

LINTEL SCHEDULE (INTERNAL WALLS)

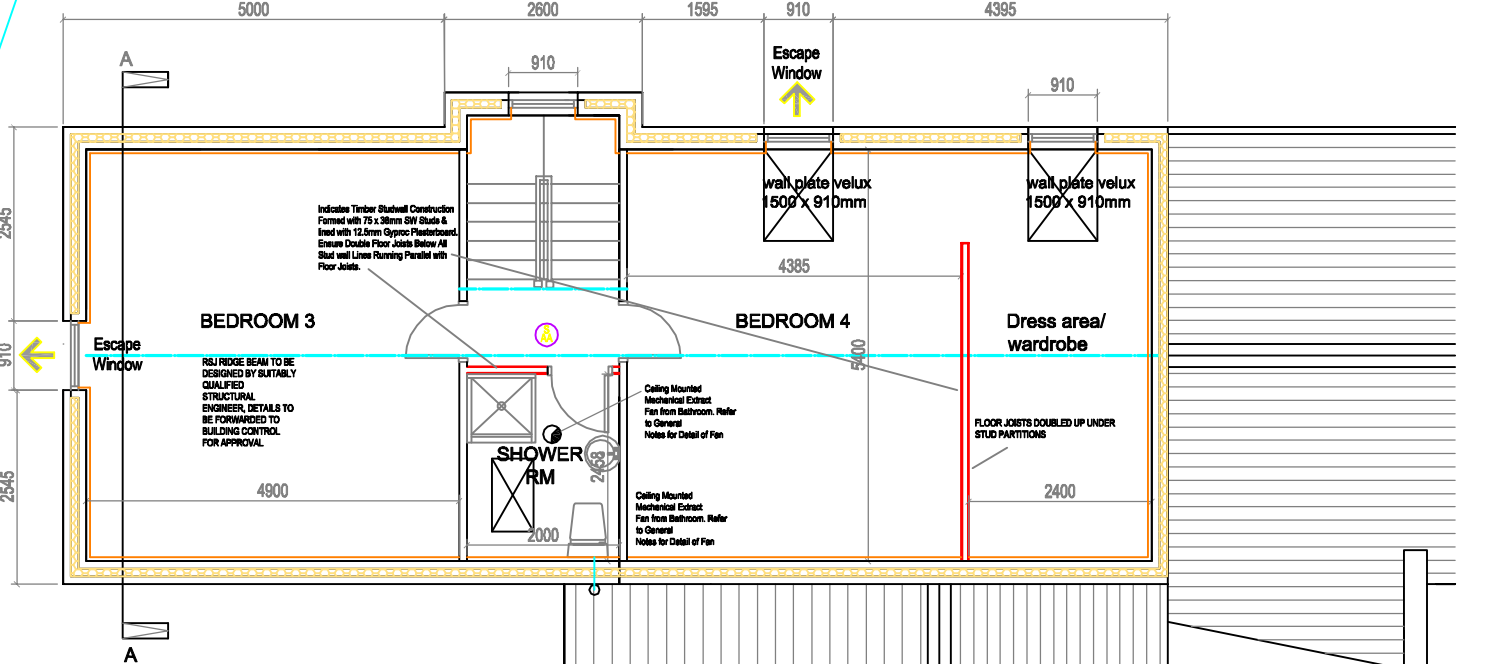
Span	Length	Bearing	Depth	Courses	Bottom	Top	Links
600	900	150mm	150mm	2	1No. 10mm		
900	1200	150mm	150mm	2	1No. 10mm		
1200	1500	150mm	150mm	2	1No. 12mm		
1500	1800	150mm	215mm	3	1No. 12mm		
1800	2100	150mm	215mm	3	2No. 12mm		
2100	2400	200mm	215mm	3	2No. 12mm	1No. 10mm	R10mm: 1800/c
2400	2800	200mm	215mm	3	2No. 16mm	1No. 12mm	R10mm: 1800/c
2700	3000	200mm	215mm	3	2No. 16mm	1No. 12mm	R10mm: 1800/c
3000	3400	200mm	300mm	3	2No. 16mm	1No. 16mm	R10mm: 1800/c
3300	4000	200mm	300mm	3	2No. 16mm	1No. 16mm	R10mm: 1800/c

All concrete lintels to be designed and manufactured to British standard BS 8110 Part 1 1997.
Provide 40mm cover to reinforcement placed in bottom and 20mm cover to top and sides. Concrete mix to be C30

PART L - TABLE 2.1 - AIR SUPPLY TO SOLID FUEL BURNING APPLIANCES

Type of Appliance	Type and Amount of Ventilation
Open Appliance such as an open fire with no throat, e.g. a fire under and open canopy	Permanently open air vent(s) with a total free area or not less than 50% of the cross-sectional area of the flue.
Open appliance, such as an open fire with a throat	Permanently open air vent(s) with a total free area or not less than 50% of the throat opening area.
Other appliance, such as a stove, cooker or boiler, with a flue draught stabiliser.	Permanently open air vent(s) with a total free area or not less than 300mm ² per kW for each of the first 5 kW of appliance rated heat output, PLUS, a total free area of not less than 850mm ² for every kW of appliance rated heat output above 5 kW.
Other appliance, such as a stove, cooker or boiler, with no flue draught stabiliser.	Permanently open air vent(s) with a total free area or not less than 850mm ² for every kW of appliance rated heat output above 5 kW.

PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

DRAINAGE - PART N

Drainage to be carried out in accordance with BS CP 301, 302 & 1:1973, 2026 and BS 6866 Pt 1:1980 and carried out to the satisfaction of Building Control.

All underground drainage to be carried out as separate foul and storm systems to final discharge into surface water. All drainage to be laid in accordance with BS 6866: 1973. All drainage to be made up of unglazed vitreous enameled air and water tests. Drainage connections with the main sewer to be carried out to satisfaction of Northern Ireland Water.

Unless otherwise stated pipes to be 100mm diameter and have a soil cover of 450mm. Pipes to be laid on 125mm pea gravel bed with 150mm pea gravel surround up to level of top of pipe. If foul and storm drains are laid in one trench they shall be laid at different levels to facilitate cross connections. Minimum cover to pipes under vehicular traffic carrying surfaces to be 1200mm otherwise as specified in contract. Drainage pipe trenches within 1m of building or foundation to be trench filled with waste free concrete up to level of underside of foundation CR. All drains within 1m from walls to be enclosed in 150mm 1:2 concrete up to level of foundations. Where drainage pipes pass under a foundation provide A142 mesh to foundation and surround pipe with pea gravel. Foundations to be 150mm min below adjacent sewer pipes. Trenches to be encased in straight lines and to even gradients not less than 1:40. All pipes to be FC to BS 4880 incorporating push fit elastomeric seal joints. Pipes to be fully bedded on 150mm pea gravel laid to the line and fall. Upon completion trenches to be side and back filled with selected 10 and well consolidated. Where pipes pass through walls provide reinforced concrete blocks over with 50mm concrete around pipes. Lintels to be a min 25x150mm min bars. Apertures to be neatly covered using storm manhole cover secured in position. All pipes passing under floor to be encased in 150mm in and wrapped in HD polythene to allow for thermal movement, use 100mm granular or other suitable type material. All sanitary fittings to discharge into 75mm deep seal self-cleansing traps.

MANHOLES
Manhole and inspection chambers to be constructed of 240mm Class 9 engineering brick walls on 100mm in situ concrete slab 125mm/150mm thick concrete base. All manholes to be smooth finished and tested to 150mm above manhole invert. Inside wall faces to be plastered with cement/sand and coated with lead paint and properly finished up around open ground and branch connections.

Where ground is subject to hydrostatic pressure or where water table is near to ground surface then outside of manholes to be finished smooth with waterproofed exterior.

Inspection chambers 450 x 450 up to 1m deep may be used at branch connections to drains and changes in direction.

Manholes: 1200 x 750mm to be used for deeper access points or where number of connections necessitates same.

Manholes may be up to 1.2m deep with metal step from installed at 300mm on vertically and staggered 225mm horizontally.

Manhole caps to be 150mm thick precast reinforced concrete by approved manufacturer/supplier. Manhole caps are areas subject to vehicular traffic to be reinforced in-situ concrete to engineer's design.

Manhole covers and frames to be 600 x 600mm medium duty 17 top to BS EN 1241. Covers to be made of cast iron or steel with vehicular traffic including verges to be heavy duty 17 top to BS EN 1241. Manhole covers positioned to drainways to be min 50mm clearance.

FOUL DRAINAGE
All new foul drainage to connect to existing mains foul system. Foul drainage to be laid at 1:40 gradient and down to a minimum of 150 gradient.

Provide removable access panels to waste traps and drains and showers.

Soil and vent pipes to be 100mm diameter uPVC pipe, venting with automatic air-admission valve or a vent with thermally 5m above nearest window head level. Ground WC connection to 90mm min. 400mm below ground floor level.

Deep seal traps to ventary waste pipes on first floor.

STORM DRAINAGE
All new storm pipes to be connected to existing main storm system. Storm drainage to be laid at 1:50 and down to a minimum of 1:100 gradient.

Notes: To be back filled type, rodable and surrounded in concrete.

NOTE: Inspection chamber to be within 12m of connection to sewer.

KEYSTONE CORNER LINTEL AND POST TO MANUFACTURERS DETAIL

RSJ TO SUPPORT WALLPLATE TO BE DESIGNED BY STRUCTURAL ENGINEER DETAILS TO BE FORWARDED TO BUILDING CONTROL FOR APPROVAL.

VENTILATION - PART K

Mechanical Extract Ventilation
DOMESTIC KITCHENS: Install mechanical extract fan (Ducted EX 200 or other approved) incorporated in cooler hood capable of extracting air at a rate of 30 l/s per second; this rate to be increased to 60 l/s where used in kitchen when positioned remote from hood/hoods) ducted to external air, proprietary grill fixed. Lead pipe to be 110mm dia. Let into staircase 20mm to stop of roof and fixed in using lead weights. Provide proprietary stopped cavity trays and C4 splashers and cover flashings. A minimum 100mm gap above roof line where roof is not gable end. Flashings to neatly and evenly follow roof slope. Lead pipe to be BS 1178:1982.

UTILITY ROOM: Install mechanical extract fan (Ducted EX 200 or other approved) capable of extracting air at a rate of 30 l/s per second, ducted to external air, proprietary grill fixed. Extract fan to operate continuously while room is in use and for a period of 10 minutes after use ceases.

DOMESTIC BATHROOMS: Install mechanical extract fan (Ducted EX 200 or other approved) capable of extracting air at a rate of 15 l/s per second, ducted to external air, proprietary grill fixed. Extract fan to operate continuously while room is in use and for a period of 10 minutes after use ceases. An alternative to the above is a passive stack ventilation system as per manufacturers details.

Mechanical Extractors Are NOT PERMITTED IN A ROOM WITH AN OPEN FLUE SOLID FUEL BURNING APPLIANCE.

ALL INTERNAL ROOMS WITH NO EXTERNAL WALLS TO HAVE A PERMANENTLY OPEN AIR INLET OF 800mm AND AN EXTRACTOR FAN TO HAVE A 15 MINUTE OVER-RUN FACILITY.

NATURAL VENTILATION
All habitable rooms to have opening lights providing at least 1/20th of the floor area and one or more double ventilators as part of the window frames to provide 8000mm² min. Occupiable rooms to have rigid ventilators equivalent to not less than 1/20th of the floor area and background ventilation equivalent to 4000mm² min of the floor area subject to a minimum of 0.05 m² sq m.

Kitchen, utility room, bathroom & sanitary accommodation to have all floor areas of 4000mm² min. Tackle vents to be installed in party doors providing an air flow area of 10000mm² if no window exists in room. Some part of ventilation to be 1.7m above F.F.L.

RESISTANCE TO MOISTURE, RADON - PART C

LEADWORK
All leadwork to comply with BS6891:2001 and Lead Association Code of Practice 2003. Provide Code 4 lead tray to chimney stacks at lowest junction point between stack and roof line. Code 4 lead to be used at roof abutments, chimneys, valleys and cover flashings. Provide Code 4 lead sealers and cover flashings. Sealers on roofs must be to BS 4448:2003. Let into staircase 20mm to stop of roof and fixed in using lead weights. Provide proprietary stopped cavity trays and C4 splashers and cover flashings. A minimum 100mm gap above roof line where roof is not gable end. Flashings to neatly and evenly follow roof slope. Lead pipe to be BS 1178:1982.

RADON SLUMP
Concrete using locally laid bricks (as shown on detail) on its edge (or alternatively use a precast concrete P.V.C. unit) on original ground and equipped with a 50mm concrete paving slab. Clear stone to be laid to be completed around slumps, namely the hardcore for ground floor construction. Exhaust pipes from slumps to be 100mm dia with a slight fall back into slumps. Cap of external grate. An seal pipe pass up through radon barrier provide appropriate top hat section of radon proof detail to horizontal membrane with additional sealant between concrete and pipe.

RESISTANCE TO MOISTURE
Damp proof courses to be installed through all wall, pillars, columns and openings finished 150mm above finished ground level. Damp proof courses shall be polythene to BS 6841:1981 and overlapped by 100mm and sealed to any floor damp proof membrane. Damp proof courses to be installed around all windows and door openings. Vertical c.p.s. at all joints to extend 25mm into cavity with neoprene pointing at exposed face of wall. Stopped DPC to be provided over all wall ventilators. All damp proof courses shall be bedded on mortar. The DPC shall be hybrid damp proof course by Ruberoid or similar laid in accordance with manufacturer's laying instructions. All joints kept and bedded in approved adhesive. Damp proof membrane shall be 1500 double weight or similar and also lapped min 150mm with wet DPCs and sealed cavity trays. Stopped cavity trays and flashings shall be by Clewly Trays and shall be installed around all windows and door openings. For transition in existing walls Type F 5 to be used. Provide weathering to steps in bedded in bedded in lower rooms. Emergency egress windows shall have a clear opening that is not less than 330mm, and have a clear opening that is at least 400mm high and at least 400mm wide. The lower edge of the window shall be not less than 800mm and not more than 1100mm above the floor level except in the case of a roof window where the lower edge may not be less than 800mm above the floor.

FIRE SAFETY - PART E

FIRE & HEAT ALARMS-DOMESTIC AND RESIDENTIAL
Automatic fire detection system and the alarm system. Provide Fire Alarm System complying with BS 5824:2004 of at least BS Category L02 Standard.

Fire alarms to have battery back-up. All alarms to be permanently wired to a separately fused circuit and all should be connected to each other to give an audible alarm in the event of any one detecting alarm. The alarm to be provided no more than 7m from any bedroom and 7m from any living room. Fire alarms to be approved by the distribution board. Heat alarms to comply with BS 5448:2003. Fire & Heat Detectors to have integral sounders. Provide in residential ceiling and ceiling devices. Provide emergency battery and charging facility.

SMOKE DETECTOR
Smoke Alarms to BS 5448:12000
Smoke alarm to be permanently wired to either a separately fused circuit provided for the purpose of alarm, or a regularly used lighting circuit. Smoke alarm to be fitted in circulation routes of each flat / dwelling as indicated on the above location to be in every bedroom door and not more than 7m from every door to a living room or kitchen. Clewly rounded smoke detectors to be located not less than 300mm from a wall or light fitting. Wall mounted smoke detectors to be located not less than 150mm or not more than 300mm from ceiling.

EMERGENCY EGRESS WINDOWS
Every storey (including a dwelling storey) in a dwelling house which does not have alternative escape routes leading to their own exits shall have an emergency egress window for escape or rescue purpose. Every habitable room on an upper story not more than 4.5m above ground level that does not have alternative escape routes shall have an emergency egress window. Emergency egress windows shall be located in lower rooms. Emergency egress windows shall have a clear opening that is not less than 330mm, and have a clear opening that is at least 400mm high and at least 400mm wide. The lower edge of the window shall be not less than 800mm and not more than 1100mm above the floor level except in the case of a roof window where the lower edge may not be less than 800mm above the floor.

GLAZING - PART V

"g" on elevations indicates safety glazing.
Safety glazing to BS 5 to be provided in the following critical locations as indicated in Technical Booklet V of Building Regulations:
-Between finished floor level and 800mm in walls and partitions.
-Between finished floor level and 1500mm above that level in a door or a side panel within 300mm of either edge of a door.
-Glazing suitable for installation in a critical location shall satisfy the requirements of Class C or BS 6206. When it is installed in a door or a door side panel and has a panel width of less than 600mm, it shall satisfy the least requirements of Class B of BS 6206.
When glazing part of glazing specified by Part H the requirements of this part shall be provided by the glazing unless there is separate glazing provided.
"g" on elevations indicates laminated glazing acting as glazing.
Any minor non-compliance with the above location to be in an arm restrained glass.
In critical locations must be marked accordingly on site.

MEANS OF CLEANING GLAZING
Where the external face of glazing is designed to be cleaned from the outside of a building, the glazing shall be:
(a) accessed from a safe place having a firm level surface,
(b) reached from an area adequate in size for the method of cleaning.
Where the height to the window sill is more than 6.0m and not more than 9.0m, suitable ladders or climbing poles for the access equipment shall be provided on the building. The climbing equipment shall be at least 40mm in diameter, shall be made of steel or aluminium and shall be at least 1.8m above floor level. Where such equipment is used, the window shall be adequately secured when the equipment is not in use.
Where the height to the window sill is more than 1.7m above floor level, the window shall be not more than 1.7m above floor level.

GLAZING - LOCATION OF CONTROLS
A control for a window, sliding door or other permanent stable leading to their own exits shall have an emergency egress window for escape or rescue purpose. Every habitable room on an upper story not more than 4.5m above ground level that does not have alternative escape routes shall have an emergency egress window. Emergency egress windows shall be located in lower rooms. Emergency egress windows shall have a clear opening that is not less than 330mm, and have a clear opening that is at least 400mm high and at least 400mm wide. The lower edge of the window shall be not less than 800mm and not more than 1100mm above the floor level except in the case of a roof window where the lower edge may not be less than 800mm above the floor.

HEAT PRODUCING APPLIANCES, CHIMNEYS & HEARTHES - PART L

VENTILATION FOR COMBUSTION
Heat producing appliances shall be either room sealed or the room containing it shall have a ventilation opening as specified in Technical Booklet L of current Building Regulations.

COMBUSTIBLE MATERIALS / CHIMNEYS
Where the thickness of solid non-combustible material surrounding a flue in a brick or blockwork chimney is less than 200mm, no combustible material, other than a floor board, skirting board, dado rail, picture rail, mantelpiece or architrave shall be so placed as to be nearer than 40mm to the outer surface of the chimney. Metal fittings in contact with combustible materials shall be at least 50mm from a flue.

FLUE LINERS
Standard flue liners to be used with all sockets uppermost. Joints to be pointed with cement mortar. All pipes penetrating fire resistant construction will be provided with a suitable proprietary sealing system to maintain the required fire resistance. Where non-combustible surround is less than 200mm then a 38mm space shall separate such material from any rafter or joist. Clay flue liners to comply with BS EN 1457 : 1999. Clay flue liners to comply with BS1161 : 1989.

TESTING
All flues to be checked upon completion to ensure they are free from obstruction, satisfactorily gas-tight & constructed with materials & components of sizes that suit application.
Fitted appliances shall have a spillage test carried out under fire.

BUILDING CONTROL ISSUE ONLY

REF: 102D-01 DRAWING Proposed Plans
SCALE: 1:50
DATE: 15-04-10
DRAWN BY: G.M.K.

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APPROVAL OF RESERVED MATTERS APPLICATION FOR MR CORNELIUS WARD

gmk Design

REVISION: DATE

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS