engineers details & recommendations

SAFE CLEANING OF GLASS: safe means of access to clean glazing is required, therefore cleaning of glazing above ground floor level is to be carried ut by specialists. WINDOW OPENINGS:

all window openings within 800mm of first floor level should have guarding in accordance with section 4. note: restrictors not acceptable on openable/egress windows.

all timber frame information, construction details and structural engineers calculations to be provided 3 weeks prior to commencement of works

donal mcphillips architecture will not be responsibile for any deviations from these drawings and specifications

proposed external finishes

cupa 3 HD natural black slates to roof; 500x450mm size, or other equal & approved by architect & developer. provide matching clay ridge caps as recommended by slate supplier. roof ventilation provided by in- line slate

DWELLING 1- main walls to be provided with rustic red brick finish. provided right down to ground level with no plinth, no render bands provided to openings, provide smooth "buttermilk" K-Rend render to bay window.

provide reconstituted stone capping to bay window parapet.

DWELLING 2 - main walls to be provided with stone cladding: mcmonagles "stoneer" slate stone. cladding to be installed with mortar free joints between stones to achieve dry-built effect. provide right down to ground level with no plinth, no render bands provided to openings. provide reconstituted stone front door surround as shown.

DWELLING 3 - main walls to be provided with nap "buttermilk" K-Rend render finish, provided right down to ground level with no plinth, no render bands provided to openings. provide reconstituted stone front door surround

DWELLING 4 - main walls to be provided with rustic red brick finish, provided right down to ground level with no plinth, no render bands provided to openings. provide smooth "buttermilk" K-Rend render, to bay window, provide reconstituted stone capping to bay window parapet.

windows:

as shown.

as shown

cream pvc frames with wood grain texture, double glazed window units. openings to be provided as shown on elevations, and ensure divisions and detailing is as designed by architect. architect to approve manufacturers proposals before fabrication.

window heads: provide 150mm reconstituted stone heads to windows.

window cills: provide150mm reconstituted stone cills with no projecting ends

external doors: front & back doors to be black alu-clad doors as per design indicated on elevations. architect to approve manufacturers proposals before fabrication

double doors to be be cream pvc doors with wood grain texture as per design indicated on elevations. architect to approve manufacturers

ALL PIPES ENTERING AN INSPECTION CHAMBER SHOULD HAVE A

FLEXIBLE JOINT INCLUDED, NOT MORE THAN 150mm FROM CHAMBER

INTERNAL I.C.S. TO HAVE COATED CAST IRON REMOVABLE COVER TO

BS 497 GRADE C, NON-VENTILATED, DOUBLE SEAL IN CAST IRON

FRAME SECURED WITH BRASS SCREWS RECESSED FOR TILING.

M.D. COVER AND FRAME TO BS 497 GRADE C, CONNECTED TO

M.D./H.H. COVER AND FRAME TO BS 497 GRADE B (CLASS 1),

ALL MANHOLES TO BE CONSTRUCTED OF 215 MM THICK BLOCKWORK

(7N/MM2) IN ACCORDANCE WITH B.S.3921:195. mINIMUM INTERNAL

BACKFILLED WITH 150 MM CONCRETE OF INTERNAL DIAMETER 900 MM

ALL MANHOLES BASED TO BE 150MM THICK CAST INSITU CONCRETE

HARDCORE UP TO MAXIMUM DEPTH OF 1800 MM. MANHOLES FROM

BASES; MANHOLES 4500 MM DEEP AND OVER SHOULD HAVE 450 MM

1800MM TO 4500MM DEEP SHOULD HAVE 225MM THICK CONCRETE

DIMENSIONS 1200X750 MM; OR PREPAST CONCRETE RINGS IN

ACCORDANCE WITH B.S. 5911: PART 1:1981 AND PART 2: 1982

(DESIGN MIX 20,20 AGGREGATE) ON COMPACTED AND BLINDED

ALL MANHOLES SHALL HAVE A HALF ROUND UPVC CHANNEL

AT OR ABOVE THE LEVEL OF ITS HORIZONTAL DIAMETER AND

THE ANGLE OF A BRANCH IS MORE THAN 45 DEGREES A

SHALL BE ROUNDED WITH A RADIUS OF AT LEAST 25 MM.

MUST BE LEAK PROOF (NOT ADMITTING GROUND WATER). ALL

ACCORDANCE WITH B.S. 497 AND SHOULD BE AS FOLLOWS:

NOT MORE THAN 90 DEGREES TO THE DIRECTION OF FLOW, WHERE

THREE-QUARTER SECTION BRANCH SHALL BE USED. THE CHANNEL

AND ANY BRANCHES SHALL BE BENCHED UP, AT LEAST TO THE TOP

OF THE OUTGOING DRAIN, AT A SLOPE OF 1:12 AND THE BENCHING

MALLEABLE CAST IRON STEP IRONS TO B.S.1275 SHALL BE PROVIDED

TO ALL CHAMBERS EXCEEDING 1m IN DEPTH. IF MANHOLES ARE CONSTRUCTED OF 215mm BLOCKWORK ALL WALLS SHALL BE

RENDERED INTERNALLY WITH 15mm THICK WATERPROOF PLASTER &

MANHOLES TO HAVE A TOP SLAB OF 100mm THICK PRECAST CONC

GRADE A - CAPABLE OF BEARING WHEEL LOADS UP TO 11.5 TONNES

GRADE B (CLASS 1) - CAPABLE OF BEARING WHEEL LOADS UP TO

5.0 TONNES FOR USE IN CARRIAGEWAYS CARRYING RELATIVELY SLOW

CAPABLE OF BEARING WHEEL LOADS UP TO 5.0 TONNES FOR USE

GRADE C - CAPABLE OF BEARING WHELL LOADS UP TO 5.0 TONNES

AREAS WHERE VEHICLES WOULD HAVE ONLY OCCASIONAL ACCESS.

PROPRIETARY PERFORATED PIPE (150 MM DIA) LAID TO FALL ON

COMPACTED GRANULAR BASE BACKFILLED WITH GRADED HARDCORE

NDICATED. TO COLLECT AT SILT PIT BEFORE DISCHARGING INTO

ALL UNDERGROUND DRAINS TO BE TESTED TO B.S.C.P. 310 AND

rev: date: | comment / description:

ALL LEVELS INDICATED ARE APPROXIMATE ONLY AND TO BE

(HAND TAMPED), BLINDED AND OVERLAID WITH TOPSOIL, TO DEPTHS

GRADE B (CLASS 2) - SEALED MANHOLE COVER & FRAMES

FOR USE IN SITUATIONS INACCESSIBLE TO MOTOR VEHICLES.

WITH AN OPENING TO TAKE A METAL FRAME & COVER OF DURABLE MATERIAL & SUITABLE STRENGTH. MANHOLE COVERS ARE TO BE IN

WITH ANY BRANCH DRAIN DISCHARGING INTO THE CHANNEL

BEDDED IN MIN. 150mm CONC SURROUND.

proposals before fabrication. rainwater goods:

IN HARD LANDSCAPING:

UNLESS OTHERWISE STATED.

FOR USE IN CARRIAGEWAYS.

5.02.5 SUB-SOIL DRAINAGE

INSPECTION CHAMBER.

5.02.8 TESTING

5.03 GENERAL

CONFIRMED ON SITE.

MOVING NORMAL COMMERCIAL VEHICLES.

heritage black aluminium gutters with black round aluminium downpipies positions as shown on plans & elevations

*ENGINEER TO BE INFORMED AT OPEN TRENCH STAGE TO ASSESS GROUND CONDITIONS. ENGINEER TO CONFIRM ACCEPTABILITY OF

ALL FOUNDATIONS TO BE AS PER STRUCTURAL ENGINEERS DRAWINGS

4.00 SUB-STRUCTURE

INITIAL COURSES OF SUBSTRUCTURE TO BE CONSTRUCTED AS DETAILED AND SPECIFIED BY STRUCTURAL ENGINEERS WHERE

NOTE: WHERE GROUND LEVEL IS LESS THAN 150MM BELOW FLOOR LEVEL, PERPS AT LOWER EDGE OF CAVITY FILL TO BE LEFT OPEN TO DRAIN SUB-SOIL LAND DRAIN. PROPRIETARY FIELD DRAIN TO BF POSITIONED ABOVE TOE OF FOUNDATION AND LAID AT A SUITABLE FALL TO DRAIN TO SILT PIT. BACKFILL USING GRADED, WELL COMPACTED HARDCORE. SEE ENGINEERS DETAILS WHERE RELEVANT.

100/150 OR 215 MM H.D. CONCRETE BLOCK (10N/MM2 BELOW 5.02 NEW DRAINS

FOR PIPES TO BE PROPERLY LAID AND JOINTED BUT NOWHERE LESS THAN 400MM. TRENCHES TO BE NOWHERE LOWER THAN THE FOUNDATION LEVEL WITHOUT EXPRESS APPROVAL OF THE ATCHITECT. ALL PIPES, BRANCHES, CONNECTIONS AND FITTINGS TO BE

PIPES TO BE BACK FILLED WITH 100MM SELECTED FILL OR GRANULAR FILL, FREE FROM STONES LARGER THAN 40MM, LUMPS OF CLAY OVER COVER SHALL BE 150MM OR THE DIAMETER OF THE PIPE, WHICHEVER COMPACTION EQUIPMENT SHALL NOT BE USED UNTIL THERE IS 450MM

PROTECTION - GROUND LOADS:

PROTECTION - SETTLEMENT:

THE PIPE PENETRATION THROUGH SUB-STRUCTURE CREATING ROCKER

GULLIES/RODDING POINTS/FLOOR SOCKETS. FALL TO FOUL DRAINS TO BE 1:40. STORM DRAINS: 110/160mm DIA. BRANCH DRAINS BETWEEN INSPECTION CHAMBERS R.W. GULLIES/ROAD GULLIES.

MINIMUM FALLS 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

5.02.1 GULLIES

TO BE PROPRIETARY POLYPROPYLENE I.C.S BY APPROVED MANUFACTURER. INSTALLATION AND CONNECTIONS AS MANUFACTURER'S RECOMMENDATIONS, BEDDING TO BE SELECTED GRANULAR FILL, HAND TAMPED AROUND PIPES AND WELL COMPACTED IN 250MM LAYERS. IN SOFT LANDSCAPING:

TO BE BE CONSTRUCTED IN PROPRIETARY PRECAST CONCRETE UNITS;

INTERNAL LOAD BEARINGS WALLS (100 MM) -CROSS SECTION 600 MM X 300 MM CONCRETE MIX 25N/MM2

DEPTH OF TRENCH AND SOIL TYPE AND WHETHER TO PROCEED WITH POLIRING OF FOUNDATION CONCRETE ALL FOUNDATIONS TO PROJECT AT LEAST 200MM BEYOND THE FACE OF THE WALL THEY SUPPORT. THE DEPTH OF ALL STRIP FOUDATIONS SHALL BE NOT LESS THAN 250 MM AND THE ACTUAL DEPTH OF THE FOUNDATIONS BELOW GROUND LEVEL SHALL BE DETERMINED BY SITE

AND DETAILS WHERE RELEVANT. *CONTRACTOR/BUILDER TO ENSURE ADEQUATE FOUNDATION & FOOTINGS ARE PROVIDED TO SUPPORT PARTS OF EXTERNAL WALL WHERE 150MM MIN RANDOM STONEWORK IS FACED ONTO - SEE RELEVANT DETAILED SECTIONS & CONSTRUCTION DETAILS.

4.01 EXTERNAL CAVITY WALL (100/150/215)

4.04 INTERNAL LOADBEARING WALL D.P.C. LEVEL. BACKFILL USING GRADED HARD CORE COMPACTED. 5.00 UNDERGROUND DRAINAGE

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. TRENCHES TO BE EXCAVATED IN STRAIGHT LINES AND TO EVEN GRADIENTS, BEING NOWHERE LESS THAN 1:80 AND TO BE SUFFICIENT WIDTH TO ALLOW

UNPLASTICISED P.V.C. CONFORMING TO B.S. 4660 INCORPORATING PUSH FIT ELASTOMERIC SEAL JOINTS WITH 10MM EXPPANSION GAPS.

ALL PIPES TO BE LAID, ON 100MM THICK BED OF SELCTED GRANULAR MATERIAL TO B.S. 8301:1985 APPENDIX D, TRUE TO LINE AND TO REGULAR, EVEN AND PROPER FALLS. MATERIALS AND NOT LESS THAN 300MM THICK LAYER OF SELECTED 100MM, TIMBER, FROZEN MATERIALS AND VEGETABLE MATTER. SIDE BACKFILLING SHALL NOT DISPLACE THE DRAIN FROM ITS LINE & LEVEL AND SHALL NOT BE COMPACTED IN LAYERS. MECHANICAL MIN. COMPACTED MATERIALS ABOVE THE TOP OF THE DRAIN. DEPTH OF COVER FOR FLEXIBLE PIPES TO BE MIN. 600MM UNDER VEHICLE AREAS AND MIN. 300 MM UNDER OTHER AREAS UP TO A MAX. 10M UNDER ALL AREAS.

WHERE A RIGID PIPE OF LESS THAN 150MM 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 FILL OR OTHER FLEXIBLE FILL. PIPES PASSING THROUGH A WALL OR FOUNDATION, SHALL, HAVE A CONCRETE LINTEL OVER WITH 50mm CLEARANCE ALL AROUND AND APERATURE SEALED WITH 'MASTERBOARD' TO PREVENT ENTRY OF FILL BE BUILT IN, WITH FLEXIBLE JOINTS AT 600mm MAX. EITHER SIDE OF

PIPES TO ALLOW FOR SETTLEMENT. WHERE PIPES PASS WITHIN 1M OF THE 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 H.G. POLYTHENE TO ALLOW FOR THERMAL MOVEMENT. 110mm DIA. BRANCH DRAINS BETWEEN INSPECTION CHAMBERS AND

FALL TO STORM DRAINS TO BE 1:60. MINIMUM FALLS:

GULLIES TO BE TRAPPED AND RODABLE, BEDDED AND SURROUNDED IN CONCRETE (15-20MN/M2). 5.02.2 INSPECTION CHAMBERS (PROPRIETARY)

M.D. COVER AND FRAME TO BS 497 GRADE B (CLASS), BEDDED IN MIN. 150mm CONC SURROUND.

5.02.3 INSPECTION CHAMBERS (BUILT)

TO BE BUILT IN 215mm CONCRETE BLOCKWORK BUILT OFF 150mm INSITU 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: BS 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. IS GREATER THAN 600mm DEEP. STEP IRONS TO BE BUILT IN AT 300mm CRS. ALTERNATIVELY SET.



cream pvc frames with wood

and bars only as indicated.

grain texture throughout, divisions

all glazing installed in a critical location shall satisfy the test requirements of class 3 of BS

proposed housing development

phase 2, at railway park, drumgoon

not to be used for construction

all dimensions to be checked on site. figured dimensions only to be taken from this drawing.

DONAL McPHILLIF

architectur

until cleared by architect & client.

maguiresbridge, co. fermanagh proposed elevations units 5 - 9

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rearelevation grain texture throughout, divisions and bars only as indicated.

cream pvc frames with wood

ensure no plinth is provided to the

cream pvc frames with wood

and bars only as indicated.

grain texture throughout, divisions

ensure no plinth is provided to the

base of the building - rustic red brick to

be brought right down to ground level

proposed housing development - 'phase 2'

for mr andrew mclaughlin

at railway park, drumgoon, maguiresbridge

cream pvc frames with wood

and bars only as indicated.

grain texture throughout, divisions

cream pvc frames with wood

and bars only as indicated.

grain texture throughout, divisions

ensure no plinth is provided to the

base of the building - render to be

brought right down to ground level

ensure no plinth is provided to the

base of the building - rustic red brick to

be brought right down to ground level