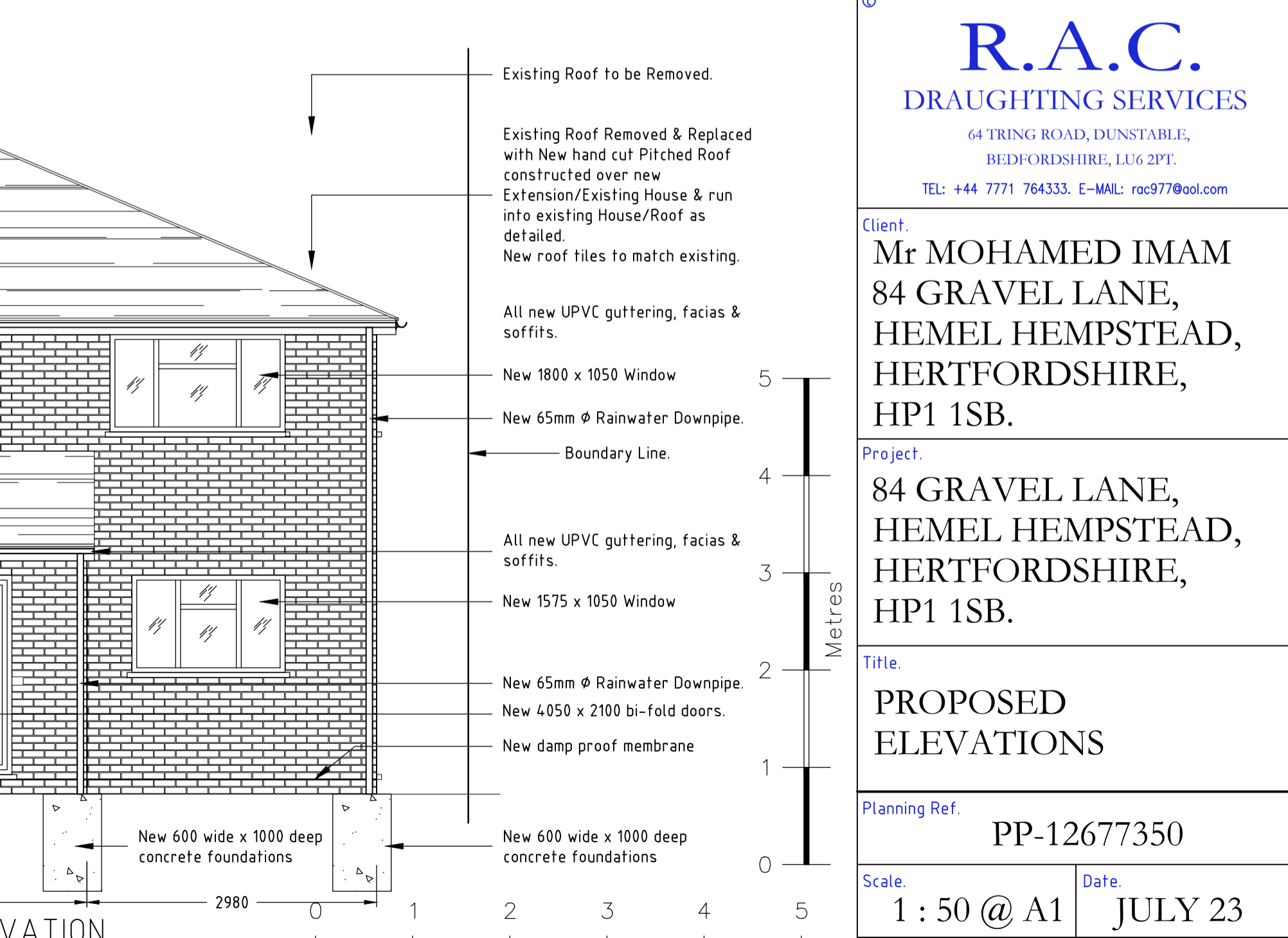
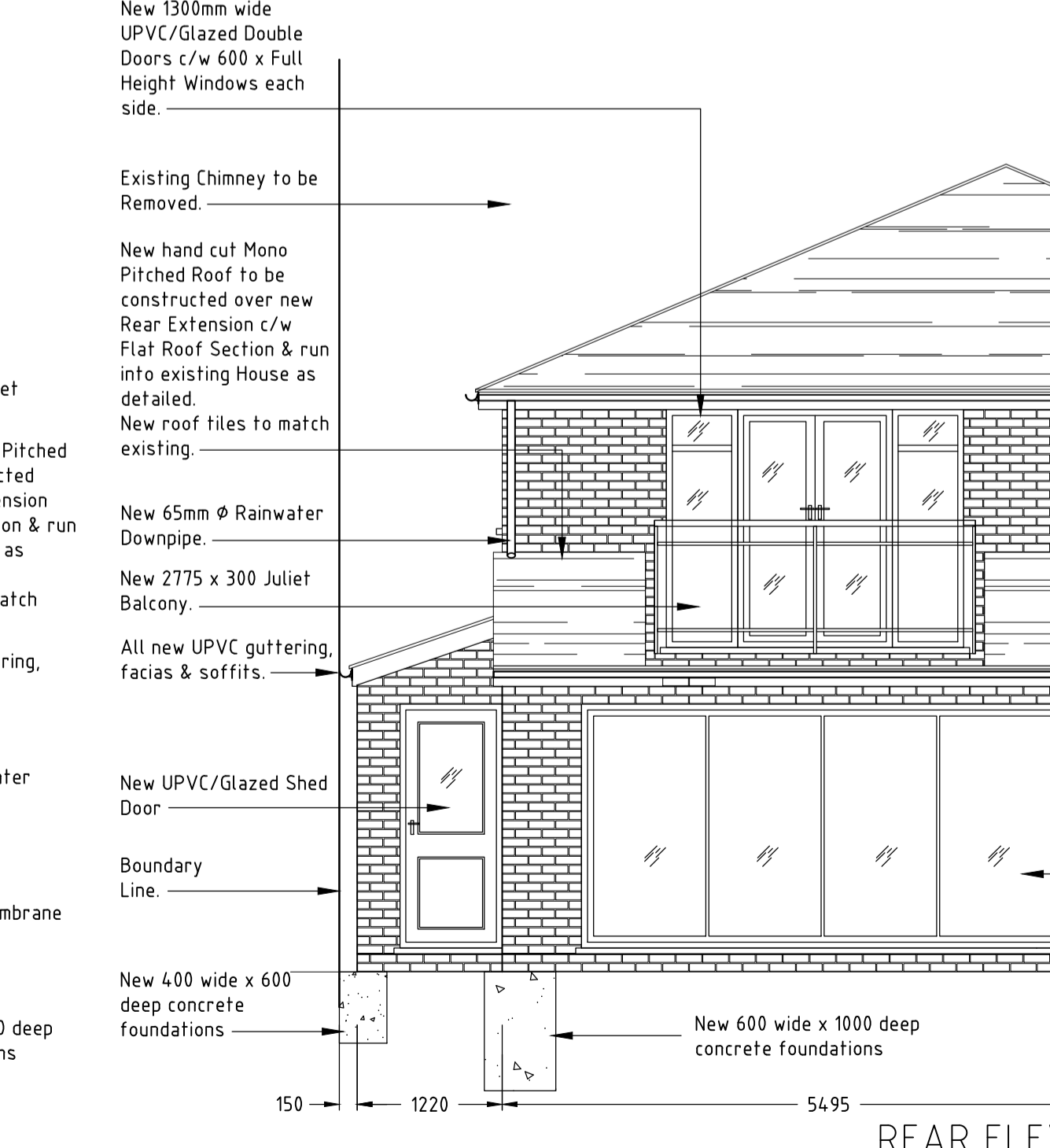
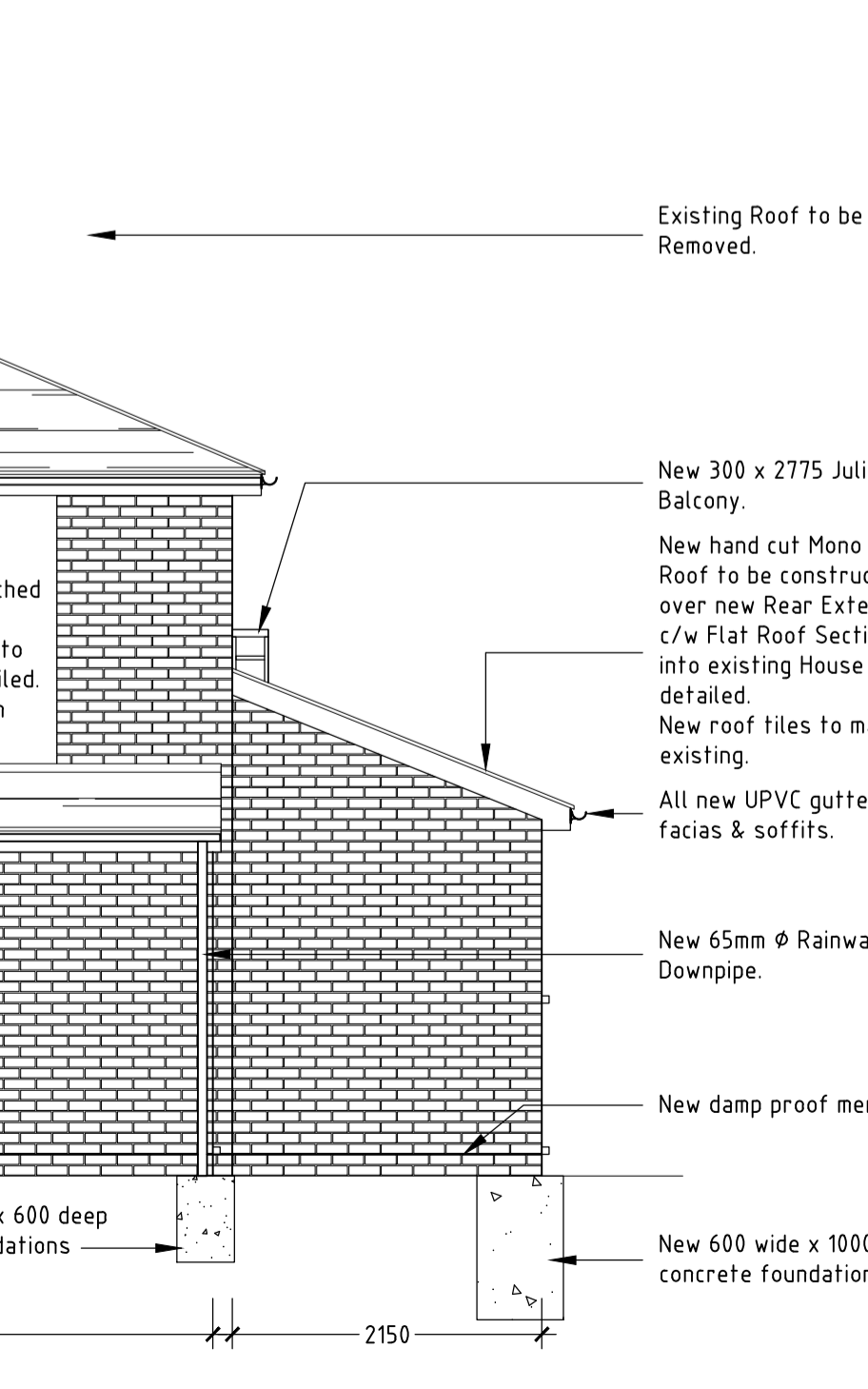
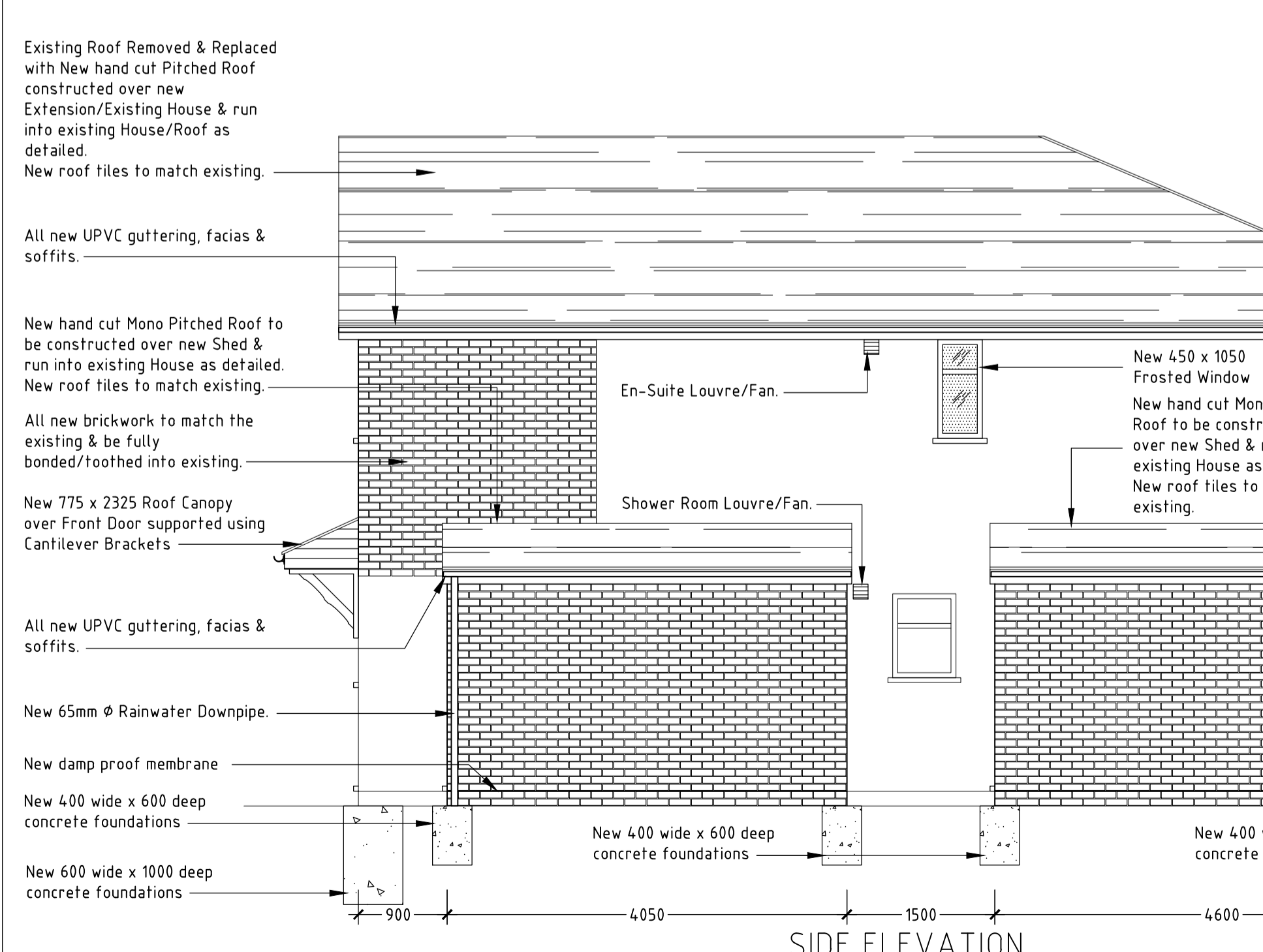
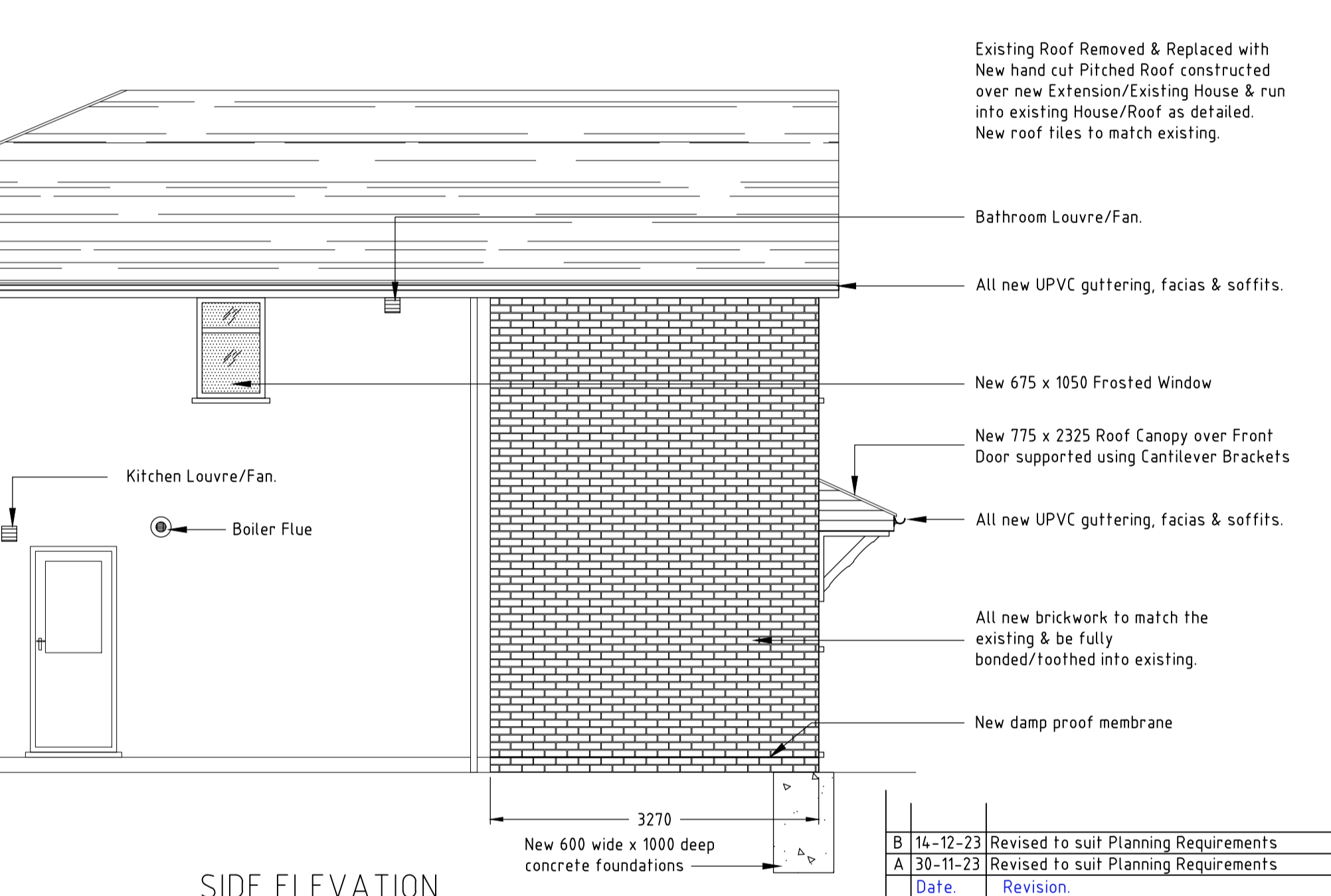
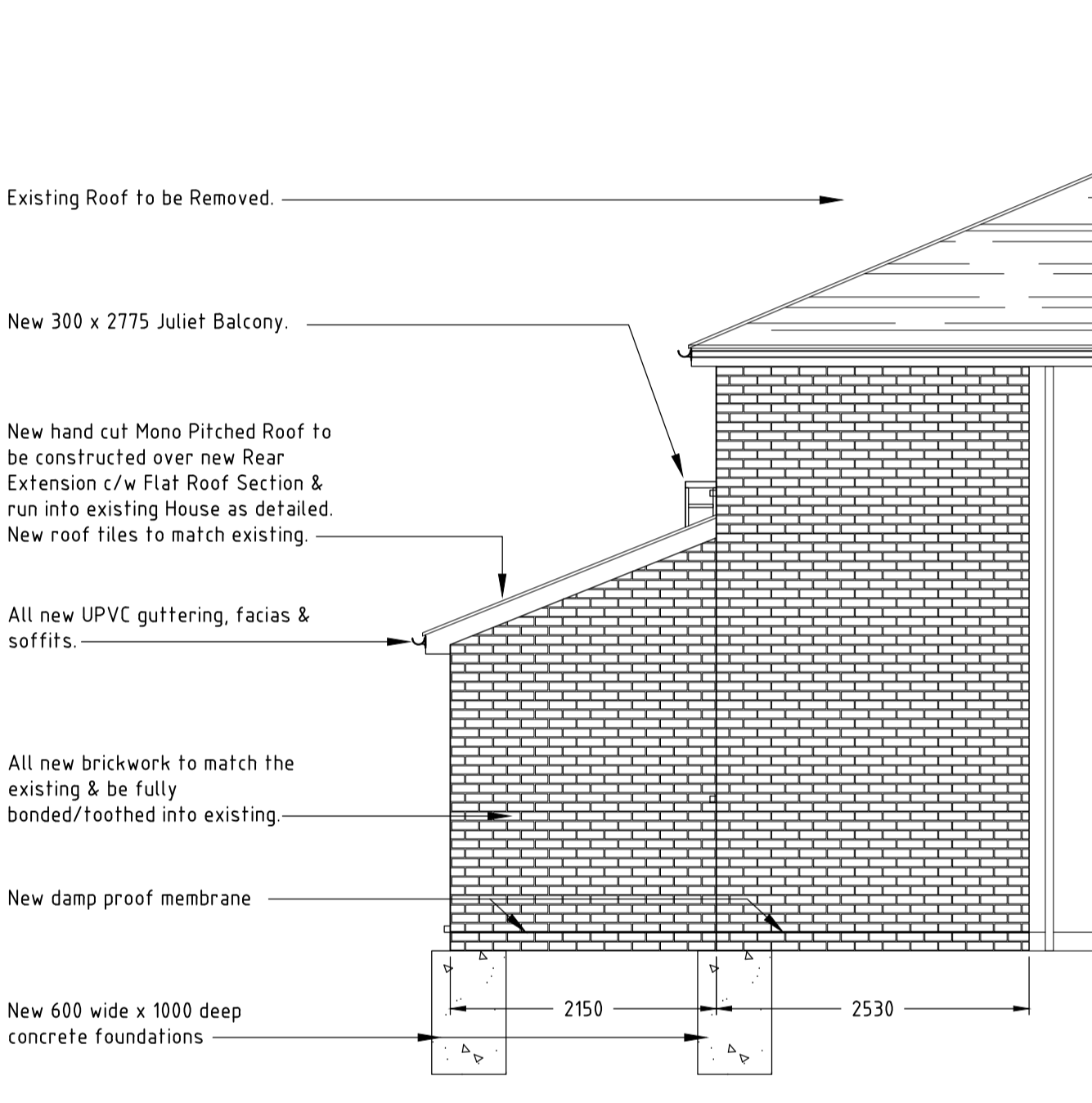
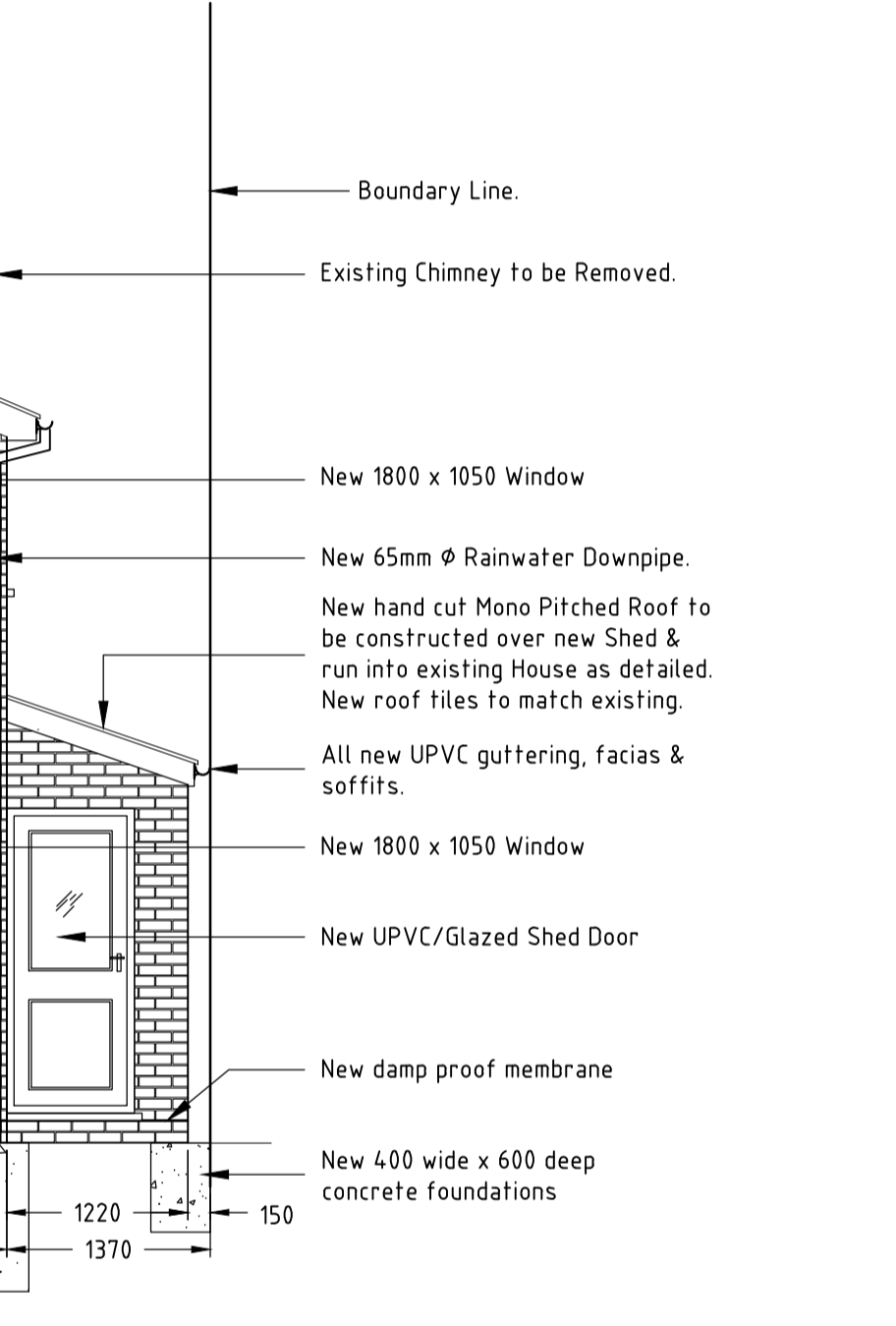
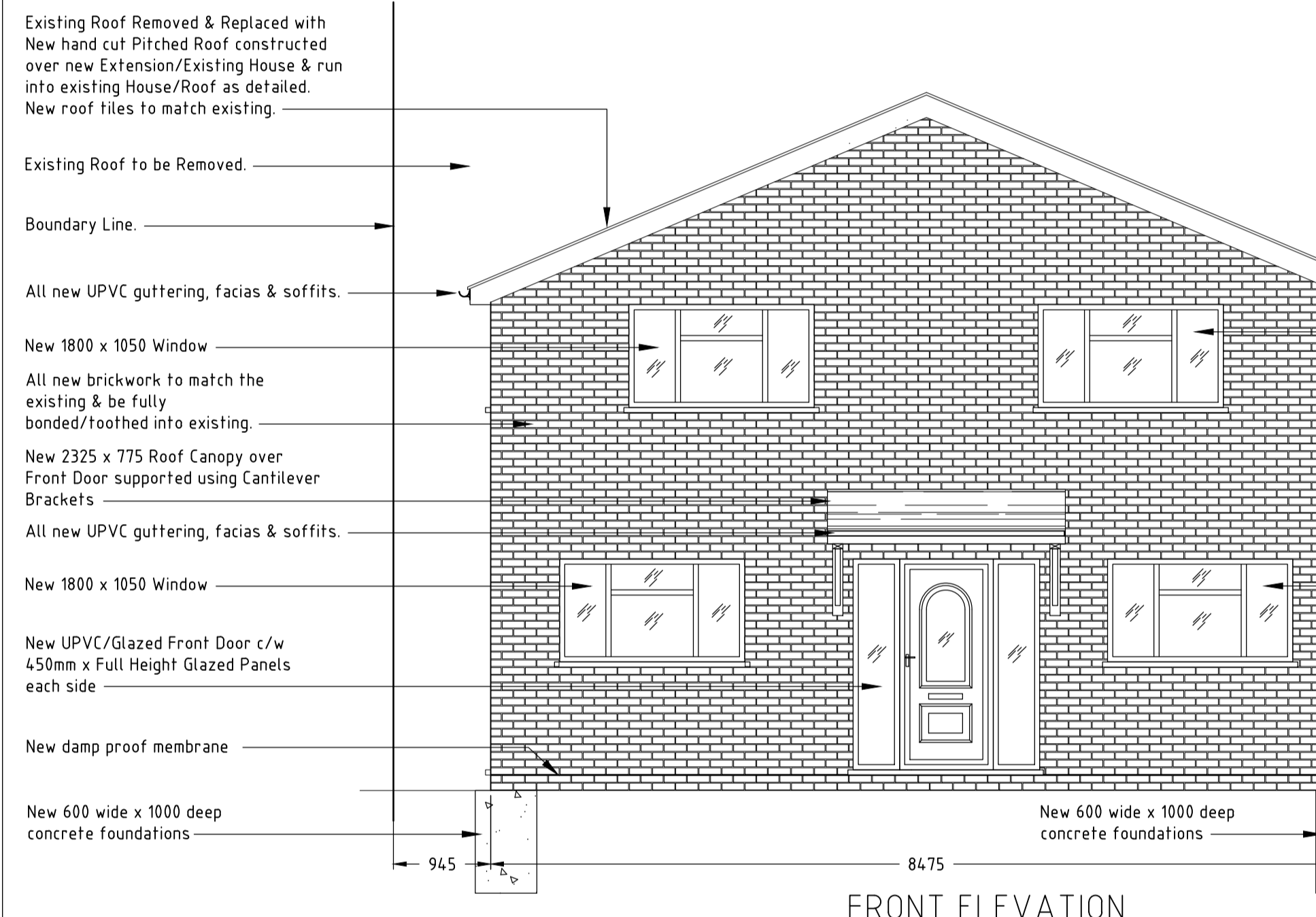


**SPECIFICATION**  
 Construction to comply with Robust Details as published by D.T.L.R.  
 Cavity Wall Construction:- 102 facing Brickwork or Blockwork outer leaf, 100mm cavity filled with 100mm Ecotherm Rigid Board or similar and 100mm thermalite shield inner leaf with 40mm Internal Insulated Plaster Board Finish and 13mm two coat plaster finish. Use tyi-galv or similar wall ties @ 750 horizontal and 450 vertical centres (300 at reveals) and provide a 150 wide vertical d.p.c. to reveals where cavity closed with blockwork. Rendered Finish to External Blockwork Walls.  
 All work below d.p.c. to be brickwork and fill cavity with 10:1 semi-dry concrete to within 150 of d.p.c. Use Catnic CG70/100 lintels over ground floor opening and CGE50/100 over first floor openings, min. 150 end bearing.  
 Ground Floor Internal Walls:- Use 100mm non load bearing blocks with 13mm plaster finish to both sides built off floor screed.  
 DPCs:- All new & existing DPCs to be linked & be a minimum 150mm above Ground Level.  
 All new DPCs & DPMs to be linked. Vertical DPC & cavity tray to flank wall to suit change changes in ground level.  
 All reveals to have insulated cavity closures.  
 BA approved 100mm cavity closures 96/3226 or equal & approved around window & door openings & at head of Brick/Blockwork.  
 New foundations are to be a minimum 600mm wide & 1000mm deep and in any case, extend at least 150mm into a load bearing stratum capable of 100kN/m2 to the satisfaction of the local authority.  
 It has been assumed that there are no trees in the vicinity of the foundations and there is no need to increase the depth in accordance with NHBC requirements.  
 Use Catnic CG70/100 lintels over openings.  
 Compliance With Part "M":- Main entrance door to have a flush threshold with a level or ramped approach with a gradient not exceeding 1:20 and not less than 900 wide.  
 Drainage:- All above ground soil & waste pipes to be in accordance with B.S.5572.  
 Foul water drainage to be 100mm dia. with flexible joints laid to 1:40 falls & bedded on 100mm granular fill.  
 Where drains pass under a building they are to be surrounded in a minimum 100mm of granular material, where drains pass through walls they are to have an opening with reinforced concrete lintol over to give at least 50mm clearance all round the pipe & the opening to be masked both sides with rigid sheet material, void filled with a compressible sealant.  
 (Note depth & position of existing drains to be located before work commences.)  
 Provide back inlet gullies to ground floor wastes. Any internal gullies to include air-tight screw down covers. Plumbing:- W.C. to have side outlet "P" trap to 100 dia uPVC wastes, bath and shower 38mm uPVC wastes, basins 32 dia, all through 75 d.s. traps and all to connect to stacks. Provide rodding access at any change in direction of wastes. All work to be to BS5572 and CP301.  
 Any drains with less than 600mm cover are to have concrete paving slabs laid as a bridge above pipes with at least 75mm granular fill between the top of the pipe and the underside of the slab. Insert bridging lintels in foundations where any drains pass through.  
 Plumbing:- W.C. to have side outlet "P" trap to 100 dia uPVC wastes, bath and shower 38mm uPVC wastes, basins 32 dia, all through 75 d.s. traps and all to connect to stacks. Provide rodding access at any change in direction of wastes. All work to be to BS5572 and CP301.  
 SVP's & Wastes: Any new soil & vent pipes to be 100mm dia terminating 900mm above openable vent levels with vermin cowl & at the base into easy bend to drains. New stub stacks to be taken up to level of highest trap connecting to stack & terminate with air admittance valve. All wastes in PVC with cleaning & inspection access at all bends & junctions. 75mm water sealed traps to fittings or deep seal anti-vac types if waste exceeds 15metres in length. Sizes- Showers 50mm dia, Sinks 40mm dia, Basins 32mm dia, W.C.s 100mm dia, & combined wastes 50mm dia minimum. All wastes to S.V.P., Stub Stack or Back Inlet Gully. Any 100mm dia pipework within a garage is to be half hour fire resistant protected.  
 Manholes:- To be 750x75 internally with similar sized opening and constructed from 215mm class B engineering brick or pre-cast concrete manhole sections with 100mm C20 concrete surround on 150mm C20 concrete base.

Beam Encasement:- Steel beams to be encased with 19mm thick Gypsum plaster with wire binding at 100mm pitch and finished with 7mm Gypsum plaster finish, all to achieve half hour fire resistance.  
 Structural Details:- For full design loads & structural details, see calculation sheets as provided by Structural Engineers.  
 Rainwater Disposal Proposed Roofs:-100dia gutters. 65mm down pipes to 100 dia uPVC drains laid to fall min 1 in 40 and with a 100 pea shingle bed and surround to soakaways min 5 Metres from building, 1m capacity below invert and filled with hardcore.  
 Rainwater Disposal Existing Roofs:-100dia gutters. 65mm down pipes to existing outlets.  
 Pitched Roof Construction:- Roof tiles on 38x25 soft wood treated battens on one layer of Tyvek breathable roofing felt on Sascos or similar gannailed roof rafters (200x50 C16) @ 400 centres over 50x100 wall plate strapped down to walls @ 1.2M centres.  
 Rafters to be connected to wall plates with Catnic truss clips or similar.  
 225x47 C24 Ridge Board.  
 200x47 C24 Roof rafters @ 400mm Centres (Doubled up around Velux Roof Lights)  
 150x47 Collars bolted to roof trusses with M12 Bolts.  
 12.5mm Plasterboard Ceiling, 50mm Rigid Board PIR insulation to underside of Rafters. 100mm Rigid PIR Board insulation between Rafters to achieve U value of 0.15W/m<sup>2</sup>K.  
 Mono Pitched Roof Construction:- Roof tiles on 38x25 soft wood treated battens on one layer of Tyvek breathable roofing felt on Sascos or similar gannailed roof rafters (200x50 C16) @ 400 centres over 50x100 wall plate strapped down to walls @ 1.2M centres.  
 Rafters to be connected to wall plates with Catnic truss clips or similar.  
 225x47 C24 Wall Plate.  
 200x47 C24 Roof rafters @ 400mm Centres (Doubled up around Velux Roof Lights)  
 150x47 Collars bolted to roof trusses with M12 Bolts.  
 12.5mm Plasterboard Ceiling, 50mm Rigid Board PIR insulation to underside of Rafters. 100mm Rigid PIR Board insulation between Rafters to achieve U value of 0.15W/m<sup>2</sup>K.  
 Vaulted Roof Insulation:- 90mm celotex with a 50mm air gap to the underside of the roof felt, between the rafters & 40mm celotex below the rafters to achieve Minimum U value of 0.16W/m<sup>2</sup>K.  
 Flat Roof:- Plywood deck on top of 150 x 50 SC 3 roof joists @ 400 centres supported on galvanised steel joist hangers. 12.5mm Plasterboard Ceiling, Vapour Control Layer, 50mm Rigid Board PIR insulation to underside of Rafters. 100mm Rigid PIR Board insulation between Rafters & 50mm Air Gap. Plywood Decking with Asphalt Flat Roof Finish to Manufactures Specification to achieve U value of 0.15W/m<sup>2</sup>K.  
 Kitchen Roof Cheeks: Kitchen walls between Mono Pitched Roof & Flat Roof to be constructed from 100mm x 50mm studs fixed to doubled up rafters below. Corner posts to side of support doubled up timber over New Roof. External face of Wall to be covered with Plywood Sheathing, 25mm x 38mm battens & tile hung in plain tiles to match existing main roof. All tiles to be in accordance with manufacturers instructions. Lead soakers & flashings to be fixed at junction of existing main roof & suitably dressed to ensure a weather tight seal. Allow for 90mm celotex 30002 between studs with 12.5 ten foil backed plasterboard skinned internally.  
 First Floor Construction:- 22mm T&G moisture resistant chipboard type 11/111 glued at edges and secured with annular ring nails over 200x75 SC3 floor joists @ 400 centres, supported on galvanised mild steel joist hangers.  
 First Floor Partitions:- 100x50 studwork raised off a 100x75 sole plate and with one layer 12.5mm plasterboard and skim coat finish to each face.  
 90mm celotex insulation between wall studs.  
 First Floor Ceiling Insulation:- 100mm fibreglass quilt insulation between rafters & 170mm diagonally above.  
 Ceiling Construction:- Ceilings to have one layer of 12.5mm plasterboard with taped and filled joints.  
 All roof Gutters to be UPVC 65mm and laid to falls to downpipes.  
 All roofs to be dressed into Brickwork or Tiles using Code 5 Leadwork.

Facias to be Upvc @ soffits to be 8mm uPVC, with a 10mm continuous air gap fitted with an insect proof grille.  
 Partition Walls:- Bathrooms, En-Suites & Cloakrooms to have 12.5mm Water Resistant Plasterboard.  
 Ceiling void between Ground & First Floor to have 200mm fibreglass quilt insulation between rafters.  
 Garage Floor Construction:- 22mm T&G chipboard type 11/111 glued at edges and secured with annular ring nails over 150x50 SC3 floor joists @ 400 centres, supported on galvanised mild steel joist hangers.  
 Windows:- All windows and doors to be Double glazed using low E glass to achieve a U value of N.E. 2.0w/msq, degrees K. Any glazed openings below 800mm above floor level to be glazed using safety glass as defined in BS6206:1981.  
 Windows to have trickle vents fitted to heads to provide 8000mm2 background ventilation & minimum total area openable of 1/10th floor area.  
 Doors & windows to be draught stripped.  
 Windows/External Doors: Double glazed UPVC/Aluminium frames fitted with draught seats & lockable handles. Double glazed units to include Pilkington K Low E glass to inner pane, a minimum 20mm air gap giving a minimum U Value of 1.6w/m2k. All windows & doors to overlap cavity insulation by 30mm & be installed by a FENSA approved contractor.  
 All windows to first floor bedrooms shall be classed as escape windows with a minimum opening light of 450mm & area of at least 0.33m2 with egress hinges. The sill will be no more than 1100mm above the floor.  
 Means of Escape: All new habitable rooms will have an unobstructed openable area of at least 0.33sqm & be at least 450mm high & 450mm wide with the bottom of this area not higher than 1100mm above finished floor.  
 Smoke detection system:- Provide self contained smoke alarms inter connected, permanently wired to a separate fused circuit at the distribution board to all hall/landing levels. Wiring to be IEE wiring regulations. Each alarm to be fixed to the ceiling at least 300mm from any wall or light fitting.  
 The type & thickness of insulation to be provided to the roof space must achieve a U value of at least 0.16w/M2 and be agreed with the building control officer prior to commencement of works.  
 Habitable rooms to have rapid ventilation equivalent to one twentieth of floor area & background ventilation of 8000mm2.  
 Mechanical extract vent to Kitchen providing 8 Air Changes per hour (70 liters per second) discharges thru outside wall with weather louvre/terminal.  
 Mechanical extract vent to Utility providing 10 Air Changes per hour (30 liters per second) discharges thru outside wall with weather louvre/terminal.  
 Mechanical extract vent to Shower room providing 10 Air Changes per hour (20 liters per second) discharges thru outside wall with weather louvre/terminal.  
 Mechanical extract vent to Bathroom providing 10 Air Changes per hour (40 liters per second) discharges thru outside wall with weather louvre/terminal.  
 Mechanical extract vent to En-Suite providing 10 Air Changes per hour (30 liters per second) discharges thru outside wall with weather louvre/terminal.  
 Heating:- Thermostatic valves to be fitted to all new radiators.  
 Heating:- Thermostatic mixing valves to be fitted to all new fixed baths & set at 48 degrees Celcius maximum.  
 Electrical:- All electrical switch & socket heights to be in accordance with diagram 22 of approved document M.  
 Electrical installation to be in accordance with current IEE regulations.  
 All electrical work required to meet the requirements of part P (Electrical Safety) must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.  
 These notes are to be read in conjunction with notes on plans, sections & elevations.  
 Setting Out Dimensions: The dimensions shown on the drawings are to be checked prior to commencing works. Ground levels shown on the plans are schematic only and the contractor is to check ground & floor levels on site.



B	14-12-23	Revised to suit Planning Requirements
A	30-11-23	Revised to suit Planning Requirements
	Date	Revision

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Title: **PROPOSED ELEVATIONS**

Planning Ref: **PP-12677350**

Scale: **1 : 50 @ A1** Date: **JULY 23**  
 Drg. No. **722/D003** Rev. **A**