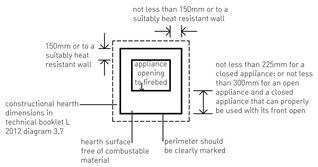
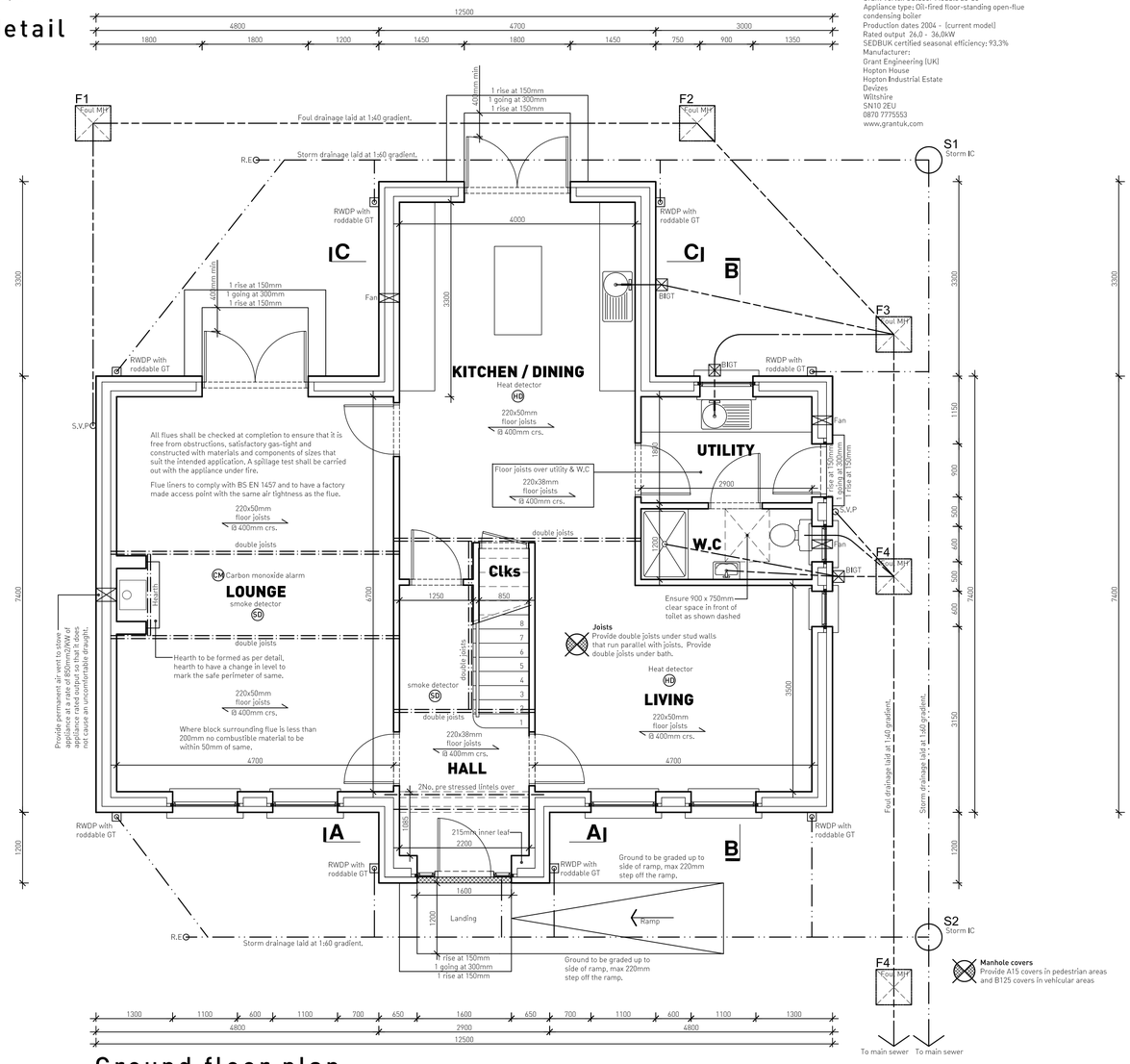


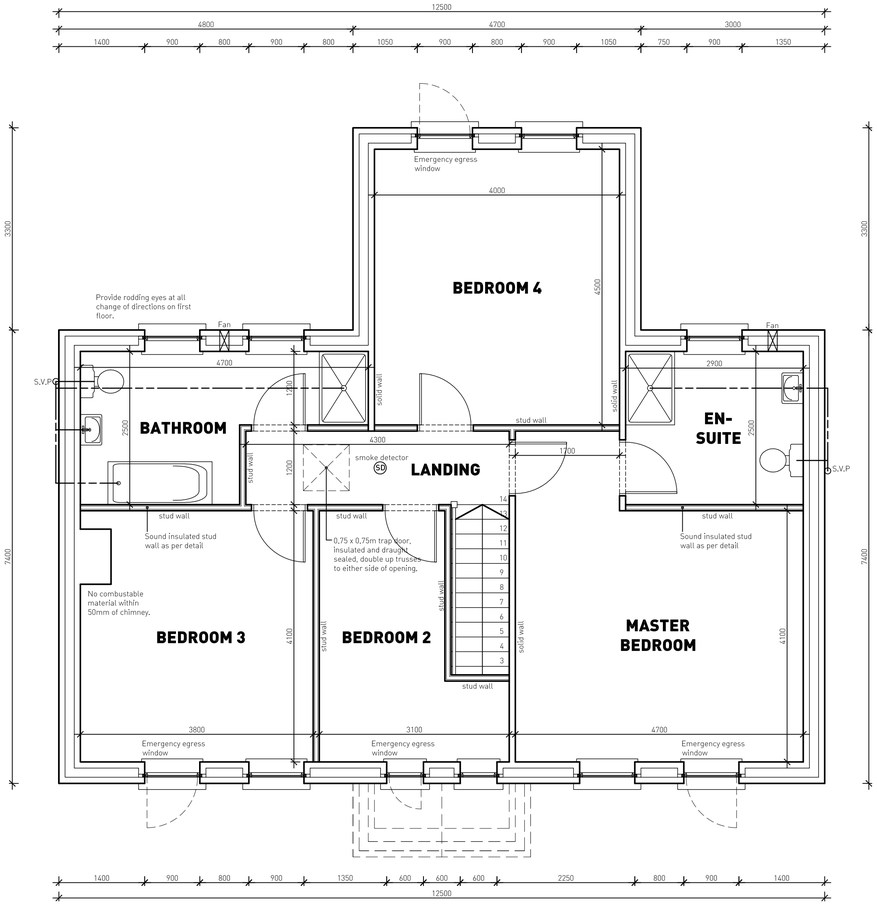
Hearth detail

OIL FIRED BOILER
Oil fired boiler located in prefabricated metal boiler house complete with insulation and ventilation openings set on conc base set approx 3.6mm from dwelling. Pipe from boiler to dwelling to be in a PVC duct surrounded in pea gravel a min 750mm below finished ground level and insulated as per notes.

Oil Fired Boiler
Grant Vortex Outdoor Module 26-36
Appliance type: Oil-fired floor-standing open-flue condensing boiler
Production dates 2004 - [current model]
Rated output 26.0 - 36.0kW
SEDBUK certified seasonal efficiency: 93.3%
Manufacturer:
Grant Engineering (UK)
Hopton House
Hopton Industrial Estate
Devizes
Wiltshire
SN10 2EU
0870 7775553
www.grantuk.com



Ground floor plan



First floor plan

STAIR
Timber staircase to be 900mm clear width with 275x32mm strings, 25mm treads, 12mm risers.
Provide 2no. 44x44x75mm glue blocks/tread wedges to risers and treads.
Provide goings at 240mm.
Provide 14no. equal risers at 205.00mm.
Handrail to be in accordance with Technical Booklet H 2012.
Provide handrail to both sides 900mm above pitchline.
60x57mm handrail with 40x40mm ballusters at 120mm crs.
Going at centre of winders to be min. 250mm.
Provide clear head height of 2m measured vertically from pitchline.
Minimum height of landing balustrade to be 900mm.
There should be no opening in a balustrade of such size as would permit the passage of through it of a sphere having a diameter of 100mm.
Balustrade shall be so constructed that a child cannot readily climb up it (to withstand horizontal force of 0.36KN/m).

- The analysis required by regulation 43A Part F has been carried out and is available for verification
- An on construction energy performance certificate (D.N.E.P.C) is required before completion certificate can be issued.
- Truss manufacturer to forward details / calculations for trimming arrangement at stairwell, chimneys, cold water storage tank support etc all to BS 5268 Part 3:2006 to building control prior to installation on site
- Installation and commissioning certificate for fire alarm system to be forwarded to building control on completion.
- Copy of consent of discharge to effluent to be forwarded to building control before completion certificate can be issued.
- An EPC must be provided to Building Control by an accredited energy assessor within 5 days of completion of the dwelling.
- An energy rating for the completed dwelling will be calculated using the same software that is used to calculate the DER and TER, and a notice stating the energy rating will be fixed in the dwelling. Electronic copy of the TER/DER data file to be provided to owner at completion.
- Building owner to be given sufficient information of specific apparatus / systems installed, including operational and maintenance instructions, to enable the dwelling and its fixed services to be used in an energy efficient manner.
- Heating system to be installed in accordance with 'Domestic Building Services Compliance Guide 2010'
- All works to be carried out in accordance with accredited construction details (DCLG publication)
- A notice confirming that all fixed services have been properly commissioned shall be provided, signed by a suitably qualified person and a copy given to the building owner and district council.
- Air permeability of 4m³/h.m²@50Pa has been used in design calculations, this rate or less must be achieved by test on completion of the dwelling.

THE PRINCIPLE ENTRANCE
The principle entrance shall have a door with a min. clear opening width of not less than 775mm and a level threshold.
The access to the principle entrance shall be level for a distance of not less than 900mm and at or about the level of the floor of the dwelling.

Threshold to be 15mm maximum.

All doors incl. internal doors to be 838mm wide.

Disabled people shall have access from the point of entry to the principle entrance of a dwelling by a level approach or a ramped approach

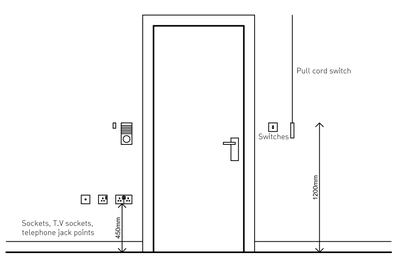
a level approach shall have:
a surface which is firm and even,
an unobstructed width not less than 900mm,
a slope not exceeding 1 in 20.

a ramped approach shall have:
a surface which is firm and even,
an unobstructed width not less than 900mm,
a ramp not exceeding 5m in length where the slope of the ramp does not exceed 1 in 12,
a landing with an unobstructed length of not less than 1200mm,

Notice plates are to be posted at suitable locations i.e. next to the electricity consumer meter to convey important safety information about each hearth /flue system within dwelling. Information required to comply with Diagram below.

Important Safety Information	
This notice must not be removed or covered	
property address	20 main street anytown
location of hearth and chimney	lounge
suitable for	decorative fuel effect gas fire only
chimney liner	double skin stainless steel flexible, 200mm dia
suitable for condensing appliance	no
date installed	dd/mm/yyyy
installed by	a n other and co.
other information [product trade names, installation and maintenance advice, European flue product designations, warnings on performance limitations of imitation elements etc]	designation of stainless steel liner stated by manufacturer to be T450 N2 D 3

essential information
additional information



Switch height detail

Minimum widths of circulation routes		
Clear opening of doorway (mm)	Direction of approach	Minimum width of cirulation route (mm)
750	head on	900
750	not head on	1200
775	not head on	1050
800	not head on	900

LINTOL SCHEDULE.

REINFORCEMENT TO BE HIGH YIELD STEEL TO BS 4449. CONC MIX 1:2:4			
SPAN	No. OF COURSES	REINFORCEMENT	END BEARING.
600	2	1NO. 10MM	150MM
900	2	1NO. 12MM	150MM
1200	2	1NO. 16MM	150MM
1500	3	1NO. 16MM	150MM
1800	3	2NO. 12MM	200MM
2100	3	2NO. 16MM	200MM
2400	3	4NO. 16MM	200MM

TOP STEEL TO BE PROVIDED TO 2.4M LINTOL

100
140
215
215

HOUSE TYPE A

WS DESIGN
22 GILFORD ROAD—PORTADOWN—
CO.ARMAGH—BT63 5ED—
T—02838 882 052
M—0781 861 3252
E—ws.design@btinternet.com

TITLE—
Proposed development of 4No. dwellings at 92b Carnreagh, Hillsborough

CLIENT—
Bill Brown

DRAWING—
Ground & first floorplans

SCALE— 1:50
DATE— Sep 2019
PROJECT NO— 454
DRAWING NO— W02