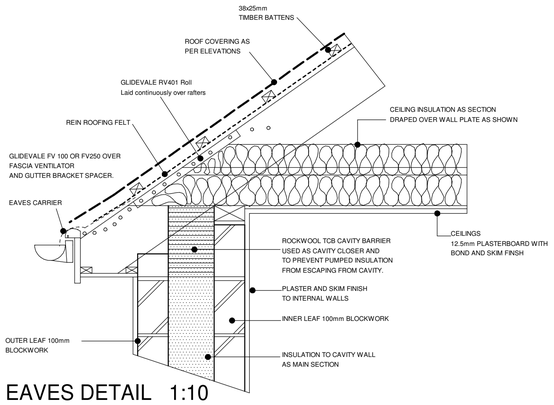
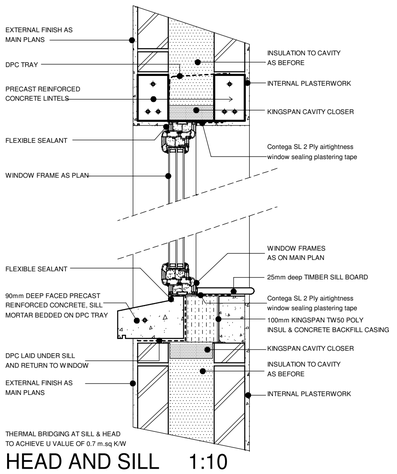
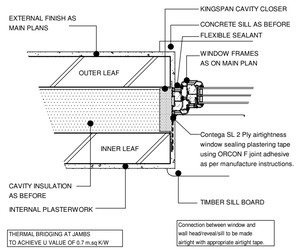


EAVES DETAIL 1:10



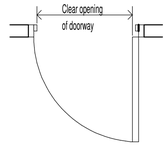
HEAD AND SILL 1:10



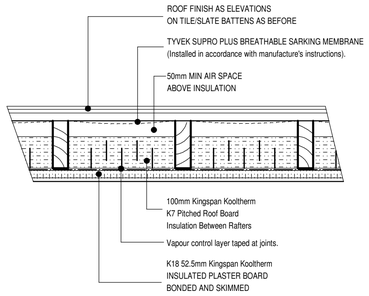
REVEAL 1:10

LINTOL SCHEDULE.			
SPAN	SIZE and TYPE	REINFORCEMENT : HIGH YEILD BARS	
		TOP	BOTTOM
up to 1.000	150x100 r. conc.	1no. 10mm bar	2no. 10mm bars
1.000 - 1.200	ditto	ditto	ditto
1.200 - 1.500	ditto	1no. 12mm bar	2no. 12mm bars
1.500 - 2.000	220x100 r. conc.	ditto	ditto
2.000 - 2.500	ditto	1no. 16mm bar	2no. 16mm bars
2.500 - 3.600	ditto	ditto	ditto
USE KEYSTONE SK/90 LINTOLS OVER OPENINGS WITH FACING BRICK AND OVER OPENINGS WIDER THAN 3.600m 150mm END BEARING UP TO 2.000m SPAN & 225mm THEREAFTER			

Min. widths of circulation routes & doorways in dwellings		
Clear opening of doorway	Direction of approach	Minimum width of circulation route
750mm	head-on	900mm
750mm	not head-on	1200mm
775mm (826mm door leaf)	not head-on	1050mm
800mm (926mm door leaf)	not head-on	900mm



The principal entrance to a dwelling or the common entrance to a block of dwellings should have a door with a min. clear opening width of not less than 775mm and a low profile (level threshold) of 15mm max. height.



COVED CEILING

No Mortar Shall Be Allowed To
Fall Into Full-Filled Cavity

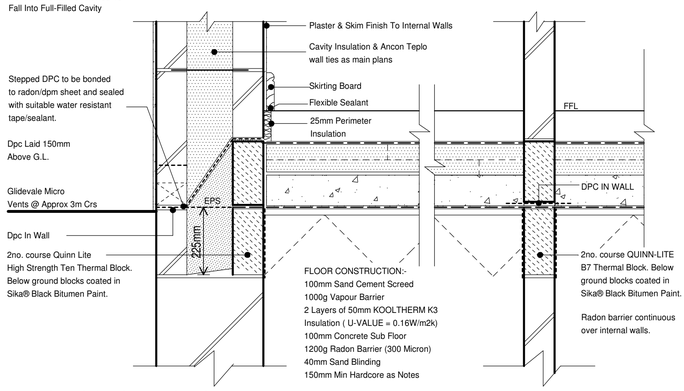
Stepped DPC to be bonded to radon/dpm sheet and sealed with suitable water resistant tape/sealant.

Dpc Laid 150mm Above G.L.

Glidevale Micro Vents @ Approx 3m Crs

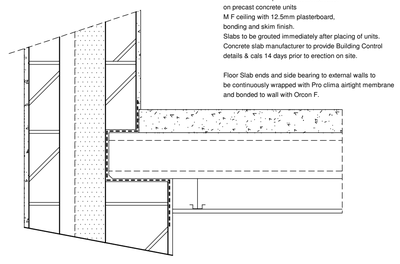
Dpc In Wall

2no. course Quinn Lite High Strength Ten Thermal Block. Below ground blocks coated in Sika® Black Bitumen Paint.



FLOOR CONSTRUCTION SCALE 1: 10

(It is vitally important to ensure the radon barrier is not punctured.)
(Standard of insulation to be as detailed on plans)



Slab Bearing Detail 1:10

ROOF CONST.

ROOF FINISH AS ELEVATIONS TESTED TO COMPLY WITH THE REQUIREMENTS OF BS 5534:2014
FIXINGS OF ROOF COVERINGS TO BE IN ACCORDANCE WITH BS 5534: 2014 + A 2015
ALL FINISHES TO BE MECHANICALLY FIXED.

25x50 IMPREGNATED BATTENS STRESS GRADED TO BS 5534 2014 + A 2015

TYVEK BREATHABLE MEMBRANE INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.

STANDARD FINK ROOF TRUSSES DESIGNED AND BRACED TO BS5268 PART 3 2006 CLIPPED TO WALLPLATE AT 400 CRS

TRUSS MANUFACTURER TO FORWARD DETAILS OF TRUSSES TO COUNCIL 14 DAYS PRIOR TO ARRIVAL ON SITE

100X50 S/W TREATED WALLPLATE STRAP FIXED TO CAVITY WALL AT 1200 CRS WITH GAL STEEL STRAPS

200mm GLASSFIBRE INSUL BETWEEN JOISTS
200mm GLASSFIBRE INSUL OVER JOISTS

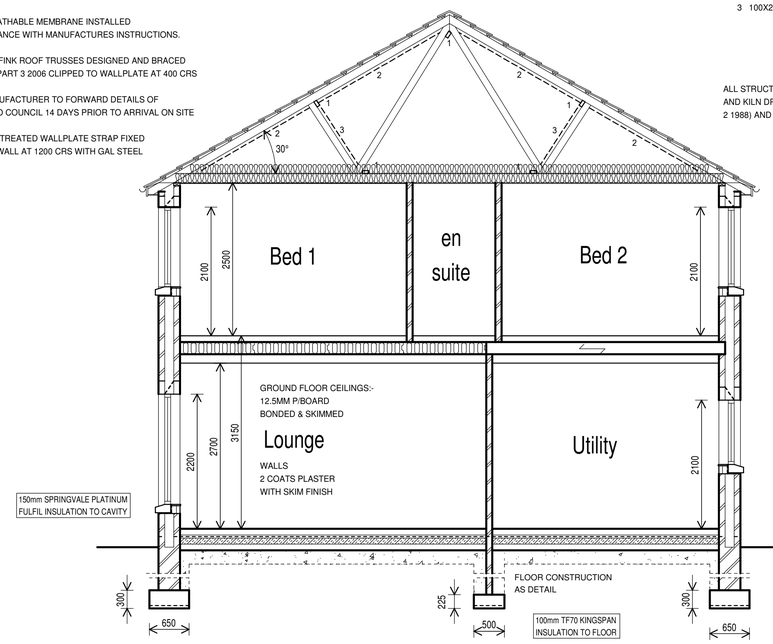
KEY TO BRACING-

1 100X25 CONT LONGITUDE BRACING

2 100X25 CONT DIAGONAL BRACING

3 100X25 CONT DIAGONAL WEB BRACING

ALL STRUCTURAL TIMBER SHALL BE C16 GRADE AND KILN DRIED (IN ACCORDANCE WITH BS5268 PART 2 1988) AND CLEARLY MARKED ON EACH ROOF MEMBER



EAVES AS DETAIL
UPVC BEADED FASCIA AND SOFFIT

FIRST FLOOR CONST.
100mm sand/cement screed on
200mm deep precast concrete units
(minimum mass per unit area 180 kg/m2)
M F ceiling with 12.5mm plasterboard,
bonding and skim finish.
Concrete slab manu. to provide Building Control
details & cals 14 days prior to erection on site.
Slabs to be grouted immediately after placing of units.

REIN CONC LINTELS WITH
DPC TRAY AS DETAIL

PC CONC. SILLS ON DPC TRAY
AND POLY INSUL BEHIND AS DETAIL

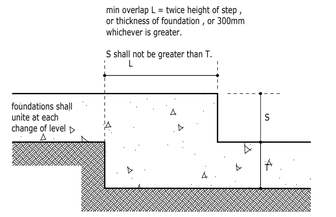
DPC LAID A MIN OF
150mm ABOVE G.L.

WEAK CONC CAVITY
FILL TO G.L.

Foundations and ground supporting slabs will bear on suitable firm sub-soil. If this cannot be achieved then an amended design and soil investigation report shall be forwarded to the council on request.
Foundations 300mm deep and projecting 250mm proud of all wall dimensions.
Founds Reinforced with 1xA393 steel mesh (bottom set 65mm from bottom on concrete half-brick stools).
Min overlap to steel mesh to be 450mm throughout

SECTION A-A

PROVIDE VERTICAL DPC BETWEEN EXTERNAL LEAF AND FULFIL CAVITY INSULATION TO ALL CORNER JUNCTIONS.



Stepped Found Detail 1:20

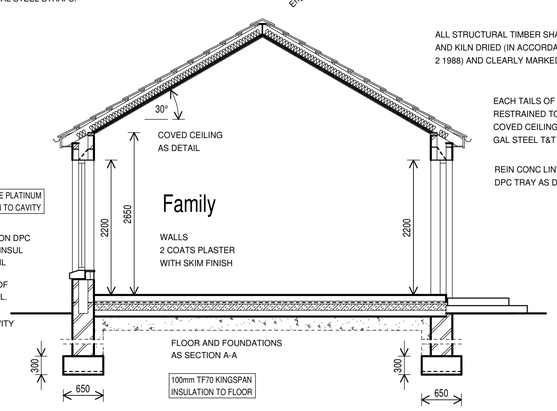
ROOF FINISH AS ELEVATIONS TESTED TO COMPLY WITH THE REQUIREMENTS OF BS 5534:2014
25x50 IMPREGNATED BATTENS STRESS GRADED TO BS 5534 2014 + A 2015
ALL FINISHES TO BE MECHANICALLY FIXED.
BREATHABLE SARKING MEMBRANE INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.
150X50 RAFTERS AT 400 CRS
100X50 S/W TREATED WALLPLATE STRAP FIXED TO CAVITY WALL AT 1200 CRS WITH GAL STEEL STRAPS.

UB Ridge Beam as Engineers Details

PROVIDE HIGH LEVEL VENTILATION EQUIVALENT TO 5mm CONTINUOUS AIR FLOW

ALL STRUCTURAL TIMBER SHALL BE C16 GRADE AND KILN DRIED (IN ACCORDANCE WITH BS5268 PART 2 1988) AND CLEARLY MARKED ON EACH ROOF MEMBER

EAVES AS SECTION A-A



EACH TAILS OF RAFTERS TO BE RESTRAINED TO WALL ON COVED CEILINGS WITH GAL STEEL T&T STRAPS.

REIN CONC LINTELS WITH
DPC TRAY AS DETAIL

SECTION B-B

Rev.	Description	Date

PRELIMINARY

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS/ DRAWINGS & BUILDING CONTROL APPROVED DRAWINGS

Client
CONKIR DEVELOPMENT LTD.

Project
PROPOSED DWELLING AT
300m SE OF 36 COONEEN ROAD
FIVEMILETOWN, CO TYRONE

Drawing title
FLOOR PLANS

ACA ARCHITECTS
PLANNING - URBAN DESIGN - ARCHITECTURE
Tel. 028 8224 2808 Fax. 028 8224 0426
E-Mail. info@acaarchitecture.co.uk Web. www.acaarchitecture.co.uk
Cottage Studios Gortrush Great Northern Road Omagh BT78 5EJ

scale	1:50	drawn	SON
date	09.2020	checked	AC
project	1-00	sheet	01