

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 lintels to have a minimum end bearing of 150mm.
All new windows to contain operable areas equal to 1/20th of floor area of enclosed room & fitted with trickle ventilators.
Minimum area 8000mm² for habitable rooms & minimum 4000mm² for all other rooms unless stated.

Prior to commencement of work:-

- a) All existing foundations & lintels 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 approvals.
 - b) Existing drains which are to be used, are to be exposed to check position & depth is correct for use.
 - c) All existing drains which are to be built over are to be exposed & if found in sound condition to be encased in 150mm thick concrete, with 13mm thick compressable board movement joints in concrete at every pipe joint, maximum 5000L to full Local Authority satisfaction as agreed on site.
 - d) All existing structural steelwork, including any alterations or extended are to be checked 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 encroach over adjoining land without the written permission of the owner prior to commencement of work.
All lintels to be insulated to give U value of 1.2 w/m²k.
All glazing to be toughened glass to BS 6206.

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. All existing drains found to be suitable for use, 100mm dia. To have UPVC drain with 150mm surround of granular fill & led 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.
Where any drain passes through a wall it is to have a concrete lintel 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.

Revision	
A	Date

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Client

Mr & Mrs R. Hanson

Job Title

*65 OAK DRIVE
HITCHIN*

Drawing Title

EXISTING PLANS.

Scale

1/100 & AS.

Date

May 26

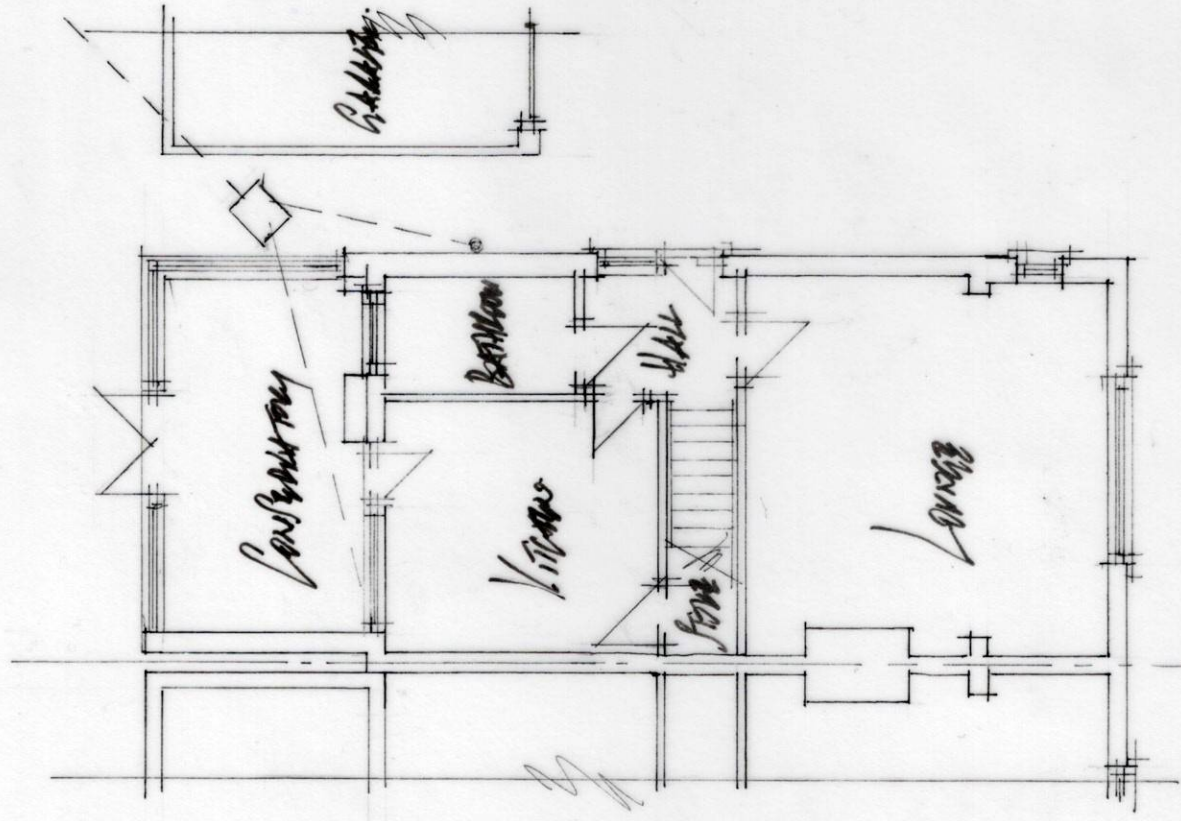
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H.B.

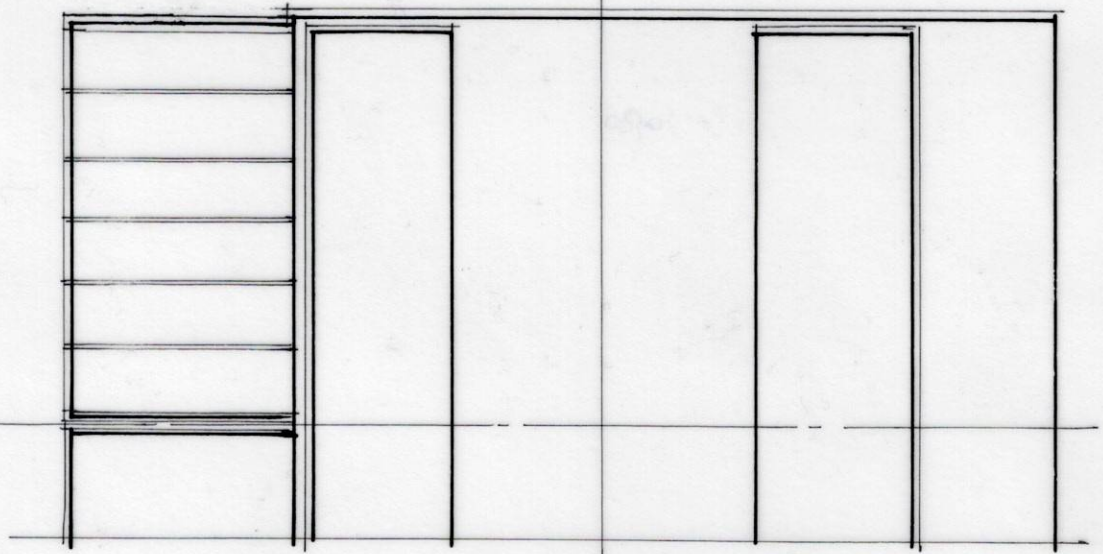
Dwg No:

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Rev:



EXISTING GROUND FLOOR PLAN.



EXISTING ROOF PLAN.