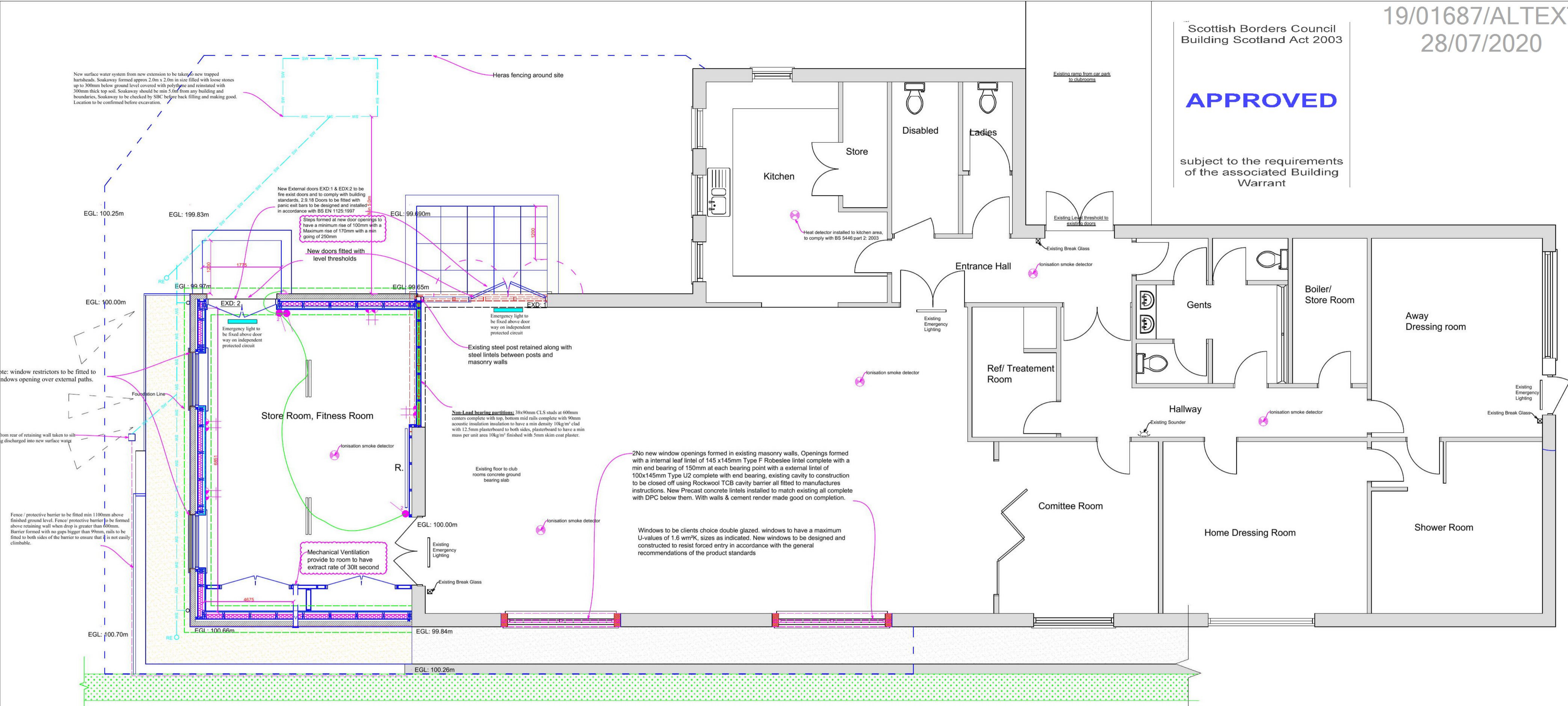


APPROVED

subject to the requirements
of the associated Building
Warrant

Electrical & General Legend	
	One gang light switch - no of ways indicated.
	Two gang 13 amp switched socket
	Two gang 13 amp switched socket above worktop height
	Internal Pendant light
	Television Socket
	Strip fluorescent fitting for use with kitchen fittings
	Telephone socket
	Pullswitch wired to electrical fans
	Mechanical extract fan
	Doorbell push
	Doorbell sounder
	Electricity meter
	Electrical distribution board
	Central heating thermostat
	Central heating and hot water programmer unit
	Shrouded light fitting
	Shaver socket
	3 amp spur socket outlet for alarm system connection
	Alarm sounder
	Infra-red detector
	Wall mounted sensor light - operated by passive infra-red sensor
	Smoke detector unit
	Security system box
	SCM Carbon monoxide detector unit
	Two gang metal clad 13 amp switched socket
	Gas supply switch
	Gas meter box
	Gas fired boiler for heating & hot water
	Radiator
	External garden tap
	Lamp Point
	Spur



Electrical Installation: All electrical works to be carried out as per the IET wiring regulations 17th edition amendment 3. contractor also to be suitably qualified contractor who is registered with a self certification scheme in accordance with Section 4.6 Building Standards BS 7671, 2018

All control switches and socket outlets to be at least 350mm from internal corners or projecting walls. All to be less than 1200mm above floor level.

Light switches positioned between 900mm and 1100mm above floor level.

All socket outlets and standard outlets to be at least 400mm above floor level.

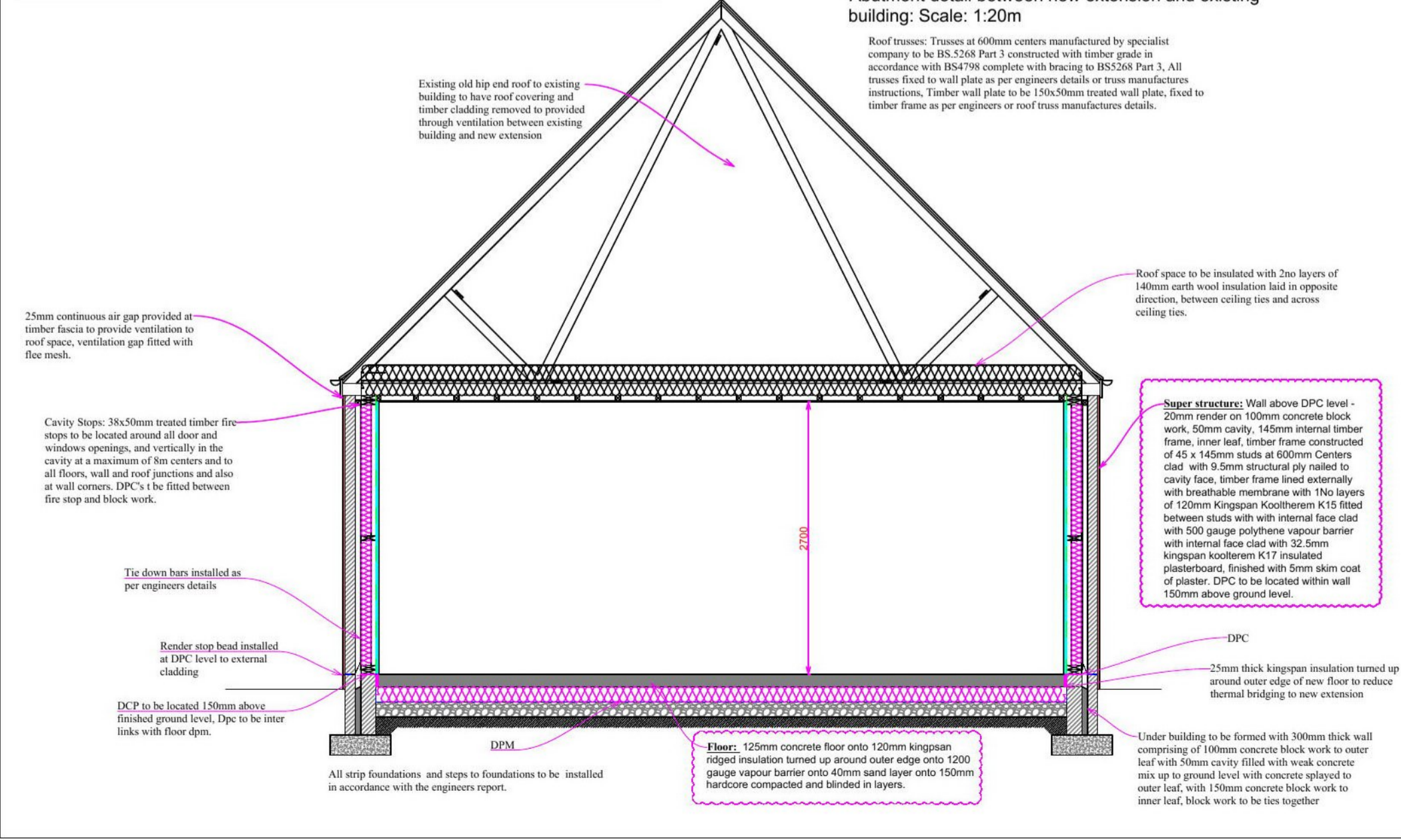
Any points above an obstruction to be at least 150mm above projection surface.

Separate isolating switch fitted to all white goods in an accessible position to comply with the above.

Access Controls for windows and Ventilators:

An operable window, rooflight or other ventilator, that provides natural ventilation to meet standard 3.14, should have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of:

- not more than 1.7m above floor level, where access to controls is unobstructed, or
- not more than 1.5m above floor level, where access to controls is limited by a fix 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.



Construction Details:

Foundations: 600 wide X 150mm deep, concrete foundations, Foundation to be min 600mm below existing ground level. Foundation to have min of 450mm from finished ground level to top of foundation. Strip foundation adjacent to footings of existing house to be lapped over scarcement to existing footings and formed as stepped foundation. Min distance from step in foundation to face of existing masonry underpinning to be min 400mm. Min thickness of lapped concrete over scarcement to existing footings to be 150mm. Foundation to be fitted with 1no layer of A142 square mesh fabric BS 4483, placed with 50mm cover from bottom of strip foundation all as indicated on engineers details.

Sub-Structure: below DPC level 300mm thick construction of dense concrete block comprising of 100mm thick block, 50mm cavity and 150mm block work to inner leaf, cavity filled to ground level with weak mix concrete sprayed to outer leaf.

Floor: 125mm concrete floor onto 120mm kingspan floorboard K3 rigid insulation turned up around outer edge onto 1200 gauge vapour barrier onto 40mm sand layer onto 150mm hardcore compacted and blinded in layers, all constructed as per engineers details.

Super structure: Wall above DPC level - 20mm render on 100mm concrete block work, 50mm cavity, 145mm internal timber frame, inner leaf, timber frame constructed of 45 x 145mm studs at 600mm Centres clad with 9.5mm structural ply nailed to cavity face, timber frame lined externally with Breathable membrane with 1No layers of 120mm Kingspan Kooltherm K15 fitted between studs or similar insulation, with internal face clad with 500 gauge polythene vapour barrier, with internal face clad with 32.5mm Kingspan Kooltherm K17 insulated plasterboard, finished with 5mm skim coat of plaster. DPC to be located within wall 150mm above ground level.

Structural connections: between outer leaf and inner leaf of cavity wall to be secured by T-therm or similar wall ties, ties to be provided for all cavity walls at 600mm max centres horizontally and 450mm max centres vertically. Additional wall ties to be provided at 300mm max centres vertically within 225mm of each side of all door and window openings. Additional wall ties to be provided at 300mm max centres vertically within 225mm each side of all tied vertical movement joints in external masonry cladding. Each wall tie must be secured to the vertical stud using a min of 1No. 3.35mm diameter x 50mm flat head stainless steel ring-shank nail. Holding down straps to be stainless steel tie down straps 35x3.5mm located at a minimum of 4 courses below DPC level and at 1200mm centres.

External cladding: To have tied vertical movement joints in external block work cladding to be formed at 6.0m maximum centres using 10mm thick easily compressible resilient material and sealed externally with 10mm wide X 12mm deep proprietary joint sealant. 200mm long X 40mm wide X 1.5mm thick galvanised mild steel wall ties to be provided, built into cladding through the joints at alternate courses of cladding. Suitable joint beads to be provided at tied vertical movement joints in external render finish.

Cavity to be vented: by perforated vents at 900mm centres at high and low level.

Ground Floor Construction: Levels reduced accordingly to accommodate new floor to extension comprising of: 150mm hardcore compacted and blinded with a 500 gauge polythene membrane with 120mm kingspan insulation covered with 100mm concrete floor with floated finish.

Cavity stops: 38x50mm treated fire stops to be located around all door and window openings, and vertically in cavity at a maximum of 8m centres and to all wall and roof junctions and also at wall corners. DPC's to be fitted between fire stops and block work.

Lintels: Timber lintel formed with 3no 45x195mm deep timbers. Lintel to be supported on a minimum of 2no. 145x45mm cripple studs at each bearing point with a min 1No 145 x45mm bypass stud to be securely nailed to the cripple studs. External precast lintel supporting external masonry cladding over opening to new extension to be either * Robesleece Type A (70x100mm deep precast concrete lintel, or similar and approved by the engineer. Lintel to have min 150mm end bearing to both sides all as detailed in engineers details.

Cills: pre-cast concrete cills, size size colour and style to match existing complete with DPC's below.

Roof: Roof covering to be second hand slates to match existing fitted onto 22mm sarking complete with breathable membrane, sarking nailed to manufactured roof trusses, sarking to be clad with trusses to be screwed to wall head complete with necessary truss clips, trusses to be fitted at 600mm centres manufacture by a specialist company with BS 5268 part 3 constructed with timber grade in accordance with BC4798 complete with bracing to BS2568 part 3, trusses to be screwed to wall plate with truss clips, bracing to be fitted in accordance with manufacturer's instructions with trusses tied to gable walls.

20mm thick timber fascias formed to match existing complete with soffits all to match existing.

Roof to be fitted with 2no rolls of 140mm glass wool insulation between ceiling ties and across, trusses to be clad on the underside with 12.5mm plasterboard finished with 5mm skim coat of plaster to form ceiling dwangs fitted to take plasterboard.

New internal doors skirting fascings ironmongery all to match existing.

Rain Water Goods: 100mm PVC half round rhones complete with fascia brackets, rhones to be fitted with 75mm PVC down pipes, all new down pipes taken to new trapped heads heads and connected to system.

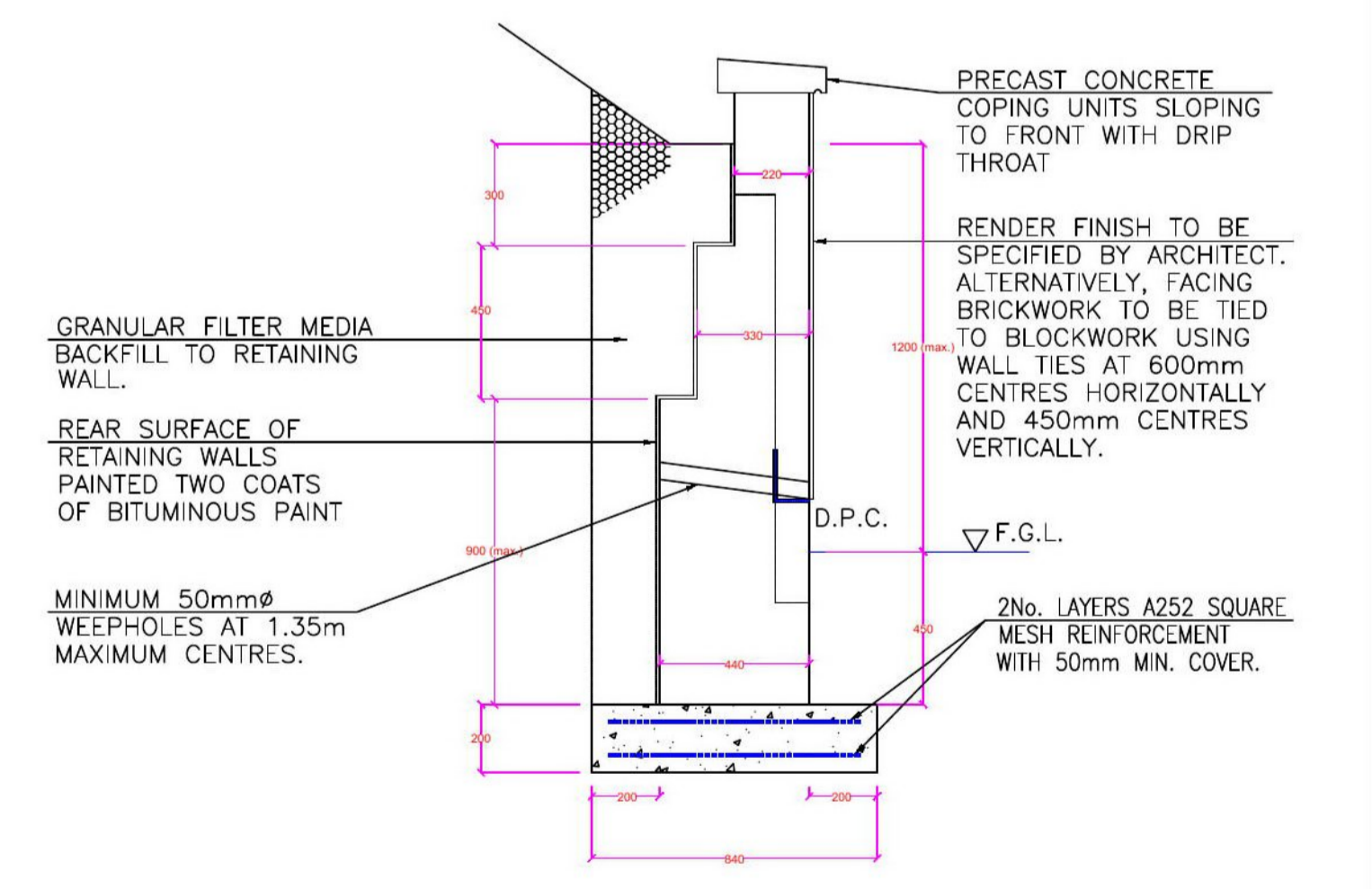
Windows: Windows to be clients choice triple glazed casement type windows. Lintels and supports for openings as specified in engineer's certificate with a maximum u-value for windows, doors and screens to be 1.6, sizes as indicated on drawings. All new windows and doors to be designed and constructed in accordance with the general recommendations of the product standards for timber windows units BS 644:2009, vulnerable windows should be constructed to resist attempts to force frames and if open able, ironmongery. Windows which can be opened to be fitted with a keyed locking system that uses a removable key. Door sets to be fitted with a min single-point locking device to BS 3621:2007 (for keyed access) or to BS 8621:2007 (for keyless access) 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.

Electric installation: new electrics to complete with IET and building standards regulation, smoke detectors inter-linked, mains operated with battery back-up, low energy lights fitted to all new outlets in extension.

New external lights fitted with photocell for automatic operation when required.

Existing gas fired boiler output and capacity check and up-graded if necessary with existing system extended through to service new area with new radiators suitable size to provide full comfortable heating conditions new radiators as indicated radiators fitted with thermostatic control valves and all pipe work to be fully insulated for heating and hot water distribution system against heat loss.

New rainwater goods taken to new trapped heads head and connected to existing surface water system in 100mm PVC pipe work all fitted to manufacturers instructions and to the approval of Scottish boards council, complete with rod eyes as indicated. New Downpipes from new section of roof taken to new soakaway formed as indicated on plans, soakaway formed approx 1m x 1m in size filled with loose stone up to 300mm below ground level covered with polythene and reinstated with 300mm thick top soil. New surface water pipe work to be bedded with pea gravel or 10mm single sized gravel, pipe work to be laid with a min gradient of 1 in 100. All surface water system to have a min cover of 300mm



TYPICAL SECTION THROUGH RETAINING WALL TO GARDEN GROUND

REVISIONS		DATE		DR No.		REV	
07/01/2020		28/07/2020		JEDTH BW P2 C			
CLIENT: Jed Thistle RFC							
JOB: Proposed Extension to Club Rooms							
DRAWING: Proposed Layouts and Section							
Drawn by	Checked	Approved	DATE	DR No.	REV		
			28/07/2020	JEDTH BW P2 C			
This drawing and its data are the copyright of Cring Smith and must not be used for any purpose other than that for which it is intended							
I certify this to be a true copy of one of the drawings referred to in my application to Scottish Borders Council							
							Signed:
							Date: