

BRICK FACADE SYSTEM AS PER 700 SERIES DRAWINGS. BRICK TIES AS REQUIRED AND APPROVED BY S.E. ANCON OR EQUIVALENT AND APPROVED

TIMBER SUBSTRUCTURE AS PER STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATIONS

CAVITY FIRE STOP AROUND ALL DOORS AND WINDOWS

DPC AROUND ALL WINDOWS AND EXTERNAL DOORS

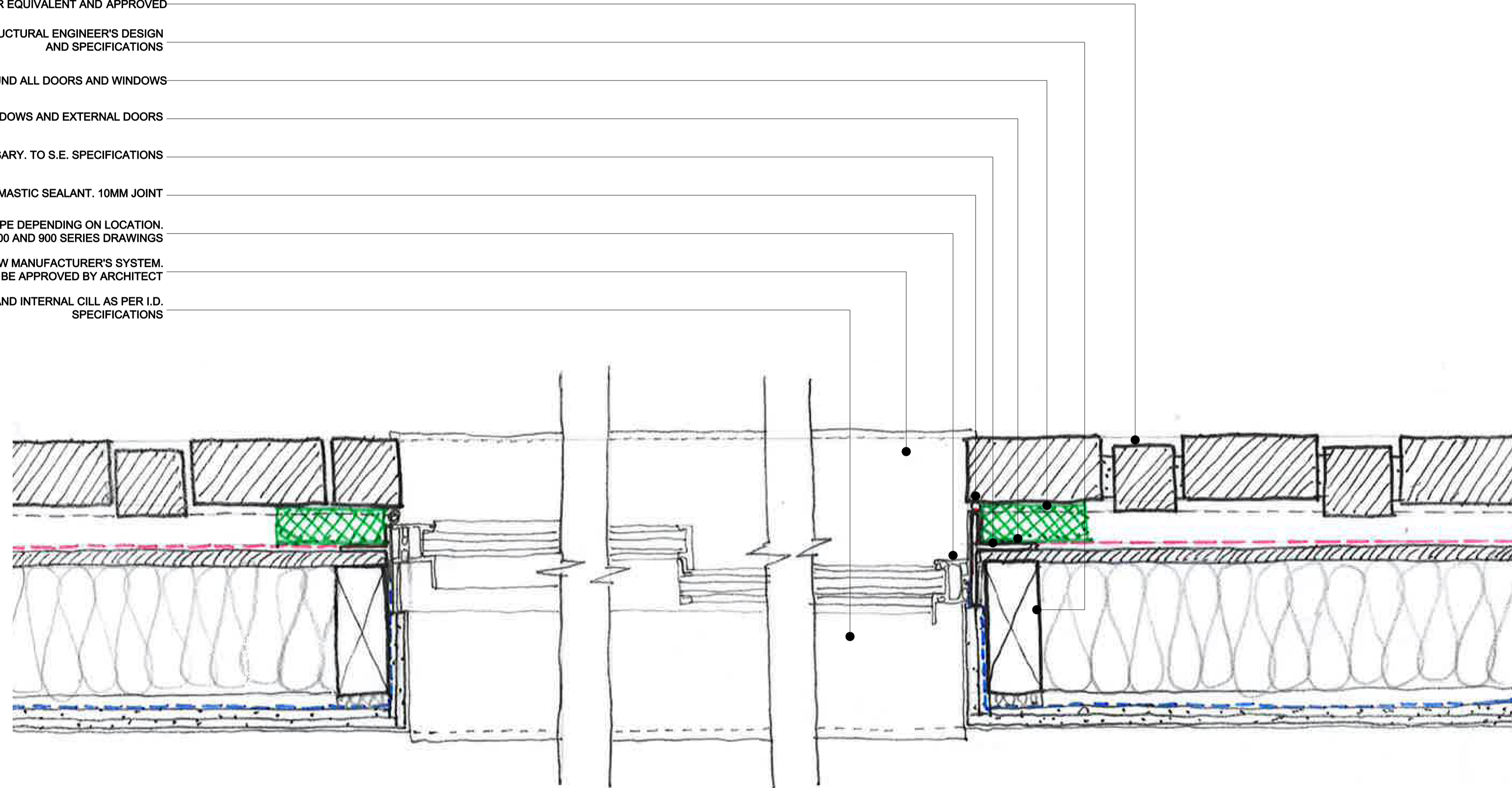
STEEL SUPPORT AS NECESSARY. TO S.E. SPECIFICATIONS

RECESSED MASTIC SEALANT. 10MM JOINT

SLIM FRAME WINDOW TYPE DEPENDING ON LOCATION. REFER TO 400 AND 900 SERIES DRAWINGS

METAL WINDOW CILL. FROM WINDOW MANUFACTURER'S SYSTEM. COLOUR AND TYPE TO BE APPROVED BY ARCHITECT

WINDOW REVEAL FINISHES AND INTERNAL CILL AS PER I.D. SPECIFICATIONS



## DESIGN INTENT / INFORMATION ONLY:

TOLERANCE TO BE ALLOWED FOR IN ALL CONCRETE AND STEEL STRUCTURAL AND NON STRUCTURAL ELEMENTS AS PER S.E. SPECS AND CALCULATIONS.

ALL STEEL AND CONCRETE STRUCTURAL DETAILS AS PER S.E. DESIGN. INSULATED LOADBEARING BLOCK USE SUBJECT TO S.E. CALCULATIONS - FOAMGLAS PERINSUL HL OR SIMILAR AND APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER.

ALL STRUCTURAL STEEL ELEMENTS TO BE FIRE PROTECTED AS PER S.E. SPECIFICATIONS.

ALL EASI-JOIST DETAILS AS PER S.E. CALCULATIONS AND TO BE DEVELOPED IN ACCORDANCE WITH MANUFACTURER INDICATIONS. CONTRACTOR TO ENSURE ALL EASI-JOIST DETAILS COMPLY WITH ALL BUILDING REGULATIONS AND TO ACHIEVE 60 MIN FIRE RESISTANCE.

IF LEFT EXPOSED AT ANY PROJECT STAGE. INSULATION TO BE PROTECTED AGAINST FOOT TRAFFIC, WATER DAMAGE OR ANY OTHER KIND OF POTENTIAL DAMAGE. KINGSPAN SYSTEM OR EQUIVALENT AND APPROVED.

CONTRACTOR TO PROVIDE INTERSTITIAL CONDENSATION ANALYSIS ON TYPICAL FACADE AND ROOF BUILD UPS AND REASONABLY REQUESTED AND TO ISSUE TO ARCHITECT FOR APPROVAL.

SFS AND/OR STRUCTURAL TIMBER DETAILS TO BE DEVELOPED BY CONTRACTOR AS PER MANUFACTURER'S INDICATIONS (PHASE 2) AND ACCORDING TO S.E. SPECS AND CALCULATIONS.

UNDERFLOOR HEATING DETAILS TO BE DEVELOPED BY CONTRACTOR AS PER MANUFACTURER'S INDICATIONS (PHASE 2).

FACADE BRICK AND CUT BRICK SLIP SYSTEM DETAILS TO BE DEVELOPED BY CONTRACTOR AS PER MANUFACTURER'S INDICATIONS (PHASE 2). BRICK SLIP AREAS TO BE CUT BRICK STRICTLY. COLOUR AND TYPE OF ALL BRICKS TO BE APPROVED BY ARCHITECT. SAMPLES TO BE PROVIDED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

FACADE BRICK AND CUT BRICK FACADE PANES TO BE ALIGNED WITH EACH OTHER. JOINT BETWEEN CLADDING SYSTEMS TO BE MAXIMUM 10MM AND FILLED WITH A MASTIC SEALANT.

RECESSED BRICK CLADDING TO ALWAYS ALLOW FOR 50MM CAVITY. BRICK TIES AND MASONRY SUPPORT AS REQUIRED FOLLOWING MANUFACTURER'S INDICATIONS AND S.E. CALCULATIONS. ANCON OR EQUIVALENT AND APPROVED.

ALL FACADES TO HAVE A MAXIMUM BUILD UP OF 400mm AND TO HAVE STRICTLY NO BOXING OUT AROUND ANY STRUCTURAL ELEMENTS IN WALLS OR ROOFS.

FIRE STOPS AROUND ALL DOORS AND WINDOWS AND IN BETWEEN FLOORS TO BE ALLOWED FOR.

RAINWATER DRAINAGE STRATEGY TO BE FURTHER DEVELOPED. ALLOW FOR ACOUSTIC AND THERMAL INSULATION FOR ALL DUCTWORK AND RWPS THROUGHOUT.

ALL WALL AND ROOF BUILD-UPS TO ALLOW FOR U-VALUES TO COMPLY WITH PROJECT SPECIFIC ENERGY REQUIREMENTS.

REV.	DATE	DESCRIPTION
-	01.11.2019	ISSUED FOR TENDER

REV.	DATE	DESCRIPTION

**NOTES:**

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
4. DO NOT SCALE FROM THIS DRAWING
5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE
6. WHEN THIS DRAWING IS ISSUED IN DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS ARCHITECTS ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS ARCHITECTS.

**KEY:**

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	<p>PROJECT NAME: <b>30 Glenilla Road</b></p>
<p>JOB NO: <b>17-058</b></p> <p>SCALE: <b>1:10 @ A3</b></p> <p>STAGE: <b>STAGE 4</b></p>	<p>DRAWING NO: <b>A828/-</b></p>