Specification All works to be carried out in a tradesman like manner and in accordance with all relevant B.S. codes of practices.
All works to be carried out to the complete satisfaction of Building Standards.
All dimensions to be checked on site.
The contractor is expected to have visited the site prior to works, ascertaining the true extent of works.
Electrical docket required to confirm all electrical works to be designed, constructed,installed and tested in accordance with current IEE Regulations and BS7671:2008 as amended (4.5.1) and electrical works to be carried out by SELECT or NICIEC approved electricians.
Contractor to contact appropriate utility services as required.

Drainage- All drainage to be installed in compliance with the Building (Scotland) Regulations 2004.
Drainage to be constructed, installed and tested in accordance with BSEN 12056-2:2000 and BSEN 1610 1998
All drainage installations and testing to be witnessed by the appointed Building Standards Surveyor prior to backfilling of trenches or boxing in.
Below ground drainage to be installed and tested in accordance with BS8301 1985 and to the satisfaction of Building Standards.
Above ground drainage to be installed and tested in accordance with BS5572 1994 and to the satisfaction of Building Standards.
Surface / foul water drainage systems connected to existing drainage system
All internal drainage to sinks to be 40mm A.B.S fitted with anti-syphon traps
New drainage to be vented by new or existing SVP
All hot and cold water pipes to be insulted to BS5422 and 5615
W.C. - 100mm
WHB - 32mm
Shower - 40mm
75mm deep sealed traps to be fitted.
Sanitary fitments to be agreed with client.
Grease trap to be fitted to kitchen drainage.
To prevent scalding, the temperature of hot water, at point of delivery to a bath or outlet, should not exceed 48 degrees C.
Where both hot and cold are supplied to a facility, this may be achieved by the use of a thermostatic mixing valve or fitting complying with BSEN1111 or BSEN 1287 fitted as close to the point of delivery as practicable.
3.7.8
New Soil vent pipes to be in accordance with the recommendations in BS EN 12380 2002, or in compliance with the conditions of certification of a notified body.

Internal Walls- 95 x 45mm C16 WPD treated studs at 600mm centres. 95 x 45mm treated top and bottom runners
Moisture resistant plasterboard to be fitted to toilets and kitchens.
100mm Rockwool RW3 insulation fitted between studs in all partitions.

New openings to Internal Walls- New openings as per Structural Engineer.
Robertsee K9 lintols with min 150mm seating or as specified

Internal Linings- Protected Zones to have class '0' surface spread of flame linings to walls and ceilings.
All other areas to have class '0' or 'Class 1' surface spread of flame linings to walls and ceilings
All linings to be in accordance with Guidance note 2.5.1

Floors- Floors to rear area (toilets, kitchen, corridor etc) to be leveled to match main area
Battens to be fixed to existing floor with 22mm T&G moisture resistant chipboard flooring or equal to receive clients finish.

Electrical- Electrical work to be carried out in strict accordance with the current edition of the Regulations for Electrical installations published by the Institution of Electrical Engineers.
All electrics to comply with BS 7671:2008.
Positions of all electrical points to be agreed with client and comply with SELECT guidelines.
4.8.5
Outlets and controls of electrical fixtures should be positioned at 350mm from any internal corner, unless the need for a higher location can be demonstrated, not more than 1.2m above FFL.

Light switches should be 900-1100mm above FFL
switched or unswitched sockets and other outlets should be positioned at least 400mm above floor level. Above an obstruction such as a worktop, fixtures should be at least 150mm above projecting surface.
Where sockets are concealed behind white goods etc. spindle switching should be provided to an accessible position to allow the appliance to be isolated
Smoke and Heat alarms to be fitted with a standby power supply primary from a battery and to be interconnected with each other.

Heating- Contractor to arrange for existing Air conditioning system to be checked to ascertain if anything can be utilised within new system and is current BS compliant.
Air Conditioning cooling and heating system to be designed, installed and certified by specialist contractor.
Specialist drawings to be forwarded to Building Standards prior to completion.
Positions and runs indicated are for information only and should be confirmed by specialist.

New Gas Combi boiler unit installed to feed new wet heating system to upper floor areas.
Boiler and Flue fitted to manufacturers instructions and regulations.
SEDBUK rating of boiler minimum 78%.
TRV's fitted to all radiators.
Combustible appliance fitted with suitably positioned durable label to indicate limitations of use.

Windows Doors- New windows and doors to be double glazed units to meet the requirements of Planning Approval
Opening controls not more than 1.7m above FFL.
'Titon' or similar trickle vent to windows and doors to have a total ventilation of not less than 8000sqmm to each room.
All glazing fitted below 800mm to comply with BS8262 Part 4 2005.
Glazed windows and doors to provide a min. U-value of 1.80 W/m2K

Roof Light Opening. Roof Linings Proprietary roof light by 'Specialist manufacturer' and fitted to manufacturers details and specifications.
Roof trimmers and bridles by Structural Engineer. No change to existing roof build up
Rooflight is made up of an aluminium structure.
Glass for the roof light would consist of double glazed units - make up.
Outer skin Pyran glass to give 30mins fire resistance.
/ 16mm argon filled cavity / 4mm Clear Low 'e' Toughened.
Centre pane U value for roof glass units 1.4 W/m2K.
Roof linings to be in accordance with Regulation 2.8.1. appendix 2D.

Protective Barrier- All openings in a protective barrier should prevent the passage of a 100 mm diameter sphere. However the space between a rise in a stair and the lowest edge of the protective barrier may be larger than 100 mm, provided the lowest edge of the barrier is not more than 50 mm above, and parallel to, the pitch line of the stair.
A protective barrier, and any wall, partition or fixed glazing accepted instead of a barrier should be secure, capable of resisting loads calculated in accordance with BS 6399: Part 1: 1996 and be of a height of 1100mm.

Fixed Counter Provision- A Fixed counter to be installed at serving counter in the bar or restaurant. It should be accessible to a person who is standing, regardless of stature, or seated in a wheelchair.
To allow this, surfaces should be provided at two levels. For standing users, this should be within a range of 900 mm to 1.1m in height. For seated users, this should be approximately 750 mm above floor level, with a knee recess below of at least 500 mm deep and at least 700 mm high and a clear manoeuvring space in front of the surface of at least 1.2 m deep. The knee recess is particularly important where activities such as writing may take place, such as at a bank counter. Where depth of the surface will permit, the knee recess should be provided to both sides of the counter.
Where only one such counter is proposed a portion of the surface, not less than 900 mm wide or, where practical in larger installations, 1.5 m wide, should be installed at lower height. Where a number of similar counters are proposed, at least one counter should be installed at the lower height.

Ramp- Ramp to be at a gradient of 1:12
Min. Going 250mm.
Pitch - Not less than 34 dgrees.
All steps to be uniformed.

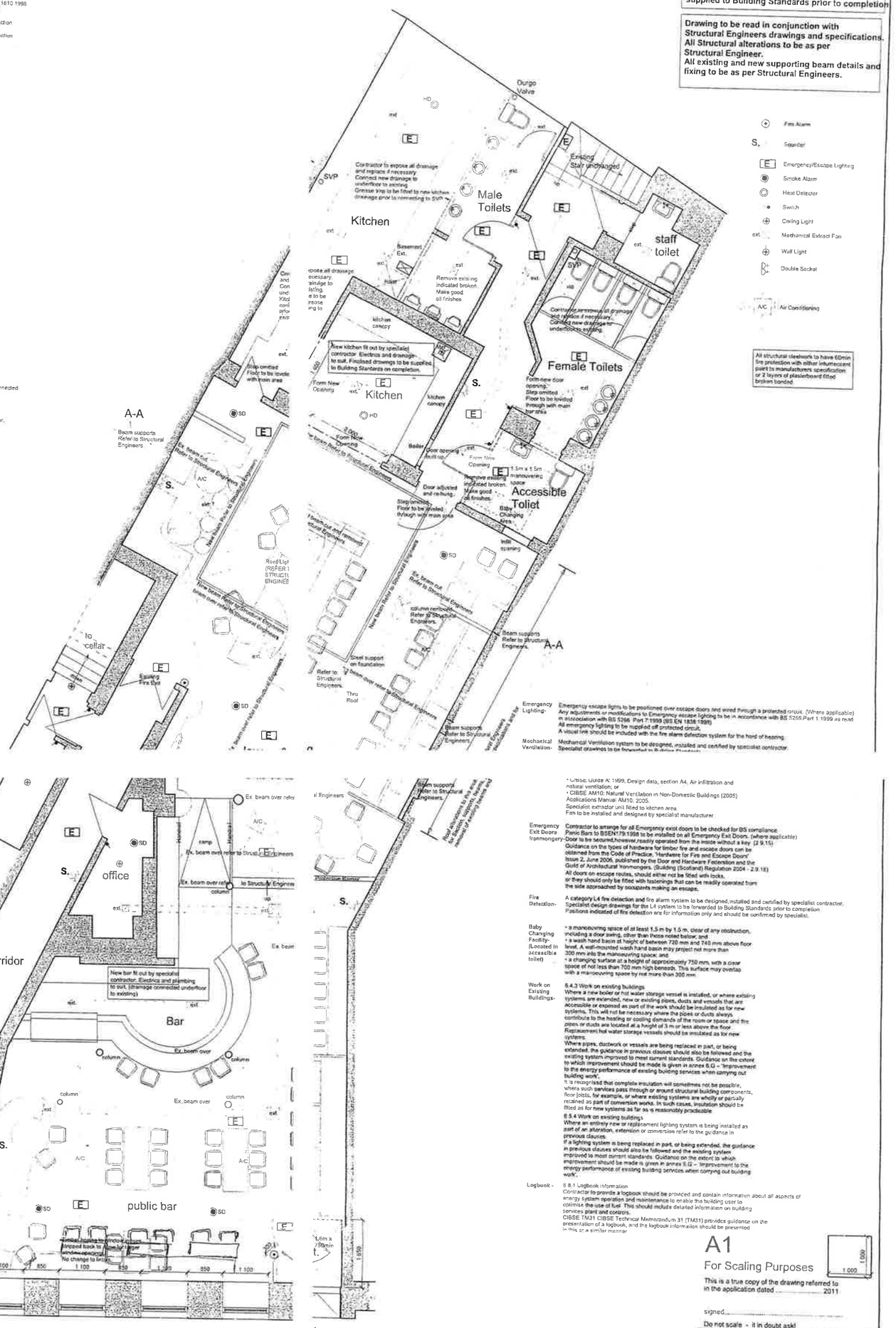
Handrails- The handrail should be fixed at a height of at least 840 mm and not more than 1.0 m, measured vertically above the pitch line of a flight on a stair or ramp and on a landing where a handrail is provided.

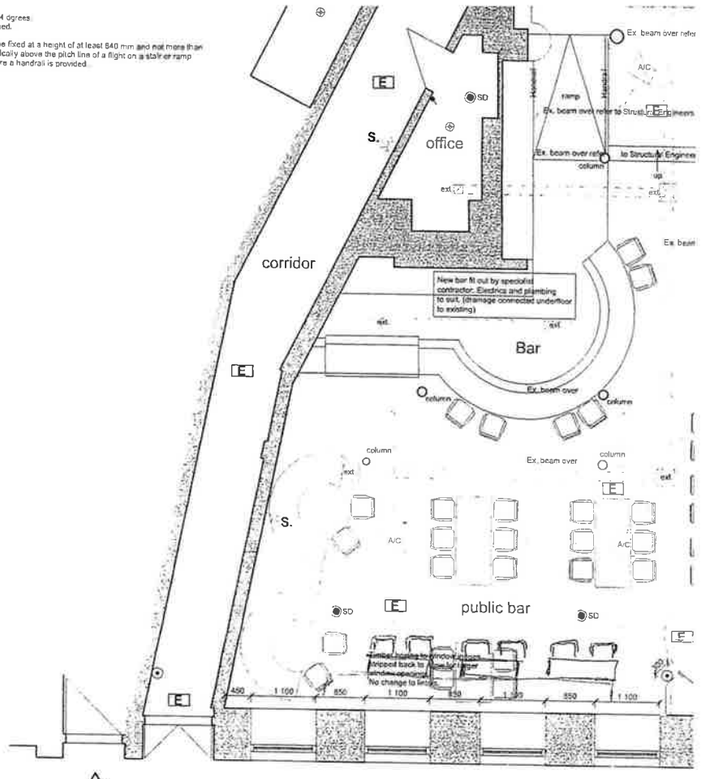
OCCUPANCY CAPACITY 120 Persons
70 Male
70 Female
3.12.5
Male Toilet Facilities - 1 WC, 2 Urinals, 2 Basins
Female Toilet Facilities - 4 WC 4 Basins

All sizes to be checked on site.
All walls to be exposed allowing sizes and thickness to be confirmed.

All specialist drawings and information to be supplied to Building Standards prior to completion

Drawing to be read in conjunction with Structural Engineers drawings and specifications.
All Structural alterations to be as per Structural Engineer.
All existing and new supporting beam details and fixing to be as per Structural Engineers.





Emergency Lighting- Emergency escape lights to be positioned over escape doors and wired through a protected circuit. (Where applicable)
Any adjustments or modifications to Emergency escape lighting to be in accordance with BS 5266 Part 7:1999 (BS EN 1838:1999)
All emergency lighting to be supplied off protected circuit.
A visual link should be included with the fire alarm detection system for the hard of hearing.

Mechanical Ventilation- Mechanical Ventilation system to be designed, installed and certified by specialist contractor.
Specialist drawings to be forwarded to Building Standards prior to completion
• CIBSE Guide A: 1999, Design data, section A4, Air infiltration and natural ventilation; or
• CIBSE AM10: Natural Ventilation in Non-Domestic Buildings (2005)
Applications Manual AM10: 2005.
Specialist extractor unit fitted to kitchen area
Fan to be installed and designed by specialist manufacturer.

Emergency Exit Doors Ironmongery- Contractor to arrange for all Emergency exist doors to be checked for BS compliance.
Panic Bars to BSEN179:1998 to be installed on all Emergency Exit Doors. (where applicable)
Door to be secured,however,readily operated from the inside without a key. (2.9.15)
Guidance on the types of hardware for timber fire and escape doors can be obtained from the Code of Practice, 'Hardware for Fire and Escape Doors' Issue 2, June 2006, published by the Door and Hardware Federation and the Guild of Architectural Ironmongers. (Building (Scotland) Regulation 2004 - 2.9.18)
All doors on escape routes, should either not be fitted with locks, or they should only be fitted with fastenings that can be readily operated from the side approached by occupants making an escape.

Fire Detection- A category L4 fire detection and fire alarm system to be designed,installed and certified by specialist contractor.
Specialist design drawings for the L4 system to be forwarded to Building Standards prior to completion
Positions indicated of fire detection are for information only and should be confirmed by specialist.

Baby Changing Facility- (Located in accessible toilet)
• a manoeuvring space of at least 1.5 m by 1.5 m, clear of any obstruction, including a door swing, other than those noted below; and
• a wash hand basin at height of between 720 mm and 740 mm above floor level. A wall-mounted wash hand basin may project not more than 300 mm into the manoeuvring space; and
• a changing surface at a height of approximately 750 mm, with a clear space of not less than 700 mm high beneath. This surface may overlap with a manoeuvring space by not more than 300 mm.

Work on Existing Buildings-
6.4.3 Work on existing buildings
Where a new boiler or hot water storage vessel is installed, or where existing systems are extended, new or existing pipes, ducts and vessels that are accessible or exposed as part of the work should be insulated as for new systems. This will not be necessary where the pipes or ducts always contribute to the heating or cooling demands of the room or space and the pipes or ducts are located at a height of 3 m or less above the floor.
Replacement hot water storage vessels should be insulated as for new systems.
Where pipes, ductwork or vessels are being replaced in part, or being extended, the guidance in previous clauses should also be followed and the existing system improved to meet current standards. Guidance on the extent to which improvement should be made is given in annex 6.G – 'Improvement to the energy performance of existing building services when carrying out building work'.
It is recognised that complete insulation will sometimes not be possible, where such services pass through or around structural building components, floor joists, for example, or where existing systems are wholly or partially retained as part of conversion works. In such cases, insulation should be fitted as for new systems as far as is reasonably practicable.
6.5.4 Work on existing buildings
Where an entirely new or replacement lighting system is being installed as part of an alteration, extension or conversion refer to the guidance in previous clauses.
If a lighting system is being replaced in part, or being extended, the guidance in previous clauses should also be followed and the existing system improved to meet current standards. Guidance on the extent to which improvement should be made is given in annex 6.G – 'Improvement to the energy performance of existing building services when carrying out building work'.

Logbook - 6.8.1 Logbook information
Contractor to provide a logbook should be provided and contain information about all aspects of energy system operation and maintenance to enable the building user to optimise the use of fuel. This should include detailed information on building services plant and controls.
CIBSE TM31 CIBSE Technical Memorandum 31 (TM31) provides guidance on the presentation of a logbook, and the logbook information should be presented in this or a similar manner.

A1
For Scaling Purposes
1:000
This is a true copy of the drawing referred to in the application dated 2011
signed.....
Do not scale - if in doubt ask!

D.	Kitchen extended. Male toilets and accessible toilets repositioned. Section line indicated. 30.4.12
C.	Additional notes added per Structural Engineers 23.3.12
B.	Drawings updated for Building Standards re-submission 8.3.12
A.	Proposed raised area omitted..No level change to existing roof. Roof light position adjusted. 10.10.11

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Client	Mr Raghbir Singh Basrai
Project	The Scuyar', 11 Burns Statue Square Ayr KA7 1SU
Type	Proposed Internal Alterations
Drawing	Proposed Ground Floor Plan
Date	June 2011
Drawn By	S.McC.
Scale	A1-1:50
Job Ref.	10/338
Drawing No	05 (d)

Ground Floor Plan as Proposed