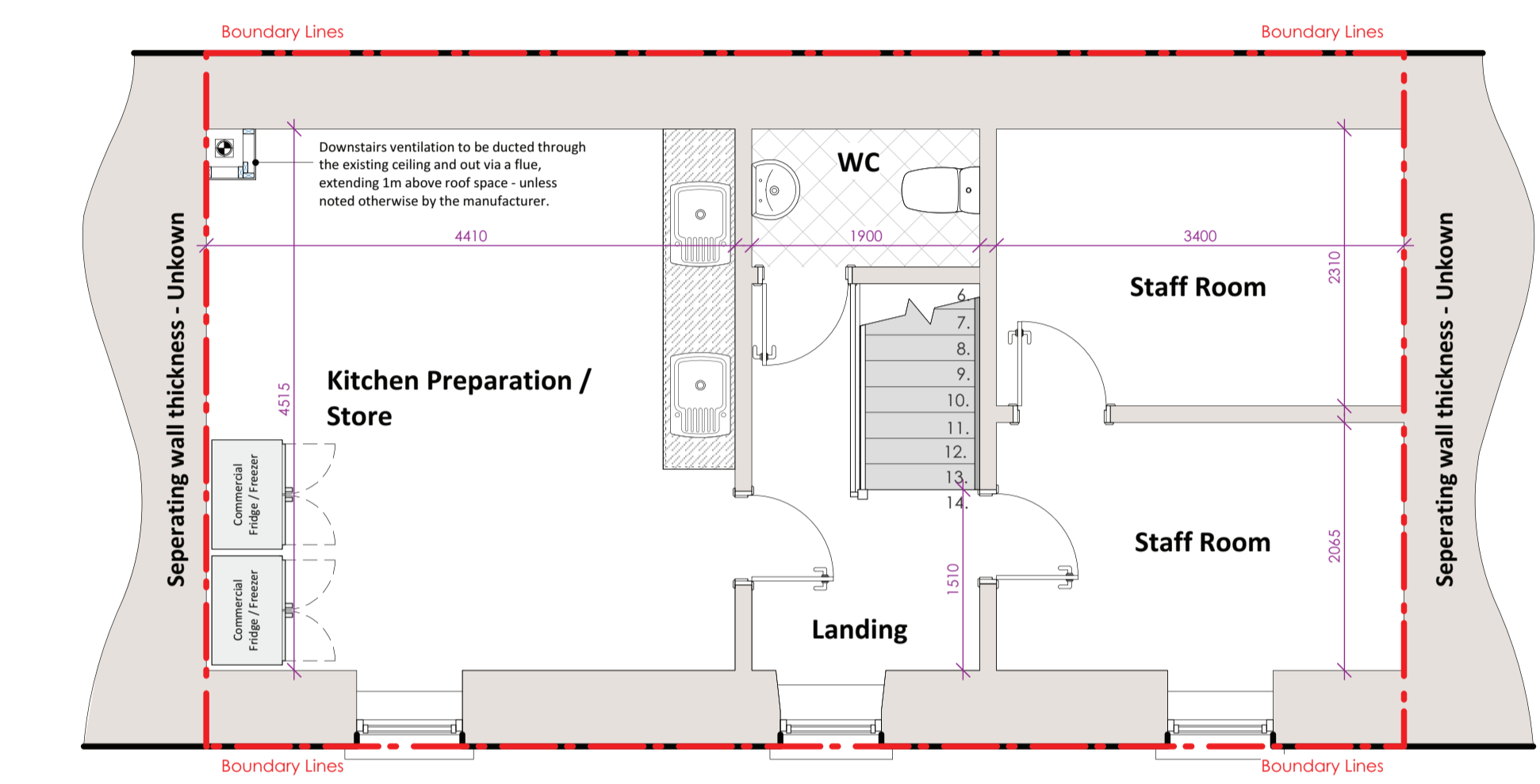


DO NOT SCALE OFF DRAWINGS. ALL SIZES ARE TO BE CHECKED CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS/ORDERING OF MATERIALS. NO WORK TO COMMENCE BEFORE APPROPRIATE APPROVALS ARE GRANTED CONTRACTORS RESPONSIBILITY TO ENSURE POSSESSION OF APPROVED DRAWINGS
 CONTRACTOR/CLIENT TO ENSURE THAT ONLY THE APPROVED BUILDING WARRANT DRAWINGS ARE USED FOR CONSTRUCTION

DRAWINGS TO BE READ IN CONJUNCTION WITH APPOINTED STRUCTURAL ENGINEER'S DRAWINGS. (REFER TO STRUCTURAL ENGINEER DRAWING REGISTERED)



Shop Front - Elevation
Scale: 1:50



First Floor Plan
Scale: 1:50

External Floor area - 57m²

- Key:**
1. Traditional Slate Roofing.
 2. Traditional Dormers - Slate roof
 3. Natural Stone finish
 4. Frontage - Traditional timber finish colour to be Dark grey
 5. Existing Timber Windows
 6. Traditional cast iron gutters

NEW DOWNLIGHTS:
 All downlighters to be low energy LED (max 50 watt) recessed downlighters located at a maximum of 1 per 2m². Fire rated downlighters (providing min 30mins fire resistance to BS 476: Part 21 (Fire Rating)) to be installed within any ceiling with a supporting floor above, within any roof where the downlighter will be in close proximity to a PIR insulation and within the ceiling.
 Astro DL cover intumescent hood to maintain fire resistance and allow for a continuous covering of roof insulation. Gaps on and around recessed downlighters to first floor ceiling to be sealed with caulk or fire proof expanding foam to limit air infiltration in accordance with BS 9250:2007.

ELECTRICAL:
 Final positions of all lights and plug socket outlets to be agreed on site with client. Electrical installation to be designed, constructed, installed and tested as such to comply with recommendations of BS 7671:2008, current IEE regs and Building Standards 'Scotland'. Smoke detectors where no storey is greater than 200m² should be provided with one or more smoke alarms located on each storey with a standby supply to BS446:12000, inter connected and installed in accordance with current Building Standards 'Scotland'. Electrical work to be certified by a member of SELECT or NEIC only. A minimum of 100% of the fixed light fittings and lamps installed in should be low energy type. The fittings may be either:
 • dedicated fittings which will have a separate control gear and will only take fluorescent lamps (pin based lamps); or
 • fittings including lamps with integrated control gear (bayonet or Edison screw base lamps), e.g. tubular fluorescent and compact fluorescent fittings (CF-Ls) with luminous efficacy at least 40 lumens/circuit watt.

Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m 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 socket outlets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.

VENTILATION:
 Large ventilation system to be installed as per manufacturers details - In line ventilators to be installed, connecting to a large duct which is vented out via the roofspace on the second floor - Flue to extend 1m above roof structure for the prevention of smells.

PLUMBING:
 All supply pipes to be in copper piping with proprietary protected preformed insulation to BS5422:2009. Thermostatic Mixing Valve (anti scald valve) fitted at point of delivery to bath, bidets and shower heads and should not allow water temperature to exceed 48 degrees celsius in order to prevent scalding

RECEPTION DESK
 Fixed reception desk to be suitable for both standing and wheelchair users. High level to be between 950mm and 1100mm in height. Low level to be 1500mm wide and 750mm in height, with a knee recess of min 500mm deep and 700mm high. 1200mm deep maneuvering space to be provided in front of this recess.

TRAVEL DISTANCE (LOOK AT CLAUSE FOR DISTANCES)
 Emergency fire escape strategy = 10 meters distance from the furthest point.

EMERGENCY LIGHTING:
 Emergency lighting to be installed in accordance with manufacturers instructions and appropriate recommendations in BS 5266 :Part 1 : 2005 as read in association with BS 5266: Part 7 : 1999. Fire exit to have internal & external illuminated fire escape lighting - Refer to the drawings for location.

Certificate confirming compliance with above to be supplied by installation contractors to client choice.

WINDOWS: FRONTAGE
 Existing windows to remain unaffected by the proposed works. Clients to alter frontage colour & design, please refer to advertisement consent application for further details.

BUILDING OWNERS RESPONSIBILITY
 The building owner must comply with:
 Part 3 Fire (Scotland) Act 2005
 Fire Safety (Scotland) Regulations 2006 and should:

1. Assess the fire risks in the workplace
2. Check that a fire can be detected in a reasonable time and that people can be warned.
3. Check that people who may be in the building can get out safely.
4. Provide reasonable fire fighting equipment
5. Check that those in the building know what to do in the event of a fire
6. Check and maintain the fire safety equipment.

The Building Owner should prepare a fire action plan to include provision for the safe evacuation of disabled people via alternative routes.

FIRE SAFETY DESIGN SUMMARIES
 In accordance with Regulation 3 of the Amendment of the Building (Procedure) (Scotland) Regulations 2004, Fire Safety Design Summaries are to be provided prior to submitting for completion. This requires information relating to the design and construction of the building, and the services, fittings and equipment provided or in connection with the building, which will assist in the operation and maintenance of the building for fire safety purposes.

FIRE DETECTION SYSTEM:
 Fire Detection & Alarm System Install
 In order to provide a fire detection and fire alarm system that should alert occupants to the outbreak of fire a L3 system should be installed in all dwellings, comprising of:
 • at least 1 heat alarm installed in the Kitchen
 • at least 1 smoke alarm (ionisation) in every escape route
 • at least 1 smoke alarm (ionisation) in every room opening into escape routes

System to comply with BS 5839 Part 1 2017 with call points in accordance with BS EN Part 11 2001 and in conjunction with a manual Category M system.
 A smoke alarm should be sited such that no point in the room is more than 7.5 m from the nearest smoke alarm and in the case of a heat alarm, no point in the kitchen should be more than 5.3 m from the nearest heat detector. All dimensions should be measured horizontally. Smoke might not reach a smoke alarm where it is located on or close to a wall or other obstruction. Therefore, smoke alarms should be ceiling mounted and positioned away from any wall or light fitting. In order to reduce unwanted false alarms, smoke alarms should not be sited directly above heaters, air conditioning ventilators or other ventilators that might draw dust and fine particles into the smoke alarm. Smoke alarms and heat alarms should be ceiling mounted and located such that their sensitive elements are:
 • in the case of a smoke alarm, between 25 mm and 600 mm below the ceiling, and at least 300 mm away from any wall or light fitting; and
 • in the case of a heat alarm, between 25 mm and 150 mm below the ceiling. Smoke alarms and heat alarms should be mains operated and permanently wired to a circuit which should take the form of either:
 • an independent circuit at the main distribution board, in which case no other electrical equipment should be connected to this circuit (other than a dedicated monitoring device installed to indicate failure of the mains supply to the alarms); or
 • a separately electrically protected regularly used local lighting circuit. The standby supply for smoke alarms and heat alarms may take the form of a primary battery, a secondary battery, or a capacitor. The capacity of the standby supply should be sufficient to power the smoke alarms and heat alarms in the quiescent mode for at least 72 hours whilst giving an audible or visual warning of power supply failure, after which there should remain sufficient capacity to provide a warning for a further 4 minutes or, in the absence of a fire, a fault warning for at least 24 hours.

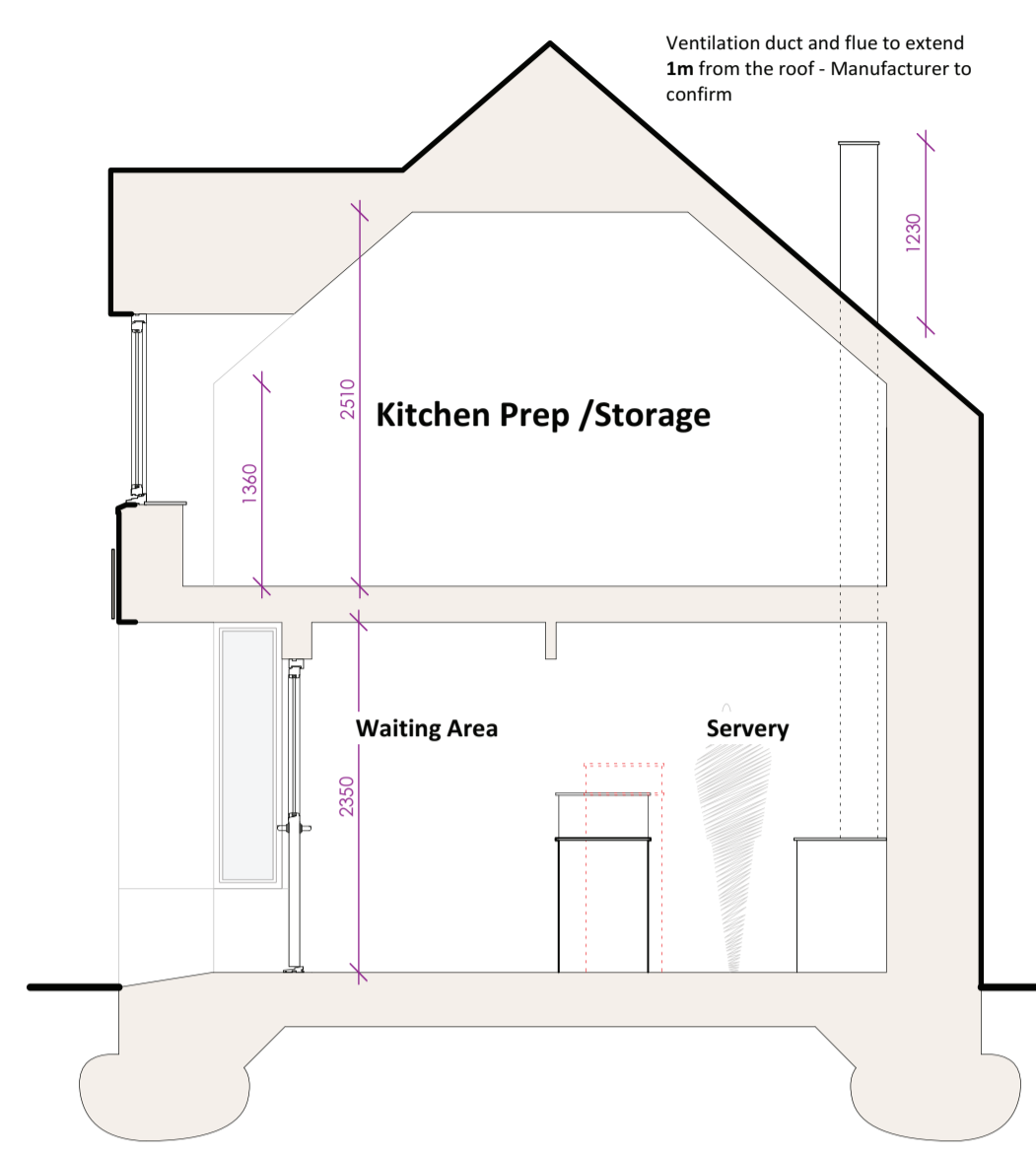
FIRE PROCEDURE NOTICES
 Printed instructions on actions in the event of a fire are to be provided and located adjacent to all break glass alarm points and in all staff areas.

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 withdrawn from its container.

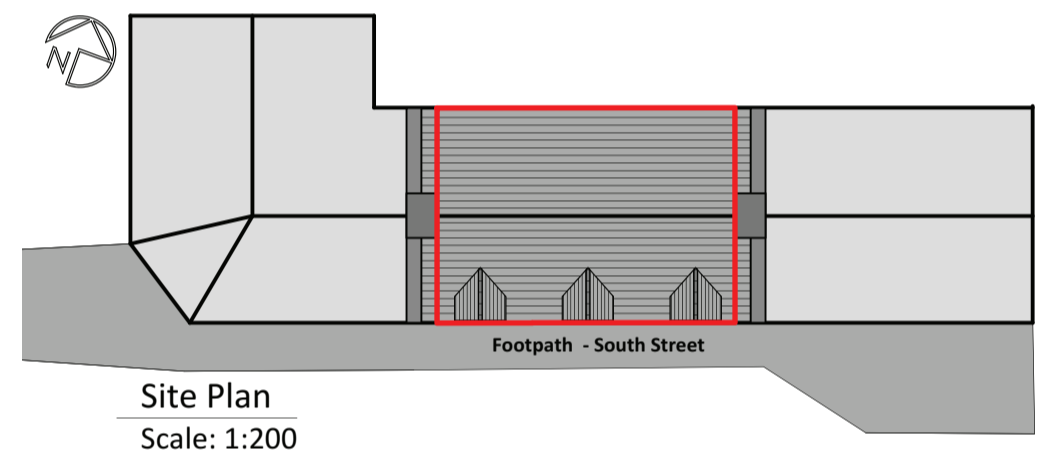
CERTIFICATION
 All equipment should be certified and documentation made available for inspection by an authorised Officer of the Grampian Fire and Rescue Service on request.

EXIT SIGNS:
 All fire exit signs to comply with BS 5499 Part 1 : 1990 with additional pictograms or signs complying with the health and safety (safety signs and signals) regulations 1996.

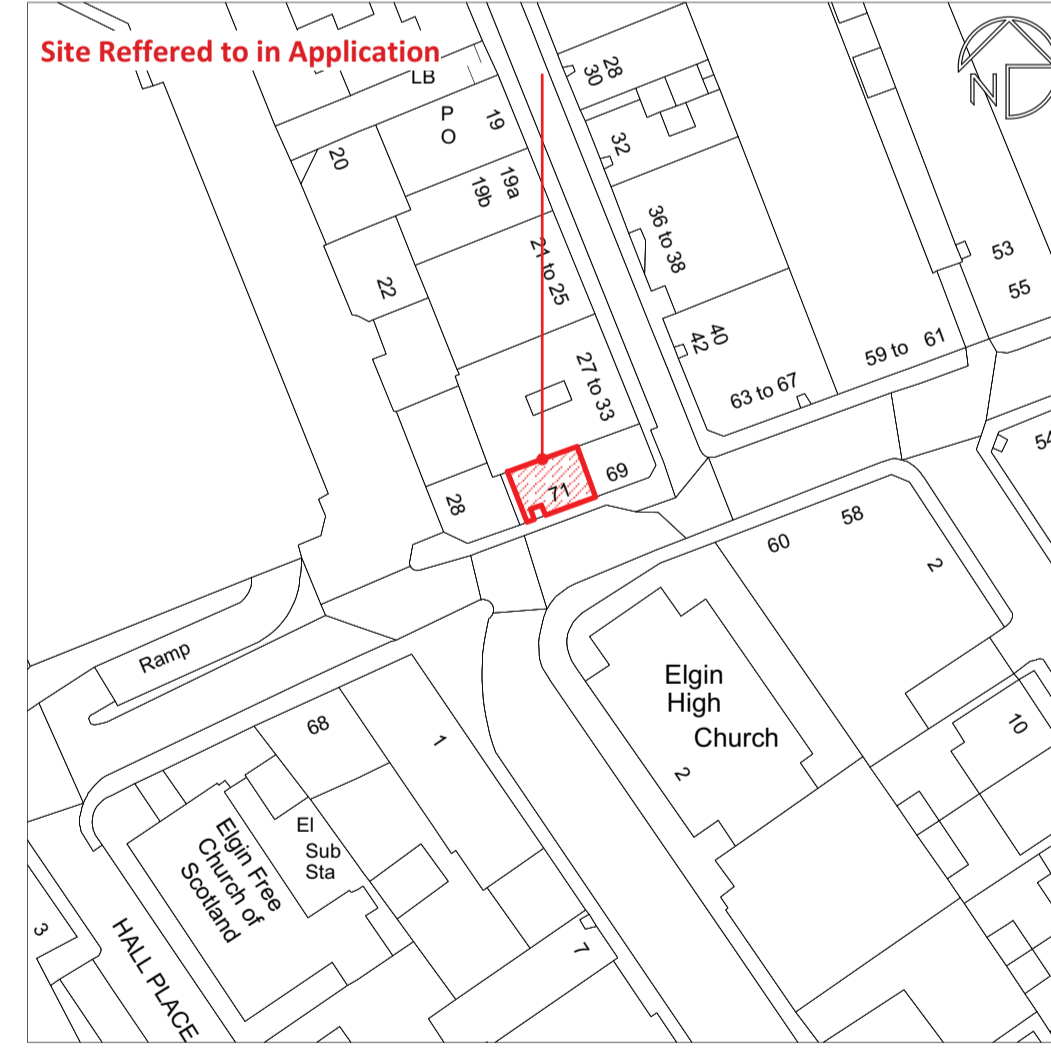
FIRE EXIT DOORS
 Fire exit doors which must be secured from external entry should be readily openable from the inside at all times without the use of a key.
 "PUSH BAR TO OPEN" to be displayed on the door immediately above the push bar on the side exit door.



Cross Section AA
Scale: 1:50



Site Plan
Scale: 1:200



Location Plan
Scale: 1:1250

High & low mechanical extract vent capable of a min 30/sec to be ducted through masonry wall to proprietary terminal

Kitchen design to be calculated with on site measurements - Sizes to be confirmed during commencement by kitchen designer

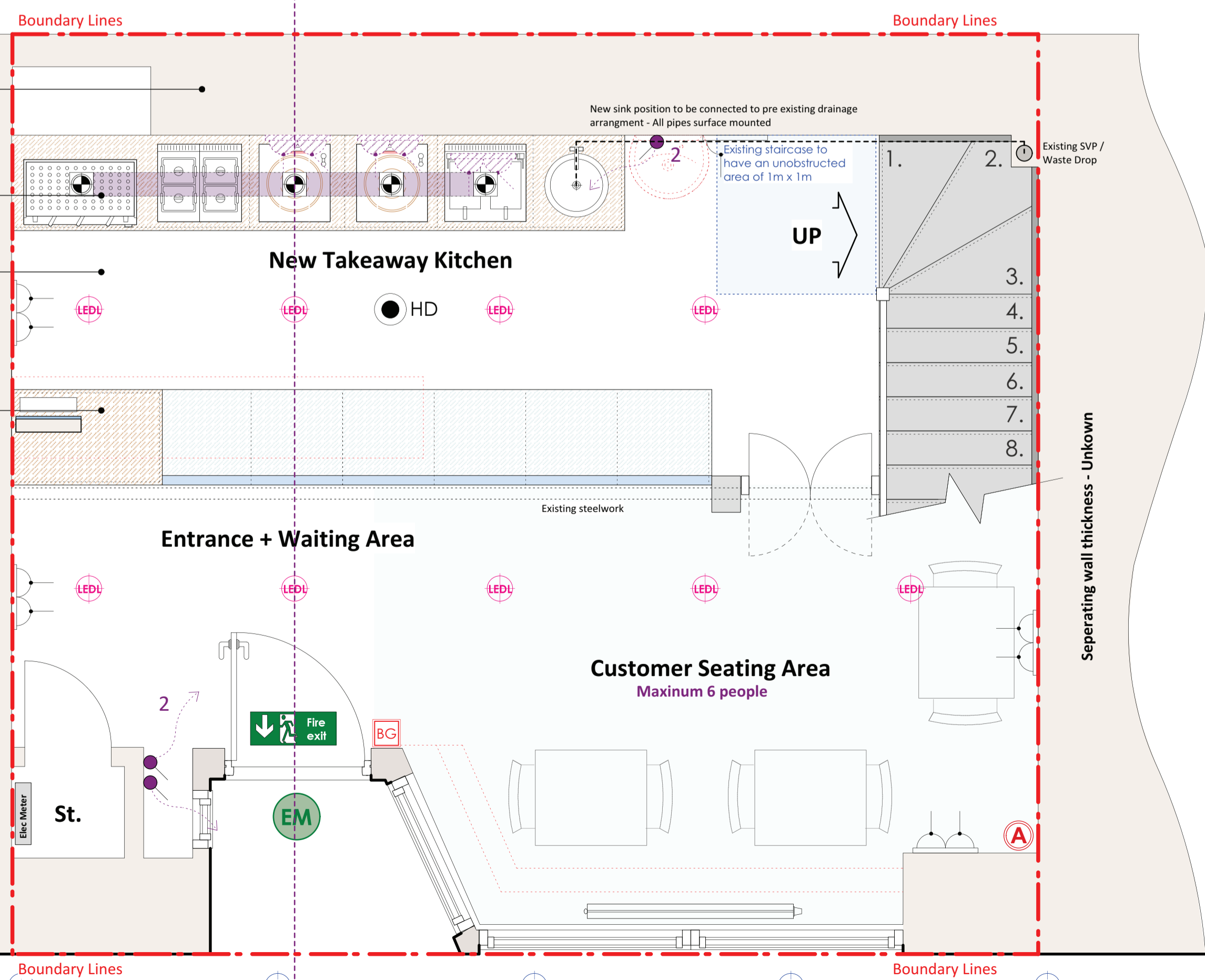
Servery & Prep area to have a non-slip vinyl flooring

Fixed counter to provide 2 levels, one for standing users & for seated users ie wheelchair.

Second level to be approx. 750mm above floor level with a knee recess at least 500mm deep.

Approximate Occupancy Capacity
 Takeaway Floor (Not inc. circulations spaces) calculated with the occupancy factor to ascertain the 'Technical' occupancy capacity of the cafe floor):
 Takeaway Area - 14m² (1.0)
 Staff Counter / Area - 7m² (7.0)
 Total 'Technical' Floor Capacity: 15 People
 Actual occupancy to be no greater than 10 people (3 Staff + 6 Customers)

Existing Sanitary Facilities:
 Unisex - 1No. WC, 0 Urinals, 1 WHB - Staff use only.
 The proposals are not proposing a customer toilet.
 The existing sanitary facilities are to be maintained / renovated if required.
 It should be noted that the existing sanitary facilities for the previous building used as a 'shop / takeaway' with approximately 15 people (in accordance with the occupancy factor calculated from the non domestic handbook) was sufficient.
 New Proposed occupancy to be no greater than 15 people, with both sanitary facilities deemed under "no greater" than what was previously allowed.



Ground Floor Plan
Scale: 1:25

External Floor area - 37m²

HEAD OFFICE - MORAY
 St Brendans, 69 South Guildry Street, Elgin, IV30 1QN
 01343 340020

HIGHLANDS
 4 Bridge Street, Nairn, Highlands, IV12 4EJ
 01667 300230

0781 3872818 w cmdesign.biz e office@cmdesign.biz

LOSSIEMOUTH OFFICE
 Elie, James Street, Moray, IV30 6BX
 01343 810175

DEVON OFFICE
 01392 345566

Mr F Koci

Alterations & Change of Use to form Hot Food Restaurant & Takeaway at 71 South Street, Elgin

Detailed Drawings
 Floor Plans, Elevation & Section

| | | |
|----------|---------------|------|
| Date: | Amendments: | Rev: |
| 27.03.24 | PP amendments | A |
| 28.03.24 | PP Invalid | B |

Drawn By: B Mackay Date: 01.02.24 Checked By: Date:

240002 - Koci - BW 02 B