

Provide 100 x 50mm C16 SW Wallplate Throughout Roof Structure. Wallplate Strapped to Inner Brick Wall with Galvanised MS Straps at 1200mm C/s with Strap Taken Down Min 900mm Face of Inner Wall

To All External Openings Provide Keystone Type Linel Over Openings with Soldier Course Brick Headers Set Flush with External Finish

To All Cills Provide 140mm Deep (90mm Vertical Face) Precast Concrete Cill with Soldier Course Brick Headers Set Flush with External Finish Under Cill with Hyalod DPC Folded Around All Hidden Faces of Cill with Vertical DPC @ Jamb Overlapped. Provide 20mm Thick Kingspan Rigid Urethane Insulation to rear of Cill & Encase with Concrete

Radon Barrier Folded Over Shutter Blockline with Stopped DPC Tray Above Bonded Into radon Membrane with Approved Adhesive / Tape. Provide DPC to Outer Leaf Set Min 150mm Above FGL

Roof
 Grey / Black Concrete Interlocking roof tiles or slates to clients specification fixed in accordance with manufacturers instruction taking regard of site location and exposure.
 38mm x 25mm treated silling battens set to provide not less than 100mm head lap. On counter battens running in line with rafters to provide correct spacing of roof tiles.
 Roofing felt to be BS 747: 1977 Class F. Horizontal laps to be 150mm and vertical laps to be not less than 150mm. Provide proprietary "Redland underlay support tray" at the eaves and overlap with the roofing felt.
 On 40mm over eave building siding board by Kingspan or approved on roof frame with 100mm rigid insulation between rafters and 37.5m x 1.8m insulated plasterboard to ceiling line.
 Roof has been designed as warm roof so no cross ventilation required to rafters.

Trussed rafters to be designed by Specialist Truss Manufacturers in accordance with BS 5298: Part 3: 1999. Rafters to be installed at 400mm c/s. Roof Pitch is 35° provide horizontal and diagonal bracing in accordance with BS 5298: Part 3: 1999.
 Trusses to be mechanically fixed to treated 100mm x 50mm wallplates in accordance with Trussed Rafter Association technical handbook.
 Wall plate to be fixed to walls with 30mm x 5mm galv. ms. straps carried 900mm down the wall and positions at not less than 2000mm c/s.
 Lateral support straps at gables to be 30mm x 5mm galv. ms. straps carried across 3 No. rafters / ceiling joists and supported with solid bridging between rafters and ceiling joists and wall.

Traditional Cut roof 180x37 SC3 Rafters@400mm c/s on a rafter designed by suitably qualified structural engineer calculation to be provided to building control 14 days prior to fabrication with 200x50mm ceiling joists.

RIDGE BEAM TO STRUCTURAL ENGINEERS DETAIL

Damp Proof Courses (DPC)
 Vertical & horizontal DPC's to be Hyalod bonded, laps to be not less than 150mm at all joints & heat welded. Bonding to DPC's at cills, thresholds etc. to be lapped at 200mm & bonded with Hyalod contact adhesive.

50x150 SC4 RAFTERS@400MM CRS, MAX SPAN 3.2M

Glazing
 All windows with glazing below 900mm from finished floor levels to have toughened safety glass as defined in BS 6206:1981.
 All doors to have safety glass below 1500mm from finished floor level and all side panels to have safety glass at 300mm width from door opening edge up to 1500mm height.

Cleaning of Glass
 Controls for operation of all window openings should be no more than 1900mm from finished floor level if unobstructed and 1700mm if object is no more than 600mm wide x 900mm high in front of window opening.

FIRST FLOOR JOISTS 200x50SC4@400MM CRS WITH NOGGINGS@1350MM CRS MAX, 2ND 200x50JOISTS AS TRIMMER AT STAIRWELL

Stairs
 Stairs to be designed and fitted to meet BS 5578
 13 No. Risers @ 190mm 13 No. Goings @ 240mm
 The clear width of staircase between handrails to be not less than 800mm with a clear headroom along full extent of stairs of not less than 2000mm measured vertically from pitchline.
 All landings to be not less than width of staircase and shall be clear of any obstructions.
Handrails
 Handrail shall be fitted along full length of stairs and be so designed to provide adequate horizontal support as defined in section 1 of Technical Guidance Document K. Handrail to be fixed at a height of 900mm measured vertically off the pitch line of the stairs. Handrails at first and second floor landings to be 1100mm from finished floor level.

Balustrade
 All balustrades should be designed so as not to allow the passage of 100mm sphere and not allow a child easily climb. The handrail & balustrades at all positions should be so designed to withstand a horizontal force of 0.74 kN/m

Provide 100mm Deep Cement Sand Screed on 500 Gauge Vapour Barrier Laid Over 100mm Thick XTRATHERM Floorboard Insulation on 150mm Deep Concrete Floor Slab with Radon Shield (DPM) Membrane Under Slab laid over 50mm Sand Blinding on Min 300mm Consolidated Hardcore Base compacted in 225mm layers, total depth not exceeding 600mm

First Floors (Timber)
 18mm flooring grade plywood on manufacturer designed silt roof truss Double up floor joists under First floor stud partition walls.
 Fix 30mm x 6mm galvanised cold steel straps @ 2000mm max. c/s, lathen screws 30x, joists and provided with solid bridging under - where joists run parallel with external walls.
 Provide double bracing / trimmer joists around all openings and chimney breasts, rainwater etc. Maintain a 40mm gap between joists and face of chimney breast.
 Where joists span onto party walls they are to be supported with joint hangers.
 (JOISTS ARE NOT TO BE BUILT INTO PARTY WALLS)
 Hoisting of floor joists for services shall not exceed 1/3 of the depth of the joist and shall not be closer to the support than 1/3 of the span, nor further away than 1/3 of the span.
 Holes shall not be greater than 0.25 of the depth of the joist and shall be drilled at the marked side and shall be not less than 3 diameters apart centre to centre and shall be located between 0.25 & 0.4 times the span from the support.

Cellings to be 12.8mm plasterboard to Ground Floor with 12.7mm Polystyrene to Ceiling Below Insulation Layer All with 3m silt brick. Screws shall be provided at all joints in the plasterboard and at ceiling to wall joints.

External Wall
 Walls shall not exceed 12m in length, measured from centre to centre of outcropping walls, piers or chimneys providing support.

Outer Leaf:-
 100mm Concrete blockwork to BS 6069 with a compressive strength of 10.5 N/mm² (Clay Facing block) to BS 3821:1985 & BS 4946:1985 & BS 4726:1985 with a compressive strength of 20 N/mm². Refer to schedule to Confirm Outer Wall Type.
 Cavity:-
 100mm clear cavity with minimum 100mm insulation separating wall to conform with BS 1243:1976. This set at 400mm C/s vertically and 750mm C/s horizontally. Provide pumped cavity insulation type Platinum.
Inner Leaf & Internal Walls:-
 100mm Concrete blockwork to BS 6069 with a compressive strength of 10.5 N/mm². Refer to Floor Plans for Wall Thickness.

Roof
 Grey / Black Concrete Interlocking roof tiles (Fix) to be Redland Stoneword or other to approved fixed in accordance with manufacturers instruction taking regard of site location and exposure.
 38mm x 25mm treated silling battens set to provide not less than 100mm head lap.
 Roofing felt to be BS 747: 1977 Class F. Horizontal laps to be 150mm and vertical laps to be not less than 150mm.
 Provide proprietary "Redland underlay support tray" at the eaves and overlap with the roofing felt.

Trussed rafters to be designed by Specialist Truss Manufacturers in accordance with BS 5298: Part 3: 1999.
 Rafters to be installed at 400mm c/s. Roof Pitch is 35°, provide horizontal and diagonal bracing in accordance with BS 5298: Part 3: 1999.
 Trusses to be mechanically fixed to treated 100mm x 50mm wallplates in accordance with Trussed Rafter Association technical handbook.
 Wall plate to be fixed to walls with 30mm x 5mm galv. ms. straps carried 900mm down the wall and positions at not less than 2000mm c/s.
 Lateral support straps at gables to be 30mm x 5mm galv. ms. straps carried across 3 No. rafters / ceiling joists and supported with solid bridging between rafters and ceiling joists and wall.

Provide 200mm thick glass fibre roof insulation between joists and 100mm glass fibre insulation laid across joists.

Steelwork
 All steelwork to be in accordance to BS 5950 Parts 1, 2, 3, 4, 5 & 6. All Steelwork to be in strict accordance to Structural Engineer's details and specification.
 Provide 600mm x 100mm x 100mm deep precast concrete padstones at all bearing points of steel onto masonry structures.
 All steelwork supporting any floor structure to be given 1 hour fire resistance i.e. by intumescent paint or with 2 layers of gyprock 15mm plasterboard taped & bonded.

Lead
 Flashings - Code No. 4
 Sooters, Valleys, Hips & Apron Flashings - Code No. 5
 Lead Roofs - Code No. 6
 All lead to be BS 1178 and to be coated with patina oil immediately after being fixed in position.
 All lead details to be in strict accordance to Lead Sheet Association details and specification

Chimneys
 Flue liners to be clay rebated & socketed to BS 1181: 1985. Linings to be fitted with the sockets uppermost and jointed with approved jointing compound / fireproof mortar.
 Provide 50mm space between liners and chimney and loose fill with cement / sand / mica-fl. mix 1: 1: 12.
 Flues to be kept vertical and where bends are necessary they should not make an angle of more than 45° with the vertical.
 Provide purpose made Code 5 lead tray, with upstand around and dressed into joint in flue liner. Lead at front and back of chimney to be dressed over lead apron. Stepped flashings to be provided at each side of chimney.
 Provide proprietary throating block / lintel to suit the appliance to be installed.
 Provide Terracotta chimney pot top to be 300mm high bedded in mortar and fitted with a lead cap.

Windows
 All windows to be in white uPVC and have double glazing units with 16mm cavity to provide a U" value of 3 w/m² K.C. All glass in windows below 900mm above floor level to be provided with toughened or laminated safety glass. All glazing to doors and side panels to be toughened or laminated safety glass.

Windows to have opening casements to provide rapid ventilation = 1/20th of the floor area of the room and shall have part of the opening 1.75M above the floor level.
 Where opening sections are within 2000mm above the external ground level the windows are to be fitted with restrictors to restrict the window opening more than 100mm.
 All First floor bedrooms to have an emergency escape window with a clear opening with area of 0.33m² and have a min. opening size of 450mm high and at least 450mm wide. The bottom of the window to be within 800mm and 1100mm from floor level.
 The window opening casements are to be side hung or have a hold open device so as not to hinder an escape. Escape windows shall be fitted with child proof safety catches.

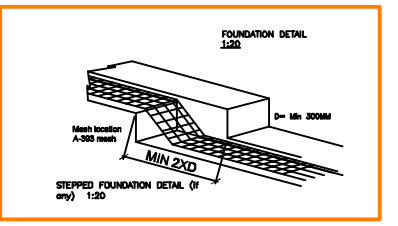
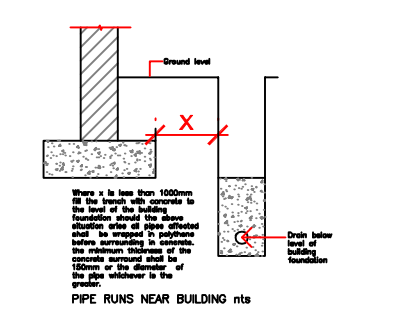
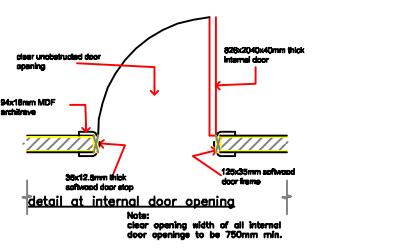
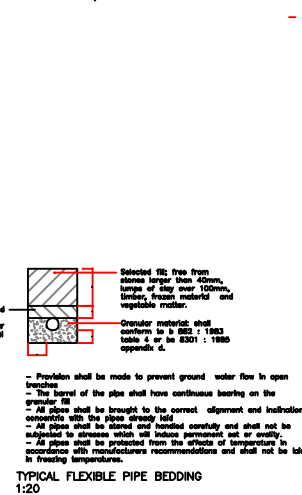
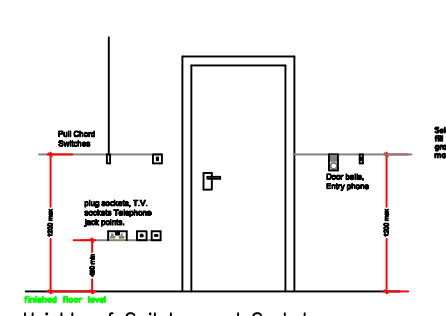
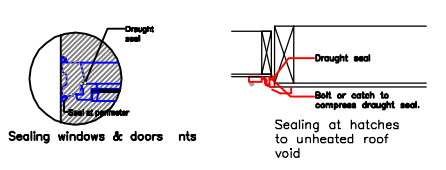
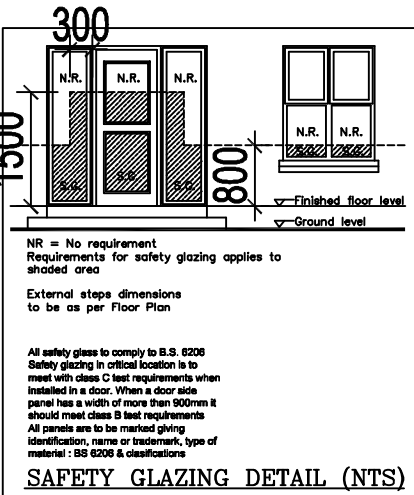
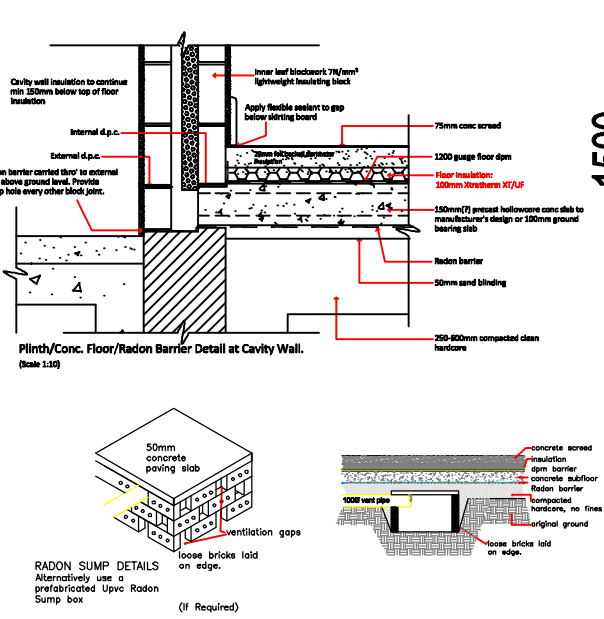
Radon Protection - Damp Proof Membrane
 Provide preformed Radon Cavity barriers and Radon membrane. Where membrane is below concrete slab a pre-formed slab edge barrier is to be used. Preformed universal corners are to be used where required. Where services penetrate the membrane provide universal pipe seals. All components are to be sealed together with Radon proof Butyl tape

Refer to "BRE Report BR 413: Radon guidance on protective measures for new dwellings in Northern Ireland"

Note - Refer to Architects drawings for areas of tanking and refer to specialist details & specification for these areas.

The Foundations have been designed to be adequate if laid on Sub-Soil Type 3 or better as defined in Table 5.1 of Technical Booklet D to the Building Regulations (NI) 2000. If Sub-Soil of this type is not found at normal depth an alternative foundation design based on a Soil Investigation Report will be submitted to Building Control for Approval.

SECTION A-A 1:100



BUILDING CONTROL ISSUE ONLY

REF: 102D-02	DRAWING: Proposed Section and Details	Rooskey, Newtowncunningham Co Donegal
SCALE: 1:20	DATE: 15-04-10	Tel: 00353(0) 74 9108780
DRAWN BY: G.M.K.	APPROVAL OF RESERVED MATTERS APPLICATION FOR MR CORNELIUS WARD	E-mail: studio@gmksdesign.com
WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS		

