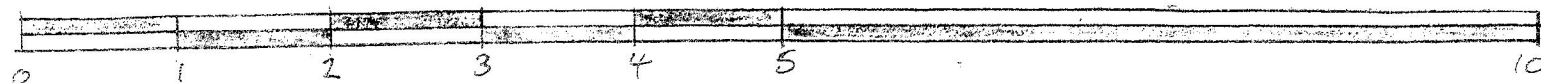


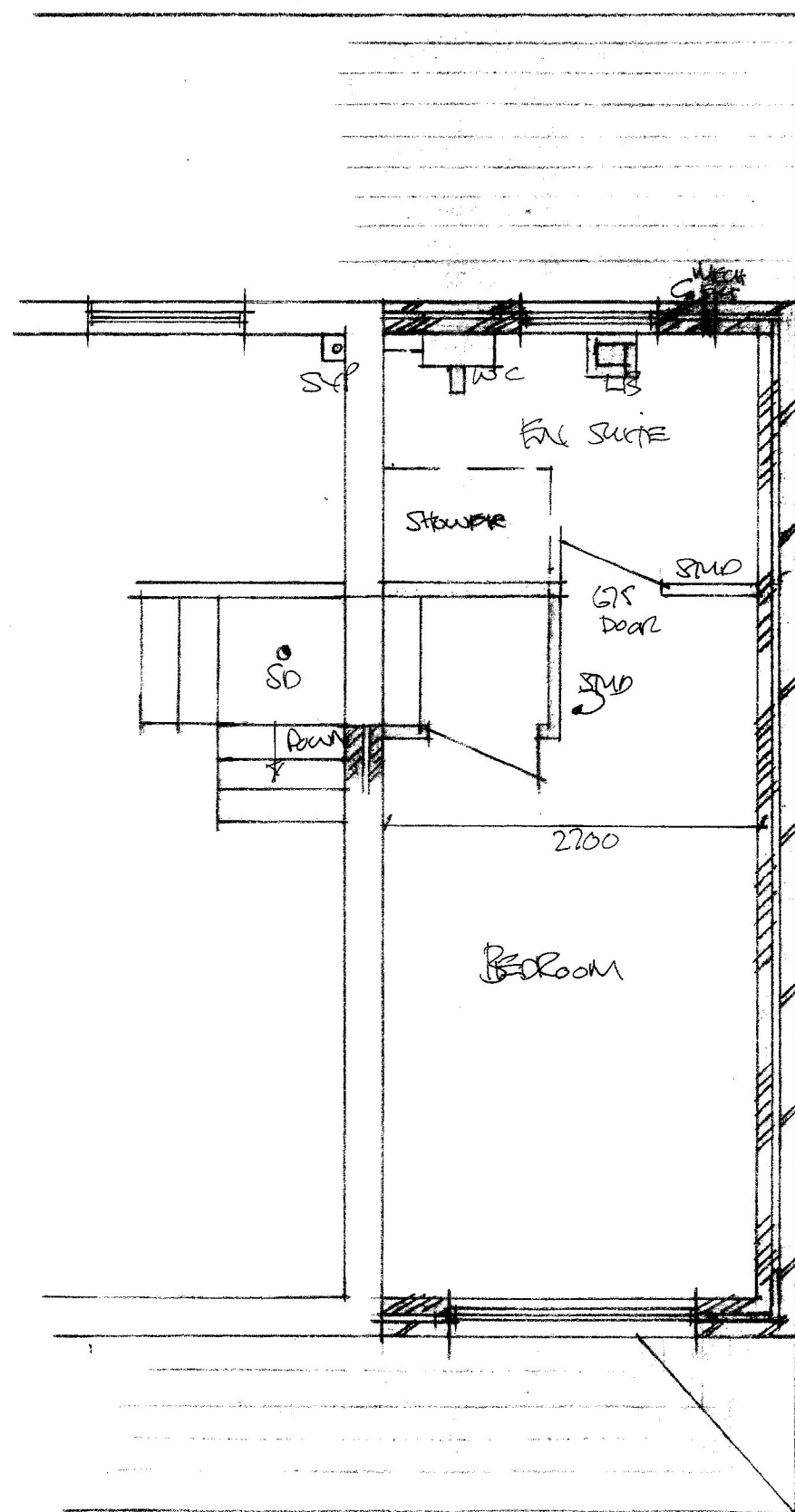
Hand-drawn floor plan of a house with the following rooms and features:

- KITCHEN:** Located on the left side of the plan.
- UTILITY:** Located at the top center of the plan.
- GARAGE:** Located at the bottom center of the plan.
- WC (Water Closet):** Located on the right side of the plan, adjacent to the utility room.
- HALL:** Located at the bottom left of the plan, near the entrance porch.
- ENTRANCE PORCH:** Located at the bottom left of the plan.
- Stairs:**
 - "APPROX 100 STEP DOWN" is indicated near the kitchen/utility boundary.
 - "100 STEP" is indicated near the utility/garage boundary.
 - "LA UP" (Living Area Up) is indicated near the hall.
- Structural/Other Features:**
 - "FW" (Fire Wall) is indicated between the utility and garage.
 - "WC" (Water Closet) is indicated near the right wall.
 - "LB" (Linen Basket) is indicated near the WC.
 - "EXTEND PIPES TO SUIT" is indicated near the utility room.
 - "SMOKE EXH" (Smoke Exhaust) is indicated near the right wall.
 - "510" is indicated near the right wall.
 - "A1" and "A2" are indicated near the bottom right corner.
 - "RAISE WALL TO MATCHING FIRE STOP" is indicated near the bottom center.
 - "SD" (Sewer Drain) is indicated near the hall.

Gen. Food Plan



SCALE BAR 1.50



LINTELS

Birtley lintels [i.e. HD90, CB90, SB100HD, SB100 or similar unless stated or agreed with LABC] to cavity walls and single walls with min 150 end bearing and afforded 1/2 hr fire resistance.

Supporting steelwork as calculations.

BEAM 'A' - 2 No 178x102x19 UB's
bolted together at max 1.5m
centres.

BEAM 'B' - 2 No 178x102x19 UB's
bolted together at max 1.5m
centres.

New steelwork afforded min 150 end bearing and 1/2hr fire resistance via 2 no layers 12.5mm Gyproc Fireline board and skim.

ELECTRICS

13-amp ring main and lighting circuit to comply with latest edition of IEE regulations. Number and position of sockets and switches to client's instructions.

Every fourth light fitting to be energy saving type.

Provide mechanical extract ventilation to new en suite bathroom of at least 15 litres per second.

Provide mechanical extract ventilation to new GF WC area capable of at least 6 litres per second.

Extracts ducted to external air in all cases.

See important additional notes
with respect of electrics.

- GENERAL

Heating system to be extended to owner's requirements.

Fit new radiators with TRV's.

Size and position of radiators to owner's requirements.

All work to gas appliances by GSR installer only.

Where required-New meter positions to be confirmed with suppliers.

New internal doors to owner's choice.

* Provide new FD30S fire door
and frame and min 100 step

Mains smoke detection (interlinked) as indicated at each floor level.

All windows to owners and Planning Departments requirements.

External works to drive access and rear garden etc to owner's requirements.

BELOW GROUND DRAINAGE

Existing drainage to be investigated on commencement of works to check position of all drain runs.

New drainage in 100-dia upvc bedded and surrounded in 150-pea gravel.

Any new manholes/inspection chambers (where required) to be in upvc by Hepworth, Osma or similar.

New soakaway provided to front entrance roof etc to connect to roddable gulley and new soakaway min 5m from building.

Soakaway 1m x 1m x 1m filled with hardcore.

Alternatively connect new SW
gully to existing surface water
drain in front drive area.

All new gullies to be roddable access type.

All sw and fw drainage must connect to existing separate system.

WINDOWS/DOORS

New windows/external doors' in upvc to match with ventilation openings equal to 1/20th floor areas +8000mm² background vent. All windows and external doors to be double-glazed Low 'E' glass and argon filling with min 16mm gap, (4/20/4) by Rehau or similar manufacturer.

All glazing in critical locations to be laminated or toughened in accordance with BS6206.

New windows/external doors U
value 1.4 or better.

Raise level of existing utility door and window to suit new utility floor level.

New 1st floor front bedroom
window to have min 750x450
escape sash (in clear open
position) cill max 1100 above
floor level.