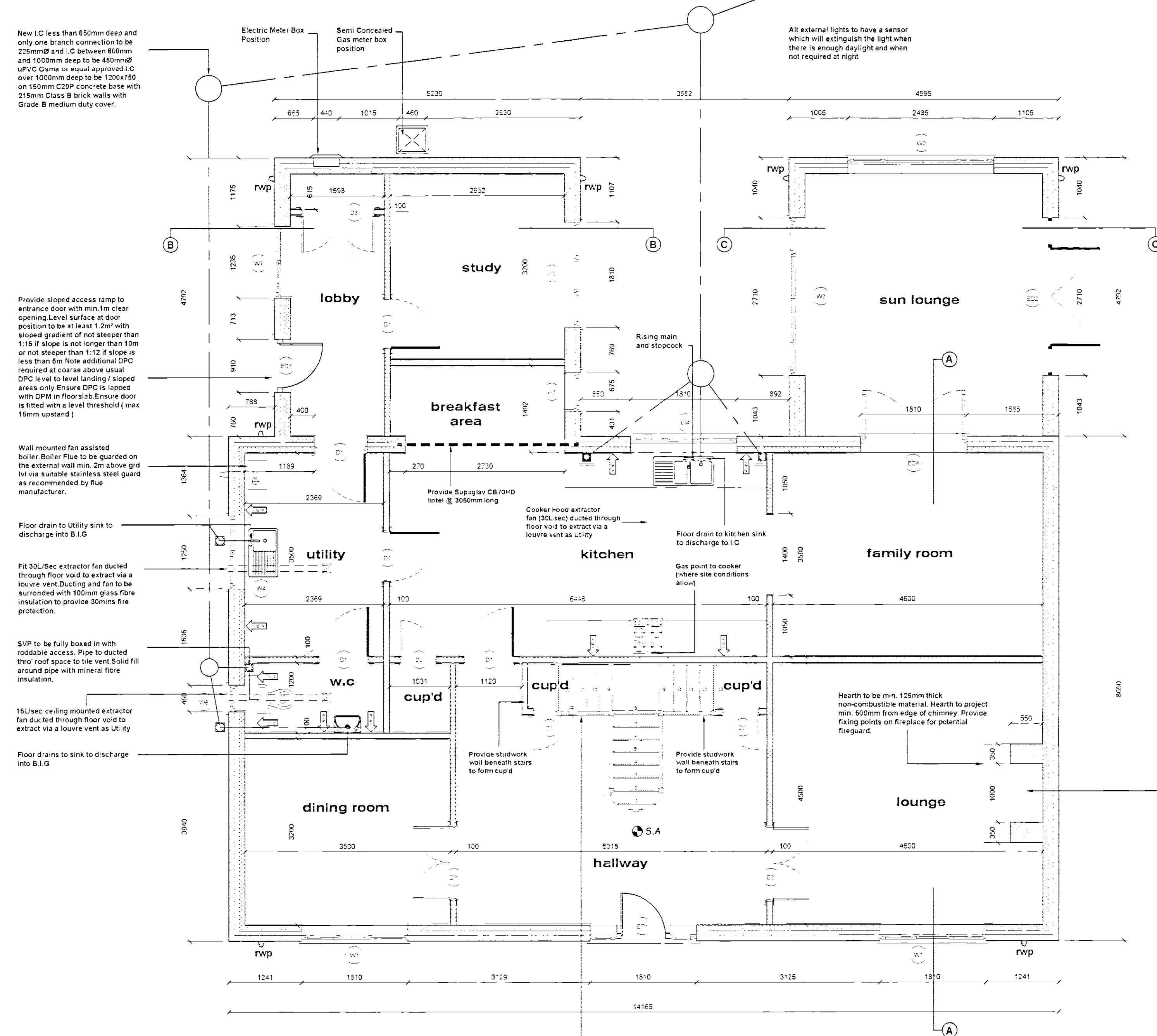


Contractor to check all Dimensions & Schedules prior to ordering materials / commencing work. Do Not Scale from this Drawing - If in doubt then please ask



New I.C. less than 650mm deep and only one branch connection to be 225mm $\varnothing$ and I.C. between 600mm and 1000mm deep to be 450mm $\varnothing$ (PVC-U or equal approved) I.C. over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 75mm Class B brick walls with Grade B medium duty cover.

Electric Meter Box Position

Semi Concealed Gas meter box position

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

Provide sloped access ramp to entrance door with min. 1m clear opening. Level surface at door position to be at least 1.2m with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m. Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only. Ensure DPC is lapped with DPM in floor slab. Ensure door is fitted with a level threshold (max 15mm upstand).

Wall mounted fan assisted boiler. Boiler Flue to be guarded on the external wall min. 2m above gnd. I/v via suitable stainless steel guard as recommended by flue manufacturer.

Floor drain to Utility sink to discharge into B.I.G.

Fit 30L/sec extractor fan ducted through floor void to extract via a louvre vent. Ducting and fan to be surrounded with 100mm glass fibre insulation to provide 30mins fire protection.

SVP to be fully boxed in with rod/cable access. Pipe to ducted thro' roof space to tile vent. Solid fill around pipe with mineral fibre insulation.

15L/sec ceiling mounted extractor fan ducted through floor void to extract via a louvre vent as utility.

Floor drains to sink to discharge into B.I.G.

Provide Supaglav CB70HD lintel @ 3050mm long

Cooker hood extractor fan (30L/sec) ducted through floor void to extract via a louvre vent as utility.

Floor drain to kitchen sink to discharge to I.C.

Gas point to cooker (where site conditions allow)

Hearth to be min. 125mm thick non-combustible material. Hearth to project min. 500mm from edge of chimney. Provide fixing points on fireplace for potential fireguard.

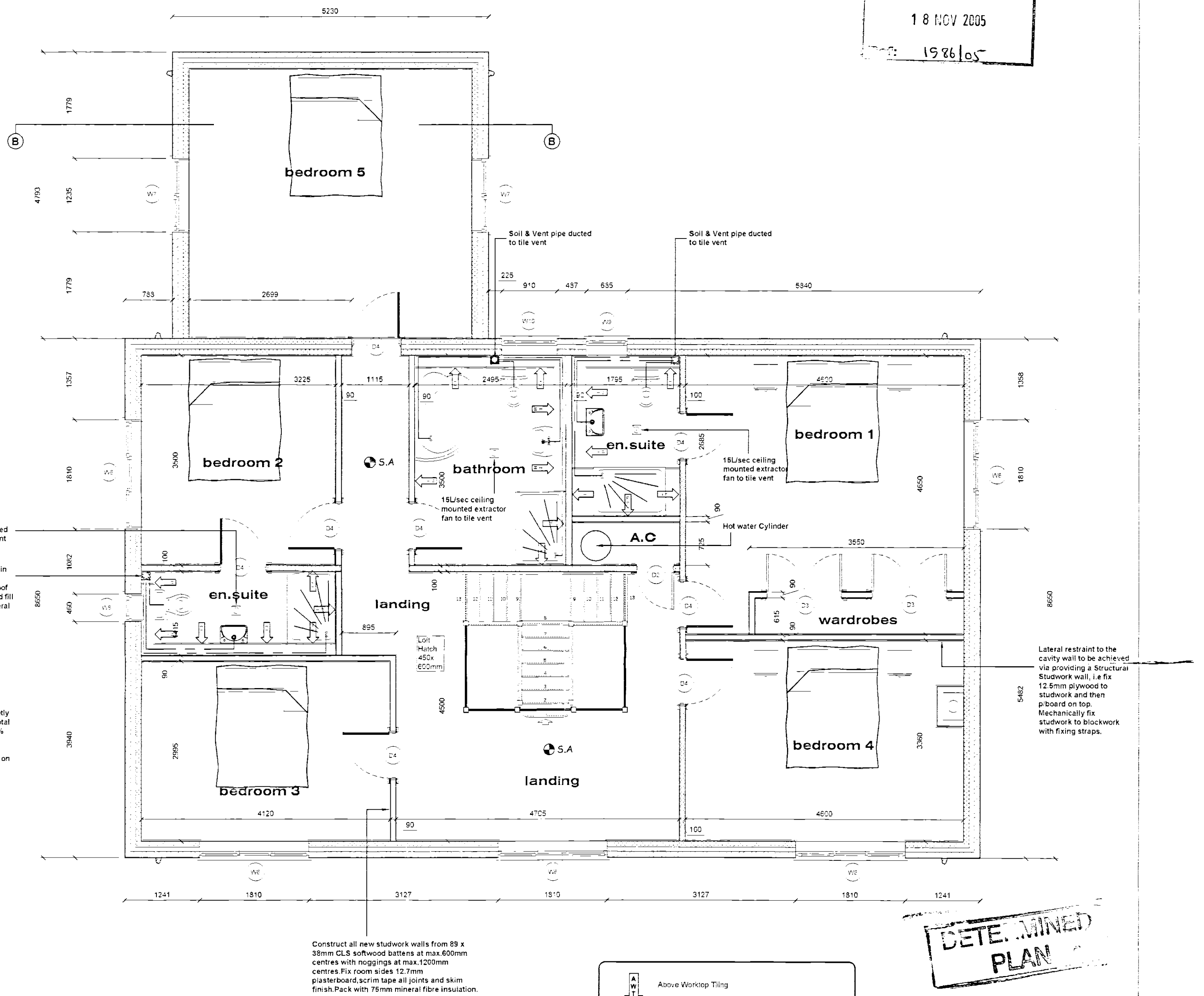
Permanent air supply req'd to open fire achieved via permanently open air vents with a total free area of at least 50% of the throat opening area. Exact fireplace & surround to be finalised on site with client.

Staircase to be based on a standard B & P design. Stair layout to have min 225mm going & max 200mm rise to suit FFL - FFL of 2850mm, 900mm oall width of stair trimmers with 810mm unobstructed width, 2000mm clear headroom, 305mm taking handrail height, 942mm landing balustrade height. Balustrade is to be capable of withstanding an horizontal impact force of 0.95 kNm. Balusters are to be spaced at c/c's which will prevent a 100mm $\varnothing$ sphere passing through.

Note: Provide energy efficient lights and bulbs to Hallway, Kitchen, Family Room & Sun Lounge. The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit watt.

Contractor to provide an "Operating and Maintenance Instructions for Heating and Hot Water Systems" notice inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power.

Ground Floor Plan



15L/sec ceiling mounted extractor fan to tile vent

SVP to be fully boxed in with rod/cable access. Pipe to ducted thro' roof space to tile vent. Solid fill around pipe with mineral fibre insulation.

Permanent air supply req'd to open fire achieved via permanently open air vents with a total free area of at least 50% of the throat opening area. Exact fireplace & surround to be finalised on site with client.

Construct all new studwork walls from 89 x 38mm CLS softwood battens at max. 600mm centres with noggings at max. 1200mm centres. Fix room sides 12.7mm plasterboard, scrim tape all joints and skim finish. Pack with 75mm mineral fibre insulation.

Soil & Vent pipe ducted to tile vent

Soil & Vent pipe ducted to tile vent

15L/sec ceiling mounted extractor fan to tile vent

15L/sec ceiling mounted extractor fan to tile vent

Hot water Cylinder

Lateral restraint to the cavity wall to be achieved via providing a Structural Studwork wall, i.e. fix 12.5mm plywood to studwork and then p/board on top. Mechanically fix studwork to blockwork with fixing straps.

rev 'C' - 16.11.05 - Building Control Specification added

rev 'B' - 29.09.05 - Design amended to gain Planning Permission

rev 'A' - 01.06.05 - Amended to suit Clients Comments

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 on 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 practice and all necessary BS codes for Workmanship on Building Sites.

First Floor Plan

External Window Schedule

Code	Lintel	Size
W1	CB70HD - 2150mm	1810x1350mm
W2	CB70HD - 2800mm	2485x1500mm
W3	CB70HD - 3050mm	2710x1500mm
W4	CB70 - 1600mm	1235x1050mm
W5	CB70 - 1000mm	675x1500mm
W6	CB70HD - 2150mm	1810x1200mm
W7	CB70 - 1600mm	1235x1200mm
W8	CB70 - 800mm	460x1050mm
W9	CB70 - 1000mm	685x1050mm
W10	CB70 - 1250mm	910x1050mm

External Door Schedule

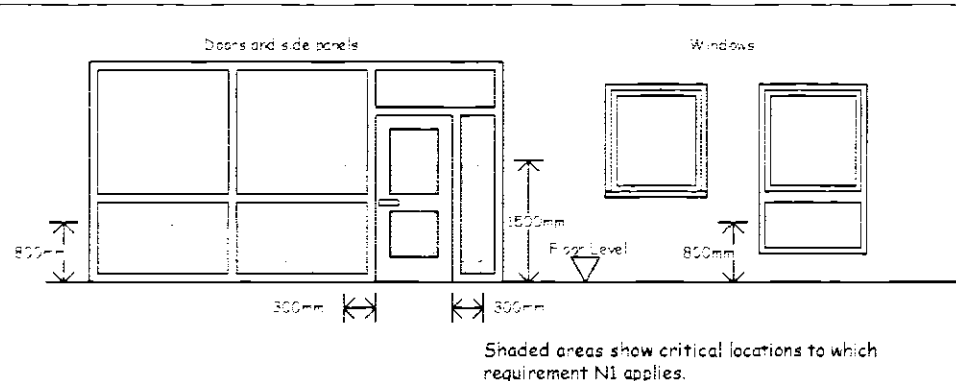
Code	Lintel	Size
ED1	CB70HD - 2150mm	1810x2100mm
ED2	CB70HD - 3050mm	2710x2100mm
ED3	CB70 - 1250mm	910x2100mm
ED4	CB70HD - 2150mm	1810x2100mm

Internal Door Schedule

Door Code	Door Size
D1	838x1981mm
D2	610x1981mm
D3	2x610x1981mm
D4	762x1981mm

Block Comparison Table (To achieve a 'u' value of 0.35w/m²k)

Manufacturer	100mm thk Block type	Full Fill Cavity insulation thickness
Thermalite	Shield	65mm
Plasmor	Fibolite	85mm
	Agile	85mm
	Stranlite	85mm
	Plascon	100mm
Tarmac Topblock	Hemelite	85mm
	Lignacite	85mm
	Topcrete	100mm
	Durox Supabloc	65mm



PLANNING CONDITIONS REF H23 0802 05

1. Contractor / Client to forward samples of materials to be used for External Walls and Roof prior to any work commencing.
2. Contractor / Client to submit a scheme of landscaping for the site prior to any work commencing.
3. All rainwater goods to be coloured Black.
4. All Windows shall be of timber construction and stained Dark Brown and set within reveal by 50mm from front face of brickwork.

18 NOV 2005

DETERMINED PLAN

Client: Mr R Bell
Old Lommas
Reservoir Road
Sunfleet Seas End
PE11 4DH

Site: Proposed Replacement Dwelling:
The Gables
Millgate Rd
Whaplode St Catherine
PE12 6SD

remway design
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01779 768 921
e-mail: jason@remwaydesign.co.uk

Date: may05 Scale: 1:50

Drawing No: rem 1046 - 01 "C"