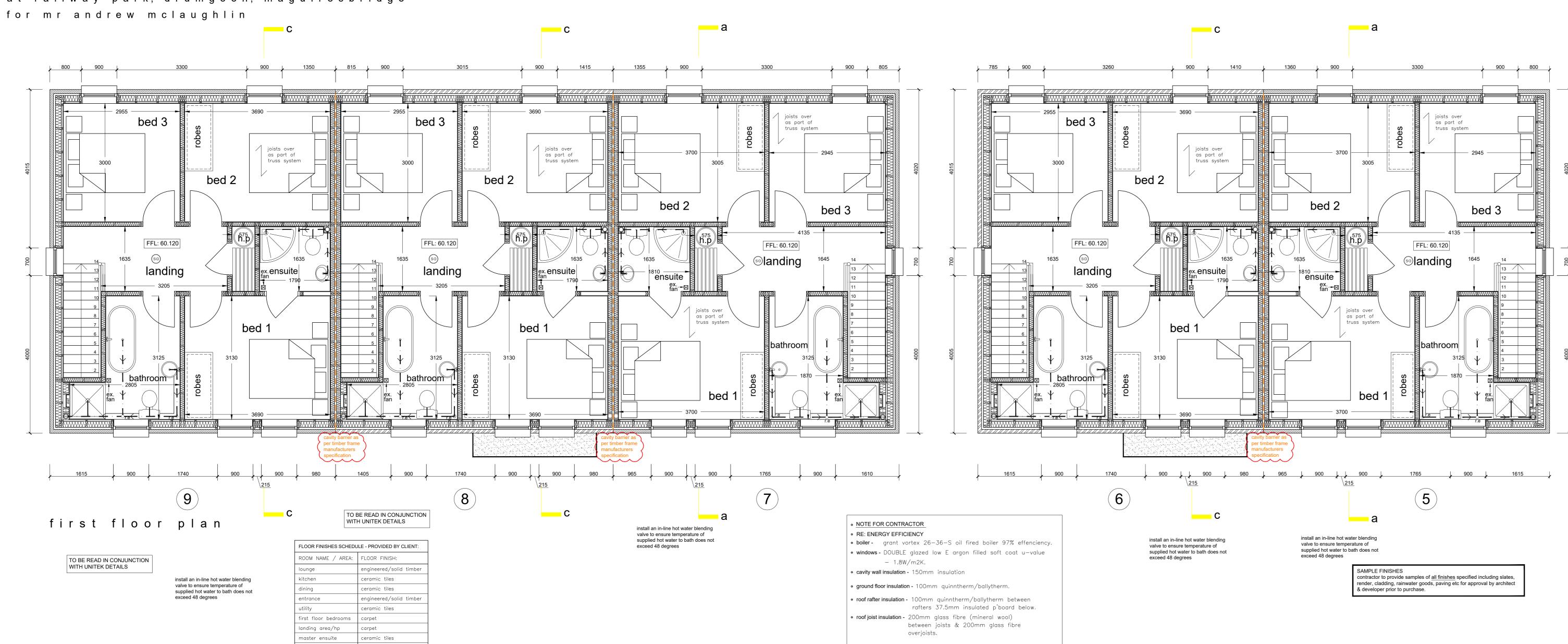
proposed housing development-'phase 2' at railway park, drumgoon, maguiresbridge



#### 6.00 WALLS 6.01. EXTERNAL WALLS

### 6.01.1. CAVITY WALLS 100MM DENSE CONCRETE BLOCKWORK AS OUTER SKIN OF CAVITY

WALL CONSTRUCTION. EXTERNAL RENDER BY REPUTABLE PLASTERER. EXTERNAL BRICK WORK BY MAIN CONTRACTOR. 50 MM VENTILATED CAVITY (2 INCHES).

PROVIDE SERVICE OF 40MM WITH 12.5 PLASTERBOARD

6.02.2 TIMBER STUD WALLS - TIMBER FRAME CONSTRUCTION TO

150MM MINERAL FIBRE INSULATION BY TIMBER FRAME MANUFACTURER

#### APPROVED BY BUILDING CONTROL 3 WEEKS PRIOR TO FABRICATION. 100x50mm SW STUDS AT 400 CRS AND BEHIND ALL CUT EDGES OF LATHS. 100x50mm SW NOGGINGS AT MAX. 1200mm CRS (BUT NO UNDER LATH JOINTS). INCLUDE FOR 100x50 MM DOUBLE SOLE, DOUBLE HEAD & JAMB

PLATES. AT HEAD OF PARTITIONS WHERE STUDWORK RUNS BETWEEN CEILING JOISTS IN DIRECTION OF SPAN, FIX 150x38mm SOLID BRIDGING BETWEEN JOISTS AT 600mm CRS. GENERALLY, TRIM DOOR AND OTHER OPENINGS WITH BOLTED TO FLANGES, WITH 19MM BRIDGING BOARD LAID OVER TOP 100x50mm FINISHED DOOR LININGS. 100 MM FIBREGLASS QUILT SOUND INSULATION BETWEEN STUDS. FIX 12.5 MM PLASTERBOARD TO BOTH SIDES. JUTE SCRIM REINFORCEMENT TO ALL INTERNAL ANGLES, EXPANDED METAL BEAD TO ALL EXTERNAL ANGLES. 5 MM THISTLE SKIM FINISH. PLASTER WELL WORKED INTO ROUNDED EDGES OF LATHS. ALL TIMBERS TO BE PRESSURED IMPREGNATED SW.

MORTAR WITH NOT LESS THAN 75 MM OVERLAP AT ANY JOINTS. DPC TO ALL BETWEEN CILL AND INNER LEAF. HEADS, CILLS, JAMBS & THRESHOLDS IN EXTERNAL WALLS. DPC IN WALLS AT FLOOR LEVEL TO BE AT LEAST 150 MM ABOVE FINISHED GROUND LEVEL. DPC 6.03.6 LINTEL MEMBERS TO INTERNAL WALL & INTERNAL LEAF OF EXTERNAL CAVITY WALLS TO BE OF SUFFICENT WIDTH TO BE LAPPED & BONDED TO DPM IN FLOOR. EVERY 4TH LINTELS WITHIN TIMBER FRAME PANELS PERPEND ABOVE A HORIZONTAL DPC TO BE LEFT OPEN AS WEEPHOLES.

#### 7.01 GROUND FLOOR CONSTRUCTION 7.01.1 SOLID GROUND FLOOR

FINISHING MATERIAL ON 100 MM FINE CONCRETE SCREED ON 150MM CONCRETE SUB-FLOOR ON 100 MM EXTRUDED BALLYTHERM/ QUINTHERM OF INSULATION BOARD ON RADON RESISTING MEMBRANE TO FOUNTALENT OF 2000 GAUGE CONTINUOUS POLYTHENE DPM LAPPED & BONDED TO DPC ON 50 MM SAND BLINDING ON 300 MM MIN. GRADED HARDCORE, WELL CONSOLIDATED, HARDCORE TO BE COMPACTED IN LAYERS OF 225MM MAXIMUM, WITH A TOTAL DEPTH NOT EXCEEDING 600MM. 25 MM EXTRUDED POLYSTYRENE BOARD F.R.A. DRESSED

DOWN VERTICALLY AT EDGES FOR A MINIMUM OF 600 MM. 12 MM EXPANSION JOINT BETWEEN EDGE OF CONCRETE BASE AND FACE OF WALL USING JOINT FILLER, POLYTHENE FOAM STRIP AND SEALED WITH

PRECAST CONCRETE THRESHOLD AT EXTERNAL DOORWAYS, DPM DRESSED TO BACK, INCLUDING WEATHER BAR. DPM SHALL BE FULLY LAPPED & BONDED TO DPC'S IN INTERNAL WALLS AND INTERNAL LEAVES OF ALL EXTERNAL WALLS. PROTECT RADON SHIELD MEMBRANE TO BE PROVIDED TO COMBAT RADON GASES IN THE GROUND. INSTALL RADON SHIELD MEMBRANE (AS DPM) IN ACCORDANCE WITH IAB CERT NO. 98/0075 WITH RADON

OLLECTION SUMP & VENT PIPE. ENTIRE INSTALLATION TO COMPLY WITH RECOMMENDATIONS IN DETAILED BOOKLET. FOR FURTHER RADON INFORMATION SEE RELEVANT CONSTRUCTION DETAILS.

UNDERFLOOR HEATING: CONSTRUCTION ARRANGEMENT SHOULD BE THAT THE POSITION OF THE INSULATION IS LAID TO THE TOP OF THE 150MM CONCRETE SUB-FLOOR AND THE HEATING PIPES ARE THEN LAID ACCROSS THE INSULATION. 100MM SCREED TO FINISH AS STANDARD.

# 7.02. CEILING / FLOOR JOIST CONSTRUCTION

## 7.02.1 CONSTRUCTION -

## FIRST FLOOR CONSTRUCTION: DOUBLE LAYER OF PLASTERBOARD TO GROUND FLOOR CEILING,

FLOOR JOISTS PLACED ON GROUND FLOOR LOAD BEARING STUE WALLS. PROVIDE 100MM GLASS FIBRE INSULATION BETWEEN JOISTS. 22MM P5 CHIPBOARD TO FLOOR. ALL TO TIMBER FRAME MANUFACTURER DETAILS. FLOOR JOISTS / CEILING JOISTS / COLLAR TIES:

AT 400MM CRS, END OF JOISTS BUILT IN TO WALL OR SUPPORTED OFF PROPRIETARY JOIST HANGERS FIXED TO WALL. 195 X 38MM C16 TREATED JOISTS OVER ALL FIRST FLOOR ROOMS, AT 400MM CRS.

220 X 44MM C24 TREATED JOISTS OVER ALL GROUND FLOOR ROOMS.

150 X 50MM C16 TREATED COLLAR TIES TO LOCATIONS SHOWN ON CROSS SECTIONS, AT 400MM CRS. PROVIDE 100 X 50MM C16 TREATED HANGERS WHERE REQUIRED TO SUPPORT JOISTS OFF RAFTERS.

ALL JOISTS / COLLAR TIES TO BE SIZED, DESIGNED AND FABRICATED BY REPUTABLE ATTIC TRUSS ROOF MANUFACTURER. MANUFACTURER OF ATTIC TRUSSES TO PROVIDE CLEINT AND JOINER THEIR DETAILS 3 WEEKS PRIOR TO FABRICATION. ALL BRIDGING AND SUPPORT AS DESIGNED AND REQUIRED BY ATTIC TRUSS ROOF MANUFACTURER.

ALL JOISTS C16 GRADE AT 400 MM CRS. 147/170/195/220 X 38 MM SW TIMBER SOLID BRIDGING AT 450 MM CRS. 147/170/195/220 X 100 X 32 MM FOLDING WEDGES (TREATED) BETWEEN END JOISTS AND PARALLEL WALLS, MAX. 1500 MM CTS. 50 X 6 GALVANISED M.S. ANCHOR BARS TO PARALLEL WALLS FIXED OVER 3 NO. JOISTS, MIN. 1800 MM CTS. JOISTS TO BE DOUBLED UP UNDER STUD WALL (STRUCTURAL).

147/170/195/220 X 50 MM SOLID BRIDGING AT 450MM CTS. TO CARRY STUD WALLS (NON- STRUCTURAL) RUNNING PARALLEL TO TRIMMERS AND BOLTED AT 450 MM CTS. USING 9 MM BOLTS WITH SAW-TOOTHED WASHERS SUPPORT (WHERE REQUIRED) :

bathroom

JOISTS LAID OVER STEEL BEAM: OR

(WHERE RELEVANT).

ceramic tiles

JOISTS CUT INTO WEB OF STEEL BEAM AND SPIKED TO WALLPLATE BOLTED TO FLANGES, WITH 19MM BRIDGING BOARD LAID OVER TOP DOUBLE FLOOR JOISTS TO BE PROVIDED WHERE SUPPORTING BATH

CFILING FINISH THROUGHOUT DWFILINGS: REPUTABLE DESIGN & SUPPLIER. FULL DETAILS & INSTRUCTIONS TO BE LEVEL CEILINGS TO HAVE 12MM PLASTERBOARD WITH 5MM PLASTER AND SKIM FINISH TO UNDERSIDE.

> SUPPORT (WHERE REQUIRED) JOISTS LAID OVER STEEL BEAM; OR OISTS CUT INTO WEB OF STEEL BEAM AND SPIKED TO WALLPLATE

6.03.3 RECONSTITUTED CILLS (150mm deep)

245x140MM 2 COURSE RECONSTITUTED STONE CILLS WITH 15MM WATER DRIP CAST 15MM FROM LEADING EDGE BY REPUTABLE SUPPLIER, INNER LEAF BLOCKWORK LEVEL WITH TOP OF CILL, JOINTS PLUGGED WITH TIMBER GROUNDS FOR FIXING CILL BOARD. DPC DRESSED UNDER AND TO BACK OF CILL 25MM. PROVIDE DPC TO COMPLY TO B.S. 743:1970, LAID ON A LEVEL BED OF BALLYTHERM/QUINNTHERM INSULATION BOARD PACKED BEHIND DPC

OPENINGS IN LOAD-BEARING WALL PANELS WILL INCLUDE A LINTEL AT

THE HEAD OF THE OPENING TO TRANSMIT LOADS TO THE FLANKING STUDS AND CRIPPLE STUDS. THE NUMBER OF CRIPPLE STUDS REQUIRED DEPENDS ON THE SIZE OF THE OPENING AND THE LOAD BEING CARRIED BY THE LINTEL. THE EXTERNAL SHEATHING SHOULD BE NAILED TO THE HEAD PLATES. LINTEL MEMBERS AND LINTEL FRAMING PLATE, AND ALSO TO BOTH THE CRIPPLE AND ADJACENT STUDS.

PROPRIETARY STAINLESS STEEL WALL TIES SHOULD BE NAILED TO THE TIMBER FRAME AT STUD LOCATIONS. WALL TIES SHOULD NOT BE FIXED TO THE SHEATHING MATERIAL ONLY. THE APPROPRIATE WALL TIES AND FIXINGS WILL BE SUPPLIED BY THE TIMBER FRAME MANUFACTURER

WALL TIES ARE SPACED AT 450MM VERTICAL CENTRES, 600MM HORIZONTAL CENTRES AND 225MM VERTICAL CENTRES AROUND OPES, UNLESS OTHERWISE SPECIFIED. IN ACCORDANCE WITH BS 1243.

6.03.8 COLD BRIDGING ALL WINDOW & DOOR JAMBS, HEAD & CILL DETAILS SHALL HAVE 25 MM THICK BALLYTHERM/QUINNTHERM INSULATION BOARD TO PREVENT ANY COLD BRIDGES OCCURING INSULATION AT WINDOWS & DOOR JAMBS SHALL BE 150 MM WIDE AS DPC TO ALLOW 50 MM OVERLAP WITH CAVITY WALL

6.03.9 CAVITY TRAYS PROPRIETARY PVC STEPPED/HORIZONTAL CAVITY TRAYS SHALL BE

PROVIDED IN ALL EXTERNAL WALLS IN CONJUNCTION WITH ANY UPSTAND FLASHINGS ON OUTER FACE OF WALL OR AIR VENTS, ETC. IN THE WALL WHICH BRIDGE THE CAVITY CAVITY TRAYS TO B.S. 5628: PT3 1985. 6.03.10 CAVITY CLOSERS AT WINDOW JAMBS PREFERABLY CAVITIES TO BE CLOSED BY

BRICK/BLOCK WALL CONSTRUCTION. HOWEVER, IF NOT USE 12.5mm CALCIUM SILICATE BOARD, AS PER 'SUPALUX' / 'THERMABATE' CAVITY CLOSERS OTHER EQUAL AND APPROVED TO SEAL CAVITY BETWEEN 6.03.12 EXPANSION AND CONTRACTION JOINTS CONTRACTION JOINTS TO BE PROVIDED IN CONCRETE BLOCKWORK AT

9M CENTRES 6M CENTRES TO BRICKWORK JOINTS TO BE 10mm IN OUTER LEAF. OUTER/INNER SKIN TO BE TIED WITHIN 300mm OF JOINT AT EVERY 4TH COURSE OF JOINTS TO BE PACKED WITH PROPIETARY JOINT FILLER, COVERED WITH A POLYETHYLENE FOAM STRIP AND SEALED WITH MASTIC JOINT SEALANT.

8.00 STAIRS 8.01.1 STAIRS OFF DWELLING ENTRANCE AREA: DESCRIPTION: DOG-LEG FLIGHT CLOSED THREAD REDWOOD PINE

SATISFACTION AND ON SITE INSTRUCTION.

STAIRS. OPEN UNDERNEATH. PINE TIMBER BOARDS, HANDRAIL AND BALLUSTERS, TO SPECIALISTS DETAILS AND INSTRUCTIONS.

8.01.1 STAIRS WITHIN DWELLING ENTRANCE AREA: DESCRIPTION: CONTINUOUS STAIRS AS SHOWN, PROVIDED IN REDWOOD PINE STRUCTURE / MDF TRIM. PINE TIMBER BOARDS, HANDRAILS AND BALUSTERS ALL TO CLIENTS

. RISERS AT 14 @ 203 GOINGS AT 13 @ 230.000r 637.20 OF STAIRS 900 (B/N BISTRG

9.01.2.19 PRESEVATIVE TREATMENT DWFILING STAIRS, HANDRAIL (PINF): MIN. 900 MM ABOVE PITCHING ALL ROOF TIMBERS ARE TO BE PRESERVATIVE TREATED AGAINST LINE STANDARD SECTION TO OPEN SIDES. BALLUSTERS (PINE) - STANDARD SECTION AT MAX. 100MM CRS ENSURING THERE IS NO OPENING IN A BALLUSTRADE OF SUCH SIZE AS WOULD PERMIT THE PASSAGE THRU IT OF A SPHERE HAVING A

AND CONSTRUCTED SO A CHILD CANNOT READILY CLIMB UP ON IT. LANDINGS · HANDRAIL AT 1 1M OFF FLOOR LEVE FLOOR TO FLOOR DIMENSIONS TO BE CHECKED ON SITE BEFORE STAIR FABRICATION. STAIRS TO HAVE A MIN. 2000 MM CLEAR HEADROOM OVER THEIR FULL LENGTH & WIDTH.

HEADROOM TO BE MEASURED VERTICALLY FROM THE PITCHING LINE & THE LEVEL OF THE LANDING. GOING TO EXTERNAL STEPS 250MM MIN., RISER TO EXTERNAL STEPS

190MM MAX. PROVIDE HANDRAIL AT HEIGHT 900MM WHERE AGGREGATE RISE EXCEEDS 600MM. 9.00 ROOF CONSTRUCTION

9.01. PITCHED ROOF CONSTRUCTION

9.01.1 ROOF COVERING CUPA 3 HD NATURAL BLACK SLATES TO ROOF; 500X450MM SIZE, OR OTHER EQUAL & APPROVED BY ARCHITECT & DEVELOPER. PROVIDE MATCHING CLAY RIDGE CAPS AS RECOMMENDED BY SLATE SUPPLIER. ROOF VENTILATION PROVIDED BY IN- LINE SLATE VENTS. MATERIALS AND METHODS OF FIXING TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS. ROOF PITCH - 32° (SEE CROSS SECTIONS).

9 01 1 02 PREPARATION FOR COVERING 38 MM X 25 MM TREATED SW BATTENS NAILED AT EVERY RAFTER, ON PROTECT VP 400 UNDERLAY (REINFORCED) LAID PARALLEL TO EAVES WITH 150 MM LAPS AT JOINTS AND NAILED AT 225 MM CRS.

9.01.2.02 TRADITIONAL ATTIC TRUSS ROOF CONSTRUCTION. RAFTERS & JACK RAFTERS TO BE AS SIZED & DESIGNED ON RELATIVE DETAILED SECTIONS & IN ACCORDANCE WITH ENGINEERS DETAILS & CALC'S. (C16) SW TIMBER. PRESSURE IMPREGNATED AT 400MM CRS. BUTTED TO RIDGEBOARD AT APEX. RAFTERS BIRDS-MOUTHED OVER TIMBER WALLPLATE SECURED TO WALL AT EAVES.

9.01.2.03 HIP, CROWN & VALLEY RAFTERS ALL HIP, CROWN AND VALLEY RAFTERS SECURELY FIXED AT RIDGE/ WALLPLATE, IN POSITIONS SHOWN ON ROOF PLAN AND SUPPORTED BY WALLS CARRIED UP WHERE POSSIBLE. (SIZED BY TRUSS ROOF MANUFACTURER).

9.01.2.04 VALLEY BOARDS WHERE ROOF CONSTRUCTION HAS VALLEY RAFTERS VALLEY ROARDS TO BE LAID ON RAFTERS EACH SIDE OF VALLEY, ALONG FULL LENGTH ON INTERSECTION. (SIZED BY TRUSS ROOF MANUFACTURER). WHERE VALLEYS ARE FORMED WITHOUT VALLEY RAFTERS, LAY BOARDS

TO BE LAID OVER AND FIXED TO PRIMARY ROOF STRUCTURE TO CARRY ENDS OF DIMINISHING RAFTERS (JACK RAFTERS). (SIZED BY TRUSS ROOF MANUFACTURER). 9.01.2.06. RIDGEBOARD RIDGES TO BE SW TIMBER SUPPORTED ON WALLS CARRIED UP AS

SHOWN ON ROOF PLAN. (SIZED BY TRUSS ROO MANUFACTURER). 9.01.2.10 WALLPLATES WALLPLATE TO BE 100/50 X 50/75 MM TREATED SW TIMBER WALLPLATE, IN POSITIONS SHOWN ON SECTION(S), SECURELY FIXED TO WALLS WITH 'CATNIC' MILD STEEL STRAPS AT MAX. 1500 MM CTS. DOUBLE UP OVER OPENINGS.

COLD WATER STORAGE: 44 X 15 MM MITRED FRAMING SCREWED TO 6 MM MINERAL FIBREBOARD TO FORM TRAY, ON 19 MM EXTERNAL GRADE PLYWOOD ON 125 X 50 MM SW BEARERS AT 400 MM CTS. ON 75 X 50 MM COUNTER BEARERS SPANNING ACROSS 5 NO. CEILING JOISTS.

19 MM EXTERNAL GRADE PLYWOOD ON 100 X 38 MM SW BEARERS BOLTED TO RAFTER ? TRUSS AT HIGH 6 MM DIA. BOLTS. 9.01.2.15 LATERAL SUPPORT WHERE WALLS RUN PARALLEL WITH THE CEILING /FLOOR JOISTS THEN LATERAL RESTRAINT MUST BE GIVEN AS FOLLOWS: 1200X30X5MM GALVANISED STEEL CATNIC TYPE STRAPS WITH ONE END FIXED INTO CAVITY AND OTHER END FIXED SECURELY ACROSS

3 NO. RAFTERS/CEILING/FIRST FLOOR JOISTS AT .... 2000MM MAX. CENTRES. PROVIDE SOLID STRUTTING UNDER ALL 9.01.2.16 RAFTERS (TYING BACK) WHERE THERE ARE RAFTERS RUNNING AT RIGHT ANGLES TO CELLING JOISTS/COLLAR TIES, A DIAPHRAM SHALL BE CREATED OF 19MM SHEET PLYWOOD FIXED ACROSS AT LEAST 3NO. CEILING JOISTS. 'CATNIC' GALVANISED MILD STEEL STRAPS SHALL THEN BE FIXED TO

TOE OF RAFTER AND SECURELY FIXED ACROSS DIAPHRAM INTO 3NO. CEILING JOISTS/COLLAR TIES. RAFTERS DESIGNED, AND TO BE FABRICATED AND BRACED IN ACCORDANCE WITH BS 5268 PART 3 1985. 9.01.2.17 STRUCTURAL TIMBERS ALL STRUCTURAL TIMBERS TO BE C16 GRADE AND TO BE STAMPED AS SUCH TO STRENGTH CLASS C16. ALL SUCH TIMBERS TO BE PRESSURE IMPREGNATED WITH ALL CUT EDGES BEING RETREATED

WITH APPROVED PRESERVATIVE BEFORE FIXING. 9.01.2.18 SPECIES OF STRUCTURAL TIMBERS ALL STRUCTURAL TIMBER MEMBERS SHALL BE IN SOFTWOOD OR WHITEWOOD EUROPEAN SPRUCE OR EQUAL WHICH SATISFIES PART B OF THE BUILDING REGULATIONS 9.01.2.18 SPECIES OF STRUCTURAL TIMBERS ALL STRUCTURAL TIMBER MEMBERS SHALL BE IN SOFTWOOD OR WHITEWOOD EUROPEAN SPRUCE OR EQUAL WHICH SATISFIES PART B OF THE BUILDING REGULATIONS.

WOODWORM AND FUNGUS ATTACK BY DOUBLE VAC-VAC PROCESS OR OTHER EQUAL AND APPROVED. ANY CUT ENDS ARE TO BE RETREATED WITH APPROVED PRESERVATIVE BEFORE FIXING. SUPPORTING STEEL BEAMS AND PURLINS TO BE ENCLOSED WITHIN BLOCKWORK AND GENERAL CONSTRUCTION BUT PROVIDED WITH 30 9.01.2.20 SUPPORTING WALLS MINUTES FIRE RESISTANT HAMRON PAINT COATING. BUILDING CONTROL WHERE NECESSARY WALLS TO BE CARRIED UP TO THE UNDERSIDE TO BE PROVIDED WITH CERTS FOR APPLICATION APON COMPLETION. OF THE ROOF MEMBERS TO PROVIDE SUPPORT TO SAME AS

## 9.01.3 OPENINGS

9.01.3.01 OPENINGS IN THE ROOF WHERE THERE ARE OPENINGS IN THE ROOF (CHIMNEY/FLUE, ROOFLIGHT, ETC.), OPENING TO BE TRIMMED AS FOLLOWS: PROVIDE A DOUBLE TRIMMING RAFTER AT EACH SIDE OF OPENING. NOGGIN PIECE OF SAME DIMENSION AS ADJOINING RAFTERS, AT RIGHT ANGLES TO TRIMMING RAFTERS. NOGGIN PIECE TO UPPERSIDE OF OPENING TO BE AS PER TRIMMING RAFTERS SO AS TO ACCEPT LOAD FROM INTERMEDIATE RAFTERS.

FNDS OF STRUCTURAL BEAMS.

11.01.2 PVC, DOUBLE GLAZED -

TO ALL SANITARY ACCOMODATION.

DOORS TO BE APPROVED BY ARCHITECT.

SATISFACTION OF DEVELOPER & ARCHITECT.

INTERNAL DOORS WHERE NOTED ON PLAN.

11.02 SAFETY GLASS (marked "sg" on elevations)

SATISFACTION OF ARCHITECT.

11.01 WINDOWS & DOORS

U-VALUE 1.8W/M2K.

ON ELEVATIONS.

SAFETY GLASS.

WINDOW OPENINGS:

PARAGRAPH 1.9)

**EMERGENCY EGRESS WINDOWS:** 

ENDS OF ALL STRUCTURAL BEAMS TO BE BOLTED TO REINFORCED

CONCRETE PADSTONE (440/665/890) WITH 2NO. M16 H.D BOLTS.

WINDOWS TO BE CREAM PVC WITH WOOD GRAIN TEXTURE, DOUBLED

ON OPENINGS TO BE TOP / SIDE HUNG. PROVIDE FROSTED GLASS

ALL SINGLE EXTERNAL DOORS TO BE BLACK ALU-CLAD (WHITE ON

ALL COLOURS, DESIGN, OPENINGS AND TYPES OF WINDOWS AND

EXTERNAL DOORS TO DESIGN INDICATED ON ELEVATIONS, TO THE

TO APPROVE DOORS & WINDOWS PRIOR TO PURCHASE. GLAZED

INTERNAL DOORS TO BE REDWOOD PINE, PAINTED DOORS. DEVELOPER

ALL AREAS OF GLAZING BELOW 800MM ABOVE FINISHED FLOOR LEVEL

500MM ABOVE THE SAME LEVEL IN A DOOR OR SIDE PANAL CLOSE

O EITHER EDGE OF A DOOR (300MM), SHALL BE CONSIDERED AS

CRITICAL LOCATIONS AND SHALL BE GLAZED WITH 6.4MM LAMINATED

SAFETY GLAZING TO COMPLY WITH THE TEST REQUIREMENTS OF CLASS

LAZING IN CRITICAL LOCATIONS TO COMPLY WITH TB-V DIAGRAM 1

SATISFY THE TEST REQUIREMENTS OF CLASS 3 OF BE EN 12600 FO

GLASS. WHERE THE GLAZING IS INSTALLED IN A DOOR OR DOOR SIDE

ANEL AND HAS A PANE WIDER THAN 900MM, IT SHALL SATISFY THE

GLAZING SUITABLE FOR INSTALLATION IN A CRITICAL LOCATION SHALI

ALL WINDOW OPENINGS WITHIN 800MM OF FIRST FLOOR LEVEL

EMERGENCY EGRESS WINDOWS TO BE IN ACCORDANCE WITH

HABITABLE ROOM ON FIRST FLOOR OR 575MM X 575 (SEE

ABOVE FFL IF CILL IS LESS THAN 800MM FROM FFL.

COMPLY WITH PART V IN CRITICAL LOCATIONS.

TO BE CARRIED OUT BY SPECIALISTS.

THAN 1100MM ABOVE FLOOR LEVEL.

12.01.1 INTERNAL PLUMBIMG

12.00 SERVICES

12.01 PLUMBING

EXTERNAL DOOR THRESHOLDS:

FIXED PANE BELOW MEANS OF ESCAPE WINDOW OPENING:

SAFE MEANS OF ACCESS TO CLEAN GLAZING IS REQUIRED,

SHOULD HAVE GUARDING IN ACCORDANCE WITH SECTION 4. NOTE:

RESTRICTORS ARE NOT ACCEPTABLE ON OPENABLE/EGRESS WINDOWS

CLEAR OPENING NOT LESS THAN 0.33M2 AT LEAST 450MM HIGH

- LOWER EDGE OF OPENING BETWEEN 800MM AND 1100MM OF FFL.

PROVIDE BOTTOM LEVEL OF ESCAPE WINDOWS NO LESS THAN 800MM

FROM FFL. ALTERNATIVELY PROVIDE PERMANENT GUARDING 800MM

ANY FIXED GLAZING PANE BELOW MEANS OF ESCAPE WINDOW MUST

THEREFORE CLEANING OF GLAZING ABOVE GROUND FLOOR LEVEL IS

THRESHOLDS TO EXTERNAL DOORS TO BE NOT MORE THAN 15MM

HIGH, THIS IS ESSENTIAL TO LEVEL ACCESS ENTRANCE ESPECIALLY.

IN ORDER TO PERMIT AIR TRANSFER THROUGHOUT THE DWELLING,

ENSURE 10MM GAP IS PROVIDED UNDER ALL INTERNAL DOORS.

MEANS OF ESCAPE WINDOW TO HAVE CLEAR OPENING OF 850MM

HIGH AND 550MM WIDE, NOT LESS THAN 800MM AND NOT MORE

ALL SANITARY PIPEWORK, FITTINGS & JOINTS, ETC. TO BE U.P.V.C. IN

SOIL STACKS TO BE 100mm DIA. AND, WHERE NECESSARY, SHALL

BE TAKEN UP TO TERMINATE IN THE EXTERNAL AIR, MIN. 900 mm

ALL POINTS OF DISCHARGE INTO A SYSTEM SHALL BE FITTED WITH A

SIZE OF TRAP & DEPTH OF SEAL FOR AN APPLIANCE SHALL BE AS

WATER SEAL (TRAP) CONFORMING TO b.s. 3943: 1988. THE MINIMUM

75\*

75\*

75\*

ACCORDANCE WITH B.S. 4514: 1983. ALL PIPES BEING FIRMLY

ABOVE ANY OPENING INTO A BUILDING WITHIN 3.0 m. WITH A

PROPRIETARY COVER WHICH DOES NOT RESTRICT AIR FLOW.

Appliance Dia. of Trap Depth of Seal

40

40

40

SUPPORTED WITH OUT RESTRICTING THERMAL MOVEMENT.

WITHSTAND A HORIZONTAL FORCE OF 0.36kN/M. NOTE: IT MUST ALSO

AND 450MM WIDE (MIN. SIZE OF OPENING 450 X 7.34MM IN EVERY

TEST REQUIREMENTS OF CLASS 2 OF BS EN 12600.

ALL DOORS & WINDOWS INSTALLED BY SPECIALISTS TO THE

THE INSIDE), DOUBLE DOORS TO BE CREAM PVC TO DESIGN SHOWN

GLAZED, TO DESIGN & OPENINGS AS SHOWN ON ELEVATIONS. HINGES

DOUBLE GLAZED LOW E ARGON FILLED SOFT COAT WINDOWS,

CHIMNEY BREAST TO BE TRIMMED LEAVING MIN. 38MM GAP BETWEEN STACK & TIMBER AND MIN. 50MM GAP BETWEEN STACK & STRUCTURAL ELEMENTS (STEELWORK). 9.01.4 DETAILS

RAFTERS SPIKED TO 100X50MM WALLPLATE AND STRAPPED TO INNER SKIN WITH GALVANISED M.S. STRAPS @ 1500MMCTS. NO PROJECTING SOFFITT AND NO FASCIA BOARD. PROVIDE 'GLIDEVALE' RAFTER VENTILATORS REF: RV625 (WITH INTEGRAL INSECT MESH) FIXED BETWEEN RAFTERS TO GIVE EQUIVALENT OF CONTINUOUS RECOMMENDED AIR GAP OVER INSULATION. GLIDEVALE OVER FASCIA EAVES SKIRT, FV100 FASCIA VENTILATOR TO PROVIDE EQUIVALENT OF CONTINUOUS 25MM AIR GAP. ROOFING FELT/UNDERLAY DRESSED OVER, LYING ON 9mm EXTERNAL GRADE PLYWOOD ON SW TILTING FILLET. GUTTER BRACKETS TO BE FIXED (HIDDEN) TO RAFTER TAILS. FLUSH VERGES AND SOFFITS MUST BE PROVIDED, WITH FINAL FINISH RIGHT UP TO ROOF

9.01.4.03 RIDGE VENTILATION PROVIDE HIGH LEVEL IN-LINE TILE/SLATE VENTILATOR IN ACCORDANCE WITH RELEVANT CONSTRUCTION DETAIL AND ASSOCIATED 'GLIDEVALE' SPECIFICATIONS. OR ALTERNATIVELY PROVIDE 'GLIDEVALE' RIDGE VENTILATORS REF: G5A (CUT ROOF) WITH INTEGRAL INSECT SCREEN, BAFFLES AND DETACHABLE EXTENSION SLEEVE. INSTALL TO ACHIEVE 5000M2/M TO BS 5534 Pt1 1990 AND IN ACCORDANCE WITH

MANUFACTURERS INSTRUCTIONS. 9.01.4.04 VERGE VERGE LADDER CONSTRUCTED USING 150 X 50 MM (C16) INNER & OUTER RAFTERS AND LADDER TIMBERS SPIKED TO END RAFTER/TRUSS. 200 X 19MM TREATED SW BARGE BOARD WITH 9MM EXTERNAL GRADE PLYWOOD SOFFIT.

9.01.4.05 RAKING ABUTMENT NO.3 LEAD SOAKERS TO EACH COURSE, 100MM HORIZONAL LAP OVER FELT UNDERLAY, TURNED OVER HEAD OF SLATE/TILE AND MIN. 75MM VFRTICALLY UP WALL NO.4 LEAD COVER FLASHING DRESSED OVER

UPSTAND AND TURNED MIN. 100MM INTO BRICK COURSE. PROPRIETARY STEPPED CAVITY TRAY OVER LEAD COVER FLASHING IN 9.01.4.06 HEAD OF RAKING ABUTMENT NO. 4 LEAD COVER FLASHING DRESSED MIN. 150MM OVER TOP SLATE/TILE OVER AND TURNED MIN. 100MM INTO BRICK COURSE. PROPRIETARY STEPPED CAVITY TRAY OVER LEAD COVER FLASHING IN

SW TILTING FILLETS POSITIONED TO ALLOW MIN. 200MM OPENING BETWEEN EDGE OF TILES. NO.4 LEAD GUTTER DRESSED OVER VALLEY/LAY BOARDS AND UP UNDER TILES/SLATES AND MIN. 150MM BEYOND TILTING FILLETS. LEAD TO HAVE ROLLED EDGES TO PREVENT 9.01.4.09 STEPPED LEAD VALLEY

LEAD VALLEY TO BE CODE 5 TAKEN UP WALL TO 150MM ABOVE FLOOR OF VALLEY AND UP ROOF BY MIN. 200MM. VALLEY TO BE NTER FLASHED ON WALL SIDE, TURNED MIN. 100MM INTO WAL UNDERLAY AND SLATES/TILES TO BE DRESSED OVER LEAD ON ROOF SIDE. VALLEY TO FALL 1: 80 MIN. LEAD TO BE LAID IN LENGTHS NOT EXCEEDING 2000MM. 50MM STEPPED JOINTS TO BE FORMED AT MAX. 2000MM CENTRES ALONG THE LENGTH OF THE VALLEY. WHERE LEAD EXCEEDS 800MM IN WIDTH, A WOOD CORED ROLL JOINT IS TO BE INTRODUCED AND FURTHER WOOD CORED ROLL JOINTS TO BE INTRODUCED FOR EVERY ADDITIONAL 800MM. THE LEAD IS TO BE LAID OVER 150 COROVIN UNDERLAY TO B.S.747 1994 TYPE ON 25MM WBP PLYWOOD ON SW FIRRINGS ON 100 X 38MM SW BEARERS FIXED TO ROOF AND WALL LEAD TO BE DRESSED INTO GUTTERS AT FOOT. LEAD TO BE FINISHED WITH PATINATION OIL 9.01.4.10 CHIMNEY RAKING FLASHING

NO.3 LEAD SOAKERS TO EACH COURSE. 100MM HORIZONTAL LAP OVER FELT UNDERLAY, TURNED OVER HEAD OF SLATE/TILE, & MIN. 75MM VERTICALLY UP WALL. NO 4 LEAD APRON COVER FLASHING DRESSED OVER UPSTAND AND TURNED MIN. 25MM INTO BRICK COURSE. PROPRIETY CAVITY TRAY LAPPED OVER LEAD COVER FLASHING IN WALL. BACK GUTTER FLASHING SITE WORKED NO.5 LEAD GUTTER ON 19MM WPR PLYWOOD ON RAFTERS. ROOF SLOPE SIDE OF LEAD TO BE DRESSED UP UNDER ROOFING FELT AND OVER TILTING FILLET (EDGE OF LEAD TO BE WELTED). CHIMNEY STACK EDGE OF LEAD TO BE DRESSED OVER COVED CORNER AND MIN. 150MM UP WALL. NO. 4 LEAD APRON

COVER FLASHING TURNED MIN. 100MM INTO WALL. PROPRIETY CAVITY

TRAY LAPPED OVER LEAD COVER FLASHING IN WALL.

1 LAYER OF 200MM QUILT OVER JOISTS, EQUIVALENT).

HEAD OF RAKING FLASHING:

NO 4 LEAD COVER FLASHING DRESSED MIN 150MM OVER TOP SLATE/TILE OVER AND TURNED MIN. 100MM INTO BRICK COURSE. PROPRIETARY STEPPED CAVITY TRAYOVER LEAD COVER FLASHING IN 9.01.4.11 LEADWORK ALL LEADWORK TO COMPLY WITH BS 6915: 2001 AND LEAD ASSOCIATION COMPLETE MANUAL 2000. ALL LEADWORK TO BE TO THE LEAD DEVELOPMENT ASSOCIATION STANDARDS REFER TO L.D.A. LEAD SHEET MANUAL 2000 FOR ADDITIONAL DETAILED

INFORMATION. 9.01.5 INSULATION 9.01.5.01 INSULATION (BETWEEN JOISTS) 400MM ROCKWOOL INSULATION OULLT TO BE PROVIDED TO ACHIEVE REQUIRED U-VALUE (1 LAYER OF 200MM QUILT BETWEEN JOISTS AND

\*MAY BE REDUCED TO 40mm FOR APPLIANCES LOCATED ON GROUND FLOOR DISCHARGING INTO AN EXTERNAL GULLY. ALL TRAPS TO BE REMOVABLE. IF A TRAP FORMS PART OF AN APPLIANCE SHALL BE REMOVABLE. THE SYSTEM SHALL BE CAPABLE OF WITHSTANDING AN AIR OR SMOKE TEST OF A POSITIVE PRESSURE OF 38mm FOR AT LEAST 3 MINUTES, AND EVERY TRAP SHALL MAINTAIN A WATER SEAL OF AT LEAST 25mm.

#### BRANCH PIPES SHALL BE AT LEAST THE SAME DIAMETER AS THE APPLIANCE TRAP, AND WHERE IT SERVES MORE THAN ONE APPLIANCE AND IS UNVENTED, IT SHALL BE OF AT LEAST THE DIA. & GRADIENT Appliance Min. pipe size. Gradient

100mm (Min. 1:100) Vashbasins 50mm (Min.1:150) SINGULAR (SERVING ONE APPLIANCE) UNVENTED BRANCH PIPE SIZES THE FLOOR AREA OF THE ROOM:

ARE AS FOLLOWS -: Pipe size(mm) Appliance W.c.'s 100 50 50

BRANCH PIPES SHALL DISCHARGE INTO A SOIL STACK IN A WAY WHICH PREVENT CROSS-FLOW INTO ANOTHER BRANCH PIPE AND NOT ESS THAN 450/750 mm ABOVE THE INVERT LEVEL AT THE FOOT OF RODDING POINTS SHALL BE PROVIDED TO GIVE ACCESS TO ANY LENGTH OF BRANCH PIPE WHICH CANNOT BE REACHED BY REMOVING WASTES FROM FIRST FLOOR WC'S, WHB'S, BATH AND SHOWER RUNNING THRU' FLOOR AND ROOF JOISTS SHALL BE WITHIN THE

- NOTCHES SHALL BE NO DEEPER THAN 0.125 TIMES THE DEPTH OF A JOIST; AND SHALL NOT BE CUT CLOSER TO THE SUPPORT THAN 0.07 OF THE SPAN, NOR FURTHER AWAY THAN 0.25 TIMES THE SPAN; - HOLES SHALL BE NO GREATER DIAMETER THAN 0.25 TIMES THE DEPTH OF THE JOIST; SHALL BE DRILLED AT THE NEUTRAL AXIS; SHALL BE NOT LESS THAN 3 DIAMETERS (C/C) APART; AND SHALL BE LOCATED BETWEEN 0.25 AND 0.4 TIMES THE SPAN FROM THE

NO NOTCHES OR HOLES SHALL BE CUT IN ROOF RAFTERS, OTHER THAN AT SUPPORTS WHERE THE RAFTER MAY BE BIRDSMOUTHED TO A DEPTH NOR EXCEEDING 0.33 TIMES THE RAFTER DEPTH.

12.01.2 SHOWER TRAY.

SHOWER TRAYS IN MAIN DWELLING TO BE LOCATED AT 150MM ABOVE FINISHED FLOOR LEVEL TO ALLOW ACCESS VIA PANEL FOR MAINTENANCE AND REPAIR. ANY LEVEL SHOWERS TO BE LAID TO SLIGHT FALL TO DISCHARGE. 12.01.3 CONSERVATION OF FUEL & POWER SPACE HEATING TO BE CONTROLLED BY THERMOSTATIC VALVES. FIT THERMOSTATIC CONTROL TO HOT WATER CYLINDER TO LIMIT THE TEMPERATURE OF STORED WATER. FIT INSULATING JACKET. COMPLYING TO B.S. 5615: 1985, TO HOT WATER CYLINDER. INSULATE ALL HEATING AND HOT WATER PIPES WITH INSULATION FOR THEIR ENTIRE LENGTH IN ACCORDANCE WITH TABLE 11 OF THE DOMESTIC HEATING COMPLIANCE GUIDE. COMPLYING WITH B.S. 5422: 1977 OF MIN. THICKNESS FOUAL TO PIPE DIAMETER AND/OR HAVING A THERMAL CONDUCTIVITY NOT EXCEEDING 0.45W/MK.

INSULATION WILL BE PROVIDED TO ALL PIPES CONNECTED TO HOT WATER STORAGE VESSEL FOR A DISTANCE OF AT LEAST 1.0M FROM HOT WATER STORAGE VESSELL TO BE 150 LITRE & PROVIDED WITH 50MM FACTORY APPLIED INSULATION. INSULATION TO PIPEWORK IN THE HEATING SYSTEM WILL COMPLY WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE. PRIMARY CIRCULATION PIPES FOR DOMESTIC HOT WATER CIRCUITS WILL BE INSULATED THROUGHOUT THEIR LENGTH WITH INSULATION COMPLYING WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE

CENTRAL HEATING & HOT WATER SYSTEMS: CENTRAL HEATING AND HOT WATER SYSTEMS DESIGNED, INSTALLED AND COMMISSIONED FOR THE PURPOSE OF CONSERVATION OF FUEL AND POWER, AND HANDED OVER IN EFFICIENT WORKING ORDER. CENTRAL HEATING & HOT WATER SYSTEMS: CENTRAL HEATING AND HOT WATER SYSTEMS TO BE COMISSIONED IN ACCORDANCE WITH THE PROCEDURE GIVEN IN THE DCLG PUBLICATION 'DOMESTIC HEATING COMPLIANCE GUIDE',

REPUTABLE SUPPLIER. IN POSITIONS AS INDICATED ON ELEVATIONS. HERTIAGE BLACK HALE ROLIND ALLIMINIUM CUTTER SUPPORTED ON BRACKETS AT 1000MM CTS. AND LAID TO FALL TO OUTLET. UNDERLAY DRESSED DOWN INTO GUTTER AND PULLED TIGHT TO ENSURE NO WATER RETAINING TROUGHS.

ALL RAINWATER GOODS TO BE HERITAGE BLACK ALLIMINIUM BY

HERTIAGE BLACK CIRCULAR ALUMINIUM DOWNPIPES FIXED WITH BRACKETS AT MAX. 1200MM CTS. PLUGGED AND SCREWED TO WALL. 12.02.3 SOIL VENT PIPES

SOIL VENT PIPES PASSING THRU' DWELLING TO BE ENCLOSED WITH PLASTERBOARD AND SKIM FINISH. VOID BETWEEN PLASTERBOARD AND SVP TO BE PACKED WITH MINERAL WOOL. EXTERNAL SVP'S TO PROJECT ABOVE WINDOWS BY 900mm MIN. IF WITHIN 3m OF WINDOW/DOOR OPENINGS (HORIZONTALLY). INTERNAL SVP'S TO TERMINATE AT RIDGE LEVEL. FLEXIBLE PIPE TO CARRY UP THRU' ROOF SPACE UP TO G52 GLIDEVALE RIDGE VENTILATOR. SEE RELEVANT CONSTRUCTION DETAIL. SOIL VENT PIPES TO BE BLACK IN COLOUR.

INTERNAL SVP's INTERNAL SVP's TO BE BOXED IN 12.5MM PLASTERBOARD IN CORNER OF ROOM AS SHOWN. VOID BETWEEN VENT PIPE AND PLASTERBOARD TO BE FILLED WITH 100MM ROCKWOOL INSULATION. VENT PIPE TO BE BROUGHT THRU CEILING AND CONNECTED TO FLEXIBLE PIPE THRU ROOFSPACE AND DISCHARGE AT RIDGE LEVEL IN A GLIDEVALE G52 RIDGE VENTILATOR.

# 12.03 VENTILATION

12.03.01 MECHANICAL KITCHEN TO BE MECHANICALLY VENTED TO EXTERNAL AIR IN ADDITION TO TRICKLE VENTILATORS; RATE: MIN. 60 LITRES/SEC & RATE: MIN. 30 LITRES/SEC WHEN INCORPORATED IN A COOKER EXTRACTION HOOD. (STANDARD COOKER - NOT TO BURN SOLID FUEL). SANITARY ACCOMMODATION TO BE MECHANICALLY VENTED TO XTERNAL AIR IN ADDITION TO A VENTILATED OPENING MIN. 1/20 OF

RATE: MIN. 15 LITRES/SECOND VENTILATION TO BE PROVIDED BY MEANS OF A WALL MOUNTED PROPELLOR TYPE FAN, WITH U.P.V.C. SLEEVE, INSECT SCREEN AND SELF CLOSING DAMPERS TO INSIDE. INCLUDE FOR DPC/CAVITY TRAY AND PVC DROP HOOD TO OUTSIDE. SIZED TO GIVE MIN. 1 AIR CHANGE PER HOUR TO KITCHEN AND 3 AIR CHANGES PER HOUR TO SANITARY ACCOMMODATION. SWITCHING TO BE INTEGRAL WITH LIGHTING CIRCUIT WITH MIN. 15 BATHROOMS/SHOWER ROOMS/ENSUITES/WC'S TO HAVE MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AIR AT A RATE OF 15 JTILITY ROOM TO HAVE MECHANICAL EXTRACT VENTILATION CAPABLE

EN-SUITE TO HAVE A RATE OF 30 LITRES PER SECOND. FIRST FLOOR CEILING SANITARY EXTRACTION (where relevant): MECHANICAL EXTRACT FANS PROVIDED IN CEILING/WALL TO BE TAKEN THRU' ROOFSPACE IN SUITABLE FLEXIBLE PIPE AND DISCHARGE TO EXTERNAL AIR AT RIDGE VENT. EXTRACT FANS AND BACKGROUND VENTILATION ARE SPECIFIED.

OF EXTRACTING AIR AT A RATE OF 30 LITRES PER SECOND.

THEREFORE, METHOD 2 SYSTEM 1 TO BE USED TO DEMONSTRATE COMPLIANCE WITH TB-K. REFER TO TABLE 2.3 & 2.4 OF TB-K. HOWEVER, IF METHOD 1 IS USED, DETAILS OF POSITIVE INPUT VENTILATION SYSTEM SHOWING COMPLIANCE WITH TABLE 2.2 OF TB-K MUST BE PROVIDED BY SYSTEM INSTALLER. ENSURE FULL COMPLIANCE WITH THE 'DOMESTIC VENTILATION COMPLIANCE GUIDE.' TABLE 1 AND 2 OUTLINES ALL NECESSARY REQUIREMENTS. PROVIDE ALL RELEVANT DETAILS IN TABLE FORMAT TO ENABLE ASSESSMENT. VENTILATION DUCT WORK SHALL BE INSULATED WHERE IT PASSES THROUGH UNHEATED/VENTILATED SPACES/VOIDS.

FLEXIBLE DUCTWORK SHALL BE LIMITED TO THE FOLLOWING LENGTHS: 1.5M FOR AXIAL FANS, 6M FOR CENTRIFUGAL FANS (EXTRACT RATE 6.30 L/S), 3M FOR CENTRIFUGAL FANS (EXTRACT RATE 31.60 L/S). VENTILATION PIPEWORK/DUCTWORK WHICH RUNS VERTICALLY IN A ROOF SPACE REQUIRES A CONDENSATE TRAP. CONFIRMATION NOTICE IN WRITING SHALL BE GIVEN TO THE DISTRICT COUNCIL OF TESTING AND COMMISSIONING OF THE FIXED MECHANICAL VENTILATION SYSTEM STATING: A) THE RESULTS OF AIR FLOW TESTS, AND: B) THAT ANY FIXED MACHANICAL VENTILATION SYSTEM AND ASSOCIATED CONTROLS HAVE BEEN COMMISSIONED

EXTRACT FAN LOCATIONS: DRY-MASTER SYSTEM TO CLARIFY LOCATION OF VENTS ETC. AND CONTRACTOR TO TAKE NOTE OF RECOMMENDATIONS. SYSTEM DESIGN TO BE PROVIDED TO BUILDING CONTROL.

ALL HABITABLE ROOMS KITCHEN, BATHROOM AND SANITARY

ACCOMODATION TO BE PROVIDED WITH TRICKLE VENTILATION EQUIVALENT TO 8000 MM2, ALTERNATIVELY AN AVERAGE OF 6000MM2 MAY BE PROVIDED ENSURING NO ROOM HAS LESS THAN 4000M2. AREA OF OPENABLE PART OF WINDOWS IN HABITABLE ROOMS TO BE NOT LESS THAN 1/20TH OF FLOOR AREA. ALL HABITABLE ROOMS SHALL HAVE BACKGROUND VENTILATION (TRICKLE VENTS) OF AT LEAST 8000MM2. ALL OTHER ROOMS SHAL

BE PROVIDED WITH 4000MM2. ALTERNATIVELY 6000MM2 AVERAGE TO

BATHROOM/SHOWER ROOM/TOILETS SHALL HAVE EXTRACT VENTILATION WITH A CAPACITY OF 15 LITRES PER SECOND. SANITARY ACCOMODATION WHICH CAN NOT HAVE VENTILATION DIRECT TO EXTERNAL AIR TO HAVE MECHANICAL EXTRACT VENTILATION IN ACCORDANCE WITH TABLE 2.2 AND A PERMANTELY OPEN AIR INLET HAVING A MINIMUM FREE OPENING OF 9000MM2. PROVIDE 'PIV' SYSTEM OR OTHER EQUAL AND, AS POSITIVE INPUT VENTILATION SYSTEM TO DWELLING, TO MANUFACTURERS FULL DETAILS

AND INSTRUCTIONS. INSTALLATION CERTIFICATE TO BE PROVIDED TO

CENTRAL HEATING AND HOT WATER SYSTEMS TO BE COMMISSIONED IN

#### 12.04 HEATING 12.04.1 HEATING - OIL FIRED.

BUILDING CONTROL ON COMPLETION.

ACCORDANCE WITH THE PROCEDURE GIVEN IN THE DCLG PUBLICATION "DOMESTIC HEATING COMPLIANCE GUIDE". OIL FIRED CENTRAL BOILER, GRANT VORTEX TYPE 26-36-S BOILER AT 97% FFFICENCY TO BE INSTALLED IN UNIT LOCATED EXTERNALLY APPLIANCE TO HAVE CONDENSATE VESSEL AND HAVE METAL ACCES: DOOR FOR MAINTENANCE. BOILER TO HAVE LOW LEVEL DISCHARGE HORIZONTAL FLUE SYSTEM CONFORMING TO MANUFACTURERS DETAILS. PROVIDE STANDARD RADIATORS THROUGHOUT DWELLING, TO MANUFACTURERS DETAILS AND SPECIFICATIONS, LOCATED AS AGREED ON SITE WITH CLIENT. PROVIDE HEATED TOWEL RAILS TO SANITARY ROOMS, IF REQUIRED. PROVIDE OIL TANK IN LOCATION SHOWN ON PLANS, CONFIRMED BY CLIENT (SIZE TO BE CONFIRMED WITH CLIENT PRIOR TO PURCHASE). CENTRAL HEATING CONTROL SWITCH TO BE LOCATED IN UTILITY ROOM OR KITCHEN - EXACT LOCATION TO BE AGREED WITH CLIENT. SPACE HEATING OUTPUT

PROVIDE ROOM THERMOSTATS OR RADIATOR VALVES

WATER IN HOT WATER SUPPLY SYSTEM.

THERMOSTATICALLY CONTROLLED. ALSO PROVIDE THERMOSTAT TO HOT

WATER STORAGE VESSEL TO LIMIT THE TEMPERATURE OF STORED HOT

ALL HOT WATER PIPES NOT FOR THE PURPOSES OF CONDUCTING HEAT IN FLOOR AND ROOF SPACE TO BE INSULATED. THICKNESS OF

LAGGING MATERIAL TO BE EQUIVALENT TO DIAMETER OF PIPE AND

0.045W/mK. INCLUDING WITHIN 1M OF HOT WATER CYLINDER.

OPERATION MANUALS

MATERIAL SHALL HAVE A THERMAL CONDUCTIVITY OF NOT MORE THAN

HOT WATER STORAGE VESSEL VESSEL TO BE 160 LITRES SIZE. PROVIDE INSULATION JACKET TO HOT WATER STORAGE VESSEL TO LIMIT LOSS IN USE TO 90M/m2 TO BE FITTED WITH THERMOSTAT AND TIME SWITCH, ALSO INSULATION JACKET TO BE FACTORY APPLIED POLYURETHANE FOAM NOT LESS THAN 50MM THICK, TO BS5615.

OWNER OF DWELLING TO BE PROVIDED WITH SUFFICEINT INFORMATION ON SPECIFIC APPARATUS/SYSTEMS INSTALLED, INCLUDING DPERATIONAL AND MAINTENANCE INSTRUCTIONS, TO ENABLE THE DWELLING AND ITS SERVICES TO BE USED IN AN ENERGY EFFICIENT ROVIDE IN-LINE HOT WATER TEMPERING VALVE TO ENSURE TEMPERATURE OF SUPPLIED DOMESTIC HOT WATER DOES NOT EXCEED

PROVIDE IN-LINE HOT WATER BLENDING VALVE TO ENSURE TEMPERATURE OF SUPPLIED HOT WATER TO BATH DOES NOT EXCEED 

all timber frame information, construction details provided 3 weeks prior to commencement of works

# 13.00 RESISTANCE TO THE PASSAGE OF SOUND

and structural engineers calculations to be

#### Wall type 4.1

13.01 PARTY WALL

2.141 Double leaf frames with absorbent material (see Diagram 2.37) -

(b) 50 mm if fixed to one frame; or

minimum distance between inside lining faces of 200 mm; plywood sheathing may be used in the cavity as necessary for structural reasons;

each lining to be two or more layers of plasterboard, each sheet of minimum mass per unit area 10 kg/m<sup>2</sup>, with staggered joints; absorbent material to be unfaced mineral wool batts or guilt (which may be wire reinforced), minimum density 10 kg/m<sup>3</sup>; minimum thickness of absorbent material -(a) 25 mm if suspended in the cavity between frames;

(c) 25 mm per batt (or quilt) if one is fixed to each frame. Diagram 2.37 Wall type 4.1 see para 2.141 detail

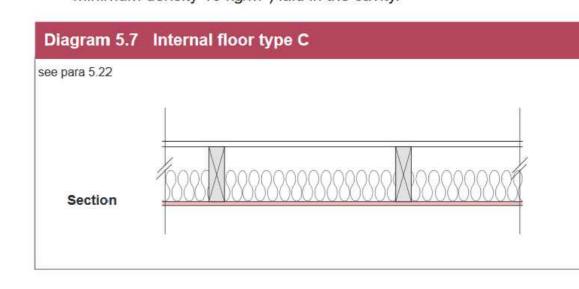
## 13.02 INTERNAL FLOOR

Internal floor type C: Timber or metal joist, with wood-based board and plasterboard ceiling, and

Plan layouts

absorbent material (see Diagram 5.7) floor surface of timber or wood-based board, minimum mass per unit area 15 kg/m<sup>2</sup>;

ceiling treatment of single layer of plasterboard, minimum mass per unit area 10 kg/m<sup>2</sup>, fixed using any normal fixing method; an absorbent layer of mineral wool (minimum thickness 100 mm, minimum density 10 kg/m<sup>3</sup>) laid in the cavity.

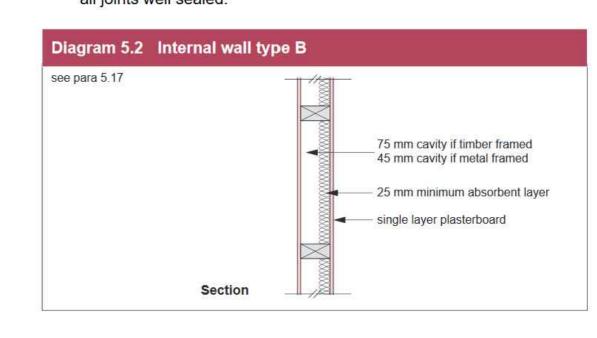


# 13.03 INTERNAL WALL

Internal wall type B: 5.17 Timber or metal frames with plasterboard linings on each side of frame and

absorbent material (see Diagram 5.2) single layer of plasterboard of minimum mass per unit area 10 kg/m<sup>2</sup>; linings fixed to timber frame with a minimum distance between linings of 75 mm, or metal frame with a minimum distance between linings

an absorbent layer of unfaced mineral wool batts or quilt (minimum thickness 25 mm, minimum density 10 kg/m<sup>3</sup>) which may be wire reinforced, suspended in the cavity; all joints well sealed.



key / legend · & manhole smoke alarm carbon monoxide alarm location (ha) heat detector stud walls

donal mcphillips architecture will not be responsibile for

any deviations from these drawings and specifications

#### GENERAL SPECIFICATIONS -

EXTERNAL FINISHES

 ROOF - cupa 3 HD natural black slates to roof; 500x450mm size, or other equal & approved by architect & client. provide matching clay ridge caps as recommended by slate supplier. roof ventilation provided by in- line slate

#### WALLS

eaves as shown.

 DWELLING 1- main walls to be provided with rustic red brick finish, provided right down to ground level with no plinth, no render bands provided to openings. provide smooth "buttermilk" K-Rend render to bay

window, provide reconstituted stone capping to bay window parapet.

• DWELLING 2 - main walls to be provided with stone cladding: mcmonagles "stoneer" slate stone. cladding to be installed with mortar free joints between stones to achieve dry-built effect. provide right down to ground level with no plinth, no render bands provided to openings. provide reconstituted stone front door surround as shown, rustic red brick corbel

#### DWELLING 3 - main walls to be provided with nap "buttermilk" K-Rend render finish, provided right down to ground level with no plinth, no render bands provided to openings. provide reconstituted stone front door

surround as shown. rustic red brick corbel eaves as shown.

 DWELLING 4 - main walls to be provided with rustic red brick finish, provided right down to ground level with no plinth, no render bands provided to openings. provide smooth "buttermilk" K-Rend render, to bay window, provide reconstituted stone capping to bay window parapet. rustic red brick corbel eaves as shown. rustic red brick corbel eaves as shown.

WINDOWS - cream pvc frames with wood grain texture, double glazed window units. openings to be provided as shown on elevations, and ensure divisions and detailing is as designed by architect. architect to approve manufacturers proposals before fabrication. window cills: provide150mm reconstituted stone cills with no projecting ends as shown. window heads: provide 150mm reconstituted stone heads to windows.

 EXTERNAL DOORS - provide black alu-clad doors to front entrance, external rear door to be alu-clad in black. double doors to be composite pvc in cream colour with wood grain texture. architect to approve manufacturers proposals before fabrication.

 RAINWATER GOODS - heritage black aluminium gutters with black round aluminium downpipies positions as shown on plans & elevations

#### INTERNAL FINISHES:

moulded MDF, painted finish.

DOORS - redwood pine timber doors, painted finish.

provide locks to all sanitary accommodation. SKIRTINGS & ARCHITRAVES - 150mm skirtings, 100mm architraves.

IRONMONGERY - brushed steel type, chosen and approved by developer.

• TIMBER TREATMENT - all doors, skirtings, architraves, window boards in pine / MDF with painted by finish.

 INTERNAL WALLS / CEILINGS - skim plasterwork provided by contractors plasterer, provide undercoat and paint finish. • STAIRS / STAIRCASE - continuous stairs as shown, provided in redwood pine structure / MDF trim. enclosed underneath, providing cloak room &

satisfaction and on site instructions. SHOWERS - ground floor shower and master bedroom ensuite shower to be electric, triton / mira or equal. main bathroom shower to be heated from

wc. pine timber boards, handrails, and balusters all to developers

developer and plumber on site. SANITARY GOODS - sanitary ware to all sanitary rooms to be

mains water (power shower). to be discussed and agreed between

 FLOOR FINISHES - refer to relevant floor finishes schedule for all specified floor finishes. engineered/solid timber and ceramic tiles to be provided where indicated, chosen by client. developer take note of screed depth

contemporary white type, all to be confirmed and chosen by developer.

 WALL FINISH - provide skim finish to new internal walls, and make good any walls that are damaged during construction. provide painted finish to all

requirement and level of skirtings etc.

WALL TILING - all tiling to be supplied & installed by developer.

HEATING SYSTEM - oil fired central heating. boiler located externally in

manufacturers approved unit, install to their full spec and details, provide standard radiators to all rooms within each dwelling. heated towel rail to sanitary rooms included. lounge fireplace to be space heating only. all to be

discussed with plumber on site. ELECTRICAL LAYOUT - client to chose final light fittings etc. for locations as agreed between electrician and developer on site.

1.2m max and sockets located 0.45m min. from finished floor level. provide standard white throughout dwellings. KITCHEN & UTILITY UNITS - solid timber doors to kitchen and utility units

• <u>ELECTRICAL FITTINGS</u> - all sockets, switches etc. to be located between

with selected worktop finish designed and installed by reputable manufacturer. style/design to both kitchen and utility room to be confirmed

 DRIVEWAY - driveway to dwellings to be finished with tarmac / asphalt. on 150mm consolidated hardcore and blinding provided at construction

# dwelling floor area

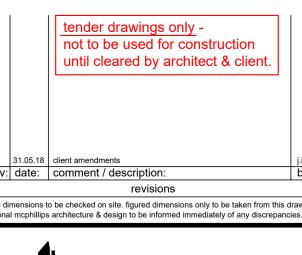
seed garden areas.

103.03m<sup>2</sup>

(1078.10 sq ft)

TOPSOIL AREAS - developer to retain suitable topsoil for clients reuse for

landscaped areas. provide additional topsoil where required, and grass



#### rev: date: comment / description: all dimensions to be checked on site. figured dimensions only to be taken from this drawing. DONAL McPHILLIF architectur ustrial & commercial projects BSc., Dip. Arch., C.I.S., A.R.B., C.I. ale houses & replacements 131b main street, derrylin tensions & loft conversions enniskillen, co. fermanagh nihe grant aided projects ■ bt92 9jz. ■ tel: 028 677 41813 rm dwellings & PPS21 advice ■ mobile: 07779 639390 d mapping & transfer deeds email: info@mcphillipsarchitectur

# mr andrew mclaughlin

proposed housing development phase 2, at railway park, drumgoon maguiresbridge, co. fermanagh proposed first floor plan

units 5 - 9

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## donal mcphillips architecture to be informed of any changes from these plans & specifications that occur on site