



**Proposed Ground Floor Plan**  
scale 1:50

THISTLE to relocate EXISTING cold feeds & waste from EXISTING Garden Pod

### Electrical Specifications & Legend

	13 Amp Double Socket	4 No.
	Light Switch	1 No.
	Downlighter	8 No.
	Extract Fan	1 No.
	Smoke Detector	1 No.
	Heat Detector	1 No.
	Radiator	1 No.

Electrical items shown indicatively for the purpose of Building Warrant approval. Final locations to be confirmed onsite with client prior to installation; and to comply with Part 4.6.4 & Part 4.8.5 of the recent edition of the TECHNICAL STANDARDS.

INDICATIVE KITCHEN LAYOUT SHOWN FOR WARRANT PURPOSES. ALL KITCHEN work (REMOVAL, PLUMBING, ELECTRICAL, INSTALLATION & FINISHES) to be undertaken by **THISTLE**.

INDICATIVE KITCHEN SHOWN - NEW KITCHEN TO FOLLOW THE GUIDANCE AS NOTED BELOW:  
KITCHEN TO HAVE AT LEAST 6No. SOCKETS @ LEAST 3No. OF WHICH TO BE SITUATED ABOVE WORKTOP LEVEL, IN ADDITION TO ANY OUTLETS PROVIDED FOR FLOOR-STANDING WHITE GOODS OR BUILT-IN APPLIANCES.

- ELECTRICAL FIXTURES**
- OUTLET & CONTROLS OF ELECTRICAL FIXTURES TO BE POSITIONED AT LEAST 350mm FROM ANY CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTIONS.
  - LIGHT SWITCHES TO BE POSITIONED AT A HEIGHT OF BETWEEN 900mm AND 1100mm ABOVE FLOOR LEVEL.
  - SOCKET/FIXTURES ABOVE AN "OBSTRUCTION", SUCH AS A WORKTOP, TO BE AT LEAST 150mm ABOVE THE PROJECTING SURFACE.

All to comply with Part 4.6.4 of the recent edition of the TECHNICAL STANDARDS.

WHERE SOCKETS ARE CONCEALED, SEPARATE SWITCHING TO BE PROVIDED IN AN ACCESSIBLE POSITION, TO ALLOW APPLIANCES TO BE ISOLATED (to comply with Part 4.8.5 of the recent edition of the TECHNICAL STANDARDS).

ALL ELECTRICAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST I.E.E REGULATIONS AND TO COMPLY WITH THE 18<sup>TH</sup> EDITION OF THE BS 7671: 2018 'THE REQUIREMENTS FOR ELECTRICAL INSTALLATIONS'.

KITCHEN EXTRACT FAN PROVIDING MECHANICAL EXTRACTION OF AT LEAST 30 l/sec (INTERMITTENT) ABOVE HOB OR MECHANICAL EXTRACTION OF AT LEAST 60 l/sec (INTERMITTENT) ELSEWHERE. EXTRACT FAN TO TERMINATE TO EXTERNAL AIR THROUGH WALL/ROOF AS PRACTICAL.

↖ DENOTES SPAN (OVER) OF proposed new flat roof with 1No. layer of Cure-It Polyester roofing resin (Dark Grey) on 18mm OSB3 t&g boards, on 170mm Kingspan Insulation Board (or equal & approved) on 1000 Gauge vapour barrier. 12mm OSB on firing pieces on (unless specified otherwise) 200x50mm roof joists at 600mm C24 centres. 12.5mm duplex TE plasterboard internal finish. Joints and nail holes taped & filled. 150mm glasswool to be packed into verge between timber lintel and fascia to provide thermal continuity between wall & roof insulation. All doubled up members to be spiked together using M4 galvanised nails 90mm long at 300mm staggered centres. All structural timber to be grade C16 unless otherwise stated.

Wall Connection - 150mm stainless steel flat wall ties at 450mm vertical centres into mortar of walling secured with non shrink grout. Flexcell board sealed with Expandite or equal mastic with proprietary waterproof backing

All doubled up members to be spiked together using M4mm Ø galvanised nails 90mm long at 300mm staggered centres.

New RWP, colour to match. Gully trap to be used if a combined system

Post/wall connection detail. Timber post fixed down to blockwork with Simpson Strong-Tie reinforced angle brackets, type E2/2.5/7090, fully nailed to bottom of post and fixed into block with a minimum of 2no. Hilti (or equal) HRD-U 8 frame anchors

Glass in Window and Door to be toughened, designed to resist human impact as set out in BS 6262: Part 4: 2005, where all, or part, of a pane is: within 800 mm of floor level; or part of a door leaf; or within 300 mm of a door leaf and within 1.5 m of floor level.

All surface soil and vegetable matter to be removed from site prior to construction all to comply with 3.1.1 of the Building Standards.

Any existing drains passing through the building to be suitably protected, reconstructed or re-routed.

New 100mm UPVc Drainage to be surrounded with 5-10mm pea gravel

Any unfinished or partially complete works to be kept safe and secure to complied with Reg 15.

Foundations to bear on original firm natural sub-soils a minimum of 450mm minimum below ground level and below the invert level of any adjacent drains. FOUNDATION EXCAVATIONS TO BE RECORDED BY ARCHITECT / AGENT AND RESULTS TO BE FORWARDED TO THE STRUCTURAL ENGINEER.

Neighbouring footpath to be regular cleaned and keep free of building debris and related materials to complied with Reg 14.

Outlet and controls of electrical fixtures to be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Light switched to be positioned at a height of between 900mm and 1100mm above floor level.

Standard switched or unswitched socket outlets or outlets for other services to be positioned at least 400mm above floor level. Above obstruction, such as worktop, fixtures should be at least 150mm above projection surface.

New optical smoke detector to be hardwired and to have 'integral standby' (battery powered backup) and interlinked on a separate circuit to BS EN 14604:2005; all to comply with part 2.11.9 of the Building Standards and in accordance with BS 5839: Part 6: 2019. Smoke detectors to be mains wired and interconnected with existing house detectors where practical. Radio linked interconnection between hard wired smoke alarms and/or heat alarms may be used for a Grade D system.

Where socket outlets are concealed, separate switching should be provided in an accessible position, to allow appliances to be isolated.

An openable window, to have controls for opening, positioned at least 350mm from any corner, projection wall or any obstruction with a height off;

- No more than 1700mm above floor level where access to controls is unobstructed,
- No more than 1500mm above floor level where access control is limited by a fixed obstruction, no more than 900mm High, 600mm max projection.
- No more than 1200mm above floor level, in unobstructed location, within an enhanced apartment or within accessible sanitary accommodation.

Host wall: Framing to consist of 100x50mm C16 timber posting at 600mm maximum centres with double bottom & top rails and 1No. row of mid height dwangs. Openings to be lintelled (over) with 2No. 200x50mm C16 grade timbers supported off cripple studs (CS) both ends.

All fixed light fitting installed to be low energy type and designed to achieve appropriate lighting levels as per 6.5.1 of the Technical Standards & Section 13 of the Domestic Building Services Compliance Guide for Scotland 2022 Edition. Megaman Luminaires (or equal).

The existing heating system is capable of maintaining a temperature of 21°C in at least 1 apartment and 18°C elsewhere. All in accordance with part 3.13.1 of the Building Standards.

Any discrepancies or queries regarding any part of the works to be discussed prior to any affected work being carried out.

Drawings not to be scaled and all sizes to be checked on site.

Final position of rad's to be agreed on site by customer. All new pipework insulated with foam pipe lagging to BS5422:2009. Rad fitted with thermostatic valve

Lighting / Electrical Items all as per Specification and to final positions to be agreed on site by customer.

- EXISTING DWELLINGHOUSE ALREADY HAS THE FOLLOWING:**
- 1 smoke alarm installed in the principal habitable room
  - 1 smoke alarm in every circulation space on each storey (GFL hall and FFL landing)
  - 1 smoke alarm in every access room serving an inner room
  - 1 heat alarm installed in every kitchen
  - 1 CO detector where the boiler is located with habitable accommodation

**GENERAL NOTES**

ALL ELECTRICAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST I.E.E REGULATIONS AND TO COMPLY WITH THE 18TH EDITION OF THE BS 7671: 2018 'THE REQUIREMENTS FOR ELECTRICAL INSTALLATIONS'.

ANY DISCREPANCIES OR QUERIES REGARDING ANY PART OF THE WORKS TO BE DISCUSSED PRIOR TO ANY AFFECTED WORK BEING CARRIED OUT.

WHILST THE HIGHLIGHTED AREAS ARE INDICATIONS OF SERVICES BELOW GROUND THERE MAY BE OTHERS OUT WITH, THEREFORE ALL EXCAVATIONS SHOULD INCORPORATE EXTREME CARE AND DILIGENCE.

DRAWINGS TO BE READ AND UNDERSTOOD PRIOR TO WORK COMMENCING. FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE. EXISTING DRAINAGE AND SERVICES POSITIONS TO BE CONFIRMED ON SITE. ANY DISCREPANCIES TO BE REPORTED BACK TO ARCHITECT.

CUSTOMER APPROVAL		
SALES ADVISER		
SALES MANAGER		
APPROVAL	DATE	SIGNATURE

No.	REVISION	DRAWN BY	CHECKED BY	DATE
3	ISSUED FOR PLANNING & WARRANT APPROVAL	Z.URQUHART		18/04/2024
2	DRAWING AMENDED FOLLOWING CUSTOMER COMMENTS	Z.URQUHART		16/04/2024
1	ISSUED TO CUSTOMER FOR APPROVAL	Z.URQUHART		15/03/2024
0	ISSUED TO SALES FOR APPROVAL	Z.URQUHART		12/03/2024

CUSTOMER:  
**MS J. ABERNETHY**  
**39 WOODSIDE ROAD**  
**BANCHORY**  
**ABERDEENSHIRE**  
**AB31 5XD**

PROJECT:  
**PROPOSED EXTENSION**

THISTLE CONTRACT NO: **41342**



**THISTLE HOUSE, WOODSIDE ROAD**  
**BRIDGE OF DON, ABERDEEN, AB23 8EF**  
TEL: 01224 706555 WWW.THISTLE.GROUP

DATE	MARCH '24	DRAWING NO:	<b>201</b>
SCALE	1:50		

