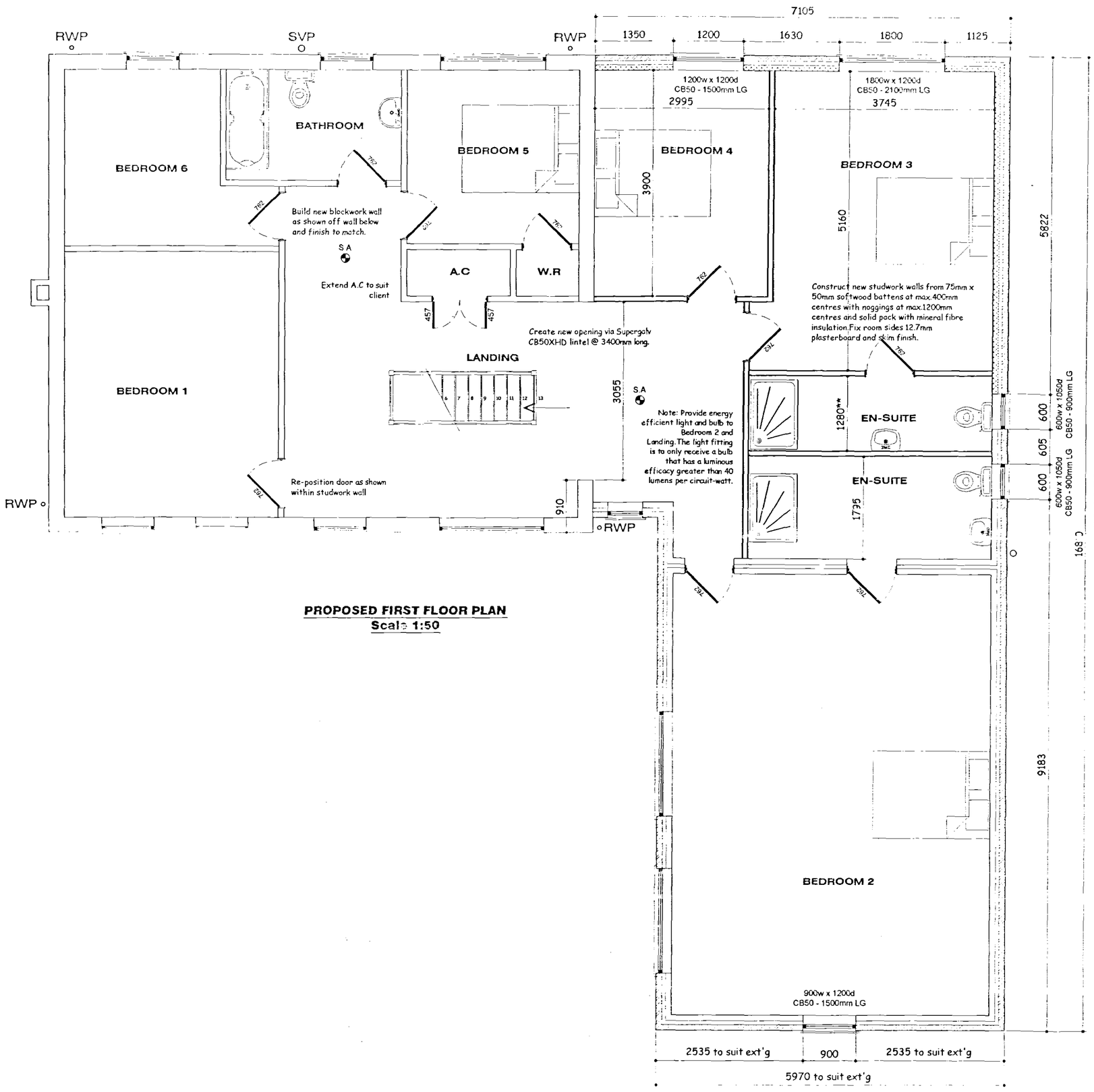


PROPOSED FIRST FLOOR PLAN
Scale 1:50

** =En-Suite width to suit clients shower tray

Fit 15L/sec extractor fans to En-Suites with rigid ducting kit running thro' roof space and to be ventilated thro' soffit. Ducting and fan to be surrounded with 100mm glass fibre insulation to provide 1/2 hour fire protection.

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

The contractor shall provide a Notice / Marking within the proposed utility stating that "The foul drainage system from this property discharges to a Sewage Treatment Plant (specify location).The tank requires monthly inspections of the outlet chamber or distribution box to observe that the effluent is free flowing and clear.The tank requires maintenance procedures as directed by Manufacturer.The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance.

Tie new brick/ block work to existing with"Furfix" or similar approved

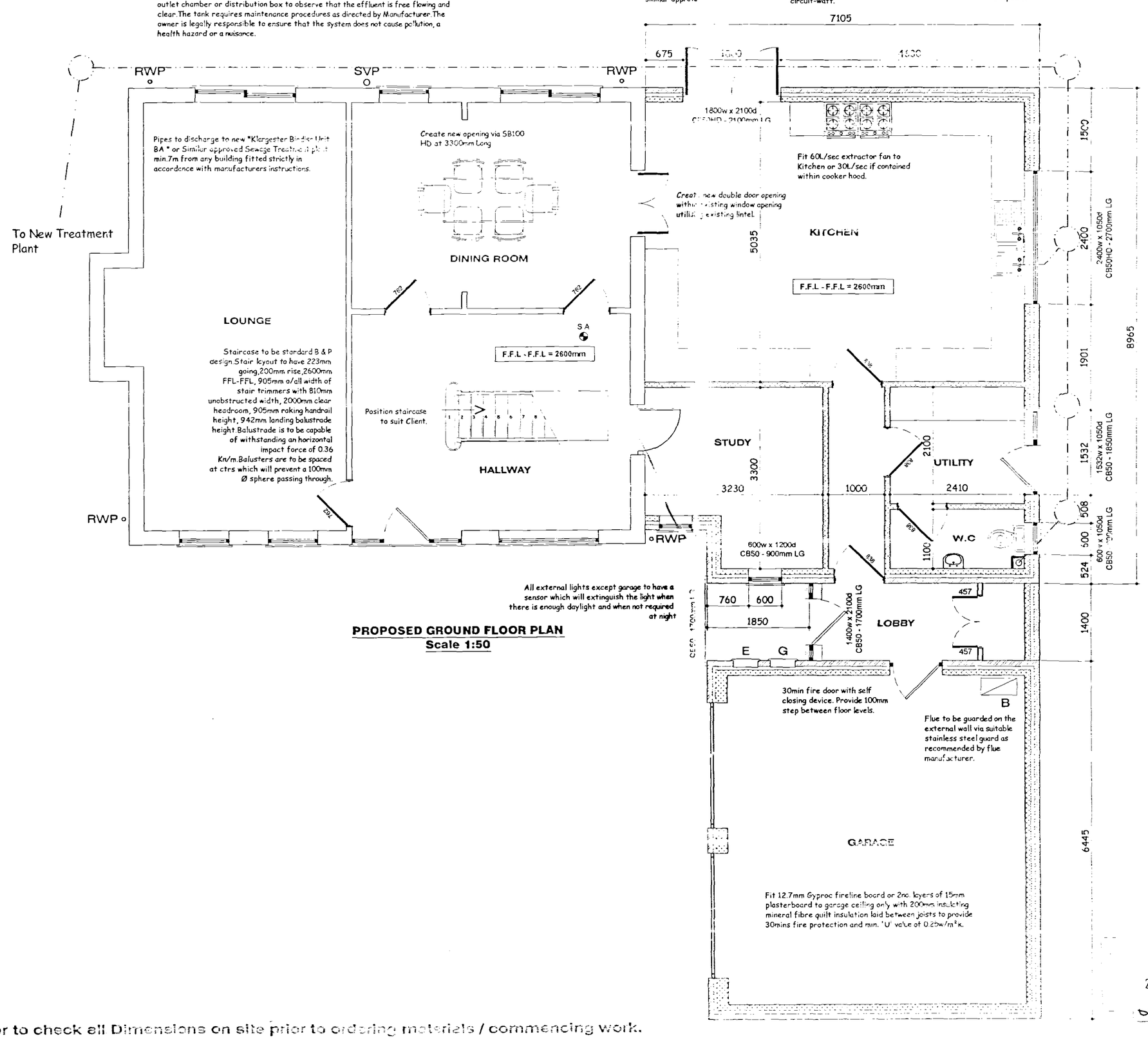
Note: Provide energy efficient light and bulb to Living Room, Study and hallway.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

Existing Drains & Pipe Work to be exposed and checked for suitability and must be to the satisfaction of the L.A Building Inspector.

New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 or 150mm C30P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 fall.All of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

Fit 30l/sec ceiling mounted extract fan to Utility & 15L/sec to W.C with rigid ducting kit running thro' floor space and to be ventilated thro'external wall.Ducting and fan to be surronded with 100mm glass fibre insulation to provide 30mins fire protection.



PROPOSED GROUND FLOOR PLAN
Scale 1:50

All external lights except garage to have a sensor which will extinguish the light when there is enough daylight and when not required at night

Contractor to check all Dimensions on site prior to ordering materials / commencing work.
Do Not Scale from this Drawing - If in doubt then please ask

SUPERSEDED

REV DESCRIPTION:
"B" - 20.05.05 - General Amendments to First Floor PLan
"A" - 18.11.04 - Amendments shown clouded to suit B.Control

remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
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PE11 3HX
Tel: 07815 112 058
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Project: Proposed Two Storey Side Extension

Client: Mr D Ford
"Highbury"
Damgate
Holbeach
PE12 8PB

27/../2005
0724/05

Date: MAY 05 | DRG No: DF.02 | REV: B