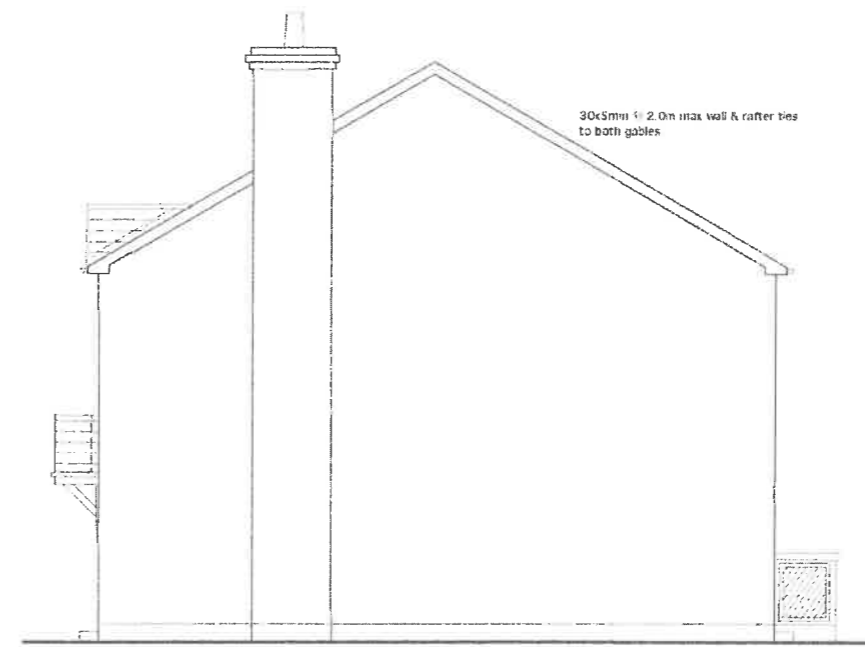
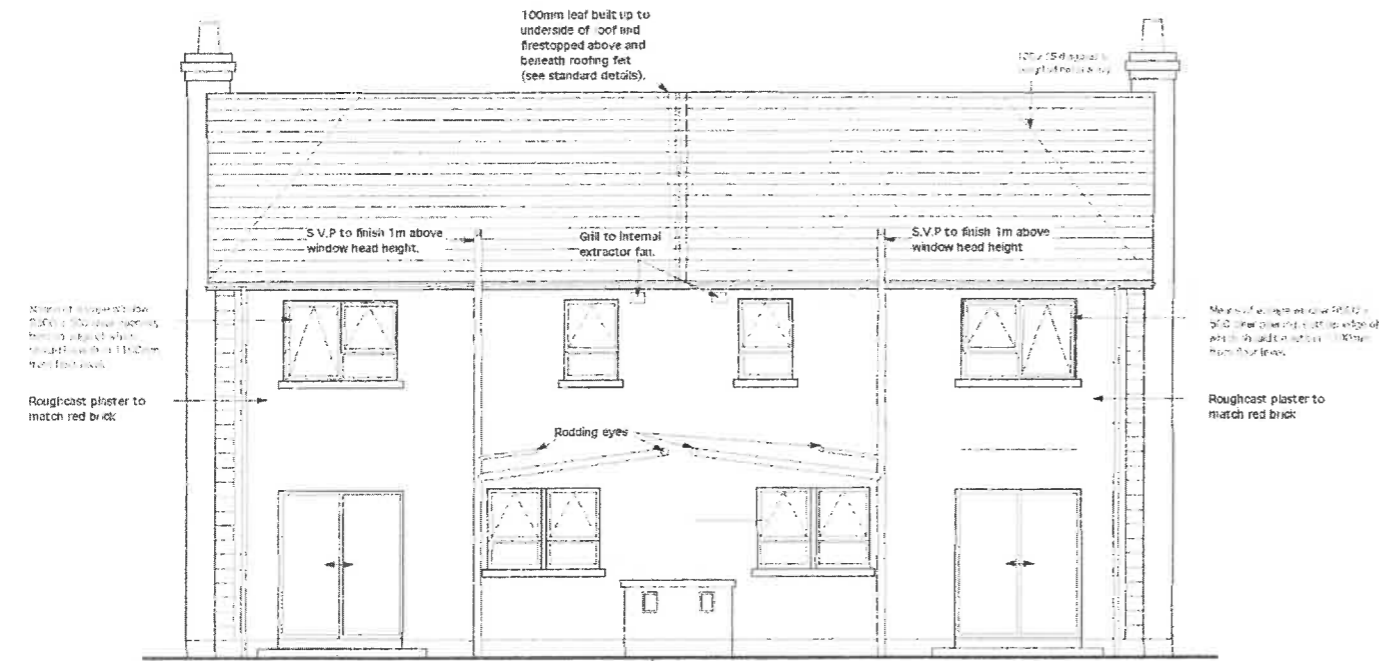


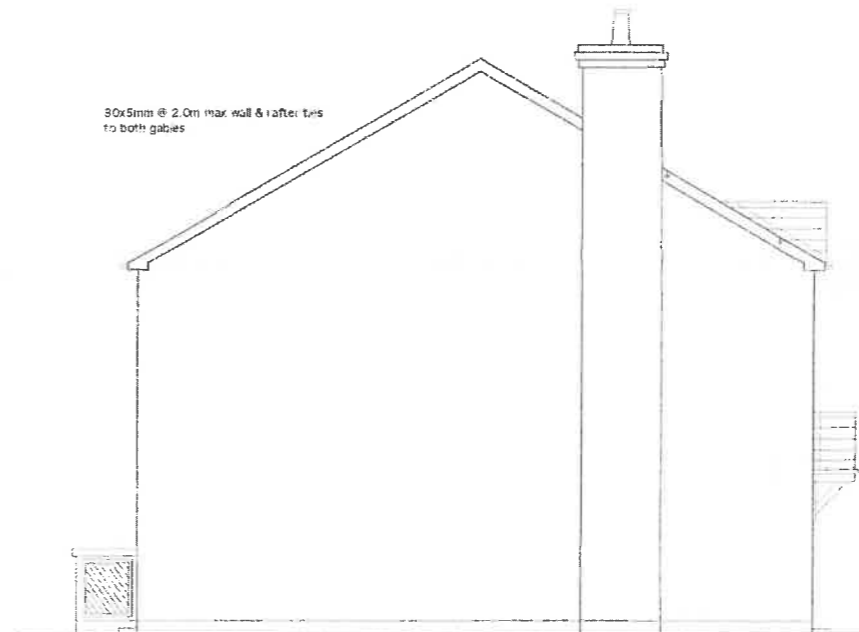
FRONT ELEVATION



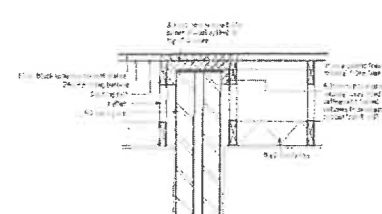
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



Section Through Separating Wall (scale 1:20)

SMOKE ALARMS (BS 5446 part 1: 1999) 121
Self-contained smoke alarms to be located not more than 3m from every bedroom door & not more than 7m from Kitchen / Living Room doors, each alarm to be connected to each other so that all give an audible alarm in the event of any one detecting smoke.
All alarms permanently wired to a separately fused circuit provided for this purpose alone.

HEARTHES
Solid fuel cookers and similar appliances to be finished with tiled hearth projecting 300 to front and 150 mm. to sides of appliance.

ROOFS (Trussed)
Trusses to be manufactured and fixed in accordance with BS 5268. All details of fixing, bracing, etc. in accordance with sketches on pages 1-5 detail drawings.

VALLEYS
Code 4 lead on 200 x 25 tanalized boarding each slope. Edges of lead raised slightly by fillet. Lead to be laid in lengths of 1.5 max., overlapped 150 mm with top edges tacked with copper nails. Lay on 'non-tacky' surface such as 'Bilmat' by Monomet or brown sheathing felt to BS747 type 4 A [No 1 inodorous] overlaid with butling paper.

TIMBER FLOORS [where appl.]
Joists to be as noted on plans. Fin. mers to stairwell, chimneys etc. to be 75 thick, by depth of joist. Partitions on floors to be supported on solid bridging or double joists according to direction.

GROUND FLOORS
100 thick screed on 25mm 1st styrofoam insulation on, damp proof membrane of 1200 g Visqueen polythene laid to overlap wall d.p.c. by 150mm min. on 100 conc slab on, 150mm min hardcore consolidated in 200mm layers to max 600mm deep.
Compacted hardcore to pass a 100mm sieve. Where depth of hardcore is likely to extend more than 600mm. An approved suspended floor system to be substituted as agreed with Employer and B.Control eg Quinn's T beam system.

STAIRS
Unless otherwise shown the going to be not less than 225mm and risers not greater than 190mm. Handrail to be provided at 900 mm min above pitch line, terminated with a stop end, scroll or similar decoration. All balustrades to side of stair [900 high] or landing [900 high] unless solid. To have no openings larger than would accept a 100mm ball & to be constructed so that a child cannot readily climb them. 42° max pitch.

WINDOWS & TRICKLE VENTILATION
To be double glazed P.V.C (unless otherwise stated).
Trickle ventilation of 4000mm sq to be provided to all habitable rooms & kitchen.

PATIO DOORS
To have 'Night-vent' providing 10,000 mm sq ventilation.

MECHANICAL VENTILATION -
Kitchen - provide cooker hood capable of extraction @ 30 liters per second.
Bathroom - W.C. provide extraction fan capable of extraction @ 15 liters per second, providing 3 air changes per hour.

GLITTERS
To be 100 dia aluminum by specialist firm with square p.v.c downpipes all in approved colour.

CEILING
Unless otherwise shown to be 10mm Gyplath, bonding and skim.
Where steel beams are contained in or supporting floors an additional layer of Gyplath to be provided around steel [over the full area of the ceiling] to give 1/2 hour fire resistance.
All ceilings under roof voids to be insulated with min. of 150 glass fibre. Roof voids thus insulated to be ventilated in accordance with standard detail drawing.

FLASHINGS SOAKERS APRONS
Code 4 lead to all chimneys, abutments etc. All lead work to comply with details and recommendations of 'Lead Sheet in Building' by the Lead Development Association.

CHIMNEYS, FLUES, ETC
Flues to be lined with rebated earthenware liners to BS 1181 surrounded in light lime mortar or similar mix, to give sufficient strength to 'soak' (toe and not acceptable). Flue pipes joining freestanding appliances to chimneys shall be patent enamelled 'Supaflex' or equal [lengths greater than 1.8 to be in cast iron]. All combustible material to be 200mm min from chimneys & flues.

FLUE ACCESS
Flues [other than to open fires] shall be provided with an access at base suitable for cleaning [and setting in a condensate vessel if required]. The access to be below point of connection of the pipe and arranged to avoid soot etc. falling into appliance [ceiling available]. The access to be provided within enamelled cast iron cover to match appliance. All combustible material to be 200mm min from flues & chimneys.

FLUE WALLS
100x50 studs, noggings, base & headplate 2x400x400.
For load bearing walls couple up base & headplates.
12.5 plasterboard both sides 12.5 min bond & 12.5 min bond & 12.5 min bond.
skim in fill between studs with 100mm glass fibre insulation.

WALLS
Butter fly wall ties to be used in the separating wall to reduce noise transmission.
Two leaves of concrete block or brick as shown.
Patent diamond ties at 750 horizontally and 450 vertically in staggered rows, with an extra tie for each 300 length if unboarded jamb at openings. Cavities to be closed at wall plates with 12.5 mm sapular or similar, verges and where necessary to be discontinued at first floor levels.
All cavity walls shown to be insulated with 65 expanded polystyrene. Rockwool batts at discretion of builder. Where the latter is used the cavity width shall be as the thickness of the batts at jamba heads, sills etc where cavity is normally closed a min. of 25 polystyrene shall separate the outer leaf from the inner.

drawn	02 - WD	title	Elevations for house type A.
scale		date	01 ED
check		contract	Housing development at Castle Balfour, Lisnaskea for Mr. R. D. & Mrs. J. Byrne.
date			

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