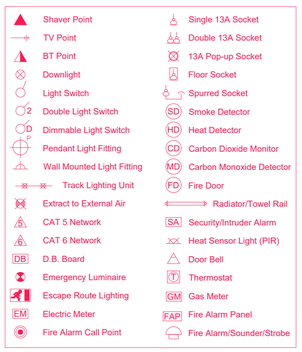

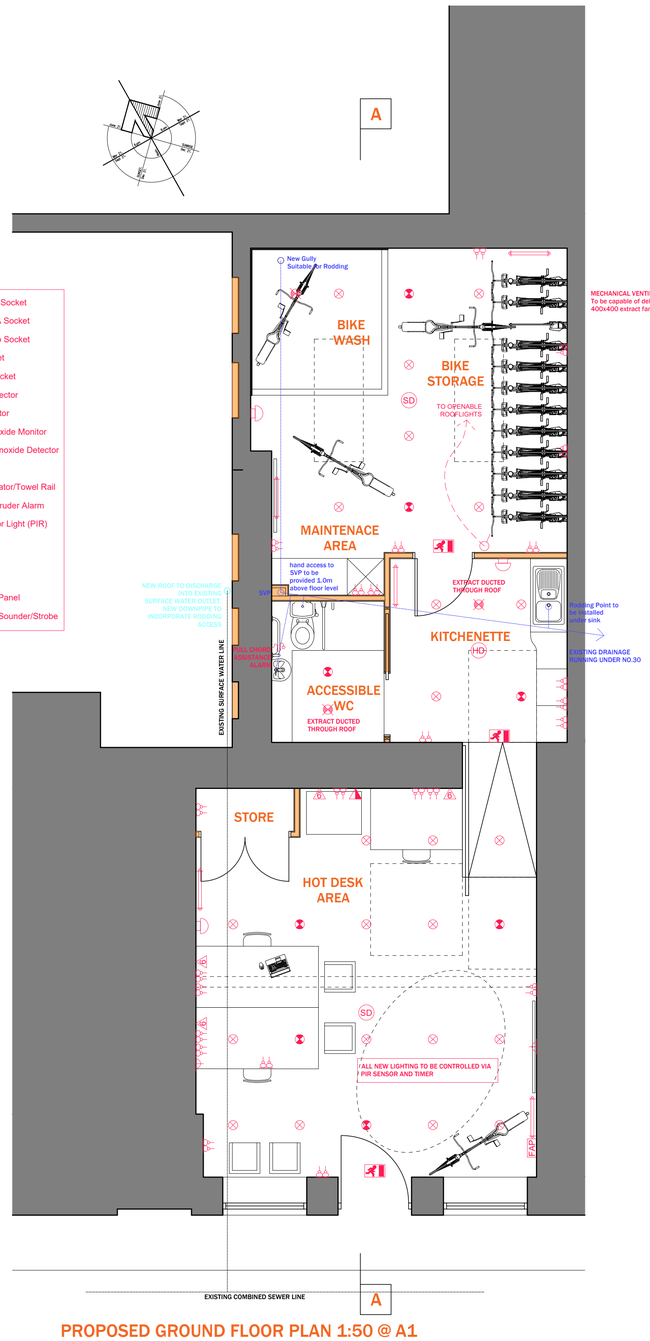

PROPOSED GROUND FLOOR PLAN 1:50 @ A1

GENERAL NOTES

These notes are for guidance only and should be read in conjunction with RJM Architectural Design and Structural Engineer's drawings.

All sizes to be checked on site prior to work commencingand any discrepancies to be notified to the Client/Architects. Do not scale from drawing. All dimensions shown in millimetres unless otherwise stated. All building work to be carried out in accordance with the relevant Scottish Building Standards Technical Handbook (2007) and all later amendments as well as local bye-laws. All works to be carried out to the satisfaction of the local building control officer.

Generally, all framing and carcassing timbers to be pressure impregnated against insect and fungal attack. Un-reinforced concrete to be C20 with a minimum cement content of 220 kg/m³. Reinforced concrete to be C35 with a minimum cement content of 300 kg/m³. All structural timbers to BS 5268 and to be C16 unless otherwise noted.

The main contractor must allow for all labour, materials, scaffolding, plant, tools, vehicles, fittings and fixtures etc. necessary to complete the works. Include also any necessary temporary water and electrical connections to carry out the works and any temporary coverings, sheetings, etc, to protect the works in progress. The main contractor is also to allow for keeping site secure out with working hours and to allow for compliance with all Health and Safety legislation (see below). On completion the contractor must remove all debris off site, make good all finishes as originally found and thoroughly clean the works to the satisfaction of the Architect.

Contractors are recommended to visit the site prior to commencement as any errors or omissions as a result of lack of site knowledge will not be acceptable as valid. Workmanship on site by all trades to be carried out in accordance with B.S 8000

HEALTH AND SAFETY

All construction work to comply with the Construction Design and Management Regulations 2015. Please note this is a HSE notifiable project. Contractor is responsible for all temporary bracing, propping, shoring, etc and protective works such as hoardings, barricades or fences and for scaffolding. Any building element or component weighing over 20kg to be mechanically handled. Any downtakings to comply with BS6187:2011 and Health and Safety at Work Act 1974.

Contractor to be aware of all current Health and Safety Regulations including (but not limited to) the following: Construction (Health, Safety & Welfare) Regulations 1996; Lifting Operations and Lifting Equipment Regulations 1998; The Manual Handling Operations Regulations 1992; Confined Spaces Regulations 1997; Control of Substances Hazardous to Health Regulations 1999.

All works to be carried out in accordance with current British Standards and current Codes of Practices including but not limited to: BS 5531 Code of practice for safety in erecting structural frames; BS 5973 Code of practice for access and working scaffolds and special scaffold structures in steel; BS 5974 Code of practice for temporarily installed suspended scaffolds and access equipment; BS 5975 Code of practice for falsework; BS 6037 Code of practice for permanently installed suspended access equipment; BS 6187 Code of practice for demolition; BS 8004 Code of practice for foundations.

STRUCTURE

Refer to engineer's details, specification and drawings. All structural elements are to achieve a minimum 30 minute fire resistance by being enclosed with 1no layer of 12.5mm plasterboard.

DPC

DPC material to comply with current BS6515 and to be full width of walls, minimum 150mm above ground levels. 100mm vertical D.P.C. to all openings & 222mm horizontal D.P.C. to horizontal firestops.

INTERMEDIATE / SEPARATING FLOOR

No access is available to the property above and as such works are only possible from the underside. Existing ceiling is to remain in situ with all fixtures and fittings to be removed and all small penetrations to be suitably sealed with intumescent mastic. A new suspended ceiling (supported from metal hangers) to be hung from existing ceiling to create a new space for running services. Finished in 1No.layer 15mm plasterboard taped and filled. 100mm layer of mineral wool with a minimum density of 10kg/m2 to hang over existing members.

INTERNAL PARTITIONS

Non-load bearing partitions to be constructed in 70x38 framing with 12.5mm gyproc wallboard both sides taped and filled.
Load bearing partitions on ground floor to be constructed as per engineers specification and finished with 12.5mm gyproc wallboard each side taped and filled.
All lintols in load bearing partitions to be to engineers specification.
All partitions to bathrooms to be of a robust construction with an 18mm plywood patrice installed between studs as per detail. 12.5mm Gyproc MR Wallboard taped and filled to finish on bathroom side.
Partitions to limit the transfer of noise in accordance with the standards. Acoustic partitions (denoted by insulation shown on plans) should incorporate plasterboard with a minimum mass per unit area of 10kg/m2, fixed both sides to timber framing with an absorbent layer of 25mm(min) mineral wool at a density of 10kg/m3. All joints to be sealed.
12.5 mm wallboard will provide 30mins fire protection to all load bearing partitions.

PITCHED ROOF - SEDUM MAT

New sedum matt (Bauder or equivalent) to be laid over proprietary drainage and filtration layer over (Bauder or equivalent) single ply roof membrane bonded to 120mm Rigid Insulation on a vapour control layer in accordance with manufacturers recommendations, over a 18mm plywood deck fixed to new roof 250x38 roof rafters to engineers specification. Ceiling to formed in 15mm plasterboard fixed to underside of rafters fully taped and filled.

RAINWATER GOODS

All rainwater goods to comply with BS EN 12056-3: 2000. Drainage to box guttering with 100mm down pipe to be face fixed every 600mm centres with allowance for access and slow radius bends at base of each. Allowance also for overflows as required. Mesh Guards to be installed to stop blockages..

INTERNAL DOORS

Door specification TBC with client. All doors to have 800mm minimum clear opening when set in a minimum corridor width of 900mm or 775mm with a corridor width of 1050mm. Door measurements taken from face of door to door stop (dims noted need not apply to cupboards as shown on plan). . Any glass wholly or partly below 800mm to be safety glass to BS 6262. Pt4:1994.

EXTERNAL DOORS

Door specification TBC with client. All external door sets should be tested and certified to BS 644: 2012. A deadlock facility should be provided. Lock cylinder should be in accordance with BS EN 1303: 2005. Installation and fixing of a doorset should be in accordance with Section 8 of BS 8213-4: 2007, or to the current British Standard. Accessible Platt minimum of 1.2m x 1.2m outside main entrance door (and preferably outside all external doors). Main access door to be fitted with accessible thresholds and weather bars. Externally, decking or hard standing to provide accessible (flush) ingress/egress where shown. Doors without an accessible threshold to have an external step with a rise of no more than 170mm.

WINDOWS

Opening windows to comprise double glazed high performance, single handled windows with adjustable vents average 11,000mm². Windows to feature inbuilt child safety restrictors and supplied pre-finished. All glass wholly or partly below 800mm and doors to be safety glass to BS 6262. Pt4: 2005. and BS6206 with the outer leaf in laminated glass. All new windows are designed to resist unlawful entry by the use of laminated glass and a keyed locking system that uses a removable key on the ground floor and where access to first floor windows is possible without the use of a ladder. All window controls to be no higher than 1.7m above floor level; or not more than 1.5m above floor level, where access to controls is limited by a fixed obstruction, not more than 900mm high which projects not more than 600mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; or not more than 1.2m above floor level, in an unobstructed location, within an enhanced apartment or within accessible sanitary accommodation not provided with mechanical ventilation. Windows should be tested and certified to BS 7950: 1997 and BS 644: 2012. Installation and fixing of windows to be in accordance with Section 8 of BS 8213-4: 2007, or to the current British Standard.

ROOFLIGHTS

Rooflights to be installed as per manufacturer's details. All rooflights to be supplied with flashing kits and accessories to manufacturers recommendations and to be suitable for use on roof areas matching the proposed roof pitch and proposed finish. All new rooflights to achieve a U value of at least 1.4W/m²K.

WINDOWS, DOORS AND PROTECTIVE BARRIERS

All new windows and doors to be designed to resist unlawful entry by meeting the recommendations of Secured by Design: Section 2. All doors and windows to be installed and fixed in accordance with BS 8213-4:2007 or manufacturer's instructions where these meet or exceed the recommendation in the Building standards. All glass wholly or partly below 800mm and doors to be safety glass to BS 6262. Pt4: 2005. and BS 6206 with the outer leaf in laminated glass. Fall protection elements such as barriers designed to resist at least the horizontal force as given in BS 6180:2011. All new windows and doors to achieve a U value of at least 1.4W/m²K. Any protective barriers which are installed at FF level or above to be 1100mm high. Max openings in any barrier to be 99mm.

LIMITING AIR INFILTRATION

The infiltration of air into a building must be limited as far as reasonably practicable by:
Sealing all butt joints in insulation boards with foil tape before installing battens and sealing gaps at roof space openings between dry linings and masonry walls, at the edges of window and door openings, and at junctions between walls, floors and ceilings;
Sealing at service penetrations of the fabric or around boxing/ducting for services;
Fitting draught seals to openable parts of windows, doors, access hatches and rooflights with foam and foil tape.
All sill DPC's to be torched fixed to rear and underside of sills themselves.
Any gaps present between new window frames and the openings the sit within to be filled with expanding foam insulation and local insulation boards to be taped to the internal window face.

SECURED BY DESIGN

To ensure a robust, basic standard of security, a doorset or window should be designed and constructed in accordance with the general recommendations of the product standard appropriate for the material used, such as: BS 7412: 2007, for PVCu units; BS 644: 2009, for timber window units; BS 4873: 2009, for aluminium alloy units; and BS 6510: 2005, for steel-framed units. Vulnerable windows should be constructed to resist attempts to force frames and, if openable, ironmongery. Windows which can be opened should be fitted with either: a keyed locking system that uses a removable key; or a keyless locking system, together with glazing which incorporates laminated glass or a similarly robust glazing material. Where a material standard for a doorset is not available, it should be designed and constructed in accordance with the recommendations in Annex A of BS 8220-1: 2000, together with the following recommendations, to ensure a robust basic standard of security.

Hinges: If single swing the doorset should be fitted with at least one and a half pairs of hinges meeting the recommendations of BS EN 1935: 2002 for hinge grade 11 or above. Hinges fitted to an outward-opening door should be of a type that does not permit the hinge pin to be removed unless the door is open. Otherwise, hinge bolts should be fitted to ensure the door leaf will remain secure when closed.

Locking: A doorset should include a single-point locking device to BS 3621: 2007 (for keyed egress) or to BS 8621: 2007 (for keyless egress) or a multipoint locking system. A deadlocking facility should be provided. Any lock cylinder should be in accordance with BS EN 1303: 2005, grade 5 key security and grade 2 attack resistance as a minimum. To limit unauthorised access, a communal entrance door fitted with an access control system should be self-closing and self-locking, with keyless operation of any lock from within the common area. To accommodate access control systems, a doorset may incorporate electronic or magnetic remote release and a means of access which includes keyless electronic solutions (keypad, proximity swipe, etc).

Glazing: Access to door locks from outside by breaking of glazing, in or adjacent to a door leaf should be prevented by use of laminated glass or a similarly robust glazing material.

Sliding Doors: A sliding door should have a multi-point deadlocking system with 3 or more hook or similar bolts. To prevent removal of the door, an anti-lift device should be fitted. Shoot bolts, if used, should locate into the head of the frame.

Double Doors: A doorset with more than one door leaf should include a means of securing any secondary leaf at head and foot to allow the primary leaf to be securely locked.

MECHANICAL VENTILATION

Mechanical extract fan fitted to kitchen ducted to external air, and wired to independent switch — capacity 60 litres per second.
Mechanical extract fan fitted to Accessible WC ducted to external air and wired to light switch - capable of delivering at least 3No. air changes per hour.
Mechanical extract fan fitted to Maintenance and Storage Area ducted to external air and wired independently - capable of delivering at least 10No. air changes per hour.
Vertical ducts to be fitted with condensation trap

DRAINAGE

Sanitary pipe work to be constructed and installed to BS EN 12056-2:2000. All pipe work to be fitted with water efficient fittings. All wastewater drainage to be constructed and installed to BS EN 12056-1:2000, BS EN 752:2008 & BS EN 1610:1998 and to connect into existing system. All drainage to include 570mm long radius bends at base of soil stacks around 87.5° Drains maximum fall 1:40, minimum fall 1:80. Any upper floor drainage lines to be supported via appropriately sized support brackets - fixed to structure as required. Access at all bends, 1m above FFL etc. All drains to be laid in pea gravel 50mm min cover. Drainage to be to satisfaction of local building inspector. Any existing redundant drainage to be sealed off. Air admittance to the drainage system to be via 100mmØ Soil and Vent pipes to be provided with a hand access at Ground Level and Access cover situated above Finished Floor Level. **Soil and Vent pipes to terminate 900mm above the head of the nearest opening within 3m and be fitted with a bird proof cages. Where noted, 100mmØ Durgo Air Admittance Valve are also to be provided with a hand access at ground floor level. Valve to terminate above flood level of all appliances. Wastewater system will be suitably tested to ensure the system is laid and functioning correctly.**

PLUMBED FIXTURES

Copper pipe work to be to BS EN 1057, and used for the following: Distributing networks for hot water and cold water and; Hot water heating systems. Hot and cold Supply pipe work to be insulated against heat loss and condensation. Water efficient fittings should be provided to all W.C.'s and W.H.B.'s. Single or Dual flush W.C.s should have an average flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins should have a flow rate of not more than 6 litres per minute.

COLD WATER SYSTEM

Cold water to be supplied straight from mains water supply in accordance with local authority by laws. Exact location of incoming supply to be confirmed.

HOT WATER SYSTEM

Hot Water to sinks within Accessible WC and Kitchenette will be delivered locally from electric water heaters located adjacent to fixtures.

HEATING SYSTEM

Building to be heated by electric panel heaters. Locations as per drawings.

System to be fully controlled by local thermostats, programmers, or by smart phone, tablet or computer from anywhere where there is internet is to be designed and installed to manufacturer's instructions.

ELECTRICAL WORK

All electrical work to be designed, constructed, installed and tested to comply with BS:7671: 2011 and current I.E.E. (UK) Regs and to the satisfaction of the Hydro Board. Electrical installation should be designed, constructed, installed and tested by a person or company having membership to SELECT or NICEIC or similar Electrical schemes recognised by the Scottish Building Standards. House to be fitted with mains operated smoke detection system fully interlinked. System to be Grade D and installed to BS 5839 Part 6: 2004. Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level (to include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers).

Light switches should be positioned at a height of between 900mm and 1100mm 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 150mm 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.

ARTIFICIAL LIGHTING

A minimum of 75% of the fixed light fittings and lamps installed should be low energy type. Low energy light fittings include the provision of lamps/bulbs. 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 (CFL's) with luminous efficacy at least 40 lumens/circuit watt. N.B. fixed light fittings include only the main light sources to a room; not display or feature lighting such as picture lights, kitchen wall cupboard lights, over mirror lights. A light fitting may contain one or more lamps and a group of lamps operated by the same switch could be counted as one fitting, e.g. a pair of wall lights. Low energy light fittings include the provision of lamps/bulbs.

EMERGENCY LIGHTING

Escape route lighting to be positioned as noted on the corresponding drawings. Escape route lighting should be supplied by a fire protected circuit.

Every part of the escape route should have artificial lighting supplied by a protected circuit that provides a level of illumination not less than that recommended for emergency lighting. Emergency lighting should be installed in accordance with BS5266: Part 1:2005 as read in association with BS 5266: Part7: 1999 (BS EN 1838:1999)

WC PROVISION

The Building will function as a place of work for a limited number of employees of Huntly Development Trust (HDT) as well as a shop front (class 1) where members of the public can pick up and book electric bikes. Due to the limited amount of members of the public accessing the building it is appropriate in this case for facilities for staff to be shared with facilities for the public. HDT anticipate that no more than 2 employees would be working within the building at any one time. This would include 1 member of staff undertaking maintenance on the fleet of electric bikes and 1 member of staff in the front area to deal with any visitors. On rare occassions a third member of staff may also use the hot desking space during events run by the Huntly Travel Hub. Base don this a single unisex accessible WC satisfies the requirements of the technical standards.

FIRE DETECTION AND SUPPRESSION

A Category L1 fire detection and alarm system should be installed throughout the building to BS 5839:Part 1:2017. Detectors to be installed in all areas of the building including voids. System to be designed and installed by a specialist contractor an verification/certification should be provided at completion stating that the fire alarm conforms to the relevant standards.

Mounting heights of accessories above finished floor level to be as follows:

Fire Alarm Panel	1400mm
Fire Alarm Call Point	1200mm
Fire Alarm Sounder	2200mm
Fire Alarm Beacon	2200mm

Fire Alarm wiring to be carried out in 2 core +earth 1.5mm2 FP200 Cabling, concealed within the building structure

REV D
title blocks updated. Revised for Construction
03 02 2023 BR

REV C
Entrance Amended
15 02 2022 BR

REV B
Response to warrant observations
19 01 2022 BR

REV A
revised for warrant
21 12 2021 BR

CONSTRUCTION

HUNTLY TRAVEL HUB
11 DEVERON STREET
HUNTLY

HUNTLY DEVELOPMENT TRUST

SERVICES PLAN & NOTES

REF:825-12 REV: D
DATE:08 11 2021 SCALE: 1:50@A1
DRAWN: P: W: T:
CHECKS: P: W: T:

McWILLIAM LIPPE ARCHITECTS
4 St James's Place, Inverurie
Aberdeenshire, AB51 3UB
T: 01467 622 785
E: info@mcwla.co.uk
W: www.mcwla.co.uk