GENERAL NOTES

All dimensions shown are to be verified on site and the architect and/or relevant specialist informed of any discrepancies immediately. Use only figured dimensions.

All associated drawings are for planning and building regulations approvals as stated, and its suitability for other than this without relevant specifications/construction details being produced is not accepted.

All associated drawings and design are the copyright of Trend Architecture and shall not be re-produced without permission.

All drawings to be read in conjunction with relevant structural engineers (SE) /specialists ' drawings, details and calculations - any discrepancies to be reported

All drawings to be read in conjunction with relevant planning conditions attached with the planning approval.

All drawings be to read in conjunction with any SAP calculations

All drawings to be read in conjunction with accredited construction details for thermal bridging

Any new dwellings to be subject to air pressure test with an air permeability of less than 5 m3/h/m2

Finished floor levels and eaves/ridge heights, to be checked, confirmed and agreed with client/designer/contractor on site and as per the approved planning drawings

Contractor to inform building control with notices of commencement of work and stages of completion.

CDM (Construction Design & Management Regulations 2015): The works will be notifiable under CDM. Regulations. The client is advised to discuss with the designer and contractor their obligations when carrying out proposed works for their project.

All work to comply with current and relevant building regulations and British Standards

All goods and materials specified to be installed strictly in accordance with manufacturer's written instructions and relevant codes of practice, European and British Standards etc.

SUB-STRUCTURE

Carry out all excavations as required in order to achieve the required formation levels for new foundations, floor structures, drainage trenches and external works, to achieve the finished levels as shown on the drawings.

Concrete Foundations: Mass concrete strip foundations for external walls and internal load bearing / sleeper walls are to be laid in minimum C30 grade ready mixed concrete. Strip footings to be min. 300mm deep with min. 150mm projection beyond thickness of supported wall, with a min. top cover of 600mm externally or as shown on drawings. All to SE details and final agreement with building control officer on site.

External Wall (Stone): Cavity walling formed with external leaf of 100mm thick x 140mm deep pitched faced stone with 125mm cavity incorporating 50mm clear air cavity with 75mm Kingspan Thermawall TW50 / Celotex CW450 rigid partial fill cavity wall insulation or similar approved. Inner leaf of 100mm 7(N) dense loadbearing dense blockwork up to height of existing external wall (2150mm TBC on site) Finish with metal cladding sheets connected to steel columns To SE Details.

Metal Cladding Roof Panel Roof: Metal sheet Panels @2m ctrs connected to purlins and beams to SE details

DRAINAGE

Below Ground Drains: New surface water and foul drains to connect to existing manhole on site as shown on site plan via 110mm dia. Hepworth Plastidrain (or similar approved) pipes and fittings all to BS EN 1401-1:1998. Pipes to be laid to an even fall of min. 1:40 foul, 1:80 surface water and shall generally be laid with a 150mm granular bed and 150mm cover of selected fill. Drains passing through walls to be bridged over with concrete lintels, maintaining a minimum 50mm clearance from the crown and sides of the pipe. Drains beneath floor slabs to have a full 150mm granular bed and surround. Drains with less than 1.2m cover beneath driveways & hardstanding to be laid in accordance with pipe manufacturer's instructions.

All below ground drainage to be constructed to BS8301 and to structural engineers details.

Inspection Chambers/Manholes: To be constructed in proprietary p.c. concrete sections, set and jointed in 1:3 cement/sand mortar or built in 215mm Class B engineering brickwork, built off a 150mm C25P mix concrete base slab. Channels within manholes to be benched up in similar concrete with smooth troweled finish.

Polypropylene I.C's may be used down to a max invert of 1000mm, installed in accordance with manufacturers laying instructions. Chambers to be fitted with medium duty airtight cover and frame. Where shown, inspection chambers to be receded tray types to take paved finishes.

Above Ground Drains: Above ground drainage in UPVC: Pipework with solvent-welded joints in accordance with BS3943/BS4514 and installed in accordance with BS5572. 100mm dia. Soil pipe. No connections to be made within 200mm of WC. Connection, except that wastes up to 50mm dia. May connect on the centre line. No ground floor branches to connect to stack within 450mm of drain invert. Base of stack to connect to drain via a min. 200mm radius slow bend. SVP to terminate min. 900mm above any opening into building within 3m. and be fitted with a birdproof cover and flexible sleeve or provide durgo vent in loft space with min clearance above as per building regulations.

Waste runs to appliances to be as follows :
Sink waste - 40mm dia / 50mm dia
Bath/Shower - 40mm dia / 50mm dia
Wash Basin - 32mm dia (Max run 1.7m) / 40mm dia
W.C (Built in trap) - 75mm dia

3m Max Run for 40mm dia, 4m max run for 50mm dia
Use 75mm deep seal traps or if max run is exceeded use re-sealing trap

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Project Name
Lockwood Tyres, 178 Lockwood Road, Huddersfield, HD1 3QR

Drawing Title:
Construction Spec

Drawing Number:	Scale:
TR-A23-0102-005	@A1
Date: 20/04/23	Revision: 3
Drawn By: Author	Checked by: Checker

Reason For Issue:
Planning