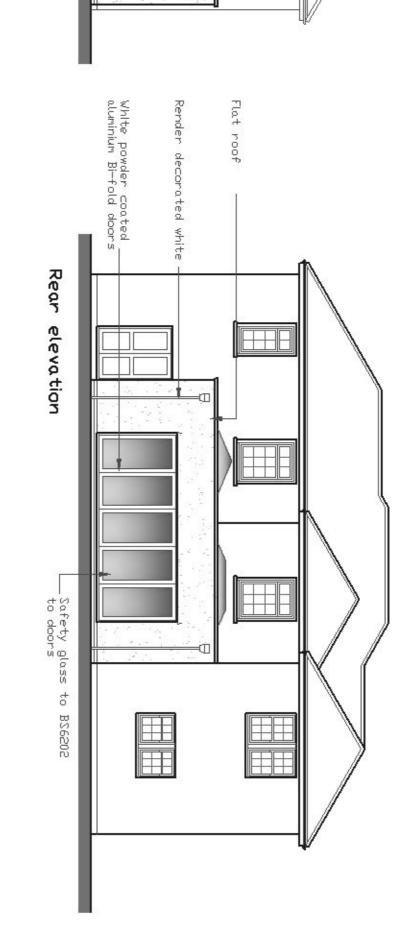
1:50 Scale Bar 1:100 •ELEVATIONS AS EXISTING 1:100 DO NOT SCALE PLAN TO BE READ IN CONJUNCTION WITH STRUCTURAL CALCULATION BY KEITH SPEARS Rear eleva tion



• ELEVATIONS

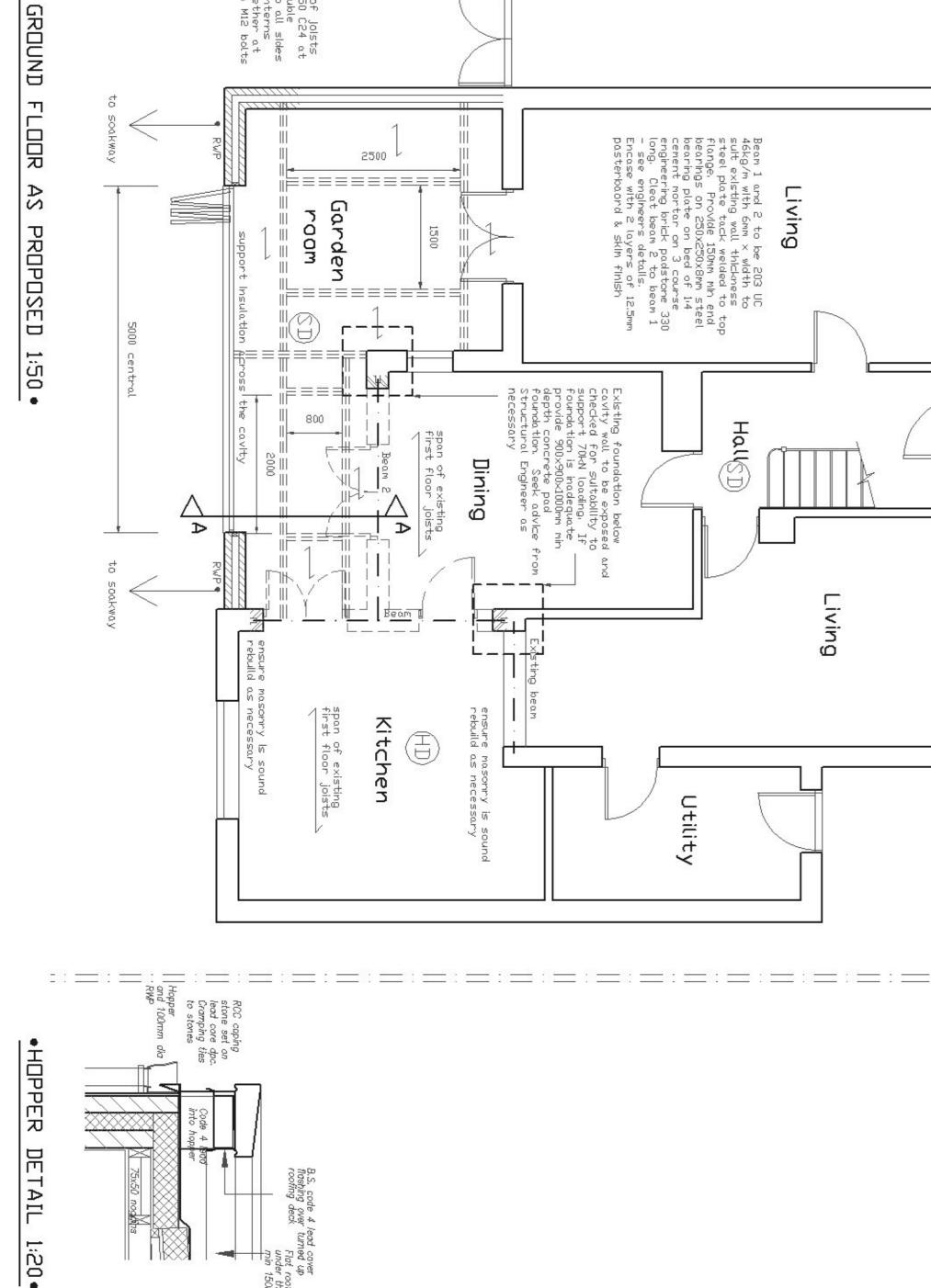
AS

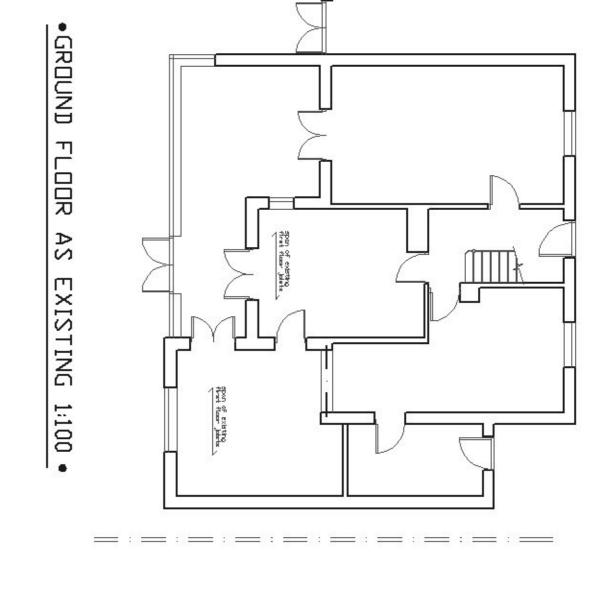
PROPOSED

1:100 •

Side

elevation





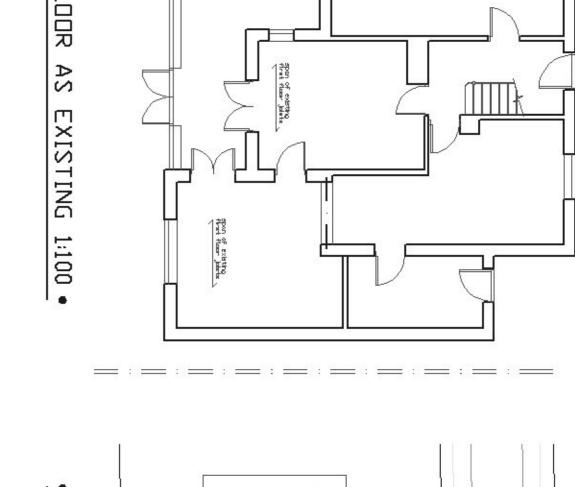
IF IN DOUBT ASK

MEASUREMENTS SHOWN ARE INDICATIVE ONLY-ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK AND ANY DISCREPANCY REPORTED.

Where the building project falls within the CDM regulations 2015 Z

Manning Drawing Services Ltd are not designated as principal designer under the terms of the Act. The client is to appoint their own principal designer within the meaning of the Act.

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r, Thermabat or other equal insulated vertical dpc to close cavity at all openings Cavity tray to have a min. 150mm step. Unite dpc's with dpm's. Contractor is to quired. to match existing ,100mm facing blockwork outerskin, 85 cavity fillemm plasterboard on dabs all to give an anticipated U-value of 0.28. ertical staggered. Hyload dpc to be a min. of 150 mm above ground on to be reinforced with Brictor at 225mm vert c/c. Mechanical join be provided in external blockwork to manufactures recommendations Cavity tray over I' ations approved Ro 2 Cavity slabs to BS, 100 lightweight tie length 225 and tie shape vertical 2 skins of brickwork below dpc .Close rfix or similar with 2 part Polysulphide intels, airbricks, canopies and building bust details to achieve Air infiltration

ally to be prefabricated increte lintel over groun sholde with perp joints. Orac Thermal Board LD o all openings to external and internations. Pack lintels with insulation //weep hole filters over each lintel, with min R value of 0.34msq K/W. I openings, type, size and bearing a If not already pre—insulated. Use pr If lintel has a base plate then the situated min. recommended by manufacturer. 65 formed stop ends bonded to cavity derside must be lined with insulated

opening light s with externa

1750mm least 500

level. Provide background ivalent area using manually

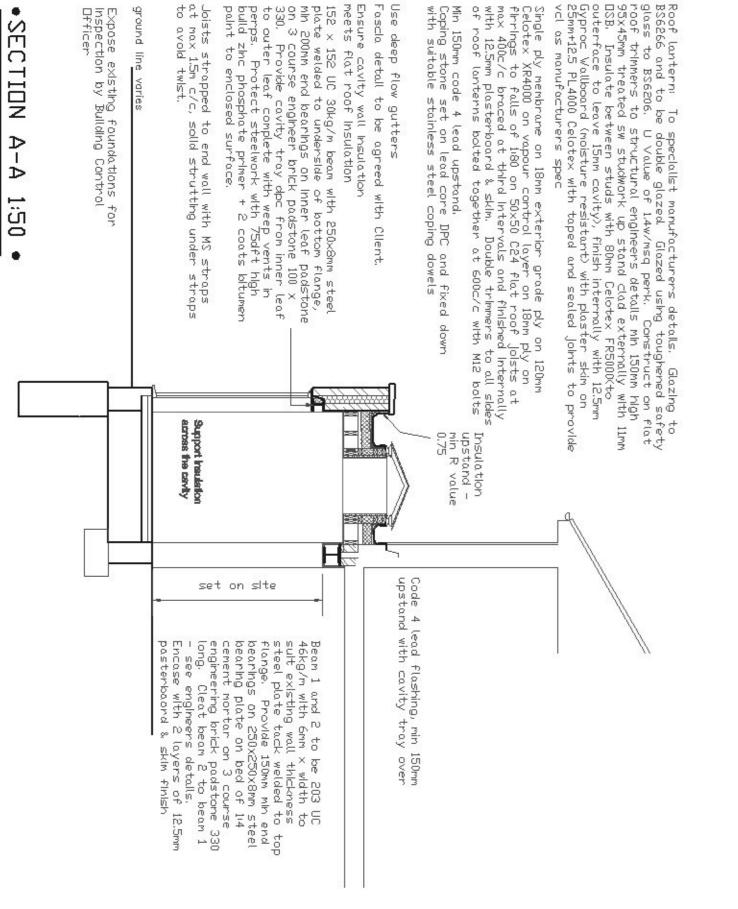
Ventilation: Opening lights to all rooms to provide 1/20th floor area as ventilation with ventilation located to avoid draughts typically 1.7m above ffl and located in all habitable room operated proprietary hit and miss ventilators within the head of the window frame. oors : To be powder coated windo armes to be sealed front & back. indows and rooflights that provide juivalent ows double glazed to achieve a min u-value of 1.4W/msqK, doors to achieve Use Low 'E' glass in DG units. Doors set back to give a min frame/closure access into dwellings shall prevent unauthorised access. Any such doors e overlap of 30m and windows sh to be draught stripped. Wind All doorsets and easily access be certified to PAS 24:2012

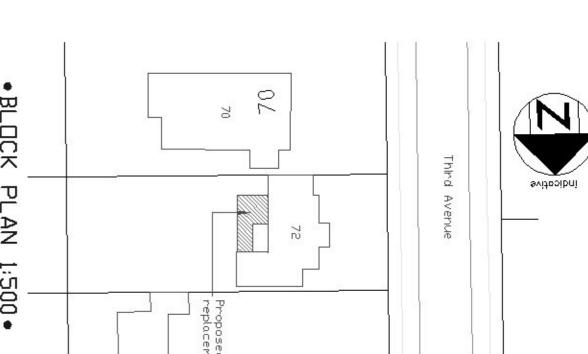
noke detection: RECOMMENDATION Provide mains operated heat detector to Kitchen and smoke alarms to other areas as indicarms to be interconnected and wired to a separately fused circuit at the distribution board, alternatively provide a mains operated apply such as batteries. Smoke alarms fixed to ceiling a min. of 300mm from lights. Loft Conversions to conform to BS 58 section and alarm system ated. To conform to BS 5446:part1. smoke alarm with a secondary power 39 Part 1 with an automatic smoke

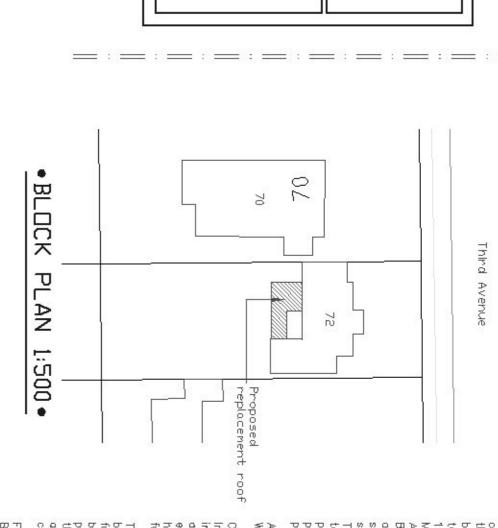
Safety glazing: All glazing to windows which is less above finished floor level to be safety glass to BS6206 art M : Electrics: ositioned as above ting: Extend existing wet sys up to 1.0m from hot water plance Gulde 2010. ntor insulate all pipework than 800mm works to the heating system to finished floor lev 900 insulation to same out in accordance 300n thickness as the pipe to 0.045 W/Mk e with the Domestic Building Services of doors which is less than 1500mm to be

Limiting air leakage: All doors & windows to be draft proofed & checked to be fully functional Flexible filler to be provided around edges of steel work built into cavity walls & edges of plasterb and areas affected by the building work proving developing spaces of those areas (excluding spaces of those areas (excluding spaces of those areas (excluding spaces) and 45 lamp luments are excluded from the overall of contractions. Lamp capacity not greater than 100 instructions and all lamps automatically is unaccupied and all lamps automatically in the spaces. Floor joists to be supported on joist hanger applied prior to plaster finish. that number not less than three per four and wardrobes) Low energy light fittings 400 lamp lumens. Light fittings whose external lighting is installed, provide light tically controlled so as to switch off after that

(Electrical Safety) must be designed complied with. In general complicity by a person competent to do so. d, installed and tested by the nce with Part P and be demon person nstrated







The drawing has been prepared as a minimum guide to construction and for the purpose of obtaining a Building Regulation approval. The client /contractor must ensure and satisfy themselves that all works carried out, working practices and materials employed are fit and suitable for the purpose for which they are used. All dimensions and details are to be checked on site prior to commencement of works. All work/materials to Local Authority/approved inspectors requirements, Building Regulations 1991 (and all current amendments to date) Robust Details, Zurich Municipal Guarantees Technical Manual, including all associated legislation. All works to be carried out in a workmanlike manner to all relevant British standards, Codes of Practice, BBA certificates or bearing CE mark as approved in Construction products directive (89/106/EEC). All structural works should be checked for adequacy or designed and specified by specialist engineer to be employed under separate contract. The client is to carryout/independently arrange a site survey to BS 5930 to be undertaken before commencement of works on site to ascertain possible site contaminants. If contaminants are discovered specialist professional advice is to be sought and remediation measures undertaken prior to commencement. ALL DIMENSIONS SHOWN ARE TO BE CHECKED PRIOR TO COMMENCING THE WORK AND ANY DISCREPENCIES REPORTED

nstruction (Design and Management) Regulations 2015: All Domestic, dustrial and Commercial developments (new build and refurbishment) sluding self build and private domestic clients are to be managed in cordance with the requirements of the act. The designers have tried to sure that their designs, avoid, reduce or control inherent risks to alth and safety of those people affected during construction and the turn maintenance of the building. s client is to be aware that the work shown should only be executed qualified builders who have attended the latest CDM courses and are y proficient in all forms of safety procedure relating to all aspects of Iding and the safe operation of all plant and equipment including sonal protection. The builder and sub contractors should submit to client his Method Statement of Operation outlining his risk sessments etc relating to the work shown on this drawing before numencing work.

oundations: Expose existing foundations for inspection and approval by uilding Control Office. Seek advise from Structural Engineer as acessary

ınd Floor: Exleting

Foul Drainage Existing urface Water Drainage: Rainwater goods to consist of 100mm hr gutter id to minimal falls, with brackets at 1000mm c/cs complete with all scessary connectors, stop ends, outlets etc. to discharge to 65mm ownpipes secured to brickwork at max, 1000mm c/c. Rainwater ownpipes to discharge to gulley hopper. All undergound works as foul rainage. Final connection to new soakaway (subject to suitable ercolation test as Approved document H2 para 1.34 to 1.38) min. 1 sh.m situated min 5m from any building.

se note that any sewer drainage which runs from next door and sigh the proposed site is owned by the water authority. As such it is sarry for the person carrying out the work to consult with the ant water authority to obtain their permission to build over any age runs more than 6 m in length or manholes that exist on the Please provide full details and layouts of the drainage if this es.

Anglian Water can be contacted at opperservices@anglianwater.co.uk or 01206 289470

Revision note Date

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Address 72 Third Avenue, Frinton on Sea, Essex, CO13 9EE	Description Proposed alterations	Drawing title As existing & as proposed	

DIBWII ZM	Sheet no.
Date 07/2021	Scale as indicated @ A1
Drawing No	Revision
CBTA-01	⊅

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Cleverly

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Blear

Drawing Services Ltd. CO13 9AB Frinton-on-Sea, Essex, 143 Connaught Avenue oeMannin 9 BSc.

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