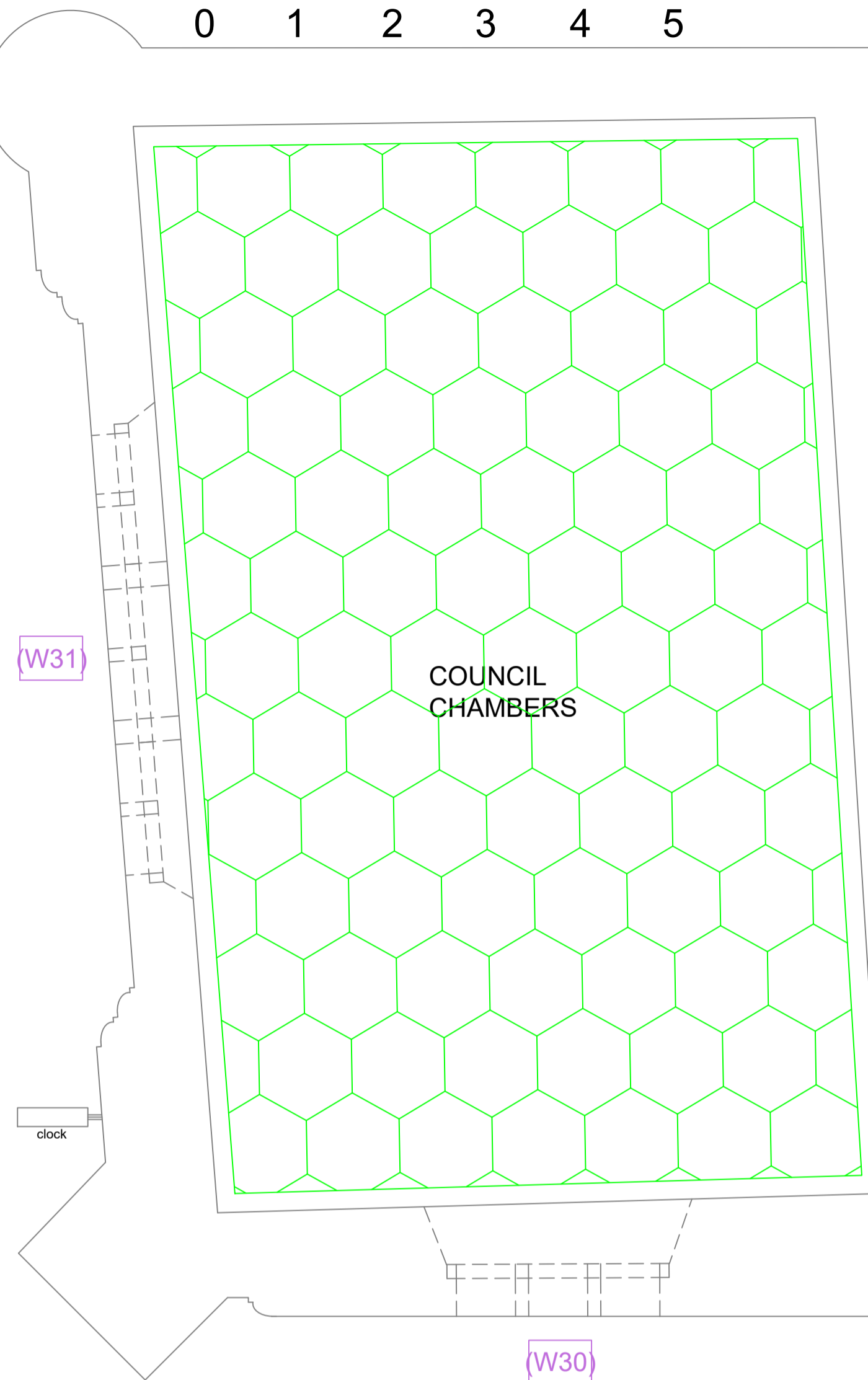
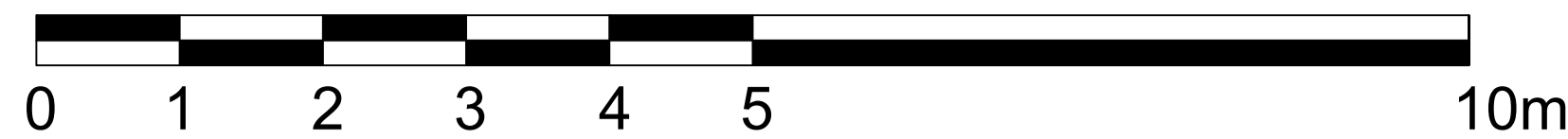
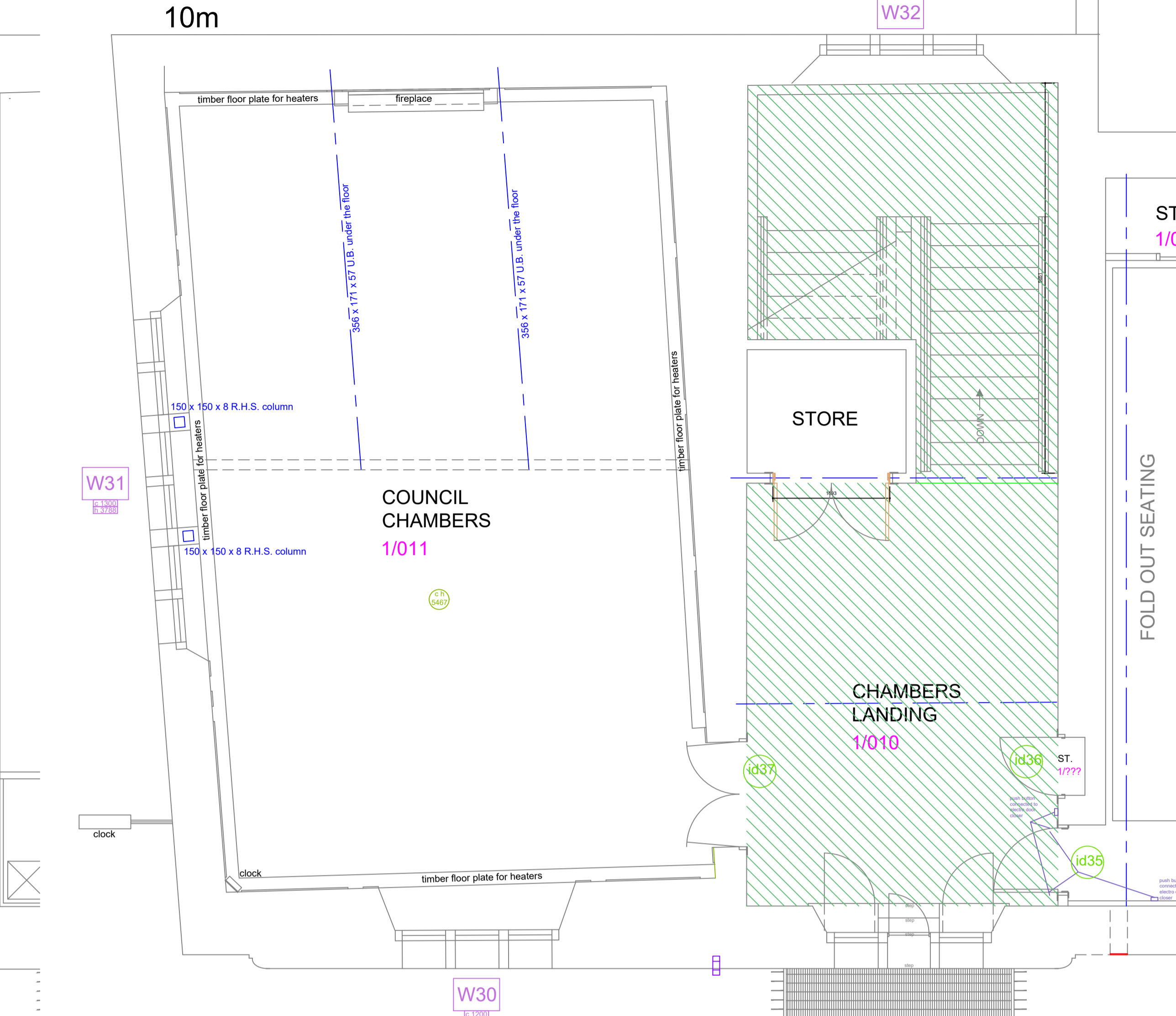


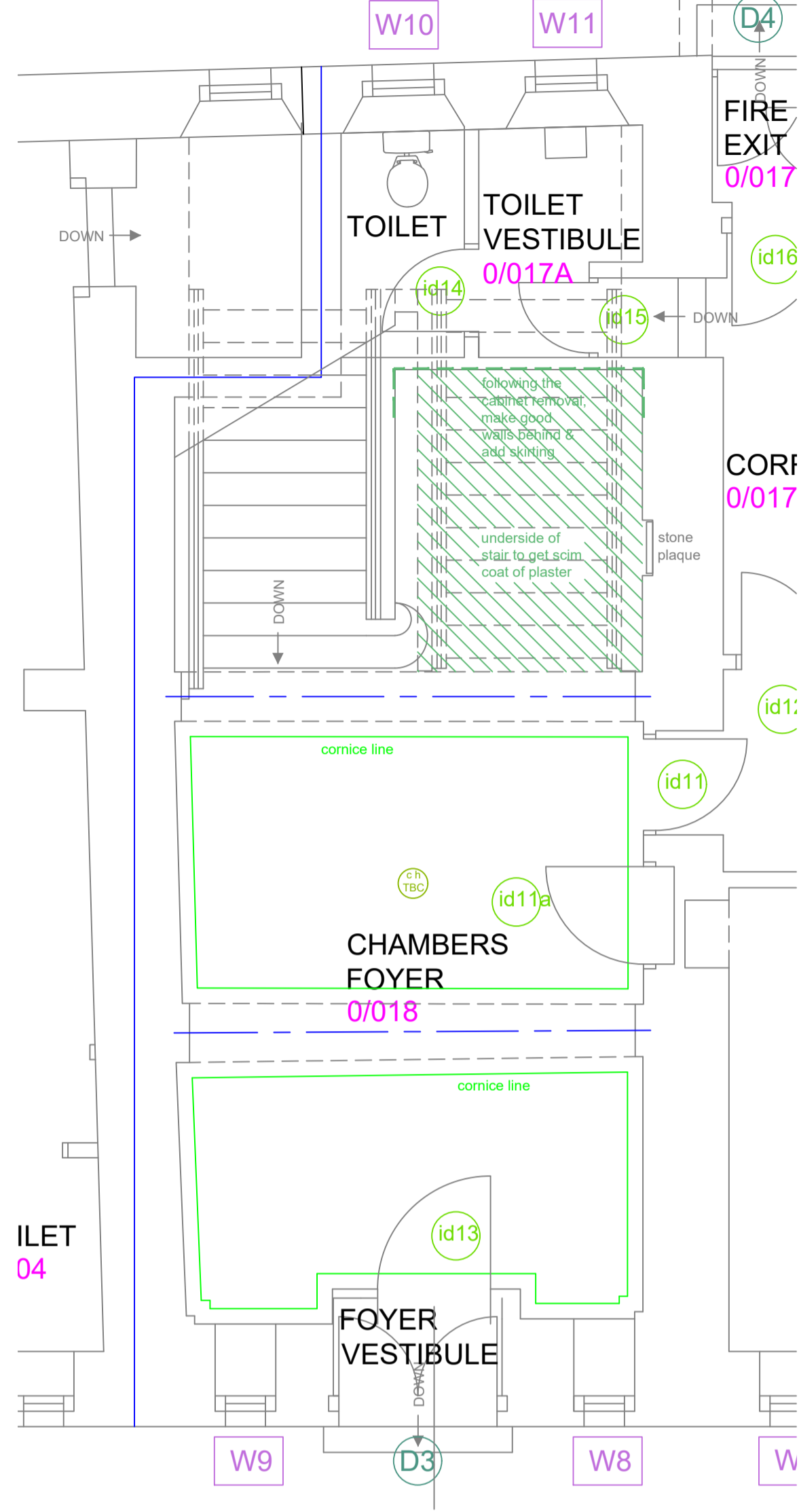
SCALE BAR 1:50



COUNCIL CHAMBERS CEILING PLAN - AS PROPOSED
1 : 50



COUNCIL CHAMBERS PLAN - AS PROPOSED
1 : 50



CHAMBERS FOYER PLAN - AS PROPOSED
1 : 50

HAZARDS AND RISKS WARNING
The items listed below indicate known hazards or areas of significant risk.

No operations are to commence on site until it has been ascertained (beyond reasonable doubt) that there are no Asbestos Containing Materials (ACM's) or any other hazardous material / substances within the area of the "site" that will be affected by this work.

Reference must be made in the first instance to the Asbestos Risk Register (Management Survey) prior to starting operations on site.

Where applicable, a separate Refurbishment / Demolition survey has been undertaken and issued to the Principal Contractor identifying the location of any known ACM. Where appropriate, a separate programme of works to control / remove any ACM's by the Construction Compliance Team will also be issued.

Should a suspect material be discovered or exposed during the course of the works, all operations within the relevant area are to cease immediately and further instruction obtained from the project Contract Administrator.

Where Asbestos Containing Materials are presumed asbestos Containing Materials have been damaged (either previously or during the course of these works), then **Fire Council Corporate Health & Safety (Emergency) Procedure OHS-C-17 "Managing Asbestos-related Emergencies"** must be implemented.

Following any Asbestos related incident, construction works must **not** recommence until the **Construction Compliance Team** have given approval in writing to do so.

Rev	Date	Description	By
REVISIONS			



ASSET and FACILITIES MANAGEMENT SERVICE: PROPERTY SERVICES
Property Services Manager: ALAN PAUL
Bankhead Central, 1 Bankhead Park, Glenrothes, Fife, KY7 6GH
Tel: (01592) - 953238 E-mail: Property.Clientgroup1@fife.gov.uk

Drawing Status:

PLANNING

Contract Administrator:
PAULINE MARTIN
Date: **OCT. 23** Scale: **1 : 50** Checked By:

Property Address:
**ST ANDREWS TOWN HALL
QUEENS GARDENS, ST ANDREWS**

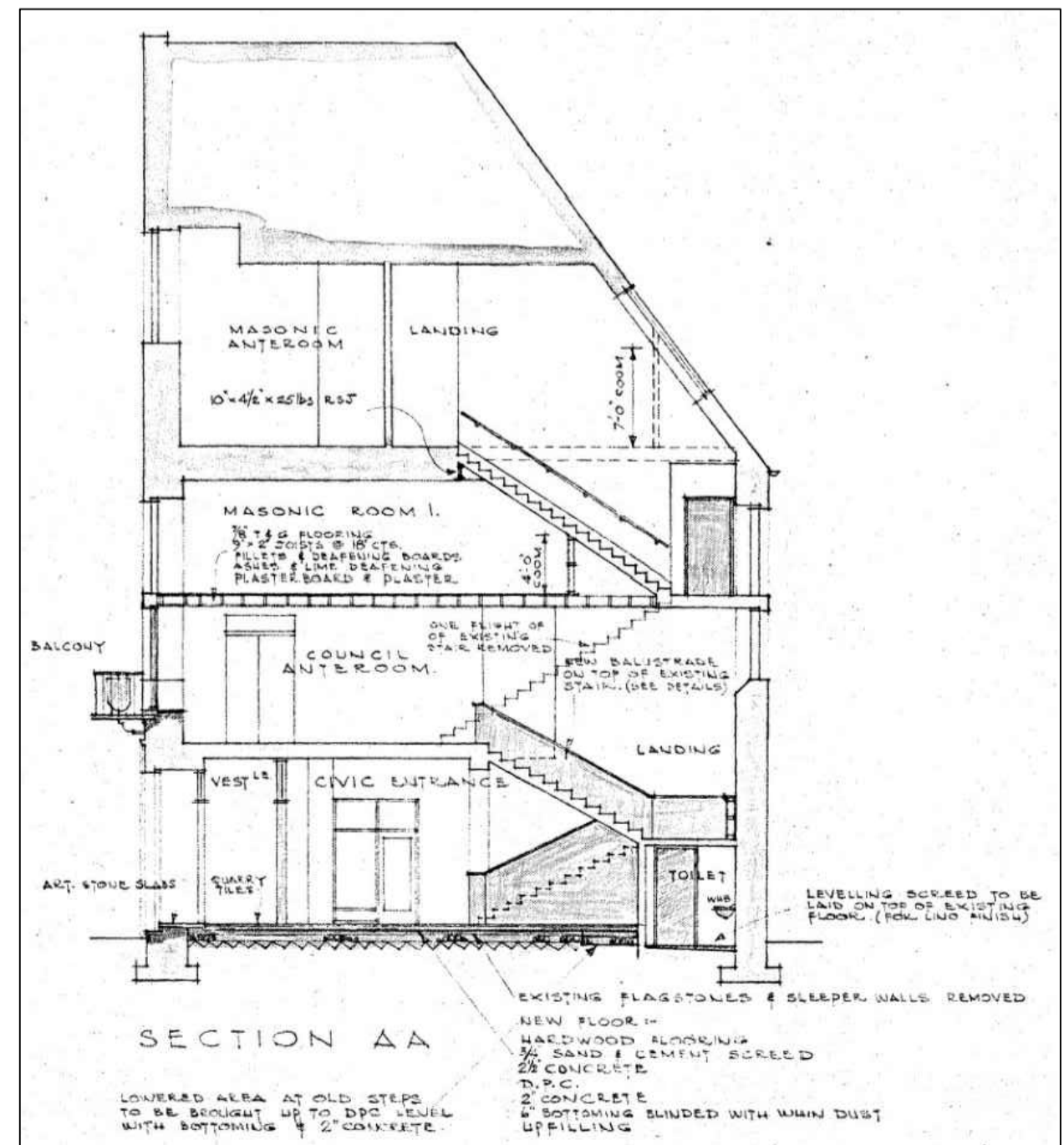
Project Title:
COUNCIL CHAMBERS WORKS

Drawing Title:
PROPOSE PLANS & SPEC -

Computer Reference:

Works Request Number: **CS7602318** UPRN: **00041300**

Drawing Number: **13** Revision:



SECTION THROUGH BUILDING - DWG 1960s NTS

GENERAL
Client to arrange for alternative accommodation or cancellation of any bookings during the works.
Contractor to protect any items/fittings left in the works areas.
Upon taking possession of the "site", the Principal Contractor will be held responsible for any breakages of equipment or building fabric that may occur during the contract period - including any damages arising from insufficient protection during inclement weather.
Contractor to check all dimensions prior to construction.
NOTE: Where a certain product has been specified, an alternative, but equal product can be proposed by the Contractor for consideration and approval by the CA/Client/Engineer(s).
Contractor to provide and erect the propping and scaffold arrangement shown as per the structural engineer's drawings.
The existing parquet timber floor in the Chambers Foyer 0/018 is to be protected from falling debris during the works.
Provide air cube or similar to minimise the spread of dust.

DOWNTAKINGS
NOTE: The existing light fittings are to be replaced as outstanding works from the PR555390 fire alarm and lighting project.
Existing display cabinet under the stair in the Chambers Foyer 0/018 is to be removed complete with the light fittings.
Existing panelled ceiling in the Chambers Landing 1/010 to be removed complete with and damaged timber framing behind. If req, remove the rest of the ceiling over the stair to the rear window.
All kitchen units, sink and water heater (complete with taps and pipes), bar cabinet storage, optics, roller shutter and small glazed screen to be stripped from the bar in the Chambers Landing 1/010 as this is to become a store for the Community Council.
The woodchip wall paper around the outside of the bar is to be removed.
Wallpaper to the side of the bar in the Chambers Landing 1/010 to be removed.
Channels to be cut in the plasterwork where required to install the missing earth wiring. All care is required to minimise the damage to the existing ornate plaster moldings and use the spaces in between them.
Existing redundant fire to be removed together with all of the low level heaters around the perimeter of the Chambers 1/011. Heaters covers to be disposed off.
Hole to be cut in the fireplace stonework through to the chimney stack.

All existing secondary glazing panels to be removed to allow for the windows to be painted and refitted afterwards.
Existing blue carpet to be ca
All redundant items are to be disposed of appropriately.
WALLS & CEILINGS
PLASTERING
Hairline cracks on the walls and ceilings to be investigated to ensure they are not a sign of a greater problem behind the plaster.
Channels cut for the earth wiring are to be kept to a minimum and avoid the ornate moldings where possible.
Supply and fit new pre-treated timbers for fixing new wood wool boards where req.
Chambers landing 1/010
Allow for 75 x 50mm softwood framing across the Chambers Landing 1/010 ceiling to tid the new wiring. If req, extend the ceiling back over the stair the rear window. Line the ceiling with 2No. layers of 15mm thick Fireline plasterboard, screw fixed with staggered joints and finished with Thistle finishing plasters and Gyproc jointing materials.
Wood wool boards
Savolit Plus wood wool board: long strong wood fibres, stabilised by chemical impregnation and bound by cement-binding agent into a compact coherent structure. 600mm wide and 1200, 2000 or 2400mm long boards. Unaffected by humidity and frost. Non flammable and self extinguishing Euroclass B-s1, D0. Thermally insulating 0.20m²/K/W. Compatible with all normal construction materials. High compression resistance and flexural strength. Surface offers good mechanical key for renders and plasters. Sound absorbing and noise insulating. Vapour permeable. Easy and safe to handle, cut and work.
15mm thick to be mechanically fixed to the timber framing with screws and Savolit washers: min. 45mm long screws, Ø4.8
If the boards are fully edge bonded one to another it is not then necessary for board ends to occur at timber framing supports. Use a bead of Savolit P010 adhesive between the edges.
Store panels in a dry, level place, not directly on the ground and protect from moisture and dust. The packing provided does not provide protection from rain!
Do not stack more than two pallets on top of each other.
Quick drying lime plaster
Thermalmix is formulated with traditional Natural Hydraulic Lime and light-weight mineral aggregates with insulating properties.

Preparation
• Properly prepare the surface before application.
• Remove dust, surface contaminants and loose or friable coatings.
• Mixing - Can be mixed using a drum mixer, or in a tub using a drill mixer or paddle stirrer.
• Cut the top off the bag and tip the whole bag, carefully to minimise dust, into mixing vessel.
• Add 7 litres clean water and mix for 5 minutes.
• Always mix with clean water; do not add anything else.
Application
• Use on the following substrates: Woodwool board, timber lath, wood fibre board, metal lath, brick, plasterboard, existing plaster, lightweight blocks.
• Apply Thermalmix, smooth the surface and leave until plaster is firm but still - 'green' (about 6-8 hours depending on ambient weather) then finish; lightly flatten the face of the plaster (if a little moisture is required at this point wet the trowel, not the plaster).
Caution
• Avoid creating excessive dust
• Store away from the reach of children.
• Keep bags dry - Re-seal open bags immediately after use.
• Wear appropriate gloves
• Avoid inhaling the dust, wearing a mask if necessary
• To avoid contact with the eyes, wear suitable safety goggles
• Use in temperatures: above 5°C and below 30°C
First coat or Render coat:
Rendering stuff is made with NHL 3.5 or NHL 2 in a 1:2 ratio with well-graded sharp sand 0.5mm down. Rendering stuff is mixed before use as per the manufacturer's recommendations. Hair or fibre reinforcement is teased into the mortar and repeatedly chopped and turned until a good even distribution is achieved. Fibre reinforcement should be alkali resistant. The hair should be long and strong, free from lumps and clumps. It should be abundantly visible as a beard around the edge of an inverted trowel full of mortar.
For application onto laths/wood wool boards, mortar should be trowel applied as evenly as possible and pressed home to form rivets between and behind the laths.
The coat should cover the lath by approximately 8-10mm. Any initial shrinkage that takes place in the drying out phase, should be lightly floated back. Tightly the entire surface in with a cross grained wood float, closing back by further dampening and lightening in a close circling motion. Key the surface with a comb, or with a lath scratcher for plaster on laths, taking care not to score too deeply. In the case of lath work ensure that scratching is across, not in line with the lath. Thereafter if necessary control the rate of drying out by misting the surface with clean water or lime water, until all shrinkage has stopped and the mortar has hardened sufficiently to receive the second coat. Do not over-wet the surface (if water droplets appear on the surface it is over-wet).

Second coat or Floating coat: (this is the straightening coat)
Using the Thermalmix undercoat (no hair req), apply with a laying-on trowel to a dampened background. At this stage, if straightening is necessary, fill out irregularities in thin layers and apply the floating coat to the desired line using rules or dabs. Maximum thickness should be 12-16mm in one pass. Tighten in as before with a cross grained wood float and key lightly to receive the finish. Any irregularities in the background must be made good at this stage as it will not be possible to straighten the finishing coat due to its thinness.
Setting Stuff or Finishing coat (hair is not required).
The finishing coat is made with NHL2 in a 1:1 with fine silica sand 0.8 to 0.075mm, clean and free from silt or clays. Better finishing will be achieved by re-working the setting stuff the day after.
Apply with a laying-on trowel in two passes to an overall thickness of 2mm approx. Tighten in with a cross grained wooden float, dampening as necessary as the set takes up. Setting stuff sets by suction from the background. The final finish is produced by trowelling the surface with a steel float and dampening as necessary. Finish in one direction, usually top to bottom.
Patching finished lime plaster into a repair requires care. The finish is sand based and will abrade and degrade existing edges leading to a dull surface around the repair. A clean break of a few mm is necessary around the patch and this can be filled later with NHL 2 made into a putty (no sand added) when the patch is fully hardened.
Once the woodchip wall paper has been removed from the walls, contractor the check the condition of the plaster and carry out repairs where required. Contractor is to note where the repairs are and advise the CA. If further repairs to the timbers or stonework behind are needed.
Protection:
Work should never be undertaken in frosty conditions or where the temperature is likely to fall below 5°C during the execution of the work or until the mortar has hardened. Protection should remain in place for as long as necessary. Ensure that the rate of drying is consistent and that strong draughts are excluded from the working area. This is particularly important where a building has windows or doors open. Never force the drying by introducing forced or excessive heating. If the heating is required to maintain a proper working temperature, use propane heating as this has the effect of producing both moisture and heat simultaneously. Ensure the temperature is ensured all pipe, ducting etc penetrating the ceilings and walls are packed around and sealed with Enviroguard intumescent products or equal and approved and installed as per the manufacturers recommendations.
If required, allow for new skirting around the perimeter of the Council Chambers 1/011 where the existing floor heaters are removed from and under the stair where the display cabinet was removed from.
If required, make good the walls within the new Store.

FLOORS
If required, allow for new floor battens around the perimeter of the Council Chambers 1/011 where the existing floor heaters are removed from. New heaters to be fitted on top.
Where the carpets have been removed, check the condition of the floor boards, stairs etc and repair as req.
It's unknown if the existing parquet flooring in the Chambers Foyer 0/018 goes below the existing display cabinet or it butts up against it. Either make good the floor or allow for new timber battens cut to match the existing parquet floor to fill the space where the cabinet was.
DOORS
Make good the existing door frame and facings around the new Store doorway. Replace if req. Allow for 15mm thick softwood door stop. New doors to be 2No. 826mm wide solid core paint grade leafs.
Ironmongery for George Boyd (or equal and approved):
1.5No. pair of heavy duty brass hinges
2No. HFR21136 Frusco Victorian bow pull handles, polished brass, 150mm
2No. CAA80PB Carlisle Brass lever action flush bolt 152 x 200mm polished brass (top & bottom of 1No. leaf)
1No. IRLBV7B Legge 5 lever mortice deadlock 76mm polished brass complete with escutcheon
NOTE: The external clock and it's mechanisms is due to be serviced in November 2024. Access to be given for this to be carried out. CA will find out the exact date and advise.