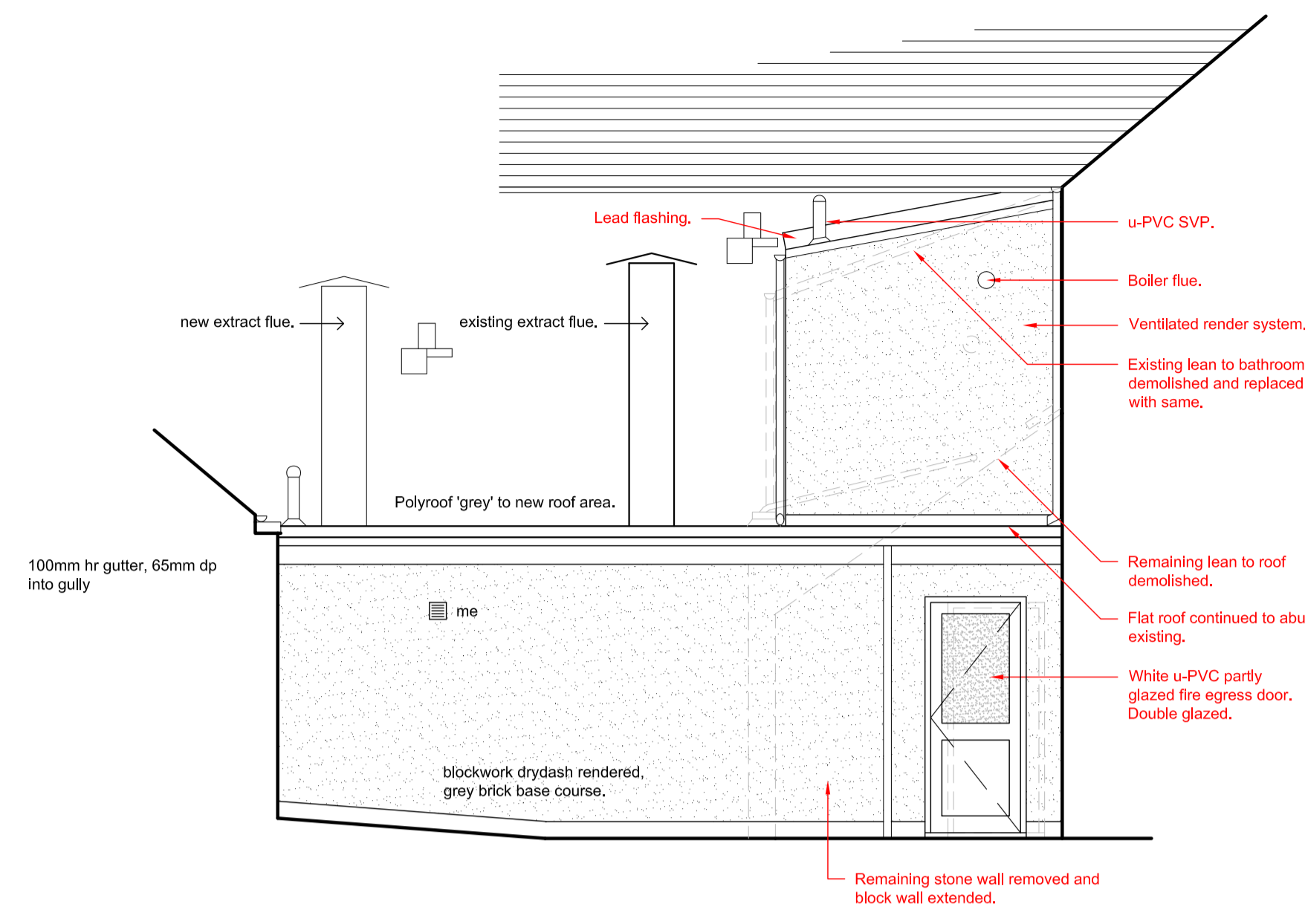
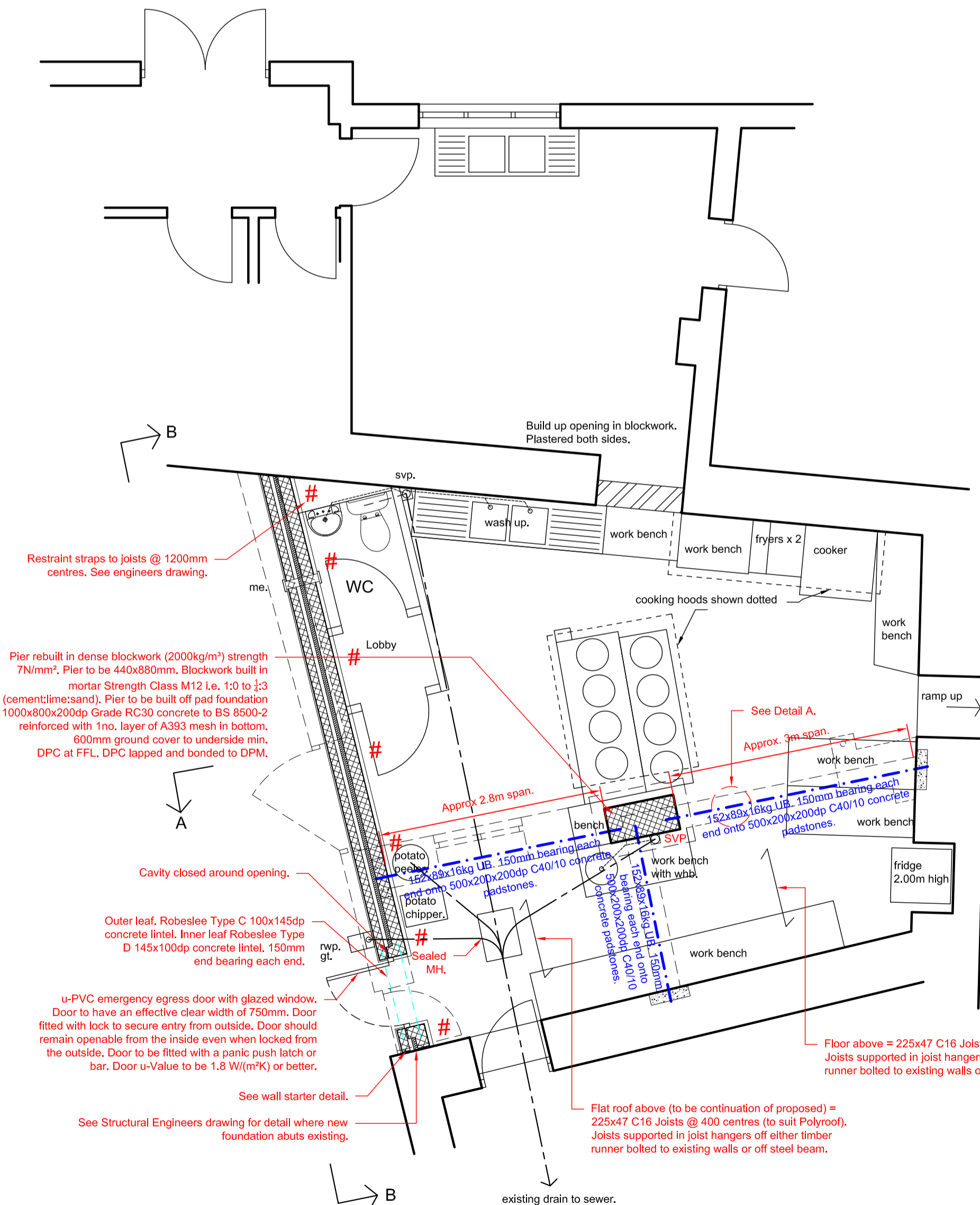


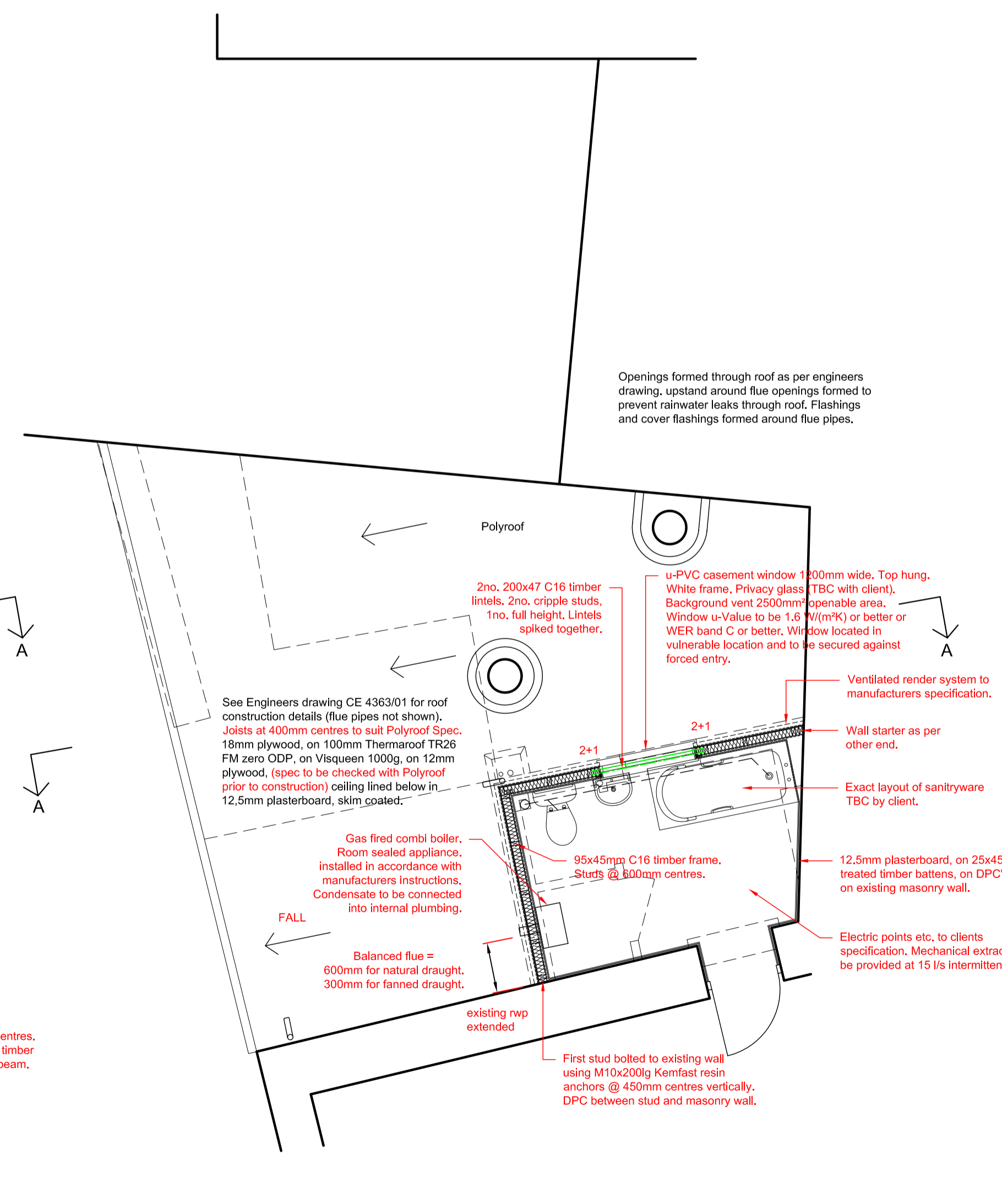
SECTIONAL ELEVATION A - A



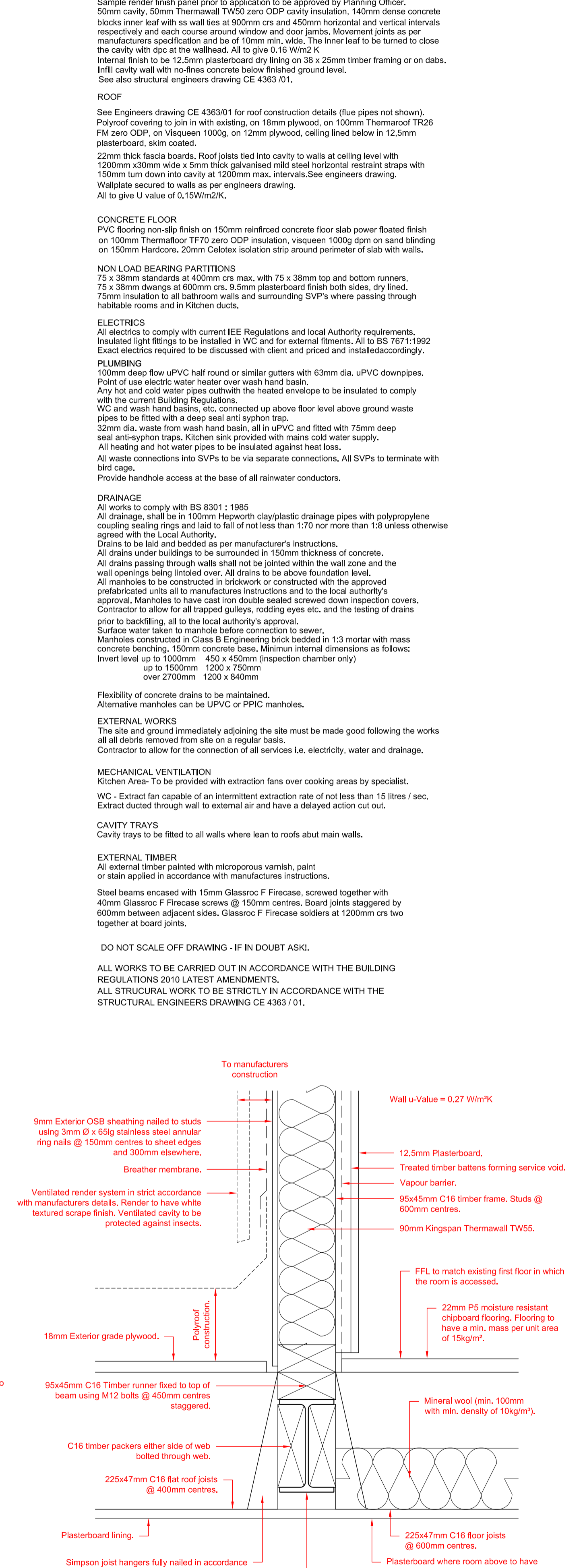
PART ELEVATION B - B



GROUND FLOOR PLAN



FIRST FLOOR/ ROOF PLAN



DETAIL A SCALE 1:5

FOUNDATIONS AND UNDERBUILDING

Foundations as structural engineers drawing CE 4363/01

EXTERNAL WALLS

Drydash rendered finish with 'grey' brick base course. 100mm concrete blockwork external leaf. Sample render finish panel prior to application to be approved by Planning Officer. 50mm cavity, 50mm Thermawall TW50 zero ODP cavity insulation, 140mm dense concrete blocks inner leaf with ss wall ties at 900mm crs and 450mm horizontal and vertical intervals respectively and each course around window and door jambs. Movement joints as per manufacturers specification and be of 10mm min. wide. The inner leaf to be turned to close the cavity with dpc at the wallhead. All to give 0.16 W/m²K. Internal finish to be 12.5mm plasterboard dry lining on 38 x 25mm timber framing or on dabs. Infill cavity wall with no-fines concrete below finished ground level. See also structural engineers drawing CE 4363/01.

ROOF

See Engineers drawing CE 4363/01 for roof construction details (flue pipes not shown). Polyroof covering to join in with existing, on 18mm plywood, on 100mm Thermarof TR26 FM zero ODP, on Visqueen 1000g, on 12mm plywood, ceiling lined below in 12.5mm plasterboard, skim coated. 22mm thick fascia boards, Roof joists tied into cavity to walls at ceiling level with 1200mm x30mm wide x 5mm thick galvanised mild steel horizontal restraint straps with 150mm turn down into cavity at 1200mm max. intervals. See engineers drawing. Wallplate secured to walls as per engineers drawing. All to give U value of 0.15W/m²K.

CONCRETE FLOOR

PVC flooring non-slip finish on 150mm reinforced concrete floor slab power floated finish on 100mm Thermalfloor TF70 zero ODP insulation, visqueen 1000g dpm on sand blinding on 150mm Hardcore, 20mm Celotex isolation strip around perimeter of slab with walls.

NON LOAD BEARING PARTITIONS

75 x 38mm standards at 400mm crs max. with 75 x 38mm top and bottom runners, 75 x 38mm dwangs at 600mm crs, 9.5mm plasterboard finish both sides, dry lined, 75mm insulation to all bathroom walls and surrounding SVP's where passing through habitable rooms and in Kitchen ducts.

ELECTRICS

All electrics to comply with current IEE Regulations and local Authority requirements. Insulated light fittings to be installed in WC and for external fittings, All to BS 7671:1992. Exact electrics required to be discussed with client and priced and installed accordingly.

PLUMBING

100mm deep flow uPVC half round or similar gutters with 63mm dia. uPVC downpipes. Point of use electric water heater over wash hand basin. Any hot and cold water pipes outwith the heated envelope to be insulated to comply with the current Building Regulations. WC and wash hand basins, etc. connected up above floor level above ground waste pipes to be fitted with a deep seal anti syphon trap. 32mm dia. waste from wash hand basin, all in uPVC and fitted with 75mm deep seal anti-syphon traps. Kitchen sink provided with mains cold water supply. All heating and hot water pipes to be insulated against heat loss. All waste connections into SVP's to be via separate connections. All SVP's to terminate with bird cage. Provide handhole access at the base of all rainwater conductors.

DRAINAGE

All works to comply with BS 8301 : 1985. All drainage, shall be in 100mm Hepworth clay/plastic drainage pipes with polypropylene coupling sealing rings and laid to fall of not less than 1:70 nor more than 1:8 unless otherwise agreed with the Local Authority. Drains to be laid and bedded as per manufacturer's instructions. All drains under buildings to be surrounded in 150mm thickness of concrete. All drains passing through walls shall not be jointed within the wall zone and the wall openings being linteled over. All drains to be above foundation level. All manholes to be constructed in brickwork or constructed with the approved prefabricated units all to manufacturers instructions and to the local authority's approval. Manholes to have cast iron double sealed screwed down inspection covers. Contractor to allow for all trapped gulleys, rodding eyes etc. and the testing of drains prior to backfilling, all to the local authority's approval. Surface water taken to manhole before connection to sewer. Manholes constructed in Class B Engineering brick bedded in 1:3 mortar with mass concrete benching, 150mm concrete base. Minimum internal dimensions as follows: Invert level up to 1000mm 450 x 450mm (inspection chamber only) up to 1500mm 1200 x 150mm over 2700mm 1200 x 840mm

Flexibility of concrete drains to be maintained. Alternative manholes can be UPVC or PPIC manholes.

EXTERNAL WORKS

The site and ground immediately adjoining the site must be made good following the works all all debris removed from site on a regular basis. Contractor to allow for the connection of all services i.e. electricity, water and drainage.

MECHANICAL VENTILATION

Kitchen Area- To be provided with extraction fans over cooking areas by specialist. WC - Extract fan capable of an intermittent extraction rate of not less than 15 litres / sec. Extract ducted through wall to external air and have a delayed action cut out.

CAVITY TRAYS

Cavity trays to be fitted to all walls where lean to roofs abut main walls.

EXTERNAL TIMBER

All external timber painted with microporous varnish, paint or stain applied in accordance with manufacturers instructions. Steel beams encased with 15mm Glasroc F Firecase, screwed together with 40mm Glasroc F Firecase screws @ 150mm centres. Board joints staggered by 600mm between adjacent sides. Glasroc F Firecase soldiers at 1200mm crs two together at board joints.

DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK!

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 LATEST AMENDMENTS. ALL STRUCTURAL WORK TO BE STRICTLY IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DRAWING CE 4363 / 01.

NOTES:

A	11/08/2021	Amended following commencement on site.
B	28/08/2021	Elevations amended.

AMENDMENTS

A	11/08/2021	Amended following commencement on site.
B	28/08/2021	Elevations amended.

PROJECT:
**PROPOSED ALTERATIONS TO
 CHOP SUEY HOUSE
 TWEEDMOUTH
 BERWICK UPON TWEED**

CLIENT:
MR TONY LEE

TITLE:
PROPOSALS DRAWING

ROBERT J. HALES LIMITED

Chartered Architect | Chartered Building Surveyor |
 Chartered Architectural Technologist

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SCALE: 1:50, 1:5	DRAWN: RJH
DRAWING NUMBER: 1136/12/02B	DATE: OCT 2018