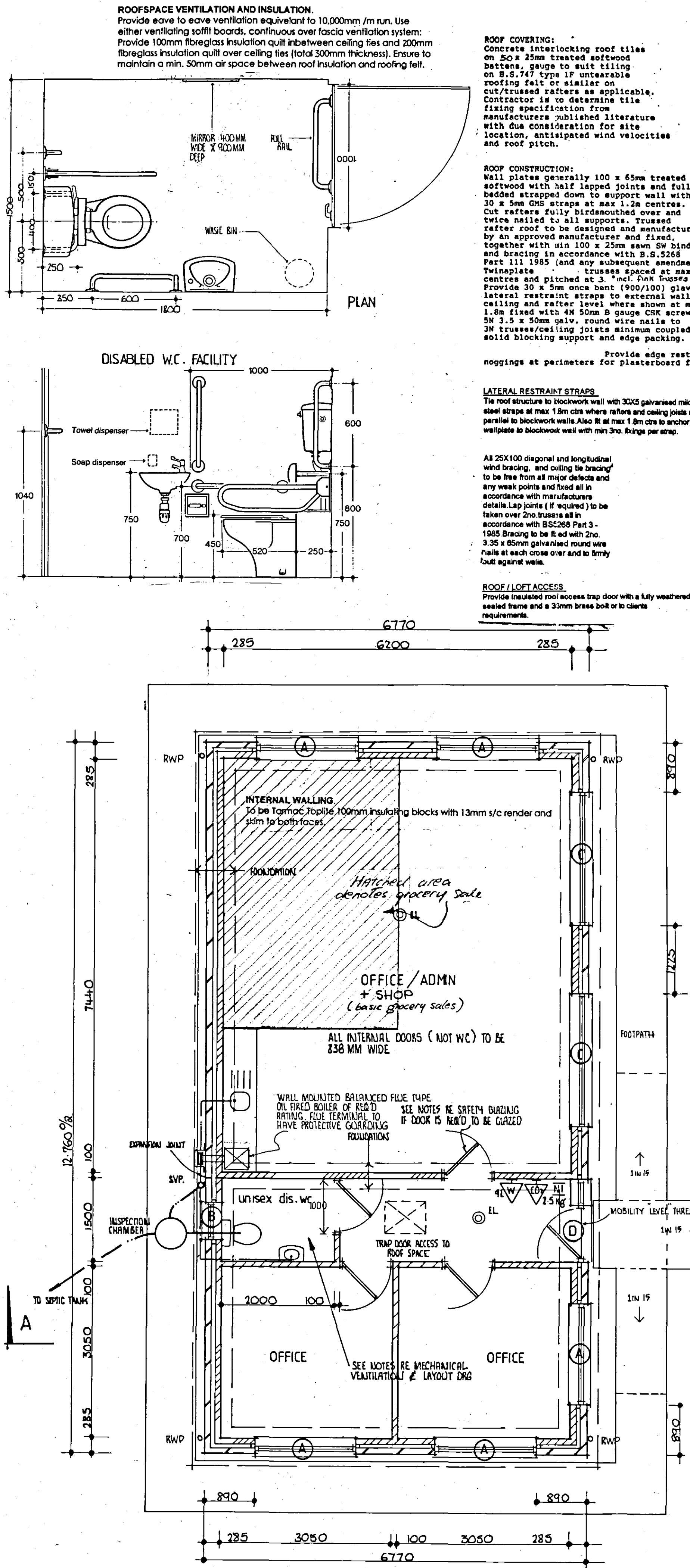




NOTE: MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 21 DAYS PRIOR TO FIXING ON SITE

Pre-fabricated Trussed Rafters to be at max 600mm ctrs gable wall extrusions. Roof construction to be designed strictly in accordance with BS5268 Part 3:1985 and contractor to ensure trusses are fixed strictly in accordance with specialist manufacturers design drawings & calculations. First and last truss to be fixed 25-50mm from wall.

Solid pack void between last rafter and blockwork with mineral fibre insulation and solid timber packs.

30x5 m/s straps (S) over 2no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no gable strap to be within 500mm of ridge. Provide solid noggings under each strap.

Note: Provide 50x50 timber noggings for partition head fixing and pendant light fixings. Position of light fixings to be agreed on site with client.

SECONDARY LIGHTING. EL

Provide and install a secondary lighting system in accordance with the current British Standard 5266. The system should be supplied with electricity from a source independent of the main electrical supply and arranged to come into operation automatically on failure of the local lighting circuit.

Additionally, the system should be capable of:-

Maintaining the necessary level of illumination for a minimum period of one hour from the time of failure or disconnection of the normal supply.

Illuminating all corridors and exit routes as shown, sufficiently to enable persons to make their way out of the premises.

Ensuring that all notices, fire alarm call points and fire fighting equipment can be readily identified.

FOUNDATIONS.

Strip off top soil / vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base or agreed with local authority on site. Building Control Inspector. Foundation concrete S14 strength class.

Any foundation in close proximity to tree's to be deepened in accordance with current NHBC practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING.

Class 'B' engineering brickwork or Class 'A' concrete brickwork (7 n/m²) in 1:3 cement mortar. Bricks below D.P.C. to be F.L. designation and to BS 3921. 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C. level. Internal 100mm walls below D.P.C. in class 'A' concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to external face of wall. D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

EXTERNAL WALL.

285mm cavity wall construction to comprise:-
100mm facing brick (to BS. 3921: 1974 for clay brick, B.S. 187: for calcium silicate brick).
85mm airfren insulation to cavity.
Inner leaf to be 100mm Tarmac Toplite or similar approved insulation blockwork.
13mm s/c render and skim to internal face.
Provide galvanised or stainless steel wall ties to BS. 1243: 1978 installed at 750mm ctrs. Max. Horizontally, 450mm ctrs. Vertically, ties at 225mm ctrs. Max. Vertically within 225mm of reveals at unbound jambs to all openings. Cavity to be closed at all openings and in roof space incorporating horizontal and vertical D.P.C.'s. Dampor insulating vertical D.P.C.

WALLING BELOW D.P.C.

Any brickwork below d.p.c. level to be F. L. quality. Class A blockwork to be used below d.p.c. to BS. 6073. Below ground to be calcen Trench Block. Provide lintel to wall where penetrated by services. Provide horizontal d.p.c. at 150mm min. above finished ground level. D.p.c. to be continuous and lapped with d.p.m. Lean mix to cavity to terminate 225 below lowest d.p.c. level.

DAMP PROOF COURSE.

To be from 2000 gauge black polythene to BS 6515 or bitumen based to BS 6398 laid to both leads of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c..

BRICKS AND TILES TO MATCH ADJACENT GARAGE / STORE BUILDING. RAINWATER GOODS AND FASCIA, SOFFIT AND BARGE BOARDS IN WHITE D.P.C.

ROOF TRUSS/BRACING PLAN

White UPVC soffit and fascia profile to clients requirements fitted strictly in accordance with manufacturer's recommendations

FRONT AND REAR

SIDE

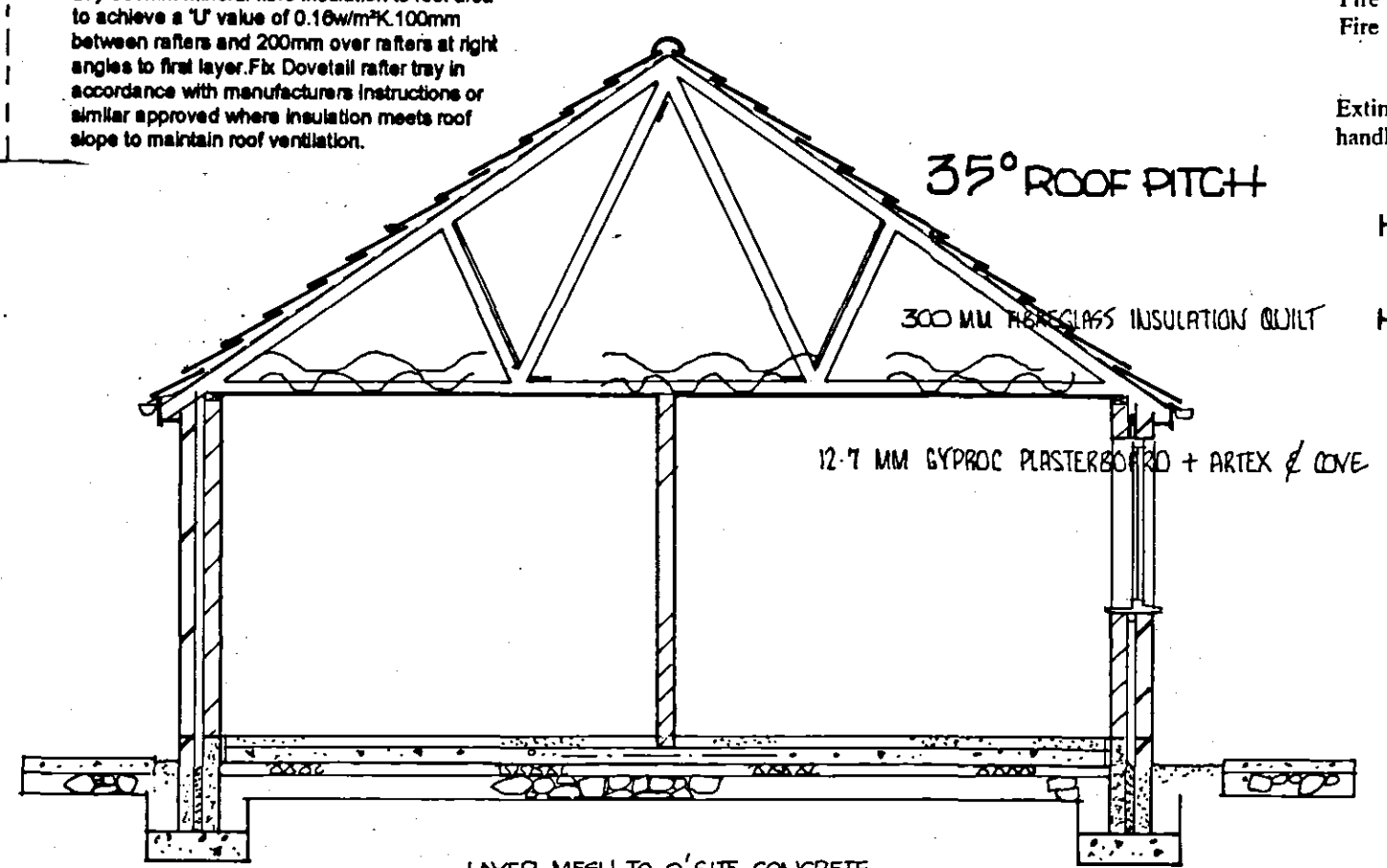
SIDE

FIRE FIGHTING EQUIPMENT.

Fire fighting equipment conforming to British Standard 5423 - 'Specification for Portable Fire Extinguishers' should be provided in the locations shown on the drawing.

Extinguishers should be mounted on brackets securely fixed to the wall with their carrying handle approximately 1 metre from floor level.

FIRE EXTINGUISHER: WATER INCL. SIZE IN LITRES
FIRE EXTINGUISHER: CARBON DIOXIDE: SIZE IN KILOGRAMMES



DOOR / WINDOW / LINTEL SCHEDULE					
Nº	QTY	BAVK OPENING (MM)	LINTELS	LINTELS LENGTH	COMMENTS
A	5Nº	1810 W x 1200 H	16 L1/5 75	2100	WINDOW HEIGHT TO BE CONFIRMED BY CLIENT. 4000MM ² TRICKLE VENTS TO HEAD
B	1Nº	685 W x 1050 H	16 L1/5 75	900	4000MM ² TRICKLE VENT OBSOLETE GLAZING
C	2Nº	2370 W x 1350 H	16 L1/HD 75	2700	HEIGHT TO BE CONFIRMED BY CLIENT
D	1Nº	1500 W x 2100 H	16 L1/5 75	1800	"MOBILITY" THRESHOLD. 1M WIDE 2/3 DOOR FRAME

GROUND FLOOR CONSTRUCTION:

70mm sand/cement screed on 500 gauge p.v.c. dpm. on 30mm thickness Celotex double-R General Application Boards GA2000, product code GA2029 (thermal resistance 1.53m²/K/w) laid in strict accordance with manufacturer's instructions. Insulation on 100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welded joints and lapped into wall d.p.c.'s. 150mm min (max 600mm) well blinded and consolidated clean limestone or crushed calcareous hardcore base. NOTE: Thicken out oversite under internal non loadbearing walls to a minimum dimensions 450mm wide x 225mm deep with 45° batters or alternatively provide a strip A252 mesh reinforcement centrally in oversite under walls 1 metre wide.

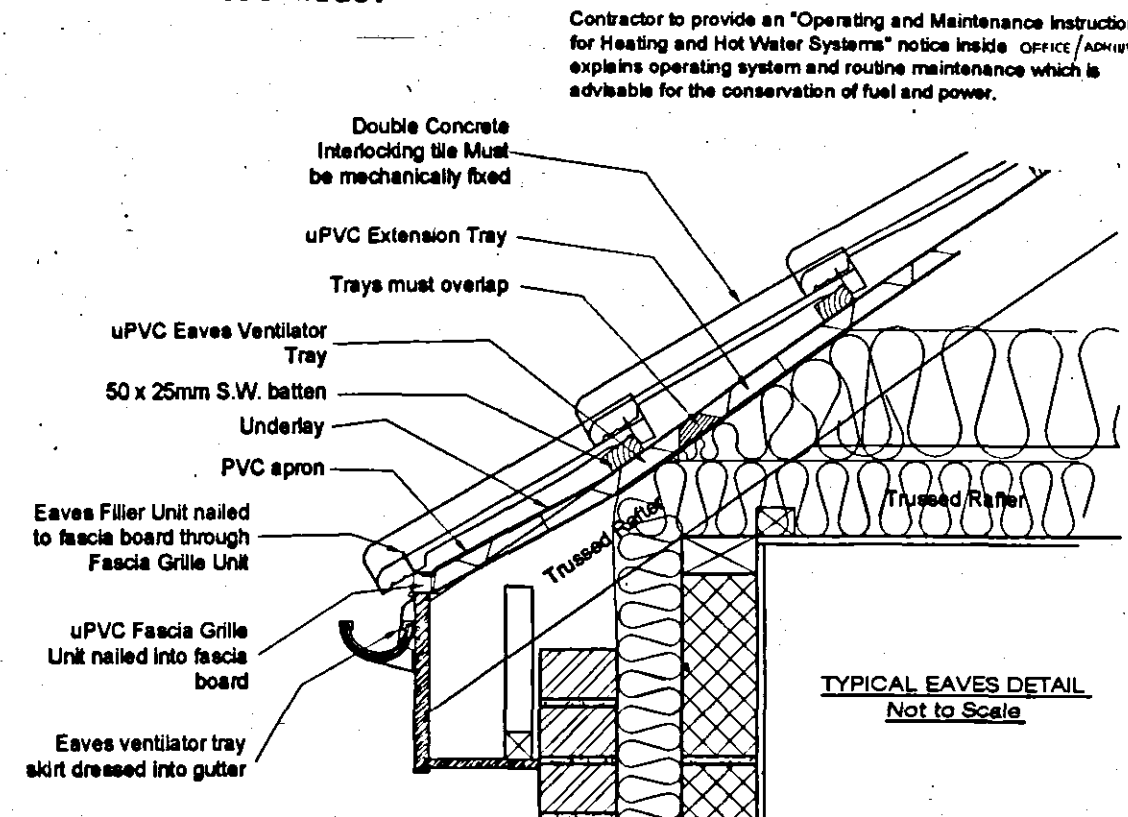
ACCESSIBLE SWITCHES & SOCKETS
In order to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells, etc. should be positioned between 450mm and 1200mm from finished floor level. Door bells & light switches to be fitted 1200mm from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

INTERNAL JOINERY SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E. Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

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.H. Information Council on Tel no: 01928 423 284.

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



SEPTIC TANK:

Connect foul drains to 625 gallon capacity Klargestar septic tank installed in strict accordance with Local Authority approval. The sub-irrigational drainage system from the septic tank is to be determined by percolation tests in accordance with the provisions of Clause 15.3.2 of BS. 6297:1993. The applicant is responsible for carrying out the tests and the minimum requirement is 40metres of sub-irrigational drainage or such length as may be determined by the test; whichever is the greater. The council recommend that tanks be sited 12metres from dwellings. It is essential that drainage falls be kept to a minimum, say 1:70, & the tank modified by reducing its neck length by cutting to ensure both inlet & outlet are maintained above ground water level. N.R.A. consent must be sought under the provisions of schedule 12 of the Water Act 1989 for consent to discharge effluent into the land. N.R.A. do not allow septic tank soakaway systems to be situated within 10 metres of any watercourse or discharge effluent into, directly or indirectly into an aquifer. Before septic tank installation percolation test results are to be referred to determining the length & depth of sub-irrigational drainage-porous or perforated pipes laid in trenches with a uniform gradient not steeper 1:200. Pipes laid a min. depth of 500mm below the surface and no deeper than 740mm in a closed circuit arrangement.

LINTELS.

Lintels to be I.G. galvanised steel or similar approved lintel to BS. 5977. Selection and installation to be in strict accordance with manufacturer's instructions. Provide 150mm min. and bearing to all lintels with bit. felt d.p.c. Cavity tray provided in accordance with BS. 5628 Part 3: 1985 to all external wall conditions except where protected by eaves overhang.

Contractor To Check All Dimensions On Site Before Work Commences.

Rev.	Date.	Int.	Revision Details.
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OIL TANK: THIS IS TO SIT ON A HARD SURFACE OF MIN 42MM THICKNESS AND EXTEND 300MM BEYOND THE TANK. TANK CAPACITY NOT TO EXCEED 2500 LITRES. AND TO BE SITED MIN 1800MM FROM BUILDINGS & 760MM FROM BOUNDARIES. PRECAUTION FROM THE TANK TO THE SOILER TO BE RESISTANT TO EFFECTS OF FIRE & TO BE FITTED WITH FIRE VALVE SYSTEM IN ACCORD WITH B.S. 5410. PT 1: 1997. SECTION 2.2 & 2.3. ON OR ADJACENT TO TANK FIT LABEL GIVING INSTRUCTIONS ON WHAT TO DO IN CASE OF AN OIL SPILLAGE & INCLUDE ENVIRONMENTAL AGENCY EMERGENCY HOTLINE 0800 80 70 60

PODDINGTONS Architectural Design Consultants

Unit 7, The Flaxmill, Flaxmill Lane, Pinchbeck, Spalding, Lincs. PE11 3XQ.
Tel: 01775 720866 Fax: 01775 720877

PROPOSED OFFICE / ADMIN BUILDING TO TOURING CARAVAN SITE AT ROMAN BANK LUTON GOWTS FOR: SILVERHILL LEISURE LTD

Drawing: **PLAN PROPOSED**

Scale: **1:50 1:100**

Drawn: **AB**
Date: **AUGUST 03**

SUPERSEDED

SHDC Planning & Development

17 MAR 2005

Ref: **0260105**

Drawing No. **3145-2**

Rev.

ALL DIMENSIONS IN mm DO NOT SCALE: IF IN DOUBT ASK