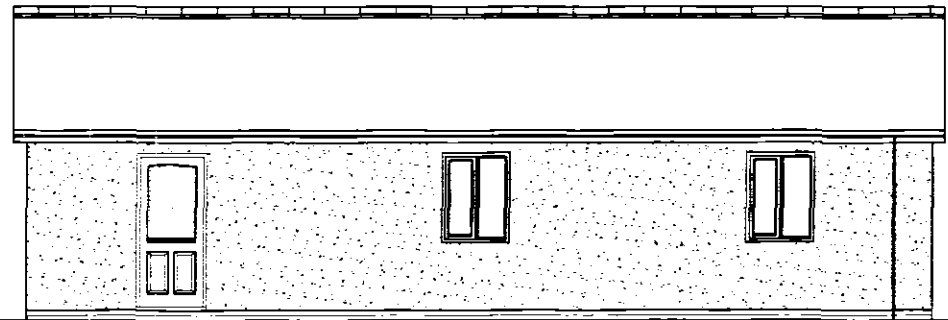
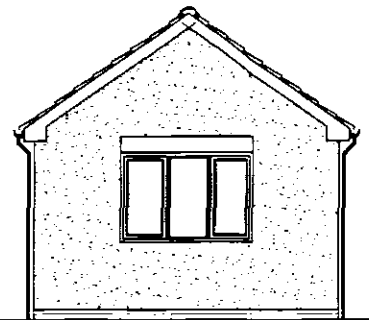


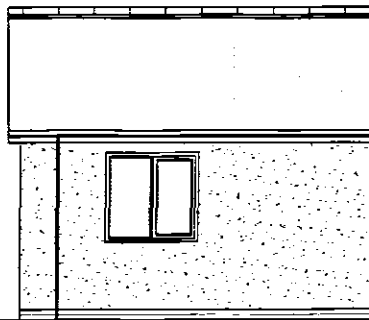
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



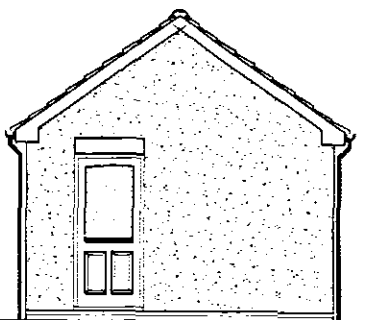
PROPOSED FRONT ELEVATION
RECEPTION BLOCK
Scale 1:100



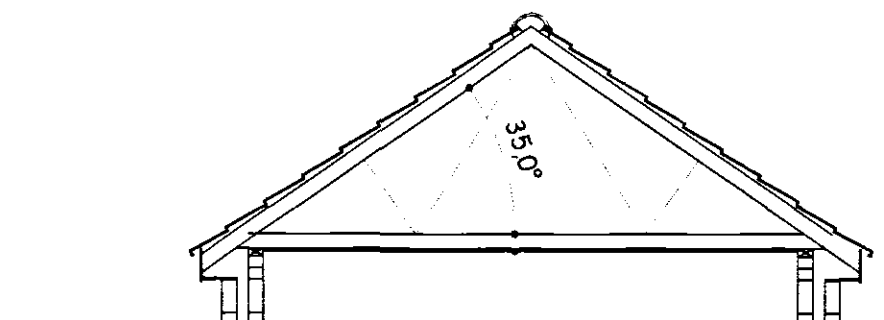
PROPOSED SIDE ELEVATION
RECEPTION BLOCK
Scale 1:100



PROPOSED REAR ELEVATION
RECEPTION BLOCK
Scale 1:100



PROPOSED SIDE ELEVATION
RECEPTION BLOCK
Scale 1:100



PROPOSED SECTION
Scale 1:50

ACCESSIBLE SWITCHES & SOCKETS

In order to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells..... etc should be positioned between 450mm and 1200mm from finished floor level. Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

HEATING SYSTEM

Provide a Low Pressure Hot water Central system via Gas Fired Boiler and cylinder complete with fan assisted fire and combustion air vent. Area of vent is to be in strict accordance with manufacturer's recommendations. Boiler to have a SEDBUK rating of 85%. Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room. The boiler should only fire when the space heating on the cylinder thermostat calls for heat. All radiators are to be fitted with thermostatic radiator valves. The hot water cylinder is to be insulated with a factory applied PU foam coating at least 35mm thick having a min. density of 35kg/m³. All space heating pipework located outside the building floor insulation layers to be wrapped with insulation material having a thermal conductivity of 0.035 W/m.K and a thickness equal to the outside diameter of pipe upto max. of 40mm. It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition. Oil storage tank should have a hard surface beneath such as concrete or paving slabs or least 42mm thick extending out at least 300mm beyond the perimeter of the tank (or external skin if it is of the integrally banded type). Depending on location of oil storage tank fire protection may be required see site plan.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM

Contractor to submit a certificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC Building Inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practice for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installation instructions or from C&I Information Council on Tel no. 01926 423 284.

SOAKAWAYS

All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m³ filled with rubble to within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions. The contractor should carry out percolation tests to determine the feasibility prior to constructing the soakaways. Detailed below is brief guidance on how to carry out the tests:

1. Excavate a trial pit to the same depth as the anticipated soakaway below the invert of the drain.
2. The trial pit should be 300mm x 1000mm wide and 1000 - 3000mm long.
3. It should have vertical sides trimmed square and, if necessary for stability filled with granular material.
4. When no granular material is used, it is advisable to place pegs into the trial pit at the 75% & 25% levels. This allows the water level readings to be taken accurately.
5. The trial pit should then be filled and allowed to drain three times to near empty, with readings taken for:-
 - The time taken for the water level to lower to the 75% level
 - The time taken for the water level to lower to the 25% level
6. When granular material is used, a full height, perforated, vertical observation tube should be positioned in the pit so that the water levels can be monitored with a dip tape
7. The trial pit should be filled on three separate occasions to give a true reading on the ground conditions

Available at this office is a Soil Infiltration check sheet to be completed on site and a copy issued to the L.A. Building Control Officer upon completion.

RAINWATER DRAINAGE

UPVC guttering and downpipes to clients approval. Falls for guttering to be 1:60C and brackets fixed at max. 2m ctrs. Downpipes to be connected into underground drains via reducing adaptor. Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

ELECTRICAL INSTALLATION

All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officers must be satisfied that either:

1. An electrical installation certificate issued under a competent persons scheme has been issued or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so. The Engineer is to advise if any appliance, or position or appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

DAMP PROOF COURSE (D.P.C.)

Horizontal heavy duty polythene DPC "Hyloard" or similar approved to all walls in accordance with BS 6555 and set min 150mm above all external ground levels. DPC in walls must be linked / lapped with DPM in ground floor. Provide performed cavity wall trap above windows & doors with weep vents at a max of 2m centres with a min of 2m per opening.

EXTERNAL WALLS

All external walls to be 275mm overall thickness comprising of:-

- 100mm Thermite Shield insulating blockwork with 20mm Two Coat Sand / Cement render.
- 75mm cavity filled with Crown Driftform (or equal approved) built in as work progresses. Insulation batts should be kept clean and free from mortar droppings. All joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All DPC's should be installed to ensure that penetrating water is directed only to the outer leaf.
- 100mm Thermite Shield insulating blockwork.

Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties. External wall to achieve a min 'U' value of 0.35w/m²K.

CAVITIES

Close all cavity walls at jombs with Thermabate or similar approved. Insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation. Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 75mm wide (to equal cavity width) at jombs and eills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure cavity closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the eill.

WALL TIES

Stainless steel cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 750mm centres horizontally, 450mm centres vertically and 300mm staggered around all openings. Ensure wall ties are level or at least sloping to the outside leaf. Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS

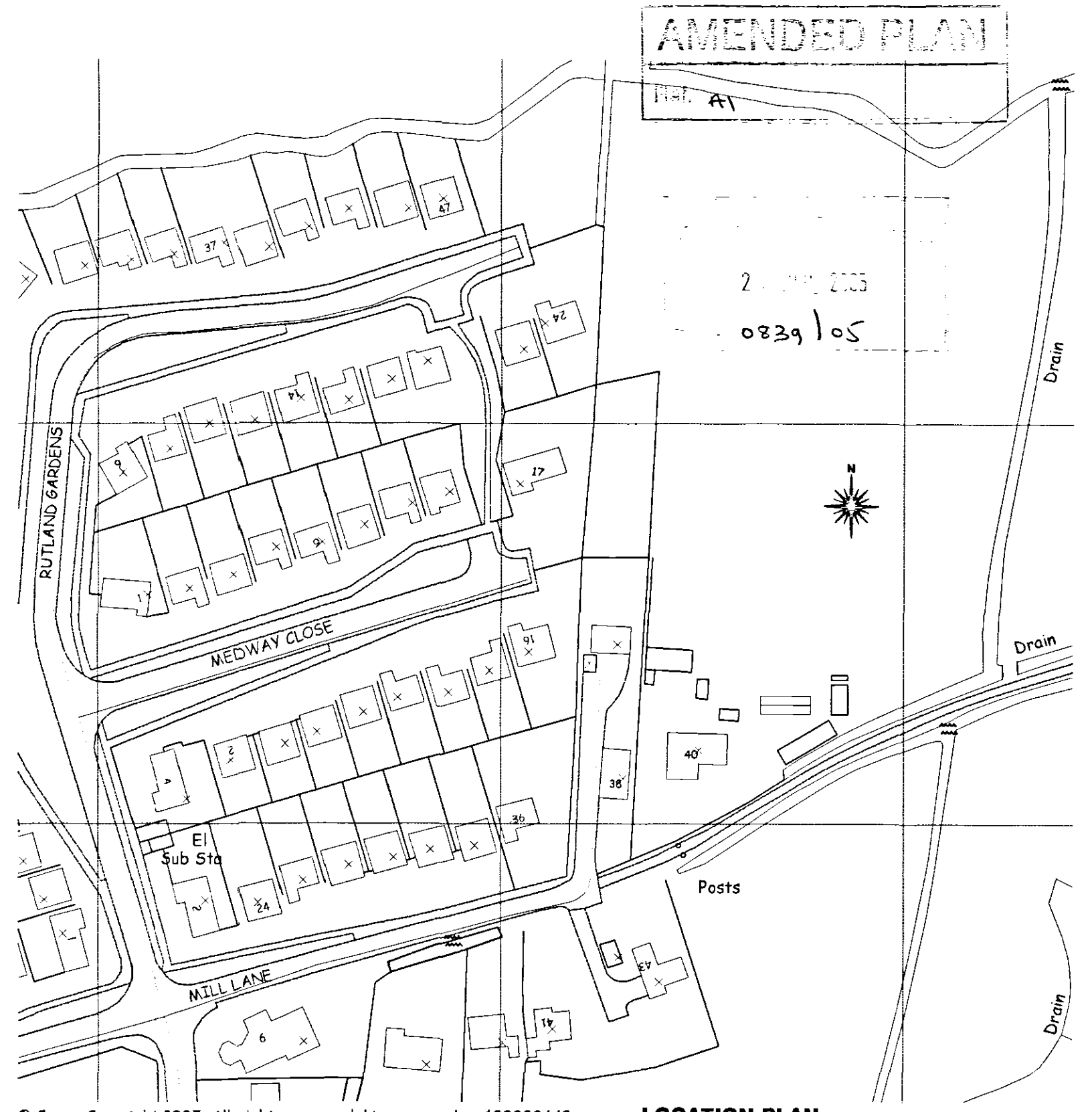
All lintels to cavity wall to be factory insulated Birtley Superglaze range unless noted otherwise or equal approved. All lintels must have a min 150mm endbearing and installed in accordance with manufacturer's instructions. Do not allow masonry to overhang lintel by more than 25mm. Note: Lintels are not to have a continuous baseplate.

WINDOWS & DOORS

All windows to be White uPVC to clients requirements based on styles shown on elevations. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations. Flatto doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20 th of floor area rapid ventilation to all rooms. All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6262 and to have a 10mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 W/m²K. Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed. Provide frosted glass to all Bathroom, W.C. and En-suite windows. Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min. 40mm to avoid cold bridging.

TIMBER WALLPLATES

All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners. Provide anchor straps as described in notes elsewhere.



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LOCATION PLAN
Scale 1:1250

ROOF FINISH

Concrete Interlocking Double Pantile fixed in accordance with manufacturers instructions and in accordance with BS 5534:Parts 1 and 2. Set out to give true lines and regular appearance, fitting neatly at all edges, junctions and features. Fix roof covering to make the building sound and weathertight at the earliest opportunity. Repair any defects as quickly as practicable to minimise damage and nuisance & keep gutters and pipes free of debris and clear out at completion. Provide 50x25 preservative treated timber battens. Tiling battens should be not less than 12m long and continuous over at least 3 trusses. They should be fixed to every rafter member which they cross, or on which they are joined, with nails in accordance with BS5534: Part 1. The ends of the battens should be down square and butt jointed centrally on a rafter member so that adequate bearing and nailing can be provided for each end of each batten. Butt joints in battens should be arranged so that not more than one batten in four is joined on any one rafter. Generally all tiles at perimeter of roof to be clipped and nailed. Use Code 4 Lead flashing to any abutments with min 75mm upstand.

ROOF INSULATION - FLAT CEILINGS

The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre Insulation or equal approved of a total thickness 300mm to achieve a 'U' value of 0.16w/m²K. Width of first layer of insulation to be appropriate to the joist spacings and of a thickness equal to joist depth (100mm). The insulation to be laid between the joists to finish over the wall plate on external walls and pushed up tight to roofing membrane. The second layer (200mm) of Crown Wool to be laid at right angles to the first layer. All joints between the rolls of insulation to be close butted.

ROOF VENTILATION

Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions which are briefly described below & BSA certificate 99/3635 (fourth issue) breather membranes in non-ventilated pitched roofs of any plan, any shape or any size under all types of roof coverings including tight jointed and fully interlocking tiles and synthetic slates. Installing Tyvek® underlay in accordance with the above certificate will enable a roof to meet all the requirements of the Building Regulations.

Installation Guidelines

Tyvek® SUPRO should be installed with min. 150mm overlaps as a standard bituminous felt underlay and secured with stainless steel staples or large headed galvanised clout nails. Eaves:

There is no need to provide any vents into the loft at eaves, because a Tyvek® non-ventilated raft system does not rely on air movement beneath the membrane to avoid damage by condensation. To avoid water ponding behind the fascia of closed eaves and to prevent prolonged exposure of the membrane to ultra-violet radiation, use a Tyvek® Eaves Corner. Stop the membrane short of the fascia and lap it onto the Eaves Corner-Pack closed eaves with fibrous insulation to reduce thermal bridging.

Verge detail:

Lap the Tyvek® underlay 50mm onto the gable or flying rafter. Ridge: Extend the Tyvek® underlay 150mm from each slope and overlap it at the ridge/hip line. There is no need to provide vents at the ridge.

Valley detail:

Extend the Tyvek® underlay from each slope by 150mm beyond the valley centre line and seal the lap using Tyvek® Butyl Tape to form a watertight seal.

Abutments:

Turn up the Tyvek® underlay beneath flashings not less than 50mm. Penetrations: Seal around all penetrations using Tyvek® Butyl Tape.

LATERAL RESTRAINT STRAPS

The roof structure to blockwork wall with 30KG galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joints run parallel to blockwork walls. Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap. Horizontal lateral restraint straps should be spaced not more than 2m centres and attached to or at least 3 timber members with the use of nogging and packing. Attach to timber members with four steel screws or four 6mm x 75mm round nails for rafters and two into each joist for floors. The turn down end should be 100mm at the centre of an uncut block or brick. Vertical restraint strapping should be at least 1m long. Where straps are fixed to masonry, hardened nails BS5456 x 75mm long or wood screws into plugs No 12 x 50mm long should be used. The number of fixings should be in accordance with the design plans and the lowest fixing should be located within 150mm of the bottom of the vertical strap.

CEILING:

All ceilings to be 15mm plasterboard to BS1230. Ceilings to be have Goving and skim finish to clients requirements. Plasterboard sheets to be fixed with joints staggered and must be lapped perpendicular to all joist runs. Fix boards at a min 150mm centres.

ROOF / LOFT ACCESS

Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

WASTE SIZES FOR NEW PLUMBING

All new plumbing to have the following waste sizes:

- W.C. 100mm or similar approved
- W.H.B. 32mm uPVC with 75mm Deep sealed trap
- SINKS 40mm uPVC with 75mm Deep sealed trap
- SHOWER 40mm uPVC with 75mm Deep sealed trap

Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 3m and W.H.B. pipe runs exceeds 1.8m.

NOGGINGS

Fix min. 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY - SKIRTING & ARCHITRAVES

All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

On Completion of Works, the Contractor to forward the following Certificate to Building Control:

- Air/Tightness Certificate
- Inspection and Commissioning of Building Services Systems
- Building Log Book

The above should be strictly in accordance with App Doc 12 paragraphs 2.1 to 3.2 for which a copy is available at this office for inspection.

rev 'A' - 27.07.05 - Orientation / Layout of buildings amended to create Courtyard effect & Landscaping added all to suit the Planning Dept.

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.

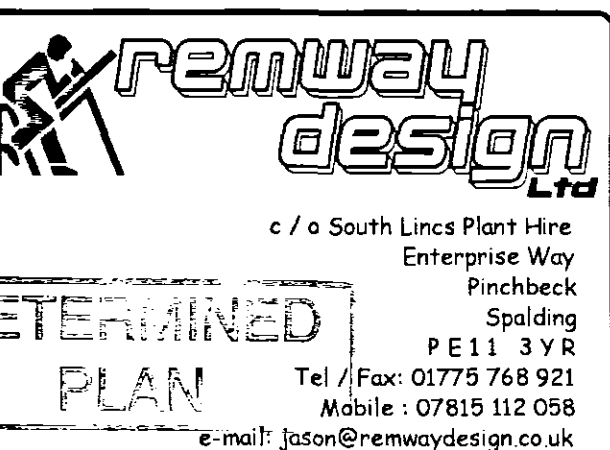
The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations or "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 to be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

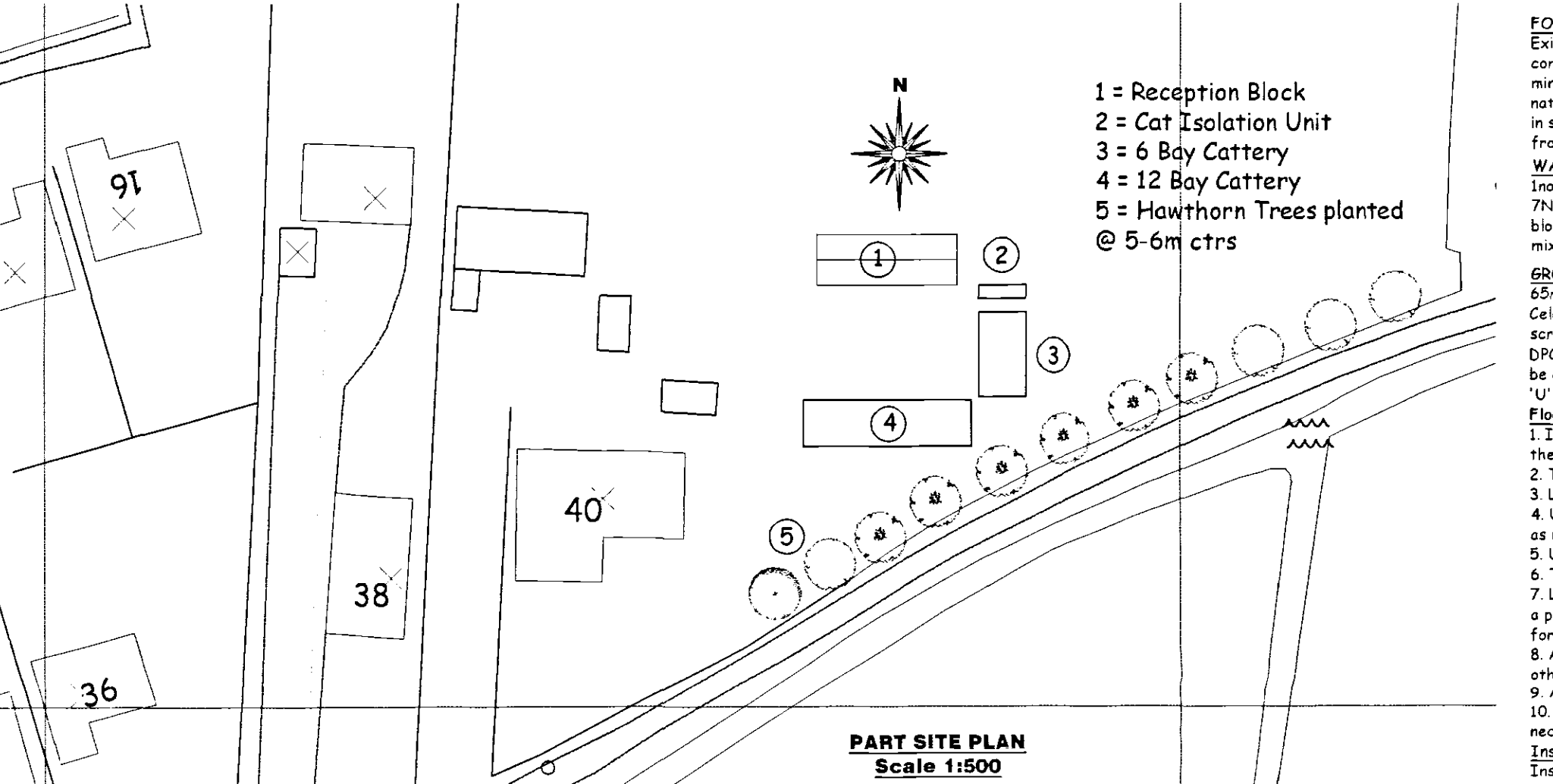
Client:
Mr S Window
40 Mill Lane
Gosberton
PE11 4NN

Site:
Proposed Cattery & Reception Block

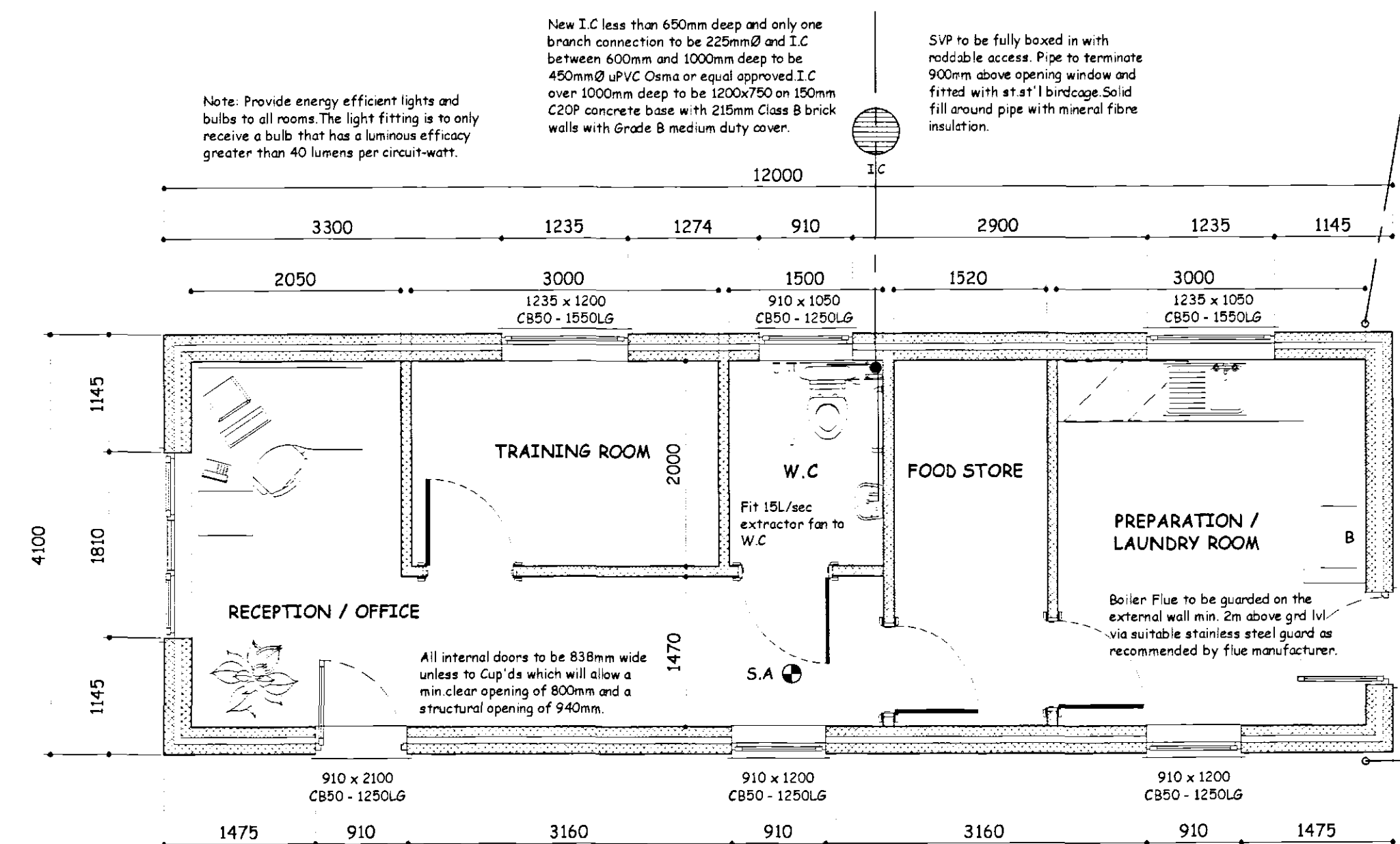


Date: jun05 Scale: As Noted

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rem 1010 - 01 "A"



Pipes to discharge to new "Klargester" or similar approved Septic Tank min 7m from any building with sub surface irrigation system which should be a min 12m from any building. The Contractor must assess the condition of the ground and the nature of the soil to determine linear metres of pipework. This is to be done by carrying out a Percolation Test. Procedure strictly as set out in manufacturers instructions. Percolation Test results to be forwarded to the L.A. Building Control Officer dealing with this site prior to any Drainage field work being carried out. Once trench length is established the pipework is to be laid as per manufacturers instructions.



Provide sloped access ramp to Entrance door with min 1m clear opening level surface at door position to be at least 1:2m² 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 used DPC level to level landing / sloped areas. Only ensure DPC is lapped with DPM in Threshold Entrance door to have min 850mm opening width and a level threshold (max. 15mm upstand).

PROPOSED GROUND FLOOR PLAN - RECEPTION BLOCK
Scale 1:50

Building to have a Fire Alarm System installed strictly in accordance with BS 5839 and manufacturers recommendations

FOUNDATIONS

Existing building area to be stripped of all vegetable matter and rubbish to a min depth of 150mm before excavation commences. Concrete mix for foundations to be GEN3 in accordance with BS5328:1981. Foundations to external wall to be min 700mm wide x 225mm deep. Excavate down to solid firm strata i.e. 750mm deep (min 1000mm if soil is of a shrinkable nature). Exact depth to suit conditions on site and to the strict approval of the L.A. Building Inspector. Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C.

Two courses of Class B brickwork & two courses of Red Engineering brickwork below DPC on outer face and two courses of 7N/m² on inner skin of cavity face. Elsewhere to be either 7N/m² concrete blockwork or full width trench blocks. Both to be within 225mm of DPC level. Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

GROUND FLOOR

65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge pythene separating layer on a 60mm Celotex Double R GA3000Z rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c. level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers. All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' value of 0.25w/m²K.

Floor Insulation Installation guidelines (under screed)

1. Install a Damp Proof Membrane (DPM) below the slab OR apply a liquid waterproofing material to the top surface of the slab.
2. The DPM must provide continuity with DPCs installed within the surrounding walls.
3. Level the surface of the slab; it should be smooth and free of projections.
4. Use a thin sand blinding on a rough tamped slab to ensure that boards are continuously supported. Cut strips of board as upstands to fit around floor perimeters to eliminate heat bridging at screed edges.
5. Upstand depth should equal the sum of the slab insulation and screed thickness.
6. The upstand thickness should not exceed the combined thickness of wall plaster and skirtings.
7. Lay boards directly onto the prepared slab, cutting infill boards as required. Joints must be tightly butted. The use of a polythene vapour control layer over the insulation is recommended by the BRE to minimise the risk of condensation forming at the insulation/slab interface.
8. Apply a sand/cement screed over the GA3000Z boards to a minimum thickness of 65mm. Use scarf fold boards or interlocking to prevent warping and other traffic damaging boards.
9. Allow screed to dry thoroughly before an impermeable surface, such as a vinyl floor finish, is applied.
10. These recommendations are suitable for normal domestic floor loadings. If higher loadings are required it may be necessary to increase screed thickness and provide reinforcement within the screed.

Installation guidelines (under slab)

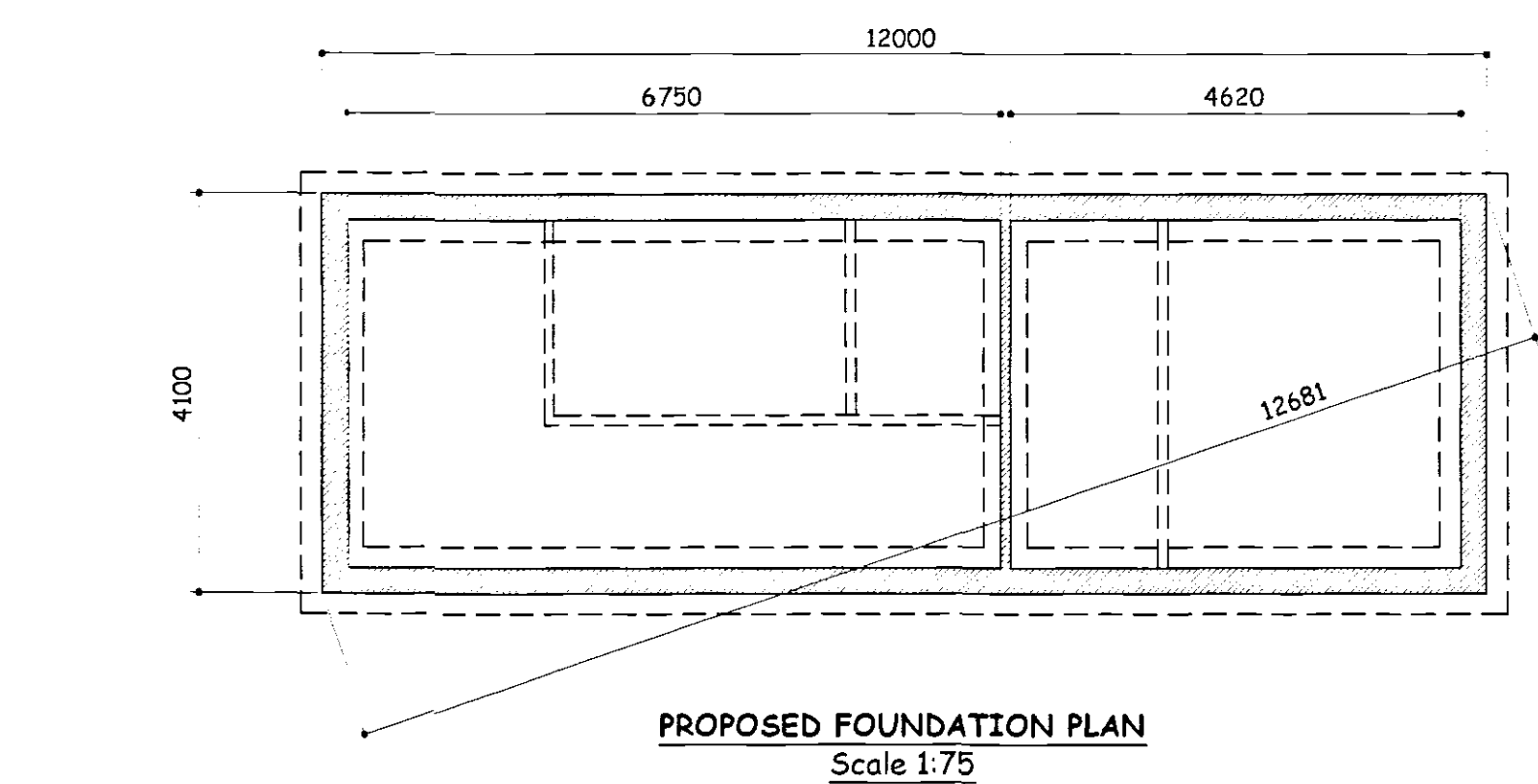
Insulation under the slab must have: Level and well blinded hardcore, DPM (Damp Proof Membrane) placed under insulation, Insulated upstand = thickness of slab + screed, DPM contiguous with the DPC, Vapour control layer (e.g. 1000 g polythene) laid directly over insulation.

RWP's to discharge to soakways min. 5m from any building

Underground drains to be as rainwater drainage but with min. 1.80 and max. 1.40 falls. Fall 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.

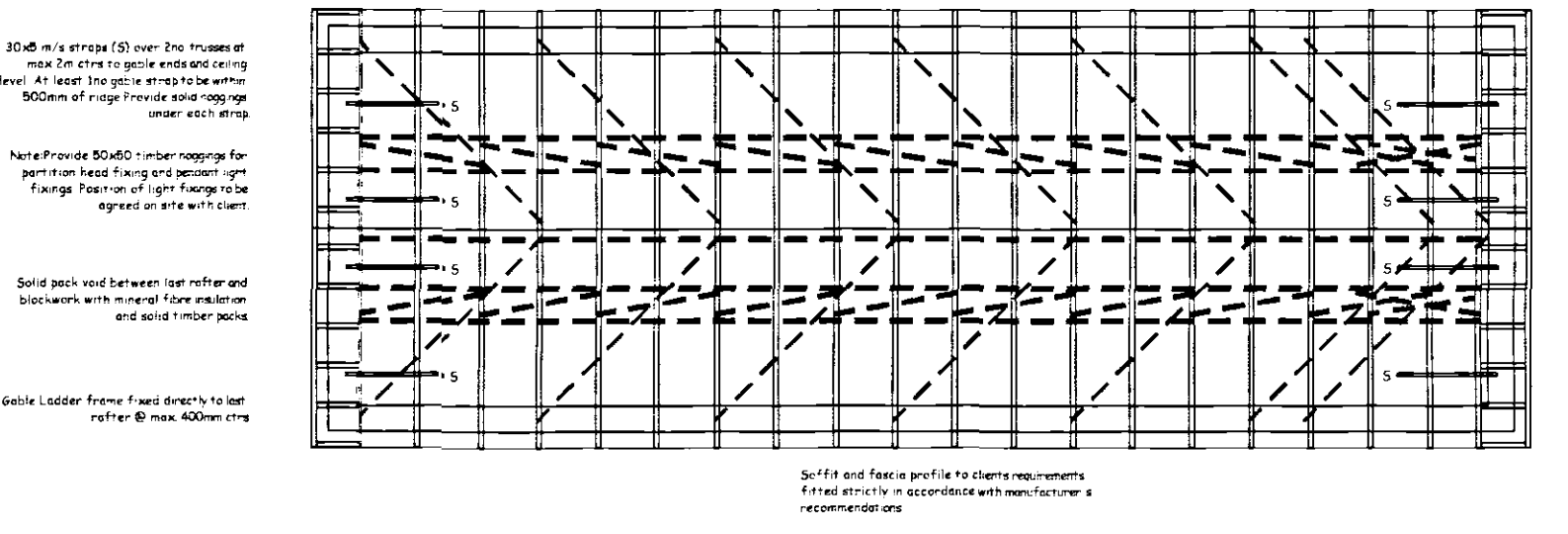
Contractor to provide an "Operating and Maintenance Instructions for Heating and Hot Water Systems" notice inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power.

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



PROPOSED FOUNDATION PLAN
Scale 1:75

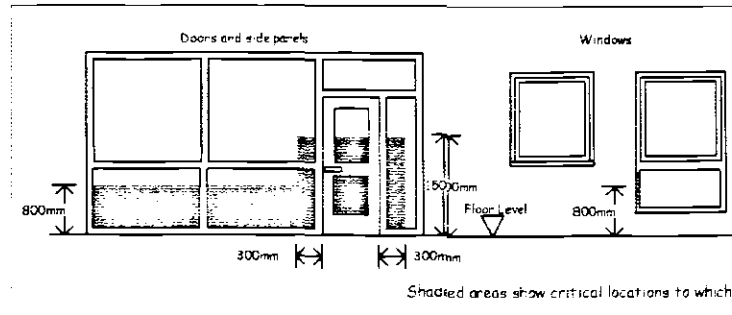
PROPOSED ROOF PLAN
Scale 1:50



PROPOSED ROOF PLAN
Scale 1:50

BLOCK COMPARISON TABLE (to achieve a 'U' value of 0.25w/m²K)

Manufacturer	100mm thick Block type	Full Fill Cavity insulation thickness
Thermite	Shield	65mm
Plascon	Fibrolite	85mm
	Agilite	85mm
	Spranlite	85mm
	Plascon	100mm
Tarmac Topblock	Hemelite	85mm
	Lignacite	85mm
	Topcrete	res. 100mm (min) 100mm
Durox Supabloc		65mm



Diagonal areas show vertical locations to which