

DISABLED/WHEELCHAIR TOILET PROVIDED IN ACCORDANCE WITH BUILDING STANDARD 3:12.8 AND FITTED WITH ASSOCIATED GRAB RAILS, AS FOLLOWS -

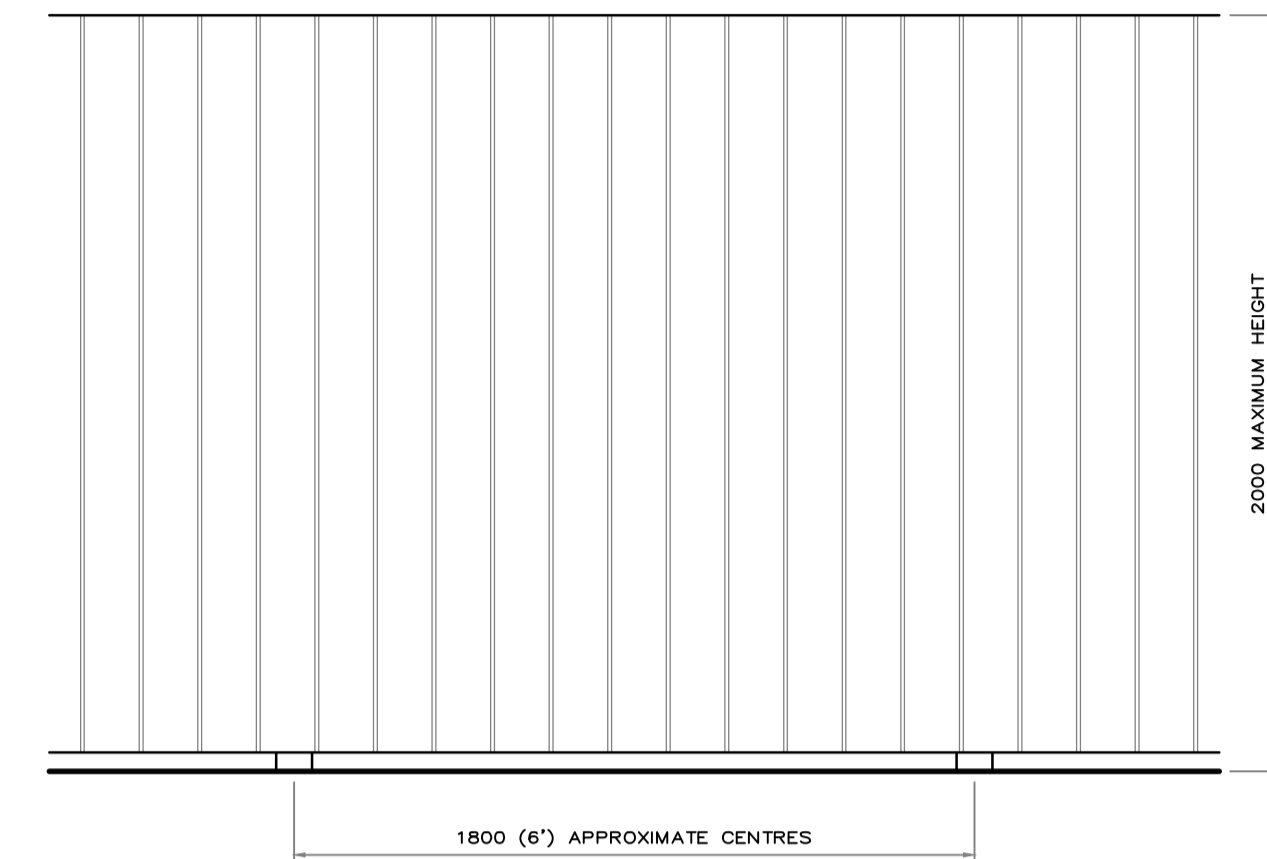
- A 600mm VERTICAL GRABRAIL STARTING 800mm ABOVE FINISHED FLOOR LEVEL
- B 600mm HORIZONTAL GRABRAIL TOP 750mm ABOVE FINISHED FLOOR LEVEL
- C 600mm HINGED SUPPORT RAIL STARTING 700mm ABOVE FINISHED FLOOR LEVEL

ALL GRABRAILS TO BE 35mm IN DIAMETER WITH CLEAR SPACE BEHIND OF 45mm UNLESS STATED OTHERWISE.

AN ASSISTANCE ALARM PULL CORD SHOULD BE FITTED WITHIN ACCESSIBLE TOILET, AS SHOWN, PULL CORD TO BE FITTED WITH TWO RED BANGLES FOR IDENTIFICATION.

THE ASSISTANCE ALARM SHOULD HAVE AN AUDIBLE TONE, DISTINGUISHABLE FROM ANY FIRE ALARM, ALONG WITH VISUAL INDICATORS WITHIN THE SANITARY ACCOMMODATION AND OUTSIDE THE ENTRY DOOR TO THE LOBBY, TO ALERT OCCUPANTS TO THE ALARM CALL.

MINIMUM 1.5x1.5m MANOEUVRING SPACE TO BE PROVIDED WITHIN ACCESSIBLE TOILET, CLEAR OF WC PAN AND ANY OTHER OBSTRUCTION OTHER THAN WHB, WHB TO BE WALL HUNG (I.E. NO PEDESTAL).



BOUNDARY FENCE NOTES

FENCE CONSTRUCTED WITH 95x95mm TIMBER POSTS AT APPROXIMATELY 1800mm CENTRES, OR AS DEEMED NECESSARY TO SUIT SITE REQUIREMENTS. EACH POST TO BE CAST INTO SUITABLE CONCRETE PAD FOUNDATIONS (POSTCRETE, OR EQUAL) TO ENSURE STABILITY.

OUTER FACE OF POSTS (TO COURTYARD SIDE) TO HAVE MINIMUM 25x45mm TIMBER RAILS SECURELY SCREWED TO EACH POST AT TOP, MIDDLE AND BOTTOM OF FENCE CONSTRUCTION.

18x145mm SAWN TIMBER BOARDS TO BE NAILED TO FENCE RAILS, EITHER BUTT-JOINTED OR MAXIMUM 5mm GAP BETWEEN BOARDS FOR PRIVACY.

ALL TIMBERS FORMING NEW FENCE TO BE PRESERVATIVE TREATED AGAINST FUNGAL AND INSECT ATTACK. IT IS RECOMMENDED TO PROVIDE ADDITIONAL WATERPROOFING TREATMENT TO BASE OF TIMBER POSTS PRIOR TO BACKFILLING.

OVERALL HEIGHT OF TIMBER PANNELLING TO BE NO GREATER THAN 2000mm FROM GROUND LEVEL, AS SHOWN.

FENCE TO BE STAINED/PAINTED TO COLOUR AGREED WITH LOCAL PLANING AUTHORITY.

ALL FENCE CONSTRUCTION WORKS TO BE SECURELY ANCHORED TO GROUND/FOUNDATIONS.

FENCE TO BE DESIGNED AND SUPPLIED BY SPECIALIST SUPPLIER.

Generic Disabled WC Layout

Proposed Courtyard Fence Details

SCALE 1:20.

EXISTING GROUND AND FIRST FLOOR TO PROPERTY, ROOF AND ASSOCIATED DRAINAGE TO REMAIN UNAFFECTED BY PROPOSED BASEMENT ALTERATION WORKS.

CONVERSION AND ALTERATION OF UPPER FLOORS WILL BE SUBJECT TO A SEPARATE PLANNING AND BUILDING WARRANT APPLICATION.

EXISTING LATH & PLASTER FINISH TO UNDERSIDE OF EXISTING GROUND FLOOR CEILING JOISTS TO BE STRIPPED OUT IN PREPARATION OF NEW SEPARATING FLOOR CEILING CONSTRUCTION. EXISTING PUGGING BOARDS AND ASH DEAFENING BETWEEN JOISTS TO BE RETAINED.

NEW CEILING TO BE FORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATION. CEILING TO BE TAKEN THROUGH AND SEALED TO EXISTING EXTERNAL/STONE WALLS PRIOR TO FORMING WALL FRAMING TO MAINTAIN SOUND PROTECTION ACROSS THE FULL CEILING AREA.

SEE PROJECT SPECIFICATION FOR FULL DETAILS.

ALL EXTERNAL AND EXPOSED WALLS TO BE FRAMED OUT, INSULATED AND BOARDED INTERNALLY, IN ACCORDANCE WITH THE PROJECT SPECIFICATION. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

ALTHOUGH NO SIGN OF DAMP PENETRATION THROUGH EXISTING WALLS, AREAS TO FRONT/SIDE WALLS TO BASEMENT LOCATED BELOW EXTERNAL GROUND LEVEL TO BE CLEANED OFF AND WATERPROOFED WITH 2No. COATS BETEC FLEX COATING ON ONE COAT BETEC NSM (BOTH BY GRACE PRODUCTS) TO A HEIGHT NO LESS THAN 150mm ABOVE EXTERNAL GROUND LEVEL. SHOULD ANY ISSUES ARISE ONCE THE WALLS ARE STRIPPED BACK, OR IF THERE ARE ANY PROBLEMS WITH APPLYING THE WATERPROOFING, A SPECIALIST DAMP-PROOF COMPANY SHOULD BE APPOINTED FOR FURTHER ADVICE AND TREATMENT.

EXACT EXTENT OF TANKING REQUIREMENTS TO BE CHECKED ON SITE.

DPM TO NEW FLOOR SLAB TO BE LAPPED OVER AND SEALED TO TOP OF FIRST COAT OF BETEC FLEX, WITH A MINIMUM 500mm OVERLAP TO HORIZONTAL (IE WATERPROOFING TO BE TAKEN HORIZONTALLY UNDER FLOOR DPM BY MINIMUM 500mm). ALL WATERPROOFING TO BE APPLIED AS PER MANUFACTURERS INSTRUCTION AND DETAILS.

EXISTING CONCRETE FLOOR TO GARAGE/LOCKUP AREA TO BE BROKEN OUT, WITH FORMATION LEVEL EXCAVATED AND LEVELLED PRIOR TO FORMING NEW INSULATED FLOOR SLAB. NEW FLOOR FORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

MINIMUM 44mm INSULATION RETURNED UP AT FLOOR SLAB TO PREVENT COLD-BRIDGING.

CARE TO BE TAKEN NOT TO UNDERMINE ANY ADJACENT FOUNDATIONS DURING EXCAVATION WORKS.

EXISTING STEEL POST & BEAM STRUCTURE TO FORMER GARAGE/LOCK-UP AT BASEMENT LEVEL TO BE RETAINED, WITH NO ALTERATION TO THE STRUCTURAL OPENING SIZES.

EXPOSED STEELWORK TO BE SUITABLY CLEANED AND RE-PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

MINIMUM 80mm RIGID INSULATION TO BE PLACED BETWEEN INNER FLANGES OF STEEL BEAM TO MAINTAIN WALL INSULATION TO SEPARATING FLOOR.

NON-OPENING DOUBLE GLAZED uPVC WINDOWS, SECURED WITHIN STRUCTURAL OPENINGS.

DPC SECURED TO WALL OVER WINDOW FRAME, LAPPED OVER FRONT EDGE OF FRAME TO PREVENT ANY WATER INGRESS. DPC TO BE OVERLAPPED BY BREATHER MEMBRANE.

DPC TO BE PROVIDED ALL ROUND NEW WINDOW AND DOOR OPENINGS, INCLUDING BELOW WINDOW CILL.

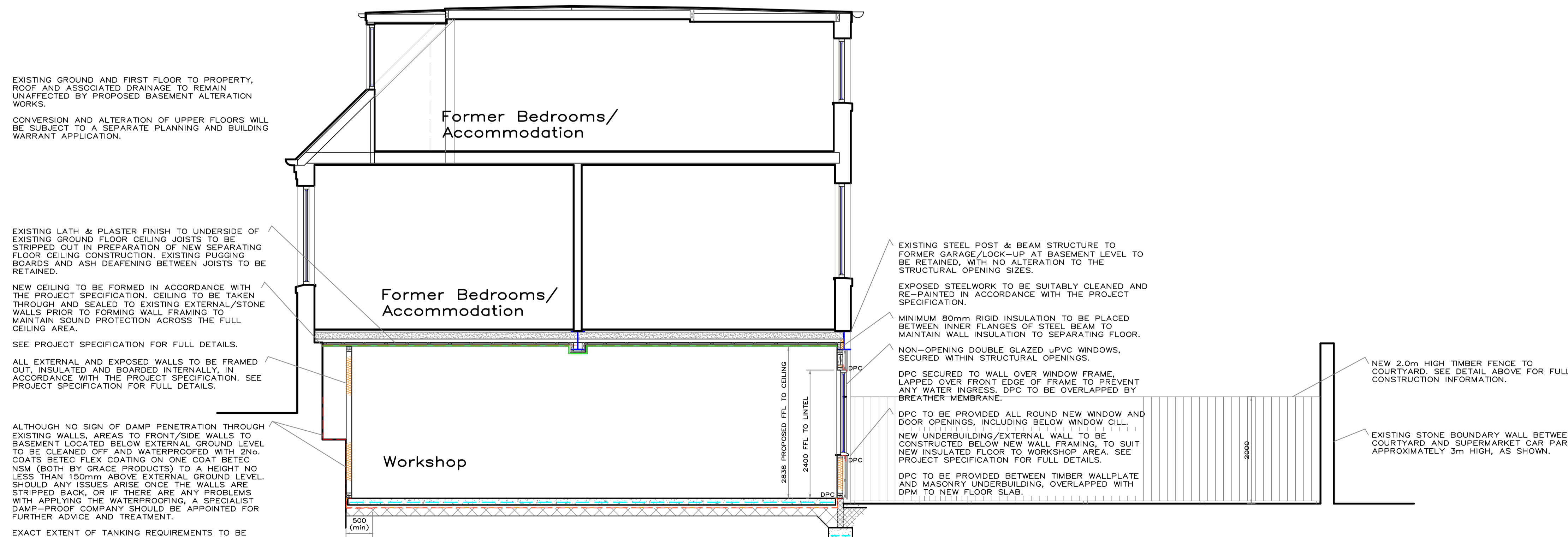
NEW UNDERBUILDING/EXTERNAL WALL TO BE CONSTRUCTED BELOW NEW WALL FRAMING, TO SUIT NEW INSULATED FLOOR TO WORKSHOP AREA. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

DPC TO BE PROVIDED BETWEEN TIMBER WALLPLATE AND MASONRY UNDERBUILDING, OVERLAPPED WITH DPM TO NEW FLOOR SLAB.

MINIMUM 450x200mm DEEP CONCRETE STRIP FOUNDATION TO NEW EXTERNAL WALL TO INFILL CLEAR OPENINGS WITHIN REAR WALL.

ALL SUBSTRUCTURE BELOW DPC LEVEL TO BE BUILT IN BRICKWORK OR DENSE BLOCKWORK.

FOUNDATIONS TO BE FORMED AT SIMILAR DEPTH TO EXISTING, AND LINKED TO EXISTING AS PER DETAIL INDICATED ON THE FOUNDATION LAYOUT.



Proposed Cross Section

DATE	REVISION	INDEX

Stuart Patterson

Building & Timber Frame Design

5 Burnflat Lane, Hawick,
Roxburghshire, TD9 0DZ
phone - 01450 375772
email - stuartpattersondesign@gmail.com

CLIENT
S J Cranston Joinery

PROJECT
PROPOSED CHANGE OF USE & ALTERATION AT FORMER BUCCLEUCH HOTEL, 1 TRINITY STREET, HAWICK.

DRAWING TITLE
PROPOSED SECTION & DETAILS

SCALES	DATE
1:50, 1:20..	30/8/19
REVISION	

DRAWING No. 19-673-3002