

GENERAL NOTES

FOUNDATIONS.
Reinforced concrete ring beams on top of reinforced concrete piles as enclosed piling schedule calculations and design supplied by Dr. M A Mdoskey Chartered Engineer of 46 Gortnagross Road Duncannon Co. Wex.
TEL : 028 77740482, Fax : 028 77742435, Mob : 07734140293

CAVITY WALL CONSTRUCTION. 12mm 'Carlika' plaster internally on 100mm conc. block inner skins, 150mm cavity filled with 'Super Silver Warmfil' insulation giving 0.220m²/m²K. Install 'Magma Tech' cavity ties complying with BS EN 845-1-2003 AT max. 450mm c/s. In addition ties at max. 300mm vertical c/s. within 150mm of jamb. Install vertical d.p.c.s and thermal breaks to all jamb. All cavities to be closed at roof levels with min. 12.5mm 'Cape Masterboard'.

STRUCTURAL TIMBERS. All to be of at least C16 Kiln dried grade timbers and so marked on site. Timber to be given 2no. coats of an approved preservative where it comes into contact with any exterior surface.

DRAINAGE. All to be carried out to B.5.4660 in u.P.V.C. pipes complying with B.5.5481:1977 and to have min. 450mm cover. Pipes laid on min. 150mm pea gravel bed and surround. All pipes passing through building or within 1 metre of building, to be encased in polythene and 150mm concrete. All pipes passing through brickwork, including manholes and inspection chambers to have 'Flexcell' joints installed or to be finished over. Manholes to be constructed on min. 150mm concrete slab bases using 215mm concrete block walls. Inside faces of walls to be finished with 15mm waterproof sand and cement rendering, left smooth with steel trowel finish. Batters of manholes to be properly haunched at pipes. Install med. duty covers.

GROUND FLOOR CONSTRUCTION. Selected floor finish on 100mm sand cement screed on 100mm 'Quinn Therm GR' underfloor insulation sheets giving 0.15 W/m²K on 210mm precast floor slabs as supplied by 'Cross concrete Flooring Ltd' on min. 1200 gauge 'Visqueen' or other equal approved radon barrier on 20mm blinding on hardcore. Radon barrier to be joined using double sided tape. All pipes passing through barrier to have top-hat units installed. Install PIR insulation kerbs to perimeter of floors at external walls.

ROOF CONSTRUCTION :- Roof finish as specified on drawings on 36x25mm treated timber battens and counter battens at rec. c/s. on one layer of 'Tyvek' vapour permeable cloth on roof space trussed rafters at 400mm c/s. designed and fabricated in accordance with BS:5268 part 3: 1998 the calc. for which to be lodged with Building Control, three weeks prior to erection on site, complete with wind bracing to trussed rafters in accordance with BS:5268 part 3: 1998 twin side nailed to 100x50mm treated timber wallplates secured to walls using 30x5mm gal. metal wallplate straps at max. 900mm c/s. Install 150mm 'Quinn Therm GR' insulation boards between rafters and 40mm 'Quinn Therm QW' insulation boards below rafters giving 0.15 W/m²K. on both ceilings and rafters. Install 30x5mm gal. anchor straps, screw fixed to 100x30mm swd. nogging pieces with end packing, to last 3no. trusses with outer ends built into gable walls at max. 2.00m c/s. Install 12.5mm foilbacked plasterboard finished with bonding and skim coats. Install under eaves ventilation system to provide the equivalent of a continuous 25mm eaves gap and ridge ventilation to provide the equivalent of a 5mm ridge gap.

FIRST FLOOR. Selected floor finish on 100mm sand cement screed on 150mm deep 'Homefloor' precast concrete floor slabs as supplied and installed by 'Cross Concrete Flooring Ltd' Details and calculations to be lodged with Building Control a min. 3 weeks prior to being installed on site. Underlaid of slabs to be battened down using 50 x30mm battens at max. 600mm c/s. and finished with 12.5mm plasterboard with bonding and skim coats. Install 30x5mm gal. metal anchor straps at 900mm c/s. built into walls where slabs run parallel to walls with other end fixed to floor slabs.

STEEL BEAMS. All beams to be as sized on drawings and to be bolted to 150mm deep reinforced concrete padstones.

PARTITIONS. 12.5 mm pl. board with bonding and skim finish on both faces of 36x75mm swd. studs at 400mm max. c/s. with 36x75mm swd. head, nogging pieces at 1/3 spans and sole plates.

STAIRCASE. Min. width to be 850mm between handrails set at 900mm height above pitch line of staircase and 900mm min. height at landings. 15no. risers at 193.33mm height and 14 no. treads with min. 230mm clear goings. Provide 2.00m min. clear headroom at any point above above pitch line. Install stainless steel balustrades at max. 1.00m c/s. with laminated glass panels secured between same using stainless steel clips welded to balustrades. No gaps between glass and balustrades to be greater than 90mm.

RAINWATER GOODS: 100mm 'Qgee' style seamless aluminium gutters & downpipes. 170mm u.P.V.C. fascia, barge boards and soffits.

SOL STACKS: 100m dia. P.V.C. S.V.P. terminated 900mm min. above window heads with bird cage. Where penetrating roofs, install 'Andersons' loose sleeve flashing.

LINTELS. R.P.C. Lintels with cont. horiz. stepped D.P.C. over with patent weep hole devices at max. 900mm c/s. or to be insulated steel lintels by Keystone Lintels Ltd. with stepped D.P.C. over.

WINDOWS. All windows to be to Client's specifications and to have low-E double glazed units (16mm gaps) complying with BS:6206. Install laminated or toughened safety glass to any glazing in windows within 800mm of floor level and at any door and sidelight within 1,000mm of floor level.

FIRE ESCAPE WINDOWS :- Provide opening casement windows for means of escape from all first floor habitable room with min. 750x450mm clear opening.

R.P.C. sills with cont. horiz. D.P.C. tray under and thermal break.

Horiz. D.P.C. seam welded to D.P.M. min. 150mm above level of highest cavity wall ending at ground level.

VENTILATION: All habitable rooms should have trickle vents of min. 8000mm² area.

Kitchens should have trickle vents of min. 4000mm², plus extract fan of 60 litres per sec. airflow or 30 litres per sec. if adjacent to a hob.

Utility rooms should have trickle vents of min. 4000mm², plus extract fan of 30 litres per sec. airflow rate.

Bathrooms & En-Suites should have trickle vents of min. 4000mm², plus extract fan of 15 litres per sec. airflow rate. Note: All Mech. vents to have a 15 min over run.

BOLLER. Install 'Warmflow B Series 15-21kW B70HE' condensing oil fired boiler with efficiency rating of 93%. Install min. 2 independent central heating zones along with a DHW zone each with separate time and temperature controls to conform with DHCG. Building owner to be given information on operation and maintenance of services together with fixed notice energy rating. All hot water pipes to be lagged to DHCG standards from boiler to cylinder. Install hot water cylinder with min. 80mm thick foam insulation.

SELF-CONTAINED SMOKE ALARMS.

- Self-contained smoke alarms shall be provided in the positions indicated on the plan.
- Smoke alarms shall contain in a single housing, all the components necessary for detecting smoke and giving an audible alarm and shall comply with BS: 5446 -1- 2000 Heat alarm shall comply with BS: 5446 -2- 2003
- Smoke alarms shall be permanently wired to a circuit- a which is separately fused at the distribution board; b to which no other equipment is connected; and c where a RCD is used, is not connected to a RCD which is also used in connection with any other circuit.
- Where more than one smoke alarm is provided, each shall be connected to the other so that all give an audible alarm if any one detects smoke.

(S A) SMOKE ALARM ACTUATING POINT

(H A) HEAT ALARM ACTUATING POINT

(C A) CARBON MONOXIDE ALARM ACTUATING POINT

Builder to construct building using 'Accredited construction details' and is required to demonstrate that an appropriate system of site inspection is in place to ensure that the correct construction standards are achieved.

ELECTRICAL SYSTEM :- To be installed to conform to the latest edition IEE regulations. All work to be carried out by a NICEIC registered electrical contractor providing a compliance certificate on completion of contract. Minimum 30% of all light fittings or 1 per 25m² of floor area whichever is the greater of fixed lighting fitting to be low energy only. Fixed external lighting shall be either :- Only capable of accepting lamps having an efficacy greater than 40 lumens per circuit watt or have a maximum output of 150 watt per fitting and be fitted with automatic light sensors.

Building designed to have a max. air permeability rate of 7.00 an to be tested on completion to show that this has been achieved or bettered.

All fixed building services shall be commissioned in accordance with the procedure given in the 'Domestic Hearing Compliance Guide' publication for the relevant fuel type s and in accordance with the manufacturer's commissioning procedures.

A notice confirming that all fixed building services have been properly commissioned shall be provided and a copy given to the building owner and the district council. Notice to be signed by a suitably qualified person.

The building owner shall be given sufficient information, including operational and maintenance instructions, to enable the dwelling and its fixed building services to be operated and maintained in an energy efficient manner. The instructions shall be directly related to the specific system s installed in the dwelling and shall be readily understandable by the occupier.

An energy rating for the building as constructed shall be calculated and a copy notice shall be fixed in the dwelling.

Builder to indicate to the local district council that an appropriate system of site inspection has been implemented to ensure that site construction standards achieve the required level of consistency.

All flues to be checked on completion to ensure they are free from obstruction, satisfactorily gas tight and constructed with materials and components of sizes that suit application.

All fitted appliances shall have a spillage test carried out under fire.

A durable notice shall be fixed at an appropriate location in the dwelling for each hearth, fireplace and flue starting :-

- A Location
- B Type of appliance that can be accommodated
- C Type, size and manufacturer of flue or liner
- D Installer's name and date of installation

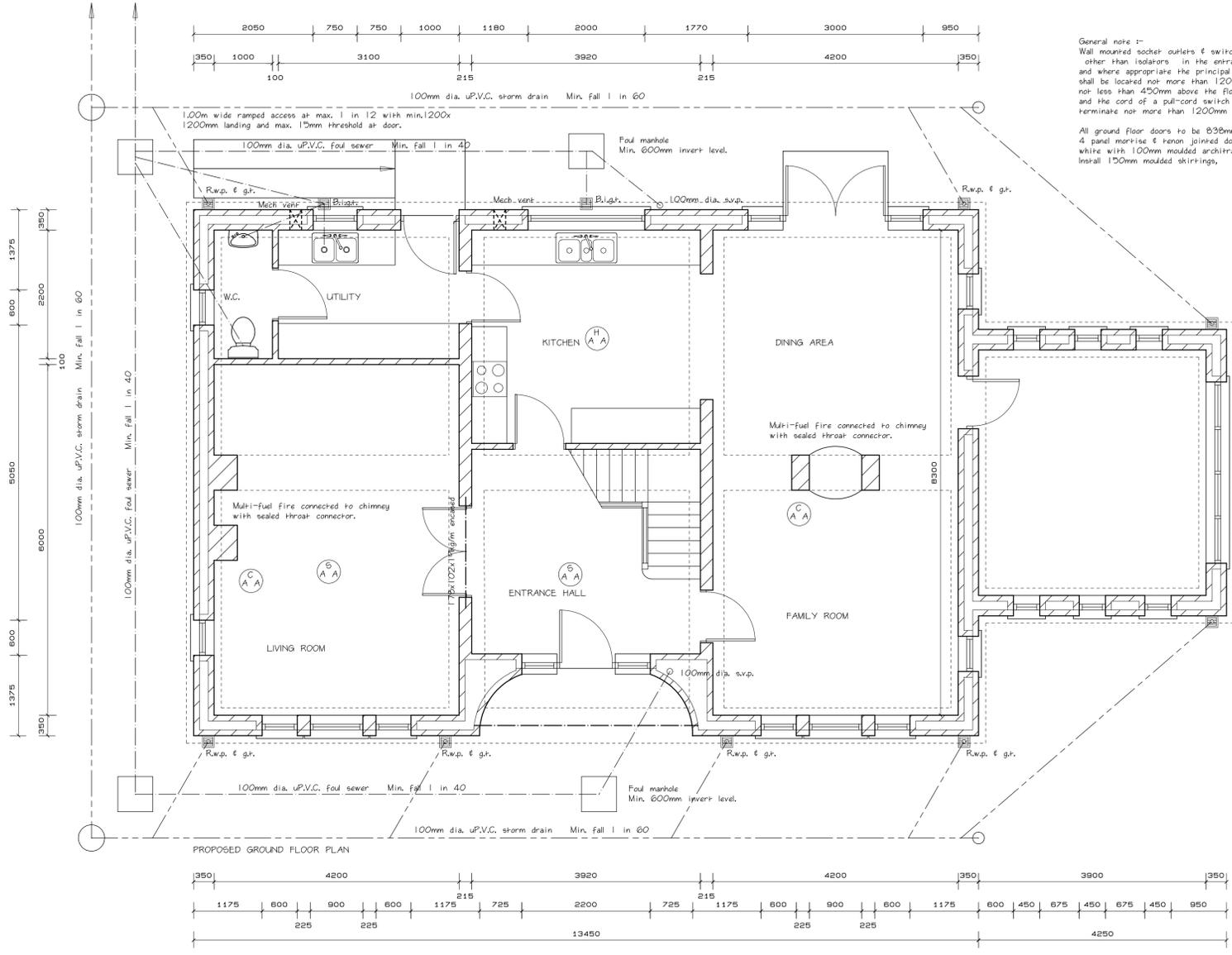
Oil tank to be constructed in accordance with the recommendations of OFG T 1001:1995

Oil tanks sited less than 1800mm from a building or 750mm from a boundary to be protected by a fire wall.

Fuel pipework from the tank shall be resistant to the effects of fire and shall be fitted with a fire valve system where it enters the building.

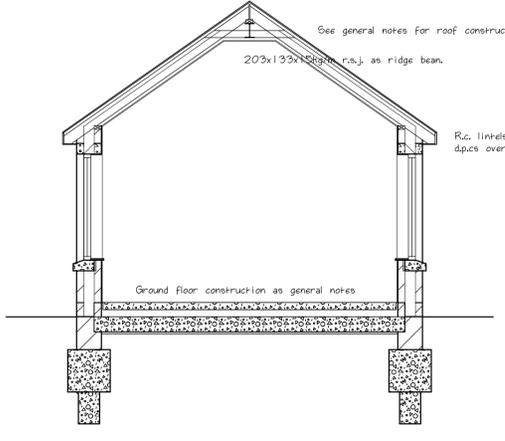
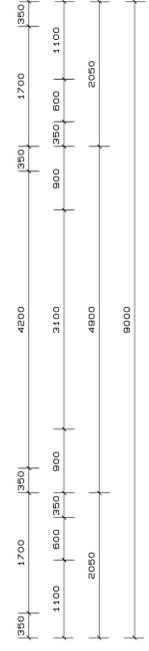
Oil tank to be placed on a hard surface constructed of concrete or paving slabs not less than 42mm thick. The hard surface to extend a min 300mm beyond the perimeter of the tank or its external skin if its is an integrally banded type.

Oil tank to be banded to a capacity of 110% of its max. capacity.



General note :-
Wall mounted socket outlets & switches other than isolators in the entrance storey, and where appropriate the principal storey shall be located not more than 1200mm or not less than 450mm above the floor level and the cord of a pull-cord switch shall terminate not more than 1200mm above FL.

All ground floor doors to be 830mm wide 4 panel mortise & tenon jointed doors painted white with 100mm moulded architraves. Install 150mm moulded skirtings.



LINTOL SCHEDULE		REINFORCEMENT: HIGH YIELD BARS	
SPAN	SIZE & TYPE	TOP	BOTTOM
UP TO 1000	150 X 100 R. CONC.	1NO. 10MM BAR	2NO. 10MM BARS
1000 - 1200	DITTO.	DITTO.	DITTO.
1200 - 1500	DITTO.	1NO. 12MM BAR	2NO. 12MM BARS
1500 - 2000	215 X 100 R. CONC.	DITTO.	DITTO.
2000 - 2500	DITTO.	1NO. 16MM BAR	2NO. 16MM BARS

USE REINFORCEMENT SCHEDULE OVER OPENINGS WITH FACING BRICK AT LINTEL LEVEL AND OVER OPENINGS WIDER THAN 3600. 150MM END BEARING UP TO 2000 SPAN, 225MM THEREAFTER.

CHARTERED ARCHITECTURAL TECHNOLOGIST
EDWARD G MITCHELL M.C.I.A.T.
1 Melrose Terrace Waterside
London SE1 6DR
Tel: 02871341555 Mob: 07803172563
Email: edwardgmitchell@btconnect.com
Member of the Chartered Institute of Architectural Technologists

PROJECT
PROPOSED ONE AND A HALF STOREY DWELLING AND DOMESTIC GARAGE AT 16 FOREGLEN ROAD KILLALOO CLAUDY

CLIENT CARLEY PONTON & CONOR KING

Scale 1:50
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