

SPECIFICATION

● STRIP FOUNDATIONS (IF NECESSARY)

FOR INFILL BLOCK WALLS.
STRIPS TO BE AS FOLLOWS -
550 x 200mm, 500 x 200mm
Grade - RC30/37. Top of foundations to be a min. depth of 450mm below finished ground level or below any adjacent drains. Ensure foundations are taken down to firm natural undisturbed ground. Any Soft spots to be dug out and backfilled with hardcore, in max 150mm compacted layers or lean-mix concrete.

Reinforcement –
1no. layer of A252 mesh @ 50mm bottom and side cover.

● NEW CONCRETE FLOOR THROUGHOUT

(U-value 0.14 w/m2k)
65mm sand/cement leveling screed containing underfloor heating coil. 500 gauge polythene DMP above 120mm PIR Kingspan TF70 floor insulation. 1200 gauge Visqueen dpm. Slab to be 125mm RC30 / 37 reinforced concrete with 1no. layer of A252 mesh at 25mm top and side cover. Slab to sit on 150mm minimum fully compacted sub base. DPM to be lapped and taped to DPC to provide a complete damp proof seal.

● IMPROVED EXTERNAL WALLS

(U-value 0.16 w/m2k)
Strip back walls to stone block face. Install damp proof membrane 1.1m up the stone wall to avoid any damp. Tanking to be installed at south elevation wall (see "Tanking" note).

Form 25mm clear cavity using short lengths of 25mm diameter alkathene pipe between inner face of stone and new timber frame. Timberframe panel to consist of Frameshield / Tyvek breather membrane. 9mm thick ext. grade plywood sheathing. 90 x 45mm treated w/w studs at 600mm max. centres, 90 x 45mm top and bottom runners with 90 x 45mm dwangs between and 90 x 45mm tie rail on top).

Insulation as below -
90mm FRAMETHERM 35 glasswool insulation between 90mm studs. 50mm PIR Kingspan insulation fixed across the face of the studs internally.

38mm service void formed by means of 38 x 45mm treated timber battens. 12.5mm thick VC plasterboard, screw fixed with taped and filled finish.

● IMPROVED ROOF (AT SECOND FLOOR LEVEL, ABOVE ATTIC SPACE / STORE 1, STORE 2)

SSO natural slates (16" x 10") or SEMACA natural slates (16" x 9") nominal thickness laid with 75mm min headlap. Fixing – 2 No copper or stainless steel or aluminium nails per slate to BS1210: Part 2. Large headed with a min. shank of 3.35mm. Slate and a half on alternate courses, all hips, verges abutments and rooflights. Proctor Roofshield breathable membrane (to BS747:2000 & BS 5534 Part 1 2003 or equal approved laid in strict accordance with manufacturers printed instructions and B.B.A certificate guidelines. 150 x 22mm thick treated, butt-jointed softwood 22mm w/w treated timber sarking boards with min. 2mm gaps between each board for airflow purposes all nailed to existing timber rafters.

NEW MONO ROOF (GROUND FLOOR PASSAGE) KINGSPAN KS 1000 LP insulated sheeting (to achieve BROOFF4 external fire performance) (150mm thickness) on 70 x 45mm timber purlins at 3000mm cts on 22kg reinforced bituminous roofing felt on 12mm decking board on firing pieces on 45 x 170mm C16 treated timber joists. 12.5mm vc plasterboard finish internally (taped and filled)

● WINDOWS / EXTERNAL DOORS

New windows to be high quality aluminium type (ALUCLAD) and to comply with current BS 644:2012 and to open as denoted and to be double glazed. U-value of windows and doors to be no more than 1.4 w/m2K.

SECURITY -
All new windows and doors to meet the recommendations for Physical Security in Section 2 of "Secured by Design".

DOUBLE GLAZING -
To be low-E type and fitted with soft spacers. All toughened glazing to BS 6262 Part 4:2005 with appropriate kite markings. All glazing below 800mm, within a door leaf or within 300mm of a door leaf and 1500mm off floor level will be designed to resist human impact (BS 6262:Part 4: 2005).

NATURAL VENTILATION -
Ryton's vents (or similar) to be used at head of all windows to achieve required trickle ventilation.

IRONMONGERY -
Chrome ironmongery to have key locking handles not more than 1.5m above floor level and at least 350mm from any internal corner.

● INTERNAL PARTITIONS

75x45mm C16 non-load bearing partitions / 90x 45mm C16 load-bearing partitions with studs @ 600mm centres with 75x45mm C16 top and bottom rails for all partitions. One row of dwangs incorporated at mid-height. Partitions at wet rooms to be lined internally with green moisture resistant plasterboard situated locally adjacent to Baths + Showers.

SANITARYWARE
Thermostatic Mixing Valves to be provided on new shower and baths to limit delivery temperature to 48°C complying with BS EN 1111:1999 or BS EN 1287:1999.

WC to be fitted with dual flush mechanism with an average flush of not more than 4.5 litres to comply with Building Standard 3.27.2. New WHB to have a flow rate of not more than 6 litres per minute.

All sanitary pipework to be constructed and installed in accordance with the recommendations in BS EN 12056-2:2000

● ELECTRICS

All Electrical Work to be designed, constructed, installed and tested in accordance with BS 7671: 2008

Final locations and finish of electrical sockets / switches to be confirmed by client.

Electrical installation work should be inspected and tested by persons who possess sufficient technical knowledge and experience for the nature of the work undertaken.

All light fittings to be low-energy (100%).

VENTILATION
Mechanical ventilation to comply with BS 5720: 1979 or CIBSE Guide B : 1986 installation and equipment data Section B2.

Toilets to be capable of 10,000mm³ trickle ventilation + 15 litres / second mechanical ventilation.

Natural ventilation to comply with Section 3 of BS 5925 : 1991 (1995) or CIBSE Guide A 1986 Design Data. Section A4. Air infiltration and natural ventilation.

● ACCESSIBLE TOILET

Accessible Toilet to be installed as shown on plan and to include the following items -
- 1.5 x 1.5m manoeuvring space clear of a wall mounted including a door swing, other than more than 300mm into this space.
- be fitted with fixed and folding grab rails as denoted on diagram. Rails should be securely fixed to walls and be capable of accommodating the transfer weight of an adult.
- be fitted with an assistance alarm which can be operated or reset when using a sanitary facility and which is operable from floor level. The alarm should have an audible tone, distinguishable from any fire alarm, together with a visual indicator, both within the sanitary accommodation and outside in a location that will alert building occupants to the call.
- have a seat height of 480mm, to assist in ease of transfer to and from a wheelchair, and
- a flush lever fitted to the transfer side of the cistern.
- 38mm plywood to walls to provide strength for fittings.

● SMOKE ALARMS

Automatic fire detection, connected into mains with battery back up, all in accordance with BS 5839: Part 6 2019 and to comply with Safety Standard 2.11. (Grade D). All to be interconnected so that one alarm trigger the signal in all of them.

● HEATING / PIPEWORK

Existing gas fired heating system to be extended to incorporate underfloor heating system in new extension. Qualified heating engineer to check adequacy of existing system.

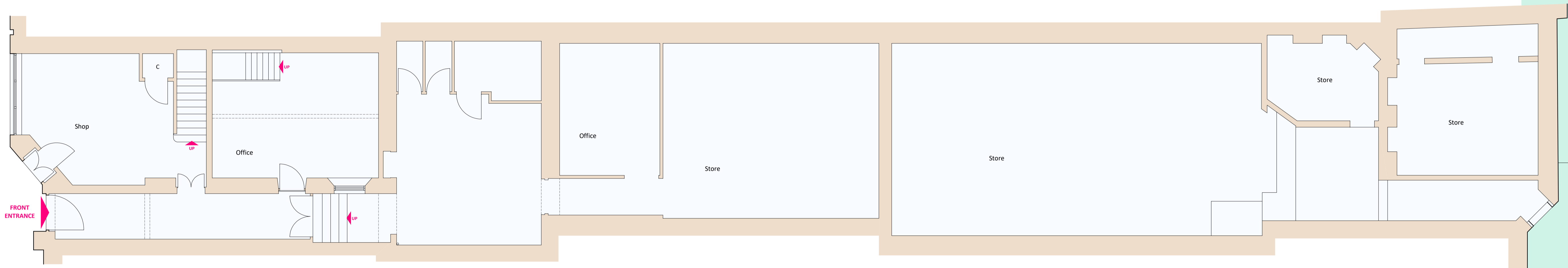
All pipework exposed as part of the works to be insulated to prevent heat loss.

● COMMISSIONING

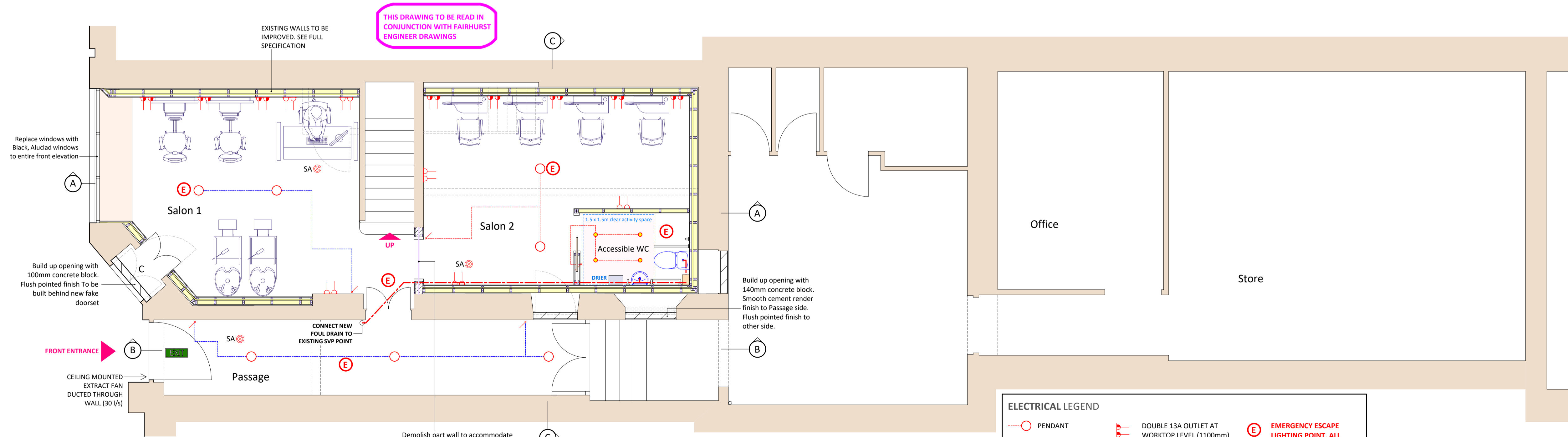
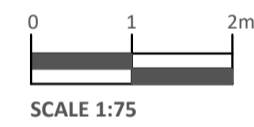
A schedule of proposed building systems will be provided by the (quick start guide) setting out the following:
• the systems to test and the nature of commissioning tests applied;
• a schedule of commissioning tests and who will undertake them; and
• The documentation which will be provided as an output from commissioning at completion stage

● PORTABLE FIRE FIGHTING EQUIPMENT

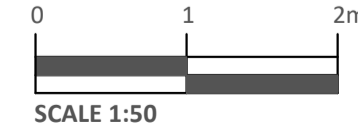
To comply with BS 5306-3 and BS 5306-8 and to be mounted on wall brackets with their carrying handle 1.0m above floor level. Fire blankets to be hung at a height so that in the event of a fire it can be easily withdrawn from it's container.



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



ELECTRICAL LEGEND			
	PENDANT		DOUBLE 13A OUTLET AT WORKTOP LEVEL (1100mm)
	LED DOWNLIGHTER		SA SMOKE ALARM
	LIGHT SWITCH		HD HEAT DETECTOR
	EXTRACT FAN		CM CARBON MONOXIDE DETECTOR
	DOUBLE 13A OUTLET AT SKIRTING LEVEL (400mm)		CD CARBON DIOXIDE MONITOR
	EMERGENCY ESCAPE LIGHTING POINT. ALL EMERGENCY LIGHTING TO BE IN ACCORDANCE WITH BS 5266 PART 1: 2016		EMERGENCY ESCAPE LIGHTING POINT AND ILLUMINATED SIGN

All Electrical Work to be designed, constructed, installed and tested in accordance with BS 7671:2008

S Reid Design

- CHARTERED ARCHITECTURAL DESIGN SERVICE
- RURAL AND URBAN HOUSE DESIGN
 - EXTENSIONS, ALTERATIONS, RENOVATIONS
 - PLANNING CONSENTS
 - BUILDING WARRANT APPROVALS
 - 3D DESIGN + VISUALIZATIONS
 - COMMERCIAL BUILDING DESIGN

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PROJECT
PROPOSED CHANGE OF USE OF PART FORMER PRINTING WORKS TO HAIRDRESSING SALON AND BEAUTY ROOMS AT OLD PRINTING WORKS, 31 SOUTH STREET, ELGIN, MORAY IV30 1JZ

DRAWING DESCRIPTION
GROUND FLOOR PLAN / SPECIFICATION

DRAWING no. PRINTWORKS / BW / 01	SCALE AS STATED (A1)
DRAWN BY S.Reid MCIAI	DATE DEC 2023