

to be read in conjunction with all engineers details & recommendations
 proposed housing development - 'phase 2'
 at railway park, drumgoon, maguiresbridge
 for mr andrew mclaughlin

NOTE FOR CONTRACTOR
 • RE-ENERGY EFFICIENCY
 • boiler - grant vortex 26-36-6 oil fired boiler 97% efficiency.
 • window - DOUBLE glazed low E argon filled soft coat u-value = 1.8W/m²K.
 • cavity wall insulation - 150mm insulation
 • ground floor insulation - 100mm quilttherm/ballytherm.
 • roof rafter insulation - 100mm quilttherm/ballytherm between rafters 37.5mm insulated g'board below.
 • roof post insulation - 200mm glass fibre (mineral wool) between joists & 200mm glass fibre overjoists.

FLOOR FINISHES SCHEDULE - PROVIDED BY CLIENT:

ROOM NAME / AREA	FLOOR FINISH
living	engineered/solid timber
kitchen	ceramic tiles
dining	ceramic tiles
entrance	engineered/solid timber
utility	ceramic tiles
first floor bedrooms	carpet
landing area/hc	carpet
master ensuite	ceramic tiles
bathroom	ceramic tiles

do not scale from this drawing

APRIL LEAKAGE PATHS:
 all leakage paths in building will be sealed in windows, fire-door, service penetrations etc.

TRUCK VENTILATION:
 truck ventilation for all rooms to be provided through double windows, top-door, service penetrations etc.

SOCKET & SWITCHES:
 all switches to be located 1.2m max. from finished floor level. all sockets to be located 400mm min. from finished floor level.

GAS BOTTLES:
 contractor to liaise with client for external location of gas bottle for cooker, refrigerator, freepacer, etc.

MANHOLE COVERS TO BE AS FOLLOWS:
 pedestrian/unobscured areas: B125
 carpark/paved/footways areas: D400
 public/parking areas: D600
 area subject to wheel loads: F900

SAFE CLEANING OF GLASS:
 safe means of access to clean glazing is required. Reverse cleaning of glazing above ground floor level is to be carried out by specialist.

CONTRACTOR NOTE:
 contractor to check depth of selected floor finishes prior to providing finished floor.

EPIC:
 energy performance certificate will be provided at completion.

AIR TRANSFER THROUGH DWELLING:
 in order to permit air transfer throughout the dwelling, ensure 10mm gap is provided under all internal doors.

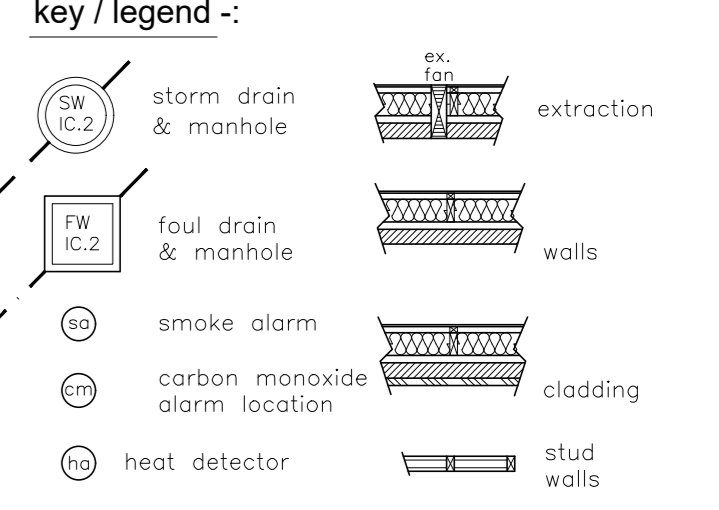
OUTWARD OPENING DOORS:
 all external doors throughout dwelling that open outwards, are to have a level threshold, opening out over a level paved area. In the case of external doors, the threshold is to be approved by architect & client.

DOOR OPENINGS:
 provide windows & all external door openings to have 800mm min. clear opening width.

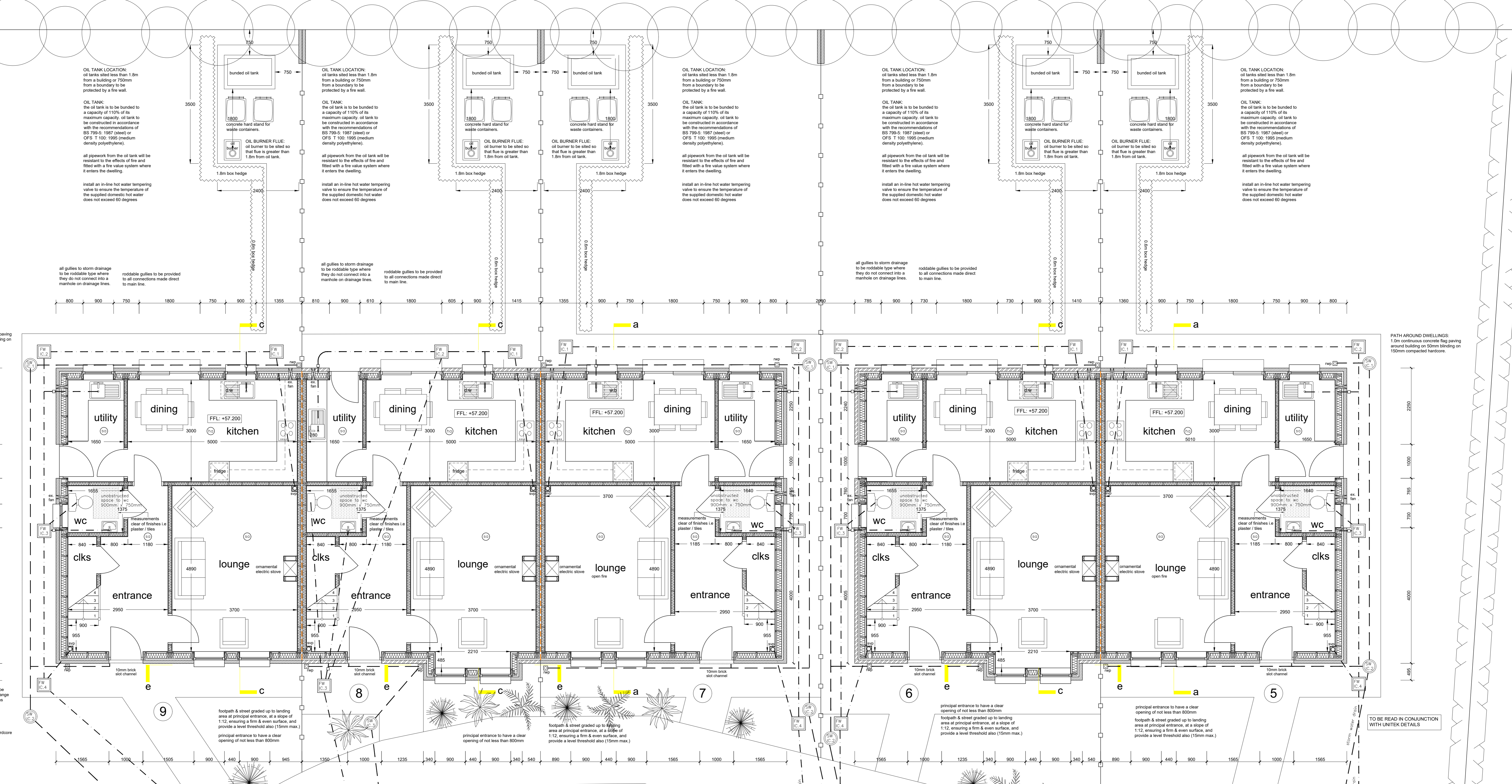
EXTERNAL STAIRS:
 groups - 200mm max. riser - 150mm max. provide handrail at height 800mm where aggregate rise exceeds 800mm.

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 responsible for any deviations from these drawings and specifications



- GENERAL SPECIFICATIONS -**
- EXTERNAL FINISHES -**
 - ROOF - class 3 HD natural black slates of min. 500x200mm size, or other equal & approved by architect & client. provide matching clay ridge caps as recommended by slate supplier. roof ventilation provided by in-line slate vents.
 - WALLS -
 - 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 reconstructed stone capping to bay window parapet, rustic red brick corbel eaves as shown.
 - DWELLING 2 - main walls to be provided with stone cladding; masonry "stone" slate stone cladding to be installed with mortar free joints between stones to achieve dry-bush effect. provide right down to ground level with no plinth, no render bands provided to openings. provide reconstructed stone front door surround as shown. rustic red brick corbel eaves as shown.
 - DWELLING 3 - main walls to be provided with rag "buttermilk" K-Rend render finish, provided right down to ground level with no plinth, no render bands provided to openings. provide reconstructed stone front door surround as shown. rustic red brick corbel eaves as shown.
 - 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 reconstructed stone capping to bay window parapet, rustic red brick corbel eaves as shown. rustic red brick corbel eaves as shown.
 - WINDOWS - 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. windows cills provide 150mm reconstructed stone cills with no projecting ends as shown. window heads provide 150mm reconstructed stone heads to windows.
 - EXTERNAL DOORS -** provide black alu-clad doors to front entrance, external rear door to be alu-clad in black. double doors to be composite pvc in cream colour with wood grain texture. architect to approve manufacturers proposals before fabrication.
 - RAINWATER GOODS -** heritage black aluminium gutters with black round aluminium downpipes positions as shown on plans & elevations
 - INTERNAL FINISHES -**
 - DOORS - redwood pine timber doors, painted finish.
 - IRONMONGERY - brushed steel type, chosen and approved by developer. provide locks to all sanitary accommodation.
 - SKIRTINGS & ARCHITRAVES - 150mm skirtings, 100mm architraves. moulded MDF, painted finish.
 - TIMBER TREATMENT - all doors, skirtings, architraves, window boards in pine / MDF with painted by finish.
 - INTERNAL WALLS / CEILING - skim plasterwork provided by contractor plasterer, provide undercoat and paint finish.
 - STAIRS / STAIRCASE - continuous stairs as shown, provided in redwood pine structure / MDF trim, enclosed underneath, providing cloak room & wc, pine timber boards, handrails, and balusters all to developer instructions and on site instructions.
 - SHOWERS - ground floor shower and master bedroom ensuite shower to be electric, Triton / Mira or equal. main bathroom shower to be heated from mains water (power shower). to be discussed and agreed between developer and plumber on site.
 - SANITARY GOODS - sanitary ware to all sanitary rooms to be contemporary white type, all to be confirmed and chosen by developer.
 - FLOOR FINISHES - refer to relevant floor finishes schedule for all specified floor finishes. engineered/solid timber and ceramic tiles to be provided where indicated, chosen by client. developer take note of screed depth requirement and level of sturings etc.
 - WALL FINISH - provide skim finish to new internal walls, and make good any walls that are damaged during construction, provide painted finish to all walls as required.
 - WALL TILING - all tiling to be supplied & installed by developer.
 - HEATING SYSTEM - oil fired central heating boiler located externally in manufacturers approved unit, install to their full spec and details. provide standard radiators to all rooms within each dwelling, heated towel rail to sanitary rooms included. lounge fireplace to be space heating only. to be discussed with plumber on site.
 - ELECTRICAL LAYOUT - client to choose final light fittings etc., for locations as agreed between electrician and developer on site.
 - ELECTRICAL FITTINGS - all sockets, switches etc. to be located between 1.2m max and sockets located 0.45m min. from finished floor level. provide standard white through ceiling.
 - KITCHEN & UTILITY UNITS - solid timber doors to kitchen and utility units with selected worktop finish designed and installed by reputable manufacturer. style/design to both kitchen and utility room to be confirmed by developer.
 - DRIVEWAY - driveway to dwellings to be finished with tarmac / asphalt, on 150mm consolidated hardcore and blinding provided at construction completion.
 - TOPICAL AREAS - developer to retain suitable topsoil for clients reuse for landscaped areas. provide additional topsoil where required, and grass seed garden areas.



ground floor plan

donal mcphillips architecture to be informed of any changes from these plans & specifications that occur on site

all dimensions to be checked on site

SAMPLE FINISHES
 contractor to provide samples of all finishes specified including slates, render, cladding, rainwater goods, paving etc. for approval by architect & developer prior to purchase.

tender drawings only - not to be used for construction until cleared by architect & client.

no.	date	comment / description	by
1	31.05.18	clear amendments	pk

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client: mr andrew mclaughlin

project: proposed housing development - phase 2, at railway park, drumgoon, maguiresbridge, co. fermanagh

drawing title: proposed ground floor plan units 5 - 9

date: jul'17 scale: 1 : 50

drawn by: pk checked by: d.mcp

drawing no: N106817/04

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