

**ROOF CONSTRUCTION**  
100mm x 250mm Spanish Natural Stone Tiles with minimum 100mm overlap roofed through 15mm cavity building membrane.  
on 100mm x 100mm treated joist bays, with 2mm gap between boards.  
Insulation batten to structural ground level specification of 800mm centres with 100mm insulation quilt fixed between ceiling batten and 100mm rigid insulation on 100mm x 100mm x 100mm timber joist. 100mm rigid insulation to be installed in accordance with BS 5493:2010.  
Water faller to be strengthened to hold plant in accordance with current engineering practice.  
Verification to standards provided thru TruScaffolding  
Tie-ins to be placed outside ground line  
Roofswater goods to be 100mm UPVC Black Copper Colour on Black UPVC cables fixed with 20mm spaced screws. 40mm Black UPVC Black UPVC Circular downpipes with 75mm/100mm UPVC outlets.

**FLAT ROOF CONSTRUCTION**  
as detailed single ply membrane or equal approved, on a minimum of 60mm of substrate.  
batts or equal approved on 100mm rigid insulation batten, on vapour barrier.  
on 100mm section quality plywood, cleating into 300mm or related on plan  
on frame as per structural engineer specification. All to give a U-value of 0.25 W/m<sup>2</sup>K.  
waterproof goods to be 100mm UPVC black copper gutter on black upvc cables fixed with 20mm spaced screws. 75mm black upvc black upvc circular downpipes with 75mm/100mm upvc outlets.

**EXTERNAL WALLS**  
Cavity wall  
Outer skin - (a) 100mm facing bricks to BS EN 771-3 quality, or (b) 17mm render to be fixed to approved specification on 100mm (1:3) sand/cement concrete blockwork.  
Clarity to be a minimum of 60mm clear.  
Internal leaf - (a) 100mm walling or (b) 25mm sheathing (as per manufacturer specification) 100mm 100 stud with insulation filled between.  
12.5mm plasterboard. All joints to be taped and fixed.  
Both skins to be fixed at maximum 375mm centres vertically and 400mm centres horizontally, with lines 100mm apart from face. Additional wall ties to be installed at openings with 100mm horizontals of spacing and must be every second course vertically. Vertical & horizontal (p.c.c.) to be provided at all external & internal junctions except opening to walls fixed into. 100mm above external ground level. Moreover plans to ordered walls are to be provided where shown on drawings. Incomplete at the strength and quality of the blockwork used. Clarity batten to be provided in all cavity walls as required by the Building Regulations, shown on the detail drawings and as required by the specification. Clarity batten to be formed by 25. 40x100mm treated timber batten and 2000 gauge black low density polystyrene cavity ties to BS 4013.  
Clarity ties to be detail of all openings, above and below as required by the building regulations, shown on the detail drawings and as required by the specification. Weep holes to be provided at 1250mm centres above all cavity ties. Inset Channels below wall at 600mm or equal and spaced every 1200mm centres around perimeter of the building of low and high levels to ventilate the cavity evenly. Also locate ventilators above and below cavity batten, spacing them so that they are not aligned vertically, individual ventilators to have a ventilation area of 450mm<sup>2</sup>.

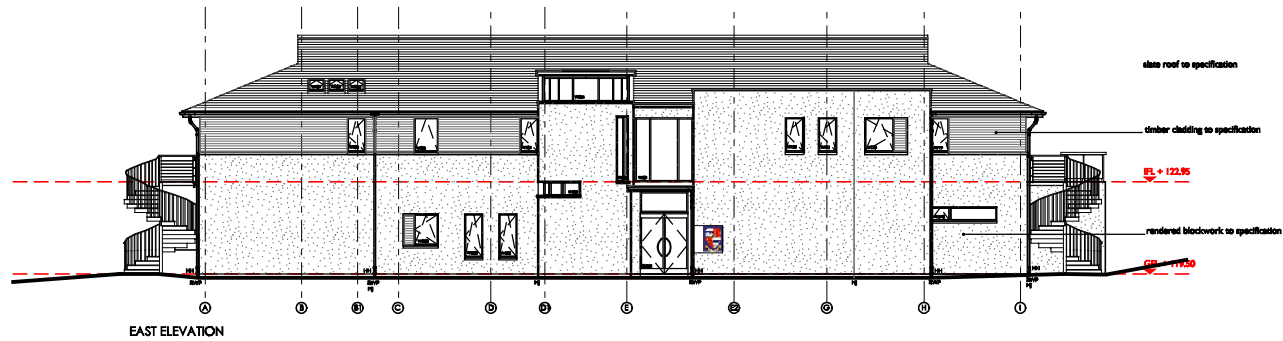
**GROUND FLOOR EXTERNAL WALL CONSTRUCTION**  
12.5mm emulsion painted plasterboard, with vapour barrier fixed to cavity side, with 20mm spaced & fixed.  
140mm SW stud of 600mm centres, to fit between structural steel frame (as per engineer's specification) with insulation quilt fixed between.  
100mm sheathing with breather paper fixed to external face  
minimum 100mm cavity  
100mm Blockwork with 20mm Render.

**FIRST FLOOR EXTERNAL WALL CONSTRUCTION**  
12.5mm emulsion painted plasterboard, with vapour barrier fixed to cavity side, with 20mm spaced and fixed.  
140mm SW stud of 600mm centres, to fit between structural steel frame (as per engineer's specification) with insulation quilt fixed between.  
100mm sheathing with breather paper fixed to external face minimum 100mm cavity  
40mm SW frame of 600mm centres with waterproof seal to external face  
20mm cavity  
80mm Presdorm BA45. Rendering, or equal approved, fixed to frame as per manufacturer's specification.

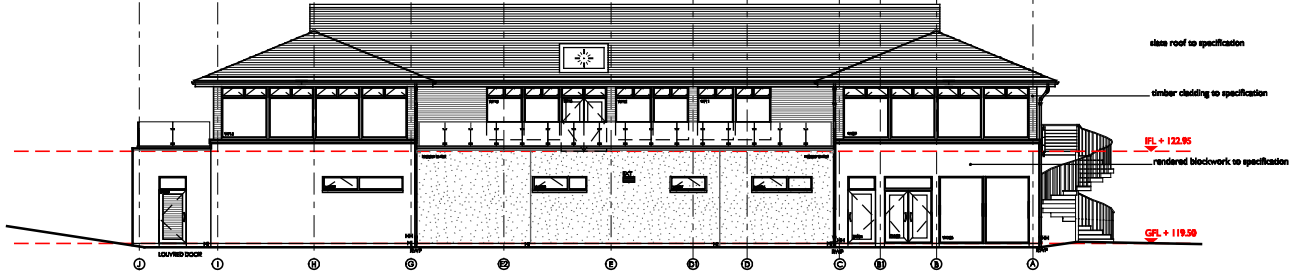
**STAIRS**  
**EXTERNAL SPIRAL STAIRS**  
The fabricated galvanized mild steel spiral staircase and landings to be as structural engineer's specification and to be finished by specialist manufacturer. It should be in accordance with BS 5400 and BS 5955 and compliance with BS 5896.  
Part 2: 1994  
The access stairs should have a clear effective width of 1.2m.  
Where a door opens out onto a landing or platform the minimum dimension from the full extent of the door swing to the top of the flat area to be 400mm.

**WINDOWS**  
Windows to be fitted and to be double glazed. All windows to be weather striped and frames sealed against rainwater to reduce or butting. All glass to be to BS 5544, BS 7173 and BS 6842.  
All windows on ground floor to be fitted with top hung flyover or 88 & 7mm.  
Thermal double glazed for Low E, sealed with 20mm glass with 100mm spacer batten & 4 in accordance with BS 6842 and 4 in accordance with BS 6842.  
All windows to be clearly marked with the relevant approved frame mark.  
Any window or part of a window frame from 400mm above the external ground level must be constructed in accordance with the requirements of Clauses 10.3. & 10.4 of BS 6842:1 Part 1: 2002.  
Wind loading ground windows for Lounge and Dining to be double glazed arm glass with 100mm spacers or equal approved frame glass to Thermal Seal & 100mm Outer or equal approved to the external level. All glass must be 600mm from the face level to be fitted ground floor in accordance with BS 6842 & designed to withstand loads as calculated in BS 6899 Part 1: 1994.  
Building constructed with or without ventilation of more than 10 m<sup>3</sup>/hr, a double ventilator with an opening of at least 10000 mm<sup>2</sup> if the room is not more than 10 m<sup>3</sup> or a double ventilator with an opening area of at least 20000 mm<sup>2</sup> if the room is more than 10 m<sup>3</sup>. All low level glazing to comply with the requirements of BS 6842. All doors to have a ventilator with an aggregate operable area of not less than 12000 of the floor area it serves.

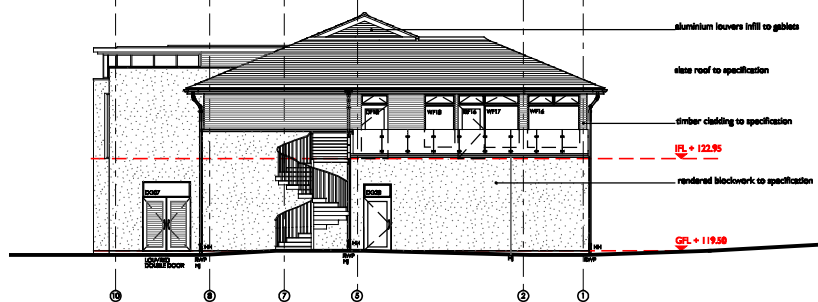
**DOORS**  
**EXTERNAL DOORS**  
External doors to achieve a U-value of 2.0 W/m<sup>2</sup>K.  
All external doors to have 10 pitch landing system.  
Classed external doors to be fixed to timber or aluminum.  
All other external doors to be of least 40mm (200mm) lighting or clear opening width of not less than 800mm. All external doors to be weather striped and to be fitted with approved handle or 100mm batten between floor level & top of external sill. Doors to comply appropriate fire ratings (FD30 or FD30S) as shown. Wood with concealed self-closing mechanisms, independent strike & multi point. The type and location of glass in all doors and screens to be in accordance with BS 6842 Part 4: 2005. All door size are shown on the floor plan drawings.  
All door size are shown on the floor plan drawings.  
Door frames to be provided for finished steps as indicated on plan drawings and only in use when the step is unoccupied.



EAST ELEVATION



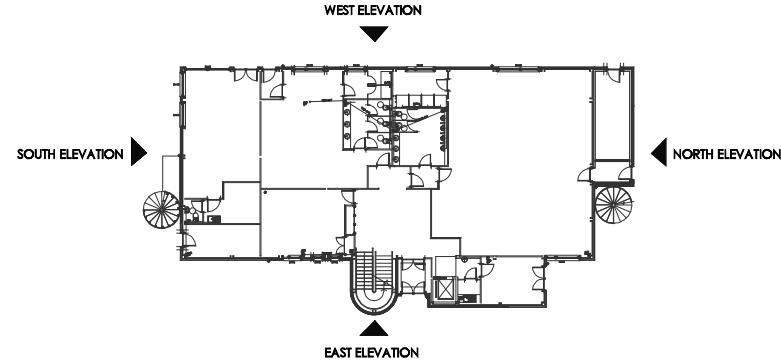
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



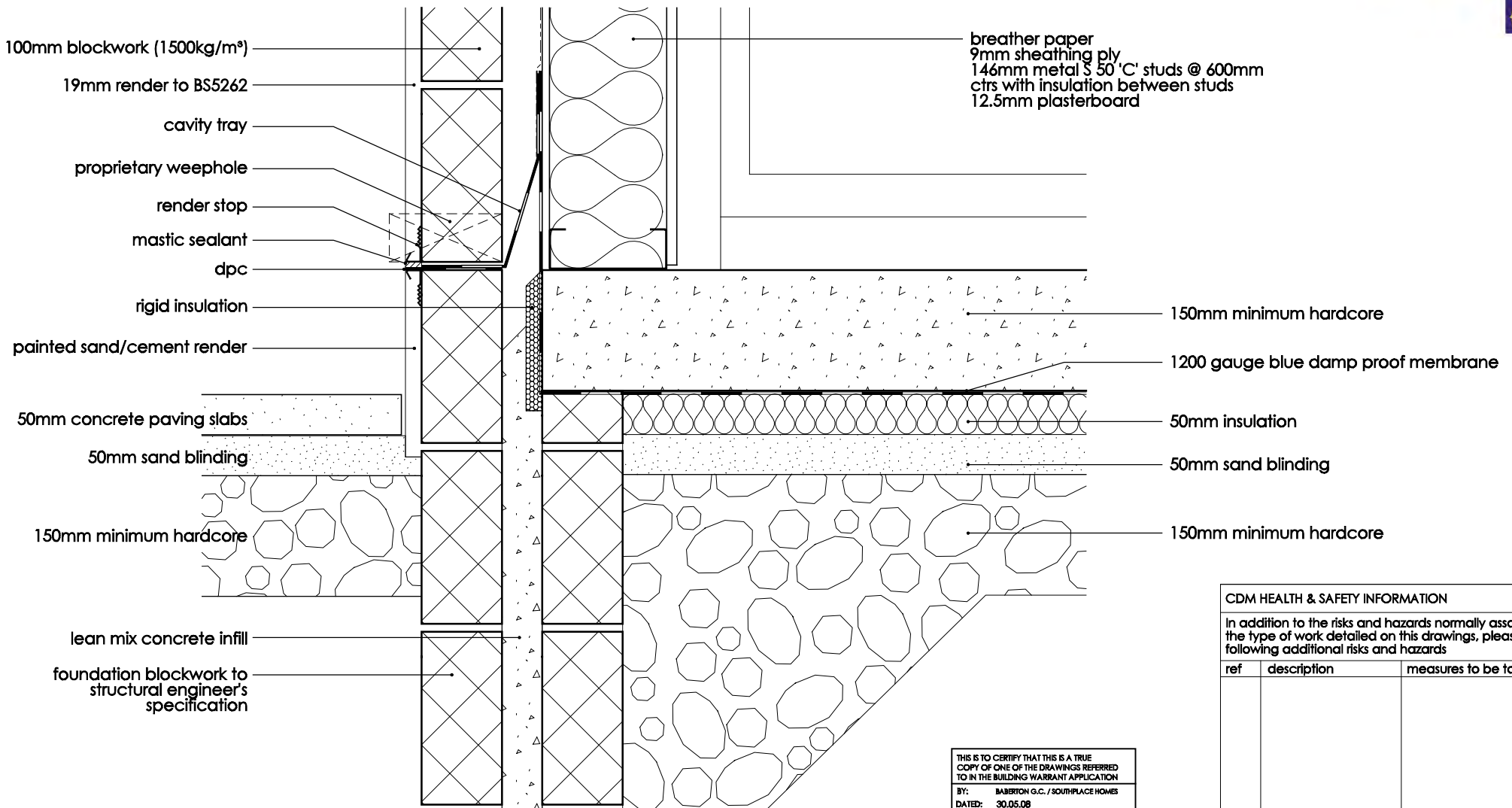
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rev	description	measures to be taken

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JOB No.	0741	DRAWING	PROPOSED CLUBHOUSE ELEVATIONS
DATE	26/06/14	REV.	
DRAWN		SCALE	1:100
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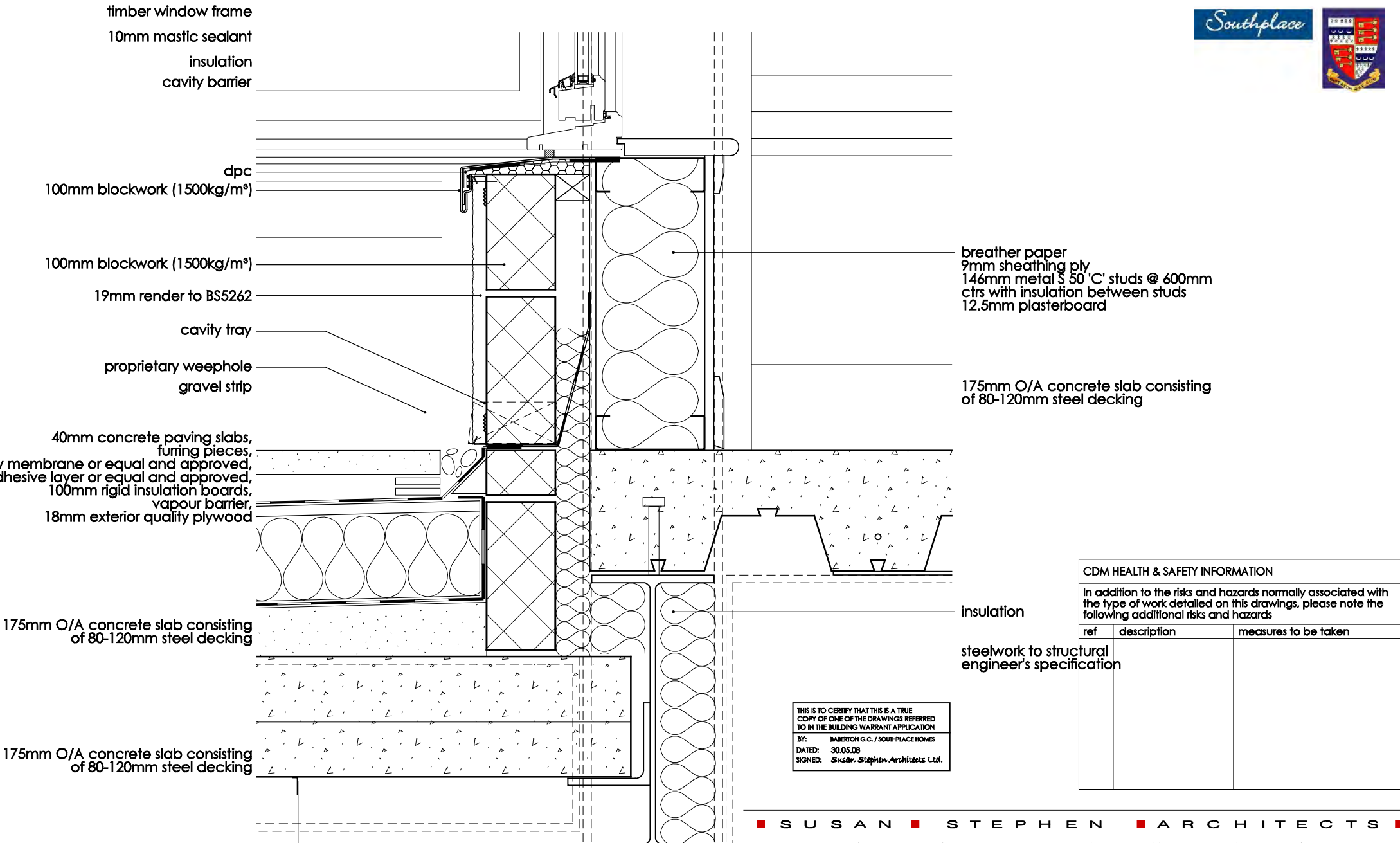
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	steelwork to structural engineer's specification	

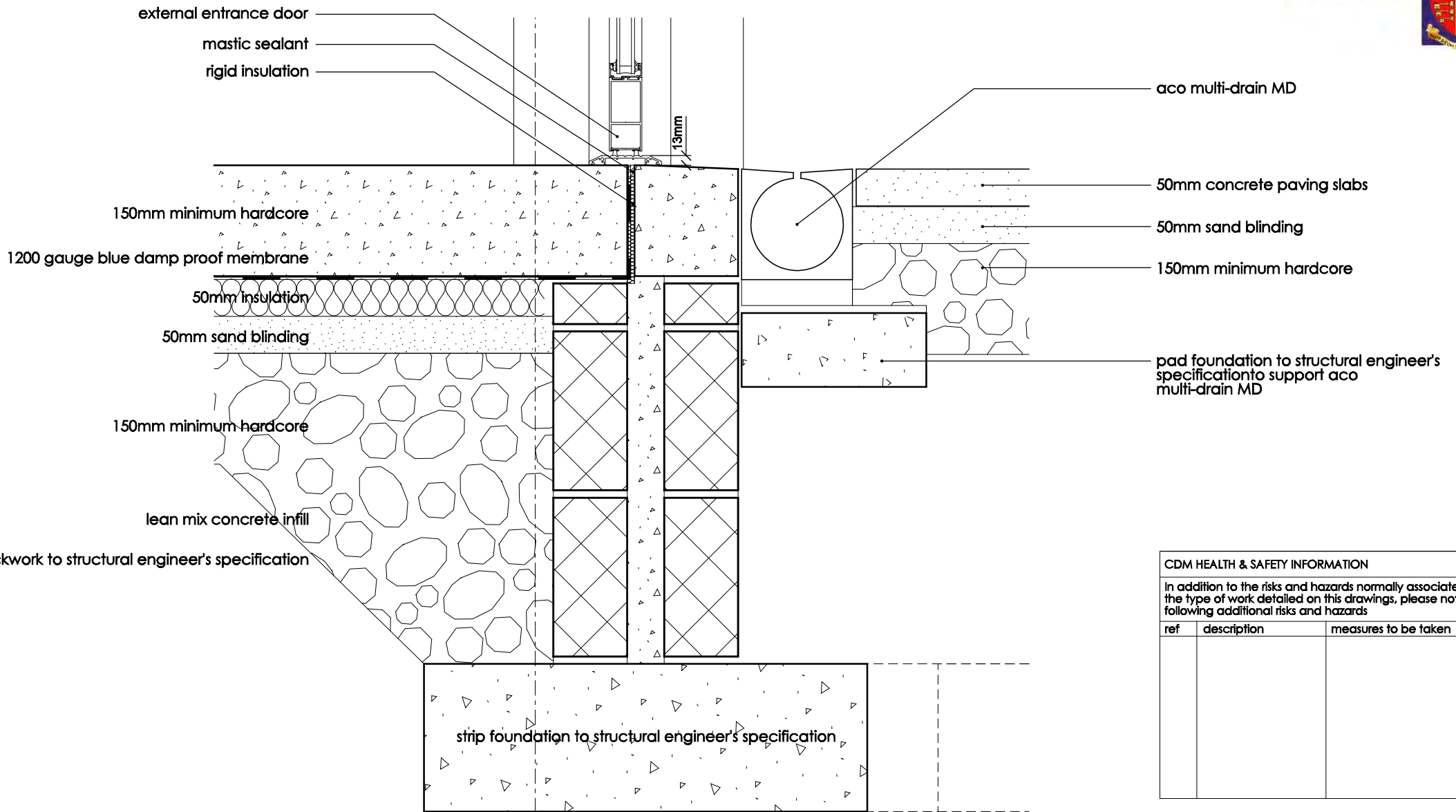
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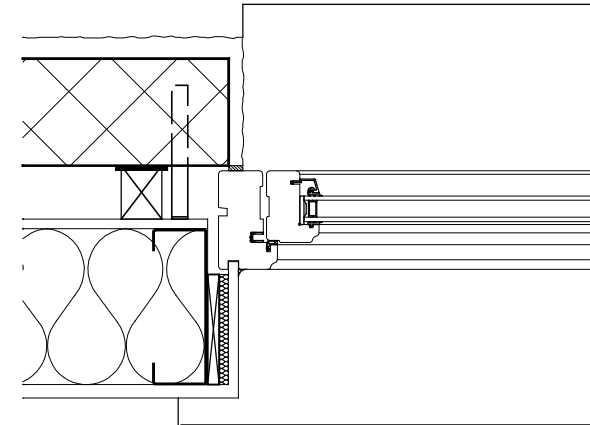
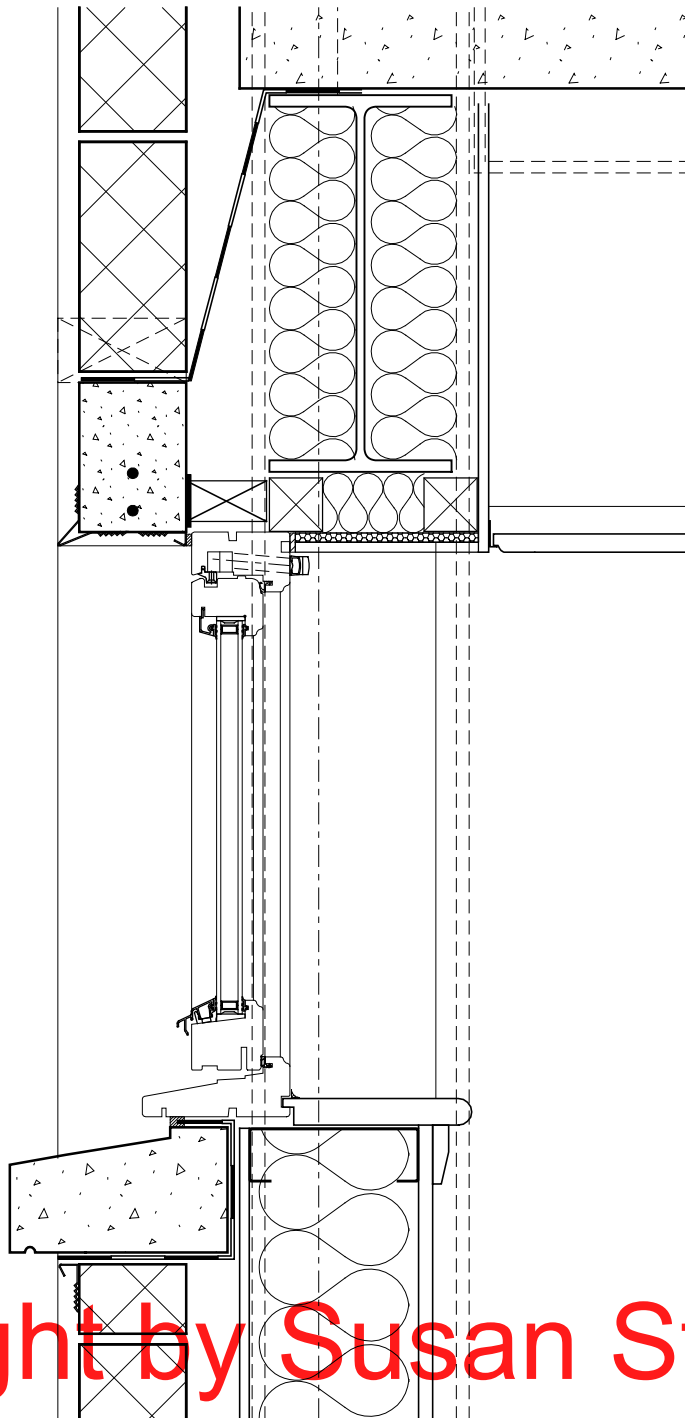
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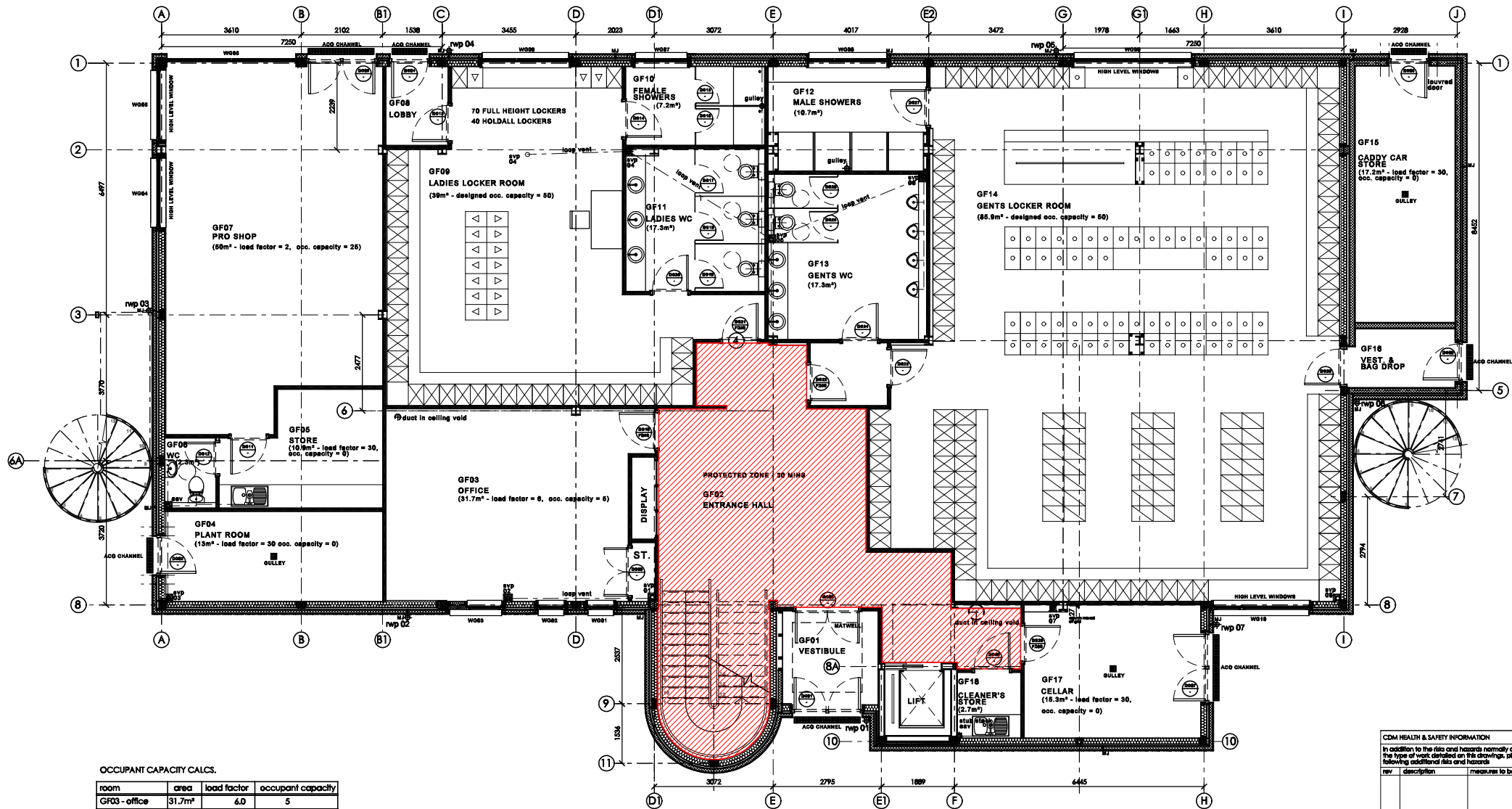
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OCCUPANT CAPACITY CALCS.

room	area	load factor	occupant capacity
GF03 - office	31.7m <sup>2</sup>	4.0	5
GF04 - plant	13m <sup>2</sup>	30.0	0
GF05 - store	10.9m <sup>2</sup>	30.0	0
GF07 - pro shop	50m <sup>2</sup>	2.0	25
GF09 - locker rm	39m <sup>2</sup>	50	50
GF14 - locker rm	85.9m <sup>2</sup>	50	50
GF15 - store	17.2m <sup>2</sup>	30.0	0
GF17 - cellar	16.3m <sup>2</sup>	30.0	0
<b>total</b>			<b>130</b>

CDM HEALTH & SAFETY INFORMATION

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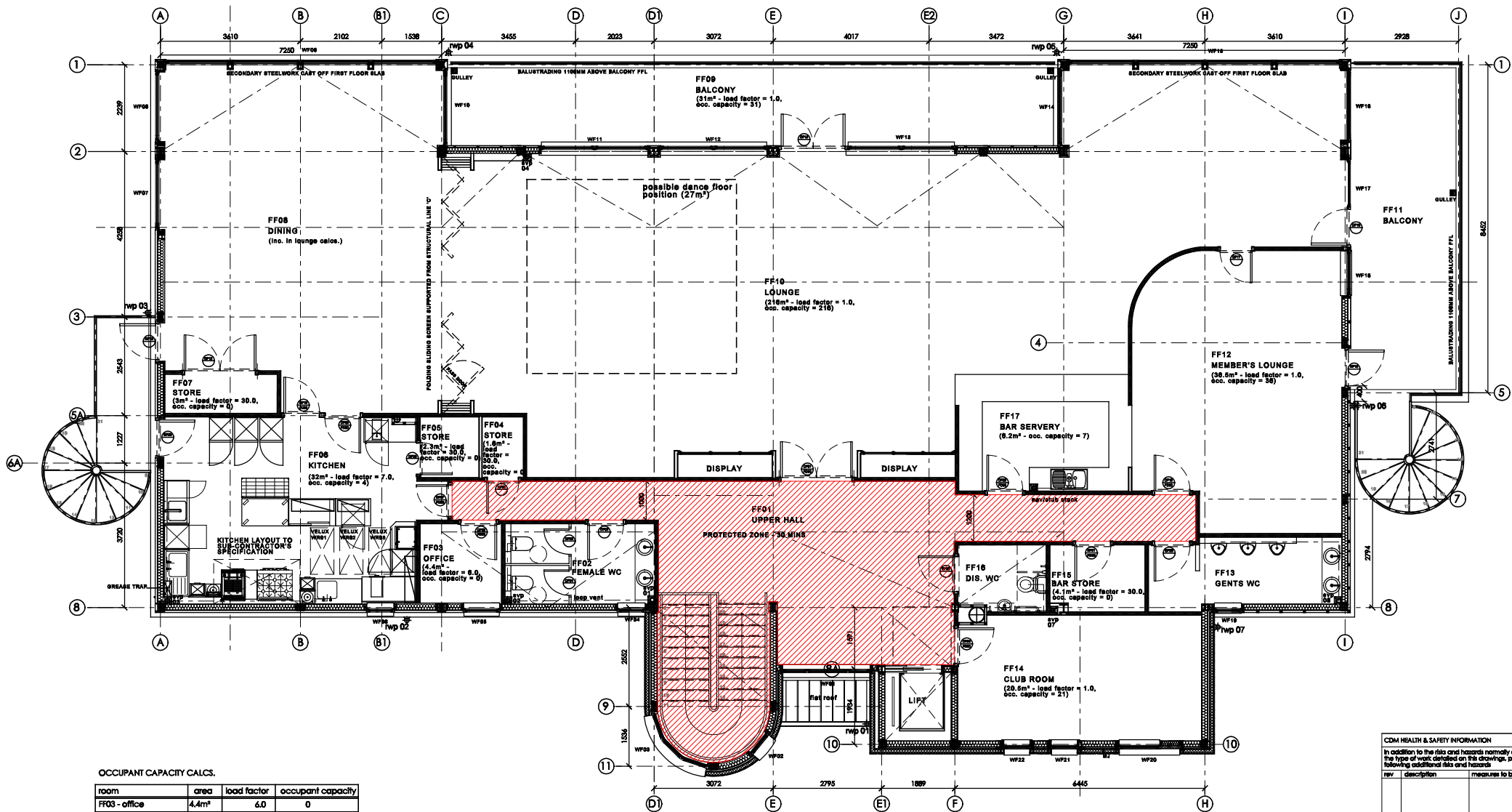
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REV. A (14/11/2016) AMENDMENTS TO REFLECT STEELWORK POSITIONS FOR STAGE 2 WARRANT SUBMISSION  
 SUSAN STEPHEN ARCHITECTS  
 4 Melville Crescent, Edinburgh, EH3 7JA — Tel: 0131 220 3003 — Fax: 0131 220 3022

CLIENT	SOUTHPLACE	JOB	BABERTON GOLF CLUB, EDINBURGH
DRAWING NO.	0741	DRAWING	GROUND FLOOR GENERAL ARRANGEMENT PLAN
DATE	08/08/16	DRAWING NO.	BW(23)01
SCALE	1:50	REV.	A



OCCUPANT CAPACITY CALCS.

room	area	load factor	occupant capacity
FF03 - office	4.4m <sup>2</sup>	6.0	0
FF04 - store	1.6m <sup>2</sup>	30.0	0
FF05 - store	2.3m <sup>2</sup>	30.0	0
FF06 - kitchen	32m <sup>2</sup>	7.0	4
FF07 - store	3m <sup>2</sup>	30.0	0
FF09 - balcony	31m <sup>2</sup>	1.0	31
FF10 & FF08 lounge	21m <sup>2</sup>	1.0	21*
FF12 members lounge	36.9m <sup>2</sup>	1.0	36
FF14 club room	20.5m <sup>2</sup>	1.0	20
FF15 bar store	4.2m <sup>2</sup>	30.0	0
FF17 bar servery	6.2m <sup>2</sup>		7
<b>total</b>			<b>310</b>

\* Indicates 2 room exits required  
2 storey exits required

red hatch area denotes protected zone

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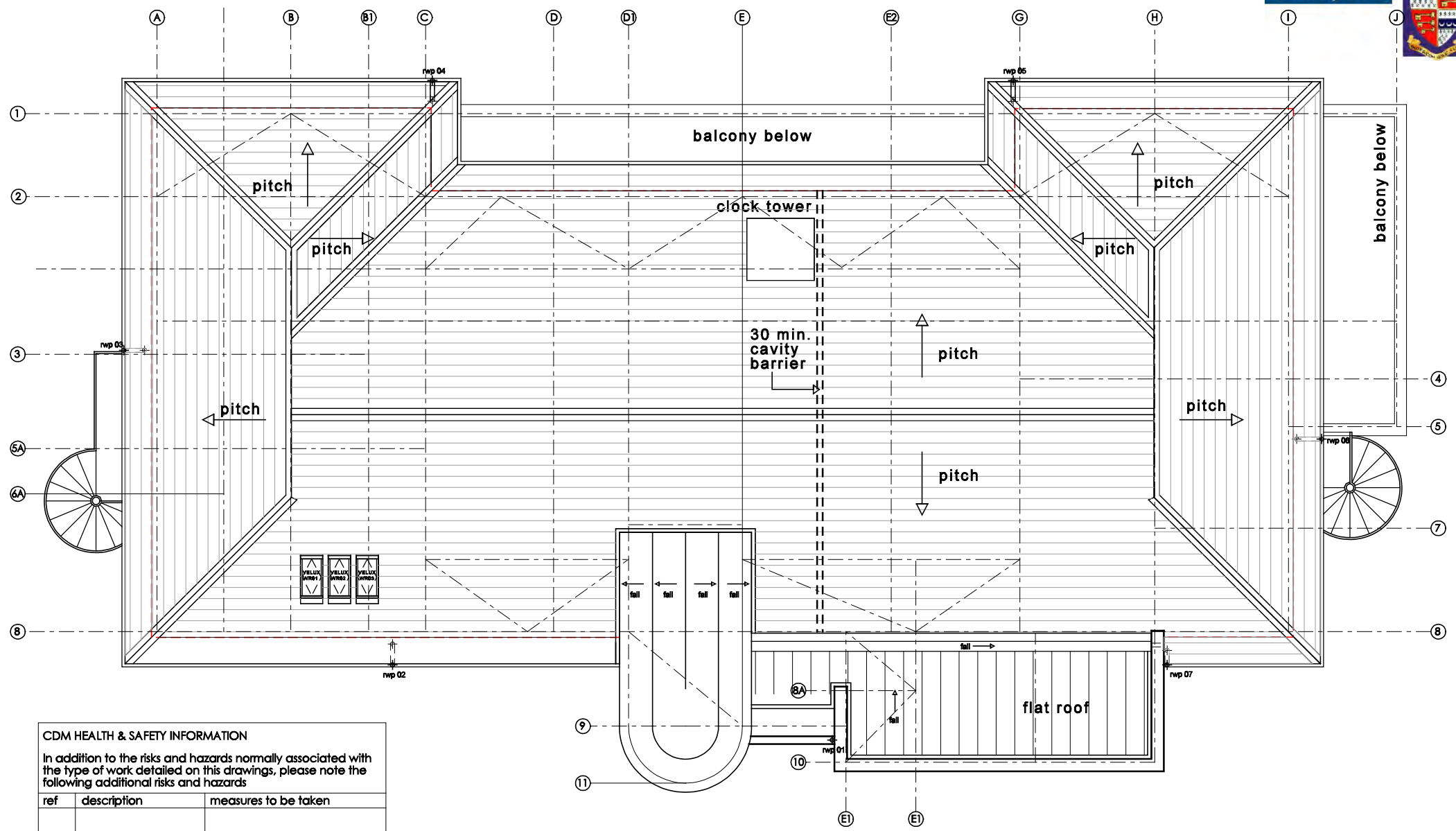
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ISSUED TO:	CLUB MEMBER
DATE:	07/21/2006
BY:	ARCHITECT
FOR:	SOUTHPLACE GOLF CLUBHOUSE

REV. A (14/06/06) AMENDMENTS TO REFLECT STEELWORK POSITIONS FOR STAGE 2 WARRANT SUBMISSION  
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CLIENT	SOUTHPLACE	JOB	BARBERTON GOLF CLUB, EDINBURGH
DRAWING NO.	0741	DRAWING	FIRST FLOOR GENERAL ARRANGEMENT PLAN
DATE	06/06/06	SCALE	1:500
DESIGNED BY	SW	REV.	A



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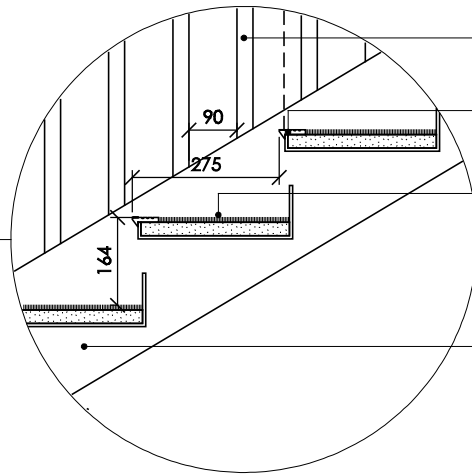
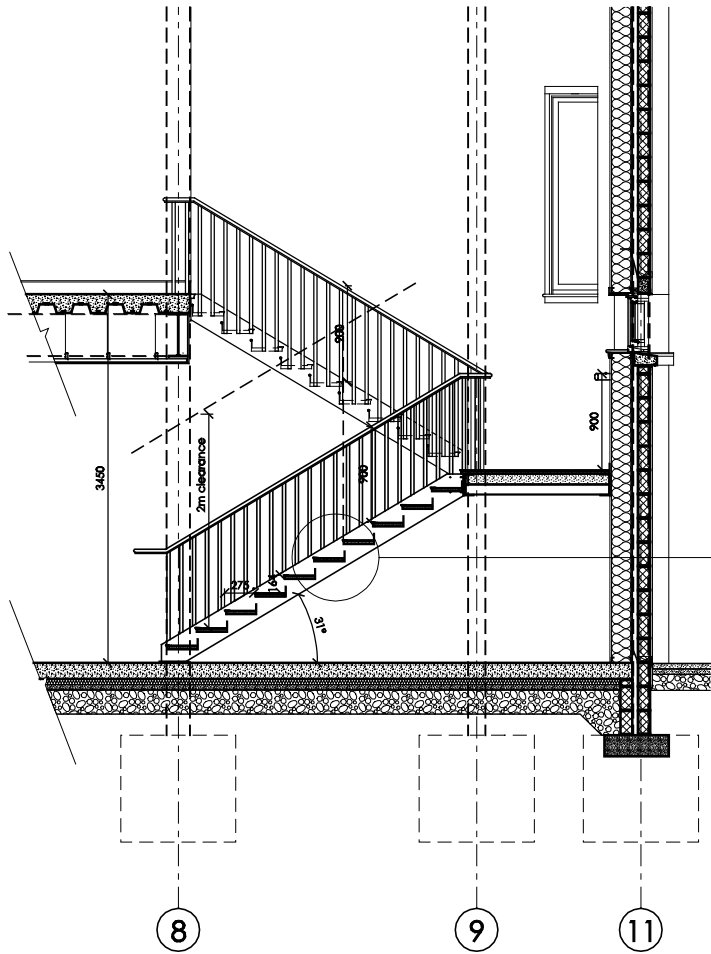
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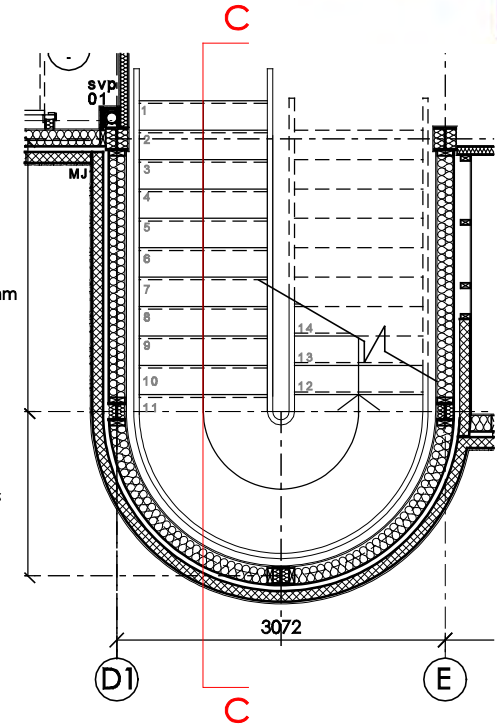


STAIR SECTION AT 1:50



STAIR DETAIL 1:10

- hardwood handrail at 900mm from pitch line with vertical timber uprights with 90mm spacing in between
- non-slip rubber nosing strips
- spike proof carpet to treads
- steel treads to be filled with concrete as per structural engineer's specification



GROUND FLOOR STAIR PLAN 1:50

INTERNAL MAIN STAIR

The main internal staircase treads and landings to be steel pans with concrete fill to structural engineer's specification.  
 Floor to floor height is 3450mm  
 Stairs to be 275mm going with 21 no. equal risers at 164.28mm. Pitch to be 33.3°.  
 Stairs to be 1200mm clear width with handrail to all exposed sides. Handrail to be formed to give continuous support throughout length of flights at 900mm above pitch line. All openings in balustrade to be less than 100mm wide. Balustrade to be capable of resisting a horizontal loads barrier should be secure, capable of resisting loads calculated in accordance with BS 6399: Part 1: 1996.  
 Protective barriers at landings to be 1100mm high.

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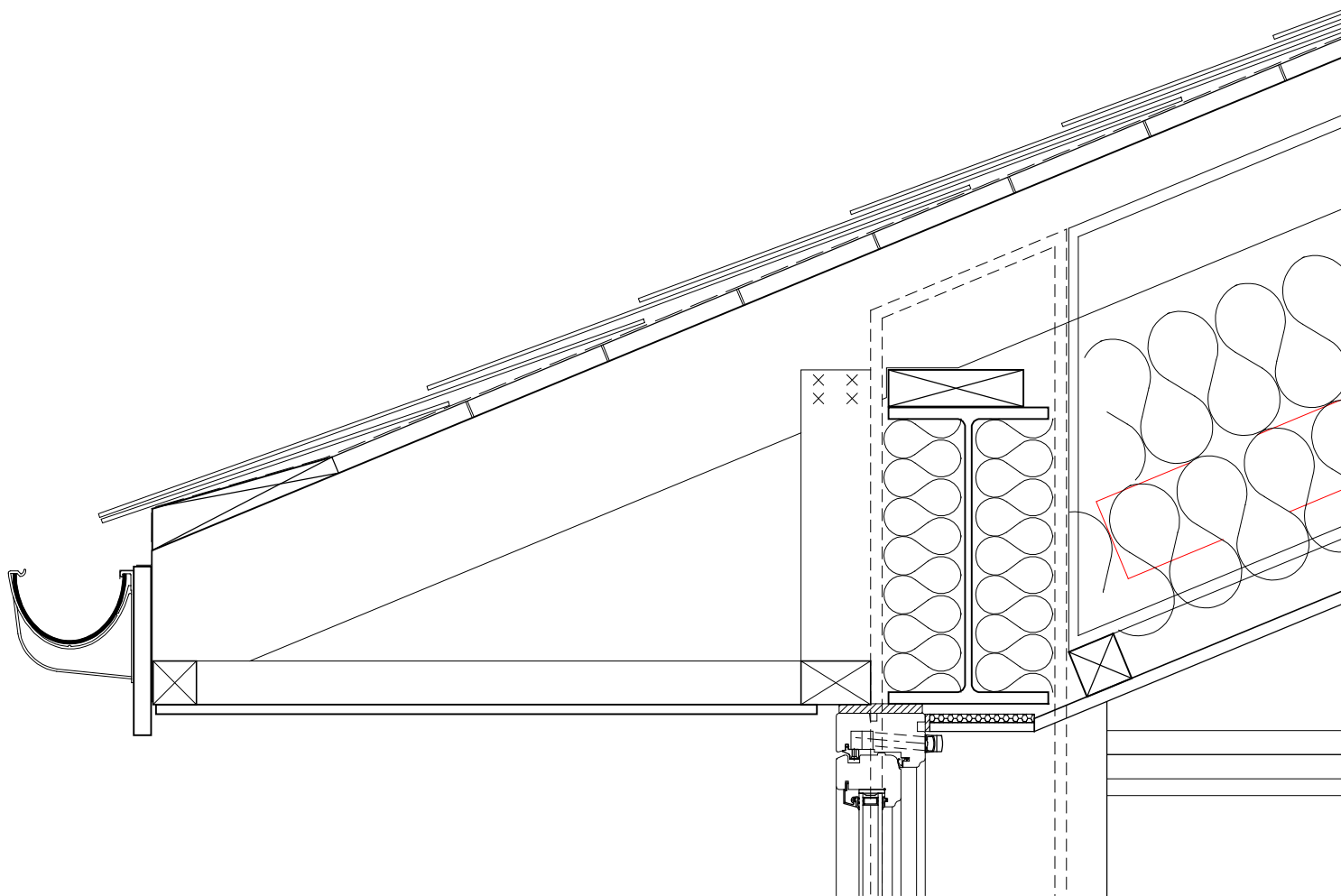
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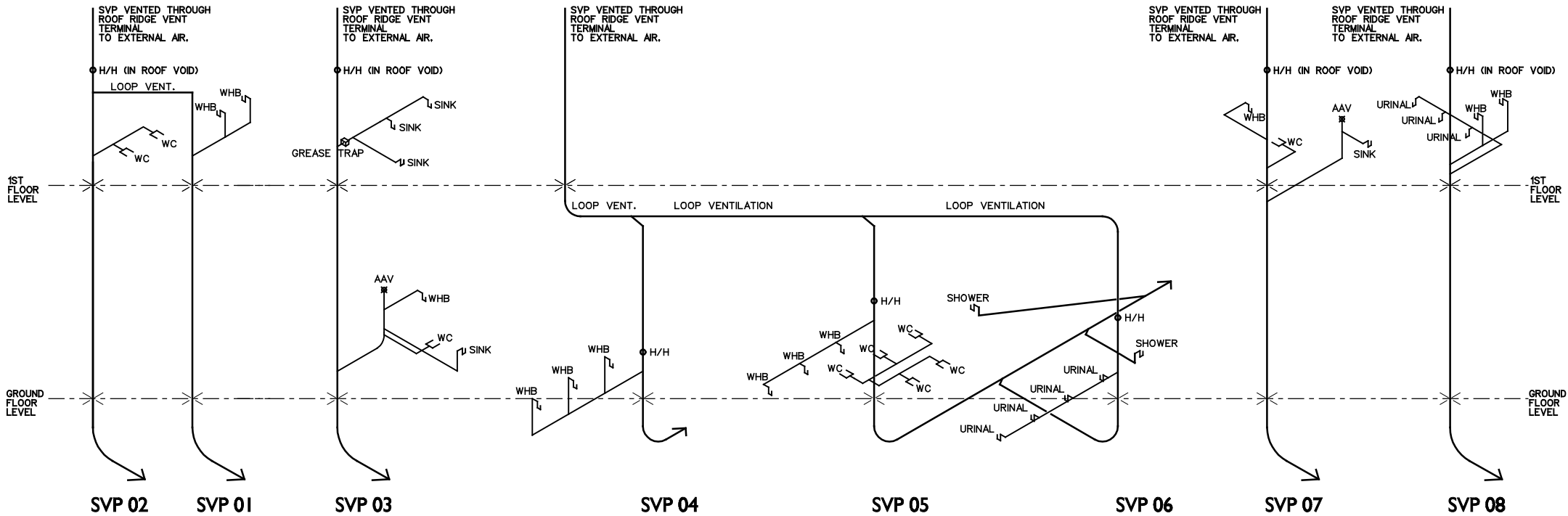
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JOB No.	0741	DRAWING	EAVES DETAIL
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**DRAINAGE**

All sanitary pipework shall comply with BS EN 12056-2: 2000.  
 All rainwater pipework shall comply with BS EN 12056-3: 2000.  
 Underground drainage to be designed by engineer and shall comply with BS EN 752-3:1997 (Amendment 2), BS EN 752-04: 1998 and BS EN 1610: 1998.  
 WC wastes to be 110mm diameter.  
 Dishwasher wastes to be 50mm diameter  
 Sink and shower wastes to be 40mm diameter.  
 Basin wastes to be 32mm diameter.  
 Urinal wastes to be 32mm diameter  
 Waste fittings to be provided with 75mm deep seal traps.  
 Cleaning eyes to be provided at all waste bends.  
 Anti-siphonage traps to be provided or waste enlarged one size where waste lengths exceed  
 4m in 50mm diameter;  
 3m in 40mm diameter;

1.7m in 32mm diameter pipes  
 110 Ø PVC-u soil vent pipes to be terminated at ridge in roof with approved soil pipe ridge vent terminal.  
 Air admittance valves to be installed where shown.  
 All services except drains to run under concrete slab within pipe ducts.  
 Provide intumescent collar to service pipes passing through compartmented floors or walls where shown on the drawing.  
 All taps and shower fittings to be thermostatically controlled.  
 Shower walls, floor and compartments to be finished with impervious materia.  
 All vertical S.V.P.s to be installed in PVCu from solumn up to roof ridge terminal. All S.V.P.s to be provided with access points above highest fitting to allow easy maintenance.  
 Where S.V.P. is enclosed in a duct a readily removable panel shall be provided adjacent to S.V.P. access point. All drainage to be connected via an acceptable sealed trap.  
 130mm/70mm POLYPIPE PVCu 'OGEE' gutters. 68mm Diameter UPVC RWP locations and access points are site specific. Refer to engineering design layouts for the exact postions.  
 All downpipes to be provided with hand hole access at 300mm from base.



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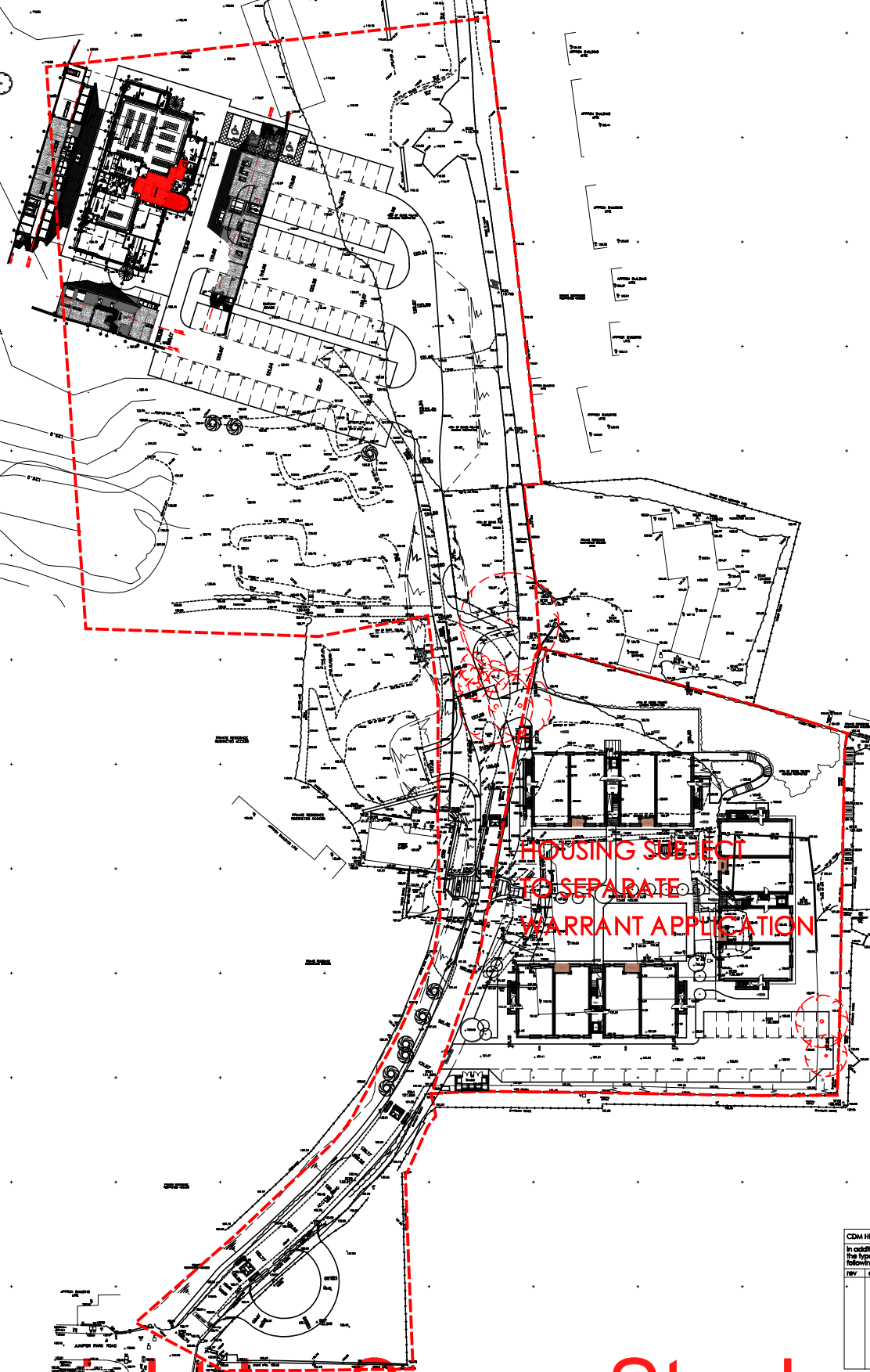
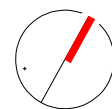
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HOUSING SUBJECT  
TO SEPARATE  
WARRANT APPLICATION

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rev	description	measures to be taken

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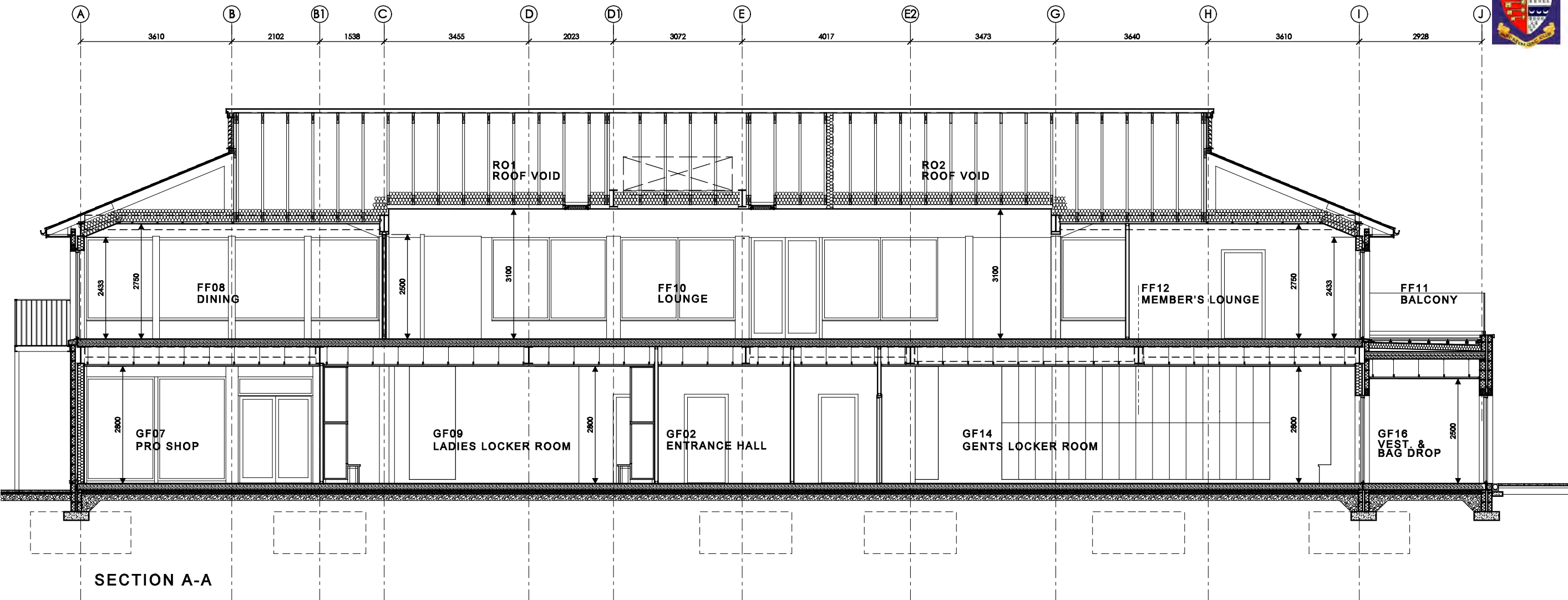
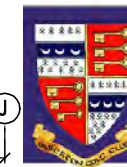
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BY: BABERTON G.C. / SOUTHPLACE HOUSE  
DATE: 30.06.09  
DRAWN: Susan Stephen Architects Ltd.

SUSAN STEPHEN ARCHITECTS  
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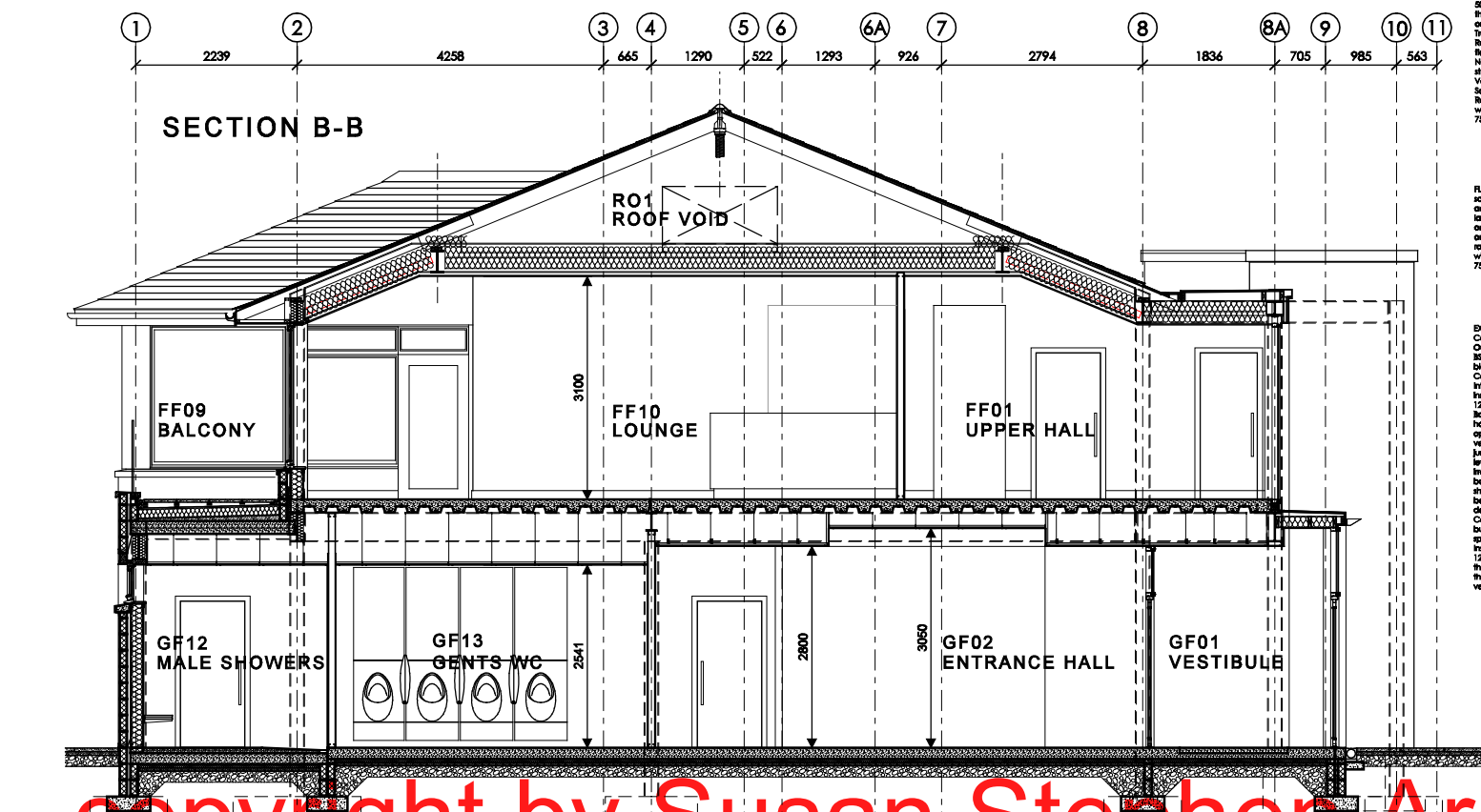
CLIENT	JOB
SOUTHPLACE	BABERTON GOLF CLUB, EDINBURGH
JOB No.	DRAWING
0741	GOLF CLUBHOUSE SITE PLAN
DATE	REV.
30.06.09	
DRAWING No.	SCALE
LP-301	1:400 © A1



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SECTION A-A



SECTION B-B

**PITCHED ROOF CONSTRUCTION**  
 50mm x 200mm square Rafted Slate tiles with minimum 110mm overlap nailed through Tyvek super building membrane on 16mm x 150mm treated sapling boards, laid with 2mm gap between boards. Trapped in roof to structural engineer's specification at 600mm centres. Roof to be cold roof construction, with 100mm insulation quilt laid between ceiling line and 100mm tall above tie to achieve U-value of 0.19 W/m<sup>2</sup>K. Note: Rafters ties to be strengthened to hold plant in accordance with structural engineer's specification. Ventilation to roofspace provided thru Tyvek/rafter soffits to be painted exterior grade 1kg bosealing. Rainwater goods to be 100mm UPVC Black Gutter on Black UPVC clips fixed with 25mm Japan screws, 60mm Black UPVC Black Circular downpipes with 75mm/100mm UPVC adaptors.

**FLAT ROOF CONSTRUCTION**  
 200mm/100mm single ply membrane or equal approved, on 200mm/100mm g110 of adhesive layer, or equal approved on 100mm rigid insulation board, on vapour barrier, on 18mm exterior quality plywood, cladding into 90° or noted on plan on frame as per structural engineer's specification. All to give a U-value of 0.25 W/m<sup>2</sup>K. Rainwater goods to be 100mm upvc black gutter on black upvc clips fixed with 25mm Japan screws, 75mm black upvc circular downpipes with 75mm/100mm upvc adaptors.

**EXTERNAL WALLS**  
 Cavity wall. Outer skin (a) 100mm facing blocks to BS EN 771-3 quality, or (b) 110mm render to BS 5262, (to approved specification) on 100mm (100kg/m<sup>3</sup>) concrete blockwork. Cavity to be a minimum of 50mm clear. Internal leaf of (a) 100mm sheathing or (b) 25mm sheathing (as per 1st manufacturer instructions) 140mm SW studs with insulation filled between. 12.5mm plasterboard. All joints to be taped and filled. Both sides to be fixed to maximum 375mm centres vertically and 600mm centres horizontally, with timber 40 base steel fix. Additional wall fix shall be inserted at openings with 150mm horizontally of openings and rework & of every block course vertically. Vertical & horizontal blocks to be inserted at external & internal junctions around openings in walls inserted min. 100mm above external ground level. Movement joints in external walls are to be provided where shown on drawings, irrespective of the strength and density of the blockwork used. Cavity barriers to be provided in all cavity walls as required by the Building Regulations, shown on the detail drawings and as required by the specification. Cavity barriers to be formed by 2no. 50x200mm treated timber battens and 2000 gauge black low density polythene cavity liner to BS 6015. Cavity traps to be closed at all openings, eaves and verges as required by the building regulations, shown on the detail drawings and as required by the specification. Weeps holes to be provided to be provided at all cavity tops. Initial Glazevite Micro-vent MV400 or equal and approved cavity ventilator of 150mm centres around perimeter of the buildings of low and high levels to ventilate the cavity evenly, also to be provided above and below cavity barriers, staggering them so that they are not aligned vertically. Individual ventilators to have a ventilation area of 400mm<sup>2</sup>.

**GROUND FLOOR CONSTRUCTION**  
 150mm Reinforced concrete floor slab with power float finish to be as per engineer's specification. Laid over 50mm Jobfloor 100 loose laid rigid insulation boards with 75mm tapered joints. 1200 gauge blue damp proof membrane obtained from P.J.F.A members, 50mm compacted sand bedding, 150mm minimum Hardcore, well compacted in layers not exceeding 150mm.

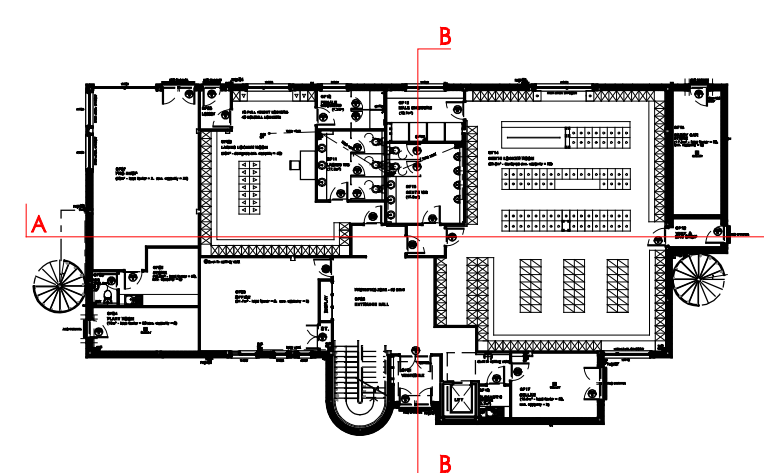
**FIRST FLOOR CONSTRUCTION**  
 170mm C/A Concrete slab consisting of 80-1.2mm Ribdeck Steel Decking, supported on steel frame. See engineer's drawings. Finished below with Gyproc self finishing to receive 12.5mm plasterboard with joints taped & filled or Armstrong lay in grid ceiling 400x600.

**CELLAR/CLUBROOM EXTERNAL WALL CONSTRUCTION**  
 12.5mm emulsion painted plasterboard plaster dab applied to 140mm blockwork, with joints taped and filled.

**CADDY CAB STAIRS/PLANT ROOM EXTERNAL WALL CONSTRUCTION**  
 140mm plain faced painted blockwork. 70mm SW studs of 600mm centres with insulation quilt filled between minimum 50mm cavity, with breather paper fixed to cavity side of SW studs 100mm blockwork with 20mm render.

**NON LOAD BEARING PARTITIONS**  
 70mm C section metal studs with head and sole plates to match with 80mm insulation quilt. Partitions to be finished each side with 12.5mm plasterboard. Joints to be taped & filled for paint finish.

**PARTITIONS BETWEEN PLANT ROOM AND CELLAR**  
 70mm C section metal studs with head and sole plates to match with 80mm insulation quilt. 2 sheets staggered 12.5mm plasterboard each side - 60min fire resistance. Joints to be taped & filled for paint finish.



**CDM HEALTH & SAFETY INFORMATION**

In addition to the risks and hazards normally associated with the type of work detailed on this drawings, please note the following additional risks and hazards

rev	description	measures to be taken

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THIS IS TO CHECK THAT THIS IS A TRUE COPY OF ONE OF THE DRAWINGS REFERRED TO IN THE BLOCK SUBMIT APPLICATION.  
 BY: [Signature]  
 DATED: 30.05.08  
 SIGNED: Susan Stephen Architects Ltd.

**SUSAN STEPHEN ARCHITECTS**  
 - 4 Melville Crescent, Edinburgh, EH3 7JA - Tel: 0131 220 3003 - Fax: 0131 220 3022 -

CLIENT: SOUTHPLACE	JOB: BABERTON GOLF CLUB, EDINBURGH
JOB No.: 0741	DRAWING: PROPOSED SECTIONS A-A & B-B
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