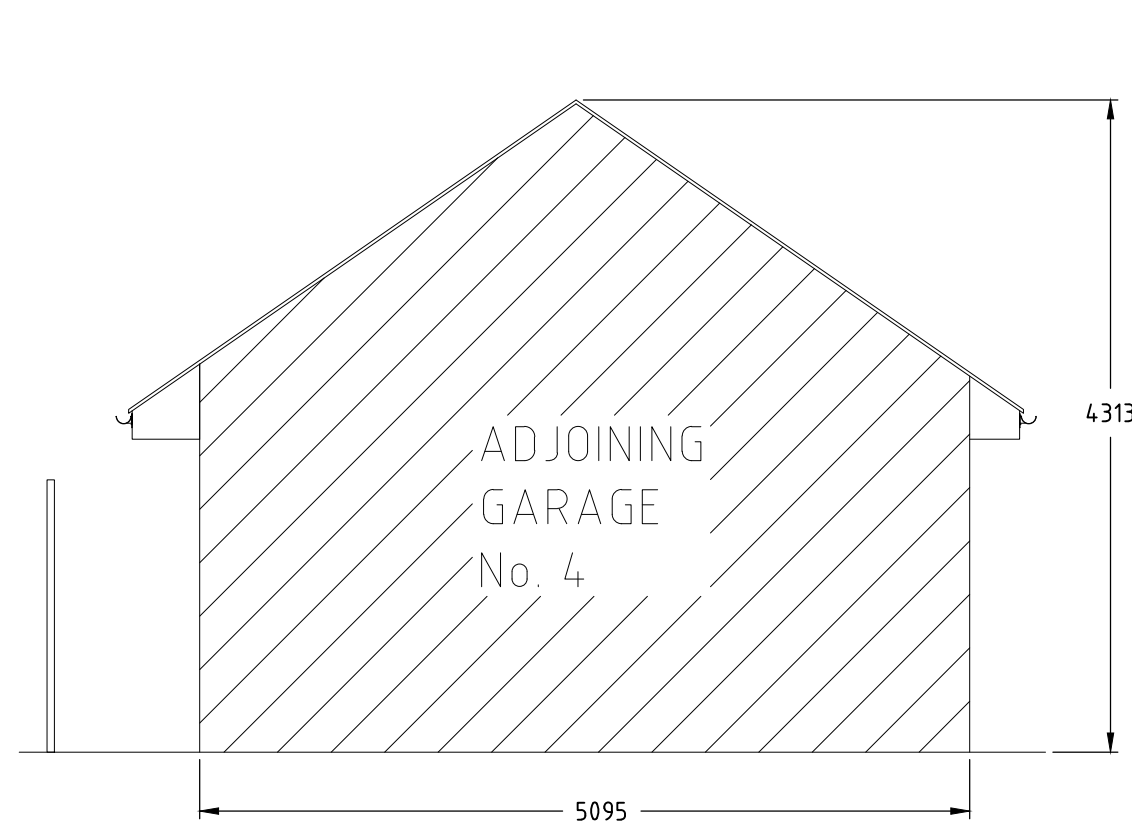
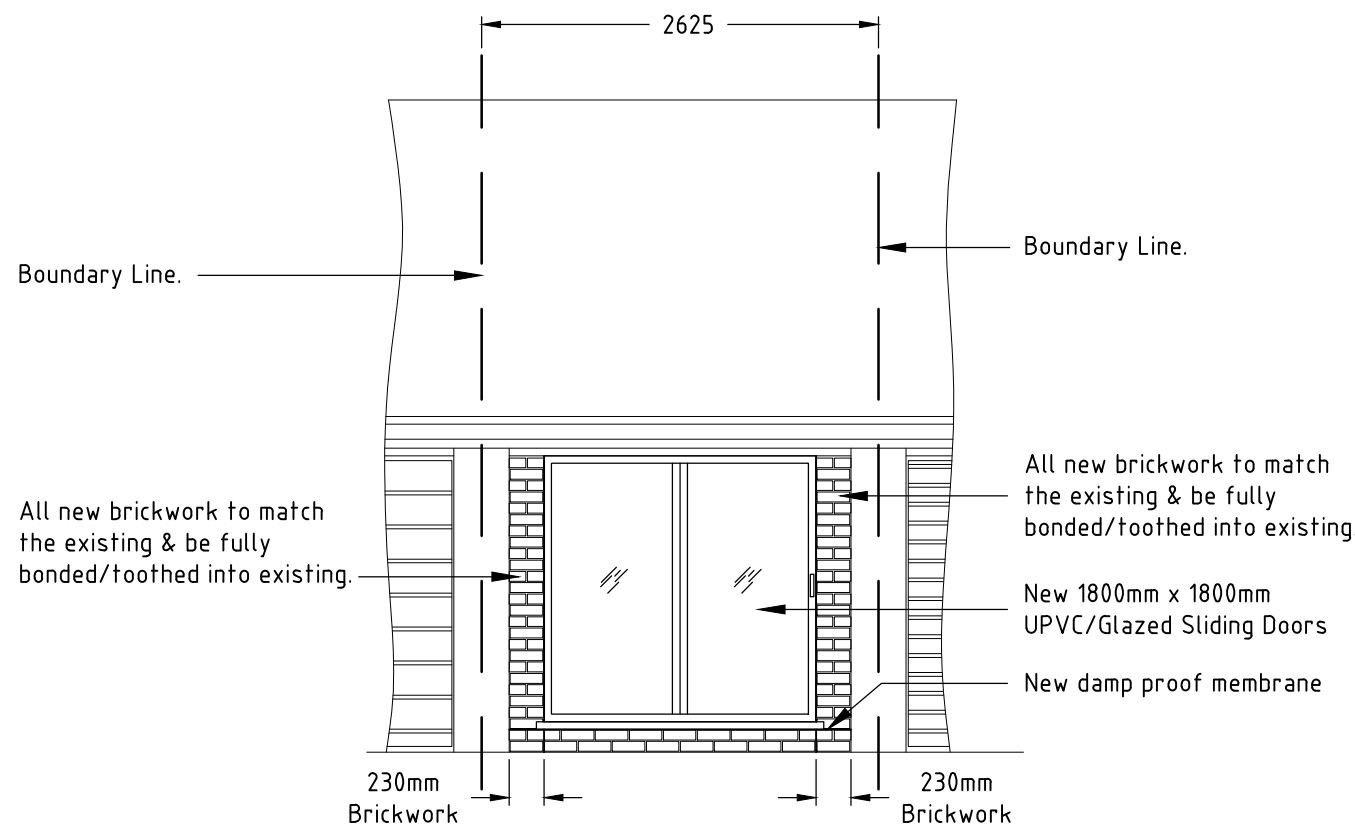


SPECIFICATION
Construction to comply with Robust Details as published by D.T.L.R.
DPCs--All new & existing DPCs to be linked & be a minimum 150mm above Ground Level.
All new DPCs & DPMs to be linked. Vertical DPC & cavity tray to flank wall to suit change changes in ground level.
All reveals to have insulated cavity closures.
BA approved 100mm cavity closures 96/3226 or equal & approved around window & door openings & at head of Brick/Blockwork.
Use Catnic CG70/150 lintels over openings.
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 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 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 seatent.
(Note depth & position of existing drains to be located before work commences.)
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.
Rainwater Disposal Proposed & Existing Roofs--100dia gutters. 65mm down pipes to existing outlets.
Ceiling Construction--100x50 SC3 ceiling joists @ 400 centres, supported on walls. Ceilings to have two layers of 15mm plasterboard with taped and filled joints.
Existing Garage Roof--2 Layers 15mm Plasterboard Ceiling, 100mm fibreglass quilt insulation between rafters & 170mm diagonally above. underside of Rafters. Manufactures Specification to achieve U value of 0.15W/m²K.
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 triple 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 1/20th floor area.
Doors & windows to be draught stripped.
Windows/External Doors: Double glazed UPVC frames fitted with draught seals & 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 cill 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 0.33sq.m & be at least 450mm high & 450mm wide with the bottom of this area not higher than 1100mm above finished floor.
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.
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.
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.

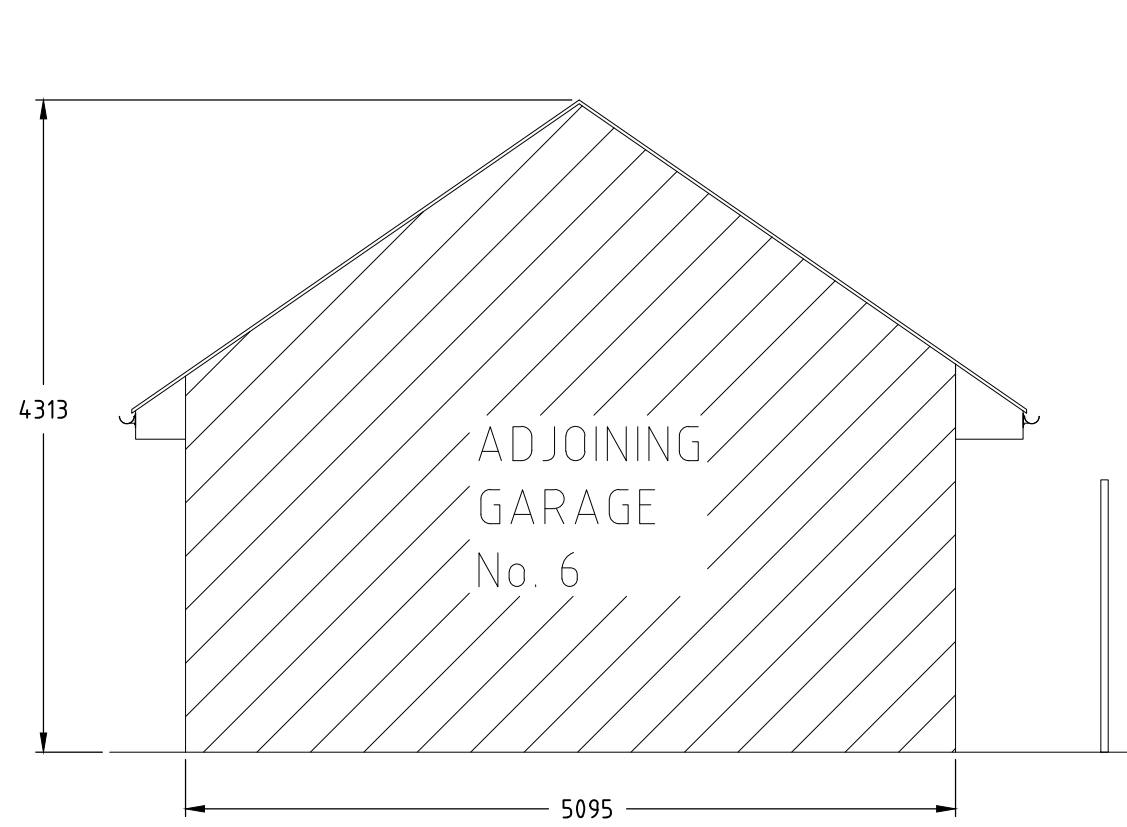
Builder to include all of the following:
Lighting: As indicated
Power: As indicated
Switches: As indicated
Plumbing: N/A
Walls: Scimmed & Painted (Emulsion)
Ceiling: Scimmed & Painted White Matt Emulsion Finish
Skirting's: To be Agreed & Painted White Matt Gloss Finish
Floors: To be Agreed with Client,
Doors: To be Agreed
Handles: To be Agreed
Heating: As Indicated



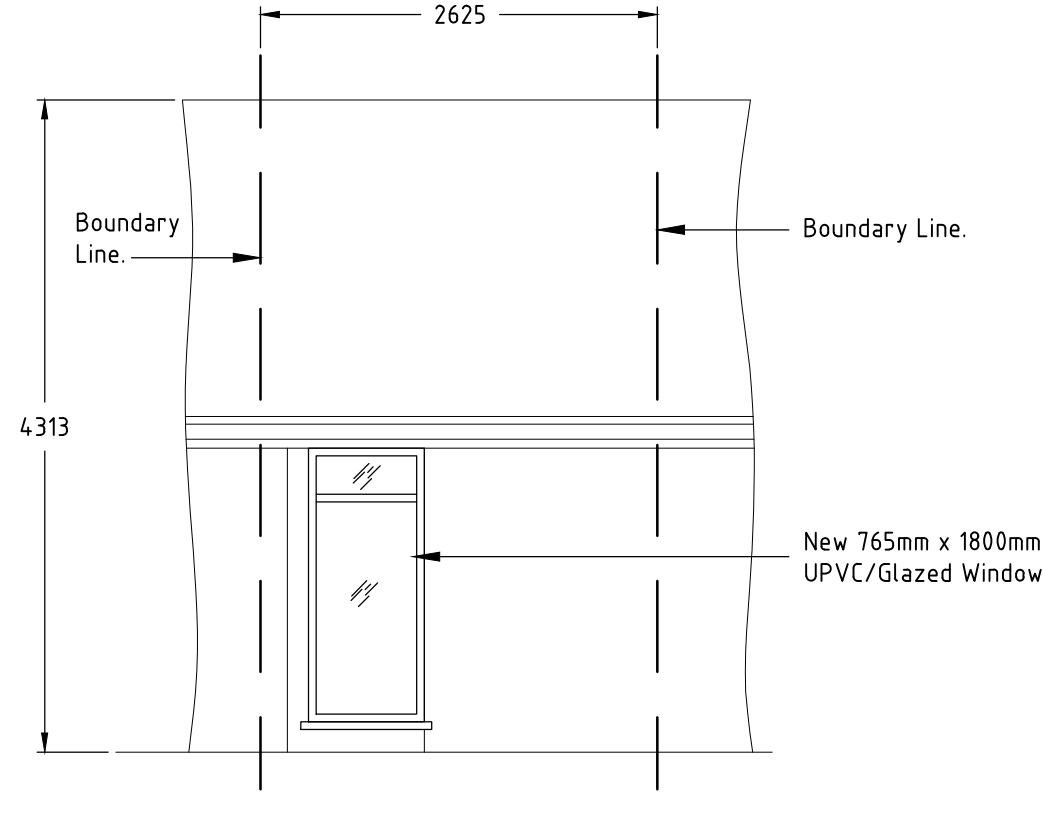
SIDE ELEVATION (1:50)



FRONT ELEVATION (1:50)



SIDE ELEVATION (1:50)



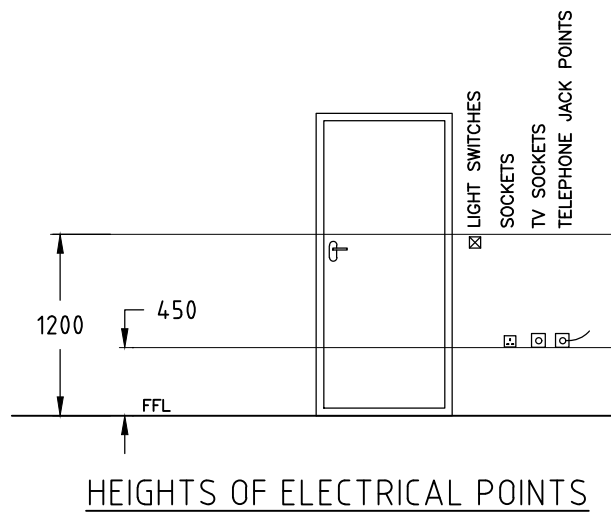
REAR ELEVATION (1:50)

Internal Floor Space = 9 Square Metres.

- Denotes Brickwork Walls.
- Denotes Blockwork Walls.
- Denotes Timber/Plasterboard Walls.

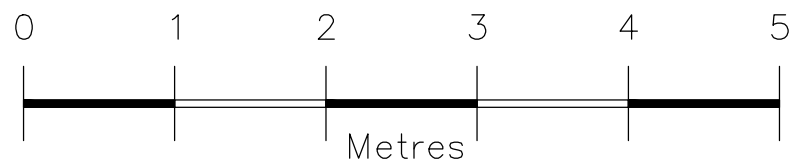
New thermal elements have the U value in accordance with Part L1B.
Walls 0.18 W/m2K.
Floors 0.18 W/m2K.
Roofs 0.15 W/m2K.
Doors 1.4 W/m2K.
Windows & Roof Lights 1.4 W/m2K

T.V. POINT.
TELEPHONE POINT.
DOUBLE SOCKET.
SINGLE SOCKET.
FLUORESCENT TUBE.
LIGHT FITTING.
WALL LIGHT.
LIGHT SWITCH SINGLE.
LIGHT SWITCH DOUBLE.
PULL CORD LIGHT.
DOWNLIGHTER.
TRACK SPOT LIGHTS.
MAINS OPERATED SMOKE ALARM
(interlinked, conforming to BS:5446-P1)
WALL MOUNTED SHAVER/LIGHT FITTING.



HEIGHTS OF ELECTRICAL POINTS

All contractors to ensure that all existing services are kept intact during the construction & are only turned off/relocated with the clients approval.



ALL DIMENSIONS TO BE SITE CHECKED & NOT SCALED FROM THIS DRAWING, EXCEPT FOR PLANNING APPROVAL.

Builder/Local Authority to check to see if existing foundations are adequate for the proposed works.

All works & materials are to be agreed with the Builder/Local Authority to confirm they are adequate for the proposed works.

Date.	Revision.
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Client: Mr. W. SAVILLE 5 DARLEY HALL, BREACHWOOD GREEN, LUTON, LU2 8PP.	
Project: 5 DARLEY HALL, BREACHWOOD GREEN, LUTON, LU2 8PP.	
Title: PROPOSED PLANS & ELEVATIONS	
Planning Ref. 26/01944/LDCP	
Scale: 1 : 50 @ A1	Date: JUNE 26
Drq. No. 810/D020	Rev.