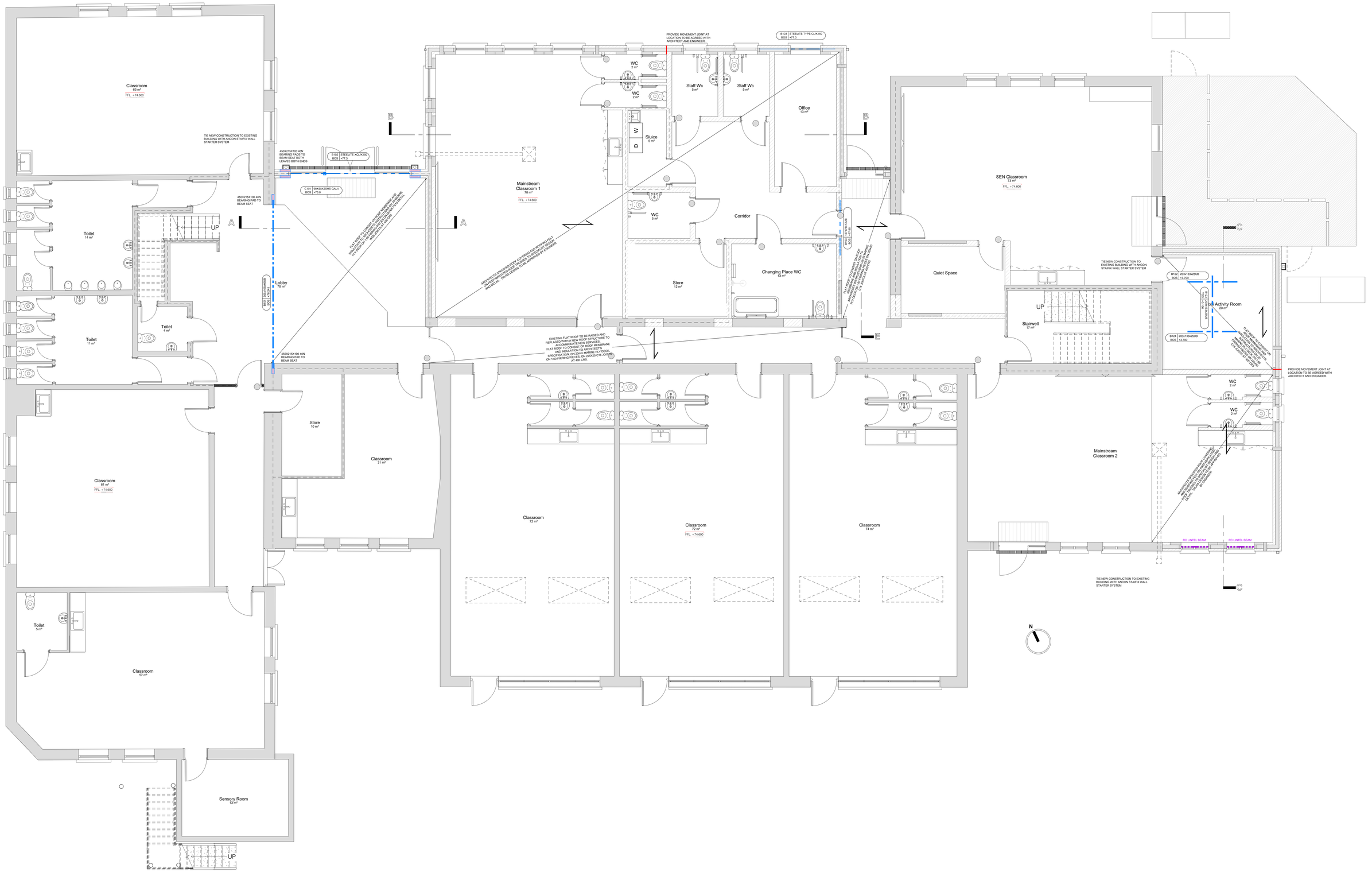

GENERAL

1. TAKE GREAT CARE WHEN EXCAVATING FOR FOOTINGS TO ENSURE THE STABILITY OF EXISTING OR ADJACENT STRUCTURES.
2. THE CONTRACTOR SHALL ALLOW FOR ALL NECESSARY TEMPORARY PROPPING AND SHORING AS REQUIRED BY THE WORKS OR DIRECTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL PREPARE A METHOD STATEMENT FOR ALL DEMOLITIONS AND SHALL PREPARE CALCULATIONS FOR TEMPORARY WORKS FOR THE APPROVAL OF THE ENGINEER. TEMPORARY WORKS SHALL BE DESIGNED IN ACCORDANCE WITH BS 5975:2019 - *CODE OF PRACTICE FOR TEMPORARY WORKS PROCEDURES* AND THE PERMISSIBLE STRESS DESIGN OF FALSEWORK
4. THE CONTRACTOR SHALL RETAIN ALL MATERIAL CERTIFICATES FOR THE WORKS FOR THE INSPECTION OF THE ENGINEER.
5. THE ENGINEER MAY DIRECT TESTING OF MATERIALS OR WORKS IN ACCORDANCE WITH THE SPECIFICATION.

FOUNDATIONS

FOUNDATIONS SHALL BE FORMED USING GRADE XC2, C28/35, DS1, S2 CONCRETE (350KG SLUMP CLASS S2). DO NOT ADD WATER ON SITE. THE FOUNDATIONS TRENCHES SHALL NOT CONTAIN WATER WHEN CASTING CONCRETE. FOUNDATIONS TO BE FORMED ON TRENCH FILL WITH LEAN MIX CONCRETE (GRADE C16/20 BUNDING LAYER, TRENCHES TO BE CARRIED TO GOOD BEARING GROUND AS APPROVED BY THE ENGINEER. ALLOW FOR MINIMUM 0.9M TRENCH FILL BELOW STRIP FOOTINGS.

ALL FOUNDATIONS TO BE REINFORCED WITH A393 GRADE 500 MESH REINFORCEMENT SUPPORTED ON PROPRIETARY CHAIRS. MIN. 50MM COVER TO CONCRETE ON TRENCH FILL.

FOUNDATION STEPS, WHERE REQUIRED ON SITE SHALL BE IN ACCORDANCE WITH DIAGRAM 12, BUILDING REGULATIONS, TGD A, 2012. STEPPING SHALL FOLLOW COURSEWORK AND NOT BE GREATER THAN TWICE THE THICKNESS OF THE FOUNDATION. LAPPING OF STEPS SHALL BE TWICE THE HEIGHT OF THE STEP. FOUNDATION TRENCHES SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO CASTING.

RISING WALLS

RISING WALLS SHALL BE SOLID AND CONSTRUCTED OF ROADSTONE GROUP 1, 07.5N SOLID CONCRETE BLOCKWORK COMPLYING WITH I.S. EN 771-3:2011. RISING WALLS SHALL BE AT LEAST THE SAME THICKNESS AS THE SUPPORTED WALL. ALL VOIDS AND GAPS IN RISING BLOCKWORKS SHALL BE FULLY FILLED WITH MORTAR.

PROVIDE NECOFLEX EASI-LOAD RADON DAMP-PROOF COURSE AT FLOOR LEVEL. PROVIDE 50MM GAPS IN INTERNAL RISING WALLS AT 0.9M CRS AT SAME LEVEL AS RADON SUMP.

PROVIDE M60(I) MORTAR BELOW DPC LEVEL.

PROVIDE ROADSTONE THERMAL LITEBLOCK GROUP 1, 910N SOLID BLOCKWORK WHERE SHOWN ON THE DRAWINGS AND ASSOCIATED DETAILS AND AS SPECIFIED BY THE ARCHITECT. THERMAL BLOCKWORK SHALL ACHIEVE THERMAL CONDUCTIVITY (LAMBDA /) VALUES LESS THAN 0.33W/MK.

DO NOT SUBSTITUTE MATERIALS WITHOUT WRITTEN APPROVAL

FLOOR CONSTRUCTION

REMOVE ALL TOPSOIL AND VEGETABLE MATTER TO DEPTHS NOT LESS THAN 150MM. SUBFLOOR FILLING SHALL CONSIST OF MATERIALS COMPLYING WITH SR 21 ANNEX E AND I.S. 888.

FLOORS SHALL BE FORMED USING:

- 75MM NON STRUCTURAL SCREED REINFORCED WITH A193 ANTI-CRACK MESH TO TOP WITH 25 COVER, ON
- 150MM THICK PIR INSULATION WITH 25MM PERIMETER INSULATION AS PER THE ARCHITECTS SPECIFICATION, ON
- MONARFLEX RMR 400 RADON BARRIER WITH ALL JOINTS WELL LAPPED AND DOUBLE SEALED WITH MONOBOND RT DOUBLE-SIDED BUTYL SEALANT TAPE, ON
- C25/30 XC1 D20 S2 CONCRETE BASE.
- NOT MORE THAN 50MM TO BLIND ENE SAND BLINDING ON
- 200MM T2 PERM GAS PERMEABLE LAYER ON
- 150MM THICK T1 STRUC SUBBASE FILLING ON
- TO STRUC HARDCORE FILLING TO DEPTHS AS REQUIRED. COMPACTED IN LAYERS NOT EXCEEDING 225MM IN THICKNESS.

ALL LAYERS SHALL BE WELL COMPACTED IN ACCORDANCE WITH TABLE B.1, I.S. 888:2016

PROVIDE NECOFLEX EASI-SUMP RADON SUMPS IN T2 PERM GAS PERMEABLE LAYER CENTRALLY IN STRUCTURE AS SHOWN ON THE DRAWING. PROVIDE 50MM GAPS IN INTERNAL RISING WALLS AT 0.9M CRS AT SAME LEVEL AS SUMP. PROVIDE 110MM DIAMETER VENT CARRIED THROUGH EXTERNAL WALL, TURNED UP IN FOOTPATH AWAY FROM DOORS AND WINDOWS AND CAPPED WITH NECOFLEX EASI-SUMP CAP

RETAIN ALL MATERIAL CERTIFICATES FOR SAFETY FILE AND SHALL HAND SAME OVER TO THE ARCHITECT / ENGINEER WHEN REQUESTED. DO NOT SUBSTITUTE MATERIALS WITHOUT WRITTEN APPROVAL

STRUCTURAL STEELWORK

1. FABRICATED STRUCTURAL STEEL (TO IS EN 1090-1:2009+AC:2010+A1:2011) SHALL BE CE MARKED. CONTRACTOR SHALL PROVIDE FACTORY PRODUCTION CERTIFICATE, WELDING CERTIFICATE AND PRODUCT SPECIFIC DECLARATION OF PERFORMANCE TO THE ARCHITECT/ENGINEER.
4. ALL STEELWORK FABRICATION AND ERECTION SHALL BE TO THE APPROPRIATE EXECUTION CLASS (EXC2) IN COMPLIANCE WITH THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION FIFTH EDITION. ALL FABRICATED STRUCTURAL STEELWORK SHALL BE CE MARKED TO IS EN 1090.
5. ALL STRUCTURAL STEELWORK SHALL BE GRADE S275 MILD YIELD STEEL TO BS EN 10025.
6. ALL STRUCTURAL STEELWORK (RAFTERS, COLUMNS AND BEAMS) SHALL BE FIRE PROTECTED TO 60MINS WITH INTUMESCENT PAINT
7. ORDINARY BOLTS SHALL BE GRADE 8.8 TO BS 4190: 2014 AND SHALL BE TO DIAMETERS AS SHOWN.
8. ALL WELDS SHALL BE MIN. 6MM FILLET WELDS UNLESS NOTED OTHERWISE. WELDS AT TUBE TO TUBE CONNECTIONS SHALL BE FULL PENETRATION BUT WELDS. WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH ISO 3834-3.
9. WHERE NOTED ON THE DRAWINGS STEELWORK TO BE GALVANISED SHALL BE GALVANISED TO BS EN ISO 1461: 2009. ALL GALVANISING VENT HOLES IN STEELWORK SHALL BE SEALED AGAINST THE INGRESS OF WATER AFTER COMPLETION OF THE GALVANISING. AFTER ERECTION OF STEELWORK ALL DAMAGED AREAS OF GALVANISING SHALL BE MADE GOOD WITH GALVANROD OR EAQ.
10. FABRICATION DRAWINGS BASED ON SITE DIMENSIONS SHALL BE PREPARED BY THE CONTRACTOR FOR ALL STEELWORK AND SHALL BE SUBMITTED TO THE ENGINEER FOR COMMENT.

STRUCTURAL FASTENERS

4. ORDINARY BOLTS SHALL BE GRADE 8.8 TO BS 4190: 2014 AND SHALL BE TO DIAMETERS AS SHOWN.
5. HOLDING DOWN BOLTS SHALL BE FITTED IN WAGGLE SLEEVES AND SHALL BE SET ACCURATELY TO LINE AND LEVEL IN ANGLE FRAMES PRIOR TO CONCRETING
6. CHEMICAL ANCHORS IN SOLID MASONRY (ONLY IN LOCATIONS WHERE SPECIFICALLY NOTED BY THE ENGINEER) SHALL BE FISCHER FIS A INJECTION SYSTEM WITH FIS - A 44 STAINLESS STEEL ANCHOR RODS UNLESS NOTED OTHERWISE USE NYLON TOP HAT WASHERS TO SEPARATE STAINLESS STEEL BOLTS FROM STRUCTURAL STEEL PLATES. FOR CAVITY WALL B BLOCKS USE INJECTION ANCHOR SLEEVE FIS H 16 X 1000 L CUT TO SUIT DEPTH.
7. CHEMICAL ANCHORS INTO CONCRETE (ONLY IN LOCATIONS WHERE APPROVED BY THE ENGINEER) SHALL BE FISHCER FSB INJECTION SYSTEM WITH FIS A A4 STAINLESS STEEL ANCHOR RODS UNLESS NOTED OTHERWISE.
8. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STRUCTURAL TIMBER

STRUCTURAL TIMBER WHERE USED SHALL BE IN ACCORDANCE WITH EN14080:1:2016 AND SHALL BE SIZED IN ACCORDANCE WITH SR 71:2015 TIMBER IN CONSTRUCTION EUROCODE 5 - SPAN TABLE AND GUIDELINES.

STRUCTURAL CONCRETE

CONCRETE SHALL COMPLY WITH BS EN 206:2013 +A1:2016 +AC:2017. REINFORCING STEEL SHALL COMPLY WITH IS EN 10080:2005 +NA: 2010. CONCRETE SHALL BE SUPPLIED TO THE GRADES SHOWN ON THE DRAWINGS. ALL CONCRETE WORK SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE SPECIFICATION.

MASONRY

BLOCKWORK WALLS SHALL BE CONSTRUCTED OF GROUP 1, 07.5N SOLID CONCRETE BLOCKWORK COMPLYING WITH I.S. EN 771-3:2011 AND SR 325:2013 +A2:2018 +AC:2019. WALLS SHALL BE TO THE SIZES SHOWN ON THE PLANS AND DETAILS.

PROVIDE ROADSTONE THERMAL LITEBLOCK GROUP 1, 07.5N SOLID BLOCKWORK WHERE SHOWN ON THE DRAWINGS AND ASSOCIATED DETAILS. THERMAL BLOCKWORK SHALL ACHIEVE THERMAL CONDUCTIVITY (LAMBDA /) VALUES LESS THAN 0.33W/MK. DPCS SHALL BE FORMED WITH ROADSTONE THERMAL LITEBLOCK L BLOCKS ONLY. DO NOT SUBSTITUTE MATERIALS WITHOUT WRITTEN APPROVAL.

INTERNAL WALLS SHALL BE CELLAR JOINTED ROADSTONE ARISTOCRAT GROUP 1 910N BLOCKS FINISHED FAIRFACED.

WALL TIES

PROVIDE 275MM LONG ANCON STAIFIX RT2 TYPE 3 WALL TIES AT 450MM HORIZONTAL CENTRES AND 450MM VERTICAL CENTRES (4.9#/M²). PROVIDE 2 TIES EVERY SECOND COURSE AT UNBONDED EDGES AND OPES AT 150MM AND 225MM FROM THE EDGE.

PROVIDE TIES AT EVERY COURSE AT MOVEMENT JOINTS. TIES SHALL BE CENTRED ON THE CAVITY, EMBEDDED IN TYPE M4(I)(I) MORTAR ABOVE DPC LEVEL AND LAID DRIP DOWN. TIES SHALL BE MAINTAINED FREE OF MORTAR SNOTS.

WALL TIES SHALL COMPLY WITH I.S. EN B4S-1:2013+A1:2016.

BED JOINT REINFORCEMENT

PROVIDE ANCON AMR-X/SD3.5/W175 MASONRY REINFORCEMENT IN THE FIRST AND SECOND COURSE ABOVE AND BELOW ALL WINDOW AND DOOR OPENINGS. BED REINFORCEMENT SHALL EXTEND 600MM BEYOND THE OPENING.

PROVIDE AMR-X/SD3.5/W175 MASONRY REINFORCEMENT AT 450MM VERTICAL CENTRES IN COLLAR JOINTED WALLS WHERE USED.

LINTELS & BEARING PADS

PROVIDE KILLEENAL PRECAST LINTEL BEAMS. BEARING PADS WHERE SHOWN SHALL BE KILLEENAL 40N PADSTONES TO SIZES SHOWN ON THE DRAWING.

DPC'S & TRAYS

DAMP-PROOF COURSES (DPC'S) SHALL COMPLY WITH THE REQUIREMENTS OF CP 102, BS 8102, BS 8215 AND BS 5628: PART 3.

HORIZONTAL DAMP-PROOF COURSES SHALL BE PROVIDED AT POSITIONS SHOWN ON THE DETAILS AND BE POSITIONED SO AS TO FULLY COVER THE LEAF THICKNESS. ALL HORIZONTAL DAMP-PROOF COURSES SHALL BE LAID ON AN EVEN BED OF FRESH MORTAR AND COVERED BY MORTAR SO AS TO MAINTAIN REGULAR COURSING AND JOINT THICKNESS AND WHILE EXPOSED SHALL BE PROTECTED FROM DAMAGE WHILE THE BUILDING IS PROCEEDING.

STEPPED DAMP-PROOF COURSES AT OPENINGS SHALL EXTEND BEYOND THE END OF THE LINTEL BY AT LEAST 100MM.

ALL HORIZONTAL DAMP-PROOF COURSES SHALL PROTRUDE 10MM FROM THE EXTERNAL FACE OF THE WALL AND BE TURNED DOWNWARDS.

VERTICAL DAMP-PROOF COURSES SHALL BE OF ADEQUATE WIDTH AND BE FIXED SO AS TO SEPARATE THE INNER AND OUTER LEAVES OF THE WALL. THE MATERIAL FOR DAMP-PROOF COURSES SHALL COMPLY WITH BS 5628 PART 3.

TENDER ISSUE
17/07/2026

REV	DATE	STATUS/DESCRIPTION	BY
ADD	17/07/2026	TENDER ISSUE	JJD
REV	DATE	DETAILS	CHK

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CLIENT	BOM KILDANGAN NS
PROJECT	KILDANGAN NS KILDANGAN, CO. KILDARE
DRAWING	GROUND FLOOR LAYOUT
DRG. REF.	3168-01-DR-0C4X-S0-T2100-A02

PROJECT NO: 3168-01
DRAWING NO: T2100
PROJECT STAGE: TENDER
SCALE: 1:50
A0

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