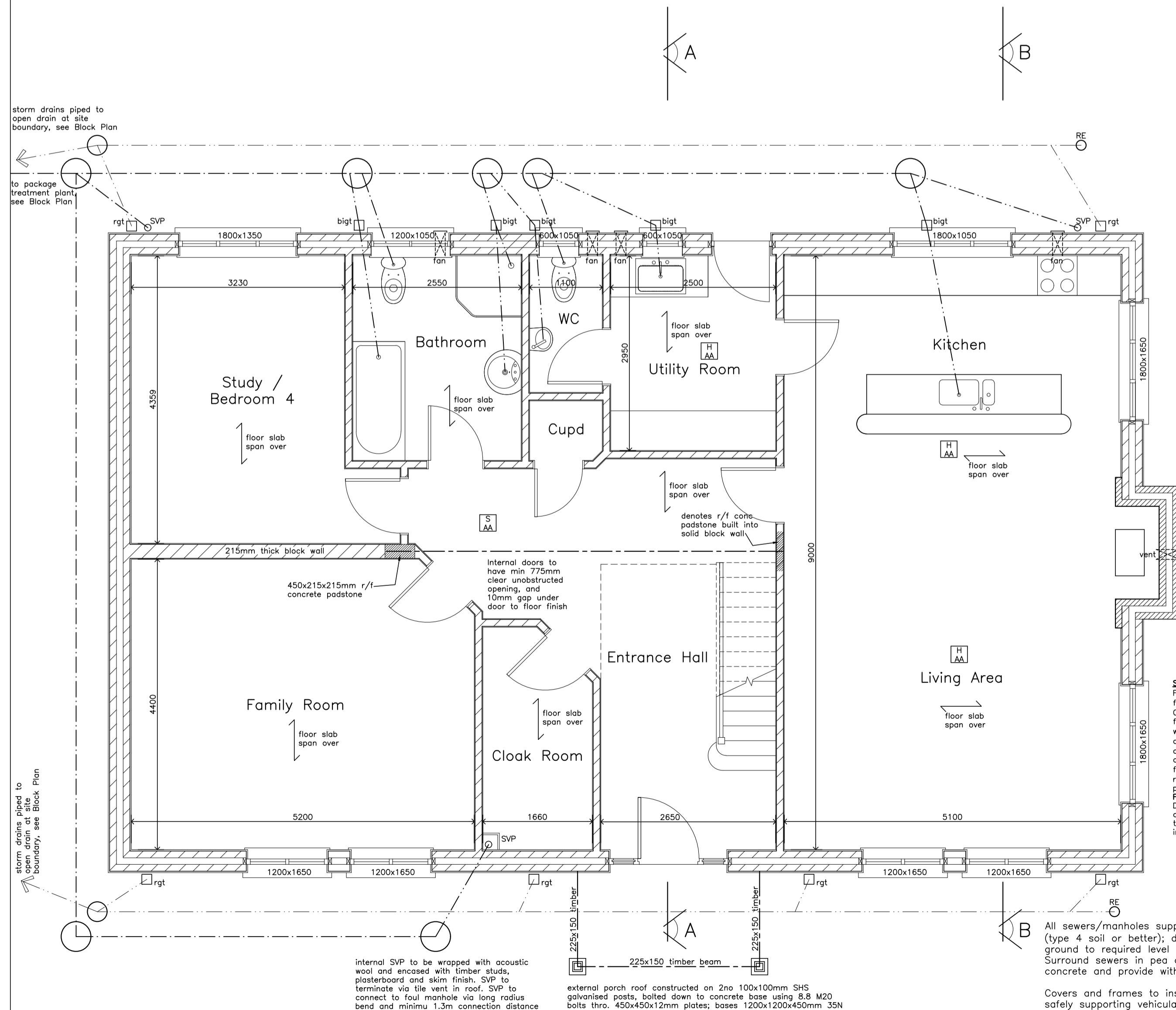


FIRST FLOOR PLAN



GROUND FLOOR PLAN



Roof covering design, performance and installation of slates, tiles, roofing membrane and tiling battens to meet the requirements of BS 5534:2014 Code of Practice. Battens shall indicate supplier, origin (species code) graded to BS 5534 and size. Provide high and low level roof ventilation, as per details, in compliance with BS 5250:2002.

ROOF INSULATION: Provide 2 layers of 150mm glass fibre insulation between and over the joists. Insulation to continue into eaves box over wallplate and in contact with cavity wall insulation. Ensure 50mm space is maintained over the insulation re 'bird' ventilation to roof timbers. 35mm thick PIR rigid foil backed insulation to be fixed to underside of ceiling joists. Fix 500 gauge vapour barrier to underside of insulation before fixing 12.7mm plasterboard; bond and skim finish. Safety notices to be displayed clearly in roofspace re depth of insulation and lack of safe footing within roofspace. Should access to roofspace be required for future maintenance, install flooring boards on joists as necessary.

STRUCTURAL TIMBER: All structural timbers to be Grade C16 and kiln dried in accordance with BS 5268 Part 2:1996. Timbers to be clearly marked accordingly. NOTE: All timber junctions to be bolt connected using bulking type connectors i.e. at junctions of rafters, collar ties, and hangers.

35mm PIR insulation fixed to underside of rafters and collar ties. Install 500 gauge polythene (VCL) and 12.7mm plasterboard; bond and skim finish to ceilings.

where tails of rafters do not have individually restrained using truss shoes or vertical twist straps

where external ground level is raised i.e. at entrance door, floor DTM to be raised up minimum 15mm to tank inner leaf blockwork

Radon barrier to step up over inner leaf and to extend outwards min 300mm beyond external wall

50mm thick PIR perimeter insulation to complete external walls

FOUNDATIONS TO BEAR ON FIRM CLAY (TYPE 4 OR BETTER)

FOUNDATION/SUBSTRUCTURE DESIGN: If Builder proposes any alteration to foundation/substructure design it is to be agreed with Designer and Building Control prior to any work being carried out.

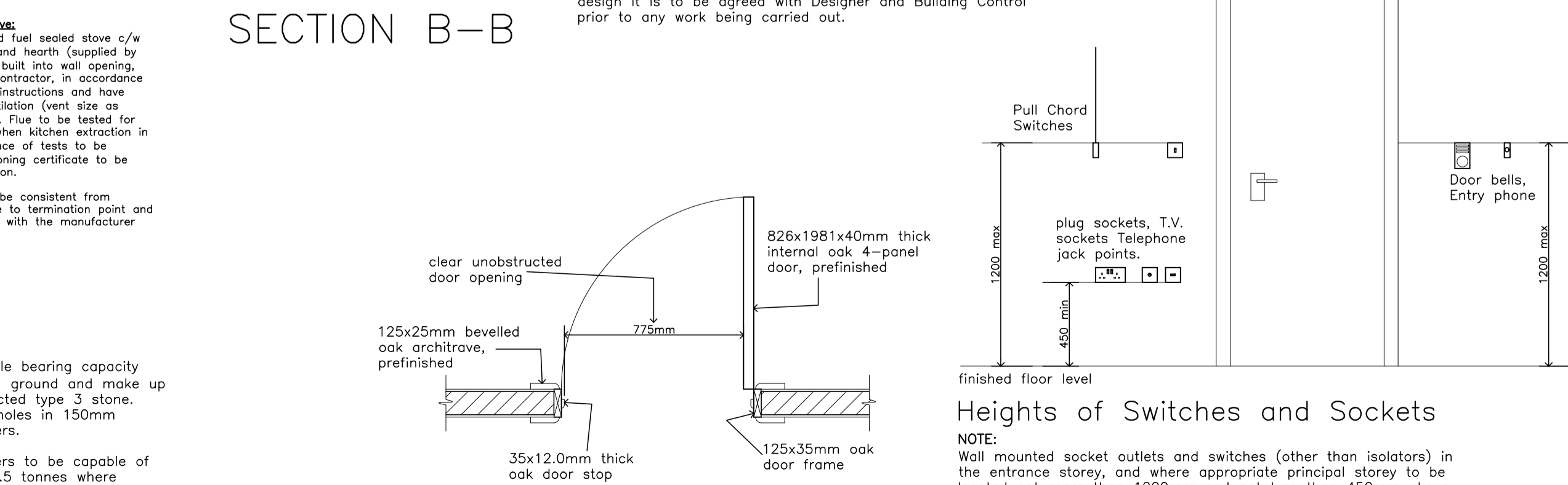
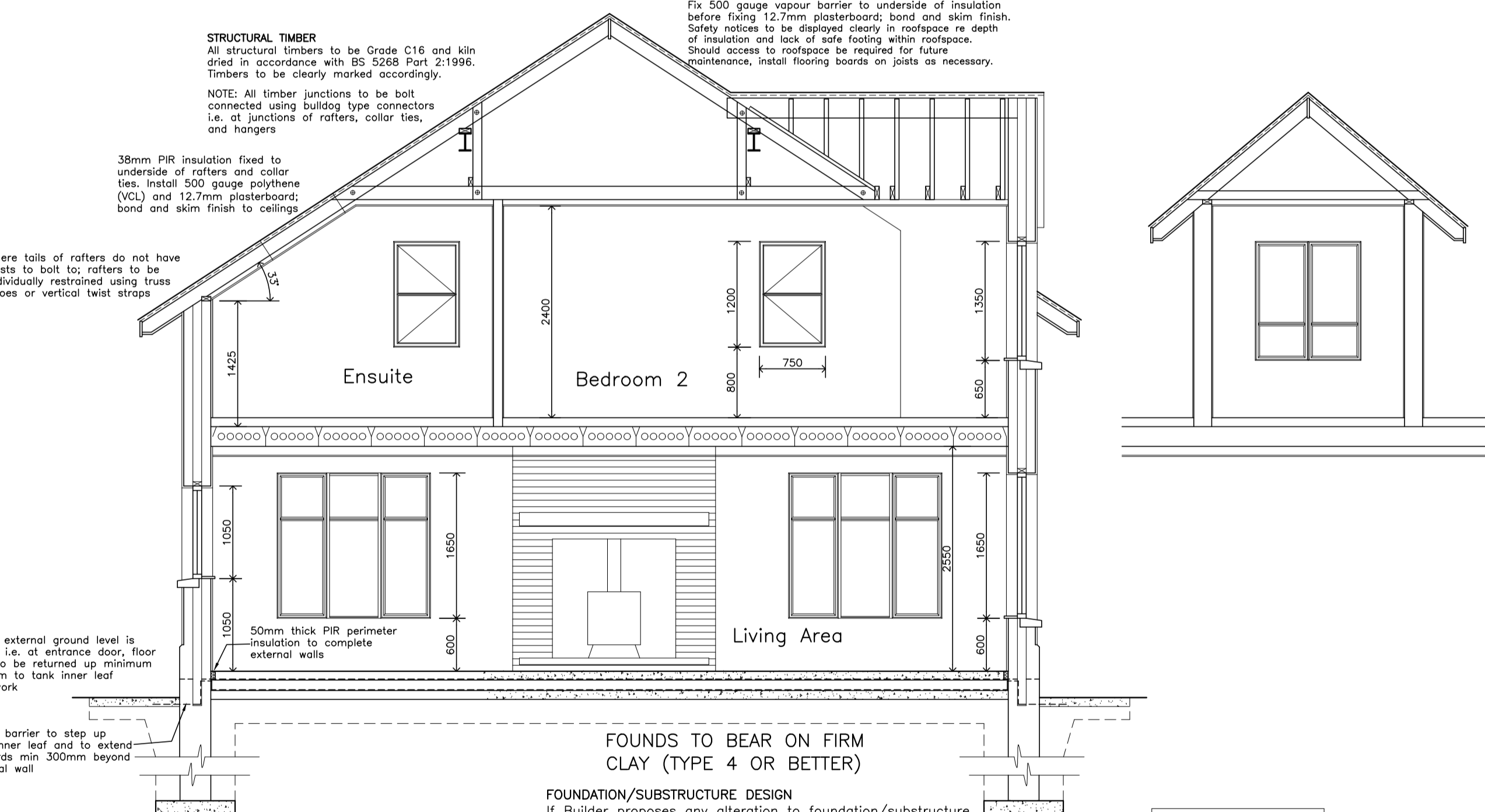
Soil fuel sealed stove: Fill double sided solid fuel sealed stove c/w fireplace surrounds and hearth (supplied by Client). Stove to be built into wall opening, fitted by specialist contractor, in accordance with manufacturer's instructions and have dedicated direct ventilation (vent size as directed by supplier). Flue to be tested for draw and spillages when kitchen extraction in full operation (evidence of tests to be recorded). Commissioning certificate to be provided on completion.

Flue Construction: Diameter of flue to be consistent from combustion appliance to termination point and to be in accordance with the manufacturer installation details.

All sewers/manholes supported on suitable bearing capacity (type 4 soil or better); dig down to firm ground and make up ground to required level in clean compacted type 3 stone. Surround sewers in pea gravel and manholes in 150mm concrete and provide with cast iron covers.

Covers and frames to inspection chambers to be capable of safely supporting vehicular loading of 12.5 tonnes where constructed in a location that may be subject to vehicular access.

Manhole covers to be of Class B125 for vehicular areas and A15 for pedestrian areas.



Detail of Internal Door Opening

ELECTRICAL NOTE
All wall mounted socket outlets and switches to be located 450mm min and 1200mm max from finished floor level. All pull cord switch handles to terminate 1200mm max from finished floor level.
Electrical works to be carried out by a NICEIC registered electrical contractor and completion certificate provided on completion and testing of installation.
EXTERNAL SECURITY LIGHT to be fitted as indicated, controlled from within the house and also from an external Dusk to Dawn type sensor switch mounted on external wall. Use long life energy saving compact fluorescent lamps OR a passive infra-red light with a movement activated sensor.
Fixed internal lighting: Fixed internal Low Energy Light Fittings (fixed lights or lighting units) to be installed in the areas affected by the building work that number not less than 3 per 4 of all the light fittings in the main dwelling spaces of those areas (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). The Low Energy Light Fittings should have lamps with a luminous efficacy greater than 45 lumens per circuit-watt and a total output greater than 400 lumen lumens. Light Fittings whose supplied power is less than 3 circuit-watts are excluded from the overall count of the total number of light fittings.
Fixed External lighting: External lighting permanently fixed to an external surface of the dwelling and under the direct control of the occupant by having an electricity supply from the dwelling shall either:
i. lamp capacity not greater than 100 lamp-watts per fitting; and
ii. All lamps automatically controlled so as to switch off after the area lit by the fittings becomes unoccupied; and
iii. All lamps automatically controlled so as to switch off when daylight is sufficient.
OR
i. Lamp efficacy greater than 45 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.

FIRE DETECTION SYSTEM
Fit a suitable fire detection system to the dwelling; at least Grade D Category LD2 standard (BS5839-6:2004). Provide new smoke detectors to entrance hall, sitting room, living room, dining area and rear lobby; and new heat detectors to kitchen and utility room. Also fit Carbon Monoxide alarm to sitting room and living room.
Smoke detectors (SA) complying with BS5446 1:2000. Heat detectors (HA) complying with BS5446 2:2003. Electric mains powered devices with a battery back-up power source and wired to a circuit which is separately fused at the distribution board. Where more than one detector are shown they are to be interconnected. At least one smoke alarm in circulation routes on each storey and at least one in the principal habitable room, not more than 7.5m from any point in the room. At least one heat detector in the kitchen. Detectors should be fitted in a circulation route not more than 3m from every bedroom door and not more than 7.5m from the living rooms and kitchen. If the detector is fitted on the ceiling it should be not less than 300mm from a wall or light fitting, or if fitted on a wall not less than 150mm or more than 300mm from the ceiling.
CARBON MONOXIDE DETECTOR
Provide carbon monoxide (CO) detector in rooms with combustion appliance. Carbon monoxide alarms shall comply with BS EN 50291:2001 and powered by a battery. The alarm should incorporate a warning device to alert users when the working life is due to pass. Mains powered alarms to BS EN 50291 Type A with fixed wiring may be used as alternative applications provided they are fitted with a sensor failure warning device. If the combustion appliance is installed in a room or space not normally used e.g. a boiler room/cupd, the detector/alarm should be located outside this room. Carbon monoxide detectors/alarms should be located: on a ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (and above the height of any doors and windows) but not within 150mm of the ceiling; and between 1.0m and 3.0m horizontally from the appliance.

HEATING
Install new oil fired central heating system; install new condensing oil burner and hot water cylinder c/w water heating capability from new solar panels. Oil burner, cylinder and all required fittings etc to be supplied and installed by approved specialist contractor. System to be controlled by room stats and zoned time clock. All works to be carried out by registered plumbing contractor and commissioning certificates to be provided upon completion.
An external temperature sensing device (weather compensating control) and time clock will be fitted to the system to control same. Pipe insulation fitted to all heating pipes both in screed and roofspace insulation to be Armaflex o.p.e.a.o. equal to that of the diameter of the pipes. Cover of screed to oil pipe insulation to be 25mm min.
Insulation of pipes serving oil fired central heating systems: New pipes will be insulated with insulation complying with the requirements of The Domestic Building Services Compliance Guide (in line with the maximum permissible heat loss indicated in the Supplementary information column, see Table F1), and labelled accordingly.
Insulation for pipe-work
Pipe Diameter (OD) Maximum permissible heat loss (W/m)
8mm 7.06
10mm 7.23
12mm 7.35
15mm 7.89
22mm 9.12
28mm 10.07
35mm 11.08
42mm 12.19
54mm 14.12
All pipe-work to be insulated and labelled accordingly as complying with the Domestic Heating Compliance Guide.

Primary circulation pipes for heating and hot water circuits must be insulated wherever they pass outside the heated living space or through voids which communicate with and are ventilated from unheated spaces.
Primary circulation pipes for domestic hot water circuits must be insulated throughout their length, subject only to practical constraints imposed by the need to penetrate joists and other structural elements.
All pipes connected to hot water storage vessels, including the vent pipe, must be insulated for at least 1m from their point of connection to the cylinder (or they should be insulated up to the point where they become concealed).
If secondary circulation is used, all pipes kept hot by that circulation must be insulated.

DRAINAGE
Provide 125mm seamless aluminium guttering with 65mm sq section uPVC downpipes to vertical back inlet gullies. Use 50mm waste pipes to sanitaryware and 100mm dia to WC's and showers. Roofing access to be provided to all wastes at any change in direction. Provide vent pipes where indicated with cope on top and to extend 1.0m above window heads. PVC foul and storm drains laid with fall 1:40 and surrounded with 150mm pea gravel. Any drainage pipes within 1.0m of any part of the building and below foundations to be surrounded and back filled with concrete to underside of found. 150mm concrete surround to all plastic waste pipes laid under floors. All sewer pipes to BS 4660 100mm dia PVC bedded and surrounded in 9.5mm pea gravel. Drains with less than 1.2m cover under roadways or tarmac areas to be surrounded in arklert and encased in 150mm concrete. Provide expansion joints every 6m cross section of concrete surround to pipes. All pipes to have a min cover of 900mm.

MANHOLE SIZES
Depth to invert - length x width
610 x 915mm - 740 x 570mm
915 x 1830mm - 1000 x 660mm
1.85 to 4.55m - 1300 x 800mm
All manholes over 1200mm deep to be provided with step irons. Fix 610 x 610mm cast iron covers to all manholes unless otherwise stated.

Revisions:

Client: Gareth McGrenaghan

Project: Proposed dwelling house and detached domestic garage at Carryglass Road, Fintona

Scale: 1:50 1:100 Dwg.No: 20/S17/6

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Heights of Switches and Sockets

Note: Wall mounted socket outlets and switches (other than isolators) in the entrance storey, where appropriate principal storey to be located not more than 1200mm and not less than 450mm above floor level. The cord of a pull cord switch to terminate not more than 1200mm above the floor level. Sockets, T.V. sockets, telephone jack points all to be positioned between 450mm (min) and 1200mm (max) above finished floor level.