

GENERAL NOTES

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST N.I. BUILDING REGULATIONS. ALL WORK IS TO BE TO THI TOTAL SATISFACTION OF THE LOCAL BUILDING CONTROL OFFICE. THI CONTRACTOR SHALL SUBMIT AT THE NECESSARY STAGES THE COMPLETED BUILDING CONTROL NOTICE CARDS, AND DO SO IN GOOD TIME SO AS NOT TO INTERUPT OR HALT THE PROGRESS OF

WORKMANSHIP AND MATERIALS ARE TO BE THE BEST AVAILABLE AND

TO COMPLY WITH THE RELEVANT BRITISH STANDARDS OR CODES OF PRACTICE WHERE APPLICABLE. MATERIALS USED AS ALTERNATIVES TO SPECIFIED ITEMS/COMPONENTS ARE TO BE APPROVED BY BOTH CLIENT AND BUILDING CONTROL PRIOR TO BEING INCORPORATED ALL STRUCTURAL TIMBER TO BE MARKED EITHER C16 OR C24 GRADE IN ACCORDANCE WITH B.S. 5268: PT 2. ALL VAC-VAC TREATED OR EQUAL, WITH PRESERVATIVE AGAINST WOODWORM AND FUNGAL ATTACK. ALL CUT TIMBERS TO BE BRUSH TREATED PRIOR TO FIXING. ALL SOFTWOOD USED IN EXTERNAL CARPENTRY, WINDOWS, EXTERNAL DOOR FRAMES, OR ANYWHERE EXPOSED TO EXTERNAL AND TO BE PRESENTED PRESERVATIVE TREATED. OR OTHER EXTERNAL AIR, TO BE PRESSURE PRESERVATIVE TREATED, OR OTHER

EQUAL AND APPROVED. ALL JOINERY TIMBER TO BE TREATED ON BACK AND HIDDEN EDGES BEFORE FIXING. ALL STRUCTURAL TIMBER TO BE MARKED 'DRY OR KILN DRIED' SERVICE CLASS 1 OR NO MATERIALS TO BE USED CONTAINING ASBESTOS, NO PAINTS TO BE USED WHICH CONTAIN LEAD. ALL DIMENSIONS AND POSITIONS OF EXISTING SERVICES TO BE CHECKED ON SITE AND ANY DISCREPANCIES BROUGHT TO ATTENTION OF THE CLIENT AND THE ARCHITECT.

ALL DIMENSIONS TO BE TAKEN ON SITE IN PREFERENCE TO SCALING OFF DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ASSEMBLY DETAILS TO BE COMPARED WITH DESIGN DETAILS, AND CONFIRMED ON SITE. STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND CALCULATIONS WHERE APPLICABLE.

SITE PREPARATION

THE SITE OF A BUILDING AND THE GROUND ADJACENT TO IT SHALL BE PREPARED AND TREATED, AND MEASURES SHALL BE TAKEN, SO AS TO PREVENT, AS FAR AS REASONABLY PRACTICABLE. ANY HARMFUL EFFEC ON THE BUILDING OR THE HEALTH OR SAFETY OF THE OCCUPANTS a) VEGETABLE SOIL: AND (b) CONTAMINANTS.

MEASURES SHALL BE TAKEN TO PREVENT OR LIMIT THE INGRESS OF RADON FROM THE GROUND INTO ANY DWELLING SITUATED IN A RADON AFFECTED AREA

MATERIALS

ALL MATERIALS ARE TO:-(I) BE OF A SUITABLE NATURE AND QUALITY IN RELATION TO THE OSES FOR AND THE CONDITIONS IN WHICH THEY ARE USED. (II) BE ADEQUATELY MIXED AND PREPARED.

i) BE APPLIED, USED OR FIXED SO AS TO ADEQUATELY PERFORM ARE DESIGNED. NOT CONTINUE TO EMIT ANY HARMFUL SUBSTANCE LONGER THAN IS REASONABLE IN THE

IN-SITU FOAMED UREA FORMALDEHYDE SHALL NOT BE USED IN THE ERECTION, STRUCTURAL ALTERATION OR EXTENSION OF A BUILDING.

EXTERNAL SOLID WASTE STORAGE PROVIDE MIN 1.2x1.8M AREA OF WASHABLE HARDSTANDING FOR 3 NO. WHEELIE BINS. AREA TO BE LOCATED SO THAT BINS CAN BE REMOVED WITHOUT HAVING TO PASS THROUGH THE DWELLING, AND SHOULD BE WITHIN 30M OF THE DWELLING.

GAS & ELECTRIC METERS METER LOCATIONS TO BE AGREED WITH RELEVANT PROVIDERS PRIOR TO WORKS COMMENCING. CONTRACTOR TO ALLOW FOR PROVISION OF EXTERNAL METER BOXES (LOCATIONS TO BE AGREED).

UNDERGROUND DRAINAGE

NEW DRAINS NEW INSTALLATION TO BE SEPARATE SOIL AND SURFACE WATER SYSTEM GENERALLY IN ACCORDANCE WITH B.S.C.P. 301; 312: PT1: 1973, 2005 AND B.S. 5955: PT6: 1980 AND CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY. TRENCHES TO BE EXCAVATED IN STRAIGHT LINES AND TO EVEN GRADIENTS, BEING NOWHERE LESS THAN 1:80 AND TO BE SUFFICIENT WIDTH TO ALLOW FOR PIPES TO BE PROPERLY LAID AND JOINTED BUT NOWHERE LESS THAN 400mm. TRENCHES TO BE NOWHERE LOWER THAN THE FOUNDATION LEVEL WITHOUT THE EXPRESS APPROVAL OF THE ARCHITECT. ALL PIPES, BRANCHES, CONNECTIONS AND FITTINGS TO RCHILEUT. ALL PIPES, BRANCHES, CONNECTIONS AND TITTINGS TO BE UNPLASTICISED P.V.C. CONFORMING TO B.S. 460 NCORPORATING PUSH FIT ELASTOMERIC SEAL JOINTS WITH 10mm EXPANSION GAPS.

DEPTH OF COVER ALL PIPES TO BE LAID, ON 100mm THICK BED OF SELECTED GRANULAR MATERIAL TO B.S. 8301: 1985

APPENDIX D, TRUE TO LINE AND TO REGULAR, EVEN AND PROPER PIPES TO BE BACK FILLED WITH 100mm SELECTED FILL OR GRANULAR MATERIAL AND NOT LESS THAN 300mm THICK LAYER OF SELECTED FILL, FREE FROM STONES LARGER THAN 40mm, LUMPS OF CLAY OVER 100mm, TIMBER, FROZEN MATERIAL AND VEGETABLE MATTER. SIDE COVER SHALL BE 150mm OR THE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.

BACKFILLING SHALL NOT DISPLACE THE DRAIN FROM ITS LINE & LEVEL AND SHALL BE COMPACTED IN LAYERS. MECHANICAL COMPACTION EQUIPMENT SHALL NOT BE USED UNTIL THERE IS 450mm MIN. COMPACTED MATERIAL ABOVE THE TOP OF THE DRAIN. DEPTH OF COVER FOR FLEXIBLE PIPES TO BE MIN. 600MM UNDER VEHICLE AREAS AND MIN. 300mm UNDER OTHER AREAS UP TO A MAX. 10M UNDER ALL AREAS.

PROTECTION - GROUND LOADS WHERE A RIGID PIPE OF LESS THAN 150mm DIA. HAS LESS THAN WHERE A RIGID FIPE OF LESS THAN 130Mm DIA. HAS LESS THAN 300mm COVER; OR 150mm OR MORE DIAMETER HAS LESS THAN 600mm COVER IT SHALL BE SURROUNDED WITH CONCRETE EITHER 100mm OR THE DIAMETER OF THE PIPE, WHICHEVER IS GREATER, WITH MOVEMENT JOINTS AT NOT MORE THAN 5M CENTRES.

PIPES WHICH RUN UNDER BUILDINGS SHALL BE SURROUNDED BY AT LEAST 100mm GRANULAR OR OTHER FLEXIBLE FILL. PIPES PASSING THROUGH A WALL OR FOUNDATION, SHALL, HAVE A CONCRETE LINTEL OVER WITH 50mm CLEARANCE ALL ROUND AND ADD APERATURE SEALED WITH 'MASTERBOARD' TO PREVENT ENTRY OF FILL OR VERMIN; OR BE BUILT IN, WITH FLEXIBLE JOINTS AT 600mm MAX. EITHER SIDE OF PIPE PENETRATION THROUGH SUB-STRUCTURE AND AGAIN WITHIN THE FENERATION INFOODER SUB-STRUCTURE CREATING ROCKER
PIPES TO ALLOW FOR SETTLEMENT. WHERE PIPES PASS WITHIN 1M FOUNDATIONS THEIR TRENCHES SHALL BE FILLED WITH CONCRETE UP TO THE LEVEL OF THE UNDERSIDE OF THE FOUNDATIONS. FLEXIBLE PIPES ENCASED IN CONCRETE ARE TO BE WRAPPED IN

FOUL DRAINS 110 /160mm DIA. MAIN DRAINS BETWEEN INSPECTION CHAMBERS. m DIA. BRANCH DRAINS BETWEEN INSPECTION CHAMBERS AND GULLIES/RODDING POINTS/FLOOR SOCKETS. TO FOUL DRAINS TO BE 1:40

H.G. POLYTHENE TO ALLOW FOR THERMAL MOVEMENT.

STORM DRAINS 110 /160mm DIA, MAIN DRAINS BETWEEN INSPECTION CHAMBERS. 110 /160mm DIA, BRANCH DRAINS BETWEEN INSPECTION CHAMBERS FALL TO STORM DRAINS TO BE 1:60

MINIMUM FALLS MINIMUM FALLS

MINIMUM FALL TO DRAINS TO BE AS FOLLOWS
110mm DIA. UPVC NOT LESS THAN 1:40
160mm DIA. UPVC NOT LESS THAN 1:60
200mm DIA. UPVC NOT LESS THAN 1:80

NSPECTION CHAMBERS (BUILT)

GULLIES GULLIES TO BE TRAPPED AND RODDABLE, BEDDED AND SURROUNDED IN CONCRETE (15-20MN/M2).

INSPECTION CHAMBERS (PROPRIETARY) TO BE PROPRIETARY POLYPROPYLENE I.C.S BY APPROVED MANUFACTURER. INSTALLATION AND CONNECTIONS AS MANUFACTURERS RECOMMENDATIONS, BEDDING TO BE SELECTED GRANULAR FILL. HAND TAMPED AROUND PIPES AND WELL COMPACTED IN 250mm LAYERS.

IN SOFT LANDSCAPING:
M.D. COVER & FRAME TO B.S. 497 GRADE C, CONNECTED TO CHAMBER WALL. IN HARD LANDSCAPING: M.D. / H.D. COVER & FRAME TO B.S. 497 GRADE B (CLASS 1), BEDDED IN MIN. 150mm

TO BE CONSTRUCTED IN PROPRIETARY PRECAST CONCRETE UNITS; TO BE IN 215mm CONCRETE BLOCK BUILT OFF 150mm IN SITU CONCRETE BASE (25MN/M2). ALL BENCHING TO BE SMOOTH FINISHED AND TAKEN UP MIN. 150mm ABOVE MAIN CHANNEL INVERT.
ALL INSPECTION CHAMBERS TO BE RENDERED INTERNALLY WITH SAND AND CEMENT; OR TO BE IN 102.5mm ENGINEERING BRICKS; B.S. 3921: PT2, TABLE 6, CLASS B. IN CEMENT MORTAR (1:3). ALL BENCHING TO BE SMOOTH FINISHED AND TAKEN UP MIN.
150mm ABOVE MAIN CHANNEL INVERT.
INTERNAL DIMENSIONS OF I.C.S TO BE 600x600mm. WHERE THE I.C. GREATER THAN 600mm DEEP, STEP IRONS ARE TO BE BUILT IN T 300mm CTS. ALTERNATELY SET. ALL PIPES ENTERING AN INSPECTION CHAMBER SHOULD HAVE A FLEXIBLE JOINT INCLIDED MOT MORE THAN JOINT INCLUDED, NOT MORE THAN 150mm FROM CHAMBER WALL.
INTERNAL I.C.S TO HAVE COATED CAST IRON REMOVABLE COVER TO B.S. 497 GRADE C, NON VENTILATED, DOUBLE SEAL IN CAST IRON FRAME SECURED WITH BRASS SCREWS, RECESSED FOR TILING. IN SOFT LANDSCAPING M.D. COVER & FRAME TO B.S. 497 GRADE C, CONNECTED TO CHAMBER WALL. IN HARD LANDSCAPING: M.D. / H.D. COVER & FRAME TO B.S. 497 GRADE B (CLASS 1), BEDDED IN MIN. 150mm CONC. SURROUND.

DRAINAGE TESTING ALL UNDERGROUND DRAINS TO BE TESTED TO B.S.C.P. 310 AND 2005 AND GENERALLY TO THE SATISFACTION OF THE LOCAL

DRAINAGE GENERAL ALL LEVELS INDICATED ARE APPROXIMATE ONLY AND TO BE CONFIRMED ON SITE.

FOUNDATIONS TO BE PLACED ON ORIGINAL GROUND WITH MINIMUM SAFE GROUND BEARING PRESSURE OF 100KN/M².
CONCRETE STRIP FOUNDATIONS AND TRENCH FILL WHERE
NECESSARY TO BE HAVE COMPRESSIVE STRENGTH CLASS C16/20 WITH 20MM MAXIMUM AGGREGATE SIZE. ALL FOUNDATIONS TO PROJECT AT LEAST 150mm BEYOND THE FACE OF THE WALL THEY SUPPORT. THE DEPTH OF ALL POURED FOUNDATIONS SHALL BE NOT LESS THAN 300mm AND THE ACTUAL DEPTH OF THE FOUNDATIONS BELOW GROUND LEVEL SHALL BE DETERMINED BY SITE CONDITIONS, BUT IN NO CASE ARE THEY TO

CONCRETE TO BE COMPOSED OF PORTLAND CEMENT TO BS EN 197-1&2, AND FINE AND COURSE AGGREGATE CONFORMING TO BS EN 12620. MIX TO BE ST2 OR GEN 1 TO BS 8500: PART 2. IN CHEMICALLY AGGRESSIVE SOILS CONCRETE MIX TO BE AS RECOMMENDED IN BS 8500: PART 1 AND BRE SPECIAL DIGEST 1. ON MADE/FILLED GROUND REFER TO CONSULTANT ENGINEER AND PILED FOUNDATIONS WITH REINFORCED RING BEAMS TO BE CONSIDERED. ALL TO BE FULLY DESIGNED BY CONSULTANT ENGINEER WITH FULL DESIGN/CALCULATION PACKAGE AND STRUCTURAL DESIGN CERTIFICATE BEING FORWARDED TO BUILDING CONTROL FOR APPROVAL PRIOR TO CONSTRUCTION. ALL FOUNDATIONS SHALL BE LAID TO THE TOTAL SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL INSPECTOR.

GROUND FLOOR CONSTRUCTION

HAVE LESS THAN 750mm GROUND COVER.

FINISHED FLOOR LEVEL TO BE AS INDICATED ON SITE PLAN SOLID GROUND FLOOR 150MM CONCRETE SUB-FLOOR WITH POWER FLOAT FINISH ON

VAPOUR BARRIER ON 150MM XTRATHERM THIN—R XT/UF INSULATION OVER1200MM GAUGE CONTINUOUS POLYTHENE DPM LAPPED & BONDED TO DPC ON 50MM BLINDING ON 300MM MIN. THICK WELL CONSOLIDATED CLEAN HARDCORE. INSTALL 50MM XTRATHERM PERIMETER INSULATION TO PREVENT COLD BRIDGING.
WHERE HARDCORE DEPTH EXCEEDS 500MM, SUB-FLOOR PRE-STRESSED CONCRETE 'T' BEAMS & CONCRETE BLOCK OR PRE-CAST CONCRETE FLOOR UNITS TO BE USED.

FIRST FLOOR CONSTRUCTION DESIGNED AND SUPPLIED BY SPECIALIST MANUFACTURERS AND IN FULL COMPLIANCE WITH TECHNICAL GUIDANCE D 2012 SECTION 4B.8 REQUIREMENT FOR AIRBORNE SOUND INSULATION MIN 40RW DB. FLOOR JOISTS TO BE AT MAX. 400mm CENTRES. JOISTS TO BE AT MAX. 400mm CENTRES.

JOISTS TO BE DOUBLED UP UNDER STUD WALLS AND/OR BATH
WHERE JOISTS RUN PARALLEL. ALL FLOOR JOISTS TO BEAR A MIN
90mm ONTO ALL SUPPORTING WALLS, AND WHERE BUILT INTO
WALLS FLOOR JOISTS SHOULD BE PRESERVATIVE IMPREGNATED. NOTCHING/DRILLING OF CEILING JOISTS IS NOT PERMITTED.

TIMBER FRAME CONSTRUCTION

THIS DWELLING IS TIMBER FRAME CONSTRUCTION, REFER TO TIMBERFRAME MANUFACTURERS DRAWINGS AND DETAILS FOR FULL INFORMATION. ALL WALL THICKNESS'S TO BE CONFIRMED BY TIMBER FRAME MANUFACTURER BEFORE POURING FOUNDATIONS. ALL WORKS SHALL BE CONSTRUCTED TO TIMBER FRAME MANUFACTURERS DETAILS IN CONJUNCTION WITH THOSE GIVEN IN — DOLG PUBLICATION "ACCREDITED CONSTRUCTION DETAILS FOR PART L" (PART L IS KNOW AS PART F IN NORTHERN IRELAND). FOR BRICK AND STONE FACED DWELLINGS TIMBER FRAME MANUFACTURER TO ENSURE THAT TIMBER FRAME OPENINGS ARE SIZED TO PROVIDE 15mm REBATE OF REVEALS BEHIND BRICK

OPENING DIMENSIONS SHOWN. ALL TIMBER FRAME PANEL DRAWINGS, DETAILS, CALCULATIONS AND STRUCTURAL DESIGN CERTIFICATE CONFIRMING COMPLIANCE WITH BS5268 MUST BE FORWARDED TO BUILDING CONTROL PRIOR TO CONSTRUCTION ON SITE FOR APPROVAL

CAVITY WALLS

FACING BRICK EXTERNAL LEAF: 100mm CLAY FACING BRICK (TO BS EN 771-1) - BRICK AS RENDERED BLOCKWORK

25mm SAND/CEMENT RENDER WITH WATERPROOFING ADDITIVE (PAINT FINISH AS SPECIFIED BY CLIENT). EXPAMET STAINLESS STEEL RENDER STOP WITH BELL CAST EFFECT TO PLINTH. EXTERNAL & INTERNAL LEAVES 100mm CONCRETE BLOCKWORK (7.5 N/mmsq UNLESS OTHERWISE STATED ON DRAWINGS).
BLOCKWORK TO BE TO BS EN 771-3

100mm EXTERNAL LEAF WITH 50mm CAVITY. BREATHER PAPER. ORIENTATED STRAND BOARD STRUCTURAL SHEATHING, 140X38mm VERTICAL STUDS @ 600mm MAX. CTRS. (OR AS SPECIFIED IN CALCULATIONS) WITH 140mm MINERAL WOOL BETWEEN STUDS. 12.5mm PLAIN BACKED PLASTERBOARD WITH SEPARATE VAPOUR CHECK LINING. CHECK LINING.

ALL PLASTERBOARD JOINTS TO BE NOGGED. BRICKWORK SECURED TO INNER STUDS WITH CATNIC STAINLESS STEEL WALL TIES AT 600MM HORIZONTAL CTRS., 450mm VERTICAL CTRS & TIED WITH STAINLESS STEEL NAILS, 300mm VERT. CTRS AT JAMBS OF OPENINGS. PRE-CAST CONCRETE SILLS. STEEL LINTELS (KEYSTONE OR EQUAL AND APPROVED) OVER EXTERNAL DOORS AND WINDOW OPENINGS.

INSTALL VERTICAL CAVITY BARRIERS AT CAVITY JUNCTIONS AND HORIZONTAL CAVITY BARRIERS AT CEILING LEVEL & AT FIRST FLOOR LEVEL. DPC BETWEEN BRICKWORK AND INNER FACE OF CAVITY BARRIER. ESTIMATED FIRE RESISTANCE OF INTERNAL AND EXTERNAL WALLS -אינאיט. ENSURE VENTILATION AND DRAINAGE OF CAVITY, PROVIDE PROPRIETARY PERPEND VENTILATORS MAX 1200MM CTRS. AT BASE OF WALL, ABOVE & BELOW HORIZONTAL CAVITY BARRIERS AND A OF WALL, ABOVE & BELOW HORIZONIAL CAVITY DESIGNATION OF WALL, ABOVE & BELOW HORIZONIA

EXPANSION JOINTS TO BE PROVIDED IN CLAY BRICKWORK AT MAX. JOINTS TO BE 10MM IN OUTER LEAF. OUTER / INNER SKIN TO BE TIED WITHIN 300MM OF JOINT AT EVERY 4TH COURSE OF BRICK / BLOCK, JOINTS TO BE PACKED WITH PROPRIETARY JOINT FILLER, COVERED WITH A POLYETHYLENE FOAM STRIP AND SEALED WITH

HORIZONTAL JOINTS (DIFFERENTIAL MOVEMENT) REFER TO TIMBER FRAME MANUFACTURER'S DETAILS FOR SPECIFIC GUIDANCE BUT IN GENERAL ALLOW THE FOLLOWING: 20MM OPENING/CLOSING GAP AT FIRST FLOOR 5MM OPENING/CLOSING GAP AT GROUND FLOOR

ALL MOVEMENT GAPS TO BE SEALED WITH SUITABLE FLEXIBLE FOAM STRIP AND PROTECTED WITH COVER STRIPS

TO REDUCE THE RISK OF CRACKING EITHER AT STRESS CONCENTRATIONS AROUND OPENINGS OR AS A RESULT OF MOVEMENT, BED JOINT REINFORCEMENT IN ACCORDANCE WITH BS5628-3: 2005 WITHIN THE OUTER LEAF OF CAVITY WALL. PROVIDE ANCON AMR-X/S/D5.0/W60 BED JOINT REINFORCEMENT IN

THE FIRST AND SECOND COURSES ABOVE AND BELOW ALL OPENINGS AND SHOULD EXTENDING NO LESS THAN 600MM EITHER SIDE OF THE OPENING INTERNAL TIMBER WALLS

INTERNAL TIMBER WALLS
INTERNAL TIMBER FRAME WALLS DESIGNED AND SUPPLIED BY
SPECIALIST MANUFACTURER AS INTEGRAL COMPONENT OF KIT.

HOLES, RECESSES AND CHASES

IN MASONRY HOLES, RECESSES AND CHASES TO BE IN LOCATIONS WHICH WILL LEAST AFFECT THE STRENGTH. STABILITY AND SOUND RESISTANCE OF THE CONSTRUCTION, AND TO BE OF THE SMALLEST PRACTICABLE SIZE.
HOLES MUST NOT EXCEED 300mm SQUARE.

DO NOT CUT CHASES IN WALLS OF HOLLOW OR CELLULAR BLOCKS IN WALLS OF OTHER MATERIALS: IN WALLS OF OTHER MATERIALS:
VERTICAL CHASES MUST BE NOT DEEPER THAN ONE THIRD OF THE
SINGLE LEAF THICKNESS.
HORIZONTAL OR RAKING CHASES MUST BE NOT LONGER THAN 1M
AND NOT DEEPER THAN ONE SIXTH OF THE SINGLE LEAF OO NOT SET CHASES OR RECESSES BACK TO BACK; OFFSET BY A CLEAR DISTANCE NOT LESS THAN THE WALL THICKNESS. WHER SOCKETS, ETC. ARE SHOWN ON DRAWINGS AS NOMINALLY BACK TO BACK, OBTAIN INSTRUCTIONS.

DO NOT CUT UNTIL MORTAR IS FULLY SET. CUT CAREFULLY AND NEATLY, AVOIDING SPALLING, CRACKING OR OTHER DAMAGE TO SURROUNDING STRUCTURE. DO NOT CUT CHASES WITH MECHANICAL OR HAND IMPACT TOOLS.

IN STRUCTURAL TIMBER TO BE AVOIDED WHEREVER POSSIBLE AND TO BE THE MINIMUM SIZES NEEDED TO ACCOMMODATE SERVICES.

DO NOT POSITION NEAR KNOTS OR OTHER DEFECTS IN THE SAME CROSS SECTION WHICH WOULD SIGNIFICANTLY AFFECT STRENGTH OF NOTCHES AND HOLES IN THE SAME JOIST TO BE AT LEAST 100mm APART HORIZONTALLY.
NOTCHES IN JOISTS TO BE AT THE TOP, LOCATED BETWEEN 0.07 AND 0.25 OF CLEAR SPAN FROM SUPPORT, NOT DEEPER THAN 0.125 X DEPTH OF JOIST AND TO BE FORMED BY SAWING DOWN O.125 X DEPTH OF JOIST AND TO BE FORMED BY SAWING DOWN TO A DRILLED HOLE.

HOLES IN JOISTS TO BE ON THE NEUTRAL AXIS, WITH DIAMETER NOT MORE THAN 0.25 X DEPTH OF JOIST, SPACED AT CENTRES NOT LESS THAN 3 X DIAMETER OF LARGEST HOLE AND LOCATED BETWEEN 0.25 AND 0.4 OF SPAN FROM SUPPORT. NOTCHES IN ROOF RAFTERS, STRUTS AND COLUMNS WILL NOT BE HOLES IN STRUTS AND COLUMNS TO BE ON THE NEUTRAL AXIS, WITH DIAMETERS NOT EXCEEDING 0.25 X MINIMUM WIDTH OF MEMBER, LOCATED BETWEEN 0.25 AND 0.4 OF LENGTH FROM END AND SPACED AT CENTRES NOT LESS THAN 3 X DIAMETER (LARGEST HOLE. LARGEST HOLE.
THE ENDS OF TIMBERS SUPPORTED ON JOIST HANGERS SHALL BE SHAPED TO HOUSE THE THICKNESS AND PROFILE OF THE CHOSEN

JOIST HANGERS.

PITCHED ROOF CONSTRUCTION

ROOF COVERING ROOF FINISH AS SPECIFIED ON DRAWINGS INCLUDING PREFORMED CO-ORDINATING RIDGE AND HIP TILES. MATERIALS AND METHODS OF FIXING TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS PUBLISHED RECOMMENDATIONS. SLATES/TILES TO BE TESTED AND FITTED IN COMPLIANCE WITH BS 5534:2014 ROOF PITCH - SEE DRWGS FOR DETAILS

PREPARATION FOR COVERING (COLD ROOF) 50x25mm TREATED SW BATTENS NAILED AT EVERY RAFTER, ON BITUMEN FELT UNDERLAY (REINFORCED) LAID PARALLEL TO EAVES WITH 150mm LAPS AT JOINTS AND NAILED AT 225mm CTS. ON

REFER TO SPECIALIST MANUFACTURERS DESIGN DRAWINGS AND CALCULATIONS FOR ALL TRUSSED RAFTER CONSTRUCTION. INCLUDE DESIGN FOR ALL BRACING. DESIGN FOR ALL BRACING.
TRUSSED RAFTERS ARE TO BE DESIGNED AND SUPPLIED BY
SPECIALIST TO BS5268: PART3: 2006 AND FIXED AT 400MM CS. MANUFACTURERS DESIGN AND CALCULATIONS TO SUBMITTED TO THE LOCAL AUTHORITY NOT LESS THAN 28 DAYS PRIOR TO ORDERING. WIND BRACING: DIAGONAL, LONGITUDINAL AND CEILING BRACING TO TRUSS MANUFACTURERS RECOMMENDATIONS.

HIP & VALLEY RAFTERS ALL HIP AND VALLEY RAFTERS TO BE (C16/C24 AS NOTED) SW

TIMBER, SECURELY FIXED AT RIDGE/WALLPLATE, IN POSITIONS SHOWN ON ROOF PLAN AND SUPPORTED BY WALLS CARRIED UP WHERE POSSIBLE. VALLEY BOARDS WHERE ROOF CONSTRUCTION HAS VALLEY RAFTERS, 200×25mm VALLEY BOARDS TO BE LAID ON RAFTERS EACH SIDE OF VALLEY,

ALONG FULL LENGTH OF INTERSECTION. WHERE VALLEYS ARE FORMED WITHOUT VALLEY RAFTERS, 200x38mm LAY BOARDS TO BE LAID OVER AND FIXED TO PRIMARY ROOF STRUCTURE TO CARRY ENDS OF DIMINISHING RAFTERS (JACK

WALLPLATES WALLPLATE TO BE 100x50mm TREATED SW TIMBER WALLPLATE, IN POSITIONS SHOWN ON SECTION(S), SECURELY FIXED TO WALLS WITH CATNIC MILD STEEL STRAPS AT MAX. 1500mm CTS. DOUBLED UP

LATERAL SUPPORT WHERE WALLS RUN PARALLEL WITH THE CEILING/FLOOR JOISTS THEN LATERAL RESTRAINT MUST BE GIVEN AS FOLLOWS: 1200x30x5mm GALVANISED MILD STEEL STRAPS (CONFORMING TO BS EN 845-1) WITH ONE END FIXED INTO CAVITY AND OTHER END SECURELY ACROSS 3 NO. RAFTERS/CEILING/FIRST FLOOR S AT 1800mm MAX. CENTRES. PROVIDE SOLID STRUTTING UNDER ALL STRAPS.

RAFTERS (TYING BACK) WHERE THERE ARE RAFTERS RUNNING AT RIGHT ANGLES TO CEILING JOISTS/COLLAR TIES, A DIAPHRAM SHALL BE CREATED OF 19mm SHEET PLYWOOD FIXED ACROSS AT LEAST 3 No. CEILING JOISTS.

CATNIC GALVANISED MILD STEEL STRAPS SHALL THEN BE FIXED TO TOE OF RAFTER AND SECURELY FIXED ACROSS DIAPHRAM INTO 3 No. CEILING JOISTS/COLLAR TIES. STRUCTURAL TIMBERS ALL STRUCTURAL TIMBER TO BE CEN GRADED AND TO BE STAMPEAS

SUCH TO STRENGTH CLASS C16/C24. ALL SUCH TIMBERS TO BE PRESSURE IMPREGNATED WITH ALL CUT EDGES BEING RETREATED SPECIES OF STRUCTURAL TIMBERS ALL STRUCTURAL TIMBER MEMBERS SHALL BE IN SOFTWOOD OR WHITEWOOD EUROPEAN SPRUCE OR OTHER EQUAL WHICH SATISFIES PART B OF THE BUILDING REGULATIONS.

PRESERVATIVE TREATMENT ALL ROOF TIMBER ARE TO BE PRESERVATIVE TREATED AGAINST WOODWORM AND FUNGUS ATTACK BY DOUBLE VAC—VAC PROCESS OR OTHER EQUAL AND APPROVED. ANY CUT ENDS ARE TO BE RETREATED WITH APPROVED PRESERVATIVE BEFORE FIXING.

WHERE NECESSARY WALLS TO BE CARRIED UP TO THE UNDERSIDE OF THE ROOF MEMBERS TO PROVIDE SUPPORT TO SAME AS

STAIRS

STRAIGHT FLIGHT PRIVATE STAIR SW CLOSED TREAD FLOOR LEVELS: AS SHOWN ON SECTION TOTAL RISE, NUMBER OF RISERS AND GOINGS TO BE AS SHOWN ON FLOOR PLANS. G + 2R TO BE BETWEEN 550 AND 700.

PITCH: TO BE LESS THAN 42 DEGREES
MIN CLEAR WIDTH BETWEEN HANDRAILS TO BE 800mm. HANDRAIL: STANDARD SW SECTION MIN. 900mm ABOVE PITCHING LINE TO ONE SIDE ONLY. BALUSTERS: STANDARD SW SECTION AT MAX. 100mm CTS. LANDINGS: HANDRAILS AS PER STAIR AT MIN. 900mm HIGH GUARDING

HIGH WITH NO OPENING GREATER THAN 99mm. GUARDING TO BE DESIGNED TO WITHSTAND A HORIZONTAL FORCE OF 0.36 KN/M AT GUARDING TO EXTERNAL STEPS TO BE MIN 900mm HIGH WITH NO OPENING GREATER THAN 99mm. GUARDING TO BE DESIGNED TO WITHSTAND A HORIZONTAL FORCE OF 0.74 KN/M AT A HEIGHT OF

GUARDING TO INTERNAL STAIRS AND LANDINGS TO BE MIN 900mm

GUARDING TO EXTERNAL DOORS (ABOVE GROUND FLOOR LEVEL), LANDINGS AND BALCONIES TO BE MIN 1100mm HIGH WITH NO OPENING GREATER THAN 99mm. GUARDING TO BE DESIGNED TO WITHSTAND A HORIZONTAL FORCE OF 0.74 KN/M AT A HEIGHT OF

WHERE INFILL PANELS ARE USED AS PART OF THE GUARDING, THEY ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT CLAUSES OF BS 6180.

STAIRS TO HAVE A MIN. 2000mm CLEAR HEADROOM OVER THEIR FULL LENGTH & WIDTH. HEADROOM TO BE MEASURED VERTICALLY FROM THE PITCHING LINE & THE LEVEL OF THE LANDING. WHERE THE CIRCULATION ROUTE WITHIN THE ENTRANCE STOREY OR THE ACCESS TO THE CIRCULATION ROUTE WITHIN THE PRINCIPAL STOREY INCLUDES A STAIR, THE STAIR SHALL (A) HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 900mm, (B) HAVE A SUITABLE CONTINUOUS HANDRAIL ON EACH SIDE OF THE FLIGHT AND ANY INTERMEDIATE LANDING, AND (C) COMPLY WITH THE REST OF THE REGULATIONS FOR STAIRS (TECHNICAL BOOKLET H).

CIRCULATION WITHIN A DWELLING

WIDTH OF CIRCULATION ROUTES AND DOORWAYS CLEAR OPENING DIRECTION OF APPROACH CIRCULATION WIDTH NOT HEAD-ON

NOT HEAD-ON NOT HEAD-ON SANITARY CONVENIENCE A WATER CLOSET SHALL BE LOCATED SO AS TO HAVE A CLEAR SPACE OF NOT LESS THAN 900mm (w) BY 750mm (d) FOR A DISABLED PERSON TO ACCESS IT. THE WASH-HAND BASIN MAY PROJECT INTO THIS CLEAR SPACE PROVIDED THAT IT DOES NOT IMPEDE ACCESS TO THE WATER CLOSET.

FOR FRONTAL ACCESS TO THE WATER CLOSET THE CLEAR SPACE SHALL BE CENTRED ON THE WATER CLOSET THE CLEAR CORREST TO THE WATER CLOSET THE CLEAR SPACE SHALL BE CENTRED ON THE WATER CLOSET THE CLEAR CORREST TO THE WATER CLOSET THE CLEAR CORREST THE CLEAR CLOSET THE CLOSET THE CLEAR CLOSET THE CLOSET THE CLOSET THE CLEAR CLOSET THE CLOS

SPACE SHALL BE OFFSET WITH 500mm (OF THE 900mm) TOWARDS THE ACCESS POINT
A DOORWAY PROVIDING ACCESS TO THE SANITARY CONVENIENCE SHALL, WHERE THERE IS OBLIQUE ACCESS, BE LOCATED SO THAT ITS EDGE IS NOT IN FRONT OF, OR 250mm BEHIND, THE WATER CLOSET, UNLESS THERE IS ADEQUATE SPACE WITHIN THE ROOM TO MANOEUVRE A WHEELCHAIR.

SANITARY CONVENIENCE

MANOEUVRE A WHEELCHAIR.

A WATER CLOSET SHALL BE LOCATED SO AS TO HAVE A CLEAR SPACE OF NOT LESS THAN 900mm (w) BY 750mm (d) FOR A DISABLED PERSON TO ACCESS IT. THE WASH-HAND BASIN MAY PROJECT INTO THIS CLEAR SPACE PROVIDED THAT IT DOES NOT IMPEDE ACCESS TO THE WATER CLOSET.

FOR FRONTAL ACCESS TO THE WATER CLOSET THE CLEAR SPACE SHALL BE CENTRED ON THE WATER CLOSET.

FOR OBLIQUE ACCESS TO THE WATER CLOSET THE CLEAR SPACE SHALL BE OFFSET WITH 500mm (OF THE 900mm) TOWARDS HE ACCESS POINT A DOORWAY PROVIDING ACCESS TO THE SANITARY CONVENIENCE SHALL, WHERE THERE IS OBLIQUE ACCESS, BE LOCATED SO THAT ITS EDGE IS NOT IN FRONT OF, OR 250mm BEHIND, THE WATER CLOSET, UNLESS THERE IS ADEQUATE SPACE WITHIN THE ROOM TO

STANDARD ASSESSMENT PROCEDURE (NEW BUILD)

TARGET CARBON DIOXIDE EMISSIONS RATE (TER) APPROVED SAP 2009 SOFTWARE TO BE USED TO CALCULATE THE

DWELLING CARBON DIOXIDE EMISSIONS RATE (DER) THE DER SHALL BE CALCULATED USING THE SAME SOFTWARE USED TO CALCULATE THE TER. TWO DER CALCULATIONS TO BE PROVIDED, ONE AT THE PLAN SUBMISSION STAGE AND ONE ON COMPLETION. THE DER MUST BE LESS THAN OR EQUAL TO THE TER. WITHIN 5 DAYS OF COMPLETION OF THE DWELLING WRITTEN NOTICE IS TO BE PROVIDED TO BUILDING CONTROL STATING THE AS CONSTRUCTED DER AND A LIST OF SPECIFICATIONS, WHERE THESE DIFFER FROM THE SPECIFICATION USED FOR THE DESIGN STAGE THE ENERGY RATING CALCULATED FOR THE DWELLING SHALL BE STATED ON A NOTICE FIXED WITHIN THE DWELLING (FIX ADJACENT TO THE ELECTRICAL DITRIBUTION BOARD).

AN ELECTRONIC COPY OF THE "AS BUILT" CALCULATION IS TO BE

AIR TESTING AT LEAST ONE DWELLING OF EACH TYPE SHALL BE AIR PRESSURE TESTED IN ACCORDANCE WITH THE AIR TIGHTNESS AND MEASUREMENT ASSOCIATION PUBLICATION "MEASURING AIR PERMEABILITY IN BUILDING ENVELOPES". RESULTS OF AIR TESTS ARE TO BE FORWARDED IN WRITING TO

BUILDING CONTROL AND SAP ASSESSOR WITHIN 5 DAYS OF THE TESTING BEING CARRIED OUT.

SPECIFICATION REFER TO OUTLINE SPECIFICATION DOCUMENT BY CARRCKMASTAY DEVELOPMENTS

NOTES TO CONTRACTOR

- DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS GIVEN TO BE CHECKED ON SITE AND ANY DISCREPANCIES BROUGHT TO THE
- IMMEDIATE ATTENTION OF THE CLIENT TIMBER FRAME DWELLING. – SPECIALIST SUPPLIER TO PROVIDE DESIGN CERTIFICATE CONFIRMING THE STRUCTURAL ADEQUACY OF THE TIMBER FRAME

TIMBER FRAME TO BE SUPPLIED A REPUTABLE MANUFACTURER TOGETHER WITH A FULL DESIGN DRAWING PACKAGE SUBMITTED TO BUILDING CONTROL FOR APPROVAL IN GOOD TIME PRIOR TO MANUFACTURE TOGETHER WITH STANDARD DETAILS, FIXING SCHEDULE, AND MANUFACTURER'S

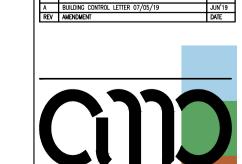
WHERE THE TIMBER FRAME DESIGN RELIES ON PLASTERROARD TO TAKE RACKING FORCES. THOSE WALLS MUST BE CLEARLY DEFINED AND INCLUDE THE TYPE AND SPACING OF FIXINGS REQUIRED.

RECOMMENDATIONS IN RELATION TO PROPRIETARY

ACCREDITED DETAILS

CONSTRUCTION IN ACCORDANCE WITH DCLG ACCREDITED DETAILS OR THE EQUIVALENT. UPON COMPLETION, A SIGNED COPY OF EACH ACCREDITED DETAIL AND CONSTRUCTION CHECKLIST WILL BE PROVIDED TO BUILDING CONTROL AS HAVING BEEN COMPLETED SATISFACTORILY.

PRELIMINARY DRAWING SUBJECT TO ALL STATUTORY APPROVALS. NO WARRANTY IS IMPLIED OR GIVEN IN RELATION TO THESE DRAWINGS UNTIL ALL NECESSARY APPROVALS ARE RECEIVED, ANY PRIOR INSTRUCTION TO PROCEED WITH CONSTRUCTION/MANUFACTURE IS ENTIRELY AT THE RISK THE CLIENT. REF. FP/2019/0947/MAST



amd architectural **c** CANVY MANOR, DRUMNACANVY, PORTADOWN MAIL: INFO@ALANMCDOWELL.CO.UK TEL: 028 38 39873 Proposed Residential Development

Ardmore Road, Newry TYPE C & D

Carrickmacstay Developments Ltd. 1501/W05.2