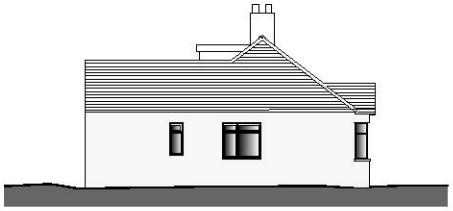
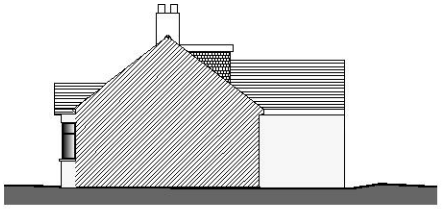


04 Existing Side 1:100



05 Existing Side (Party wall) 1:100

General

A) Use HB lintels specified by Ibstock and block lintel manufacturer only to ensure correct strength lintel is used, details and calculations of lintel and block lintel to be submitted to Building control from chosen manufacturer prior to commencing this stage of the works. Provide DPC below lintel and block bearings.

B) All new lintels to be proposed by specified regional sub and fixed attach, all lintel 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 detailing: charged at engineers standard rate. Retain foundations non trench and any pile or well if found to be designed from foundations may need to be reassessed.

D) Allow for drainage details to follow

E) Care to be taken to determine exact position and levels of existing manholes 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 main is 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 Anglian 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 fit-for-purpose, where details differ a structural design may be required. Confirm with Building Control prior to commencement of works. Where existing foundations are shallower 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.

H) Remove lintel's once in proposed stack in accordance TRVA could prior to removal (Fr. Could 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 consider the final foundation depths.

J) Ensure suitable diagonal bracing, bracing details, stops and noggins for adequate stability.

K) Ensure existing property is supported to prevent collapse during works.

Health and Safety Legislation,

Construction (Design & Management) Regulations 2015

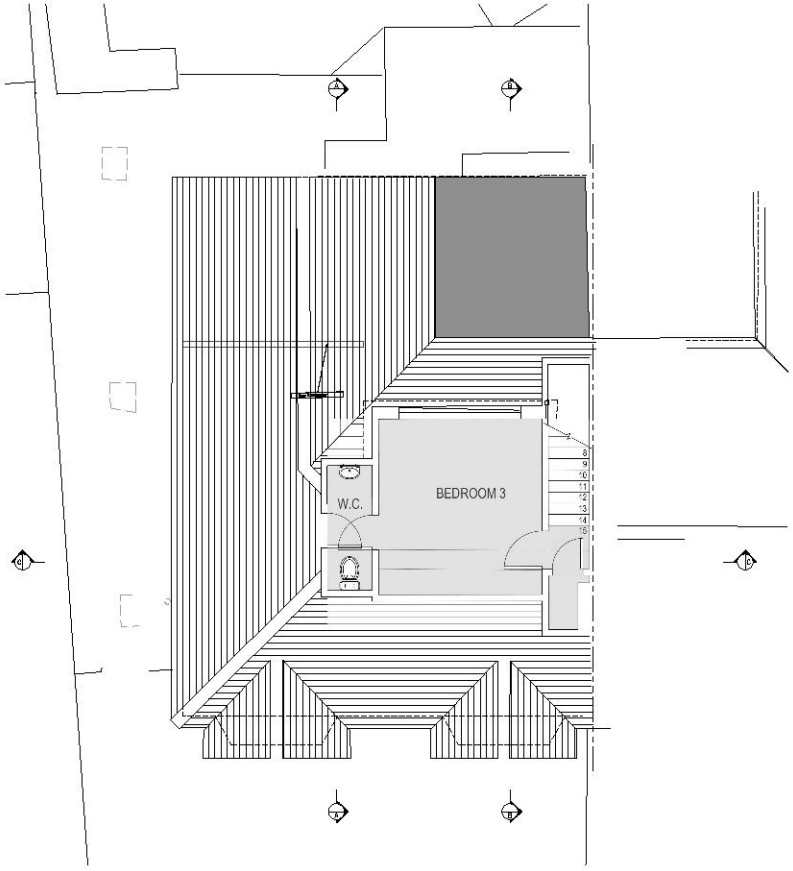
The client should make themselves aware of their duties and responsibilities under the Construction (Design & Management) Regulations 2015 including making suitable arrangements to ensure that, throughout the structure, sufficient competent or a project coordinator is given to the health, safety and welfare of all those affected and involved in the construction work. The client should ensure that all relevant pre-construction information is provided as soon as practicable to the designer and contractor (including the principal contractor) who is tendering for work on the project or has already been appointed. DSB Property Designs Ltd will be appointed 'designer' for the pre-construction phase of the project to prepare drawings, design details and specifications for the construction of new structures and/or alterations to existing structures. Thereafter client should ensure that a competent person is the contractor or principal contractor during the construction phase of the works, and there are sufficient to manage health and safety of the site and which provides a maintenance strategy has a duty to discharge. These drawings form any part of the health and Safety file under CDM 2015, we are not involved with the construction stage of the project therefore. Our involvement in Principle designer has ceased and we don't need more these documents to be Principle Contractor and needed from to notify to your cost from duties under CDM 2015. Note that if a contract is notifiable to the HSE if the construction work on a construction site is intended to last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project or it exceeds 500 person days.

These drawings are compiled on the sole basis that the works will be undertaken by a competent Contractor experienced in the nature of the works concerned hereon. All required temporary works to maintain the permanent stamen because are the responsibility of the Contractor.

These drawings are not a step by step Instructions guide and in some cases changes may be required. Any conditions from the drawings must first be agreed with Building control. Where our involvement is required this must be instructed in writing and will be charged at our standard rate.

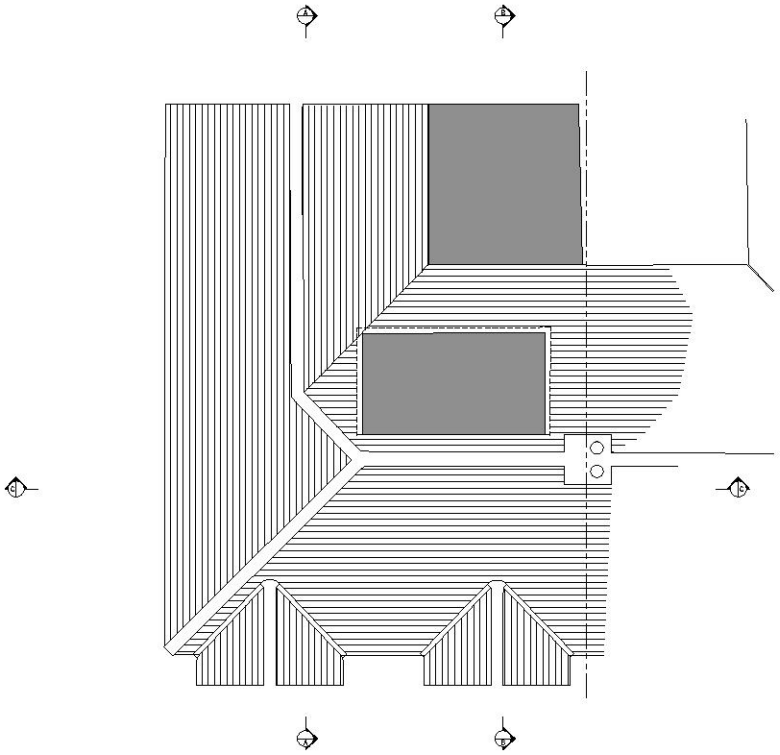
We suggest a Principle survey is carried out and where our Principle is found work the unavoidable delays. Any mistakes must be dealt with by the appointed / intended site/design/ Contractor.

1:1250 0 25 50
1:200 0 4 8
1:50 PLANS 0 1 2
1:100 ELEVATIONS 0 2 4



06 Existing First Floor Plan 1:50

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.



07 Existing Roof Plan 1:50

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.

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NOT FOR CONSTRUCTION

REV	PURPOSE/ ISSUE	REVISION DETAIL	BY
-	-	-	-

DWG REF	2021/10/18RHC	SHEET 02 of 08	
SCALE	1:50/1:100	DRAWN DATE	OCT21
PAPER A1	DRAWN BY PSG	CHECKED	DB

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Architectural & Chartered Building Consultancy
CIOB THE CHARTERED INSTITUTE OF BUILDING
Chartered Building Consultancy
Professionalism and Integrity in Construction

PROJECT: -
Hip to Gable with Rear Dormer Extended and Internal Alterations

SITE ADDRESS:-
18 Rochford Hall Close
Rochford
Essex
SS4 1HF

CLIENT: -
Mr and Mrs Hills

SMARTER PLANNING CHAMPION
partner LABC

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 Roof tiles.
2 Matching brickwork Tie
3 PVC Windows and Doors
4 PVC Rainwater Goods
5
6
7
8

Tel: 01702 302 386 Email: info@dsbdesigns.co.uk
Web: www.dsbdesigns.co.uk

07 Existing First Floor, Roof Plan and Elevations

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.