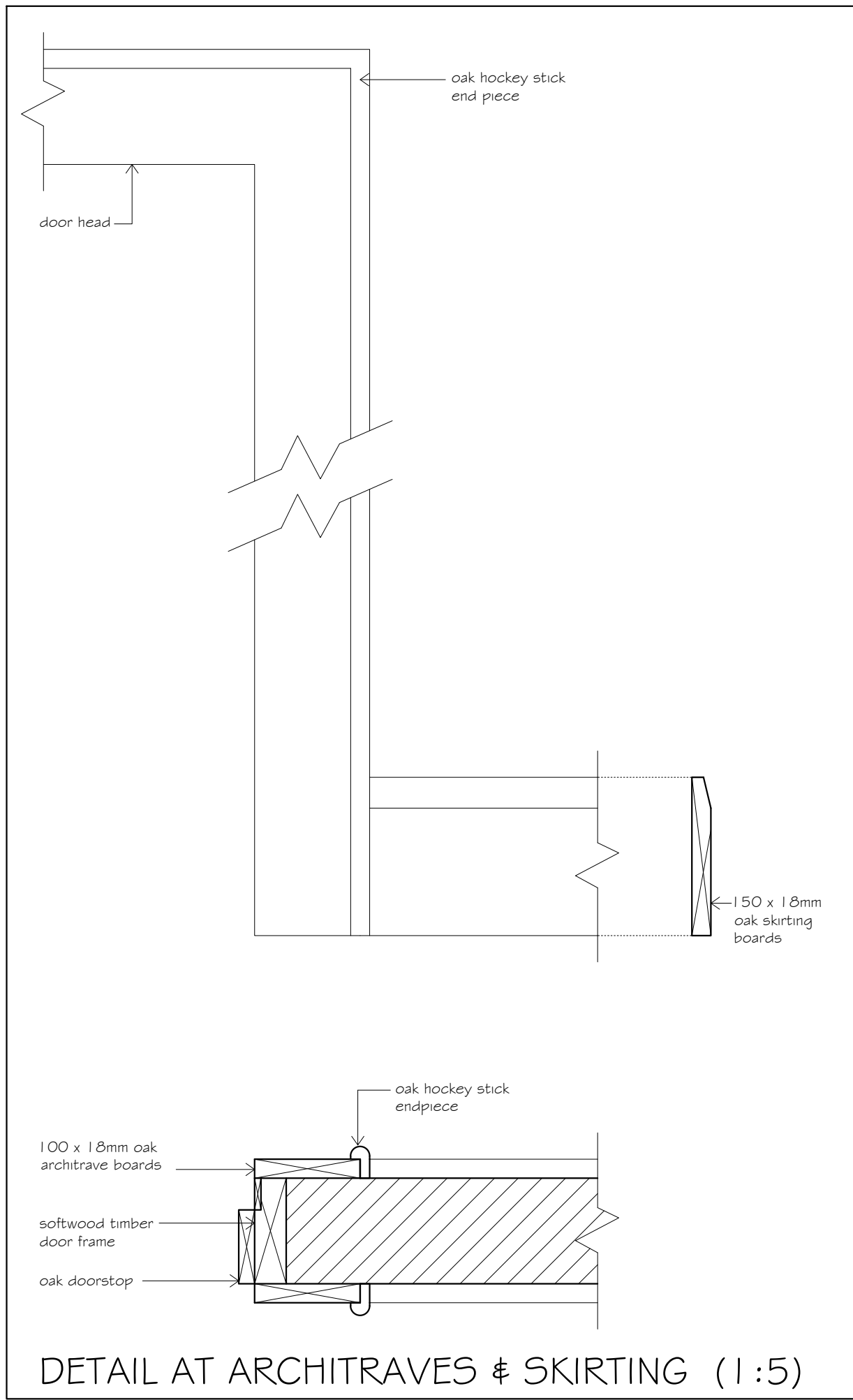




TECHNICAL BOOKLET N - DRAINAGE
100mm dia. plastic storm and foul sewer pipes to B.S. 4660, laid to fall to 1:40, laid in gravel filled trench and bed with minimum 600mm cover, provide movement joints at 6m ctrs and at connections

all sewer/waste pipes laid under solid floors to be wrapped in polythene before placing concrete

provide lintels over sewer/waste pipes where same pass through walls

where sewer pipes are laid within 1 metre of foundations, then trench to be filled with concrete to underside of foundation level

Depth to invert	Min. Internal (width x length)
Inspection Chamber	1.00m or less 450 x 450mm
Manhole	1.50m or less 750 x 1200mm

Manholes over 2.7m deep should have a chamber 2m deep accessed by a shaft 900 x 840mm or 900mm diameter

All manholes over 1200mm deep to be provided with step irons. Fix G10 x G10 cast iron covers to all manholes unless otherwise stated

Installation of Sealed Rodding Access Eye (r.e.) to be in accordance with manufacturers instructions

g.t. - indicates vertical inlet gully fitting for down pipe to discharge into same

b.u.g.t. - indicates plain gully with horizontal back inlet

Rodding access to be provided to all wastes at any change in direction
provide deep seal traps to all appliances inside building

provide removable traps to showers for removal of hair etc

provide precast concrete surrounds to all gully traps

all 100mm dia. up stands to be fitted with reducers to suit size of approaching pipe

PACKAGE TREATMENT PLANT:
Provide Tricol UKG Treatment System or equal and approved sewage treatment plant. Before placing an order for the package treatment plant ensure that the system has proof of CE Certification and obtain a copy of the certificate for the employers records.

Plant to be located minimum of 15 metres away from all habitable buildings and to be installed strictly in accordance with manufacturers instructions.
Contractor/client to ensure that plant is fully commissioned by supplier following installation.

Client to be made aware of the workings and maintenance needed to ensure that plant reaches its optimal performance

CONSENT TO DISCHARGE EFFLUENT:
A copy of the Consent to Discharge Effluent from the Environment and Heritage Service shall be forwarded to Building Control at least three weeks prior to work starts on site relating to the provision of a septic tank/sewage treatment plant. The builder shall obtain a copy of the consent from the employer or architect for passing on to Building Control. Contractor to ensure that sewage plant and effluent discharge is in strict accordance with consent otherwise contractor will have to provide amended consent at his expense.

PIPES PENETRATING THROUGH WALLS
Pipes penetrating through walls should have joints formed within 150mm of either wall face, with 600mm maximum length adjacent rocker pipes fitted both sides with flexible joints, or alternatively lintels provided above openings though walls to give 50mm clear space around pipes and openings in-filled with inert sheet material and sealed to prevent ingress of fill, vermin and radon gas.

INSPECTION CHAMBERS AND GULLIES
Proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level and or direction and at 45m maximum spacing in straight runs up to 1.2m in depth. Other access fittings and rodding eyes to be in accordance with approved guidance. All gullies to be trapped and have rodding access where serving branches. Inspection chamber covers to be single sealed to prevent odours, mechanically fixed and suitable for loadings in accordance with BS EN 124. See notes elsewhere for Manhole Covers. Covers and frames in buildings to be double sealed with air tight bolt down covers and frames in accordance with manufacturer's details.

MANHOLE COVERS
Manhole cover types shall be as follows for various locations:-
Location Type
Pedestrian/landscaped areas A15
Car Parks/footpaths/private drives B125
Public roads/parking areas D400
Areas subject to high wheel loads F900

VENT/SOIL PIPE:
100mm, with cage on top, projecting 900mm above window heads - if within building, covered with 6mm plywood, screwed to allow access, pack fiberglass insulation around soil pipe within access chamber.

soil vent pipes within roof space to be fitted with air admittance valve.

RAINWATER GOODS:
provide seamless aluminum guttering system to complete dwelling - profile size 130mm top, 80mm bottom and 90mm deep - 9270mm sq. provide 61mm square or 68mm circular p.v.c. down pipes - colour to be selected by employer

TECHNICAL BOOKLET P - SANITARY APPLIANCES, UNVENTED HOT WATER STORAGE SYSTEMS AND REDUCING THE RISK OF SCALDING

REDUCING THE RISK OF SCALDING:
Prevention of excessive domestic hot water temperatures
Where the operating temperature of domestic hot water in the storage vessel in a dwelling is capable of exceeding 60 degrees under normal operating conditions (a situation that may occur in vessels used as heat stores and those connected to solar heat collectors or solid fuel boilers that do not have intervening controls between the boiler and the vessel containing the hot water) the outlet from storage vessel should be fitted with a device, such as an in-line hot water supply tempering valve in accordance with BS EN 15092. The in-line hot water tempering valve should be set/adjusted to ensure that the temperature supplied to the domestic hot water distribution system does not exceed 60 degrees.

Reducing the risk of scalding at bath
The hot water supply temperature to a bath should be limited to a maximum of 40 degrees by the use of an in-line blending valve or other appropriate temperature control device, with a maximum temperature stop and a suitable arrangement of pipework.

TECHNICAL BOOKLET R - ACCESS TO AND USE OF BUILDINGS

Principal entrance to be level by way of a firm and level approach. If this cannot be achieved then a suitable ramp shall be constructed not exceeding a 1:20 gradient. Level approach should have an unobstructed width of not less than 900mm. Entrance door into dwelling should have a minimum clear opening of not less than 775mm. Refer to Diagram 7.1 of Technical Booklet R for detail on level thresholds.

Minimum widths of circulation routes:

Clear opening of doorway (750mm) head on - 900mm & not head on 1200mm.
Clear opening of doorway (775mm) not head on - 1050mm.
Clear opening of doorway (800mm) not head on - 900mm.

A water closet will be provided with a clear space of 750mm x 900mm on the principal storey for the use of a person with a disability. Door width into toilet to be selected in accordance with Table 10.1 i.e. a 1200mm wide circulation route will require a clear opening of not less than 750mm.

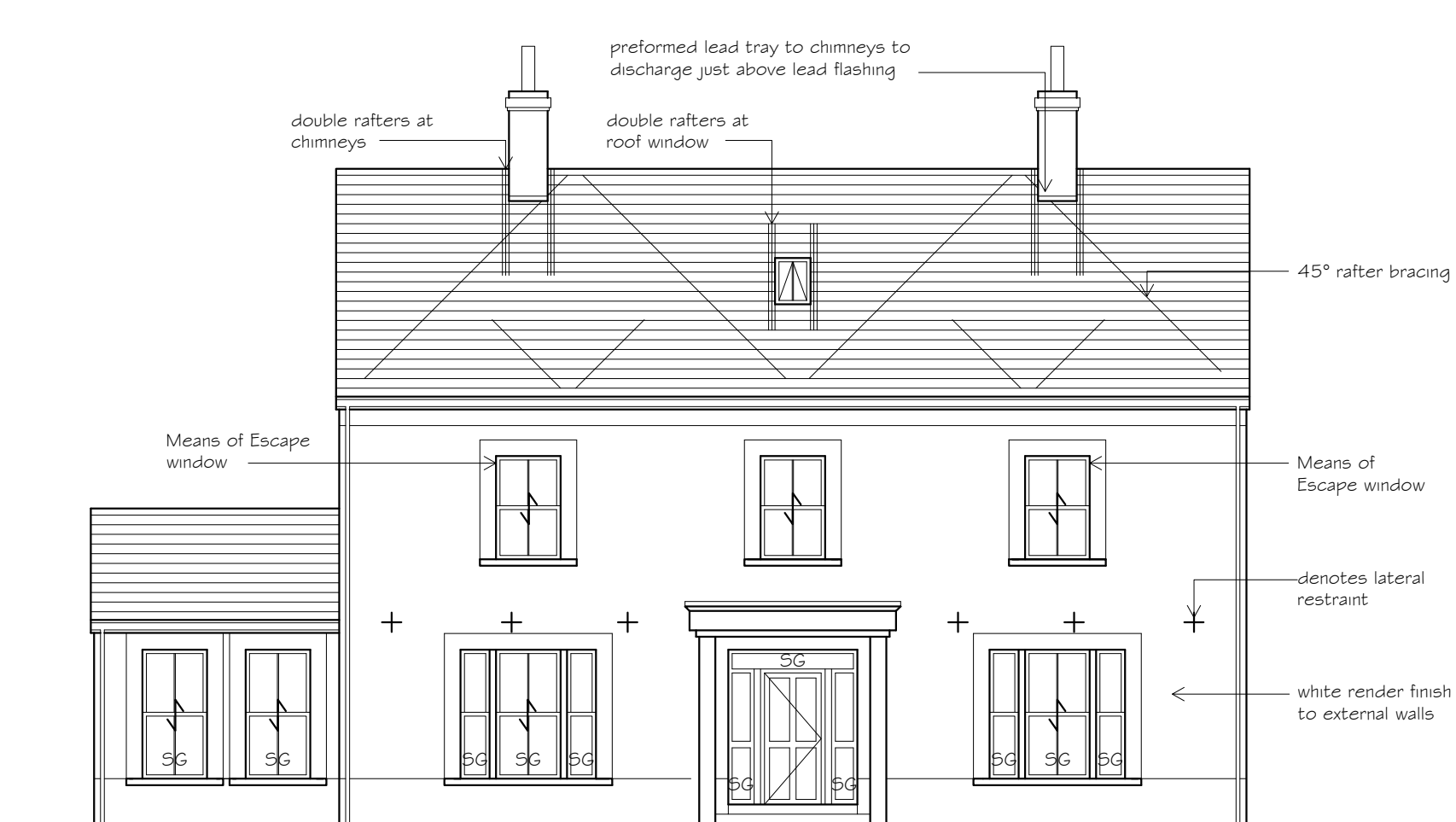
Heights of outlets and switches at the principal storey should be located not more than 1200mm and not less than 450mm above the finished floor level. Any pull cords should terminate not more than 1200mm above the floor lev

TECHNICAL BOOKLET V - GLAZING

SAFETY GLAZING TO "CRITICAL LOCATIONS" - DENOTED BY SYMBOL S.G.:
Toughened Safety glazing shall satisfy the test requirements of Class 3 of BS EN 12600. Where it is installed in a door or a door side panel and has a pane width of more than 900mm, it shall satisfy the test requirements of Class 2 of BS EN 12600. All toughened safety glass to have identification stamp.

Controls for windows, skylights or ventilators should be within safe reach of a person standing on the floor. If unobstructed control should be not more than 1900mm above the floor level. If obstructed the opening should be not more than 1700mm above the floor level.

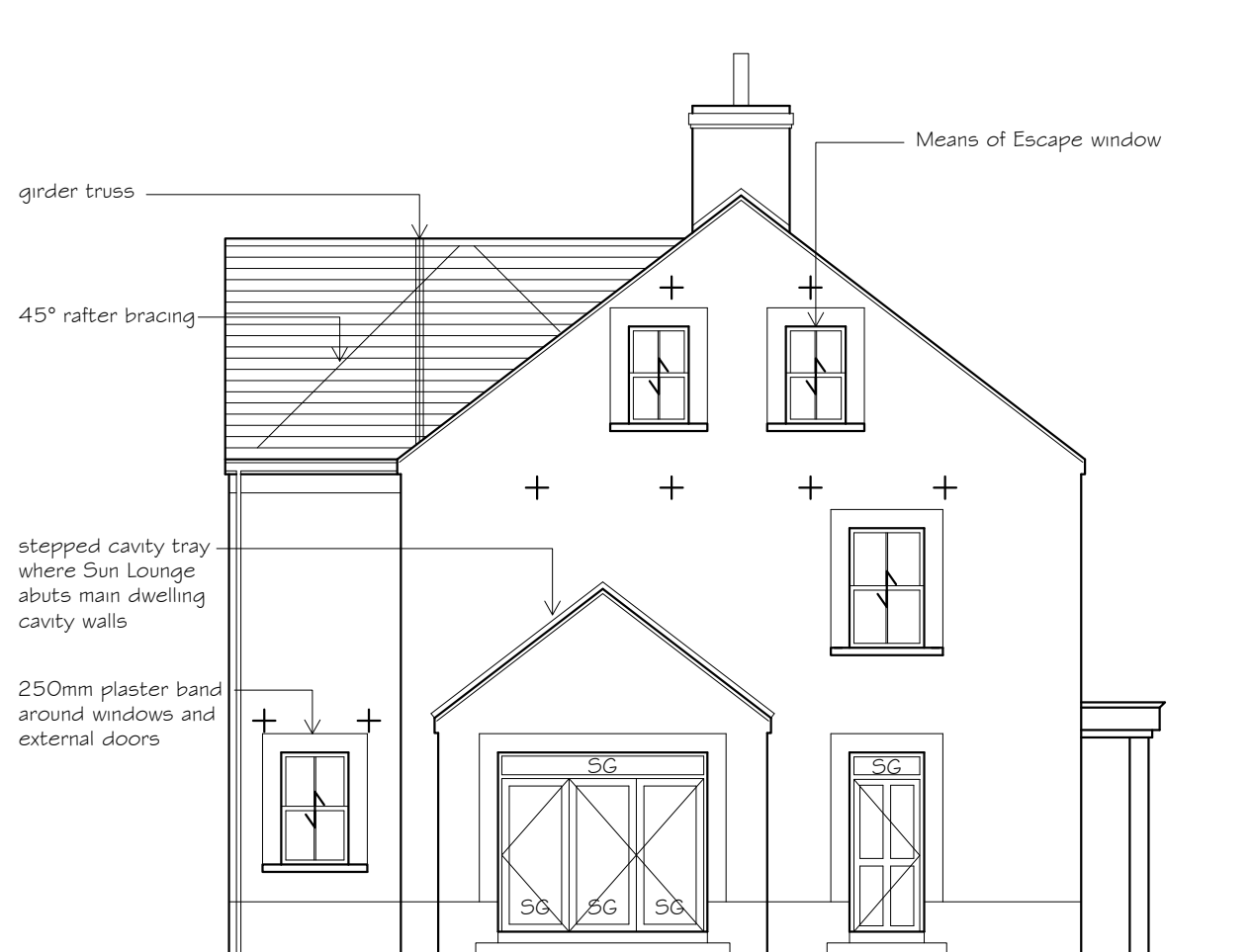
Glazing should be designed for safe cleaning by a specialist firm using specialist access equipment.



FRONT ELEVATION
1:100



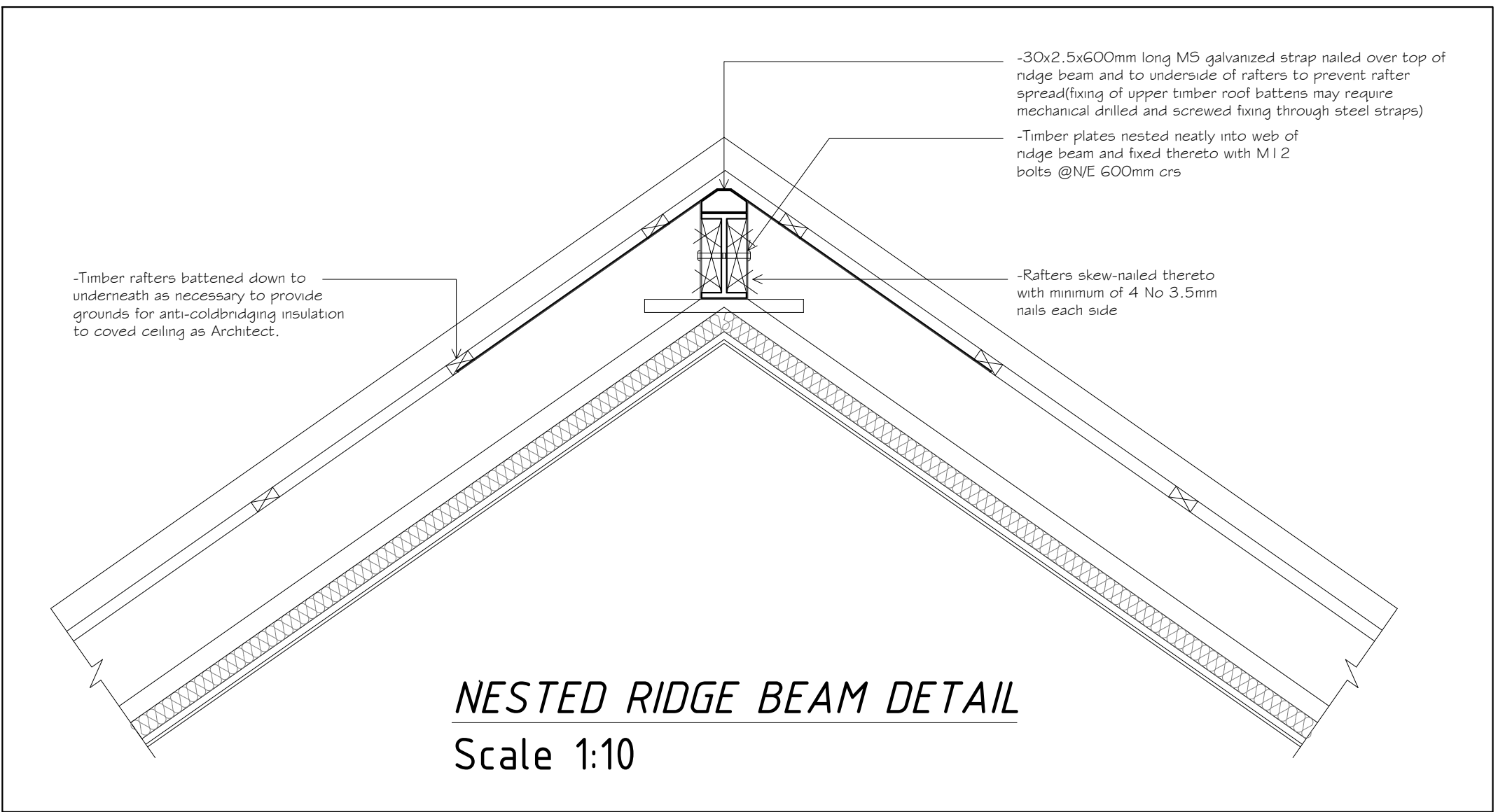
SIDE ELEVATION
1:100



SIDE ELEVATION
1:100



REAR ELEVATION
1:100



NESTED RIDGE BEAM DETAIL
Scale 1:10

Client:	
Project:	
PROPOSED DWELLING AT CARROWKEEL ROAD	
Drawing Title:	
DETAILED DRAWING	
Date:	Scale:
JULY 2019	AS INDICATED
Drwg No:	Revision:
4791/ 11	[] [] [] [] []
30 Culliton Road Edenmore Tempo Co. Fennaghagh T: 028 8954 1416 E: info@eugenehowe.com	
A1	

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architecture

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