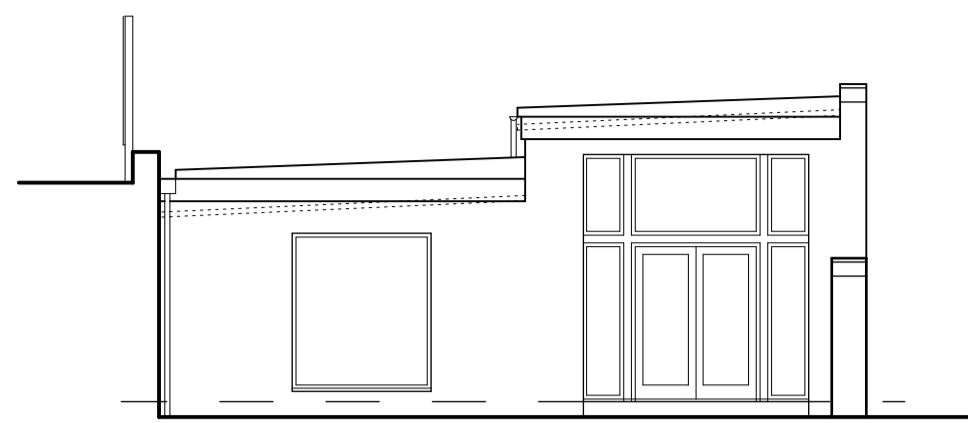
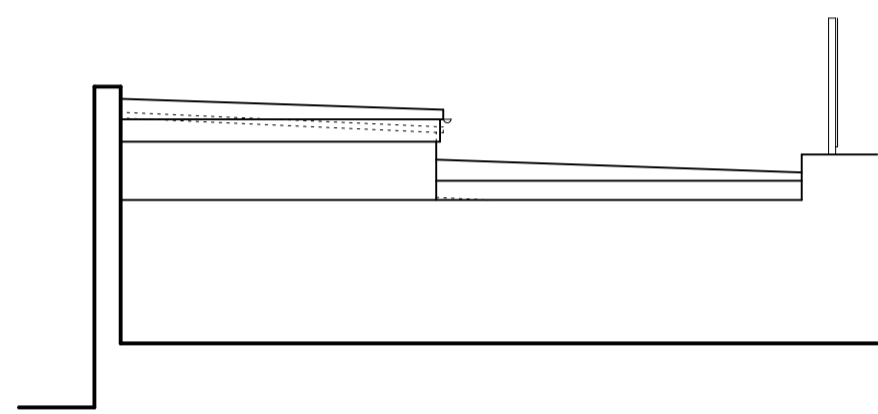


East Elevation (As Proposed). 1:100

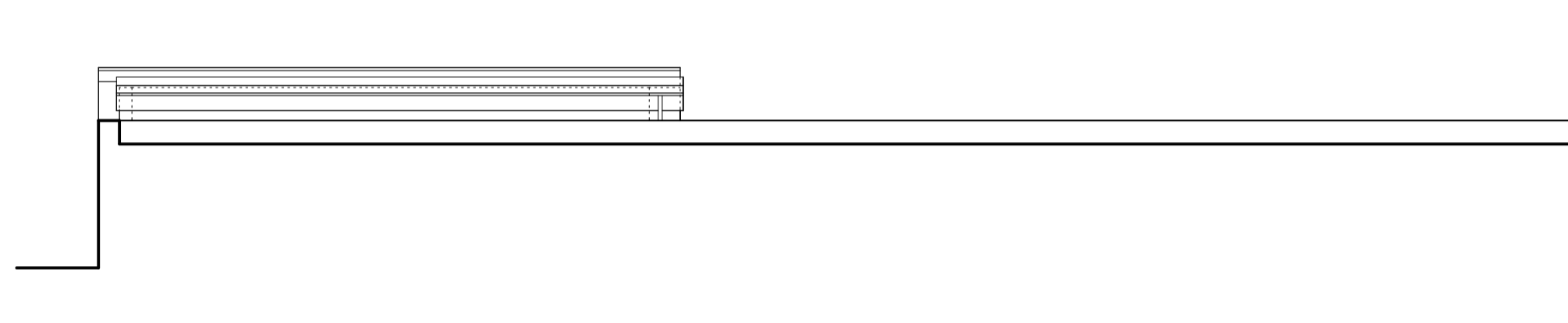


South Elevation (As Proposed). 1:100

Window frames and doors will be of brown UPVC
 Roof will be of black Firestone rubber
 Walls will remain as they are



North Elevation (As Proposed). 1:100



West Elevation (As Proposed). 1:100



Scale 1:100

SECTION 1 - STRUCTURE

- 1.00 GENERAL:
- 01- All new timbers to be treated with approved pressure impregnated preservative.
 - 02- All dimensions sized on drawing to take preference to scaled sizes and all sizes to be checked on site including sizes of existing.
 - 03- Door and window openings to be checked to ensure compatibility with doors and windows to be fitted.
- 2.00 FOUNDATION CONSTRUCTION
- See Engineers drawings for foundation details
 - Foundations shown are provisional.
 - Footings to be taken down to a hard foundations and/or designed to suit ground conditions encountered.
 - Foundation design based on assumed bearing capacity of 65kN/m² should any doubt exist over suitability of bearing material Engineer to be notified immediately.
 - All concrete to be well compacted.
 - All vegetable matter to be removed from site.
 - All fabric reinforcement to be to BS 4483.
 - Cover to be 50mm. Min. lap to be 300mm.

- 3.00 WALL CONSTRUCTION
- 01 Existing External Wall Construction:
 - Existing harled masonry walls or Existing stonework pointed walls
 - 25mm cavity air space
 - 50 x 95mm timber framing @ 600mm ccs with 90mm Krauf Frametherm 35 insulation between framing
 - 12.5mm Gyproc Wallboard Duplex plasterboard
 - NB All plasterboard joints to be taped and filled
 - 02 Cavities
 - Vertical cavity barriers to be provided @ 4500mm ccs horizontally and around all external door and window openings, at external corners, eaves & wallheads
 - Cavity barriers to be preservative treated timber battens min 38mm x depth of cavity and be tightly fitted to rigid construction
 - NB Code 4 lead cavity trays to be fitted in cavity over all external door and window openings to prevent moisture penetration to the inner surfaces of the Building in accordance with Reg. (Environment) 3.10.1.
 - Cavity barriers in the external walls to be provided with a DPC on the outer face to prevent water bridging in accordance with Reg (Environment) 3.10.1

SECTION 2 - FIRE

- 1.00 GENERAL:
- 01- Linings to Ground Floor ceilings to be 2 layers 12.5mm Gypsum Freline plasterboard providing medium fire resistance duration in accordance with Reg. (Fire) 2.1.1.
 - 02- All steelwork to be framed out and encased with 2 layers 12.5mm Gypsum Freline plasterboard providing medium fire resistance duration in accordance with Reg. (Fire) 2.3.1.
- 2.00 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM:
- 01 General Provision:
 - Automatic fire detection and alarm system to be designed and installed in accordance with the guidance in BS 5839-Part 1:2017 Category M in accordance with Reg (Fire) 2.11.3. as follows :-
 - manual fire alarm call points to BS EN 54-Part 1:2001 (Type A) and installed in accordance with BS 5839-Part 1:2017
 - audibility of fire alarm sounders to be as specified in BS 5839-Part1:2017

- 3.00 LIGHTING:
- 01- Thermoplastic materials may be used in light fittings with diffusers. NB Light fittings with diffusers integral to ceilings will not be fitted in Protected Zones, elsewhere size and disposition to comply with table and diagram to Reg (Fire) 2.5.7. Light fittings with diffusers not integral to ceilings to be designed to fall out of their mountings when softened by heat.
 - 02- Every part of escape routes to have artificial lighting supplied by a fire protected circuit in accordance with Regs (Fire) 2.10.1 and 2.10.2. NB Artificial lighting to protected zones to be on a protected circuit separate from other parts of escape route.
 - 03- Emergency Lighting fitted to comply to BS 5266 : Part 1 : 2016 and Part 7 : 1999 (BS EN 1838 : 2013) in accordance with Reg (Fire) 2.10.3.

- 4.00 DOORS:
- 01- Where an exit door or a door across an escape route has to be secured against entry when the Building or part of the Building is occupied, it should only be fitted with a lock or fastening which is readily operated, without a key, from the side approached by people making their escape in accordance with Reg (Fire) 2.9.18.
 - 02- Emergency exit doors to be fitted with thumb turn locks for escape purposes.
- 5.00 EMERGENCY / ESCAPE ROUTE LIGHTING:
- 01- Thermoplastic materials may be used in light fittings with diffusers. NB Light fittings with diffusers integral to ceilings will not be fitted in Protected Zones, elsewhere size and disposition to comply with table and diagram to Reg (Fire) 2.5.7. Light fittings with diffusers not integral to ceilings to be designed to fall out of their mountings when softened by heat.
 - 02- Every part of escape routes to have artificial lighting supplied by a fire protected circuit in accordance with Regs (Fire) 2.10.1 and 2.10.2. NB Artificial lighting to protected zones to be on a protected circuit separate from other parts of escape route.

SECTION 3 - ENVIRONMENT

- 1.00 ACCESS TO MANUAL CONTROLS TO ELECTRICAL FIXTURES:
- Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from an internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m 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 400mm above floor level.
 - Above an obstruction, such as a worktop, fixtures should be at least 150 mm above the projecting surface.
 - Where sockets are concealed (such as to the rear of white goods in a kitchen) separate switching to be in an accessible position allowing appliance to be isolated.

SECTION 3 - ENVIRONMENT

- 5.00 SANITARY ACCOMMODATION
- General Provisions in accordance with Reg. (Environment) 3.12.6 :-
 - Sanitary facilities, fittings and surface finishes to be easily cleanable to allow a hygienic environment to be maintained
 - Min unobstructed space of 450mm in diameter between sanitary facilities and door swing
 - If door fitted with privacy lock should have emergency release operable from outside, offer an alternate means of removal to permit access in emergency
 - Sanitary facilities and associated aids or fittings, such as a grab rail, should contrast visually with surrounding surfaces to assist in use by a person with a visual impairment
 - General Provisions for Accessible Sanitary Accommodation in accordance with Reg (Environment) 3.12.7. Accommodation should :-
 - be clearly identified by signage as accessible sanitary accommodation
 - be fitted with fixed and folding grab rails as shown, rails to 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 also 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
 - Accessible Toilets to have a WC in accordance with Reg (Environment) 3.12.8, to comply with the following :-
 - seat height of 480mm, to assist in ease of transfer to and from wheelchair
 - a flush lever fitted to the transfer side of the cistern

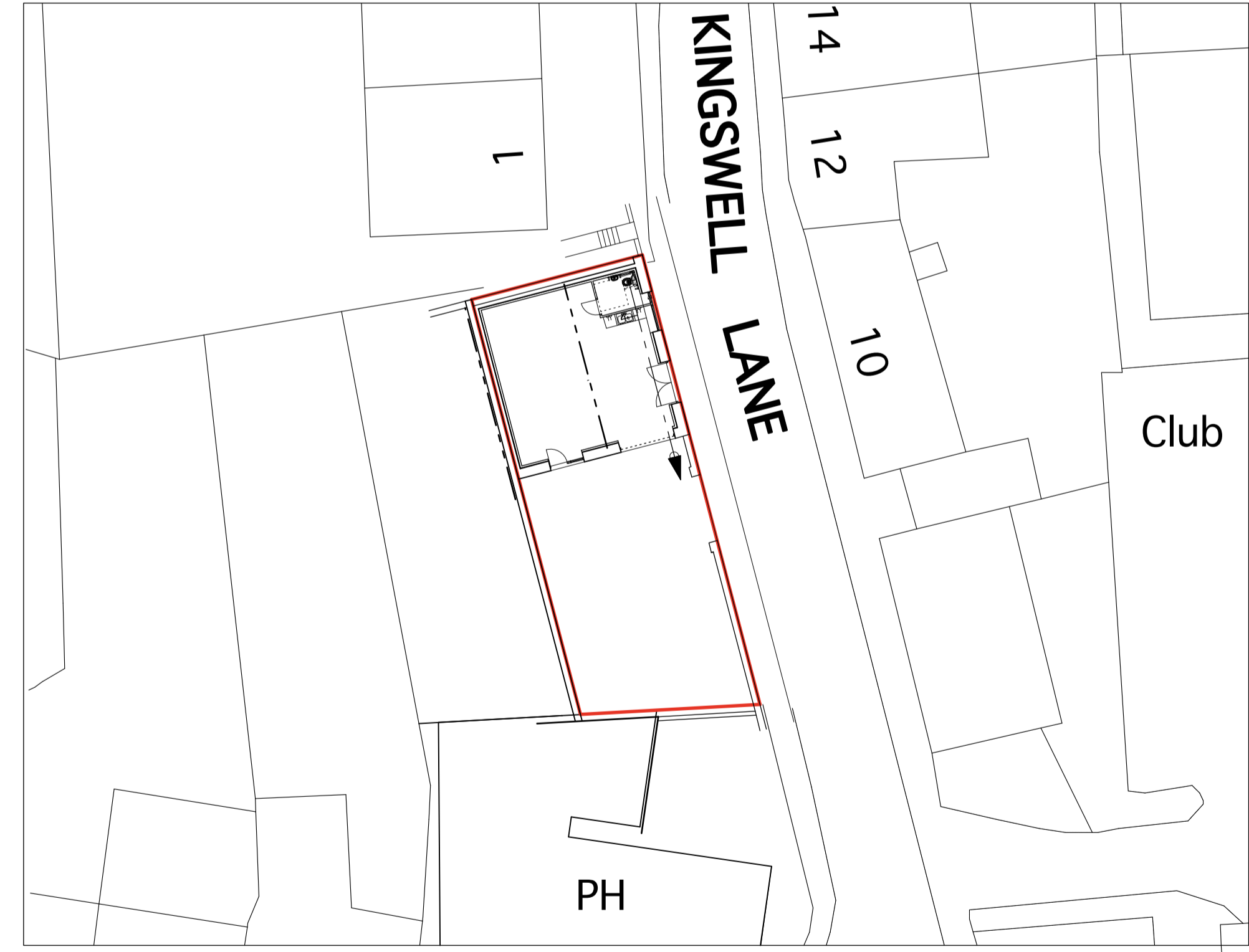
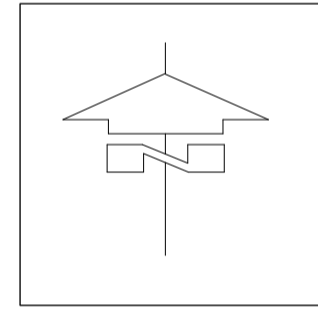
- 3.00 DOORS & WINDOWS:
- 01- All glazing less than 800mm above floor level in new windows and all glazing in new doors and side lights to be toughened glass to resist human impact in accordance with BS 6262-Part 4: 2005
 - 02- New internal doors to have min clear opening width of 825mm in accordance with Reg (Safety) 4.2.5.
- 4.00 ELECTRICITY:
- 01- All new electrical installations to be designed, constructed, installed and tested in accordance with BS 7671:2010, as amended.
- 5.00 HIGH SPEED INTERNET CONNECTION:
- 01 Building should be provided with in-building physical infrastructure to allow for the future installation of a service provider's network cabling and associated equipment to the end user's location, with minimal disruption to the fabric of the building in accordance with Reg (Safety) 4.14.1.

ADDITIONAL INFO:

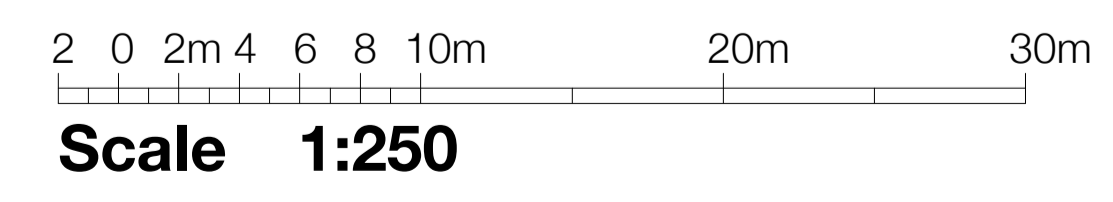
- 1.00 ELECTRICITY:
- 01- All new electrical installations to be designed, constructed, installed and tested in accordance with BS 7671:2008.
 - 02- Artificial lighting to be energy efficient lighting using local manual switches and provide a minimum of 60 lamp lumens per circuit-watt in accordance with "The Non-Domestic Building Services Compliance Guide for Scotland" and Reg (Energy) 6.5.2. Lighting to be metered to record energy consumption as per Reg (Energy) 6.5.1.

SECTION 4 - SAFETY

- 1.00 DOORS & WINDOWS:
- 01- All glazing less than 800mm above floor level in new windows and all glazing in new doors and side lights to be toughened glass to resist human impact in accordance with BS 6262-Part 4: 2005
 - 02- New internal doors to have min clear opening width of 825mm in accordance with Reg (Safety) 4.2.5.
- 2.00 GLAZING:
- All large areas of transparent glazing in fixed screens and partitions to be made readily apparent with manifestations of a size and form that are immediately obvious, and at 2 height ranges : 850-1000mm and 1400-1600mm above floor level in accordance with Reg (Safety) 4.8.2.



Site Layout Plan. 1:250



Scale 1:250

General Notes

- 01- The purpose of this drawing is solely for the purposes of obtaining Building Warrant Approval. The drawing may be suitable for construction purposes but it may be necessary to augment and / or amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for construction purposes. It may also be necessary to apply for an Amendment to Warrant for any such alterations.

No	Revisions	Date	Initials
A	Amended Layout	05.03.24	MR

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project
 Store @ Kingswell Lane,
 BANFF.
 Proposed Development

content		
Proposed Elevations		
scales		
1:100		
drawn by	size	date
MR	A2	27.02.24
ref	24013	02A