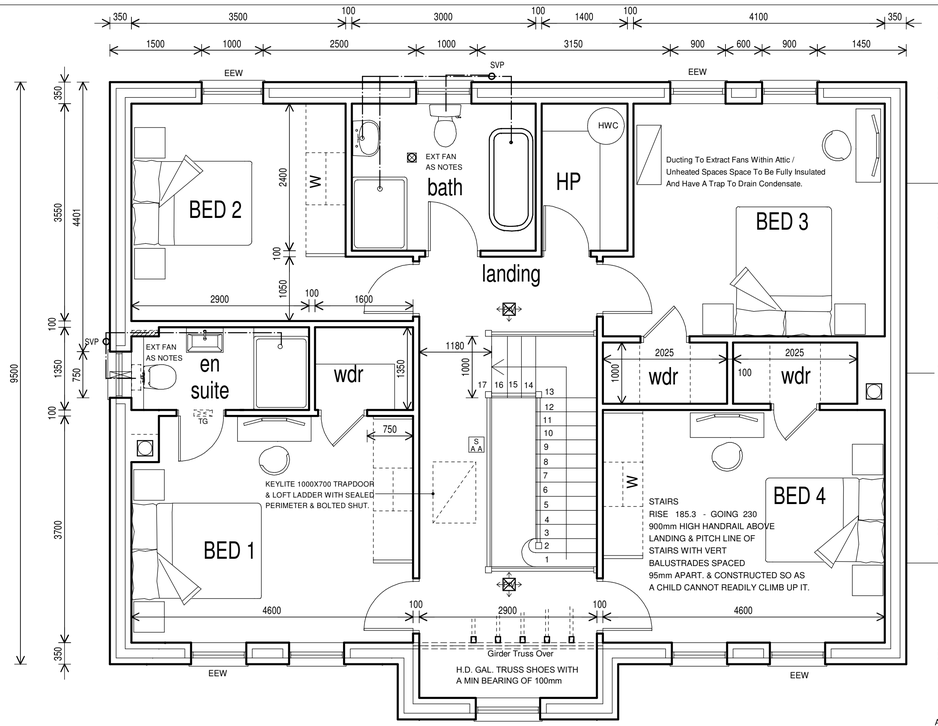
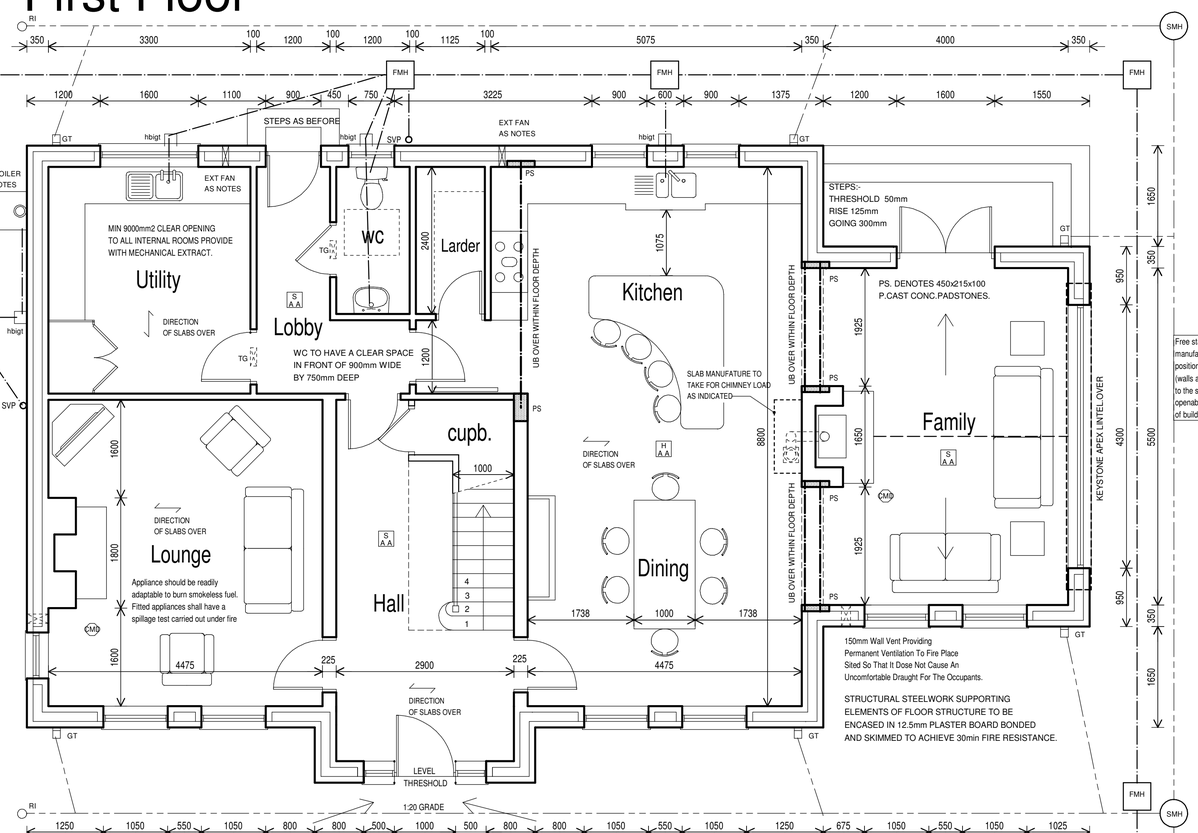


First Floor



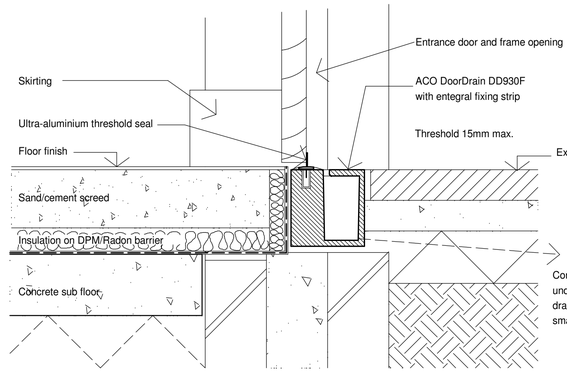
Ground Floor

FLOOR AREA 2640 SQ. FT

STORM PIPED TO SOAKAWAY SEE SITE PLAN.

TO SEPTIC TANK SEE SITE PLAN. COPY OF CONSENT TO DISCHARGE OF EFFLUENT TO BE FORWARDED TO BUILDING CONTROL ON RECEIPT BY CLIENT.

LEVEL THRESHOLD



ENVIROVENT PIV DIFFUSER (200X200). FITTED WITH BLANKING PLATES AS REQUIRED. DIFFUSER TO BE 1.5m FROM SMOKE ALARM AND 1.0m FROM A WALL. SMOKE ALARM TO BE A MINIMUM OF 300mm FROM ANY WALL OR LIGHT FITTING.

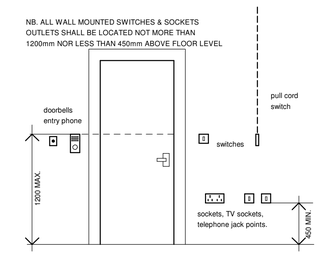
NATURAL VENTILATION WITH ENVIROVENT PIV (Positive Input Ventilation System).

WHOLE DWELLING VENTILATION RATE
Total Floor Area 245.6 sq.m. x 0.3L/s =
73.7 L/s Minimum ventilation rate required.

2 No standard Envirovent PIV system with the plastic diffuser on Large setting will give 38 L/s.

Supplier to fit and commission system to this standard and provide building control with details.

NB. ALL WALL MOUNTED SWITCHES & SOCKETS OUTLETS SHALL BE LOCATED NOT MORE THAN 1200mm NOR LESS THAN 450mm ABOVE FLOOR LEVEL



HEIGHTS OF SWITCHES AND SOCKETS OUTLETS

TG Indicates Transfer Grille above door

Conservation Measures
a)The Thermal elements in building fabric have been designed to exceed the current building control requirements including any thermal bridging, pipework and ducting etc.
b)We have specified energy efficient fixed building services and controls which again exceed the current building regulations.
c)All fixed services will be commissioned and certs forwarded to Building Control.

Provide an adequate access point to dwelling for high speed electronic communications network. Refer to Technical Booklet M Diagram 2.1 A simple through-wall duct is provided to connect an access point on an outside wall with a network termination point inside the building. The duct may be sloped downwards to prevent rainwater ingress and be fitted with suitable temporary seals at both ends to allow easy access for cable installation.

CMD Carbon monoxide alarms

Where a combustion appliance, not designed solely for cooking purposes, is installed in a dwelling, a carbon monoxide detector/alarm should be provided in the room where the appliance is located. However, if the combustion appliance is installed in a room or space not normally used e.g. a boiler room/cupboard, the detector/alarm should be located just outside the room or space. This should allow the alarm to be heard more easily.

Carbon monoxide alarms should comply with BS EN 50291 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass.
Mains-powered BS EN 50291 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative applications provided they are fitted with a sensor failure warning device.

The carbon monoxide alarm should be located –
(a) on the ceiling at least 300 mm from any wall or, if it is located on a wall, as high up as possible (and above the height of any doors or windows) but not within 150 mm of the ceiling; and
(b) between 1000 mm and 3000 mm horizontally from the appliance. Further guidance on the installation of carbon monoxide alarms is available in BS EN 50292 and from manufacturers' instructions.

67.
A notice in writing shall be given not more than 5 days after completion of the testing and commissioning to the district council stating —
(a) the results of air flow tests; and
(b) that any fixed mechanical ventilation system and associated controls have been commissioned.

68.
A notice in writing shall be to:
(a) the building owner giving sufficient information about the buildings ventilation system and its maintenance requirements so that the building can be operated, maintained and ventilated in an efficient manner; and
(b) the district council stating that the requirements of sub-paragraph (a) have been met.

OPERATING AND MAINTENANCE INSTRUCTIONS

2.75 - The person carrying out the work shall give, not more than 5 days after completion of the work, a notice in writing to the building owner giving sufficient information, including operational and maintenance requirements, to enable the dwelling and its fixed building services to be operated and maintained in an energy efficient manner. The instructions should be directly related to the specific system installed in the dwelling and should be readily understandable by the occupier. They should be in a durable format that can be kept and referred to over the service life of the system.
2.76 - The district council is required to be notified in writing that the provision in paragraph 2.75 has been met.
2.77 - Without compromising health and safety requirements, the instructions should explain to the occupier of the dwelling how to operate the systems efficiently. These should include –
(a) how to make adjustments to the timing and temperature control settings; and
(b) what routine maintenance is necessary to enable the systems to be maintained at a reasonable efficiency throughout their service life.
2.78 - The TER and DER for the dwelling should be included with the operating and maintenance instructions together with the data used to calculate them. This should include an electronic copy of the TER/DER data input file for the dwelling to facilitate any future analysis that may be required by the owner when altering or improving the dwelling.

All works to be carried out in accordance with Accredited Construction Details (CCLG publication)

CENTRAL HEATING AND HOT WATER SYSTEMS TO BE DESIGNED, INSTALLED AND COMMISSIONED FOR THE PURPOSES OF CONSERVATION OF FUEL AND POWER AND HANDED OVER IN EFFICIENT WORKING ORDER

CENTRAL HEATING AND HOT WATER SYSTEMS TO BE COMMISSIONED IN ACCORDANCE WITH THE PROCEDURE GIVEN IN THE DCLG PUBLICATION "DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE"

A NOTICE CONFIRMING THAT ALL FIXED SERVICES HAVE BEEN PROPERLY COMMISSIONED SHALL BE PROVIDED, SIGNED BY A SUITABLY QUALIFIED PERSON AND A COPY GIVEN TO THE BUILDING OWNER AND DISTRICT COUNCIL.

BUILDING OWNER TO BE GIVEN SUFFICIENT INFORMATION OF SPECIFIC APPARATUS/SYSTEMS INSTALLED, INCLUDING OPERATIONAL AND MAINTENANCE INSTRUCTIONS, TO ENABLE THE DWELLING AND ITS FIXED SERVICES TO BE USED IN AN ENERGY EFFICIENT MANNER

AN ENERGY RATING FOR THE DWELLING WILL BE CALCULATED, USING THE SAME SOFTWARE THAT IS USED TO CALCULATE THE DER & TER. AND A NOTICE STATING THE ENERGY RATING WILL BE FIXED IN THE DWELLING
NOTE:
FOR THE CONTRACTOR OR THOSE RESPONSIBLE FOR THE CONSTRUCTION OF THIS BUILDING.
This building is to comply with the guidance in the Department of Finance (N.I.) Technical Booklets 2012.
Therefore the contractor should familiarize him/her self with these regulations and ALL ACCREDITED DETAILS'.
All insulation, heat appliances, duct sleeves, draught proofing etc specified on this drawing and others issued for the purposes of constructing this dwelling have all been used to achieve an energy rating which conforms with the new regulations. Therefore any changes to these components on-site will affect this energy rating and could cause the building to FAIL ON-SITE which could result in FAILURE TO OBTAIN BUILDING CONTROL APPROVAL.

Foundations
The foundations have been designed to be adequate if the bearing is on subsoil Type III or better as defined in Section 4 Table 4E4 of Technical Booklet D of Building Regulations. Foundations shall be situated centrally under walls. Where foundations require to be stepped they shall overlap by twice the height of the step or the thickness of the foundation or 300mm whichever is greater.
Steps shall not be of greater height than the thickness of the foundation.
700x300mm conc. strip foundations shall be used for 350mm cavity walls.
550x225mm conc. strip foundations shall be used for 215mm solid walls.
450x225mm conc. strip foundations shall be used for 100,150 solid walls.
Provide 1No. layer A393 mesh to bottom of all strip foundations.
Foundations should be a min of 750mm deep taken down to a firm bearing strata.
If a suitable bearing cannot be achieved then an amended design will be submitted To the local authority as necessary.

Hardcore
The hardcore shall be a min of 150mm deep at the highest point of infill to a max of 600mm. Hardcore should be consolidated in 225mm max layers with a mechanical vibrator. If hardcore exceeds 600mm deep, then precast or prestressed concrete T-Beams or similar slabs shall be used in accordance with manufacturers details and these shall be submitted to Building Control 3 weeks prior to erection on site.

Ground Floor Construction AS PER DETAIL.

Radon (primary)
Provide preformed radon cavity barrier and continuous floor membrane 1200gauge(300micron). If a Monarflex radon membrane or similar is used this should be laid strictly in accordance with manufacturers instructions. Where service pipes penetrate the membrane these should be sleeved using appropriate pipe collars, stainless steel adjustable clips and sealing tape.
(secondary)
In Zone 2 level areas a radon sump with multiple pipe inlets should be provided for every 250m2 of floor area. Under floor supporting walls should incorporate ventilation openings 225x150mm at 1800mm crs to allow cross ventilation to clean hardcore fill. An outlet pipe 100mm dia shall be taken from the preformed sump & vented to the outside air & terminate 1000m above the head of the highest window.

Brick/Block Cavity Walls
Party wall as detail
Cavity walls shall be 350mm thick overall with a 150mm cavity. Ancon Staifix HRT4 wall ties U.N.O. positioned at 750mm centres horizontally and 450mm centres vertically and staggered. Additional ties should be provided at reveal at 215mm centres vertically.
Cavities and wall ties should be kept clean of mortar droppings. Provide patented expansion joints horizontally every 6m in facing brick and 8m in blockwork. Weep holes should also be provided in vertical perpends of facing brick heads as necessary. D.P.C.'s should overlap and be bonded to dpm and be a min of 150mm above finished ground levels.
Block walls to have plaster finish on both sides to achieve a min mass per unit area excluding finish of 120 kg/m2 and joints well sealed.

Lintols
Prestressed or R.C. lintols should be used in openings up to 2.500m in accordance with concrete manufacture's specifications. Keystone SK/80 lintols should be used over openings greater than 2.500m to the max. span and loadings recommended by the manufacture's and have 225mm end bearing. Where P.C. floor slabs are used the lintols should be in accordance with the structural engineers calcs./recommendations.

First Floor Construction As Detail.
On timber joists to sizes and span indicated on plan at 400mm centres with herringbone strutting or 400m sc boors which have not received floor finish.
walls that run parallel to direction of joists and bridging to those at right angles.
Trimming and trimmed joists to stairwell and chimney stack to be 75mm thick x depth of joist unless otherwise stated on plan. Ground floor ceilings should be finished using bonding and skim. Internal Stud Walls as detail.
Walls to shower and other areas to be tiled to receive either moisture resistant plasterboard or 18mm external grade plywood faced with building paper, expanded mental lath and sand/cement.

Lateral Restraint
Provide 1.5m x 32 x 6mm galvanised m.s. lateral restraint straps to first floor ceiling and roof levels. Straps to be at 2.00m centres, built into wall and extend over.3 no. joists /rafters with bridging under. Straps should be screwfixed to joists/rafters. (see detail)

Pitched Roof Construction
Roof covering as indicated on elevations to be tested to comply with BS5534:2014 on 50 x 25mm S.W. pressure impregnated battens to be stamped stress grade to BS 5534:2014 (battens shall indicate supplier, origin, species code); on Tyvec or similar breathable underlay installed in accordance with manufacturer's instructions.

Roof trusses to be at 400mm centres designed and braced to BS 5268 part 3:2006. Horizontal, diagonal and web bracing to be 100 x 25mm to locations indicated on sections and elevations. Double trusses to be used to trimming trapdoor and chimney openings in accordance with manufacturer's details. Details of trusses as necessary to be forwarded to Building Control 14 days prior to erection on site. All structural timbers shall be pressure impregnated/kiln dried. Ceilings at roof level should be finished with 9.5mm plasterboard bonding and skim.

Traditional Cut roof (see details on section(s) / roof plan).

Dormer Roof
Provide roof covering as indicated on elevations on 50x25mm s.w. pressure impregnated battens on Tyvec or similar breathreable underlay on 125 x 50mm rafters and ceiling joists at 400mm crs. supported on 100 x 50mm head and sole plates with 100x38mm vertical studs at 400mm crs. Provide double/triple rafters to supporting stud walls of dormers. Finish the dormer as indicated on elevations on galvanised expanded metal lath on breather felt on 19mm external grade ply. Dormer walls to be insulated using 100mm thick Kingspan Thermapitch TP10 between vertical studs and 25mm Thermawall TW56 to internal face, 500 guage vapour barrier and 9.5mm plasterboard bonding and skim.

Valley Construction
Provide stepped trusses at 400mm centres fixed to 200x38mm lay boards.
Lay 225x25mm valley boards with no. 4 lead flashing, breather felt to valley.

Cut roof valley rafters and timbers to be in accordance with Section(s).

All structural timbers shall be C16 or C24 grade if indicated and kiln dried.
Timbers shall be clearly stamped and marked accordingly.

Means of Escape
Emergency Egress Windows shall be provided to every habitable room on the 1st or 2nd floor storey levels. Windows shall have a clear opening at least 740mmx450mm and be positioned as indicated on elevations. Dwelling with 3 storeys shall have a protected stairway fitted with 30minute fire resistant self closing doors.

Smoke alarms and Heat alarms to comply to BS 5839-6 as indicated on plan.
Smoke alarms should be located no more than 3.00m from every bedroom door and not more than 7.5m from every door to a living room or kitchen. Heat alarms to be within 5.3m of all pairs of kitchen.
The fire detection system will be an independent circuit with isolating protective device with secondary battery and silencing facility.
Ceiling mounted smoke alarms should be sited not less than 300mm from the wall or light fitting. Smoke and heat alarms to be interconnected.

Smoke and Heat Alarms for Dwelling House more than 200 sq.m on each floor and not more than three storey as follows:-
Provide an automatic detection system complying with BS5839.6:2004-Grade B Cat. LD2.
* wiring should be fire resistant
* cables should give sufficient resistance to the effects of fire.
* fire resistant cables should be clipped to face of joists /ceiling members with fire resistant clips.
On completion of the installation and commissioning a certificate confirming compliance is required.
Fire stopping at roof level and separating walls see details.

Space Heating, Hot Water System and Oil Boiler
Oil fired condensing boiler to be a Grant Vortex or similar having a minimum efficiency of 93% or min energy efficiency as detailed on the energy performance calculations. (SAP calc.) Condensing boiler to be as located on plan. The flue to be impervious to condensates and resistant to corrosion.125mm flue made from 0.8mm thick stainless steel. The appliance should be fitted with a condensate trap and be piped to the external gully as indicated on plan. Where a boiler is fitted internally a fire valve to BS5410.1:1997 shall be fitted externally on the fuel supply.

Space Heating
Boiler should be fitted with boiler control interlock and space heating divided into two heating zones using room thermostats or programmable room thermostats in all zones, one of which should be the Living Room. Time control of space and water heating should be provided using a full programmer and separate timing to each circuit.

Dwelling over 150m2 will require a 3 channel time clock, 2 timed + programmable heating zones and 1 timed + programmable water zone. Hot water cylinder shall be (180 litre) thermally insulated tank with factory applied coating of polyurethane foam 80mm thick. Hot water cylinder to be fitted with thermostat connected to the programmer. All hot water service pipes including those connecting the H.W.C. shall be insulated as follows: pipe dia 8mm-10mm use 13mm Armaflex.
Pipe dia 12mm -15mm use 19mm Armaflex.
Pipe dia 22mm-28 with 25mm Armaflex.
Pipe dia 35mm - 54mm use 32mm Armaflex.
Insulation to heating system pipe work to comply with the Domestic Building Services Compliance Guide

Cold water storage tank to be fitted with a suitable cover and having a 100mm thick glass fibre filled insulating wrapping.

Space heating and hot water systems shall be designed, installed and commissioned for the purposes of conservations of fule & power in accordance with the manufacturer's instructions and handed over in efficient working manner. The installer shall give a full explanation of the systems and its associated equipment and its operation to the user, including manufacturer's User Manuals. The installer shall also provide a Notice confirming that all the fixed building services have been commissioned and provide a copy to the building owner and the District Council. The Notice shall be signed by a suitably qualified person.

Provide an in-line hot water blending valve to ensure temperature of supplied water to any bath dose not exceed 48 degrees celsius.
Also provide an in-line hot water temperature valve to ensure temperature of supplied domestic hot water dose not exceed 60 degrees celsius.

Fixed Internal Lighting
100% Energy efficient light fitting shall be installed.
Fixed External Lighting as follows either:
a. (i) lamp capacity not greater than 100 lamp-watts per light fitting and (ii) all lamps automatically controlled so as to switch off after the area lit by the fitting becomes unoccupied and (iii) all lamps automatically controlled so as to switch off when daylight is sufficient.
Or b. (i) lamp efficacy greater that 40 lumens per circuit-watt, and (ii) all lamps automatically controlled so as to switch off when daylight is sufficient, and
(iii) light fittings controllable manually by occupants.

Insulation
Insulation of walls, floor and roof to be as indicated on Plan, Section and S.A.P. calculations. S.A.P. calculations to be taken in preference to any variances on drawings.

Safety glazing as per Diagram indicating Critical Locations In Internal and External Walls.

Air Permeability and Pressure Testing:
Provide suitable means of reducing air infiltration of cold air by sealing gaps between dry lining and masonry walls at edge of openings such as windows and doors and at junctions with walls, floors and ceilings. Sealing gaps between frames and openings and draft proofing the opening sash of the window, roofilights and doors. Seal hatches to unheated floor and roof voids, seal service penetrations at floor and ceiling levels. Ensure vapour control members are sealed in a timber frame construction.

Dwelling will be built using accredited construction details provided. Contractor must ensure dwelling is built to these preferred details and signed off on completion of works. A Notice of Confirmation of details used and signed off shall be given to Building Control on completion.

The design Dwelling Carbon Emission Rate (DER) has been based using an air permeability rate of stated on the SAP cal m3/h/m2 @ 50 Pa. and the Contractor will on completion using the same software used for the design DER show that it is still equal or less than the TER.

Not more than 5 days after completion of the testing and commissioning a notice in writing will be forwarded to the district council stating (a) results of air flow tests and
(b) that any fixed mechanical ventilation system and associated controls have been commissioned.

An energy rating shall be calculated on completion of the dwelling as built and a notice stating the energy rating fixed in the dwelling (meter cupboard) and a copy given to Building Control.

Floor joists should not be built into the separating wall. Heavy duty joist hangers should be used for any joists supported by the wall.

Stairs:- Min unobstructed width for flight should be 800mm. Rise and Going to sizes as indicated on plans. Handrails should be 900mm above pitch line of stair with vertical balustrading at 99mm centres. Balustrade within dwelling should be a minimum of 900mm high. Handrails should be provided to both sides of stair which exceeds 1.000m in width. Headroom shall be 2.00m min over full width of stair.

Ventilation (mechanical, background & rapid).
Ceiling and wall mounted extract fans shown to have the following min specification. Extractor fans in kitchen & utility should be capable of extracting at least 30 litres/sec if adjacent to hob & 60 litres/sec elsewhere. Fans in bathrooms, shower rooms & en-suites should be capable of extracting at least 15litres of air/sec and have a 15min overrun. Extract fans in windowless accommodation to have the above extraction rates together with a 15 minute overrun and a permanently open air inlet having a minimum free air opening of 9000mm2.
Location of intermittent extract fans:-
2.15 - Intermittent extract fans should be installed in each wet room.
2.16 - Intermittent extract fans other than cooker hoods should be installed as high as is practicable and preferably within 400 mm of the ceiling.
2.17 - Cooker hoods should be 650 mm to 750 mm above the hob surface (or installed in accordance with the manufacturer's instructions).
2.18 - Where fans and background ventilators are provided in the same room they should be a minimum of 500 mm apart.

Lintols
Prestressed or R.C. lintols should be used in openings up to 2.500m in accordance with concrete manufacture's specifications. Keystone SK/80 lintols should be used over openings greater than 2.500m to the max. span and loadings recommended by the manufacture's and have 225mm end bearing. Where P.C. floor slabs are used the lintols should be in accordance with the structural engineers calcs./recommendations.

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Fire stopping at roof level and separating walls see details.

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Oil fired condensing boiler to be a Grant Vortex or similar having a minimum efficiency of 93% or min energy efficiency as detailed on the energy performance calculations. (SAP calc.) Condensing boiler to be as located on plan. The flue to be impervious to condensates and resistant to corrosion.125mm flue made from 0.8mm thick stainless steel. The appliance should be fitted with a condensate trap and be piped to the external gully as indicated on plan. Where a boiler is fitted internally a fire valve to BS5410.1:1997 shall be fitted externally on the fuel supply.

Space Heating
Boiler should be fitted with boiler control interlock and space heating divided into two heating zones using room thermostats or programmable room thermostats in all zones, one of which should be the Living Room. Time control of space and water heating should be provided using a full programmer and separate timing to each circuit.

Dwelling over 150m2 will require a 3 channel time clock, 2 timed + programmable heating zones and 1 timed + programmable water zone. Hot water cylinder shall be (180 litre) thermally insulated tank with factory applied coating of polyurethane foam 80mm thick. Hot water cylinder to be fitted with thermostat connected to the programmer. All hot water service pipes including those connecting the H.W.C. shall be insulated as follows: pipe dia 8mm-10mm use 13mm Armaflex.
Pipe dia 12mm -15mm use 19mm Armaflex.
Pipe dia 22mm-28 with 25mm Armaflex.
Pipe dia 35mm - 54mm use 32mm Armaflex.
Insulation to heating system pipe work to comply with the Domestic Building Services Compliance Guide

Cold water storage tank to be fitted with a suitable cover and having a 100mm thick glass fibre filled insulating wrapping.

Space heating and hot water systems shall be designed, installed and commissioned for the purposes of conservations of fule & power in accordance with the manufacturer's instructions and handed over in efficient working manner. The installer shall give a full explanation of the systems and its associated equipment and its operation to the user, including manufacturer's User Manuals. The installer shall also provide a Notice confirming that all the fixed building services have been commissioned and provide a copy to the building owner and the District Council. The Notice shall be signed by a suitably qualified person.

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Also provide an in-line hot water temperature valve to ensure temperature of supplied domestic hot water dose not exceed 60 degrees celsius.

Fixed Internal Lighting
100% Energy efficient light fitting shall be installed.
Fixed External Lighting as follows either:
a. (i) lamp capacity not greater than 100 lamp-watts per light fitting and (ii) all lamps automatically controlled so as to switch off after the area lit by the fitting becomes unoccupied and (iii) all lamps automatically controlled so as to switch off when daylight is sufficient.
Or b. (i) lamp efficacy greater that 40 lumens per circuit-watt, and (ii) all lamps automatically controlled so as to switch off when daylight is sufficient, and
(iii) light fittings controllable manually by occupants.

Insulation
Insulation of walls, floor and roof to be as indicated on Plan, Section and S.A.P. calculations. S.A.P. calculations to be taken in preference to any variances on drawings.

Safety glazing as per Diagram indicating Critical Locations In Internal and External Walls.

The Contractor will be responsible for provision of a robust indelibly marked Notice plate for hearth and flues fixed in meter cupd. or next to the hearth to convey.
(i) Location of hearth
(ii) The type of combustion appliance that can be used
(iii) Type and size of the flue and manufacturer's name
(iv) Who installed the hearth, fireplace, flues or chimney and date of installation.

Oil Storage Tank and Pollution:-
The oil should be stored in an integrally bunded prefabricated tank with a capacity of not less than 110% of the tank and placed on a concrete base which extends 300mm beyond the external skin of the tank. A fire wall shall also be provided if placed within 750mm of a boundary or within 1800mm of a building. The fire wall should be built in block/brick to give 30mins fire resistance and extend 300 mm above and beyond each side of the tank.
Automatic Isolation Valve : The fuel pipework should be resistant to the effects of fire and fitted with a fire valve where it enters the building in accordance with BS 5440 Part 1:1997.
The oil storage tank shall be constructed in accordance with the recommendations of OFS T200:2010(steel) or OFS T 100: 2008 (medium density polyethylene) tanks.

Drainage (Underground)
The pipes shall be 110mm dia. UPVC to BS 4660, BSEN13598 BSEN 1401 laid to 1: 40 fall as indicated on plan Pipes shall be laid in pea gravel filled trenches and have a min cover of 450mm. Where pipes passed under concrete floors or within 1m of foundations they shall be wrapped in polythene and encased in 150mm concrete with expansion joints at 5.0m centres. Provide conc. lintols over drainage pipes that pass through walls. Manholes to be UPVC to positions indicated on plans with covers to comply in the following locations. Pedestrian/landscape areas - Type A15. Cars/footpaths/private drives - B125. Public roads/parking areas - D400.
Areas subject to high wheel loads - D900.
Manholes on each private foul and storm drain to be within 12m of connection to public system.
Septic Tank: See site plan for location and specification details.

SVP/WASTES
Vent and Soil vent pipes to terminate as shown on elevations at least 1m above any window or within 3m measured horizontally and fitted with pvc cowl. Soil vent pipes encased in ducts should be insulated with rockwool and finished with 12.5mm plasterboard bonding & skim. Waste pipes connecting to soil vent stack shall be as follows: from W.C. 110mm dia. within 6m, wash hand basin 32mm within 1.7m, and from bath, shower & sink wastes 40mm within 3m and 50 mm within 4m. For longer distances pipe sizes should be increased as appropriate. Branch pipes shall enter the stack at least 200mm below a W.C. connection. Suitable access for rodding should be used at all changes in direction.

Access to and into a Dwelling
Where the drive way provides a whole or part of the approach it shall not exceed a gradient of 1:20. Where the point of entry is at the boundary it shall have an unobstructed width of not less than 900mm. The approach surface shall be firm and even and the cross fall shall not exceed 1:40. Ramps should have gradients as follows: Length 10m – Gradient 1:15, Length 5m Gradient 1:12 with landings not less than 1200mm. Stepped approach should have a rise of not more than 1800mm in each flight with uniform steps having a rise of not less than 75mm and more than 150mm and the uniform going of not less than 280mm. Handrails shall be fitted at a height of 900mm above the pitch line and 1m above the surface of a landing and extend not less than 300mm horizontally beyond the top and bottom nosing.
Principal entrance door shall have a minimum clear opening width of not less than 775mm and a maximum threshold of 15mm. All internal doors to the principal storey shall be a minimum width of 750mm to 1200mm circulation routes and 800mm to 900mm circulation routes.
For location of mounted switches and sockets see switch/socket outlet detail.

Design based on guidance in the Department of Finance (N.I.) Technical Booklets 2012

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