



SECTION Y-Y

**SPECIFICATIONS**

- FOUNDATIONS**  
Foundation to external wall to Engineer's details. Rising wall to be 325mm solid blockwork to height indicated on sections (to be confirmed by Engr.)
- MORTARS**  
General wall area above DPC to be constructed with 1:1:6 cement: lime: sand mix. Wall area below DPC level and free-standing walls to be constructed with 1:0.5:4 cement: lime: sand mix.
- DRAINAGE**  
All drains, soil and surface water to be of 150 dia. UPVC laid to fall of 1:150 and in accordance with manufacturer's instructions. Any drain, new or existing, that pass through external walls is to have concrete lintels inserted over (allow 50mm clearance between drain and underside of lintels). If there is an existing separate system, this must be maintained on site. Drains may run under a building if as least 100mm of granular or other flexible filling is provided round the pipe if depth of drain below the surface is greater than 600mm. Where pipes have less than the minimum recommended cover the pipes should, where necessary, be protected with a reinforced conc. cover slab having a flexible filler and at least 75mm of granular material between the top of the pipe and underside of the flexible filler below the slabs. On sites where excessive subsidence is possible, additional flexible points is advisable. other solutions such as suspended drainage (particularly where the pipe is adjacent to structures or where soil conditions change in the course of the pipe run). Where the crown of the pipe is within 300mm of the underside of the slab, special protection should be provided in accordance with Part H of Building Regulations.
- RAINWATER GOODS**  
Proprietary UPVC rainwater system to be used including all gutters, rainwater pipes, brackets, downspouts, etc.
- GROUND FLOOR**  
150mm min. power-floated concrete slab on 70mm extruded polystyrene rigid insulation on 1000 gauge DPM/RADON BARRIER on min. of 250 banded and consolidated appropriate quality hardcore.
- EXTERNAL WALLS**  
20mm sand/cement external rendering on 225mm blockwork outer leaf.
- INTERNAL WALLS**  
12.5mm sand/cement internal rendering on 225mm blockwork.
- LINTELS**  
To be prestressed and laid in accordance with manufacturers recommendations with a minimum bearing capacity 225mm. Lintels to be propped at minimum of 1200mm c/c to prevent sagging until fully cured and wall complete over.
- VENTILATION**  
Provide air vents fitted to windows/door frames or 150mm dia. UPVC built into walls and fitted with "hit and miss" cover internally and permanent cover externally. Provide extractor fan to kitchen and bathrooms.
- GENERAL CONSTRUCTION NOTES:**
1. The information on this set of construction documents is related to basic design intent and framing details. They are intended as a construction aid, not a substitute for generally accepted good building practice and compliance with current Federal or State building codes. The General Contractor is responsible for providing standard construction details and procedures to ensure a professionally finished, structurally sound and weather-proof completed product.
  2. The General Contractor is responsible for ensuring that all work and construction meets current Federal, State and Local codes, ordinances and regulations, etc. These codes are to be considered as part of the specification for this building and should be adhered to even if they are in variance with the plan.
  3. The Designer has not been engaged for construction supervision and assumes no responsibility for construction coordinating with these plans, nor responsibility for precautions and programs in connection with the work.
  4. Refer to floor plans, exterior elevations, and door/window schedules for types and sizes of doors and windows as well as placement heights and positions.
  5. General Contractor is to ensure that masonry and fireplace construction meet or exceed all manufacturers specification and applicable codes.
  6. General Contractor is to consult and coordinate with the owner for all built in items such as bookcases, shelving, pantry, closets, trim, etc.
  8. Wind load required connections shall be taken into account during construction.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES. HOWEVER, SEQUEL TO WIDE VARIATIONS IN LOCAL BUILDING CODES, M.D. I.A.C. SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL OUR PLANS ARE DRAWN TO SCALE ALLOWING DIMENSIONAL VALUES TO BE RED. OFF USING SCALE RULE. CONTRACTOR SHALL VERIFY ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL REQUIREMENTS AND CLEARANCES FOR CODE COMPLIANCE.

<b>DESCRIPTION OF CHANGE</b>	
<p><b>CONSULTANT</b>  M.D. I.A.C. (www.modernarchitecturaldesigns.com)  info@modernarchitecturaldesigns.com  +234(0)7059015618 or +234(0)7038003136</p> <p style="text-align: center;">~ COPYRIGHT NOTE ~  THESE DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MODERN ARCHITECTURAL DESIGNS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF M.D. I.A.C. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF M.D. I.A.C.</p>	
<b>JOB TITLE</b>	A'S BEDROOM RESIDENTIAL DEVELOPMENT
<b>CLIENT</b>	Client Name
<b>LOCATION</b>	Site Location
<b>DRAWN BY</b>	ISAAC MADUABUCHI
<b>SHEET TITLE</b>	SECTION Y-Y
<b>SHEET NUMBER</b>	A-6
<b>SCALE</b>	1:125
<b>DATE</b>	Feb. 2015