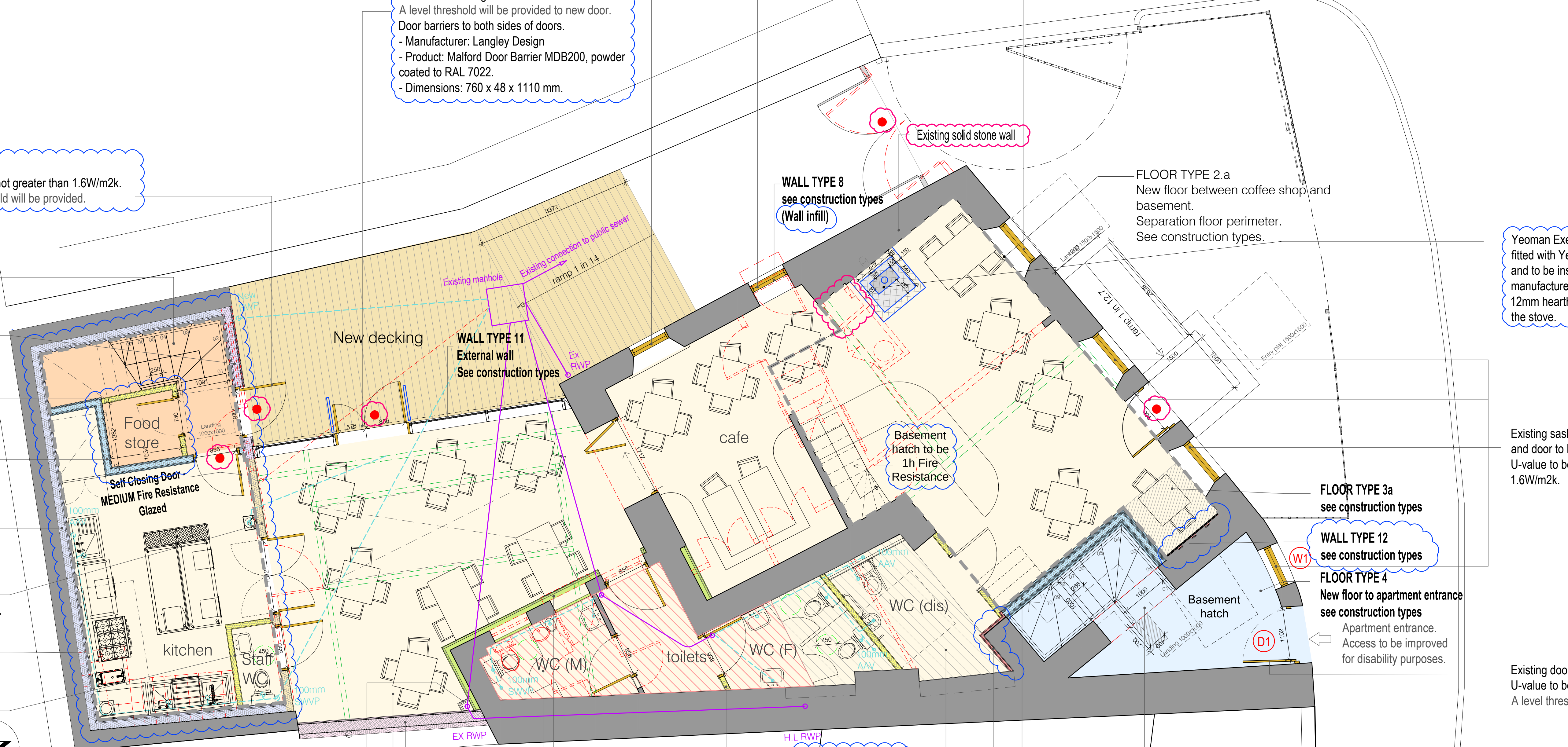
Existing sash and case windows to be replaced.
U-value to be not greater than 1.6W/m2k.

New windows and doors to new extension to be Technal.
U-value to be not greater than 1.6W/m2k.
A level threshold will be provided to new door.
Door barriers to both sides of doors.
- Manufacturer: Langley Design
- Product: Malford Door Barrier MDB200, powder coated to RAL 7022.
- Dimensions: 760 x 48 x 1110 mm.

New door.
U-value to be not greater than 1.6W/m2k.
A level threshold will be provided.



New stair to first floor:
Clear width 1000 mm, 15 risers @ 170 mm, going 250 mm, pitch 34°

WALL TYPE 3
New external wall
See construction types

WALL TYPE 5
Internal wall
See construction types

WALL TYPE 6
Separating wall
See construction types

WALL TYPE 2
Existing wall upgrade
See construction types

WALL TYPE 4
Internal wall between kitchen and new extension.
See construction types

FLOOR TYPE 1a
Suspended timber floor to kitchen building
See construction types

WALL TYPE 5
See construction types

WALL TYPE 8
see construction types
(Wall infill)

WALL TYPE 11
External wall
See construction types

FLOOR TYPE 2.a
New floor between coffee shop and basement.
Separation floor perimeter.
See construction types.

Yeoman Exe Multi-fuel stove fitted with Yeoman Heat Shield and to be installed as per manufacturer's instructions. 12mm hearth to be fitted under the stove.

Existing sash and case windows and door to be replaced.
U-value to be not greater than 1.6W/m2k.

FLOOR TYPE 3a
see construction types

WALL TYPE 12
see construction types

FLOOR TYPE 4
New floor to apartment entrance
see construction types
Apartment entrance.
Access to be improved for disability purposes.

Existing door to be replaced.
U-value to be not greater than 1.6W/m2k.
A level threshold will be provided.

Grease trap to kitchen sink:
- Manufacturer: Swanenviro
- Product: GT200M
- Dimension: 1225(L)mm x 450(W)mm x 400(D)mm

Boxing to rainwater pipes in New Extension.
: 50x50mm tanalised sw framing with 12.5mm taper edge Wallboard to be skimmed and 25mm Kooltherm K12 insulation.

FLOOR TYPE 5
see construction types
WALL TYPE 1a
Wall upgrade
see construction types
FLOOR TYPE 1b
Suspended timber floor to new extension and toilets
see construction types
WALL TYPE 7b
Internal wall upgrade
See construction types
WALL TYPE 5
Internal wall
See construction types

FLOOR TYPE 6
see construction types

WALL TYPE 12
see construction types

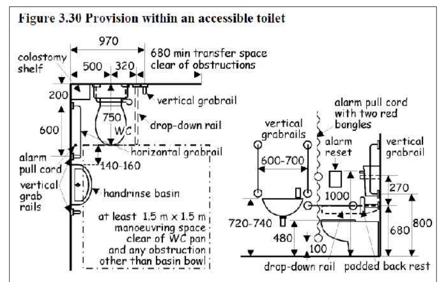
WALL TYPE 6
Separating wall
See construction types.

Where sockets and light switches etc are identified on separating walls; no pipes, wires or other services shall be located within the separating wall.

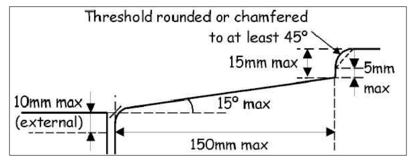
Separating Wall to be taken to the underside of the existing floor and fire stopped accordingly. Refer to plan 9248.2.14.2.

New stair to first floor apartment:
Clear width 1000 mm, 16 risers @ 218 mm, going 266 mm, pitch 39°

Accessible toilets
Where accessible toilets are being upgraded, the following plan will be followed
*Not scaled



Accessible thresholds



Existing wall to be upgrade throughout - Wall type 10 - see construction types

Detailing will be carried out in accordance with principles set out in BSD document "Accredited Construction Details (Scotland) 2015".

New steel beams as per Engineer's drawings.
Existing drainage
New drainage to connect into existing combined system
New windows and doors
Existing walls
Commercial
Residential
Protected zone
downtakings noted in dashed red line
Escape door

Rev A - 30/06/16 - Revised as per Building Standards comments - RP
Rev B - 18/08/16 - Escape doors highlighted, note added to escape door text, cupboard near stove to be demolished, and material of wall behind stove added - RP

0 0.5 1 2 3 4 5 6m
SCALE 1:100

- **Structural protection**

1h Fire Protection to Steelwork as follows:
Thoroughly degrease using Leigh's NT2252 degreaser. Rinse with clean fresh water. Apply L703 Mordant solution by brush following technical data sheet instructions. Apply Leighs M539 primer and then proceed with Firetex FX1000 necessary dry film thickness to provide fire protection. Internal galvanised steel work is to follow the same degreasing rules and then mordant wash, however, a primer is not required before using the Firetex FX1000.

- **Cavity barriers**

Cavity barriers will achieve a minimum short duration fire resistance and are the following specification:

:ROCKWOOL TCB Cavity Barriers (also approved by the loss Prevention Certification Board (IPCB) for performance and quality. 1991 (2000 edition)

They will be installed at a maximum distance of no more than 10m between them and they will be installed around the head, jambs and cill of external doors and window openings. They will also be installed at the wallhead between the wall cavity and the roof space cavity.

- **Escape door**

Panic exit locks operated by horizontal bar will be provided to exit doors, designed and installed in accordance with BS EN:1125:1997.

All doors to and within the escape route will be opened by occupants from the inside with a thumbturn.

- **Insulation of extract and services**

All extract and services passing between walls / ceilings in rooms / the protected zone will have suitable fire dampers or intumescent collars.
Intumescent collars are the following specification:
- Manufacturer: Envirograf
- Product: Intumescent collar - Product 13 - 1hr fire resistance

- **Insulation of extract ducts**

All extract ducts passing through the roof space will be insulated with a minimum of 25mm of insulation or provided with condensation traps.

- **Sanitary pipework**

Sanitary pipework will be constructed and installed in accordance with the recommendations in BS EN 12056-2:2000.

- **Drainage system outside a building**

It will be constructed and installed in accordance with the recommendations in BS EN 12056-1:2000, BS EN 752:2008 and BS EN 1610:1998

- **Discharges into a drainage system**

Separators will be constructed and installed in accordance with BS WN 1825-2:2002 for fat or grease

- **Where doors are shown to be glazed fire doors, or glazed.**

The following vision panel is to be installed within the door. Toughened laminated glazed vision panels to be from a height of not more than 500mm to at least 1.5m above finished floor level. This will be interrupted by a solid element between 800mm and 1.15m above floor level. The vision panel is to be 400mm wide.

- **Internal Linings**

Ceiling and wall finishes in terms of spread of flame classification is as follows:

Protected Zone (Stairs)
Ceiling finish: 12.5mm Plasterboard fixed to underside of existing rafters - Class 0.
Wall finish: 12.5mm Plasterboard - Class 0.

Protected Zone (WC)
Ceiling finish: 12.5mm Moisture Resistant Plasterboard fixed to underside of new joists - Class 0.
Wall finish: 12.5mm Moisture Resistant Plasterboard - Class 0.

Protected Zone(Hall)
Ceiling finish: 12.5mm Plasterboard fixed to underside of new joists - Class 0.
Wall finish: 12.5mm Plasterboard - Class 0.

Cafe:
Ceiling Finish: Gyptone tiles fixed to underside of joists - Achieves Class 0.
Wall finish: Plasterboard - Class 0.

- **Trickle Vents**

The following spaces:
- Kitchen
- Wc next to kitchen
- Female, Male and Disabled WC's

will be provided with Trickle Ventilators at least 1.75m above floor level via stainless steel SDS London Trickle Vents, Satin Anodised Aluminium in the doors to each space. Trickle vents will open into areas that don't generate moisture and have trickle ventilation in accordance with 3.14.2.

- 75% new low energy lighting will be provided.

- **DPC**

DPC to be installed around all new windows, roof lights and doors openings, and where new walls abut existing walls.

- **Labelling**

The following label will be permanently posted in the dwelling and located in a position that will not easily be obscured.

IMPORTANT SAFETY INFORMATION
This label must not be removed or covered

Property address..............................	***2&6 Buccleuch Street, Melrose, TD6 9LD***
The fireplace opening located in the..............	***Living Room***
is at the base of a chimney with a designation string...	***As per manufacturer's details***
and, for example, is suitable for a..............	***Wood burning stove***
Chimney liner..............................	***As per manufacturer's requirements***
Installed on	***date***
Any other information (optional)..............	

DOMESTIC

- **Windows and doors – product standards and component performance**

W1 (window) and D1 (door) shall be designed and constructed in accordance with BS 644: 2009, fitted with keyed locking system that uses a removable key and constructed with laminated glass.

- **Installation and fixing of doors and windows**

Fixing of doorsets and windows shall be in accordance with the recommendations given in section 8 of BS 8213-4: 2007 or manufacturer's written instructions where these meet or exceed the recommendation within this British Standard.

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camerons

architecture design development

client:	Milestone Garden and Leisure Building Warrant
project:	Abbey Coffee Shop Site 2 & 6 Buccleuch Street Melrose, TD6 9LD
title:	Proposed ground floor plan with downtakings
scale:	1:100 @ A2
date:	23/05/2016
drawn:	RP
	q:\jobs\9248-abbey coffee shop, melrose\cad\a4-statutory authority\9248 - building warrant - revb.dwg
number:	9248.2.08 rev: B