

JOB No. – 15 /199

DATE – SEP 2016

DESIGNED – MO

PROJECT – TRACTORSHED

SUBJECT – SPECIFICATION NOTES

### GENERAL NOTES

ALL BUILDING WORKS TO CARRIED OUT IN ACCORDANCE WITH

- BUILDING REGULATIONS
- NHBC REQUIREMENTS
- BRITISH STANDARDS
- ROBUST DETAILS
- ACCREDITED DETAILS
- GOOD PRACTICE CODES
- LABC REFERS TO LOCAL AUTHORITY BUILDING CONTROL • IABC REFERS TO INDEPENDENT APPROVED BUILDING CONTROL

### BRIEF OVERVIEW NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER CONTRACTOR PRIOR TO COMMENCEMENT.

NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES OR SETTING OUT ISSUES.

NEW DRAINAGE TO BE FLEXIBLY JOINTED CLAY WARE PIPES LAID AT 1:40 GRADIENT MINIMUM AND CONNECTED TO EXISTING SYSTEM AS AGREED WITH THE LABC OFFICER ON SITE.

• ROOFS TO ACHIEVE A 'U'- VALUE 0.13W/M2K.

ALL FLASHINGS TO BE CODE 4 LEAD WITH MIN 150MM UPSTANDS AND OVERLAPPING AND TO LABC APPROVAL.

ALL DPCS TO BE MIN 150MM ABOVE EXTERNAL GROUND LEVEL AND STEPPED WHERE EXTERNAL LEVELS ARE UNEVEN.

ALL BATHROOM EXTRACTS TO BE CAPABLE OF MIN EXTRACT OF 15LITRES/SECOND.

MOISTURE SENSITIVE VENTILATION SHOULD BE CONSIDERED SUCH AS AIR TECH OR SIMILAR APPROVED TO AVOID BLACK MOULD GROWTH AND ASSOCIATED ILLNESSES. OF PART 'B' – TO PROVIDE A FIRE RATED UNIT.

### SURFACE WATER - PART H

GUTTERS TO BE MIN 100 MM DIAMETER HALF ROUND TYPES CLIPPED AND FIXED AT MAXIMUM 1000MM CENTRES TO FASCIA BOARD.

63MM DIA. RAINWATER DOWNPIPES WHERE SHOWN, DOWNPIPES TO HAVE RODDABLE GULLY WITH A 100MM CONNECTION TO NEW MANHOLE OR EXISTING IF UNALTERED DURING WORKS.

ALL DRAINAGE TO BE INSPECTED BY LABC DURING WORKS AND ON COMPLETION. NEW RAINWATER MAY BE DRAINED TO NEW SOAK AWAY MIN 5000MM FROM THE REAR LINE OF THE BUILDING AND BUILD TO LABC SIGN OFF.

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STAIRCASE PART 'K'

A ) STEEL STAIRCASE – TYP. COMPONENTS INCL. TREADS, RISER, STRINGERS, NEWEL POST, HANDRAIL & BALUSTRADING.

B ) MAX. PITCH ( ANGLE OF RISE ) NOT TO EXCEED 42 DEG.

C ) MIN. DEPTH OF TREAD / GOING (NOSING TO NOSING) = 220MM

D ) MIN. HEIGHT OF RISER – NOT TO EXCEED 220MM

E ) PROVIDE A MIN. 20MM DEEP TREAD / NOSING FEATURE

F ) TOP OF HANDRAIL TO BE BETWEEN 900 & 1000MM ABOVE PITCH LINE & TO BE THE FULL LENGTH OF OPEN SIDE.

G ) TOP OF HANDRAIL HEIGHT FROM FFL AT THE 1ST. FLR. LANDING LVL. = 900MM (RESISTING HORZ. FORCES BS6399:PART 1 :1996 )

H ) CRITICAL DIMENSIONS FOR STAIRCASE TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.

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DRAINAGE

- A ) UNDERGROUND SERVICE ENTRIES THROUGH FOUNDATION WALLS TO BE MIN. 450MM BELOW DPC
- B ) SERVICE PIPES TO BE PROTECTED USING A CONC. PLANK LINTEL – SUITABLE FOR BELOW GROUND USE
- C ) LINTEL UNIT TO PROVIDE MIN. 75MM CLEARANCE WITH PIPES SURROUNDED IN PEA SHINGLE TO MANUFACTURER'S INSTRUCTIONS WHERE PASSING UNDER BUILDING.
- D ) FOOTINGS ADJACENT DRAIN RUNS TO DROP BELOW INVERT LVL.
- E ) DRAIN RUNS BEYOND BUILDING TO BE SURROUNDED IN GRANULAR FILL
- F ) SUITABLE AGREEMENTS TO BE SOUGHT FROM UTILITIES WHERE DRAINS PASS NEAR OR UNDER NEW WORKS AND WORKS EXPOSED FOR SIGN OFF BY UTILITIES AND LABC WHERE NECESSARY.

PLUMBING / FOUL WATER - PART H

- A ) ALL WASTES TO SANITARY FITTINGS TO BE UPVC OR SIMILAR APPROVED
- B ) SOIL & VENT PIPES ( SVP ) TO BE MIN. 110MM DIA. WITH CLEANING ACCESS ABOVE GROUND FLOOR LVL..
- C ) CLEANING / RODDING EYES TO BE PROVIDED AT ALL PRINCIPAL CHANGES OF DIRECTION.
- D ) PROVIDE A FLEXIBLE JOINT CONNECTION TO MANHOLE & TO TERMINATE EXTERNALLY WITH SUITABLE VENT WHILST MAINTAINING THE REQUIREMENTS AS REQD. BY BUILD. REGS. IN RELATION TO NEAREST WINDOW OR TERMINATING INTERNALLY USING AUTOMATIC AIR ADMITTANCE VALVE / NON-RETURN RELIEF VALVE
- E ) WASTES GENERALLY TO BE TO THE FOLLOWING SIZES: SINKS = 40MM DIA; WAS HAND BASIN = 38MM DIA; ALL CONNECTING TO SVP
- F ) ALL TRAPS TO BE DEEP SEAL TYPE & WITH RUNS IN EXCESS OF 1.7M – INSTALL ANTI-SYPHON RE-SEALING TRAPS OR AIR RELIEF VALVES
- G ) INTERNAL SVP'S GENERALLY TO BE CONCEALED WITHIN ACOUSTICALLY INSULATED FULL HEIGHT DUCTING – 12.5MM P/BD. & SKIM ON SW FRAMING

RAINWATER GOODS

- A ) PROVIDE / INSTALL GUTTERS & DOWNPIPES SUITABLE TO ACCOMMODATE THE VOLUME OF ROOF AREA – COLOUR & PROFILE AS PER CLIENTS MATERIALS SPECIFICATION AND APPROVED BY PLANNING.

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#### WATER SERVICES

- A ) ELECTRICAL HOT WATER UNIT TO BE INSTALLED
- B ) CLIENT TO ARRANGE TEMP SERVICES FOR BUILD TEAM DURING THE SITE WORKS, CLIENT TO LIAISE WITH WATER COMPANY REGARDING UPGRADE OF INCOMING CONNECTION AND IF NEW METER REQUIRED.

#### STEEL BEAMS & POSTS ETC.

- A ) ALL STEELWORK TO BE TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS
- B ) ALL TO BE PAINTED WITH 1 NO. COAT RED OXIDE AT FACTORY & 'MADE GOOD' ON SITE AS WORK PROCEEDS
- C ) GENERALLY ALL STEELWORK SUPPORTING FLOOR & WALLS TO BE TREATED WITH INTUMESCENT PAINT TO PROVIDE 1 HR. FIRE RESISTANCE
- D ) ALL STRUCTURAL CONNECTIONS TO BE AGREED BY CONTRACTOR & INSPECTED ON SITE BY LABC.

#### MATERIALS & WORKMANSHIP

MATERIALS SHOULD COMPLY WITH THE APPROPRIATE BRITISH STANDARDS OR AGREEMENT CERTIFICATES AND SHOULD BE MARKED, STAMPED, INDEPENDENTLY CERTIFIED.

WORKMANSHIP SHOULD GENERALLY BE IN ACCORDANCE WITH THE BS 8000 SERIES OF DOCUMENTS AND OTHER ACCEPTED GOOD PRACTICE (E.G. QUALITY ASSURED TO ISO 9000).

PRIOR TO COMPLETION OF THE BUILDING ALL RELEVANT CERTIFICATES ARE TO BE COMPLETED & HANDED TO BUILDING CONTROL & AT HANDOVER TO THE NEW OWNER MANUALS, HANDBOOKS, CERTIFICATES ETC. TO BE COMPLETED WITH ALL REQUIRED INFORMATION & DATA

#### ELECTRICS

- A ) ALL ELECTRICS TO BE INSTALLED IN ACCORDANCE WITH PART 'P' OF THE CURRENT BUILDING REGULATIONS & CERTIFIED
- B ) GENERALLY ALL LIGHT SWITCHES, SOCKET OUTLETS, TELEVISION POINTS, TELEPHONE POINTS ARE TO BE INSTALLED AT HEIGHTS BETWEEN 450MM & 1200MM ABOVE FIN. FLR. LVL. TYPE OF FACE PLATE TO BE AGREED WITH CLIENT INPUT.