All works are to be carried out in accordance with the relevant sections of the Building Regulations 2000, Structural Engineers details and calculations (where applicable), Current British Standards, European standards as applicable, Codes of Practice and Manufacturers recommendations

The drawings and drawing notes do not purport to cover each and every item required to complete the project, the notes are not a specification of works, the contractor is advised to verify the full extent of the works with the client.

Figured dimensions shall be followed in preference to dimensions scaled from the drawing, but all dimensions are to be checked on site, and taken from the building before any work is commenced or orders placed with suppliers. Prior to commencement the contractor is to undertake all necessary site investigations to confirm the existing structure, service routes etc. conflicts to be advised immediately. The contractor is to set out and construct the works to ensure compliance with the intent of the drawings and to ensure satisfactory fit at junctions. Where the proposals are related to an existing building this to in effect establish the lines and general setting out of the proposed. The client and contractor are advised of their obligations under the CDM REGULATIONS Construction (Design and Management) Regulations and the need to appoint a CDM Co-ordinator where required under the regulations.

The Contractor is to ensure adequate precautions are taken in respect of Health and Safety legislation throughout the duration of the works. The health and safety standards to be in accordance with all Statutory Requirements and fully in accordance with all HSE guidance

Prior to manufacture/ commencement of work, all dimensions to be checked by contractor/ supplier.

Remove existing outward opening pair of glazed french doors, together with threshold to frame. Adapt existing structural opening, enabling a new lower hardwood threshold to be incorporated allowing level access into existing property from new landing formed immediately outside of door. Remove existing planted door stops & adapt frame to either side, extending same by splicing in new timber of identical (in all respects) square section to existing

Convert existing frame to suit inward opening pair of french doors, by planting new treated s.w. timber stops onto adapted frame, forming new rebate to suit inward opening doors, provide quadrant moulding to outer edge of new door stop to match that (in all respects) of existing removed door stop.
Provide & fix pair of inward opening glazed french doors, with rebated meeting styles, all moldings to match that of existing removed door, generally to be square section with pencil rounded arrases. doors to be glazed with single glazed with laminated toughened glass complying with BS6206 secured into rebate with quadrant glazing beads to match that (in all respects) of existing removed glazing beads.

Adapted frame together with new pair of French doors to be white painted to match existing doors & windows to the property in all respect

handrail to proposed steps together landing/ lift access enclosure, comprising 40x15mm base & top/ handrail together with 20mm square vertical balusters at max 115mm centres. Exact details/ sizes of metalwork to proposed handrails is to be confirmed on site to match that of adjacent guarding to steps leading down into cellar. Handrails to steps to be provided min. 900mm above the pitch line & 1100mm above finished floor level of top landing,

1100

ensure balusters prevent the passing of an 100mm dia. sphere.

Elevation
(As Proposed)

Section
(As Proposed)

Internal edge of glazed door together with external glazing beads to incorporate quadrant molding to match that of existing door it replaces

Provide & fix Sealmaster Cyclone threshold together with timber weather bar to external face of proposed french door, all to be installed in strict accordance with manufacturer's instructions

Threshold lowered to facilitate level access

It al all possible top of rendered walls to proposed external landing to be level with existing projecting rendered plinth to rear wall of property, provided the height of the top of same is at least 100mm above the F.F.L. of the external landing, to be confirmed on site

Min. 100

finnforest "Walksure" slip resistant decking

47x70mm C16 grade treated timber joists at max 400mm centres

Build up existing wall as necessary to form min. 100mm projection above the level of proposed external landing. New blockwork to be rendered & white painted, make good all surfaces as necessary

Joist hanger

47x122mm C16 grade treated timber joists at max 600mm centres

47x122mm C16 grade treated timber wall plate, on mortar bedded d.p.c. to top of wall

Air Brick

Air Brick

Remove existing pavers from area of ground directly below proposed steps/ top landing, remove all topsoil & back fill with free draining material

C

Rev.	Description	Date

This drawing is to be read in conjunction with the latest revision of dwg. Nos. 2381-01 to 06 inclusive, at all times. Prior to manufacture the contractor is to verify all dimensions

All existing timber panelling to door surround is to be retained, provide all necessary protection to same for the duration of the works

B

Provide & fix appropriate finger protection to both leafs of french doors, to ensure fingers are not trapped as the doors close, all details to be agreed on site to suit conditions found

Existing doors removed

Plan (As Proposed)

A

Plan (As Existing)

The Client is advised to ascertain and comply with his duties under the C.D.M. Regs 2007, and his obligations under the Party Wall etc. Act 1996 and Disability Discrimination Act 1995, where applicable.
Contractors must verify all dimensions on site before commencing any work.
The copyright of this drawing is reserved.
The drawing must not be disclosed without authority
The drawings and drawing notes do not purport to cover each and every item required to complete the project, the notes are not a specification of works, the contractor is advised to verify the full extent of the works with the client.
This drawing to be read in conjunction with Designers Risk Assessment

Project
54 Richmond Road
Worthing
W. Sx.
BN11 1PS

Door Detail

Client
Reflections

Drawing no. 2381-05

Scale 1 : 10

Date Feb. 2010

KG DESIGNS
CHARTERED BUILDING SURVEYORS
ARCHITECTURAL DESIGN CONSULTANTS

129 Tarring Road, Worthing,
West Sussex. BN11 4HE
TEL : 01903 217313
E-MAIL : kgd@kgdesigns.com