

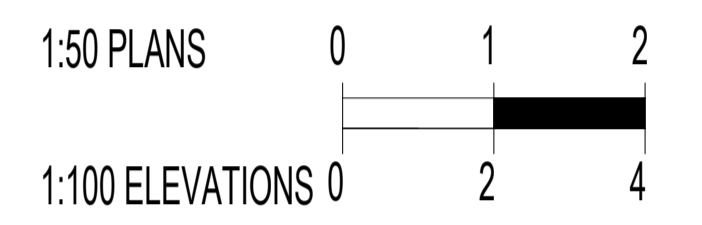
01 Existing Front 1:100

02 Existing Rear 1:100

03 Existing Side 1:100

04 Existing Side 1:100

SD = interlinked smoke detector with battery back up and dedicated circuit
 FD30 = 30 minute rated fire door with intumescent strips and smoke seals
 HD = Heat detector



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 NOT FOR CONSTRUCTION**

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REV / REVISION NOTE	REVISION DATE	BY
DWG REF 2023/10/30 Windsor	SHEET 01 of 12	
SCALE 1:50/1:100/1:1250	DRAWN DATE 10/23	
PAPER A1	DRAWN BY DB	CHECKED NE

DSB Property Designs LTD
 Architectural & Chartered Building Consultancy

CIOB Chartered Building Consultancy
 THE CHARTERED INSTITUTE OF BUILDING

Professionalism and Integrity in Construction

PROJECT:-
 RE-PITCH ROOF TO FORM ROOMS IN ROOF WITH DORMERS TO FRONT AND REAR, BALCONY TO REAR, ALTERATIONS TO ELEVATIONS

SITE ADDRESS:-
 30 WINDSOR AVENUE
 GRAYS
 ESSEX
 RM16 2UB

CLIENT:-
 Mr and Mrs Walia

SMARTER PLANNING CHAMPION

partner LABBC

WALL KEY:-

	Existing stud/ block
	Existing solid walls
	Block walls
	Stud walls
	Existing cavity walls
	Proposed walls

Engineer Planning Bldg Regs Construction

MATERIALS:-
 1) Matching Render/Brick
 2) Matching Interlocking Tile
 3) PVC Windows and Doors
 4) PVC Rainwater Goods
 5)
 6)
 7)

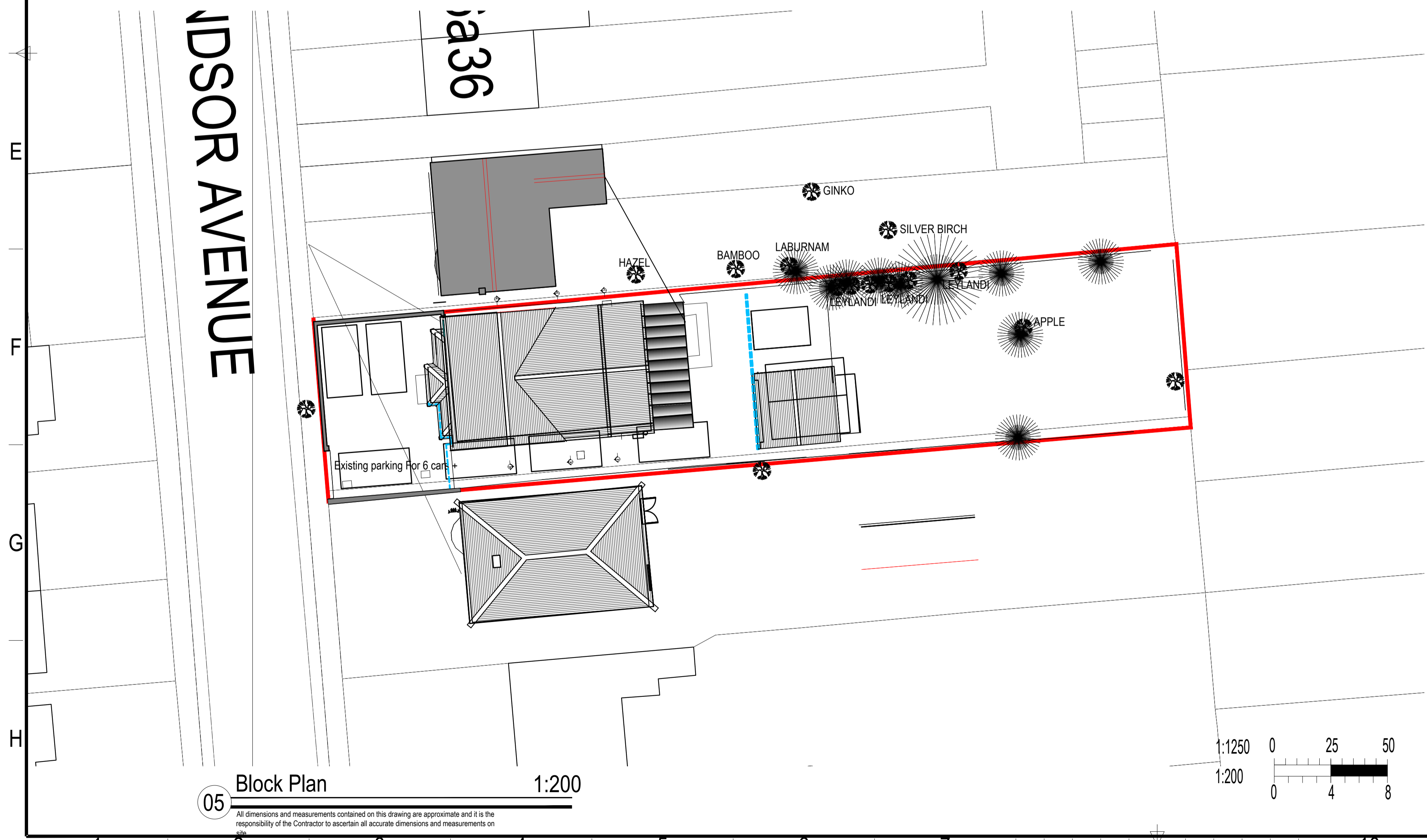
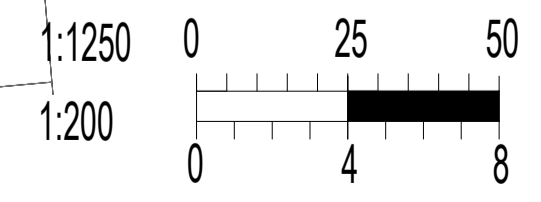
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01 Existing Plans
 All dimensions and measurements contained on this drawing are approximate and it is the responsibility of the Contractor to ascertain all accurate dimensions and measurements on site.



06 Location Plan 1:1250
 All dimensions and measurements contained on this drawing are approximate and it is the responsibility of the Contractor to ascertain all accurate dimensions and measurements on site.

- General**
- A) Use infill blocks specified by Beam and block floor manufacturer only to ensure correct strength block is used, details and calculations of beam and block floor to be submitted to Building control from chosen manufacturer prior to commencing this stage of the works. Provide DPC below beam and block bearings.
 - B) All new timber to be pressure impregnated against rot and insect attack, all timber dimensions specified are minimum sizes required.
 - C) Prior to commencement of works expose and check existing foundation, confirm all levels where details differ contact engineer for redesign charged at engineers standard rate. Ensure foundations are trench and not pile or raft if found to be designed then foundations may need to be reconsidered.
 - D) Allow for shrinkage details in timber
 - E) Care to be taken to determine exact position and levels of existing underground and general services. Check for Gas, Electric main cables, drainage, pipe work, telecommunications etc allow for diversion protection as agreed with the relevant Utility companies only. No Gas mains to be built over, consult Gas utility company for diversion.
 - F) Existing drainage appears to be private if found to be shared it must comply with Anglia Water requirements. It is important to check these details prior to any works commencing on site. Where details differ contact DSB. Applications will be charged at our standard rate.
 - G) Expose and check existing foundation type and depth prior to commencement of any works and confirm they are trench, where details differ a structural design may be required. Confirm with Building Control prior to commencement of works. Where existing foundations are deeper than the proposed the proposed must be taken down to at least the same level as the existing but no less than shown and in some cases deeper foundation may be required subject to visible roots and ground conditions. Allowances should be made for this in
 - H) Remove tree's near to proposal check to ensure no TPO's exist prior to removal if in doubt consult LA.
 - I) Note:- Foundation depths are subject to soil type, tree roots and distances from trees, we suggest that a trial pit is formed first for investigation by Building control prior to excavating the full trench to establish the final foundation depths.
 - J) Ensure suitable diagonal bracing, bracing details, straps and noggin's for adequate stability.
 - K) Ensure existing property is supported to prevent collapse during works.



05 Block Plan 1:200
 All dimensions and measurements contained on this drawing are approximate and it is the responsibility of the Contractor to ascertain all accurate dimensions and measurements on site.