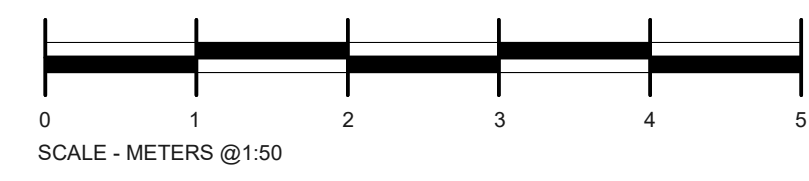
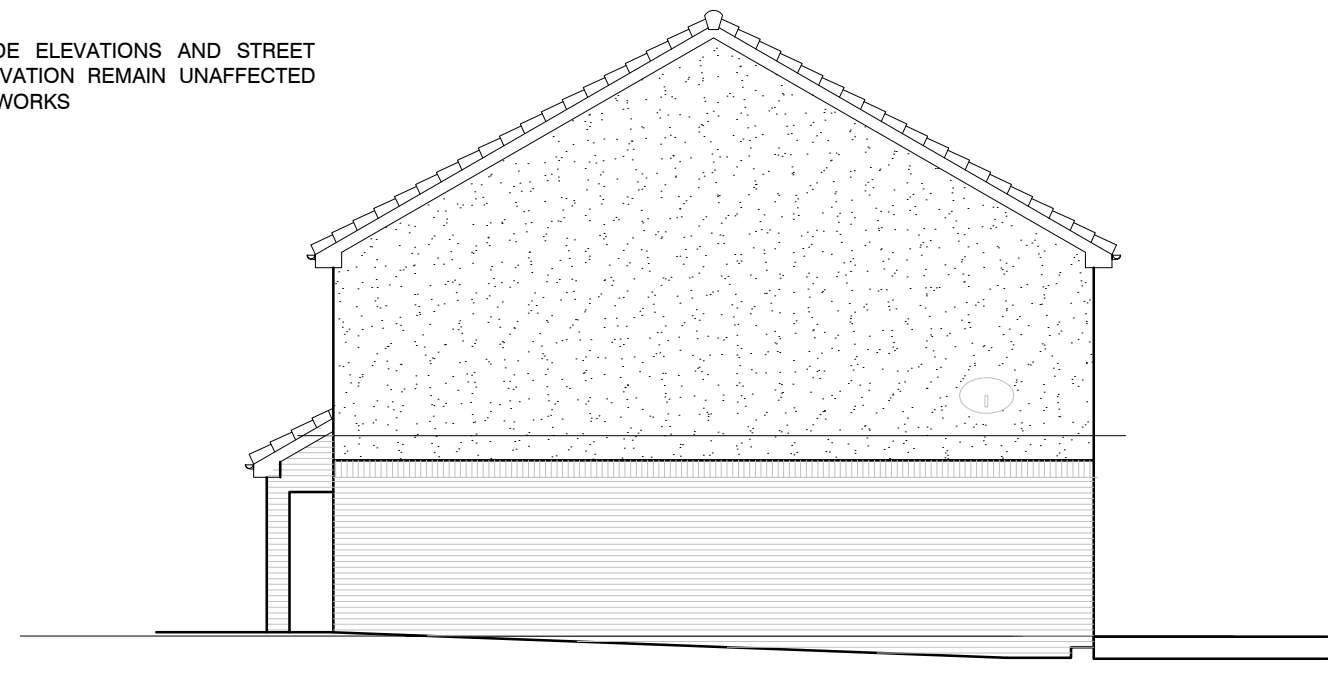


PROPOSED
GROUND FLOOR PLAN
SCALE 1:50 @ A1

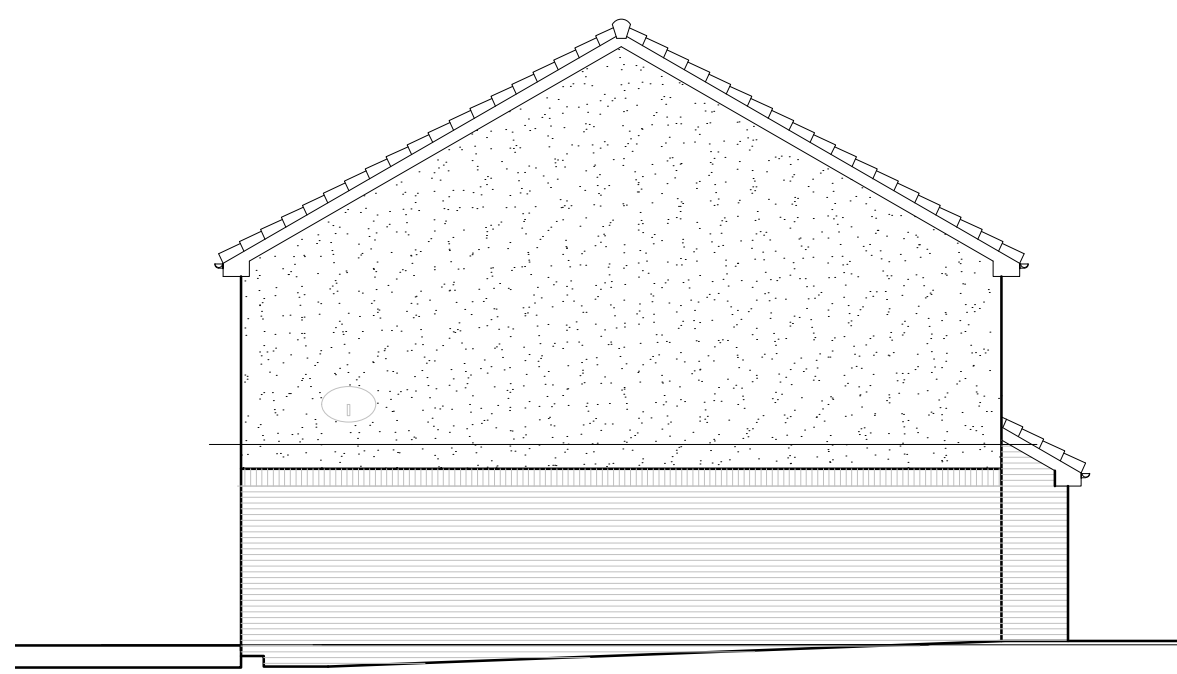


PROPOSED
SOUTH FACING ELEVATION
SCALE 1:50 @ A1

*SIDE ELEVATIONS AND STREET ELEVATION REMAIN UNAFFECTED BY WORKS



PROPOSED
WEST FACING ELEVATION
SCALE 1:100 @ A1



PROPOSED
EAST FACING ELEVATION
SCALE 1:100 @ A1

BUILDER TO CONFIRM WITH CLIENT SCOPE OF WORK TO FLOOR FINISHES AND KITCHEN - CURRENTLY TILED FLOOR IN KITCHEN AND HARDWOOD FLOOR FINISH TO DINING AREA

EXISTING (ASSUMED NON LOAD BEARING) PARTITION REMOVED TO FORM OPEN PLAN KITCHEN DINING AREA. IF UPON OPENING UP THE WALL IT IS FOUND THAT THE UPPER FLOOR JOISTS REST ON THE WALL OR WALL IS A RACKING WALL - INSTALL NEW FLITCH BEAM AS PER DETAIL BELOW AS CEILING DOWNSTAND

NEW STRUCTURAL LINTELS OVER OPENING - REFER TO DETAILS

EXISTING OPENING SHOWN DOTTED - WIDENED FOR INSTALLATION OF NEW BI-FOLD DOOR

MINIMUM 2.5 BRICK WIDTH RETAINED TO CORNER OF HOUSE TO ENSURE STRUCTURAL INTEGRITY - BRICKWORK AROUND NEW OPENING TO BE REPLACED TO MATCH EXISTING APPEARANCE

EXISTING DECKING EXTENDED TO INFILL IN FRONT OF NEW BI-FOLD - CLIENT TO CONFIRM EXTENT OF DECKING REQUIRED

OUTLINE SPECIFICATION.

SUBSTRUCTURE:
RETAIN EXISTING - NEW PRECAST CONCRETE SILL UNDER BI-FOLD.

DAMP PROOF COURSE:
DPCs TO BE HIGH PERFORMANCE VISQUEEN ZEDEX CPT (ZEDCOR TEL: 01993 779911) OR EQUAL APPROVED POLYMER BASED MATERIAL & FLEXIBLE SHEET & PRE-FORMED CAVITY TRAYS/JUNCTIONS/STOP ENDS WHERE SPECIFIED ON THE DRAWINGS, UNLESS NOTED OTHERWISE.

EXTERNAL WALL CONSTRUCTION
EXISTING OPENING IN FACING BRICK WALL WIDENED TO ACCOMMODATE NEW BI-FOLD DOOR - EXISTING FACING BRICK AFFECTED BY WORKS TO BE REPLACED WITH MATCHING (RECOVERED FROM EXISTING WHERE POSSIBLE) - NEW MASONRY WALL TIES TO BE INSTALLED TO SIDES OF DOOR AT EVERY SECOND COURSE (WILL NOT BE REQUIRED AT MOVEMENT JOINT SIDE IF WALL TIES ARE ALREADY IN PLACE).

CAVITY TO BE VENTILATED WITH CAVITY PERP WEEP/VENTILATORS AT 1200MM C/C AT TOP AND BOTTOM OF THE WALL AND ABOVE LINTELS. MIN. 2 No/OPENING. VENTS COLOUR TO MATCH EXISTING. VENTS TO BE CHECKED AFTER CONSTRUCTION TO ENSURE THERE ARE NO BLOCKAGES.

50 x 50mm CAVITY FIRE STOPS (WITH DPC TO EXTERNAL BRICKWORK) AROUND NEW OPENING - REFER TO DETAIL.

INTERNAL TIMBER FINISHES:
SKIRTING AFFECTED BY WORK REPLACED WITH NEW TO MATCH EXISTING

FACINGS TO BE AGREED WITH CLIENT. ALLOW FOR 120 X 15MM SOFTWOOD OR MDF WITH PENCIL MOULDING TO SINGLE EDGE ALL NAILED, FILLED AND PREPARED FOR PAINT FINISH.

TRICKLE VENTILATION:
CONTROLLABLE TRICKLE VENTILATOR CAPABLE OF 12,000mm² INSTALLED IN BI-FOLD DOOR

MECHANICAL VENTILATION:
EXISTING MECHANICAL VENTILATION RETAINED

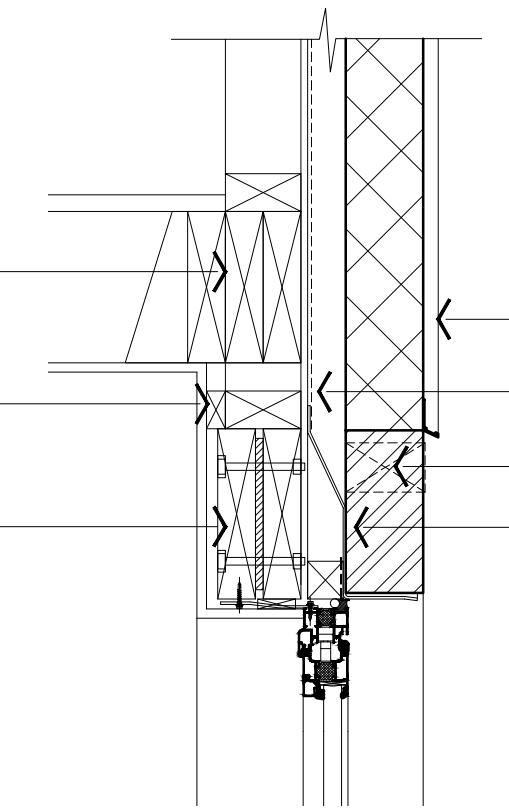
DRAINAGE (KITCHEN):
SINKS, WASHING MACHINE AND DISHWASHER TO CONNECT INTO NEW SOIL DRAINAGE RUN. SINK TO HAVE 38mm TUBULAR TRAP TO 38mm WASTE PIPE TO 100mm SOIL VENT PIPE. WASHING MACHINE STAND PIPE AND DISHWASHER CONNECTION TO 38mm TUBULAR TRAPS TO 100mm SOIL VENT PIPE.

DRAINAGE INSTALLATION TO BE IN ACCORDANCE WITH BS EN 12056-3: 2000

EXISTING INTERMEDIATE FLOOR JOISTS ASSUMED TO BE SUPPORTED BY OUTER WALL

ALLOW FOR STRAPPING OUT EXISTING WALL AND RE LINING WITH PLASTERBOARD WITH SKIM COAT PLASTER FINISH

FLITCH BEAM INSTALLED OVER NEW OPENING FOR BI-FOLD DOOR - FLITCH BEAM TO BE 225 X 50 C24 TIMBERS WITH 10MM STEEL PLATE SANDWICHED BETWEEN WITH 12MM THROUGH BOLTS AS SHOWN IN DIAGRAM OPPOSITE - TO HAVE MIN 3 STUD SUPPORT UNDER EITHER SIDE



BOLTS AT 600MM CENTRES ALONG BEAM ALTERNATING SIDES, 50MM FROM EDGE

4 BOLT CONNECTIONS TO EITHER END OF FLITCH BEAM - BOLTS 50mm IN FROM EDGE

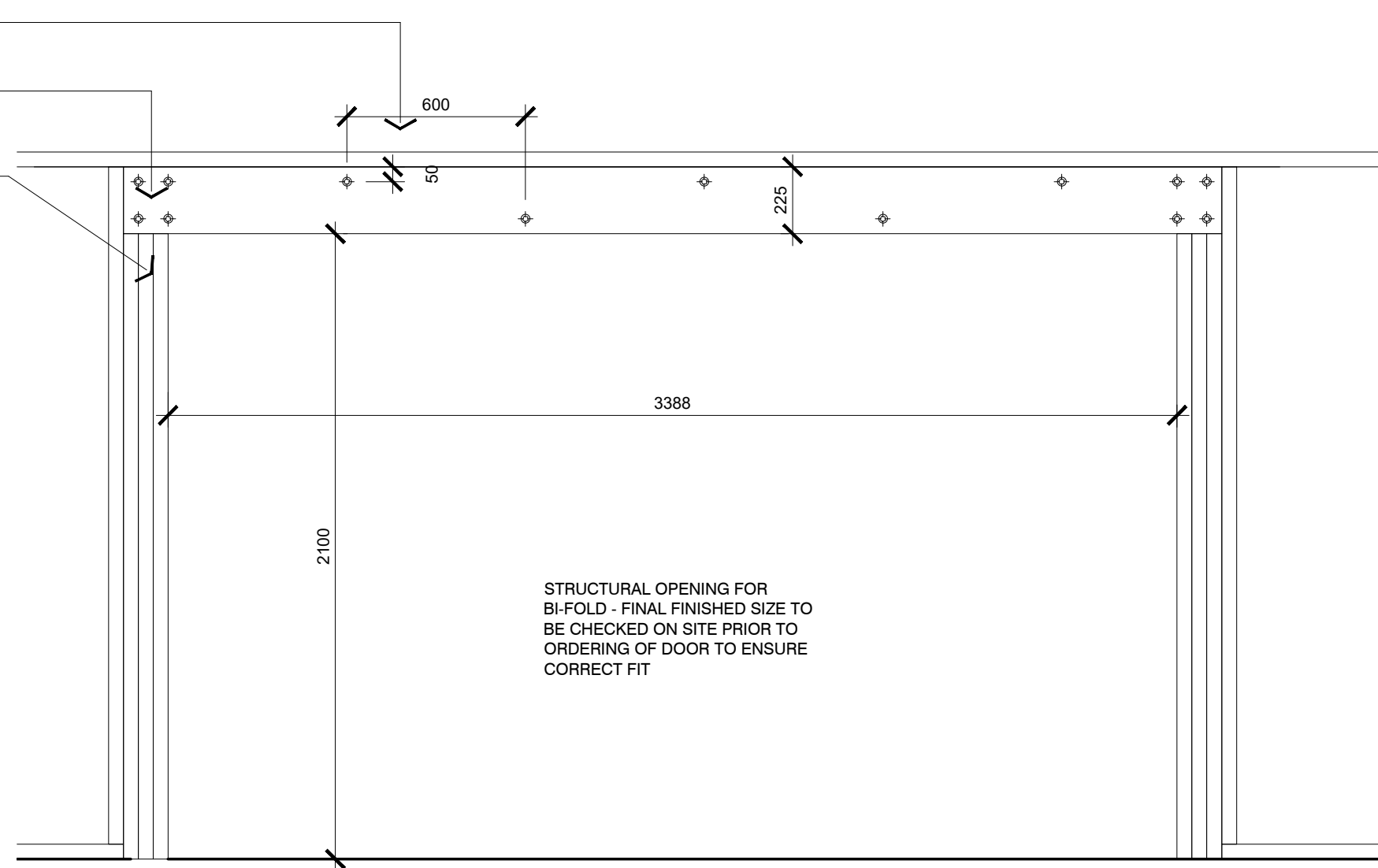
MIN 3 STUD SUPPORT TO EITHER END

EXISTING ROUGHCAST FINISH TO UPPER FLOOR OF HOUSE

EXISTING BREATHER MEMBRANE

WEEP VENTS @ 1200MM CENTRES OVER OPENING

EXISTING FACING BRICK REMOVED TO ALLOW INSTALLATION OF NEW CATNIC CTF 5-8.7KG/M 256mm TALL STEEL LINTEL TO CARRY OUTER MASONRY SKIN - MIN 150MM REST TO EITHER SIDE - REMAINING MASONRY OVER TO BE ADEQUATELY PROPPED DURING INSTALLATION



PROPOSED
FLITCH BEAM DETAIL OVER BI FOLD
SCALE 1:20 @ A1

NEW ANTHRACITE GREY ALUMINIUM FRAMED DOUBLE GLAZED BI-FOLD DOOR - TO HAVE U VALUE OF 1.4W/M2K -

EXISTING TIMBER HARDWOOD FLOOR FINISH ON CHIPBOARD FLOORING TAKEN UP TO NEW DOOR THRESHOLD

EXISTING CONCRETE SLAB WITH TIMBER STRAPS, CHIPBOARD FLOORING OVER

NEW PRECAST CONCRETE SILL TO SUIT NEW BI FOLD DOOR. ENSURE NEW DPC INSTALLED BEHIND

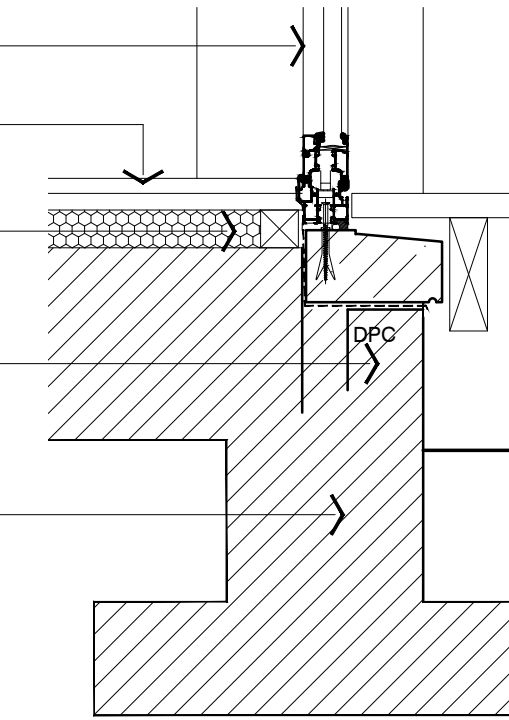
NEW CATNIC LINTEL INSTALLED OVER BI-FOLD CARRYING OUTER SKIN SHOWN DOTTED - REFER TO DETAIL - WEEP VENTS INSTALLED AT 1200MM CENTRES.

EXISTING WALL/ FLOOR AND FOUNDATION STRUCTURE - (FACING BRICK BASE COURSE)

NEW ANTHRACITE GREY 4 PANE ALUMINIUM FRAMED DOUBLE GLAZED BI-FOLD DOOR - TO HAVE U VALUE OF 1.4W/M2K -

NEW DOOR TAKEN UP TO EDGE OF EXISTING MOVEMENT JOINT

SIZE OF BI-FOLD TO BE CONFIRMED ON SITE PRIOR TO ORDER - ALLOW ADEQUATE FITTING TOLERANCES FROM STRUCTURAL OPENING



EXISTING TIMBER DECKING - ADJUSTED TO SUIT NEW DOOR THRESHOLD DETAIL

PROPOSED
DETAIL SECTION THROUGH NEW BI-FOLD DOORS
SCALE 1:10 @ A1

VERIFY ALL DIMENSIONS AND LEVELS ON SITE. CONFIRM ALL SETTING OUT DIMENSIONS. DRAWING FOR THE PURPOSES OF OBTAINING PLANNING AND BUILDING WARRANT ONLY. SHOULD CONDITIONS ON SITE VARY FROM INFORMATION SUPPLIED REPORT TO ARCHITECT IMMEDIATELY.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.

MATERIALS AND WORKMANSHIP TO BE TO RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE AND MANUFACTURERS' WRITTEN RECOMMENDATIONS WHERE APPLICABLE, UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL WORKS TO BE EXECUTED WITH DUE CARE AND DILIGENCE SO AS NOT TO IMPAIR THE STABILITY OF THE BUILDING, ADJACENT WORKS, SITE PERSONNEL OR THIRD PARTIES. ALL IN ACCORDANCE WITH HSE DIRECTIVES AND RECOMMENDATIONS AND THE CDM REGULATIONS CURRENTLY IN FORCE.

THE FOLLOWING APPLIES TO ELECTRICS AFFECTED BY REMOVAL OF EXISTING INTERNAL PARTITION:

ELECTRICAL INSTALLATION:
ANY EXISTING LIGHT SWITCHES IN INTERNAL WALL TO BE REMOVED TO BE RE-LOCATED TO ADJACENT WALLS - OUTLETS REMOVED AND SUITABLY CAPPED OFF

ELECTRICAL INSTALLATION TO BE DESIGNED, CONSTRUCTED, INSTALLED AND TESTED SUCH THAT IT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 7671 - 2018 (AND THE LATEST EDITION OF THE IEE REGULATIONS) AS SET OUT IN THE SCOTTISH BUILDING STANDARDS - SAFETY 4.5.1.

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 350 MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2 M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS WITHIN THIS HEIGHT RANGE:

- LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900 MM AND 1.1 M ABOVE FLOOR LEVEL.
- STANDARD SWITCHED OR UNSWITCHED SOCKET OUTLETS AND OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TELEVISION SHOULD BE POSITIONED AT LEAST 400 MM ABOVE FLOOR LEVEL. ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP, FIXTURES SHOULD BE AT LEAST 150 MM ABOVE THE PROJECTING SURFACE.

WHERE SOCKET OUTLETS ARE CONCEALED, SUCH AS TO THE REAR OF WHITE GOODS IN A KITCHEN, SEPARATE SWITCHING SHOULD BE PROVIDED IN AN ACCESSIBLE POSITION, TO ALLOW APPLIANCES TO BE ISOLATED.

TECHNICAL STANDARDS - LIMITING AIR INFILTRATION.

ALLOW FOR SEALING ALL DRY LINING JUNCTIONS BETWEEN WALL, CEILING AND FLOOR JUNCTIONS, AND AT WINDOW DOOR AND ROOF SPACE OPENINGS.

ALLOW ALSO FOR SEALING VAPOUR CONTROL MEMBRANES IN TIMBER FRAMED AND OTHER FRAMED PANEL CONSTRUCTIONS.

ALLOW ALSO FOR SEALING AT ALL SERVICE PENETRATIONS OF FABRIC OR AROUND BOXING OF SERVICES.

ALLOW ALSO FOR FITTING DRAUGHT STRIPPING IN THE FRAMES OF OPENABLE ELEMENTS OF WINDOWS, DOORS AND ROOFLIGHTS.

REV	DATE	INITIALS	AMENDMENT

PROPOSED PLANS & DETAILS- DWG
No: L(21)01

ALTERATIONS TO DWELLING AT:
11 CASTLEDYKE VIEW, CARSTAIRS VILLAGE,
ML11 8ST

FOR:
MR & MRS CURRY

DATE: AUG 2022

REV:

JOB: 1263

B D S
BURRELL
DESIGN
STUDIO

CHARTERED ARCHITECTS
AND
DESIGN CONSULTANTS

4 SILVERMUIR
RAVENSTRUTHER
LANARK ML11 7SD

TEL: 01555 870377