailed on the builders' work schedules/drawings by the subcontractor for execution by the building contractor.

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Issuing Office

Tetra Tech Manchester

2nd Floor, 11 York Street,
Manchester, M2 2AW, United Kingdom

Tel: +44 (0)161 872 3223

www.tetratecheurope.com

Client

Directorate of Estates and Facilities
Beyer Building
The University of Manchester
Oxford Road
Manchester M13 9PL

Project Name

WILLIAM KAY HOUSE UNIT M REFURBISHMENT

Sheet Title

First Floor Proposed Fire Alarm Layout

Model Reference

N/A

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A1	Status
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