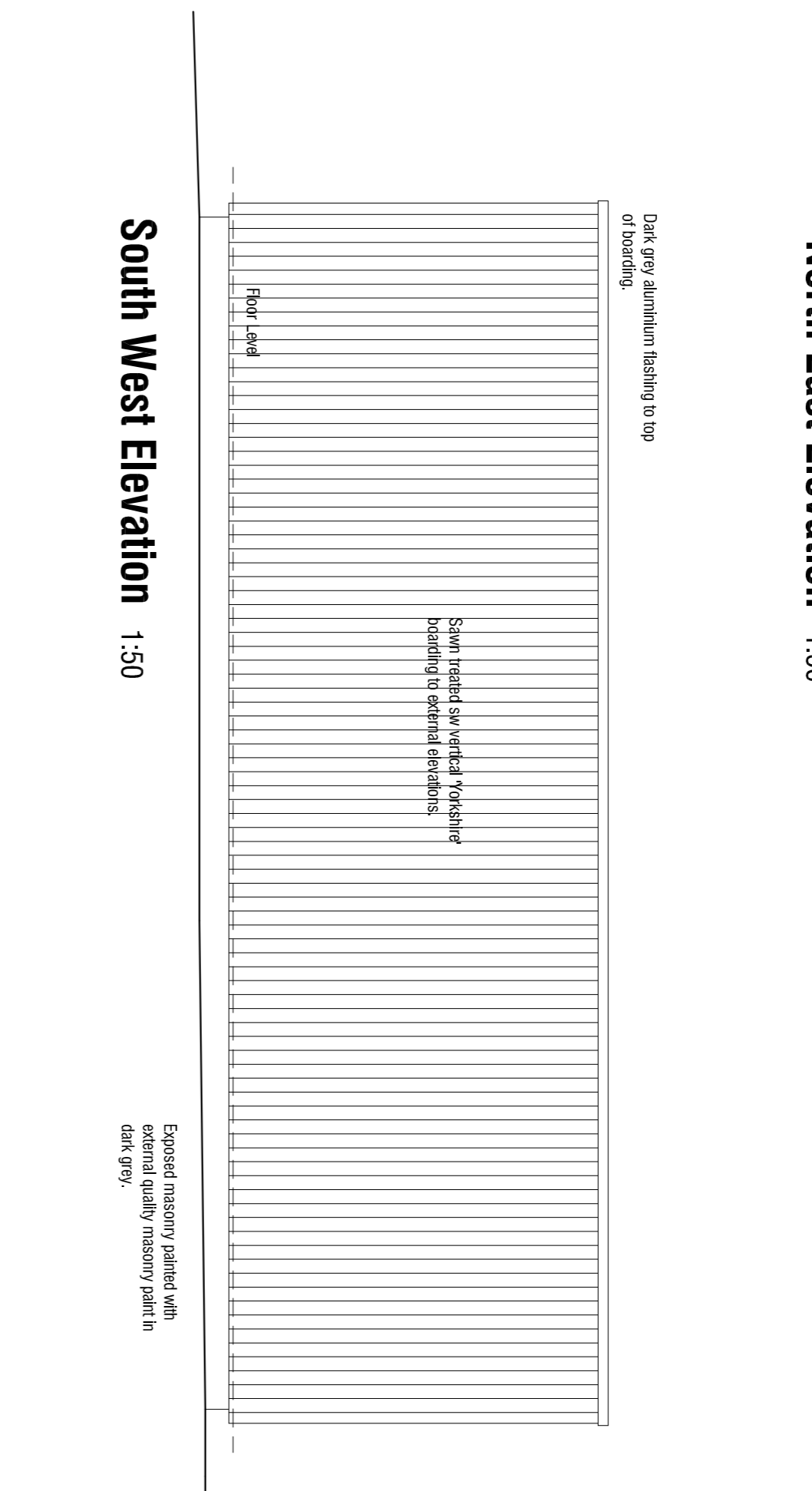
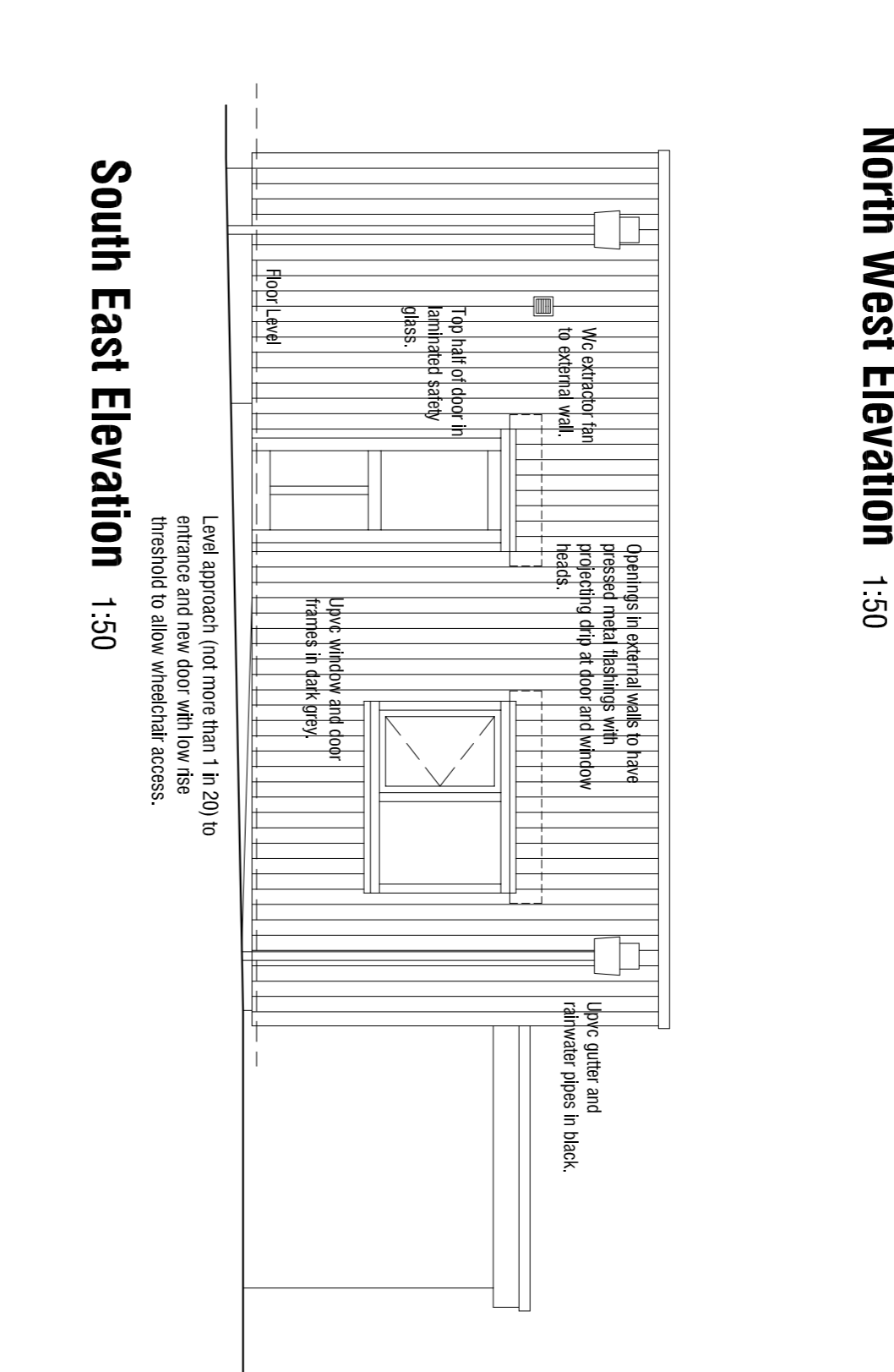


Roof Plan 1:50



North East Elevation 1:50



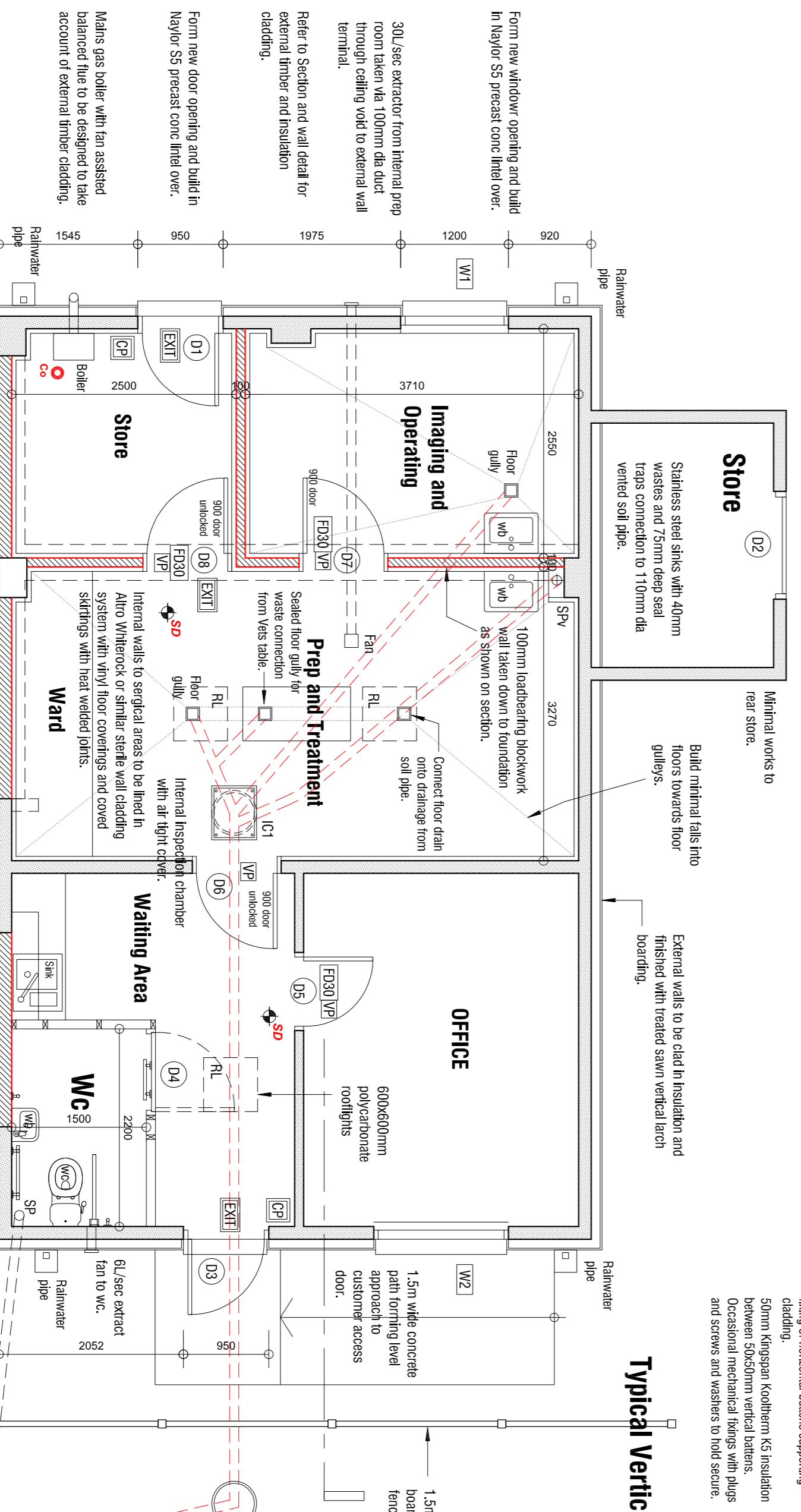
South West Elevation 1:50



North West Elevation 1:50

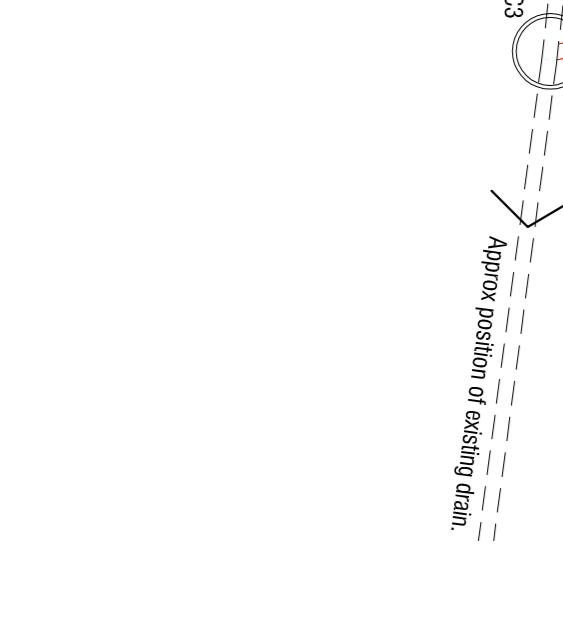
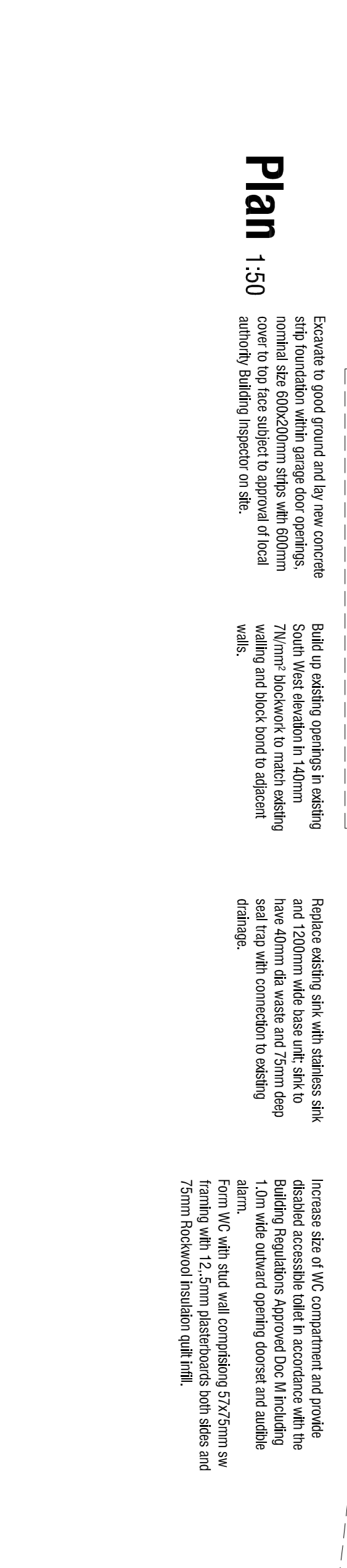


South East Elevation 1:50



Typical Vertical Section 1:10

Plan 1:50



General Notes

Fire Protection and Means of Escape:
Provide 'Type M' Alarm with call points at final exits with a self contained smoke alarm/sounder located in the central Prep Area and Waiting Area. The Imaging Room is potentially an inner fire room however alternative routes of escape are available from the Prep Area via Waiting or the Store and Doors D3 and D4 must be kept unobstructed.

Alarm and Emergency Lighting:
All emergency lighting to be by emergency lighting with battery backup to operate in the event of a power failure.
Domestic Emergency Exit sign above door at final exit and means of escape doors to have vision panels.
Break glass call points at final exits as shown.

UPGRADING OF THERMAL ELEMENTS:
The building is subject to a lateral change of Use from a domestic garage to a veterinary clinic and will have an independent heating system. External thermal elements will be upgraded as follows:
Roofs: to be replaced and insulated as 'warm flat roof with integral insulation to achieve a U-value of not more than 0.18W/m²K.
Walls: Upgrade external walls with insulation cladding externally to achieve a U-value of more than 0.30W/m²K.
It is only feasible to insulate the ground floor area within the existing garage i.e. proposed Imaging, Prep and Treatment and Store which is at a lower level and to insulate the remainder would require the removal of existing concrete floors. The floors to be upgraded are designed to provide a U-value of not greater than 0.22W/m²K.
New and replacement windows where required to be in white dark grey (Linc high performance section, double glazed with thermally sealed units incorporating 1600mm entry & Low-E glass to ensure max 1.6W/m² K U-value to windows and 1.8W/m² K to doors (UJL data sheet).

WALLS:
Openings in external walls to be built up in 75mm/ medium density blockwork to suit existing thickness (140mm) and above finished floor levels. Allow for laying new foundations and building in horizontal gap blockwork, taken down to internal walls to be 100mm/Therm medium density blockwork, taken down to ground level and finished with rendering and built up on existing garage concrete floor where non-loadbearing.

LIMITS:
All external and internal walls to be 140mm or concrete and appropriate for the spaces and loads supported with minimum 150mm earth bearings in accordance with clause 5.1.1.1 of BS 5620: Part 1.

GLAZING:
All glazing to comply with Approved Document N of Building Regs and to BS 5713:1979.
All new doors and windows to comply with the security requirements of the Building Regulations Approved Document Part Q.

SECURITY:
All new doors and windows to comply with the security requirements of the Building Regulations Approved Document Part Q.

ELECTRICS:
Electrical system to be designed installed and tested in accordance with latest edition wiring regulations (BS7671) by a contractor registered under an approved competent persons scheme or registered by an approved trade body such as the NICEIC and including the following requirements:-
Design, installation and commissioning certificate to be provided to LABC upon completion of the electrical work.

Lighting:
Internal Lighting:
Provide all new light fittings as Low Energy Lighting by providing flood lighting and/or task lighting as appropriate. All new lighting to be provided with a minimum of 100lm per sqm of floor area. All new lighting to be provided with a minimum of 100lm per sqm of floor area. All new lighting to be provided with a minimum of 100lm per sqm of floor area.

DRSA D3 REQUIREMENTS:
Level approach is provided to the front entrance door, D3 via a path with a gradient of not more than 1 in 20. Level access into the building is to be provided with a low level threshold (max height of 20mm) at door D3. Internal doors are to be provided with a minimum clear opening width of 750mm.
Level approach to be provided with a minimum of 100mm wide tactile paving strip to be provided to the door and to the path leading to the door. The tactile paving strip to be provided to the door and to the path leading to the door.

HEATING AND HOT WATER:
Gas fired central heating and hot water systems with room sealed fan assisted balanced low pressure condensing combination boiler of max 62.5 SEDBUK (located in the kitchen) to be provided with a minimum of 150mm earth bearings in accordance with clause 5.1.1.1 of BS 5620: Part 1.
Underfloor heating to Store, Imaging and Prep and Treatment areas with radiators to remainder with overall and individual thermostatic controls to individual rooms. All primary pipework to be insulated in accordance with current regulations.
New and replacement radiators to be provided with gas safety registers.
Solar water heating system to comply with BS 5489: Part 1 (3.1.1.1) and BS 5489: Part 2 (3.1.1.2) and BS 5489: Part 3 (3.1.1.3) and BS 5489: Part 4 (3.1.1.4) and BS 5489: Part 5 (3.1.1.5) and BS 5489: Part 6 (3.1.1.6) and BS 5489: Part 7 (3.1.1.7) and BS 5489: Part 8 (3.1.1.8) and BS 5489: Part 9 (3.1.1.9) and BS 5489: Part 10 (3.1.1.10) and BS 5489: Part 11 (3.1.1.11) and BS 5489: Part 12 (3.1.1.12) and BS 5489: Part 13 (3.1.1.13) and BS 5489: Part 14 (3.1.1.14) and BS 5489: Part 15 (3.1.1.15) and BS 5489: Part 16 (3.1.1.16) and BS 5489: Part 17 (3.1.1.17) and BS 5489: Part 18 (3.1.1.18) and BS 5489: Part 19 (3.1.1.19) and BS 5489: Part 20 (3.1.1.20) and BS 5489: Part 21 (3.1.1.21) and BS 5489: Part 22 (3.1.1.22) and BS 5489: Part 23 (3.1.1.23) and BS 5489: Part 24 (3.1.1.24) and BS 5489: Part 25 (3.1.1.25) and BS 5489: Part 26 (3.1.1.26) and BS 5489: Part 27 (3.1.1.27) and BS 5489: Part 28 (3.1.1.28) and BS 5489: Part 29 (3.1.1.29) and BS 5489: Part 30 (3.1.1.30) and BS 5489: Part 31 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