

**GENERAL SPECIFICATION**

- (Application for Non-Domestic Building Warrant)
- Total number of Staff = 15
- All works to comply with Non-Domestic Technical Handbook 2017
- All works to be carried out in strict accordance with the Health & Safety at Work Act 1974 and in full accordance with the Method Statement and Risk Assessment for the contract.
- All works fall under the CDM regulations.
- Water filled and CO2 filled extinguishers to be retained on site during the full duration of the shop fitting works.
- All pipes, cables, ducting etc. passing through fire separation walls to be fully sealed all round on both faces with intumescent mastic. All ventilation pipes passing through fire separation walls to be fitted with fire dampers rated at 5 hours.
- All ceilings to be "Class O" resistance to spread of flame in accordance with BS476: Part 6: 1989.
- All walls to be "Class O".
- All materials used in the shop-front, fascia & sign to be "Class O".
- All mobile scaffolds to be erected and used in full compliance with the risk assessment and Method statement.
- No connection of suspension wires to be made to the plumbing or any other service.
- All cabling to be neatly clipped to cable trays in all areas.
- No radios or music systems to be played within the work site or in the client's areas.
- All rubbish to be removed from site by each contractor and deposited in their own skip for disposal to controlled land-fill sites.
- All dimensions to be checked on site prior to ordering of materials.

**TEMPORARY SUPPORT**  
Temporary support during the structural alterations, in accordance with the Structural Engineer's drawings & specification is entirely the responsibility of the contractor carrying out the works.

**STRUCTURE**  
All drawings to be read in conjunction with Structural Engineer's details, drawings & specifications.  
All steel and timber lintels to be placed in accordance with the manufacturer's written instructions & the Structural Engineer's details, drawings & specifications.  
Movement/expansion joints in locations/centres in accordance with the Structural Engineer's details drawings & specifications.  
Any unusual site conditions to be brought to the attention of the Structural Engineer immediately.

**EMERGENCY LIGHTING**  
Emergency lighting to be installed in accordance with BS5266 Part 1 1999, BS5266 Part 2 2004 and BS EN 1838: Part 7 1999 category M3 with 3 hour duration.  
Emergency lighting to be wired to dedicated circuit breaker in the distribution board via a key operated test switch and clearly marked.  
All units to be maintained emergency exit boxes at all exits with British Standard legends plus non-maintained bulkhead fittings all fitted with a minimum of 3 hour duration battery back-up.  
Test certificates for emergency lighting to be issued on completion of works.

**FIRE DETECTION SYSTEM**  
Fire detection, alarm & protection to be installed in accordance with BS5839 Part 1 2002, BS5839, L1.  
System to be in full compliance with the Local Authority & Fire Authority requirements.  
Break glass/call points to be installed as indicated on drawings.  
Fire Alarm cables to be MCCC cable with Red LSF sheath or similar.  
System to be fully tested and commissioned and witnessed by Client Management prior to opening. Test Certificates to be issued on completion.

**FIRE SAFETY**  
Fire extinguishers to be installed in accordance with EN 12845 2003.  
CO2 & Water filled extinguishers to be installed on all floors.  
Fire safety signs, notices and graphic symbols to be installed in accordance with BS5839 Part 1 1999.  
Fix 'Fire Action' plan sign above all call points.  
Fix Fire Extinguisher sign above all fire extinguisher locations.  
Fix Fire Safety Control Centre board to rear staff area.  
Fix 'Fire Door Keep Shut' to both sides of all fire doors.

**INTRUDER ALARM & SECURITY**  
Install security & intruder alarm system provided by client's nominated sub-contractor.

**ELECTRICAL WORKS**  
All electrical work to be carried out in strict accordance with the 17th edition of the IEE Regulations & relevant British Standard and BS 7671 2010.  
All electrical works to be carried and certified by a SELECT registered electrician.  
75% of all new fixed light fittings to be of a low energy type.  
Automatic fire detection system & alarm system to comply with BS 5839 2011 Hard-wired & interconnected with a battery back-up system.  
Accessories to be positioned as shown on layouts and at the following heights (to underside) over FFL:  
Switches, Pull cords 1050mm  
Shower 1050mm  
Room Stat 1350mm  
Low level sockets 600mm  
High level sockets/switches 1050mm  
Spurs sockets 600mm  
Consumer unit 1050mm  
Lighting pendant 2400mm  
TV/IT sockets 600mm  
All lighting is to be in accordance with CIBSE Guide & Code of Practice.  
All cables are to run in metal containment above the suspended ceiling level.  
Electrical wiring to emergency lighting to be low smoke & fume (LSF) type.  
Existing separation walls not to be penetrated by any cables, boxes etc.  
All recessed lighting to be supplied with glass covers.  
Fix 'Danger High Voltage' warning sign to electrical cupboard.

**HEATING & VENTILATION**  
Contractor designed systems, contractor to submit fully detailed drawings & specifications prior to works starting on site for approval.  
Installed in compliance with all relevant British Standards & with the guidance in CIBSE Guide B2 2016.  
No pipe works & supply cables to pass through any separating walls & slabs.  
Electrical supply to the ventilation controllers to be via a latching relay in the fire panel to shut down in the event of the fire panel being activated.

**BLOCK WALL LININGS**  
12.5mm taper edge plasterboard on 45x45mm SW treated battens at 600mm centres, set dumb & level to existing walls.

**INTERNAL PARTITIONS - NON FIRE RATED**  
comprising 90s metal studs at 600mm centres, faced with 12.5mm taper edge plasterboard, all taped & filled.

**KITCHEN STAFF ROOM**  
30mm thick, 600mm deep white worktop with cut out for stainless steel sink & mono-block chrome tap. Allow space for combined washing machine/tumble dryer.  
First Aid Kit  
Fire Safety Poster  
Health & Safety Poster

**ACCESSIBLE TOILET**  
DOC M pack  
1 No close coupled push button WC connected to waste outlet  
Wash hand basin & tap connected to waste outlet  
Chrome finish lever handle mixer tap  
5 No 600mm navy blue grab rails  
1 No 100mm blue drop down rail  
Black Toilet Seat  
Toilet Roll Holder  
Soap Dispenser  
1200x400mm plain silver mirror with polished edges fixed on mirror clips  
2 No rows of 150x150mm white tiles with white grout & silicon seal to WHB  
2 No hat & coat hooks  
1 No towel rail  
Now wash your hands please sign

**STAFF TOILET**  
1 No close coupled push button WC connected to waste outlet  
Wash hand basin & tap connected to waste outlet  
Chrome finish lever handle mixer tap  
Black Toilet Seat  
Toilet Roll Holder  
Soap Dispenser  
1200x400mm plain silver mirror with polished edges fixed on mirror clips  
2 No rows of 150x150mm white tiles with white grout & silicon seal to WHB  
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**WATER EFFICIENCY**  
Dual flush & single flush WC cisterns to have an average flush volume not exceeding 4.5 litres.  
WHB to a flow rate not exceeding 6 litres/minute.  
To prevent scalding the temperature of hot water at point of delivery not to exceed 48 °C  
Where hot & cold water are supplied to a facility, this may be achieved by use of a thermostatic mixing valve (TMV) or fitting complying with BS EN 1111: 1999 or BS ENN 1287: 1999

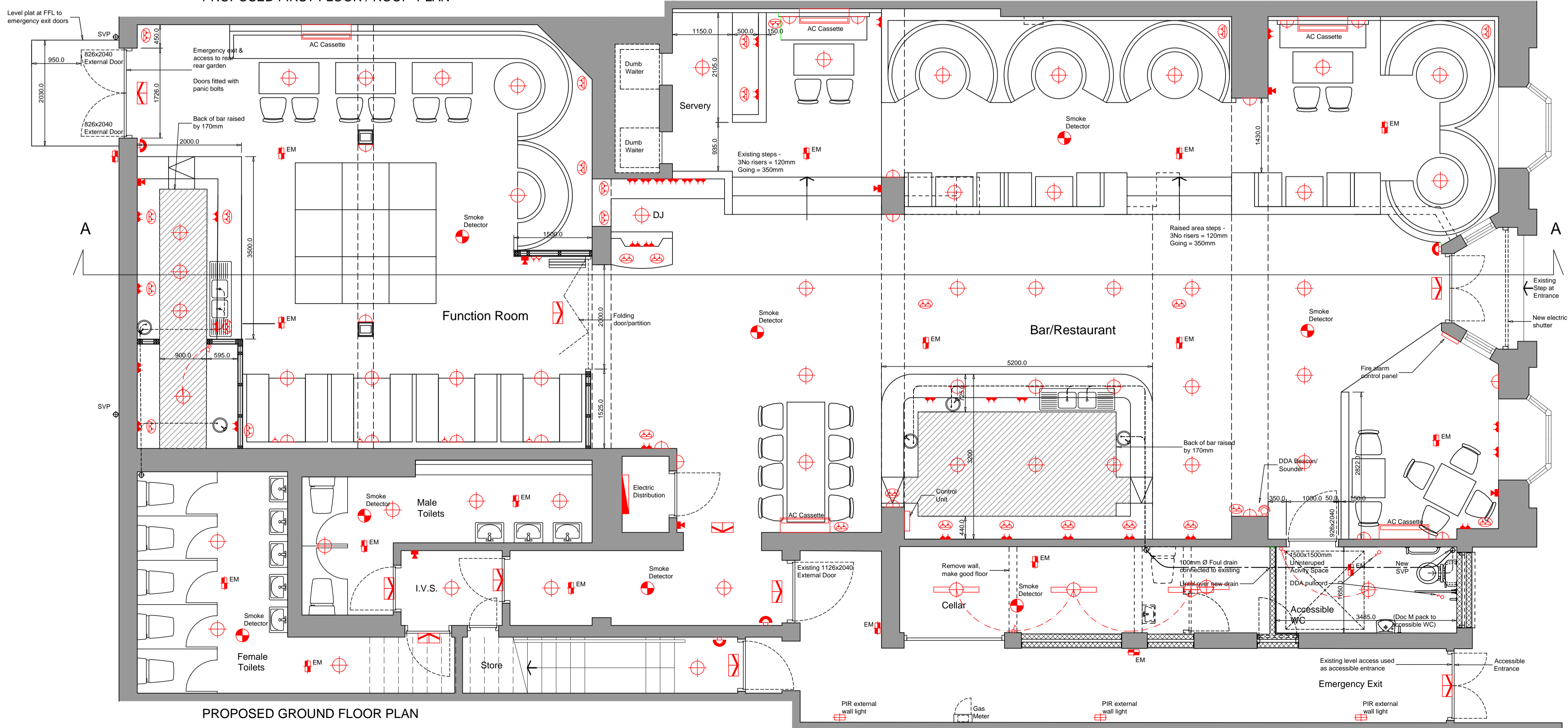
**SYMBOLS LEGEND -**

	ELECTRICAL CONSUMER UNIT
	RECESSED CEILING LIGHT (LOW ENERGY FITTING)
	RECESSED DOWNLIGHTER (LOW ENERGY FITTING)
	FLUORESCENT LIGHT
	WALL LIGHT (LOW ENERGY FITTING)
	WALL LIGHT (LOW ENERGY FITTING)
	PULL CORD SWITCH (USE AS NOTED)
	LIGHT SWITCH
	DDA ALARM SOUNDER WITH STROBE BEACON
	2x13AMP SOCKETS
	2x13AMP SOCKETS (HIGH LEVEL)
	13AMP SOCKET
	BT or DATA SOCKET
	CONTROL PANEL (AS NOTED)
	ILLUMINATED EXIT SIGN
	EMERGENCY LIGHT
	SMOKE or HEAT DETECTOR (AS NOTED)
	FIRE ALARM ACTIVATION POINT
	FIRE ALARM SOUNDER WITH STROBE
	600x600mm EXTRACT GRILL

**NOTE -**  
Refer to the Interior Designers drawings & specification for all finishes, fittings & fixtures.

**PROPOSED FIRST FLOOR / ROOF PLAN**

**PROPOSED GROUND FLOOR PLAN**



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**Bubalinae Ltd**  
CLIENT

**Refurbishment of Bar & Restaurant at 7-9 Arthur Street Ayr KA7 1QT**  
PROJECT

**Proposed Ground & First Floor Plans**  
TITLE

**Building Warrant**  
ISSUE STATUS

**1:50** SCALES  
**A1** SHEET SIZE

**19-012-003** DRAWING No.  
**REVISION**

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