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All works to comply with the Building Standards (Scotland) amendment regulations 2007, all construction to be to the satisfaction of the local building standards officer.

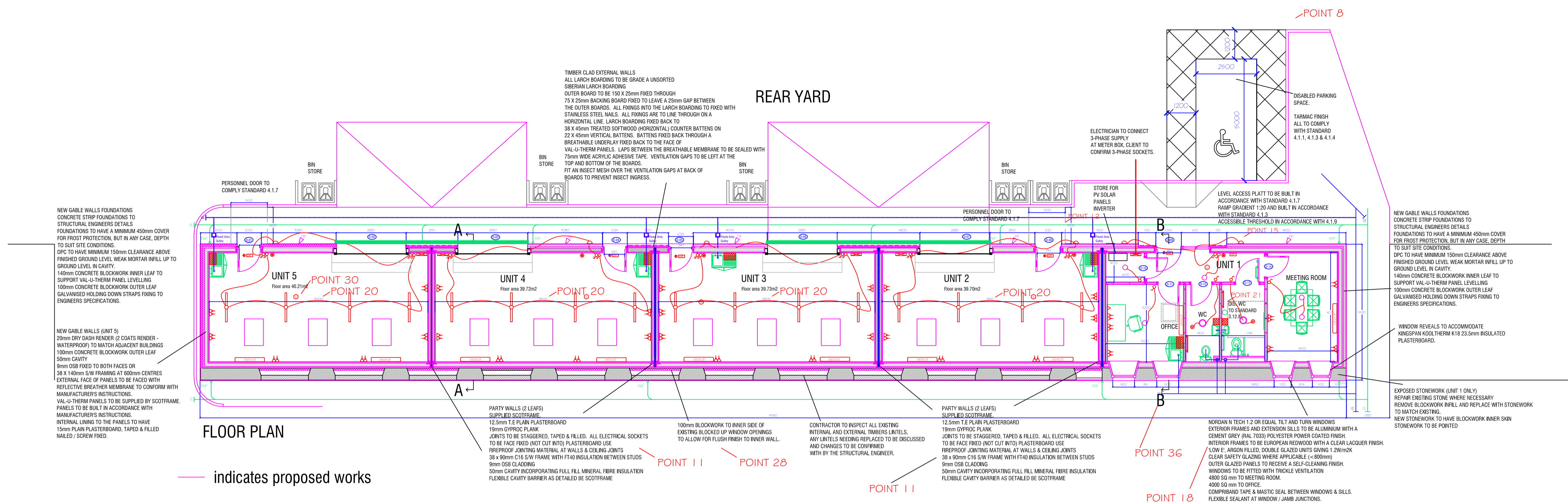
Works to fully comply with current CDM Regulations.

Before works begin an asbestos survey to be undertaken to ascertain if there is any asbestos present within the building.

All works/components/materials etc. not otherwise specified shall be in accordance with the current Health and Safety, Codes of Practice and the relevant British Standards.

Verify all dimensions on site, any discrepancies found to be brought to the attention of the supervising officer prior to installation/fixing. Do not scale off the drawings.

Drawings are to be read in conjunction with the relevant structural engineers drawings.



External Personnel Door: D-01, D-04, D-05, D-08 & D-09 - Nordan 302G doorset (U-Value 1.3W/m2K).

sizes to be confirmed on site to suite existing openings
 Prefinished Standard RAL colour to be confirmed.
 Low 'E' toughened triple glazed panels and side panel (see drawing 007 for panel size)
 Low level thresholds for disabled access
 Flexible sealant at door / jamb junction
 3-Point locking mechanism & fittings
 Single cylinder & thumb-turn lock internally & Lever handle.
 Side fixed glazed panel to have opaque transfer 'Stronsay Development Trust' Logo by Art Machine.
 Logo to be positioned between the height of 850mm and 1.0m and 1.4mm and 1.6m from FFL
 and in accordance with Standard 4.8.2

Garage Doors: D-02, D-03, D-06 & D-07 - Hormann RollMatic roller door
 Opening Size - 2350mm high x 3000mm wide
 Manual opening.
 Manually operated roller garage door with mechanically locked using interior & exterior handles and lock.

Internal Doors: D-10 - Plywood (FD30) door, faced & lipped to suit paint finish on site (1981 x 864mm)
 Ironmongery - Lever handle with lock, thumb-turn, intumescent strips and smoke seals
 D-11 - Plywood (FD30) door, faced & lipped to suit paint finish on site (1981 x 864mm)
 Ironmongery - Lever handle with lock and thumb-turn & kickplate to both sides, door closer & door stop, intumescent strips, smoke seals and self-closers to BS EN 1154. Glazed panel - Georgian wired safety glass (see drawing 007 for panel sizes).
 D-12 - Plywood (FD30) door, faced & lipped to suit paint finish on site (1981 x 864mm)
 Ironmongery - Lever handle with privacy display, thumb-turn and release slot, door stop, kickplates on both sides & WC sign.
 D-13 - Plywood (FD30) door, faced & lipped to suit paint finish on site (2040 x 964mm)
 Ironmongery - Lever handle with privacy display, thumb-turn and release slot, door stop, kickplates on both sides & Disabled WC sign.
 D-14 - Plywood (FD30) door, faced & lipped to suit paint finish on site (1981 x 864mm)
 Ironmongery - Lever handle with lock and thumb-turn & kickplate to both sides, intumescent strips, smoke seals, self-closers to BS EN 1154 & door stop. Glazed panel - Georgian wired safety glass (see drawing 007 for panel sizes).

Ceiling Hatch: Timloc 1168 'push up' ceiling hatch (770 x 670mm).
 Ventilation: Unisex / Disabled WC: mechanical extraction capable of at least 3 air changes per hour. Mechanical extraction to comply with Building Standard 3.14.
 Natural trickle ventilation to be provided in WC's by
 Hit & Miss vents (above doors in partitions) which can provide an opening area of at least 4000mm² and in accordance with Standard 3.14.2

Internal Partitions: 38 x 75mm s/w Rails with 38 x 75mm studs @ 600mm centres & 38 x 75mm dwangs fitted @ mid height.
 38 x 95mm s/w Rails with 38 x 95mm studs @ 600mm centres & 38 x 95mm dwangs fitted @ mid height
 15mm Gyproc Moisture Resistant Plasterboard on either side of all WC partitions
 15mm Gyproc Plain Plasterboard
 25mm Acoustic insulation to suit all partitions

Pipe Ducts: 12mm Plywood on 50 x 50mm s/w framing @ 600mm centres
 Duct to have loose section over access point for maintenance
 Loose section fixed with brass screws & cups
 SVP to be surrounded with 100mm fibreglass insulation

Timber Finishes: 18 x 70mm r/w Pencil round Skirtings
 18 x 70mm thick r/w Facings
 32mm thick r/w Door jambs.
 12mm thick r/w Door stops
 25mm thick Plywood window sills
 18mm thick MDF shelving to Store & Office area.
 Internal joinery to be finished with oil based eggshell paint.
 Timber joinery is to be knotted, coated with one coat of suitable primer, one coat of undercoat and one coat of top coat.

Internal Wall Finishes: Units 2-5:- Generally 3 No. coats of a good quality white emulsion paint.
 Unit 1:- 3No. coats of good quality emulsion paint, colour to be confirmed by Client.
 Tied splashbacks to WC washbasins.

Floor Finishes:

New concrete floor slab to have a smooth finish and ready to receive the following floor finishes:-
 Units 1-4 :- Floors to be prepared to take 2 coats of anti dust paint and sealer - colour to be confirmed by client.
 Unisex WC's, Entrance Corridor & Store:- Safety vinyl laid in accordance with manufacturers' instructions - colour to be confirmed by client.
 Office & Meeting Room:- Carpet finish, laid in accordance with manufacturers' instructions - colour to be confirmed by clients.

Fittings & Fixtures:

Fire extinguishers & fire blankets, on request by client.
 Emergency alarm - to Unisex / Disabled WC
 Safety mirrors (400 x 750mm) - to Unisex / Disabled WC
 Paper towel holders - Units 1, 2, 3, 4 & Unisex / Disabled WC
 Waste paper bins - Unisex / Disabled WC

Units & Worktops:

Howdens Joinery Co Kitchen unit range - or equal & approved
 800mm Sink unit with Stainless Steel sink.
 Client to confirm style / design of doors & worktops etc

Electrics:

All electrical work to be in accordance with The Scottish Building Standards Handbook (Non-Domestic) and be carried out by a qualified and competent engineer
 All electrical installations to comply with Section 4 and in accordance with Standard 4.6 of The Scottish Building Standards Agency Regulations and in accordance with BS 7671:2008.
 All work to the satisfaction of the Hydro.
 Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction, not more than 1.2m above FFL. This should include fixtures such as sockets, switches and timer controls or programmers. Within the 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 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.
 Fixed lighting to be low energy in accordance with Regulations.
 All lighting installation to be in accordance with Standard 6.5.
 All cable work, sockets and fittings to be surface mounted on party walls.
 All cable work, sockets and fittings to other walls to be run through service void in Scotframe Val-U-Therm panel with no openings greater than 40mm and to be in accordance with the Scottish Building Standards Handbook (Non-Domestic) Standard 2.1.14

Heating & Water Heating:

Electric Panel heaters to units as required.
 Local time and temperature control heater: individual temperature control provided by integral thermostat. all to be in accordance with 6.3.7.
 Panels to be sized by electrician / heating engineers
 Heatrae Sadia Streamline Single point water heaters (over the sink) to Units 2-5 and Office Space in Unit 1, Unisex WC & Disabled WC (Unit 1).

Plumbing:

All plumbing work to be in accordance with The SBSA Handbook (Non-Domestic)
 All plumbing installations to comply with The SBSA Handbook (Non-Domestic)
 Hot & cold water services in copper, lagged along entire length
 Kitchen sinks to be supplied directly from the new mains water supply
 32mm Ø PVC wastes from washbasins
 38mm Ø PVC wastes from kitchen sinks connected into 110mm Ø paved area gullies
 110mm Ø PVC wastes from WC's
 110mm Ø PVC soil vent pipes in duct, terminated by roof slope ventilators at a minimum of 450mm above the eaves
 110mm Ø PVC foul & surface water drainage laid and surrounded by 10mm stone chippings in trenches cut to fall
 Drainage pipes to have rodding eyes & inspection chambers as shown on drawing
 125mm PVC black high capacity gutters
 68mm Ø PVC black rain water pipes
 Septic tank and soakaway to be located at least 5metres from the building and any boundary.
 Soakaway to be designed in accordance with percolation test results.
 Results to be submitted to OIC Building Standards before work commences on site.

Concrete Paths & Ramps:

75mm thick concrete paths with brushed finish laid on 150mm thick compacted granular material
 Paths to be a minimum of 1200mm wide or thereby all around.
 Form a slight slope in the paths for drainage away from the building
 Make good landscaping next to paths & building as necessary

New Walls:

15mm Gyproc DuraLine Board
 35mm Deep service void (35x45mm Battens @ 600mm centres)
 Reflectatherm Vapour Control Layer, Fitted, jointed and sealed in strict accordance with manufacturers instructions
 Vapour control layer sealed onto floor
 9mm OSB on 38 x 145mm studs @ 600mm centres with 140mm full filled injected polyurethane insulation, 9mm OSB external skin with Frameshield 100 Breather membrane. Frameshield 100 breather membrane, fitted, jointed and sealed in strict accordance with manufacturers details.
 50mm Cavity
 100mm Concrete Bockwork outer leaf
 20mm Dry Dash Render (2 coats render - Waterproof)
 Cavity ventilation to be in accordance with Building Standards (Non-domestic) Handbook Cavity ventilated with at least 3000mm/sq cavity vents at 1.2m centres, below DPC level, top and bottom of each cavity.
 S/S wall ties @ 600mm centres horizontally & 450mm centres vertically
 1000 x 30 x 3mm Galvanised holding down straps @ 1800mm centres built into two courses below DPC level
 38 x 50mm Firestops with DPC between firestop and outer leaf @ corners, eaves, party walls and all openings.

Foundations:

Concrete strip foundations to Structural Engineer's details
 Foundations to have a minimum 450mm cover for frost protection, but in any case, depth to suit site conditions
 DPC to have a minimum 150mm clearance above finished ground level
 Weak mortar infill up to ground level in cavity
 140mm Concrete blockwork inner leaf to support Val-U-Therm panels
 45 x 140mm Wallplate fixed @ 1200mm centres with split nylon fixings on DPC
 22 x 140mm Locating plate below timber frame

ELECTRICAL LEGEND :-

- LIGHT SWITCH
- TWO - WAY LIGHT SWITCH
- ⊕ 13 AMP SWITCHED DOUBLE SOCKET
- ⊕ EXTRACTOR FAN
- ⊕ SMOKE DETECTOR
- ⊕ CONSUMER UNIT ETC
- ⊕ EMERGENCY EXIT SIGN
- ⊕ EMERGENCY ESCAPE ROUTE SIGN
- ⊕ MANUAL BREAK GLASS POINT
- ⊕ FIRE ALARM PANEL
- ⊕ TO BE IN ACCORDANCE WITH BS 5839 PART 1 2002 CATEGORY L3 SYSTEM
- ⊕ POINT OF USE WATER HEATER
- ⊕ TELEPHONE OUTLET
- ⊕ HEATED TOWEL RAIL

LIGHTING KEY:

- CEILING MOUNTED 240V PENDANT
- ⊕ WALL MOUNTED UP/DOWNLIGHT
- IP RATED LIGHT FITTING
- ⊕ FLUORESCENT LIGHT FITTING
- ⊕ EXTERNAL WALL FITTING
- ⊕ REMOTE WALL MOUNTED PIR DETECTOR LINKED TO EXTERIOR AND UNIT LIGHTING CIRCUITS: EXACT FINAL LOCATION TO BE AGREED ON SITE WITH CLIENT.

A: August 2013 Amendments for Building Warrant.

CLIENT : BUSINESS INITIATIVES STRONSAY

PROJECT : ALTERATIONS TO WOODS YARD, WHITEHALL VILLAGE, STRONSAY
 DRAWING: PROPOSED FLOOR PLAN LAYOUT

SCALE 1:100

DRAWN BY PJF. DECEMBER 2012

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