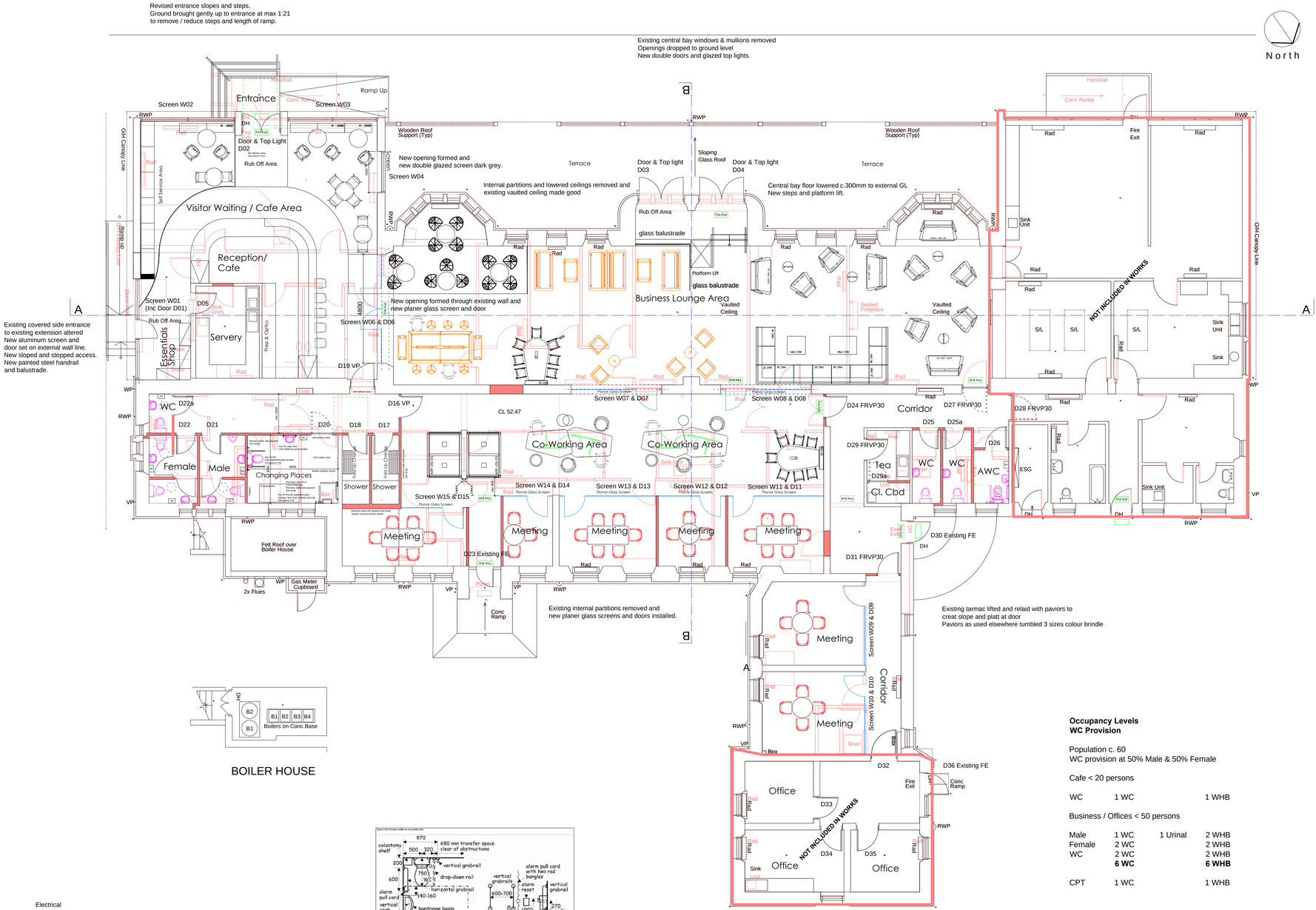
1. Do not scale this drawing - if in doubt ask.
2. All sizes to be checked on site prior to construction.
3. This drawing is the copyright of the author.

Existing flat roof altered and new aluminium preformed sectional eaves formed.
Existing glazed areas removed to Finished Floor level
New double glazed aluminium windows and double door sets
New aluminum clad entrance feature

Revised entrance slopes and steps.
Ground brought gently up to entrance at max 1:21
to remove / reduce steps and length of ramp.

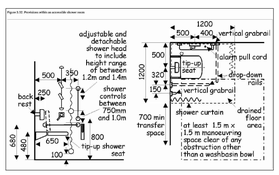
Existing flat roof altered and new aluminium preformed sectional eaves formed.
Revised entrance slopes and steps

Existing central bay windows & mullions removed
Openings dropped to ground level
New double doors and glazed top lights.



BOILER HOUSE

Accessible WC Layout



Accessible Shower Layout CPT NTS

Occupancy Levels
WC Provision

Population c. 60
WC provision at 50% Male & 50% Female

Cafe < 20 persons

WC	1 WC		1 WHB

Business / Offices < 50 persons

Male	1 WC	1 Urinal	2 WHB
Female	2 WC		2 WHB
WC	2 WC		2 WHB
	6 WC		**6 WHB**
CPT	1 WC		1 WHB

Existing Building
Observe recommendations within Asbestos Investigation.

Main sandstone building and verandah and 2 newer flat roofed extensions. Existing North West Extension not included.

External fabric not altered except for new replacement windows and new slapping for new window to flat roofed extensions, and new central access doors to main sandstone building.

Internal works include large gable slapping to provide access to south eastern flat roofed extension.

Ground Floor
Existing retained except at central bay window, where existing floor removed as indicated.
Existing floor trimmed off new
100mm blockwork wall off 300 x 150mm foundation.
Visqueen DPCs

New area of 150mm (TBC) thick reinforced concrete floor slab on separating polythene layer on
Generally 50mm thick 1200mm Xtratherm Kooltherm
(R = 0.018 W/mk) on 1200 gauge visqueen dpm
50mm sand blinding, on graded and compacted hardcore in 150mm layers, all in accordance with structural engineers details.
Flexcell to perimeter against walls.
2000 guage Visqueen DPM taken up existing walls and new trimmer wall to 150mm above existing GFL and lapped with DPC to new trimmer wall.

Internal linings (Central Bay Window)
Existing strap and lining made good and extended to lower level. Treated SW timbers at matching centres, c 450mm and 12.5mm plasterboard and skim coat.
Trimming wall strapped and lined also.

Internal Partitions
Internal partitions, to comprise of
75 / 100 x 38mm sw and treated C16 studs, top and bottom rails @ max. 600mm centres with 60mm thick Rockwool insulation APR1200 batts between studs.
1 layer 12.5mm Plasterboard, taper edged, screw fixed at correct centres to each side with dwanged joints and 3mm skim coat plaster both sides.

Steel Beams & Lintels
Steel beams and bearings all to engineers details.

Robeslee Lintels Type as required 150mm bearing each end

Planer Glass Partitions
Safety glazed panels and doors by specialist.
Glazing to comply with BS6262: Part 4 1994.

Manifestation within two bands of logos / patterns at 850 -1000mm and 1400 - 1600mm of contrasting material.
Minimum 50mm opaque discs at 200mm c/c.
Minimum 800mm clear door opening.

Fixtures
1 layer of 9.5mm ply to room side to 50 x 50mmsw treated battens within partition etc, flush to stud face where required for fixtures.

Gutters & Downpipes
Retained or replac ed as required.
Rodable gulleys to drainage system where new.

Drainage
Foul & Surface all as existing.
New internal drainage as required with deep seal traps to sinks.

Windows & Doors - U=1.8 W/m2k or better
Aluminium double glazed windows and doors.
Dark Grey Powder Coated
Low level safety glazing to comply with BS6262: Part 4 1994.

Manifestation within two bands of logos / patterns at 850 -1000mm and 1400 - 1600mm of contrasting material.
Minimum 50mm opaque discs at 200mm c/c.

Glass barriers 1100mm off FFL
Propriatory system to comply with with 4.4.2 and BS EN 1991-1-1 & PD 6888-1-1

Notes:
Entrance and internal doors to have
minimum 850mm clear width.
All sizes are for guidance and should be checked on site prior to order.
All doors have low thresholds DDA compliant
All draught proofed.

Steps - Internal + External
350 - 400mm going and c.120mm risers all equal.

Note: Aggregate of 2 x riser + going not less than 550mm and not to exceed 700mm.
Handrails

50mm dia. tubular stainless steel handrail and fixings

Handrail to extend 300mm beyond top and bottom of flight with scrolled ends as detailed.

Glass barriers 1100mm off FFL
Propriatory system to comply with with 4.4.2 and BS EN 1991-1-1 & PD 6888-1-1

Electrical Systems
Designed by suitably qualified Electrician
Layout for guidance only.

Distribution Board

As noted on drawing.

Lights & Lighting
All new lamps and light fittings to be energy efficient LEDs to Guidance Standard 6.5.1

External lighting - Timer / photoelectric controlled.

Small Power
Layout generally as indicated but circuit design & Installation to be covered with Certification for Building Control.

Fire Alarm
Category C L2 Fire Alarm - Designed by Installer
Interlinked smoke detection to corridors & heat detection to kitchen, living room and utility room.
BS EN 54:Part11 2001 (Type A) as BS5839: Part 1: 2002.
CO detector within Living Room (Multifuel Fire)

Heating & Plumbing Systems

Designed by suitably qualified Plumber.
Layout for guidance only.

Domestic Hot & Cold Water and Heating

Heating
Existing gas fired condensing boiler(s).
Wet heating system to existing radiators, altered as required..
New hot and cold water system to suit new layouts.
Hot Water temperature at point of use regulated to maximum 48 degrees C (Thermostatic valves) at all baths.
Service valves at taps.

Any new radiators are sized to suit rooms, with TRVs.

All accessible new pipework for heating and hot water, to be insulated to BS5422: 2001 typically Armaflex 19mm walled tubular insulation taped at joints and edges, preformed elbows etc.

Ventilation
See M&E engineers details, otherwise:

Generally ventilation as existing, with opening windows.

Trickle Ventilation - 12,000mm2 Window or Ducted Mechanical Trickle vent Fan with back draught control, boost function on humidistat. Separate 3 Pole Fan Isolator for fan service.

Shower Rooms / WC
Mechanical extract switched with the light switch with timed over run 15 litres per second extract rate, with Humidistat control set to activate at rel' humidity of 50 - 65%.+ 10,000mm2 trickle ventilation provision.
Extract through duct to Ubbink UB11 Slate Vents or as agreed.

Aquapanel (cement panels) to all wet room walls in lieu of plasterboard.
Proprietary waterproof floor (and up walls) membranes and drainage systems.

Fittings
Water efficient fittings with Dual Flush WC cistern & WHB taps flow rate of max 6 litres / minute.

Servery (Ex. Kitchen)
Existing ventilation adapted and reused.
Cooker hood over cooking area with ducted extract with variable extract rate.

Platform Lift
Lift by specialist supplier & installer.
Emergency Button linked to Reception
All safety interfaces to comply with regulations.

Glass panels safety glass 1100mm off FFL
Propriatory system to comply with with 4.4.2 and BS EN 1991-1-1 & PD 6888-1-1

Electrical

All electrical work will be carried out by a competent electrical contractor.
The installation, i.e.the design, construction, inspection and testing will be completed in strict accordance with BS7671:2008 (2015) incorporating any amendments (IEE Wiring Regulations, 17th Edition) and in compliance with other Building Regulations, in particular, will not compromise fire-stopping, structural integrity, sound insulation, thermal insulation and other related matters.
The contractor will provide the relevant certification at the completion of this part of the work.

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 400 mm 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.

smith design associates
Dumfries Leatherhead Glasgow
30 Castle Street, Dumfries DG1 1DU 01387 250579
dumfries@smithdesign.co.uk www.smithdesign.co.uk

client: The Crichton Trust

project: Criffel Central
Alterations to Criffel View

drawing: Proposed Plans — original size: A1

scale: 1:100 — drawn: JB

date: 02.05.2019 — checked: -

status: PLANNING — passed: -

job no. D823-4 — drawing no. AL(0)030 — revision