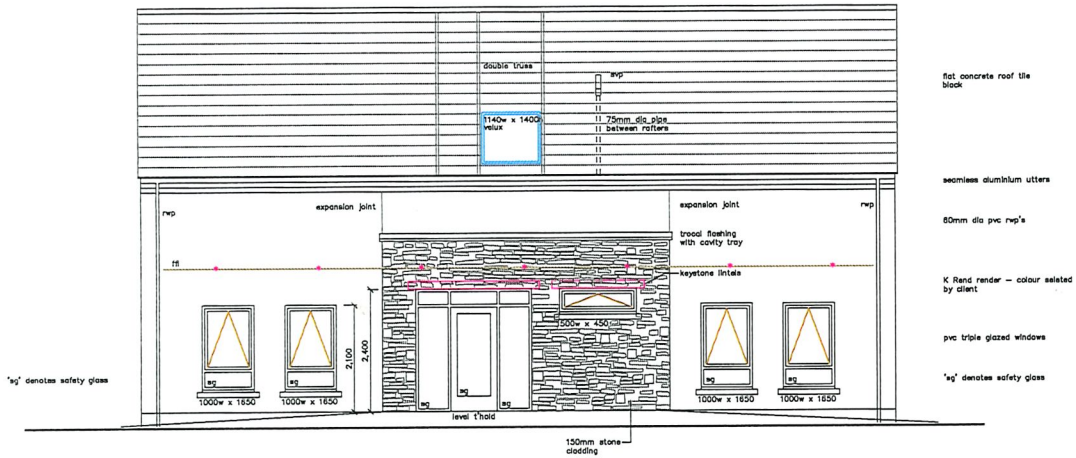
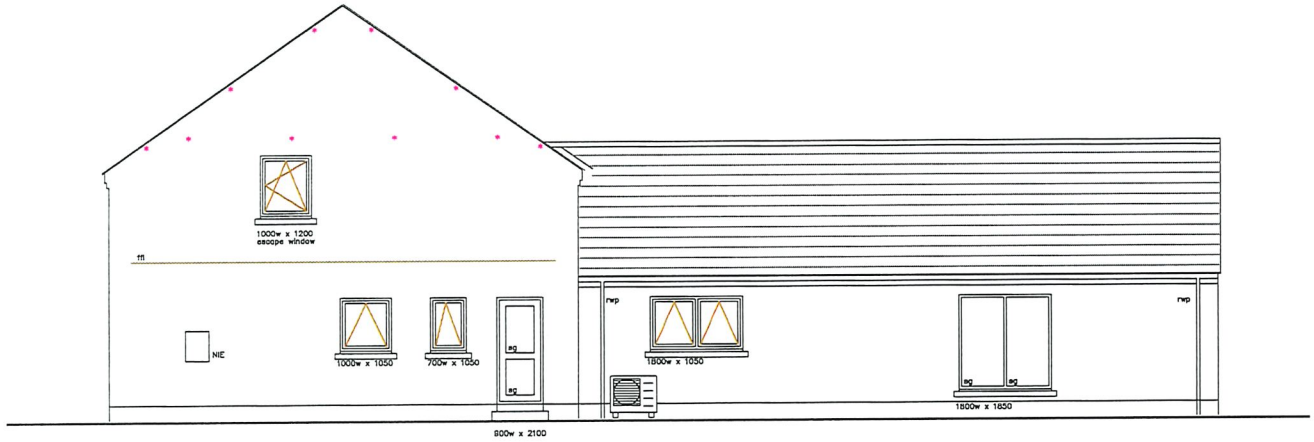


PROPOSED FIRST FLOOR PLAN

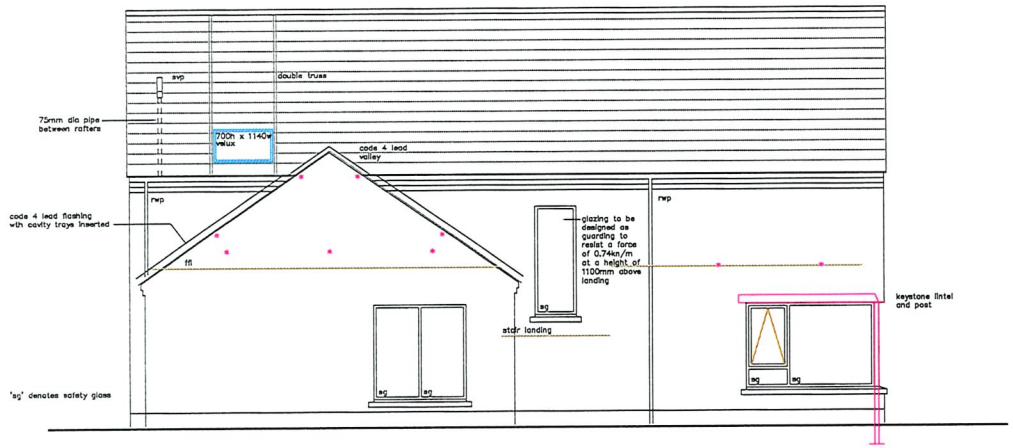


PROPOSED FIRST FLOOR PLAN

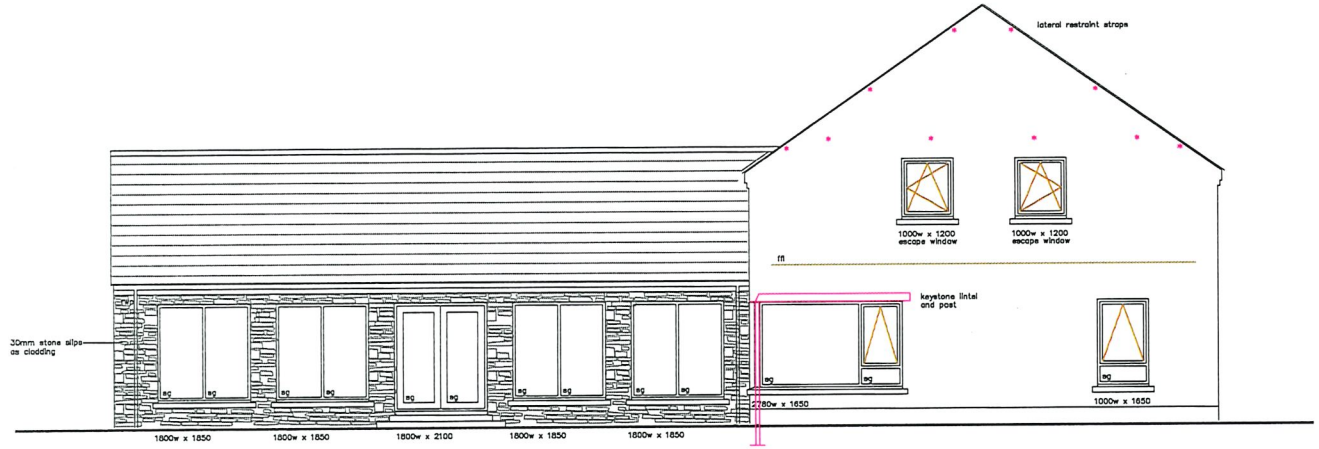
job title
PROPOSED DWELLING & DOMESTIC GARAGE
AT
100m WEST OF 186 CLANABOGAN ROAD OMAGH
FOR

drawing title PROPOSED ELEVATIONS 1 OF 2

scale 1:50 date 05/05/2021 ref 20/50 drawing 08



PROPOSED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

job title
PROPOSED DWELLING & DOMESTIC GARAGE
AT
100m WEST OF 186 CLANABOGAN ROAD OMAGH
FOR

drawing title PROPOSED ELEVATIONS 2 OF 2

scale 1:50 date 05/05/2021 ref 20/50 drawing 09

Trussed Roof:
Selected roof finish on 50 x 25 tanalised battens on a BBA approved air open vapour permeable roof membrane on trussed rafters at 400mm ctrs, designed, constructed and braced in accordance with BS5268 Pt 3 to carry total dead and live loads of 225kg/m2. Diagonal, Longitudinal and web bracing to be 100 x 25 twice nailed to each truss. Provide 225 x 25 lapboards and valley boards. Wall plates to be 140 x 50 preservative treated and strapped to wall at 1000mm ctrs. Wall plates to be spliced using half lap joints. Structural timbers are to satisfy strength class C18 or C24.
Galvanised joist hangers to be used at timber to timber connections.
provide 200mm glasswool insulation between ceiling joists and 100mm polyurethane insulation continuously under the ceiling joists bonded to 9.7mm plasterboard and skim finish to ceilings.
Pboard & insulation to have an ingegral vapour barrier.
All trusses to be preservative treated.

U Value 0.13 W/m2*K

Sloped Ceiling:
Provide a vapour control layer to the underside of all sloped ceilings on the warm side of the insulation. (can be integral to the foil backed insulation / plasterboard composite.) Joints must be fully sealed using foil tape. Alternatively provide 500 gauge polythene. Provide 12.5mm plywood bracing to the underside of the sloped rafters. Provide 100mm polyurethane insulation between the rafters and 100mm polyurethane insulation continuous to the underside of the sloped ceiling

U value 0.12W/m2*K

Wall Construction:
102.5mm dense concrete block (2100kg/m2) rendered externally. 200mm cavity. Pump cavity with Warmfit Super Silver Bead insulation. (grey bead with glue) 140mm or 215mm 7.2K/m2 thermal blocks plasterered internally. No blockwork work shall be built up more than 900mm above another section.
Provide 75mm polyurethane insulation to jambs. Use 325mm Type 2 Teplo wall ties from MagmaTech.
Wall ties are to be spaced at 450mm ctrs vertically and 750mm horizontally.
At door and window jambs ties are to be spaced at 300mm ctrs vertically All horizontal dpc's to the external and internal walls are to be 150mm min above finished ground level. Where horizontal dpc's are above or below the floor dpm the two are to be joined by a vertical dpc. Provide horizontal dpc's to the heads, cills and thresholds of all openings where the cavity is bridged. Provide vertical dpc's at all window and door jambs in external walls. Only pitch free dpc's are to be used.

U value 0.16W/m2*K

Ground Floor Construction:

Selected floor finish on a minimum 50mm liquid screed suitable for underfloor heating. Screed to be fitted in accordance with manufactures instructions. Provide perimiter expansion joints, joints at door thresholds and large floor areas to be laid in bays as per manufactureres instructions.
Provide 200mm polyurethane floor insulation with aluminium taped joints. Joints in boards to be staggered.
Provide 30mm polyurethane insulation at the abutment to the external walls.
Provide 100mm concrete subfloor on 1200 gauge polythene dpm and sand blinding on 225mm min hardcore (20-150mm dry broken stone) mechanically compacted in layers not exceeding 225mm. Total depth of hardcore not to exceed 225mm. Total depth of hardcore not to exceed 800mm. Joints in dpm to be lapped 150mm min and sealed using double sided tape. All pipe penetrations to be taped.

U value 0.09W/m2*K

First Floor Construction:
Selected floor finish on 19mm t&g flooring grade plywood, minimum density of 13kg/m2 – glued joints on engineered floor joists to manufacturers design at 400mm ctrs Fit 100mm min mineral wool quilt with minimum density of 10kg/m2 between floor joists. Fit 1 x 15mm layer of Gypsum Wallboard with minimum density of 10kg/m2 to underside of floor joists. Seal perimiter of ceiling with plaster, adhesive tape or sealant.
Alternatively use 2 x 9.5mm layers of Gypsum Wallboard, combined density of 13kg/m2 – stagger joints. Finish with 5mm bonding and skim finish. If recessed lights are to be fitted, acoustic hoods must be used to acheive the required sound resistance between floors.

Foundations:
Strip foundations to be 900 or 750mm x 300mm for external walls and 600 x 300mm for internal walls. Concrete to be C25/20. Fit A393 mesh to bottom of all foundations All foundations to be taken down to a firm bearing stratum (subsoil 3 or better) and 1m min below finished ground level. If suitable sub-soil is not found at normal depths an alternative foundation design will be submitted to Building Control.

Drainage:
All drainage pipes, foul and storm to be 100mm dia. pvc to BS 4660 1973, laid flexible jointed in pea gravel filled trenches at gradients of 1:40 with 400mm min cover. All pipes passing under or within 1m of building or foundations to be wrapped in polythene and surrounded in 150mm concrete up to level of foundation. Provide movement joints in concrete casing at n.m.t. 5metre. All domestic manholes to be 450mm dia polypropylene to BS 7158 with 15kn covers to pedestrian areas and 35kn covers to driveways. Maximum depth of polypropylene manhole to be 1.2m. Pipes under roads and driveways with less than 800mm cover are to be surrounded in concrete. Inspection chambers to be located within 12m of connection to main sewer. Flexible collars are to be used at all connections off branch drains from dwelling to main drains. Manholes being adapted are to comply with BS 13598.
All waste appliances connected to a svp shall be fitted with deep seal traps and rodding eyes used where waste pipes change direction. First floor waste pipes to be 100mm dia for WC's and 50mm dia for sink and showers.

Heating and Hot Water:
Provide an air source heat pump with COP of at least 4.23 (Mitsubusi Ecodan or similar)
The underfloor heating system should be designed to run at max water temperature of 35 degrees.
100mm space between the pipes in areas with lots of glazing and vaulted areas, bathroom, en-suites hallway in all high demand areas.
150mm space between pipes in all other normal heat demand areas.
Diameter of UFH pipes to be at least 17mm
The heating installation should be designed to meet the requirements given in Section 5 of the Domestic Compliance Guide (DCG). Upon completion and commissioning of the installation the installer should give a full explanation and user manual to the user.
Provide 2 Datatherm thermostat / controllers on ground floor and 1 on first floor to control heating zones.
Provide separate hot water controls and programmers as described in the DCG. The hot water system should be provided with a cylinder thermostat and a zone valve or three port valve to control the temperature of stored hot water. Primary circulation pipes for heating and hot water circuits should be insulated wherever they pass outside a heated space. Primary circulation pipes should be insulated throughout their length. All pipes connected to a hot water storage vessel should be insulated at least 1m from there points of connection. Refer to DCG for correct insulation standards.
* Provide an Inline hot water tempering valve(s) set to limit the temperature of the hot water distribution system so it does not exceed 60 degrees to showers / sinks / basins and 40 degrees to bathe
Heating and hot water systems to be contractor designed with full details and specifications to be submitted top building control.

Ventilation:
Provide whole house mechanical ventilation & heat recovery system. Manufacturer to design, install and commission the system and provide certification for submission to building control.
Mechanical ventilation systems shall be designed and installed to standards not less than those given in Good Practice Guide GPG 268 and shall also have a specific fan power not greater than, and a heat recovery efficiency of approximately 80%.
System should be designed at 0.72 air changes per hour and operate at 150 pascals
System should have a heat exchanger and an approved EU7 pollen filter.
System should have an automatic summer bypass facility
Trickle vents to external doors and windows are not required.
Extract fans to kitchen, bathroom, en-suite and utility room are not required.

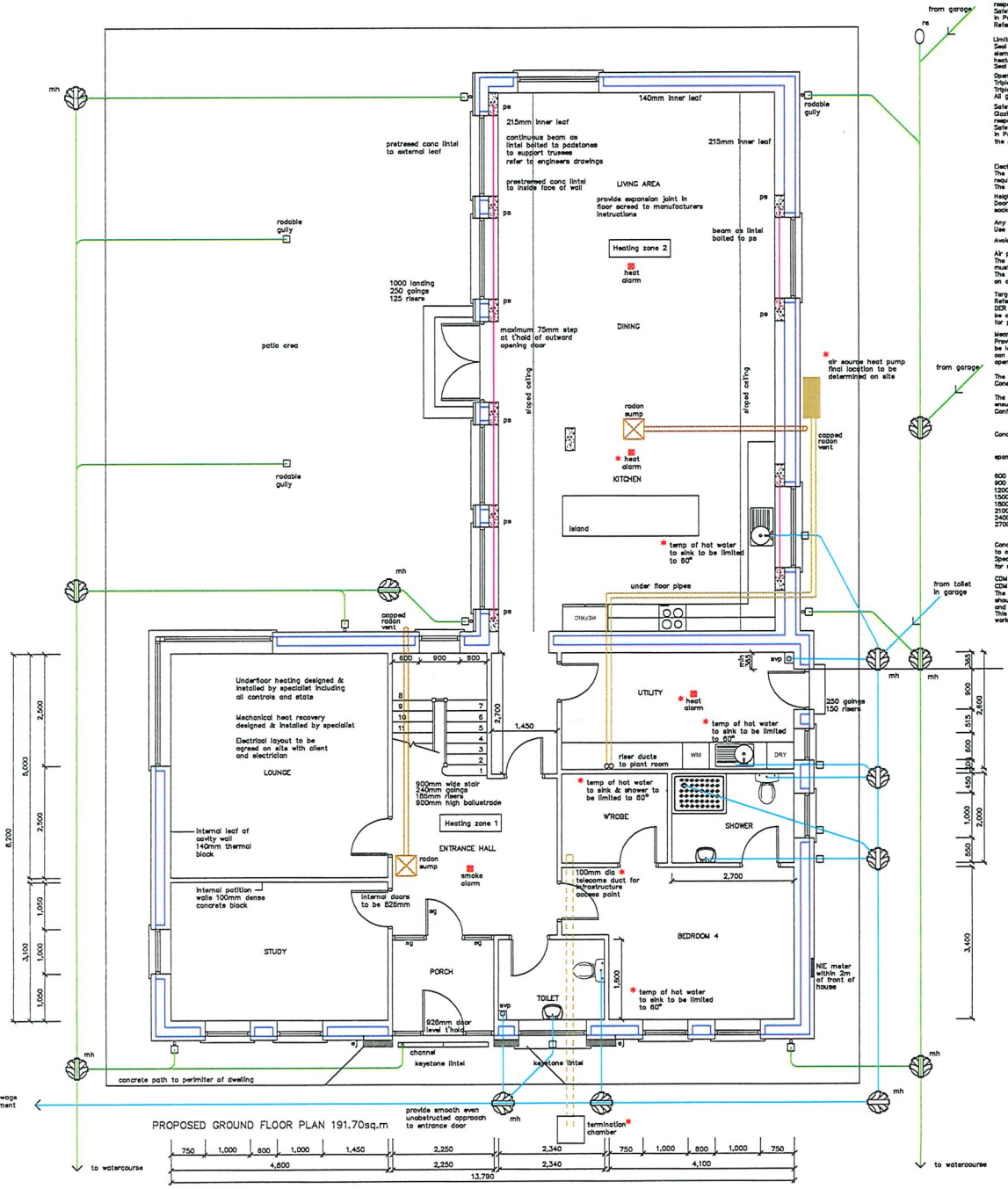
Lighting:
Low energy light fittings shall be installed throughout the dwelling (100% of light fittings)
An efficient light fitting is one that can only be fitted with lamps having luminous efficacy greater than 40 lumens per circuit watt.

Fixed external lighting:
External lighting shall have a maximum output of 150W per fitting and automatically switch off when there is adequate daylight and when not required at night or have sockets that can only be fitted with lamps having a luminous efficacy greater than 40 lumens per circuit watt.
* External lighting to comply with the current standards of the Domestic Compliance Guide

Smoke Alarms / Heat Alarms
Provide smoke alarms complying with BS 5446 Part 1 2000 and Heat alarms complying with BS 5446 part 2 2003. Smoke alarms and heat alarms to be permanently wired to a circuit which is separately fused at the distribution board or a regularly used lighting circuit and all interconnected to give an audible alarm in the event of any one detecting smoke. Each alarm must have a primary or secondary battery or capacitor as a back up power source. Smoke

Smoke alarms shall be located in a principle habitable room so that no point in the room is more than 7.5m from the nearest alarm. Heat alarms in a kitchen shall be located so that no point in the kitchen is more than 3.3m from the nearest alarm. Heat alarms must not be located above a cooking appliances. Smoke alarms are to be ceiling mounted n.t.l. 300mm from a wall or light fitting.

Staircase construction:
Minimum width to be 900mm between wall and handrail. Handrail to be set at 900mm above pitch line. Landing balustrade to be 900mm high. Baluster to stairs and landing to be of an unclimbable type with 225mm.sq. vertical members at 100mm ctrs so as to prevent the passage of a 100mm diameter sphere. Provide a minimum of 2m clear headroom between the pitch line and ceiling over.



Emergency Egress Windows:
An emergency egress window shall have a clear opening that is n.l.t. 0.33m2 in area and have a clear opening that is n.l.t. 450mm high and at least 450mm wide. The lower edge of the window opening shall be n.l.t. 800mm and n.m.t. 1100mm above the floor except in the case of a roof window where the lower edge of the opening may be n.l.t. 600mm above the floor. Glazing in critical locations (up to 1.5m and 0.8m above floor level in doors or windows respectully) to be fitted with safety glass as annotated 'sg' on elevations.
Safety glass to be annealed glass, supported on all sides and shall not exceed the dimensions in Part 'K' Diagram 2.1 of N.I. Building Regulations. The BS kite mark shall be stamped onto
Refer to elevations for location of emergency egress windows.

Limiting Air Infiltration:
Seal gaps between door/window frames and structural openings. Draught proof all open able elements of doors, windows and rooflights. seal hatches and provide catches to doors to un-heated floor and roof voids. Provide 30mm polyurethane insulation to back of hatch doors.
Seal service penetrations. Ensure insulation is continuous behind NIE meter box set in wall.

Opening U Values:
Triple glazed windows 0.8W/m2*K
Triple glazed doors 0.8W/m2*K
All glazing to have argon filled units with low E (0.05) soft coat

Safety Glass:
Glazing in critical locations (up to 1.5m and 0.8m above floor level in doors or windows respectully) to be fitted with safety glass as annotated 'sg' on elevations.
Safety glass to be annealed glass, supported on all sides and shall not exceed the dimensions in Part 'K' Diagram 2.1 of N.I. Building Regulations. The BS kite mark shall be stamped onto the corner of glass.

Electrics:
The electrical installation should be carried out by a suitably qualified person to meet the requirements of the Building Regulations and the latest edition of the IEE Regulations.
The electrical contractor is to provide test and completion certificates.

Heights of switches and socket outlets:
Door bells, entry phone switches, pull chords etc to be n.m.t. 1200mm above f.f.l. Electrical sockets, TV points, BT sockets etc are to be n.l.t. than 450mm above f.f.l.

Any conduits that go through the airtight envelope should be sealed to prevent air leakage
Use polymer sealer such as CT1 / Tex7 for long life – do not use normal mastic or silicone

Avoid recessed lights in sloped ceilings

Air permeability and air pressure testing:
The DER of each new dwelling is specified by the designer. Upon completion of the dwelling it must be checked for compliance. The tests shall be carried out by a suitably qualified person. The measured air permeability must not be greater than 10m3/(h*m2) @ 50 PA and the DER on completion, calculated using the measured air permeability, is equal to or less than the TER.

Target Carbon Dioxide Emissions Rate (TER):
Refer to SAP calculation for DER and TER calculations. Upon completion of the dwelling the DER is calculated to demonstrate the TER has been achieved or bettered. A SAP rating shall be calculated for the completed dwelling and a notice stating the energy rating will be issued for permanent display in the dwelling.

Means of access into a dwelling:
Provide a surface which is firm and even with an unobstructed width of 900mm. approach can be level or sloped at 1:20. Ramps not exceeding 1:15 can be 10m max long. Ramps at 1:12 can be 5m long. Landings to be 1200mm long. principle entrance doors shall have a clear opening width of 775mm and a level threshold. (n.m.t. 15mm high).

The dwelling shall be constructed to details given in the DCGL publication Accredited Construction Details for Part F.

The builder shall demonstrate that an appropriate system of site inspection is in place to ensure that the construction standards achieve the required level of consistency. Confirmation of compliance is required to be submitted to building control upon completion.

Concrete Lintol Schedule

span	min overall length	min end bearing	depth	no. of courses	no. & size of reinforcement bars	
600	900	150	140	2	1xT10mm btm	
900	1050	150	140	2	1xT10mm btm	
1200	1500	150	140	2	2xT12mm btm	
1500	1800	150	215	3	2xT12mm btm	
1800	2200	200	215	3	2xT12mm btm	1xT10mm top
2100	2500	200	215	3	2xT12mm btm	1xT10mm top
2400	2800	200	215	3	2xT12mm btm	2xT12mm top
2700	3100	200	215	3	2xT16mm btm	2xT12mm top

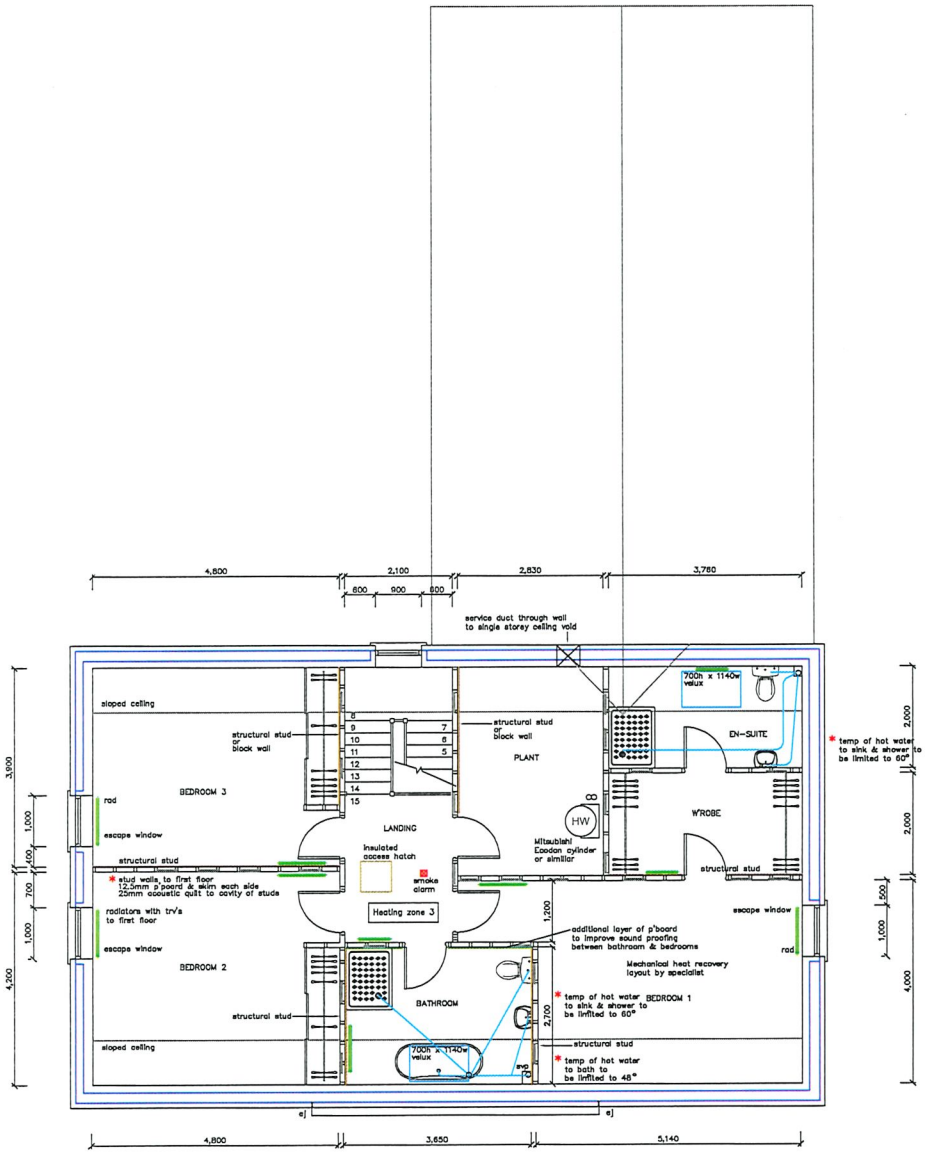
Concrete mix to be C30. Lintols spanning 600mm – 2100mm inclusive wide openings are designed to carry timber floor loading up to spans of 4.5m and over 2400mm openings up to 4.0m span. Special designs are required for lintols supporting floors greater than the spans noted. Also suitable for supporting outside leaf with no floor. Cover to be 40mm bottom and 20mm top and side.

CDM 2015 Client Duties:
CDM 2015 applies to this project. The client should appoint a Principle Contractor and Principle Designer. The Principle contractor should manage and co-ordinate the construction work. The Principle contractor should manage the risks on site. The Principle contractor has to draw up a plan explaining how health and safety risks will be managed with reference to the Principle Designers pre construction documents. This should be proportionate to the scale of the work undertaken and the client should not allow work to start on site until there is a plan.

REV A: Building Control amendments marked * 29/07/2021

Job title
PROPOSED DWELLING & DOMESTIC GARAGE
AT
100m WEST OF 186 CLANABOGAN ROAD OMAGH
FOR

drawing title PROPOSED GROUND FLOOR PLAN
total floor area of dwelling 305sq.m
scale 1:50 date 05/05/2021 ref 20/50 drawing 02



PROPOSED FIRST FLOOR PLAN 113.07sq.m

* Stud Wall Construction:
100 x 50mm studs at 400mm ctrs. with 100 x 50mm noggings at 600mm ctrs. 12.5mm plasterboard with 6mm cartile bonding and skim finish each side. Provide solid briding between floor joists where studs run perpendicular to floor joists. Provide 25mm min mineral wool to cavity of stud – minimum density 10kg/m2 Maintain 75mm residual air cavity in stud
Add additional layer of plasterboad to inside of bathroom to improve sound resistance to adjoining bedrooms
Refer to engineers drawings for spec on walls marked 'structural stud'

REV A: Building Control amendments marked * 29/07/2021

job title
PROPOSED DWELLING & DOMESTIC GARAGE
AT
100m WEST OF 186 CLANABOGAN ROAD OMAGH
FOR

drawing title PROPOSED FIRST FLOOR PLAN

scale 1:50 date 05/05/2021 ref 20/50 drawing 03A

Trussed Roof:
Selected roof finish on 50 x 25 tanalised battens on a BBA approved air open vapour permeable roof membrane on trussed rafters at 400mm ctrs, designed, constructed and braced in accordance with BS5268 Pt 3 to carry total dead and live loads of 225kg/m2. Diagonal, Longitudinal and web bracing to be 100 x 25 twice nailed to wash truss. Provide 225 x 25 layboards and valley boards. Wall plates to be 100 x 50 preservative treated and strapped to wall at 1000mm ctrs. Wall plates to be spiked using half lap joints. Structural timbers are to satisfy strength class C16 or C24. Structural timbers to be not less than 38mm from chimney breasts. Galvanised joist hangers to be used at timber to timber connections. provide 150mm glasswool insulation between ceiling joists and 150mm perpendicular to joists (300mm overall). 9.7mm plasterboard and skim finish to ceilings. Eaves ventilation is not required when using a BBA approved air open vapour permeable roof membrane. Non permeable and vapour permeable membranes require ventilation - contractor to refer to agent for ventilation spec if these types of membranes are to be used.

U Value 0.15 W/m2*K

Sloped Ceilings:
Provide a vapour control layer to the underside of all sloped ceilings on the warm side of the insulation. (can be integral to the foil backed insulation / plasterboard composite .) Joints must be fully sealed using foil tape. Alternatively provide 500 gauge polythene. Provide 12.5mm plywood bracing to the underside of the sloped rafters. Provide 100mm polyurethane insulation between the rafters and 50mm polyurethane insulation continuous to the underside of the sloped ceiling

U value 0.19W/m2*K

Wall Construction:
102.5mm facing brick or dense concrete block (2100kg/m2) rendered externally. 100mm cavity with 50mm polyurethane built in. 140mm/215mm dense concrete block plastered internally. No block work shall be built up more than 900mm above another section. Ensure cavity is insulated between lintels at all heads. Alternatively use insulated metal lintels. Provide 30mm polyurethane insulation to jambs and to back of concrete cills. Wall ties are to be spaced at 450mm ctrs vertically and 750mm horizontally. At door and window jambs ties are to be spaced at 300mm ctrs vertically. Wall ties are to be Ancon Staifix RT2 tie suitable for specified cavity width. (or similar). Insulation is to be continuous between cavity wall and roofspace to prevent cold bridging. All horizontal dpc's to the external and internal walls are to be 150mm min above finished ground level. Where horizontal dpc's are above or below the floor dpm the two are to be joined by a vertical dpc. Provide horizontal dpc's to the heads, cills and thresholds of all openings where the cavity is bridged. Provide vertical dpc's at all window and door jambs in external walls. Only pitch tree dpc's are to be used.

U Value 0.26 W/m2*K

Stud Wall Construction:
100 x 38mm studs at 400mm ctrs, with 100 x 38mm noggings at 800mm ctrs. 9.7mm plasterboard with 6mm cartle bonding and skim finish each side. Provide solid bridging between floor joists where studs run perpendicular to floor joists.

Ground Floor Construction:
Selected floor finish on 150mm reinforced concrete floor slab on 100mm polyurethane insulation on 100mm concrete subfloor on 1200 gauge polythene dpm and sand blinding on 225mm min hardcore. (50-150mm dry broken stone) mechanically compacted in layers not exceeding 225mm. Total depth of hardcore not to exceed 225mm. Total depth of hardcore not to exceed 800mm. Joints in dpm to be lapped 150mm min and sealed using double sided tape. All pipe penetrations to be taped. Provide 100 x 30 polyurethane insulation to perimiter of floor. Screed over underfloor heating should be divided up into bays not exceeding 40m2 with a maximum length of 8m. Pipes should have a minimum of 30mm cover.

U Value of 0.16 W/m2*K

First Floor Construction:
Selected floor finish on 18mm 18g flooring grade plywood, minimum density of 12kg/m2 - glued joists on floor joists at 400mm ctrs - refer to sections for timber sizes. Fit 100mm min mineral wool quilt with minimum density of 10kg/m2 between floor joists. Fit 1 x 12mm layer of gypsum Wallboard with minimum density of 10kg/m2 to underside of floor joists. Seal perimiter of ceiling with plaster, achealive tape or sealant.

Foundations:
Strip foundations to be 750mm x 300mm for external walls and 450 x 300mm for internal walls. Concrete to be C25/20. Fit A393 mesh to bottom of all foundations All foundations to be taken down to a firm bearing stratum (subsoil 3 or better) and 1m min below finished ground level. If suitable sub-soil is not found at normal depths an alternative foundation design will be submitted to Building Control.

Drainage:
All drainage pipes, foul and storm to be 100mm dia. pvc to BS 4660 1973, laid flexible jointed in pea gravel filled trenches at gradients of 1:40 with 450mm min cover. All pipes passing under or within 1m of building or foundations to be wrapped in polythene and surrounded in 150mm concrete up to level of foundation. Provide movement joints in concrete casing at n.m.t. 5metre. All domestic manholes to be 480mm dia polypropylene to BS 7158 with 13kn covers to pedestrian areas and 33kn covers to driveways. Maximum depth of polypropylene manhole to be 1.2m. Pipes under roads and driveways with less than 600mm cover are to be surrounded in concrete. Inspection chambers to be located within 12m of connection to main sewer. Flexible collars are to be used at all connections off branch drains from dwelling to main drains. Manholes being adopted are to comply with BS 13598. All waste appliances connected to a svp shall be fitted with deep seal traps and rodding eyes used where waste pipes change direction. First floor waste pipes to be 100mm dia for WC's and 30mm dia for whb's and showers.

Heating and Hot Water:
None

Ventilation requirements:
Provide rapid ventilation of at least 1/20th of floor area. Provide background ventilation of 8,000mm2 equivalent area.
Provide an intermittent extract fan with an extraction rate of 6 litres/sec to toilet
information about how to operate the ventilation system and its maintenance requirements should be given to the building owner not more than 3 days after completion. The Domestic Ventilation Compliance Guide (DVCG) lists the documents which should be given to the building owner. Building Control should be notified in writing within 5 days of completion to confirm that the commissioning has been carried out and the system is operating adequately.

Lighting:
All new light fittings are to be energy efficient. An efficient light fitting as one that can only be fitted with lamps having a luminous efficacy greater than 40 lamp lumens per circuit watt

Fixed external lighting:
External lighting shall have a maximum output of 100W per fitting and automatically switch off when there is adequate daylight and when not required at night or have sockets that can only be fitted with lamps having a luminous efficacy greater than 45 lamp lumens per circuit watt.

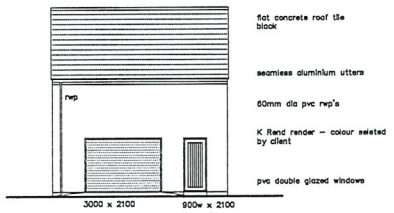
Smoke Alarms / Heat Alarms
Provide smoke alarms complying with BS 5446 Part 1 2000 and Heat alarms complying with BS5446 part 2 2003. Smoke alarms and Heat alarms to be permanently wired to a circuit which is separately fused at the distribution board or a regularly used lighting circuit and all interconnected to give an audible alarm in the event of any one detecting smoke. Each alarm must have a primary or secondary battery or capacitor as a back up power source. Smoke alarms are to be positioned no more than 3m from any bedroom or 7.5m from any living room door. Where a circulation route is more than 15m long alarms cannot be more than 15m apart. Smoke alarms shall be located in a principle habitable room so that no point in the room is more than 7m from the nearest alarm. Heat alarms in a kitchen shall be located so that no point in the kitchen is more than 5.3m from the nearest alarm. Heat alarms must not be located above a cooking appliances. Smoke alarms are to be ceiling mounted n.t.t. 300mm from a wall or light fitting.

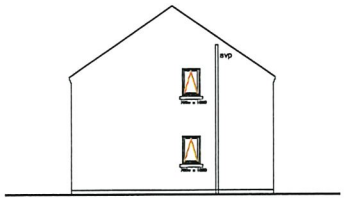
Staircase:
Minimum width to be 900mm between wall and handrail. Handrail to be set at 900mm above the pitch line. Landing headroom to be 900mm high. Saluster to stairs and landing to be of an uncliimbable type with 25mm.sac. vertical members at 100mm ctrs so as to prevent the passage of a 100mm diameter sphere. A stair should have a minimum of 2m clear headroom over its full length and width. 1800mm may be acceptable for roof space conversions where it can be demonstrated that there is not enough space to achieve 2m. Heights are measured from centre of the stair. Pitch of stair should not exceed 42 degrees. Min no. of risers - 2. Max no of risers - 16

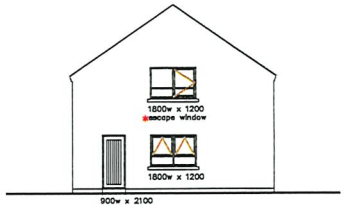
Minimum opening U Values:

External door with over 50% glazing (16mm air gap)	1.8W/m2*K
Other doors	1.8W/m2*K
Double glazed windows (16mm unit)	1.8W/m*K
Velux Rooflights (16mm unit)	1.8W/m2*K

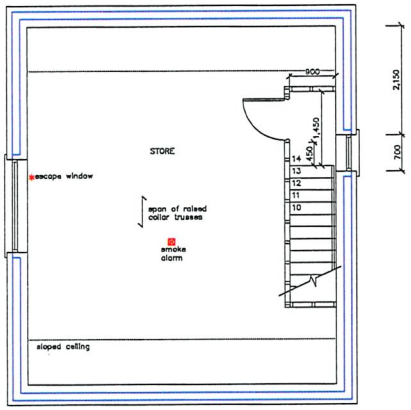
All glazing to have argon filled units with low E (0.05) soft coat



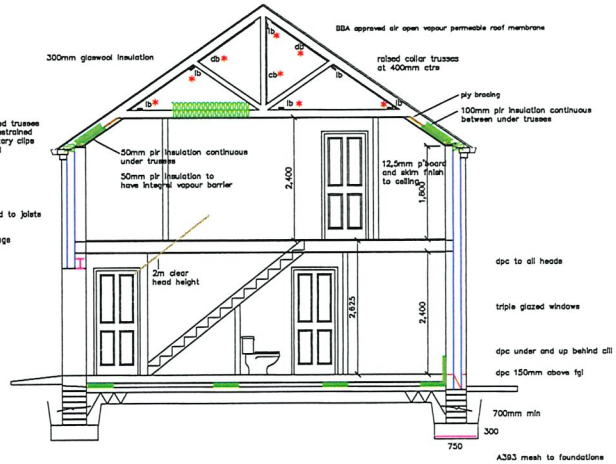




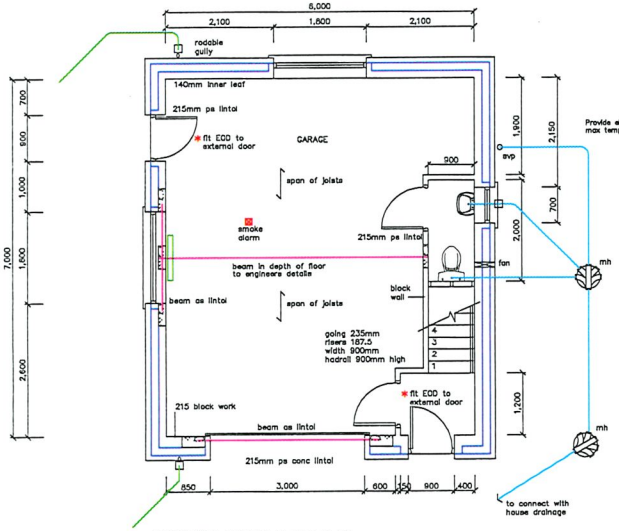
PROPOSED ELEVATIONS 1:100



PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION



Provide electric water heater to sink max temperature of hot water 60°.

PROPOSED GROUND FLOOR PLAN

Limiting Air infiltration:
Seal gaps between door/window frames and structural openings. Draught proof all openable elements of doors, windows and rooflights. seal hatches and provide catches to doors to unheated floor and roof voids. Provide 50mm polyurethane insulation to back of hatch doors. Seal service penetrations. Ensure insulation is continuous behind NIE meter box set in wall.

Electrics:
The electrical installation should be carried out by a suitably qualified person to meet the requirements of the Building Regulations and the latest edition of the IEE Regulation. The electrical contractor is to provide test and completion certificates.
Heights of switches and socket outlets:
Door bells, entry phone switches, pull chords etc to be n.m.t. 1200mm above f.f.l. Electrical sockets, TV points, BT sockets etc are to be n.l.t. than 450mm above f.f.l.

The builder shall demonstrate that an appropriate system of site inspection is in place to ensure that the construction standards achieve the required level of consistency. Confirmation of compliance is required to be submitted to building control upon completion.

Concrete Lintol Schedule

span	min overall length	min end bearing	depth	no. of courses	no. & size of reinforcement bars	
600	900	150	140	2	1x11Omm btm	
900	1050	150	140	2	1x11Omm btm	
1200	1500	150	140	2	2x112mm btm	
1500	1800	150	215	3	2x112mm btm	
1800	2200	200	215	3	2x112mm btm	1x110mm top
2100	2500	200	215	3	2x112mm btm	1x110mm top
2400	2800	200	215	3	2x112mm btm	2x112mm top
2700	3100	200	215	3	2x116mm btm	2x112mm top

Concrete mix to be C30. Lintols spanning 600mm - 2100mm inclusive wide openings are designed to carry timber floor loading up to spans of 4.5m and over 2400mm openings up to 4.0m span. Special designs are required for lintols supporting floors greater than the spans noted. Also suitable for supporting outside leaf with no floor. Cover to be 40mm bottom and 20mm top and side.

CDM 2015 Client Duties:
CDM 2015 applies to this project. The client should appoint a Principle Contractor and Principle Designer. The Principle contractor should manage and co-ordinate the construction work. The Principle contractor should manage the risks on site. The Principle contractor has to draw up a plan explaining how health and safety risks will be managed with reference to the Principle Designers pre construction documents. This should be proportionate to the scale of the work undertaken and the client should not allow work to start on site until there is a plan.

REV A: Building Control amendments marked * 29/07/2021

job title
PROPOSED DWELLING & DOMESTIC GARAGE
AT
100m WEST OF 186 CLANABOGAN ROAD OMAGH
FOR

drawing title PROPOSED GARAGE

scale 1:50 date 05/05/2021 ref 20/50 drawing 10A



EXISTING BLOCK PLAN

Job Title	Survey of site at Clanabogan Road for Mr C Keyes
Job Number	2172
Date	13th January 2020
Rem	Levels to OS Datum Co-ords to Irish Grid
Location	54°32'41.37"N 7°24'01.27"W

Visibility splays must be retained in perpetuity.

Provide unobstructed sightlines of 45m in both directions direction from the proposed access 2.0m back from the road edge
The area within the visibility splays is to be levelled between 150mm – 250mm above road level, soiled and sown in grass, kept free of all obstructions, shrubs and trees thereafter.

Any pole or column materialy affecting the visibility must also be removed. A maximum of 1 pole or column is acceptable in each visibility splay. The cost of removing columns/poles is borne by the applicant. No work shall commence on site until the visibility splays have been provided.

The gradient of the access shall be between 0 and 2% from the edge of the carriageway to the rear of the verge and gradient of the access shall not exceed 8% (1:12.5) for a distance of 5m from the rear of the verge.

The driveway is to have a minimum width of 4.1m for a at least the first 10m and 3.7m thereafter up to dwelling.

Entrance gates / barriers, where erected should be sited at least 5m back from the edge of the carriageway from the road edge.

Any walls or fences must be located 200mm behind visibility splays. No work shall commence on site until the visibility splays have been provided.

Drainage shall be provided to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access.

A sewage treatment plant is to be provided n.l.t. 15m from any dwelling with dicharge to existing watercourse.

All existing vegitation to be retained except that required to form sightlines.
Trees and shrubs to be planted as shown. Any trees dying within 5 years of planting shall be replaced.
Proposed planting is to take place during the first available planting season after commencement of the development.
New hedgerows to be planted 500mm behind visibility splays.
New hedgerows to be planted in double staggered row. 300mm between rowes and 350mm linear spacing between individual plants in each row, with each species being evenly distributed throughout the overall length of the hedge.
Only indigenous species of the following mix to be used:
Crataegus monogyna (Hawthorn)
Ilex aquifolium (Holly)
Ligustrum vulgare (Wild Privit)
Lonicera periclymenum (Honeysuckle)
Rosa canina (Dog Rose)
Prunis spinosa (Blackthorn)

Hedgerow trees and specimen trees should be indigenous species taken from the following schedule.
Betula pendula (Silver Birch)
Sorbus aucuparia (Rowan)
Sorbus aria (Whitebeam)
Alnus glutinosa (Alder)
Prunus avium (Wild Cherry)

ROAD SPECIFICATION FOR A DOMESTIC ENTRANCE

Wearing Course
14mm size close graded wearing course macadam to compacted depth of 40mm.
BS 4987:1993
(Part 1: Clause 7.3 Tables 23, 24 & 25, Category B Traffic).

Base Courses
20mm size dense basecourse macadam to a compacted depth of 70mm.
BS 4987: 1993
(Part 1: Clause 6.5. Tables 15 & 16).

Road Base
65mm nimimal size crushed rock to a minimum depth of 225mm

Specification for Kerbing.
125mm x 225mm hydraulically pressed half batter kerb to BS 7263
400mm x 150mm grade C7.5/40 concrete kerb base to BS 5328
Backed with grade C7.5/40 concrete to BS 5328.

Discharge Consent
A copy of the discharge consent should be submitted to building control on recat from DAERA



PROPOSED BLOCK PLAN

REV B: Amendments for Building Control marked * 29/07/2021

Job Title	Survey of site at Clanabogan Road for Mr C Keyes
Job Number	2172
Date	13th January 2020
Rem	Levels to OS Datum Co-ords to Irish Grid
Location	54°32'41.37"N 7°24'01.27"W

job title
PROPOSED DWELLING & DOMESTIC GARAGE
AT
100m WEST OF 186 CLANABOGAN ROAD OMAGH
FOR

drawing title PROPOSED BLOCK PLAN

scale 1:500@A1 date 09/09/2020 ref 20/50 drawing 01B