



**NOTES:-**

All dimensions must be checked on site and not scaled from this drawing.

These drawings to be read in conjunction with Structural Engineers specification.

All materials to be fixed in strict accordance with manufacturers specification.

All structural timber to be preservative treated.

All limits to have a minimum end bearing of 150mm.

Allowance to remain for concrete areas equal to 1200mm of floor area of each room.

Minimum area 8000mm<sup>2</sup> for habitable rooms & minimum 4000mm<sup>2</sup> for all other rooms unless stated.

*Prior to commencement of work:-*

- a) All existing foundations & limits over openings which will have an increased loading, are to be exposed to check their load bearing capacity to full Local Authority satisfaction as agreed on site, & if found necessary to be amended to their full approval.
- b) existing drains which are to be used, are to be exposed to check their position & depth is correct for use.
- c) all existing drains to be exposed to check their cover size to be exposed & if found in sound condition to be encased in 150mm thick concrete, with 13mm thick compressible board movement joints in concrete at every pipe joint, maximum 5000L to full Local Authority satisfaction as agreed on site.
- d) all existing services where needing to be altered or extended are to be clarified by the builders with the owners.
- e) the contractor is to check all setting out and any discrepancies to be reported.

All work to be carried out in accordance with the latest Building Regulations and British Standards.

No work is to be carried out on any adjacent land without the written permission of the owner of that land.

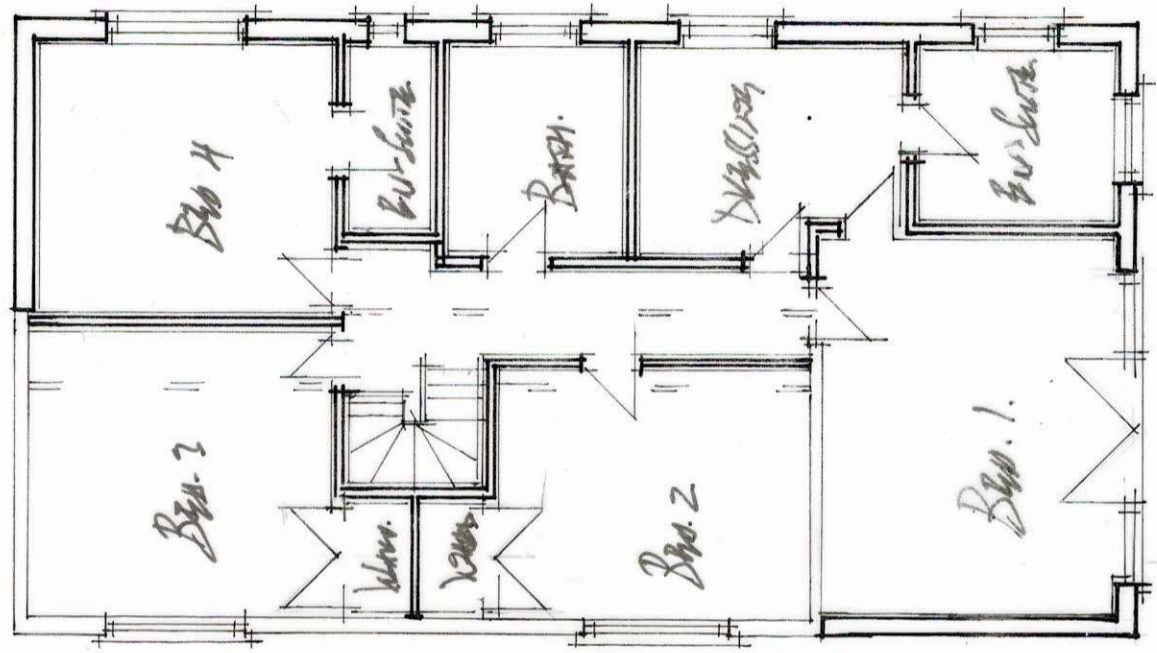
All limits to be insulated to give U values of 1.2 W/m<sup>2</sup>K.

All glazing to be toughened glass to BS 6205.

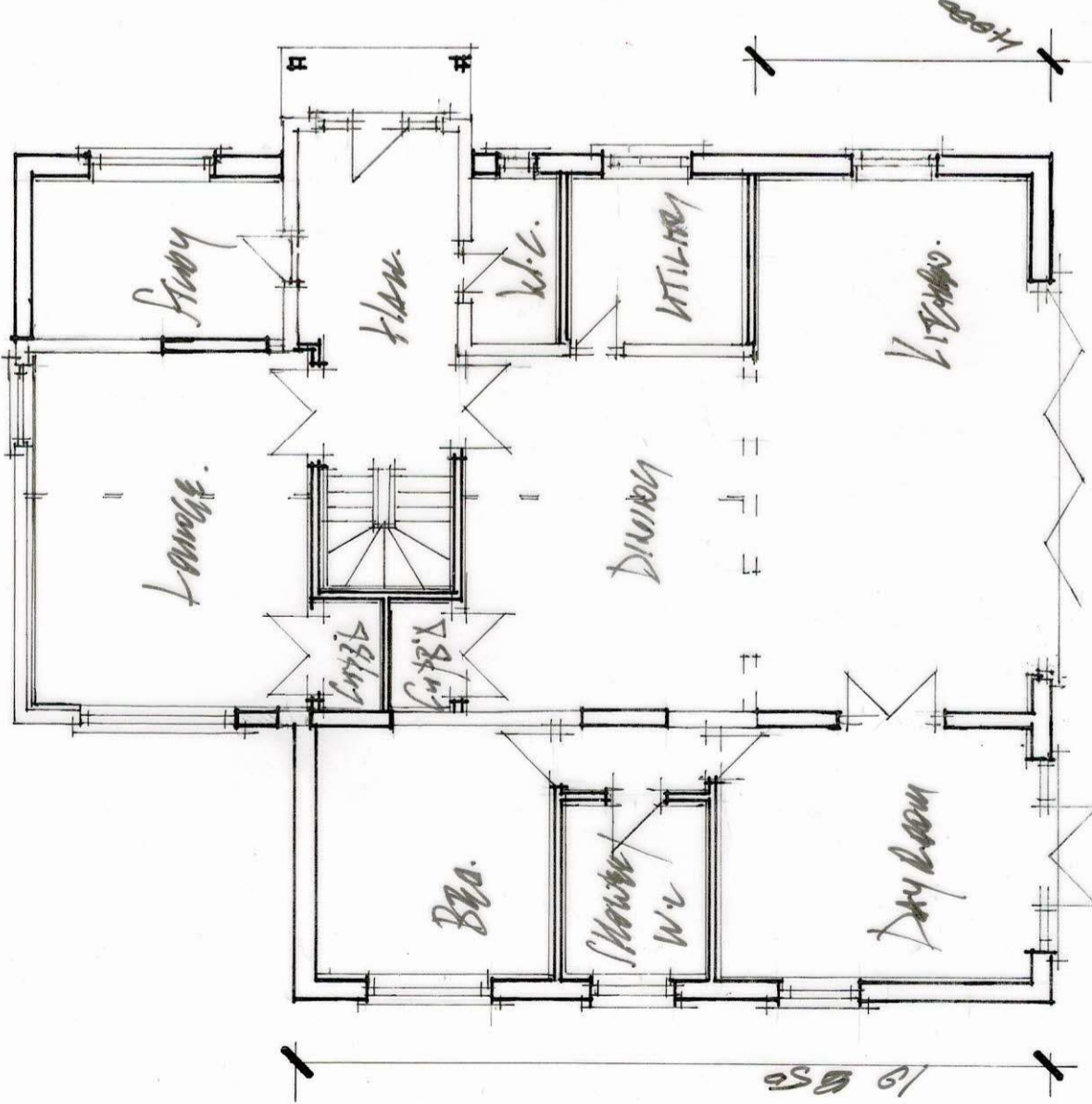
Surface water taken to existing surface water drain which is to be exposed & outfall checked for suitability to full Local Authority satisfaction as agreed on site. If existing drains are found to be unsuitable for use, lay 100mm dia. Terraan UPVC drain with 150mm surround of granular fill & laid to falls to new soakaway, sited not less than 5000mm from any building & constructed open chamber of a size to Local Authority satisfaction as determined on site, min 1 Cubic Metre.

Any floor proposed through a wall it is to have a concrete lined over and a minimum 50mm gap around the pipe with rigid masking.

Lay minimum 100mm dia. UPVC ducts under new concrete floor to existing suspended floor vents.



*Proposed First Floor.*



*Proposed Second Floor.*

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Client

*Mr. & Mrs. P. Adams.*

Job Title

*Cross walls,  
spas, HWT, Loundro  
1st flr.*

Drawing Title

*Proposed First Floor.*

Scale

*1/10 @ A3.*

Date

*Dec. 23*

Drawn by

Job No.

Rev.

*SHG/3.*