

## CONSTRUCTION NOTES:

DOMM WIDE FOR STONE CLADDED WALLS OOMM WIDE FOR 300 CAVITY WALLS

450MM WIDE FOR 100 SOLID WALLS FOUNDATION CONCRETE TO BE A MINIMUM 300MM DEEP. OUNDATIONS TO BE TAKEN DOWN TO A MINIMUN OF 750MM BELOW FINISHED GROUND LEVEL AND OR TO N ACCEPTABLE LOAD BEARING STRATA LEVEL. ANY TRENCH WITHIN 1000MM OF THE FOUNDATION OF IE WALL TO BE FILLED IN WITH CONCRETE TO A LEVEL OF THE UNDERSIDE OF THE FOUNDATION. WHERE THE DEPTH OF THE TRENCH IS BELOW THE DUNDATION BASE AND WITHIN 1000MM OF THE OUNDATION IS EQUAL TO OR GREATER THAN 1000MM, TRENCH IS TO BE FILLED WITH CONCRETE TO A VEL WHICH IS NOT LOWER THAN THE HORIZONTAL

STEPPED STRIP FOUNDATIONS THE STEP IS TO BE IN RICK COURSE DIMENSIONS AND STEP DIMENSION TO : A MINIMUM OF 1800MM BETWEEN STEPS. NO STEP GREATER THAN DEPTH OF FOUNDATION. ADVERSE CONDITIONS ARE ENCOUNTERED EFERENCE SHOULD BE MADE TO THE ARCHITECT/

RUSHING STRENGTH 11.7N/MM. SQ WHEN FINISHED FLOOR LEVEL EXCEEDS 800MM ABOVE GROUND LEVEL THE WALL IS TO BE INCREASED IN THICKNESS BY 400MM FOR EACH ADDITIONAL 1000MM

### PIPES UNDER BUILDING:

PIPEWORK UNDER BUILDING TO BE WRAPPED IN VISQUEEN O AND SECURED BY DENZO TAPE PEWORK TO BE SURROUNDED IN MINIMUM 150MM CONCRETE OURED FROM ONE SIDE ONLY UNTIL CONCRETE IS LEVEL OP OUT WITH 150MM CONC AND BACKFILL AS REQUIRED

HE CONTRACTOR SHALL COMPLY WITH BS 5628 CODE ESTING OF MORTAR FOR COMPRESSIVE STRENGTH TO TO BS 5628 PART 1 APPENDIX 1 BRICKWORK BELOW DPC LEVEL TO BE CLAY TO MORTAR TO BE TO BS 5628 PART 111 TABLE 13 AND

MORTAR DESIGNATION 2 CEMENT: LIME: SAND 1:1/5:4

3S EN1401 WITH RISERS AS NECCESSARY TO SUIT SITE LEVELS. MANHOLE COVERS TO SUIT TRAFFIC USE IN DRIVEWAYS MANHOLE TO BE PROVIDED WITHIN 12METRES OF CONNECTION PIPES TO LAID AND SURROUNDED IN PEA GRAVEL L DRAINAGE PIPEWORK TO BE TO BS 4660 RAINWATER GULLIES TO BE CONNECTED DIRECT TO MANHOLE WHEREVER PRACTICAL WHERE NOT RODABLE GULLIES 2mm PVC GUTTERS WITH 68mm ROUND DOWNPIPES. SVP TO BE CONNECTED AT HIGHEST POINT OF CONTACT LL W.H.B'S, SINKS TO SEWER VIA B.I.G.T.'S AND ALSO PROVIDE DEEP SEAL TRAPS TO ALL SANITARY FITTINGS PROVIDE RODABLE ACCESS TO ALL SANITARY CONNECTIONS A 50MM DIAMETER PARALLEL BRANCH SHALL BE USED WHERE

SANITARY PIPEWORK ENTERS A SOIL STACK WITHIN 200MM L PIPES IN ROOF SPACE AND UNDER FLOORS TO HAVE ISULATION OF THICKNESS EQUAL TO DIAMETER OF PIPE ISULATION TO BE H&V PIPE SECTIONS AS SUPPLIED BY ROCKWOOL OR OTHER EQUAL AND APPROVED SVP TO BE INCASED IN 9MM PLYWOOD ON 38X44MM CESS PANELS FITTED WITH BRASS SCREWS AND CUPS

# L PIPES WHICH PASS THRU COMPARTMENT

00 GUAGÉ VAPOUR BARRIER TURNED UP AT ENDS OF SCREED N 100MM QUINNTHERM OF INSULATION BOARDS & 25MM PUINNTHERM OF BOARDS TURNED UP AT ENDS OF FLOOR LEVEL ON 1200 GUAGE POLYTHENE D.P.M. RADON BARRIER LAPPED BONDED TO D.P.C. ON 150MM IN-SITU CONCRETE SUBFLOOR BLINDED 50MM ON 225MM MIN COMPACTED EASY DRAINING IARDCORE, HARDCORE COMPACTED IN LAYERS NOT EXCEEDING 225MM WITH A TOTAL DEPTH OF 600mm MAXIMUM. NTERNAL FOUNDATIONS TO BE 450X300MM DEEP MIN. TAKEN TO A FIRM LOADBEARING STRATA DPM IN FLOOR TO BE CONTINUOUS AND LAPPED & BONDED O WALL DPC MIN OVERLAP 150MM WALL DPC TO BE 550MM

OOMM BLOCKWORK TO EXTERNAL WALL. 150mm WARMFILI SUPER SILVER BONDED BEADS PUMPED INTO 150mm CAVITY FTER CONSTRUCTION. 100mm BLOCKWORK INTERNAL WALL 200mm THK. IF BELOW GROUND FLOOR LEVEL LL WALL CAVITIES TO BE CLOSED AT TOP OF WALL. CAVITY BARRIERS TO BE FORMED WITH NON-COMBUSTIBLE MATERIAL EG. SUPERLUX BUILDING OARD (THIS ALSO APPLIES AT VERGES). PROVIDE 35MM JABLITE AT ALL EXTERNAL DOOR AND WINDOW REVEALS.
INSULATION TO BE FIXED TO INNERLEAF BY LEXSUCO
CLIPS OR OTHER EQUAL AND APPROVED TO

WALL TIES TO BE CATNIC TYPE BBW 36 225 STAINLESS STEEL TO COMPLY WITH BS 1243. TIES TO BE AT 750MM MAX HORIZONTALLY AND 450MM /ERTICALLY. PROVIDE ADDITIONAL TIES WITHIN 225MM F SIDES OF OPENINGS AT NOT MORE THAN 300MM CTRS. PROVIDE 12.5mm SUPALUX CAVITY CLOSER TO TOP OF ALL

EYSTONE OR IMPACT INSULATED LINTEL OR OTHER EQUAL ID APPROVED PROVIDE DPC OVER LINTEL CAVITY TRAYS TO BE PROVIDED OVER ALL VENTILATORS OPC TO BE A MIN. OF 150MM ABOVE FINISHED GROUND LEVEL CAVITY FILL TO BE A MIN OF 150MM BELOW DPC.

mm PLYWOOD FLOORING SCREWED & GLUED ON TOP OF 225x50mm FLOOR JOISTS @ 400mm Ctrs WITH 100mm ABSORBAN AYER(MIN) OF MINERAL WOOL WITH A DENSITY OF 10kg/m3 SYPROC 'TEN' PLASTERBOARD(10kg/m3) TO THE U/S OF JOISTS WITH A BONDED & SKIMMED FINISH BELOW. ATERAL SUPPORT TO FLOORS TO BE 30X5MM GALY D STEEL STRAPS CARRIED OVER AT LEAST THREE LL FLOORING AT FIRST FLOOR TO BE CARRIED OUT TO

HEADROOM 2000MM MIN VERTICALLY AND 1500MM RIGHT ANGLES TO PITCH LINE. ANDRAIL TO BE 900MM ABOVE LINE OF PITCH BALUSTRADING TO BE 1000MM ABOVE LANDING MAX. SPACING BETWEEN SPINDLES TO BE 100MM BALUSTRADING TO BE SUCH SO AS NOT TO BI READILY CLIMABLE AND MUST NOT ALLOW THE PASSAGE OF A 100MM DIA SPHERE THRU ANY PART OF IT. CLEAR WIDTH OF STAIRCASE TO BE A MIN 800MM

(SOUND REDUCTION

ATE FINISH ON 50X25MM TILING BATTENS AT CTRS TO SUIT SLAT LAYER OF PERMO FORTE ROOFING FELT. RUSSED RAFTERS TO BS 5268 PART 3 : 2006 @ 400mm Ctrs RUSS MANUFACTURER TO PROVIDE COMPUTER PRINT OUT OF TRUSS CALCULATIONS FOR APPROVAL PRIOR TO ERECTION ON SITE BINDERS & COLLAR TIES 125X38MM. ASCIA BOARD 250X25MM

WALL PLATE TO BE 100X75MM STRAPPED TO TOP OF WALL AT 1500MM CTRS USING GALVANISED ANCHOR TIES WALL PLATE TO BE HALF LAPPED AT ALL CORNERS. WHERE WALLS ARE LOCATED PARALLEL TO TRUSS WALLS TO BE TIED TO SAME BY MEANS OF 30X5MM ANCHOR BARS AT 1000MM CTRS EXTENDING TO AT LEAST 3No TRUSS FOR ROOF INSULATION SEE SECTIONS

RUSS MANUFACTURER TO PROVIDE COMPUTER PRINT TRUSS CALCULATIONS FOR APPROVAL PRIOR O ERECTION ON SITE

STRUCTURAL TIMBER TO BE C16 GRADE IN ACCORDANCE TH B.S.5268 PART 3 2006 L TRIM MEMBERS AND BRACING SHALL BE STRUCTURALLY ESIGNED IN ACCORDANCE WITH BS. 5268 PART3 1985 ALL EXTERNAL TIMBER TO BE TREATED AGAINST FUNGAL ATTACK. ATERAL SUPPORT TO TRUSS TO BE 30X5MM GALV MILD EEL STRAPS CARRIED OVER AT LEAST 3No TRUSS T MAX 1000MM CTRS PROVIDE 25000MMSQ VENTILATION TO BOTH SIDES OF ROOF

T EAVES LEVEL PROVIDE CODE 5 LEAD FLASHING IN CONJUNCTION WITH STEPPED CAVITY TRAYS WHERE ROOF ABUTTS CAVITY WALL ALL LEAD WORK TO COMPLY WITH THE LATEST LEAD SHEET IN BUILDING GUIDE TO GOOD PRACTICE AND BS 1178 STRUCTURAL TIMBERS:

STRUCTURAL TIMBER TO BE C16 GRADE IN ACCORDANCE WITH B.S.5268 PART 3 2006 L EXTERNAL TIMBER TO BE TREATED AGAINST FUNGAL TTACK EG. VAC TREATMENT. LEADWORK:

### ALL LEAD WORK TO COMPLY WITH THE LATEST LEAD SHEET I BUILDING GUIDE TO GOOD PRACTICE AND TO BS 1178. FIREPLACE:

# CONSTRUCTIONAL HEARTH TO COMPLY WITH BUILDING REGULATIONS L1(1) AND L1(11) AND TO BE NOT LESS HAN 125MM THK HE PROXIMITY OF COMBUSTIBLE MATERIALS IS TO

COMPLY WITH L10 SECTIONS (1) (2) (3) (4) & (5) SENERALLY NO COMBUSTIBLE MATERIALS ARE TO BE NEARER THAN 38MM FROM OUTER SURFACE OF THE CHIMNEY. IF THE THICKNESS OF THE NON COMBUSTIBLE MATERIAL SURROUNDING THE FLUE IS LESS THAN 200MM, NO METAL FLASHING WHICH IS IN CONTACT WITH COMBUSTIBLE MATERIAL IS TO BE NEARER THAN 50MM TO A FLUE. THE OUTLET FROM THE FLUE IS TO BE NOT LESS THAN OOOMM ABOVE THE HIGHEST POINT OF CONTACT BETWEEN THE THE CHIMNEY AND THE ROOF. CHIMNEY'S FOR CLASS 1 APPLIANCES ARE TO CONFORM

### HEATING SYSTEM:

O REGULATION L6.

TORAGE VESSEL

HE OUT PUT OF THE HEATING SYSTEM SHALL BE ONTROLED BY A ROOM THERMOSTAT AND THERMOSTATIC RADIATOR VALVES TO ALL RADIATORS TO CONTROL THE TEMPERATURES INDEPENDENTLY IN ZONES THAT REQUIRE FFERENT TEMPERATURES (SUCH AS SEPERATE SLEEPING

UTOMATIC HOT WATER & CENTRAL HEATING VALVES ARE D BE WIRED TO THE CENTRAL PROGRAMMER AND TO HAVE TIME SWITCH SO THAT WHEN THERE IS NO DEMAND FOR HEAT THE BOILER WILL SWITCH OFF & MINIMISE BOILER CYCLING JSE A THERMOSTAT FITTED TO LIMIT THE MAXIMUM EMPERATURE OF STORED HOT WATER IN HOT WATER

NSULATION TO THE HOT WATER STORAGE VESSEL SHALL LIMIT HE STANDING HEAT LOSS TO NOT MORE THAN 1W/LITRE WHEN TESTED IN ACCORDANCE WITH BS 1566: Part 1:1984(1990) WATER HEATED BY IMMERSION HEATER. CONTROLS ARE TO ALLOW FOR THE SPACE HEATING AND WATER HEATING CAN BE REGULATED AND CONTROLLED SEPARATELY L CIRCULATION PIPES FOR HOT WATER & CENTRAL HEATING SULATED WITH MATERIAL HAVING A MAX. ONDUCTIVITY OF 0.045W/MK WITH MIN. THICKNESS OF 15mm HE FUEL PIPE WORK FRÓM THE TANK SHALL BE RESISTANT TO HE EFFECTS OF FIRE AND BE FITTED WITH A FIRE VALVE SYSTEM WHERE IT ENTERS THE BUILDING DIL TANKS SITED LESS THAN 1800MM FROM A BUILDING OR 750MM FROM A BOUNDARY TO BE PROTECTED BY A FIRE WALL

OIL TANK TO BE PLACED ON A HARD SURFACE AND BE BUNDED TO A CAPACITY OF 110% OF ITS MAX. CAPACITY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 799-5:1987 (STEEL) OR OFS T 100:1995 (MD POLYETHYLENE) ALL PROPOSED COMBUSTION APPLIANCES TO BE CAPABLE OF BURNING OR ADAPTED TO BURN SMOKELESS FUELS

### **SMOKE ALARMS:**

dwellinghouse should be provided with either -) smoke alarms complying with BS 5446—1 and a heat alarm or alarms omplying with BS 5446-2 installed in accordance with paragraphs b) an automatic fire detection and fire alarm system complying with

S 5839—6 of at least Grade D Category LD2 standard including a smoke alarm or alarms in the principal habitable room and a heat alarm or alarms in every kitchen. Where any storey in a dwellinghouse is more than 200 m2 in area the dwellinghouse should be provided with a) where the number of storeys is not more than 3 —an automatic fire

letection and fire alarm system complying with BS 5839—6 of at least Grade B Category LD2 standard including a smoke detector or detectors in the principal habitable room and a heat detector or detectors in every kitchen; or b) where the number of storeys is more than 3 —an automatic fire detection and fire alarm system complying with BS 5839—6 of at least

Grade A Category LD2 standard including a smoke detector or detectors in the principal habitable room and a heat detector or detectors in every kitchen. at least one smoke alarm should be provided -

a) in the circulation route or routes on each storey, and b) in the principal habitable room, ind at least one heat alarm should be provided in every kitchen. The smoke

and heat alarms should be located to comply with the provisions of paragraphs 2.27 to 2.32. imoke alarms and heat alarms should be interconnected so that they all give an audible alarm when any one of them is activated. The maximum number of smoke alarms and heat alarms which may be nterconnected should not exceed that given in the manufacturer's

structions. A back—up power source to each smoke alarm and heat alarm should be rovided by either 🗕 ) a primary or secondary battery; or (ii) a capacitor.

stallation of smoke alarms and heat alarms 26 Smoke alarms and heat alarms should be permanently wired to either -

a) a regularly used lighting circuit; or b) a circuit which -) is separately fused at the distribution board; ) serves only smoke alarms and heat alarms; and ) where a residual current device is used —is not connected to a

sidual current device which is also used by any other circuit. Smoke alarms and heat alarms may operate at a low voltage via a mains transformer. The cable for the power supply to, and interconnection of, the moke alarms need not have special fire—survival properties. 27 Smoke alarms should be located in the circulation route or routes of a dwellinghouse so that there is one a) not more than 3 m from every bedroom door;

b) not more than 7.5 m from every door to a living room or kitchen; and c) where a circulation route on a storey is more than 15 m long —not nore than 15 m from another smoke alarm on the same circulation 2.28 Smoke alarms should be located in a principal habitable room so that no

point in the room is more than 7.5 m from the nearest smoke alarm. Heat darms should be located in a kitchen so that no point in the kitchen is more than 5.3 m from the nearest heat alarm. 2.29 A smoke alarm or heat alarm should be located so that it is a) either on a ceiling and not less than 300 mm from a wall or light fitting, or where designed for wall mounting on a wall and not less than 0 mm. or more than 300 mm from the ceiling and the sensitive tement should not be below the level of a door opening; b) not less than 300 mm from, and not directly above, a heater or an air onditioning ventilator; c) on a surface which is normally at the ambient temperature for the

d) easily and safely accessible.

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building design solutions -architecture & planning-6 Main Street, Pomeroy, **M**CIAT Co.Tyrone, BT70 2QP Tel:- 028 8775 9292 fo@buildingdesignsolutions.org.uk