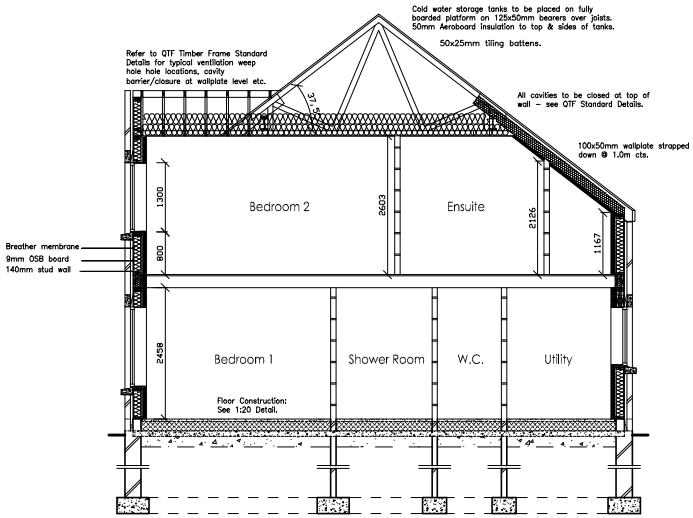
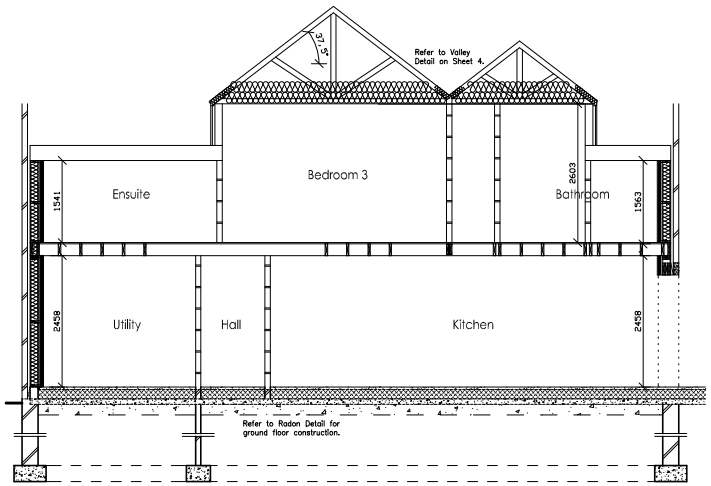
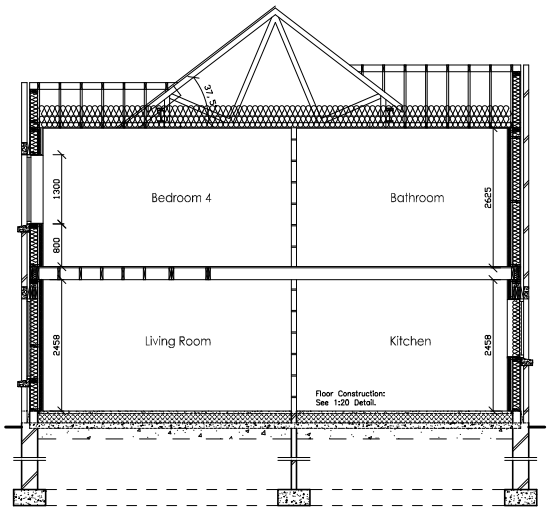


SECTION A–A

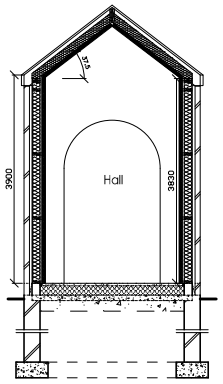


SECTION B–B



SECTION C–C

NOTE:
For Insulation, Ventilation etc and all general structural construction, refer to 1/10 scale details on Sheet 4.



SECTION D–D

Xtratherm Close–R (FR) cavity closer by Dacatie (50mm x cavity width) providing a minimum 30 mins. fire integrity, comprising a PVC–U outer profile with encapsulated insulation installed in accordance with manufacturer's recommendations. (BBA Cert 98/3474). Applies around all door & window openings – see BCNI Tech Bk E, Table 4.6 item 10, Dia. 4.5, and paras. 4.38 & 4.39 for details.

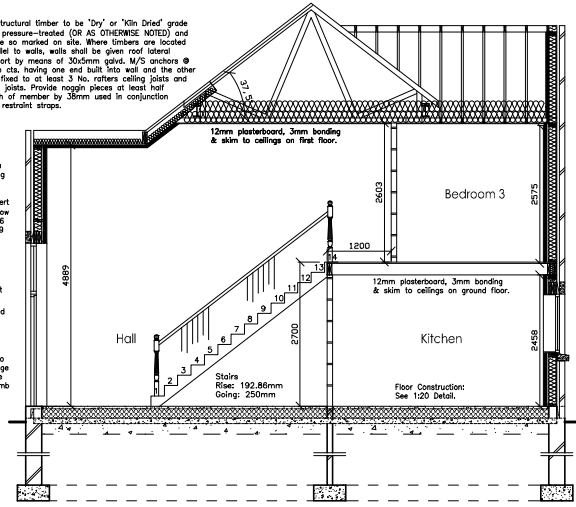
Keystone steel lintels to suit location.

Stair & landing balustrades to be capable of resisting a horiz. force of 0.36kN/m at 900mm high.

Min. width of stair to be 800mm measured clear of handrails.

Staircase to be of light oak construction. Provide handrail 900mm above line of nosings & terminated in a newel post or volute. Balustrade to be 900mm high & to be formed so as to not permit the passage through it of a 100mm ø sphere & to be designed so that a child cannot easily climb up it.

All structural timber to be 'Dry' or 'Kiln Dried' grade C16 pressure–treated (OR AS OTHERWISE NOTED) and to be so marked on site. Where timbers are located parallel to walls, walls shall be given roof lateral support by means of 30x5mm galvd. M/S anchors @ 2.0m cts. having one end built into wall and the other end fixed to at least 3 No. rafters ceiling joists and floor joists. Provide noggin pieces at least half depth of member by 38mm used in conjunction with restraint straps.



SECTION E–E

TRUSSED ROOF CONSTRUCTION.

Truss rafters at 400mm cts. designed, manufactured and braced to BS 5268: Pt 3: 2006 by approved manufacturer.
No truss to be cut or altered on site.
100x25mm longitudinal and diagonal bracing lap–jointed as necessary.
100x25mm chevron bracing to web of truss where span exceeds 8.0m. All bracing in accordance with BS 5268: Pt 3: 2006.
Infill timber to be 25mm deeper than truss member when trimming around chimney breasts & access hatches.
Purlins & props at chimney breasts & access hatches to be in accordance with truss manufacturers recommendations.
Truss manufacturers calculations to be forwarded to Building Control 3 weeks prior to arrival on site.
Heavy duty truss shoes providing 100mm min. bearing to be used to connect standard trusses to girder truss.

All plasterboard to be primed with Thistlebond–it prior to bonding & skim coat.

SHEATHING/MEMBRANE AT STUBBED TRUSSES (where applicable): S/w upright to stub trusses – outer face (cavity side) to be sheeted with 12.5mm marine plywood and breather paper to prevent ingress of moisture.

Reinfd. concrete lintels to BS 4483 as per schedule with stepped DPC between.

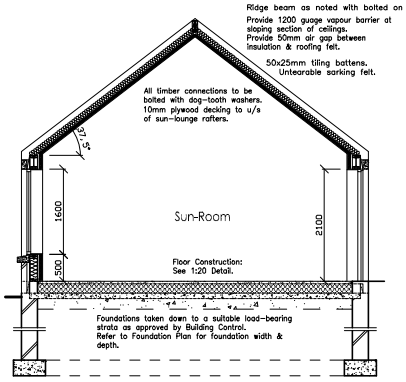
Stainless steel TF wall ties to BS EN845–1: 2003 with polythene clips at 900mm horizontally & 450mm vertically & 225mm vertically at all reveals.

Pre–cast concrete sills, with DPC under, turned up back & sides.

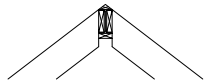
Wall DPC to be min. 150mm above ground level.

Foundations to be minimum 750mm below finished ground level with at least 450mm cover to top of foundation.

Denotes timber frame stud wall – See T/F manufacturers drawings & specification for full details.



SECTION F–F



TYPICAL RIDGE DETAIL

Provide 500x215x100mm C35 reinfd. concrete padstones under all steel beams UNO.

NOTE:
This drawing to be read in conjuction with Structural Engineer's Report & sketches. Any discrepancy to be reported prior to fabrication or installation.

All window & door lintels to be 215mm deep contractor designed Type 2 pre– stressed lintel by Tullyleek Precast Ltd. unless otherwise noted.

All materials & workmanship to accord with current B.S.S., Codes of Practice or other E.U. equivalent.

All construction details to be read in conjunction with 'Accredited Construction Details (Scotland) 2010 Part 3 – Timber Frame Junction Details' and all work carried out in accordance with same. Upon completion, a signed copy of each Accredited Detail shall be provided to Building Control as having been completed satisfactorily.

NOTE: Energy performance certificate to be forwarded to Building Control on completion.

NOTE: 2012 BUILDING REGULATIONS APPLY TO THIS DRAWING

–IMPORTANT–
THE BRAND NAMES SHOWN MUST BE USED IN ORDER TO ACHIEVE THE CORRECT SAP RATING. A FINAL SAP CALCULATION MUST BE PROVIDED TO BUILDING CONTROL WITHIN 5 DAYS OF COMPLETION FOR DWELLING AS CONSTRUCTED.

–IMPORTANT–
IT IS YOUR RESPONSIBILITY TO ENSURE YOU ARE WORKING TO THE LATEST EDITION OF THIS DRAWING – IF IN DOUBT – ASK. DO NOT SCALE.
CHECK ALL DIMENSIONS ON SITE.

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DRAWING TITLE:	Sections.
PROJECT TITLE:	TWO DWELLINGS WITH DOMESTIC GARAGES – House Type 2.
SITE:	ADJACENT to & NW of 35 CLADY ROAD, ARMAGH.
CLIENT:	APPLE ORCHARD CONSTRUCTION.
HOME ADD:	8 CASTLEBLAYNEY ROAD, KEADY, ARMAGH, BT60 3QP.
SCALES:	1:50. DWN BY: AHDB CHK BY: AHDB
SHEET NO:	3 PROJ NO: 3898 DATE DWN: MARCH 2023.
DRAWING NUMBER:	B497–3898–22/HT2.

REVISIONS

REQD. BY:	REV. BY:	DATE:	DETAILS:
AO Group	AHDB	05.04.22.	House type & site layout updated.
AO Group	AHDB	19.05.22.	Rear dormer revised.
AO Group	AHDB	23.05.22.	Floor layouts revised.
AO Group	AHDB	23.06.22.	Bedroom 3 door relocated.
B. Con.	AHDB	30.01.24.	General updates – refer to BR3.
B. Con.	AHDB	28.02.24.	General updates – refer to BR3–2.

NOTES:

DRAWING ISSUE

X	PLANNING
X	BLDG. CONTR'L
	CONSTRUCTION

ELECTRICAL LEGEND

PROVISIONAL COST SUMS

The following P.C. sums to be included in all tenders. The P.C. sums do not include V.A.T.

ITEM:	P.C. SUM:

LINTEL SCHEDULE

All lintels to be (C25) mix, reinforced with high yield twisted steel having 25mm cover and to BS 4483. All lintels to be 100mm nom. thickness and to have 250mm bearing each end.

MAX. CLEAR OPENING WIDTH	DEPTH OF LINTEL	TOP REINFORCEMENT		BOTTOM REINFORCEMENT	
		NO. OF BARS	DIA.	NO. OF BARS.	DIA.
900mm	150mm			1	10mm
1200mm	150mm			2	10mm
1500mm	150mm			2	12mm
1800mm	225mm			2	12mm
2400mm	225mm	2	10mm	2	16mm
3000mm	225mm	1	16mm	2	20mm
3300mm	225mm	2	20mm	2	20mm