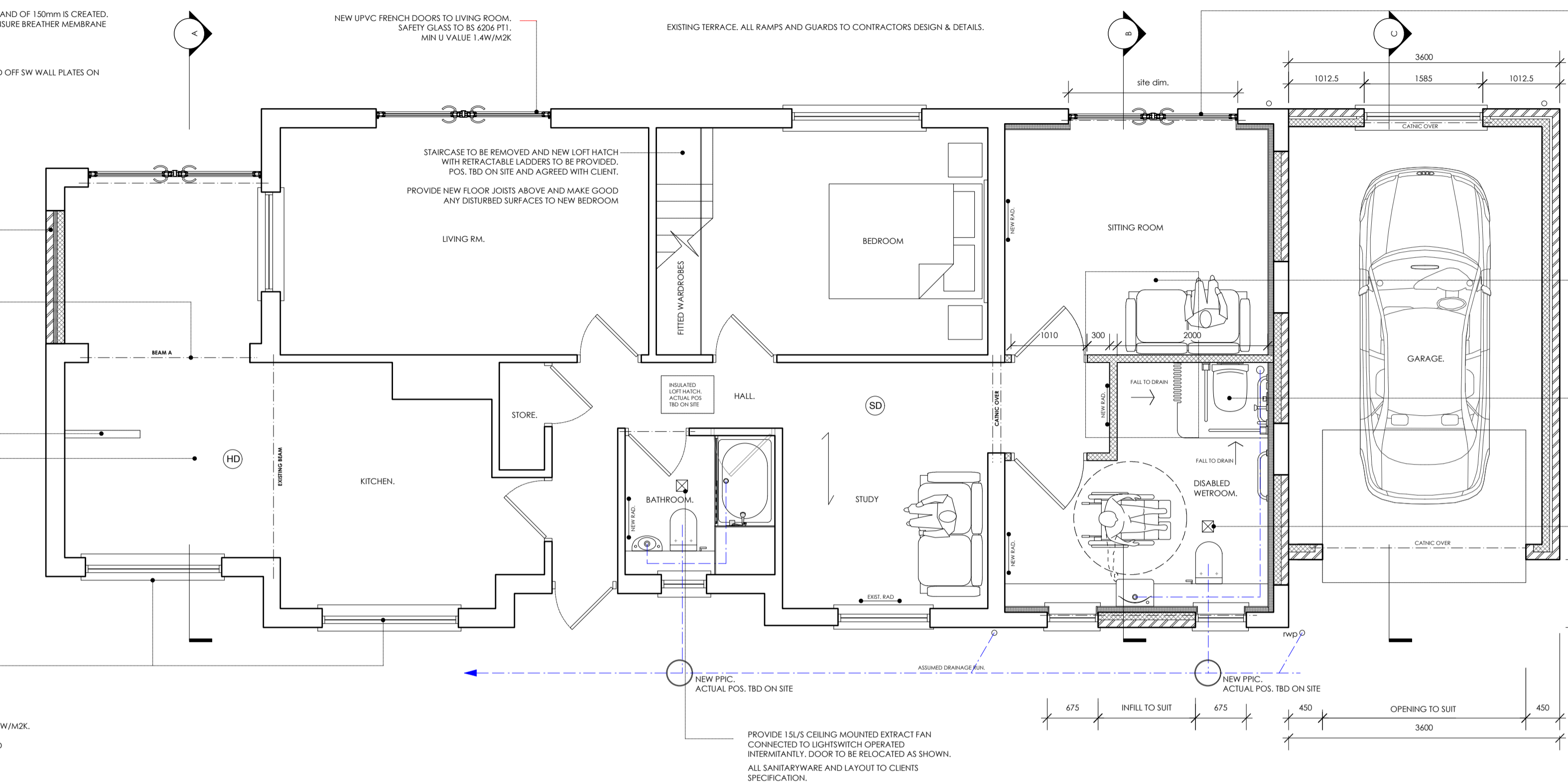
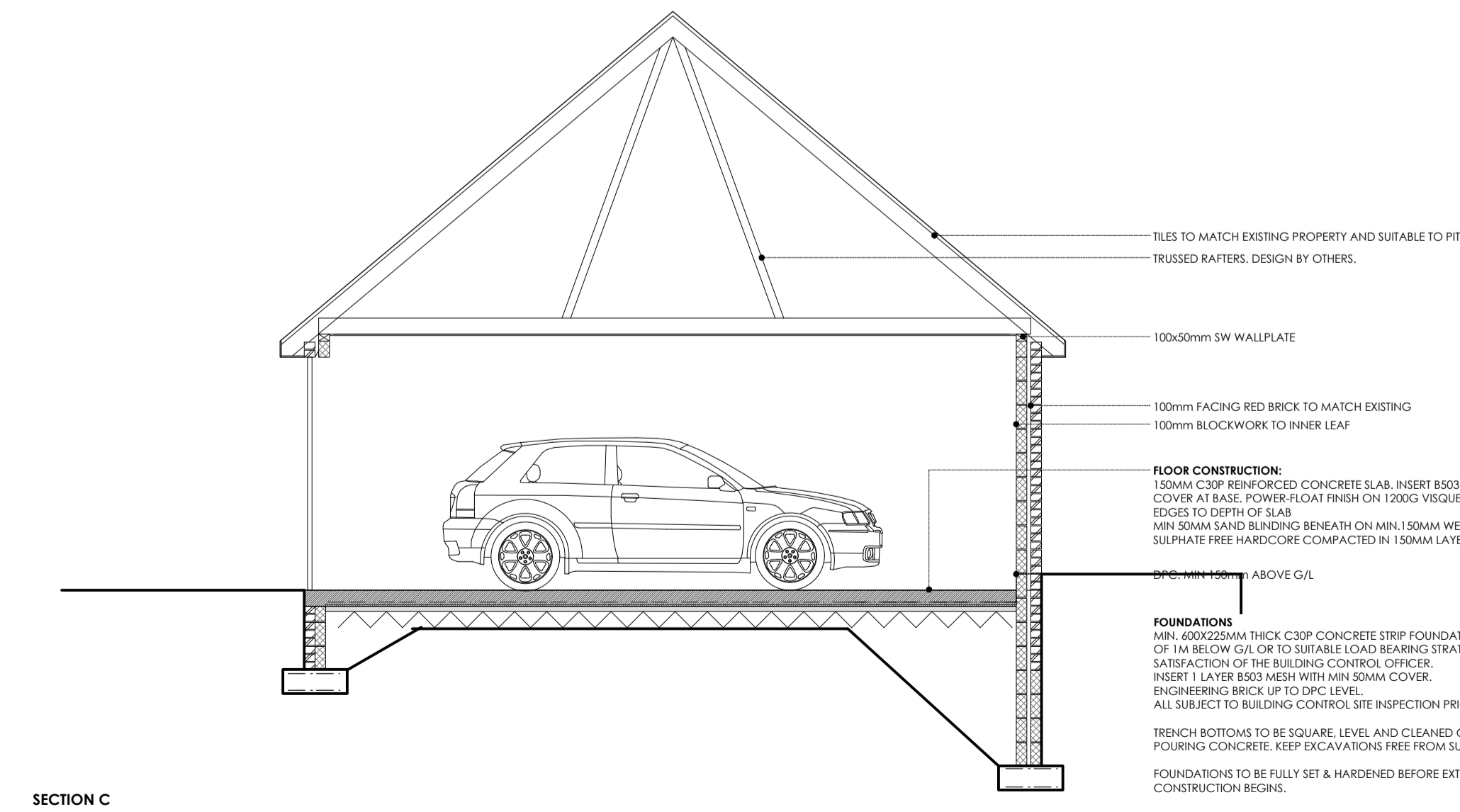
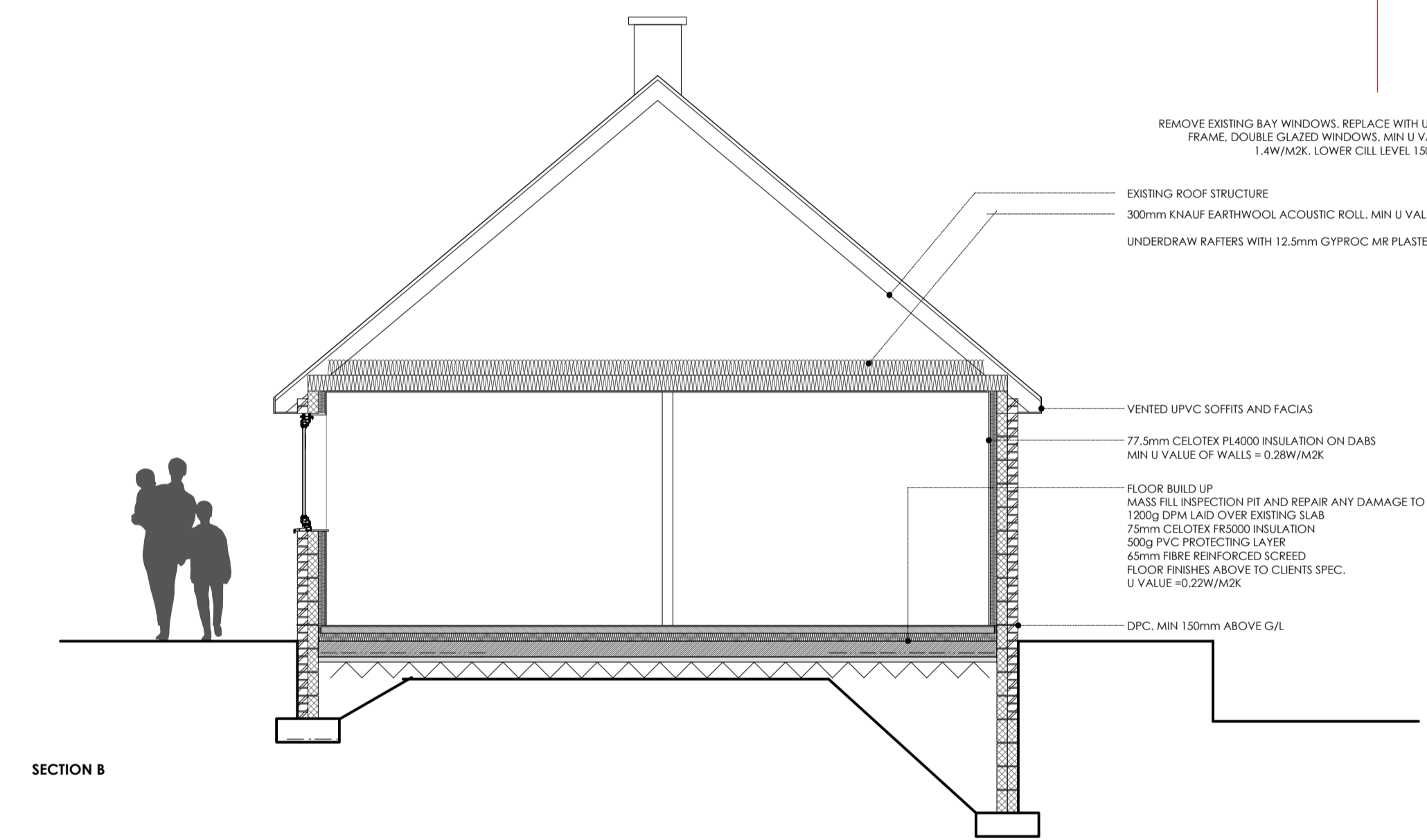
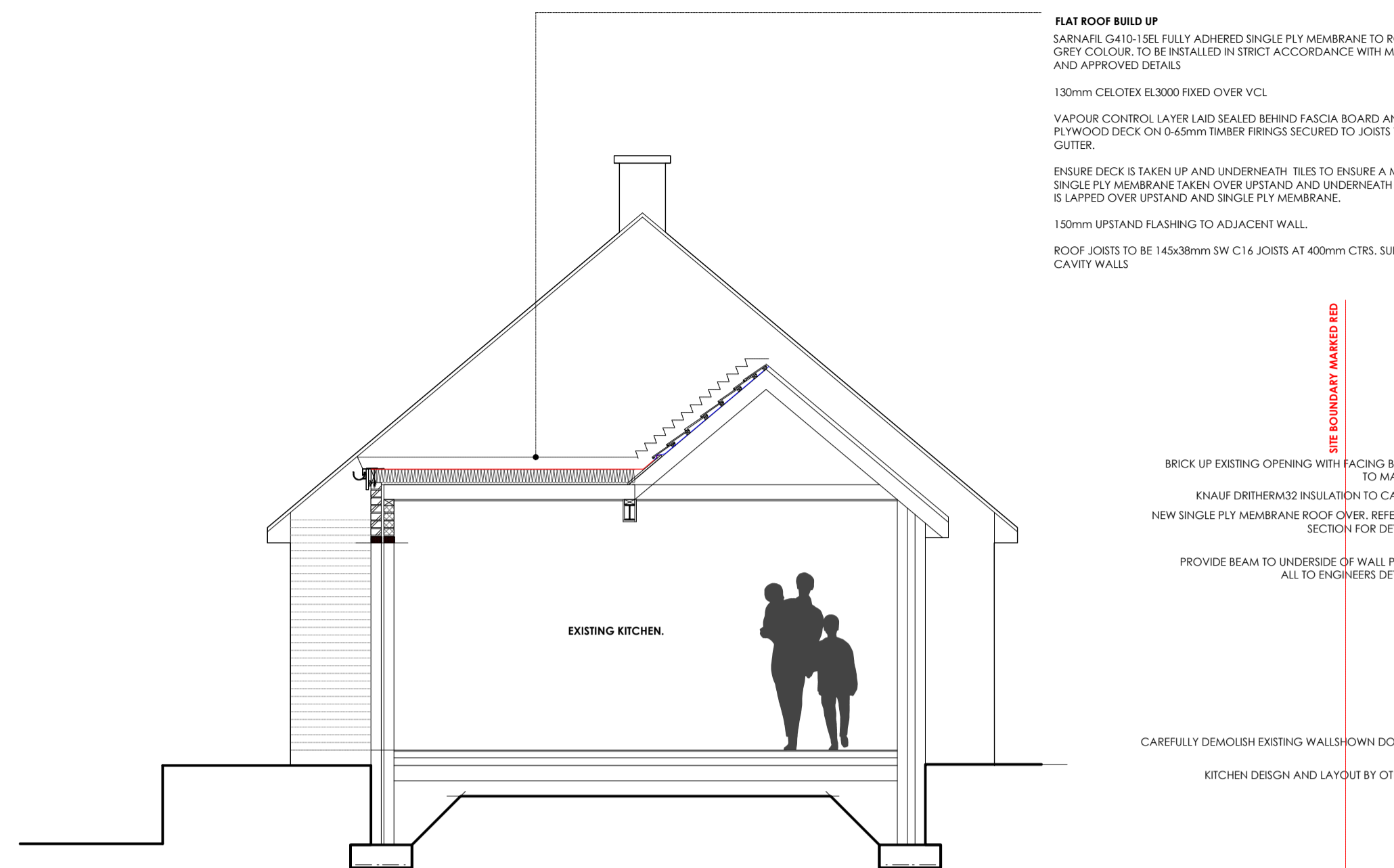


- NOTES:**
1. Do not scale off dimensions.
  2. All dimensions to be checked on site by contractor.
  3. All work to comply with the current Building Regulations.
  4. All work may be subject to revision on site.
  5. This drawing may not be copied without prior permission.



**SPECIFICATION & DETAILS**

**INTRODUCTION**  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL THEIR WORK IS IN COMPLIANCE WITH THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING REGULATIONS AND OTHER ALLIED LEGISLATION.

**MATERIALS**  
ALL MATERIALS ARE TO BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. THE QUALITY OF ANY MATERIAL SHALL NOT BE LOWER THAN THAT DEFINED IN THE RELEVANT BRITISH STANDARD.

**TIMBER TREATMENT**  
ALL STRUCTURAL TIMBERS, EXTERNAL FRAMES, WINDOWS AND SOFT-WOOD TO BE TREATED AGAINST FUNGAL ATTACK. ALL STRUCTURAL TIMBER TO BE MARKED DRY OR KD AND TO HAVE A STRESS GRADE.

**SITE PREPARATION**  
THE AREA OF THE SITE WHERE EXCAVATION IS TO TAKE PLACE GENERALLY TO BE STRIPPED OF ALL DELETERIOUS AND VEGETABLE MATTER TO A MINIMUM DEPTH OF 150MM. USABLE TOP SOIL IS TO BE STOCK PILED ON SITE IN A POSITION TO BE DETERMINED. FOR RE-USE AT A LATER DATE. THE SITE IS TO BE EXCAVATED TO FORMATION LEVELS AS DETERMINED BY THE RELEVANT CONSTRUCTIONAL ELEMENT. ALL REDUNDANT SERVICES ARE TO BE REMOVED AND BACKFILLED. ALL CONCRETE BASES, FOUNDATIONS AND BRICKWORK TO BE BROKEN OUT AND BACK-FILLED. BACKFILLING OF VOIDS TO BE CARRIED OUT USING WELL COMPACTED CONSOLIDATED LAYERS OF HARDWARE. ANY LIVE SERVICES TO BE RE-ROUTED / DIVERTED AS NECESSARY. THE CONTRACTOR SHALL NOTIFY ANY PUBLIC BODY / UTILITY TO ALLOW THEM TO ENTER THE SITE AND CARRY OUT ALL NECESSARY WORKS. THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY HOARDINGS AND SCREENS TO THE PERIMETER OF THE SITE FOR THE PROTECTION AND SECURITY OF THE GENERAL PUBLIC. ANY SURPLUS MATERIALS TO BE REMOVED FROM SITE.

**FOUNDATIONS (SUBJECT TO PRIOR SITE INVESTIGATION)**  
MACHINE DUG TRENCHES FOR EXTERNAL WALLS TAKEN DOWN TO SUITABLE LOAD BEARING STRATA (TYPICALLY 1M AS APPROVED BY BUILDING CONTROL). TRENCH BOTTOMS SQUARE. LEVEL AND CLEANED OFF PRIOR TO POURING CONCRETE. KEEP EXCAVATIONS FREE FROM SURFACE WATER.

TRADITIONAL STRIP FOUNDATIONS MIN 600MM X 225MM THICK OF GRADE C30P MIX 75MM SLUMP. INSERT 1 LAYERS OF B503 MESH WITH MIN 50MM COVER AT BOTTOM. FOUNDATIONS TO BE FULLY SET & HARDENED BEFORE EXTERNAL WALL CONSTRUCTION BEGINS. ALL SUBJECT TO BUILDING CONTROL SITE INSPECTION PRIOR TO POURING. BASE SPECIFICATION FOR FOUNDATION WORKS SHALL BE BS:8004.

**BLOCKWORK TO GROUND LEVEL**  
INNER & OUTER LEAF OF DENSE CONCRETE LOADBEARING BLOCKWORK TO GROUND FLOOR LEVEL. CLASS B ENGINEERING BRICK ABOVE TO DPC LEVEL. STAINLESS STEEL TIES PROVIDED AT 450MM CTRS VERTICALLY & 750MM CTRS HORIZONTALLY TO THE SIGNS TOGETHER. LEAN MIX CONCRETE FILL CAVITY WITH THE TOP ANGLED TO FORM A SMOOTH WATER SHED TO THE EXTERNAL LEAF.

PVC DPC LAD OVER FULL WIDTH OF MORTAR BED NOT PROJECTING BEYOND BRICKWORK FACE.

**GROUND FLOOR CONSTRUCTION TO GARAGE**  
STRIP ALL VEGETABLE MATTER AND LAYERS OF TOP SOIL TO REVEAL REDUCED CONSTRUCTION LEVELS. HARDWARE BEDS LAD OVER SITE AREA WITHIN NEWLY CONSTRUCTED EXTERNAL WALLS TO DPC LEVEL. CLEAN NATURAL STONE SULPHATE FREE HARDWARE LAYED IN COMPACTED 150MM WELL CONSOLIDATED LAYERS.

UPPER SURFACE BLINDED WITH SAND AND 1200G DPM LAD WITH FOLDED AND TAPED SEAMS. UPSTANDS TAKEN UP AND OVER DPC IN EXTERNAL WALLS TO PROVIDE CONTINUOUS PROTECTION.

CONCRETE FLOOR SLAB MIN. 150MM THICK GRADE C30P 75MM SLUMP POURED OVER WHOLE AREA. TAMPED AND WELL CONSOLIDATED. INSERT 1 LAYER B503 MESH WITH MIN 50MM COVER AT BOTTOM. POWER-FLOAT FINISH TO SLAB

**EXTERNAL WALLS**  
STANDARD CAVITY WALL CONSTRUCTION. 100MM FACING BRICK TO MATCH EXISTING AND IN ACCORDANCE WITH PLANNING OFFICERS APPROVED SAMPLES. FACINGS IN STRETCHER BOND. 1:4 OPC SAND/CEMENT MORTAR WITH 'BUCKET HANDLE' JOINTS.

LIGHTWEIGHT LOAD BEARING 100MM BLOCKWORK TO INNER LEAF. FACING IN STRETCHER BOND. STAINLESS STEEL TIES PROVIDED AT 450MM CTRS VERTICALLY & 750MM CTRS HORIZONTALLY TO THE SIGNS TOGETHER.

ENSURE 'MORTAR SNOTS' ARE CAREFULLY REMOVED WITHIN THE CAVITY AS WORK PROCEEDS TO PREVENT COLD BRIDGING.

**WINDOWS / DOORS**  
PROVIDE 'CATINIC' PRE-INSULATED LINTELS ABOVE WINDOW OPENINGS ENSURING CAVITIES AT WINDOW REVEALS ARE CLOSED USING PATENT PRE-FORMED CLOSURES. INSULATED AND DAMP PROOFED. NEW FRAMES SOLIDLY SCREW FIXED TO ADJACENT FACING OUTERLEAF AND MASTIC POINTED. WINDOWS TO BE DOUBLE GLAZED WITH UPVC FRAMES AND TO ACHIEVE ALL U VALUE OF 1.4W/M2K. FULL DRAUGHT PROOFING / SEALS TO BE PROVIDED TO ALL UNITS. WINDOWS ARE TO SATISFY THE LOCAL PLANNING AUTHORITY. WINDOW MANUFACTURER IS TO BE FENSA REGISTERED AND ALL WINDOWS ARE TO BE FITTED BY APPROVED INSTALLERS.

EMERGENCY EGRESS WINDOWS TO BE PROVIDED IN ALL HABITABLE ROOMS OF THE PROPERTY AND SHOULD HAVE A MIN UNOBSTRUCTED OPENING OF 0.33M<sup>2</sup> AND AT LEAST 450MM WIDE. THE BOTTOM OF THE OPENING AREA IS TO BE NO MORE THAN 1100MM ABOVE FFL. PURGE VENTILATION MIN 1/20TH OF FLOOR AREA.

ALL HABITABLE ROOMS OF THE EXTENSION TO HAVE A BACKGROUND VENTILATION EQUIVALENT TO 8000MM<sup>2</sup>. KITCHEN TO HAVE A BACKGROUND VENTILATION EQUIVALENT TO 4000MM<sup>2</sup>. ALL WINDOWS TO HAVE TRICKLE GLAZING. SOILS EXTRACT FAN TO BE PROVIDED AS PART OF COOKER HOOD. SOILS EXTRACT FAN TO ANY PROPOSED BATHROOM WITH NO WINDOWS. CONNECTED TO LIGHTSWITCH WITH 15MIN OVERRUN FACILITY.

**INTERNAL WALLS**  
NEW INTERNAL WALLS WHERE REQUIRED ARE TO BE CONSTRUCTED OF 100mm BLOCKWORK AND TO PROVIDE REASONABLE RESISTANCE TO SOUND. WALLS FINISHED WITH 12.5MM GYPROC MR PLASTERBOARD ON DABS, SKIMMED AND PAINTED TO SUIT.

**HEATING**  
DWELLING TO BE HEATED BY NEW COMBI BOILER. TYPE TO BE SPECIFIED BY QUALIFIED HEATING ENGINEER. ALL ROOMS ARE TO BE HEATED USING RADIATORS. ALL NEW RADIATORS ARE TO HAVE THERMOSTATIC RADIATOR VALVES APART FROM THE RADIATOR CLOSEST TO THE THERMOSTAT. ALL WORK IS TO BE CERTIFIED BY A COMPETENT AND SUITABLY QUALIFIED HEATING ENGINEER ON COMPLETION OF WORKS. NEW RADIATOR POSITIONS TO BE AGREED WITH CLIENT.

**ROOF TO NEW GARAGE**  
TILES TO MATCH EXISTING AND SUITABLE TO PITCH ARE TO BE PROVIDED. GALVANISED NAILS USED TO SECURE TILES ON 38x25MM TREATED SW TIMBER BATTENS. BATTENS LAID OVER TYVEK OR SIMILAR APPROVED BREATHABLE MEMBRANE ENSURE ALL JOINTS ARE ADEQUATELY OVERLAPPED AND CONTINUE OVER PVC GUTTERING AND UNDERNEATH WINDOW OPENINGS. VENTED EAVES CLOSERS TO BE PROVIDED TO ALLOW VENTILATION.

CODE 4 LEAD FLASHING IS TO BE PROVIDED WHERE INDICATED ON DRAWINGS ENSURING ALL JOINTS ARE OVERLAPPED BY A MINIMUM OF 150MM.

RAFTERS ARE TO BE TRUSSED AND TO THE DESIGN OF OTHERS. PROVIDE 30 X 5MM AND MIN. 1200MM LONG GALVANISED MILD STEEL TENSION STRAPS TO INNERLEAF OF EXTERNAL CAVITY WALL. TURNED OVER WALL PLATE AND SCREW FIXED TIGHT BACK TO MASONRY AT MAX. OF 2M CTRS.

ALL BEARINGS & FIXINGS TO SATISFACTION OF BUILDING CONTROL OFFICER.

**ELECTRICAL WORK**  
ELECTRICAL INSTALLATION TO COMPLY WITH THE CURRENT IEEC REQUIREMENTS AND IN PARTICULAR THE REQUIREMENTS SET OUT IN THE PART P BUILDING REGULATIONS. INSTALLATION TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED ON COMPLETION BY AN APPROVED QUALIFIED ELECTRICIAN TO THE REQUIREMENTS OF BS:7671:2000.

CERTIFICATE TO BE PROVIDED UPON COMPLETION.

SCHEDULE OF FITTINGS INC. INTERNAL AND EXTERNAL LIGHTING. POWER POINTS TO BE AGREED BETWEEN CLIENT & ELECTRICIAN AS WORKS PROCEED ON SITE

ALL DOWNLIGHTERS TO BE FIRE AND ACOUSTICALLY PROTECTED. NEW SOCKETS / SWITCHES TO BE POSITIONED SO AS NOT TO BE BACK TO BACK AND SITED BETWEEN 450 TO 200MM ABOVE FFL. BULB HOLDERS TO BE CAPABLE OF TAKING ENERGY EFFICIENT LIGHTBULBS ONLY HAVING A LUMINOUS EFFICIENCY GREATER THAN 10 LUMENS PER CIRCUIT WALL.

SMOKE ALARMS ARE TO BE INSTALLED IN CIRCULATION AREAS ON THE GROUND FLOOR (IF NON PRESENT) AS POSITIONED ON THE PLANS. SMOKE ALARM UNIT TO BS:5446P1:1990 AND IS TO BE FITTED MIN 300MM FROM LIGHT FITTINGS AND WALLS. ALARMS MUST BE CONNECTED TO A SEPARATELY FUSED MAINS ELECTRICITY SUPPLY WITH A TRANSFORMER (IF NEEDED) AND WHERE MORE THAN ONE UNIT IS FITTED WITHIN THE DWELLING, THEY MUST BE INTERCONNECTED. THE INSTALLATION MUST COMPLY WITH THE CURRENT IEEC REGULATIONS.

A RATE OF RISE HEAT DETECTOR IS TO BE INSTALLED IN THE KITCHEN LOCATED REMOTE FROM ANY HEAT SOURCE (BOILER, COOKER ETC) AND INTERLINKED TO SMOKE ALARM SYSTEM.

**DRAINAGE (FOUL WASTE TO EXISTING SYSTEM)**  
EXISTING LAYOUT EXPOSED FOR INSPECTION BY BUILDING CONTROL OFFICER. WHERE NEW BUILDING ENVELOPES EXISTING DRAINAGE SYSTEM. EXISTING DRAINS TO BE PROTECTED DURING WHOLE COURSE OF CONSTRUCTION AND RE-ROUTED AS REQUIRED BY BCO. NEW DRAINAGE RUNS TO BE 100MM DIAMETER HEPPWORTH SUPERLEVE DRAINS AND FITTINGS LAID IN 1:40 FALLS TO CONNECT TO EXISTING SYSTEM ON PEA GRAVEL BED AND SELECTED BACKFILL MATERIAL. ALL GULLIES TO BE TRAPPED AND TO HAVE ROODING ACCESS. WHERE DRAINS PASS THROUGH WALLS. THEY ARE TO HAVE A P/C CONCRETE LINTEL OVER WITH A POLYSTYRENE COLLAR TO BOTH SIDES OF THE WALL. WHERE ACCESS TO SHALLOW PIPEWORK IS TO BE PROVIDED. THIS IS TO BE ACHIEVED USING HEPPWORTH VC/C'S UP TO DEPTHS OF 600MM AND POLYPROPYLENE INSPECTION CHAMBERS FOR DEPTHS UP TO 940MM.

SANITARYWARE AND FITTINGS TO BE SPECIFIED BY CLIENT. PLUMBING FITTINGS ARE TO BE AS FOLLOWS: WC 75MM DEEP SEAL TRAP 100MM DIA PIPE. BATH 75MM DEEP SEAL TRAP 50MM DIA PIPE. WHB 75MM DEEP SEAL TRAP 40MM DIA PIPE. ALL PIPEWORK TO BE LAID IN FALLS NO LESS THAN 18:100MM RUN. PIPEWORK AND FITTINGS ARE TO BE PLASTIC TO BS 5370. SOIL VENT PIPES ARE TO BE 110MM DIAMETER UPVC. WHERE LOCATED WITHIN 3M OF WINDOW OPENINGS. SOIL PIPES SHOULD EXTEND A MIN 900MM ABOVE AND FITTED WITH A PLASTIC COWL OR CAGE.

**DRAINAGE (RAINWATER GOODS)**  
PIPES AND FITTINGS ARE TO BE UPVC TO BS:4576. GUTTER TO BE 100MM DIAMETER HALF ROUND FIXED TO FALLS. RAINWATER PIPES ARE TO BE 68MM DIAMETER OR TO MATCH EXISTING. ALL GUTTERS TO BE LAID TO FALLS NO LESS THAN 1:200 AND SHALL BE SUPPORTED AT INTERVALS NO MORE THAN 1000MM. ALL RAINWATER GOODS ARE TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

**STEELWORK**  
REFER STRUCTURAL ENGINEERS DRAWINGS / CALCULATIONS FOR NECESSARY STEELWORK. SIZES AND STRUCTURAL REQUIREMENTS.

ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO ORDERING STEELWORK FROM THE FABRICATORS. THE STEELWORK CONTRACTOR IS TO ENSURE THAT ANY SHOP OR SITE APPLIED PRIMERS ARE COMPATIBLE WITH ANY FINISHES. INTUMESCENT OR RW COATINGS WHICH MAY BE APPLIED BY THE MAIN CONTRACTOR. DESIGN OF ALL TEMPORARY WORKS. PROPPING AND BRACING SHALL BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR. ALL NEW BEAMS AND LINTELS TO HAVE A MINIMUM 150MM BEARING UNLESS NOTED OTHERWISE BY ENGINEER. ALL NEW SEAMS TO HAVE A MINIMUM ONE LAYER OF 15MM GYPSUM FIBRE P.8 AND SKIM TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

THE CONTRACTOR SHALL NOT FORM ANY HOLES THROUGH STEELWORK OTHER THAN THOSE FOR CONNECTIONS WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER. UNLESS OTHERWISE STATED. PROTECTION TREATMENT TO THE STEELWORK SHALL BE IN ACCORDANCE WITH BRITISH STEELS PREVENTION OF CORROSION OF STRUCTURAL STEELWORK.

**GARAGE CONVERSION.**  
EXISTING GROUND FLOOR SLAB TO BE EXAMINED FOR DAMAGE BEFORE WORKS COMMENCE AND REPAIRED IF NECESSARY. MASS INFIL INSPECTION PIT WITH CONCRETE. 1200G DPM LAD OVER EXISTING SLAB WITH FOLDED AND TAPED SEAMS. UPSTANDS TAKEN UP AND OVER DPC IN EXTERNAL WALLS TO PROVIDE CONTINUOUS PROTECTION.

PROVIDE 25MM CELOTEX FR500 INSULATION. BREAK BONDED JOINTS OVER FLOOR AREA. PROVIDE 25MM THICK VERTICAL INSULATION STRIPS AT SCREED EDGES. UPPER SURFACE PROTECTED WITH 500G PVC DPM AND LAPPED INTO DPC.

65MM FIBRE REINFORCED STANDARD SCREED. 41 SHARP SAND TO OPC. SEMI-DRY BISCUIT MIX LAD OVER INSULATION. SCREED TO BE LAYED/COMPACTED WITH STEEL TROWEL AND BROUGHT TO A CLOSE GRAINED SURFACE FINISH TO RECEIVE FLOOR FINISH. STEEL TROWEL FINISH TO BE APPLIED AS CONCRETE SETS TO LEAVE SMOOTH FINISH. SCREED AFTER COMPLETION TO BE PERMITTED TO CURE/DRY NATURALLY AND COMPLETELY BEFORE FLOOR FINISHES ARE APPLIED. FINISHES TO CLIENTS SPECIFICATION. FLOOR TO ACHIEVE OVERALL U VALUE OF 0.22W/M2K. INSULATION THICKNESS CAN BE ADJUSTED TO ALLOW NEW FFL TO LINE THROUGH WITH EXISTING FFL.

EXISTING SOLID BRICK WALLS TO BE CLAD WITH UPVC CELOTEX PL4000 INSULATION ON CEMENT DABS TO ACHIEVE 0.28W/M2K. WALLS TO BE TILED AND TO THE CLIENTS SPECIFICATION.

ALL DISABLED SANITARYWARE AND LAYOUT OF BATHROOM IS TO CLIENTS SPECIFICATION.

PROVIDE 15L/S CEILING MOUNTED EXTRACT FAN OPERATED INTERMITTENTLY BY SWITCH. VENT EXTERNALLY. ACTUAL POS. TBD ON SITE.

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Project Title  
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**Garage conversion & alterations at:**  
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Drawing Title  
**Proposed plans & details**

Status  
**Planning**

Scale  
**1:50@ A1**

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**0162**

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**162\_GA-P-004**

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**1:100@ A3**

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