STRUCTURAL NOTES

ALL STRUCTURAL TIMBER TO BE GRADE C24 TO BS 5268

ALL TIMBER TO TIMBER FIXINGS AT BRIDLES BEAMS ETC. TO BE MADE USING FULLY NAILED JOIST HANGERS SPEEDY TYPE

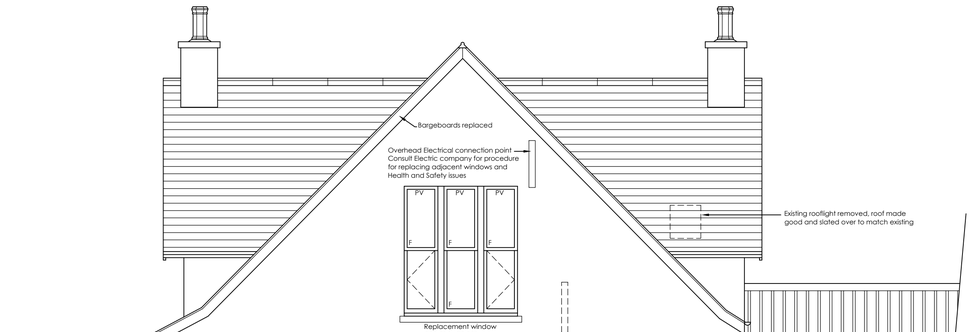
FOUNDATIONS BUILT OFF ORIGINAL SUBSOIL FOR DESIGN PURPOSES SOIL BEARING PRESSURE ASSUMED AS 100 kN/m2
IF SOFT SPOTS ARE ENCOUNTERED CONTACT THE ENGINEER

CONCRETE GRADE C25/30 TO BS8500 Parts 1&2.
MIN. CEMENT CONTENT 250 kg/m3
TOP OF FOUNDATIONS 450 (MIN.) BELOW GROUND LEVEL

BLOCKWORK
7N DENSE BLOCKWORK. MIN. DENSITY 1800 kg/m3 AND MORTAR DESIGNATION (111) ALL TO BS5628

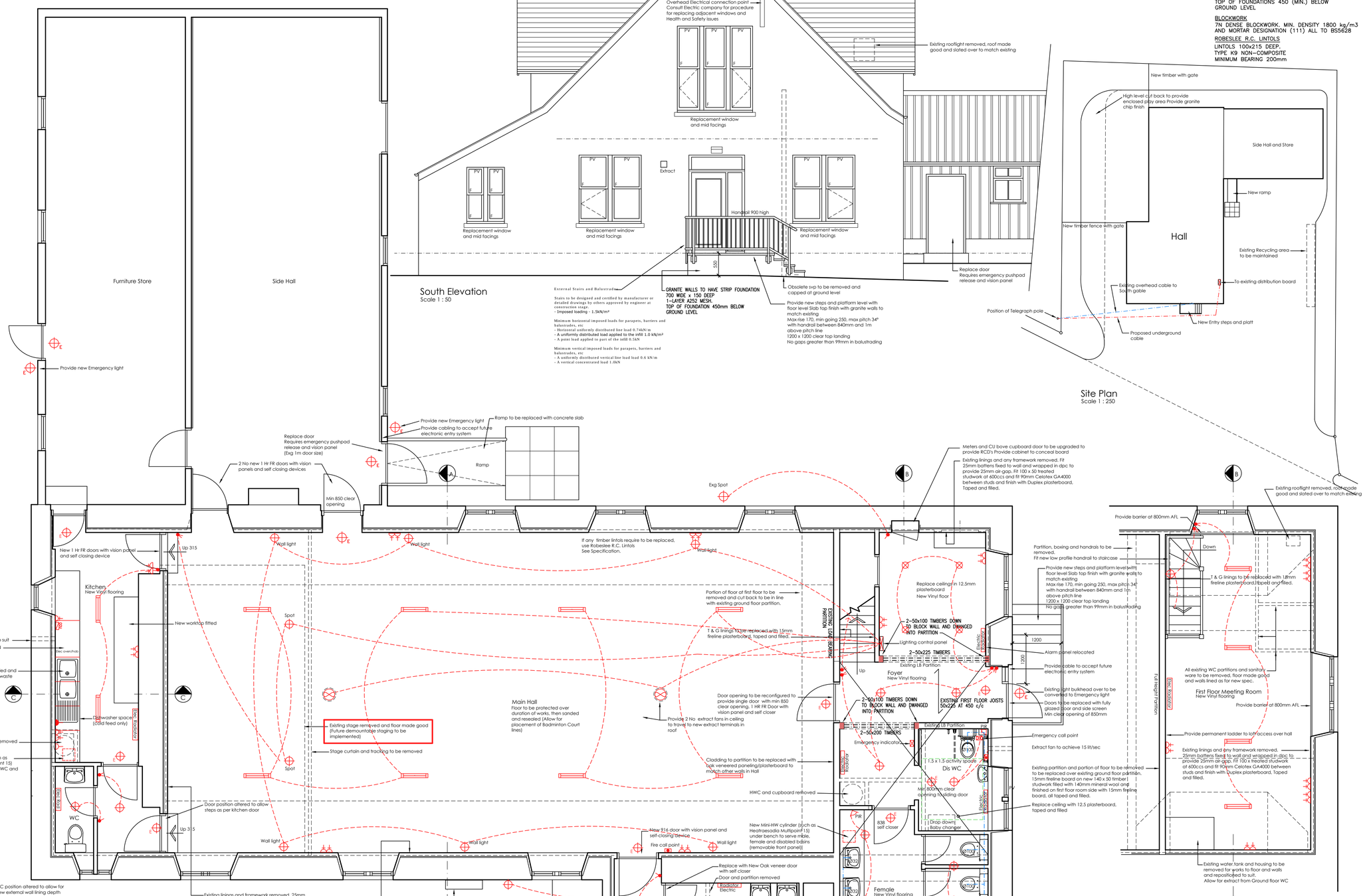
ROBESLEE R.C. LINTOLS

LINTOLS 100x215 DEEP.
TYPE K9 NON-COMPOSITE
MINIMUM BEARING 200mm



South Elevation
Scale 1 : 50

Site Plan
Scale 1 : 250



Ground Floor Plan
Scale 1 : 50

WC position altered to allow for new external wall lining depth

Existing linings and framework removed. 25mm battens fixed to wall and wrapped in dpc to provide 25mm air-gap. Fit 100 x 50 treated studwork at 600ccs and fit 90mm Celotex GA4000 between studs and finish with 12.5mm impact resistant plasterboard to full gable wall, taped and filled

Existing linings and any framework removed. 25mm battens fixed to wall and wrapped in dpc to provide 25mm air-gap. Fit 100 x 50 treated studwork at 600ccs and fit 90mm Celotex GA4000 between studs and finish with oak veneered panelling up to 1200AFL with oak dedo, coverstrips and skirtings. Above dedo to be finished with 12.5mm duplex impact resistant duplex plasterboard, taped and filled up to ceiling

DISABLED WC VENTILATION
Mechanical ventilation should be provided in accordance with BS 5720: 1979 or CIBSE Guide B: 2001, Installation and equipment data, Section 2, Ventilation and air-conditioning (requirements)
Provide Trickle ventilation via Ø50mm pipe taken from outside air.
Both terminals placed on western gable

EXISTING GRANITE WALL LINING REPLACEMENT (WITH INSULATION)
Existing linings and any framework removed, 25mm battens fixed to wall and wrapped in dpc to provide 25mm air-gap. Fit 100 x 50 treated studwork at 600ccs and fit 90mm Celotex GA4000 between studs and finish with oak veneered panelling up to 1200AFL with oak dedo, coverstrips and skirtings. Above dedo to be finished with 12.5mm duplex impact resistant duplex plasterboard, taped and filled up to ceiling

ALL CEILINGS (EXCEPT SIDE HALL)
Existing plaster and lath removed and replaced with 12.5mm standard dense plasterboard, taped and filled. Provide 150mm mineral wool between ceiling joists and 200mm in opposite direction to flat ceiling and allow for 100mm celotex insulation to raked ceilings to allow 50mm airgap between sarking and insulation.

WINDOWS AND DOORS
All windows to be replaced with double glazed, stepped sash and case, timber framed windows to match existing. Bottom sashes to be side hung, Top to be fixed.
U-Values to achieve 1.2 W/m²K or better.
Front door to be replaced with new external grade timber fully glazed doors with side screen and top light. Side screen and top-light glazing to achieve 1.2 W/m²K.
All glazing below 800mm afl, within 300mm from door and within a door to be designed to be in accordance with BS 6262 part 4: 2005.

EXTERNAL TIMBER WORK
All external timber to be repainted generally.
Bargeboards on main hall building to be replaced with plain section treated timbers, prepared and painted. Strip and check sarking approx 1m into roof while replacing bargeboards and check and replace sprockets as required.

EXTERNAL GRANITE WORK
Front elevation stonework pointing to be raked out and replaced in lime based mortar. All remaining external granite walls to be inspected, repaired and re-pointed as required.

ROOF
Slate roof to be checked over and broken or missing slates to be replaced.
Inspect all flashings and ridges and repair replace as required
6 No dormered roof vents to be checked over and triangular facing to be replaced with ss perforated sheet with insect mesh behind.

RAINWATER GOODS
Inspect and repair/replace all rainwater goods in cast iron to match existing.
Ensure all gutters and dp's flow sufficiently and surface water drainage system is rodded and free-flowing.

ELECTRICAL
All electrical installations to be designed, constructed, installed and tested in accordance with BS 7671:2008
Ensure a minimum of 75% of light fittings are fitted with low energy lamps
All electrical fixtures to be min 350mm from internal corners, light switches to be 900-1100mm aff, all other fixtures to be min 400mm aff, or 150mm above worktops.

ELECTRICAL LEGEND

- LIGHT SWITCH
- PENDANT/WALL LIGHT (LOW ENERGY)
- RECESSED DOWNLIGHTER (LOW ENERGY)
- EXTRACT FAN
- PIR LIGHT SWITCH FOR WC'S WITH OVER-RIDE
- SA SMOKE ALARMS TO BE ON PROTECTED CIRCUIT AND INTERCONNECTED WITH TRICKLE CHARGE BATTERY BACK-UP. MIN 300MM FROM LIGHTS OR WALLS
- E MAINTAINED EMERGENCY LIGHT FITTING
- CU COOKER CONTROL UNIT
- 13AMP SWITCHED DOUBLE SOCKET
- LOW LEVEL SOCKET WITH HIGH LEVEL SWITCH
- SPUR
- LOW ENERGY T5 FITTING

Provide hearing loop to main hall.
Provide required cabling to enable future provision of electronic entry system to main and side hall doors
Provide adequate control switching and power supply for main hall heating. Switching to be within office

HEATING
Space heating for main hall via new air to air heat pump units situated externally and to be piped to warm air outlet panels in ceiling. To have on/off control along with control of room air temperature. Control of outdoor fan operation. Defrost control of external airside heat exchanger. All to be designed and fitted by specialist.
All other areas to have electric radiators with zone control, programmable with time clock and have thermostat with host stats
Water heating provided via local Heatrae Sadia type storage situated within basin bench or kitchen cabinet.

PLUMBING AND DRAINAGE
Ensure all sanitary work complies with BS EN 12056-2:2000
Check, repair or replace defective rainwater goods in cast iron.
All fittings laid and jointed as per manufacturers details.
Ensure all pipework is insulated in accordance with BS 5422: 2009 Any existing pipework which becomes accessible during downtakings to be insulated accordingly.

INTERNAL JOINERY
New internal doors to be oak veneered with vision panels and fire resistance as noted.
Skirtings in Foyer and Main Hall to be Oak 125mm high.
Skirtings in Kitchen, WC's and Office to be 100mm MDF for paint finish.

STAGE
Rear wall of stage to be re-lined and insulated. Stage to be removed and remaining floor insulated and matching beech flooring laid.
Future staging will be provided via demountable staging system

WOODWORM TREATMENT
On removal of any remaining insulation to main roof structure, ensure electrics, water tanks are protected adequately and apply insecticidal fluid for the treatment of woodworm to all timbers.

KITCHEN
Existing Kitchen units to be removed for later re-use with new worktops throughout. Provide Double sink, dishwasher space

FLOOR FINISHES
New Vinyl floor to be applied to Kitchen, Female and Disabled WC's, Foyer, office and First floor meeting room
Main hall floor to be protected and then sanded and sealed with badminton court lines provided.

CURTAINS
Stage curtain and all window curtains to be removed by contractor and reinstated on completion

WALL TILING
allow for 3 rows of tiling (450mm total)behind kitchen units only

PAINTERWORK
Allow for complete paint internally and externally.
Veneer dedo paneling and all oak finishes in Main hall to receive clear satin varnish
Oak skirtings and architraves to be varnished

LIGHTING
All new lighting to achieve average Initial Efficacy of not less than 55 lamp lumens per circuit-watt.
Lighting design to be completed in accordance with the guidance given in the Society of light and Lighting (CIBSE) Code of Lighting 2009 and the BRE Non-Domestic Lighting SBG 61 Part 3.

STAIRS AND BARRIERS
All new stairs to have min going 250, max rise 170 and max pitch 34°
All stairs with floor to floor height greater than 600mm to have suitable barrier fitted of min height 900mm

LADIES WC'S/OCCUPANCY
As there are 4 ladies WC's + one disabled WC adjacent. Maximum ladies occupancy for the building should be restricted to 100 people.

ENGINEER
ENGINEER : RUBISLAW ENGINEERING
CONTACT : STANLEY MAIR 01224 590009
ADDITIONAL DETAIL: NONE (ALL INFORMATION ON THIS DRAWING)

REVISIONS :

REV.	DATE	
A	15.03.13	PB's added in first floor meeting room
B	04.04.13	Single ASHP
C	29.04.13	Lighting altered
D	05.11.13	Existing stage removed

Logie Coldstone Hall
Logie Coldstone
Aboyne

CLIENT : Logie Coldstone Trust

DRAWING : Design Drawings

Date : 07.11.2013
Scale : As Indicated

Drawing No
2012-011/01D

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