"THIS DRAWING MUST BE READ IN STRICT ACCORDANCE WITH THE NI ACCREDITED CONSTRUCTION DETAILS FOR THERMAL PERFORMANCE AND ROBUST DETAILS / TECHNICAL BOOKLET 'G' (BUILDING REGULATIONS NI 2012) FOR ACOUSTIC PERFORMANCE OF ALL SEPARATING WALLS AND FLOORS"

SPAN	LENGTH OF LINTOL	DEPTH	REINFORCEMENT BAR DIA.	No. OF
600	910	140	10mm	1 No.
900	1210	140	12mm	1 No.
1200	1510	140	16mm	1 No.
1500	1810	215	16mm	1 No.
1800	2210	215	12mm	2 No.
2100	2510	215	16mm	2 No.
2400	2810	215	16mm	2 No.

1. CONCRETE TO BE MIN. C20 STRENGTH
2. REINFORCEMENT TO BE HIGH YIELD STEEL DEFORMED BARS COMPLYING TO BS.4449
3. STEEL REINFORCEMENT TO HAVE MIN. 50mm CONCRETE COVER IN ALL PLACES
4. L.INTOLS SPANNING UP TO 2100mm WIDE OPENINGS DESIGNED TO CARRY TIMBERS FLOOR SPANNING NOT MORE THAN 4500mm.
LINTOLS SPANNING 2100mm NOT CARRYING FLOORS SPANNING OVER 4000mm

DESIGN REQUIRED FOR LINTOLS CARRYING HEAVIER LOADS. REFER TO ST ENG.DWG'S.
DO NOT USE THIS TABLE FOR OPENINGS SUPPORTING FLOOR SLABS OVER.

CONTRACTOR TO PROVIDE AN INCOMING DUCT TO THE DWELLING AND PROVIDE INTERNAL TERMINAL POINT IN ORDER TO FACILITATE AN INTERNET CONNECTION/SUPPLY

Background Ventilation Calculation:

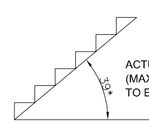
Total floor area is 225.0m/sq

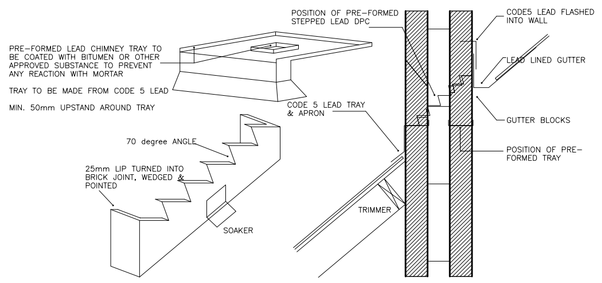
Family Dining	2 x	8,000mm/sq
Family Snug	3 x	8,000mm/sq
Kitchen	2 x	8,000mm/sq
Utility	1 x	8,000mm/sq
Sun Lounge	5 x	8,000mm/sq
Study/Bedroom 1	1 x	8,000mm/sq
Bedroom 2	2 x	8,000mm/sq
Bedroom 3	2 x	8,000mm/sq
Bedroom 4	1 x	8,000mm/sq
Gallery	1 x	8,000mm/sq

Total Background Ventilation Required is 152,500mm/sq
Total Background Ventilation Provided is 160,000mm/sq

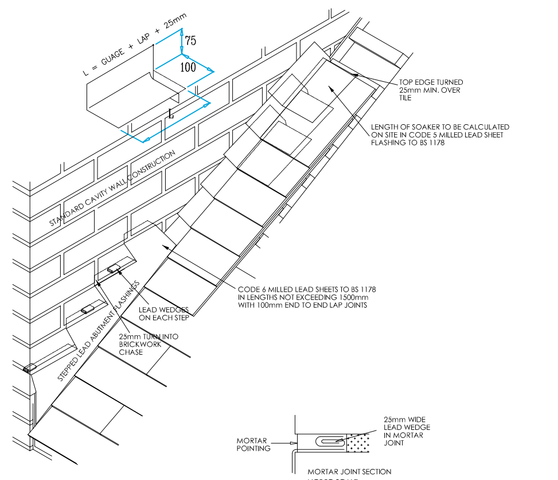
STAIRCASE (timber construction)

14no. risers at 193.57mm (approx.)
13no. goings at 235mm (min.)
19mm going and risers
25mm nosings to goings to give 260 treads
225 x 38mm strings
900mm (min.) high handrails and ballustrades provide handrail to OUTER side of stairs
99mm (max.) spaces between vertical rails of handrails and ballustrades
2.0m (min.) vertical distance to bulkhead.
precast concrete floor slabs
forming stairwell as indicated on drawing.
925mm wide staircase.





DETAILS OF PRE-FORMED LEAD TRAY & STEPPED DPC
not to scale

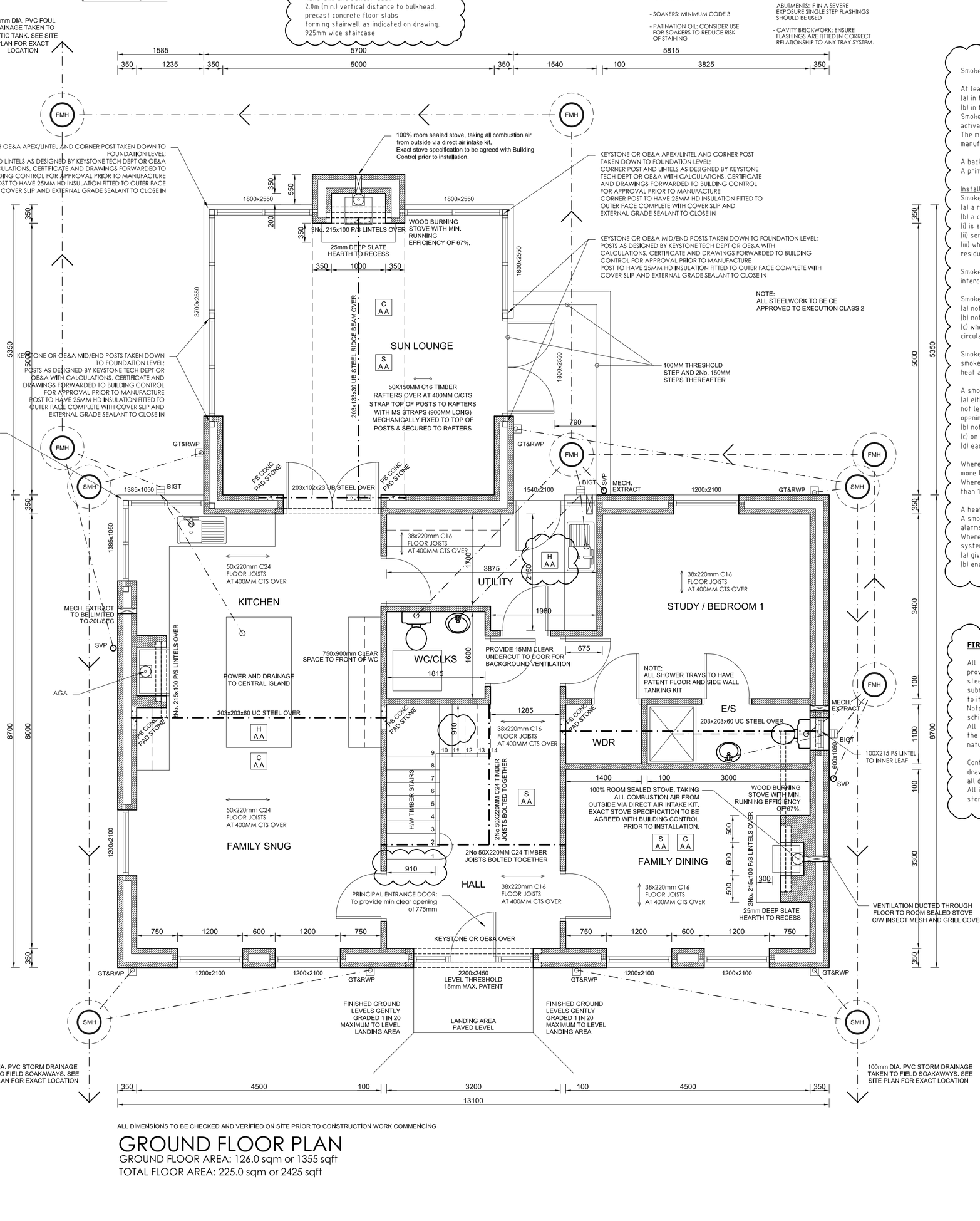


TYPICAL ABUTMENT DETAILS

NOT TO SCALE

SPECIFICATION AND DESIGN CONSIDERATIONS

- SOAKERS: MINIMUM CODE 3
- PATINATION OIL: CONSIDER USE FOR SOAKERS TO REDUCE RISK OF STAINING
- STEP FLASHINGS MINIMUM CODE 4 FOR SOAKERS AND MINIMUM CODE 5 FOR FLASHINGS IN 1500mm LENGTHS
- ABUTMENTS: IF IN A SEVERE EXPOSURE SINGLE STEP FLASHINGS SHOULD BE USED
- CAVITY BRICKWORK: ENSURE FLASHINGS ARE FITTED IN CORRECT RELATIONSHIP TO ANY TRAY SYSTEM.



ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION WORK COMMENCING

GROUND FLOOR PLAN

GROUND FLOOR AREA: 126.0 sqm or 1355 sqft
TOTAL FLOOR AREA: 225.0 sqm or 2425 sqft

Smoke/Heat Detectors:

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, and at least one heat alarm should be provided in every kitchen.
Smoke 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 interconnected should not exceed that given in the manufacturer's instructions.

A back-up power source to each smoke alarm and heat alarm should be provided by either –
A primary or secondary battery or a capacitor.

Installation of smoke alarms and heat alarms
Smoke alarms & heat alarms should be permanently wired to either –
(a) a regularly used lighting circuit; or
(b) a circuit which –
(i) is separately fused at the distribution board;
(ii) serves only smoke alarms and heat alarms; and
(iii) where a residual current device is used – is not connected to a residual 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 smoke alarms need not have special fire-survival properties.

Smoke alarms should be located in the circulation route or routes of a dwelling house 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 more than 15 m from another smoke alarm on the same circulation route and storey.

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 alarms should be located in a kitchen so that no point in the kitchen is more than 5.3 m from the nearest heat alarm.

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 150 mm, or more than 300 mm from the ceiling and the sensitive element 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 conditioning ventilator;
(c) on a surface which is normally at the ambient temperature for the space it bounds; and
(d) easily and safely accessible.

Where a smoke alarm is mounted on a ceiling, it should be located so that its sensitive element is not less than 25 mm or more than 600 mm below the ceiling.
Where a heat alarm is mounted on a ceiling, it should be located so that its sensitive element is not less than 25 mm or more than 150 mm below the ceiling.

A heat alarm should not be located above a cooking appliance.
A smoke alarm should not be located in a kitchen, garage or other place where steam, condensation or fumes could give false alarms.
Where dwelling houses are part of a sheltered dwelling scheme with a warden or supervisor, the fire detection and fire alarm system within each dwelling house should be connected to the warden's or supervisor's central monitoring point so as to –
(a) give an audible warning of the detection of smoke or heat in any dwelling house; and
(b) enable the identification of the dwelling house involved.

FIRE PROTECTION OF STEEL WORK

All steel protected using intumescent paint to provide 1 hour fire protection. Specialist paint for steel work must have a test certificate and be submitted to Building Control for approval prior to its application.
Note: all steel to be packed up using only steel schims.
All steel beams to be elevated min. 15mm above the level of plasterboard below to allow for natural deflection.

Contractor to refer to Structural Engineers drawing in conjunction with Architects drawing(s), all discrepancies to be clarified with Architect.
All internal steel work shall bear on PC Conc. pad stones to Structural Engineers's specification.

CARBON MONOXIDE ALARMS

Carbon monoxide alarms should comply with BS EN 50291 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass.
Mains-powered BS EN 50291 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative applications provided they are fitted with a sensor failure warning device.

If the combustion appliance is installed in a room or space not normally used e.g. a boiler room/cupboard, the detector/alarm should be located just outside the room or space.

The carbon monoxide alarm should be located –
(a) on the ceiling at least 300 mm from any wall or, if it is located on a wall, as high up as possible (and above the height of any doors or windows) but not within 150 mm of the ceiling; and
(b) between 1000 mm and 3000 mm horizontally from the appliance.
Further guidance on the installation of carbon monoxide alarms is available in BS EN 50292 and from manufacturers' instructions

Fixed External Lighting:
here fixed external lighting is installed, provide light fittings with the following characteristics:

a. Either (i) lamp capacity not greater than 100 lamp-watts per light fitting and (ii) all lamps automatically controlled so as to switch off after the area lit by the fitting becomes unoccupied and (iii) all lamps automatically controlled so as to switch off when daylight is sufficient
OR
(i) lamp efficacy greater than 45 lumens per circuit-watt and (ii) all lamps automatically controlled so as to switch off when daylight is sufficient and (iii) light fittings controllable manually by occupants

Internal Concrete Block Walls:
Internal concrete block walls to have a min mass per unit area excluding finish of 120 kg/m2 and to have all joints well sealed and plaster finish to each side

TO ENSURE GOOD AIR TRANSFER THROUGHOUT DWELLING, ALL DOORS TO BE UNDERCUT BY 20mm ABOVE FLOORBOARD / SCREED LEVEL.

REDUCING THE RISK OF SCALDING
WHERE THE OPERATING TEMPERATURE OF THE DOMESTIC HOT WATER (DHW) IN THE CYLINDER IS CAPABLE OF EXCEEDING 80ºC (UNDER NORMAL OPERATING CONDITIONS), THE OUTLET PIPE SHOULD BE FITTED WITH A PATENT IN-LINE TEMPERING VALVE (IN ACCORDANCE WITH BS EN 15092), TO REDUCE THE TEMPERATURE OF THE SUPPLIED DWH TO 60ºC MAXIMUM, THRU THE REMAINDER OF THE SUPPLY SYSTEM. HOT WATER SUPPLY TEMPERATURE TO ALL BATHS, WASH HAND BASINS & SHOWERS, TO BE LIMITED TO A MAXIMUM OF 48ºC BY INSTALLING A PATENT MIXING VALVE OR OTHER SUITABLE TEMP. CONTROL DEVICES. IN-LINE BLENDING VALVES OR THERMOSTATIC MIXING VALVES TO BE COMPATIBLE WITH THE SYSTEM AND APPLIANCE THEY SERVE.

ADDITIONAL PART 'L' NOTES:
1) FLUE TO BE INSPECTED FOR COMPLIANCE AND SUITABILITY BY AN APPROPRIATELY QUALIFIED PERSON AT COMPLETION STAGE. A REPORT SHALL BE FORWARDED TO BUILDING CONTROL FOR ASSESSMENT.
(2) A DURABLE NOTICE SHALL BE PROVIDED TO CONVEY DETAILS OF THE FLUE, THE INSTALLER AND TYPE OF COMBUSTION APPLIANCE THAT MAY BE USED IN CONJUNCTION WITH THE FLUE.
(3) CONSTRUCTION OF OIL STORAGE TANK TO COMPLY WITH BS 799-5: 1987 FOR A STEEL TANK OR OFS 160: 1995 FOR A MDP TANK.
(4) PROVIDE FIRE RESISTANT FUEL PIPE WORK AND A FIRE VALVE TO COMPLY WITH BS 5410-PART 1: 1997 SECTION 8.2 AND 8.3
(5) PROVIDE A CONCRETE PAVED BASE TO OIL STORAGE TANK, USING 42mm MIN. THICK SLABS, EXTENDING TO 300mm MIN. BEYOND PERIMETER OF BUNDED STORAGE TANK.
(6) BUNDED OIL STORAGE TANK TO BE POSITIONED EXACTLY AS INDICATED ON SITE PLAN. FIRE RESISTANT MEASURES TO BE STRICTLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN TECH BOOKLET 'L' TABLE 5.1.
(7) OIL TO BE STORED IN AN INTEGRALLY BUNDED PREFABRICATED TANK. THE BUND SHALL HAVE A CAPACITY OF NOT LESS THAN 110% OF THE TANK IT CONTAINS.
(8) CONTRACTOR TO FORWARD DETAILS OF CONDENSING OIL FIRED CENTRAL HEATING BOILER TO BUILDING CONTROL ALONG WITH COMMISSIONING CERTIFICATE.

ADDITIONAL CONSTRUCTION NOTES:
(1) UPON COMPLETION OF CONSTRUCTION WORKS, A SIGNED AND DATED COPY OF EACH ACCREDITED DETAIL SHEET WILL BE PROVIDED BY THE BUILDER TO BUILDING CONTROL AS PROOF OF HAVING COMPLETED EACH RELEVANT CONSTRUCTION DETAIL SATISFACTORILY.
(2) A FURTHER CALCULATION ON APPROVED SAP 2009 SOFTWARE WILL BE SUPPLIED WITHIN 5 DAYS OF COMPLETION TO CONFIRM THAT THE DWELLING EMISSION RATE 'AS BUILT' (DER) COMPLIES WITH THE TARGET EMISSION RATE (TER).
(3) ON COMPLETION THE DWELLING SHALL BE AIR PRESSURE TESTED IN ACC. WITH THE 'AIR TIGHTNESS AND MEASUREMENT ASSOCIATION PUBLICATION MEASURING AIR PERMEABILITY OF BUILDING ENVELOPES, AND RESULTS CONFIRMED IN WRITING TO BUILDING CONTROL.
(4) THE DESIGN AND INSTALLATION OF HOT WATER STORAGE AND HEATING SYSTEM TO COMPLY WITH DCLG PUBLICATION 'DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE 2010'.
(5) ALL FIXED BUILDING SERVICES SHALL BE COMMISSIONED BY A SUITABLY QUALIFIED PERSON AND COPIES OF CERTIFICATES FORWARDED TO BUILDING CONTROL AND THE BUILDING OWNER UPON COMPLETION.
(6) SUFFICIENT READILY UNDERSTANDABLE INFORMATION WILL BE PROVIDED TO THE BUILDING OWNER REGARDING THE ENERGY EFFICIENT OPERATION AND MAINTENANCE OF ALL FIXED BUILDING SERVICES.
(7) ON COMPLETION THE BUILDER MUST FIX A NOTICE (PREFERABLY IN CLOAK ROOM OR UTILITY ROOM), STATING THE AS BUILT ENERGY RATING CALCULATED ON SAP 2009 SOFTWARE.
(8) CONTRACTOR TO FORWARD TECHNICAL DETAILS OF THE HOT WATER STORAGE AND HEATING SYSTEM CONTROLS TO BUILDING CONTROL, FOR APPROVAL (INCLUDE DETAILS OF INSULATION PIPE DUCTS AND HOT WATER STORAGE VESSEL).
(9) ALL TO BE STRICTLY IN ACCORDANCE WITH DCLG PUBLICATION 'DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE 2010'.
ADDITIONAL PART 'F' NOTES:
(A) HAVE A MAX. OUTPUT OF 150W PER FITTING AND AUTOMATICALLY SWITCH OFF WHEN (1) WHERE THERE IS ADEQUATE DAYLIGHT, AND (2) WHEN NOT REQUIRED AT NIGHT; OR
(B) HAVE SOCKETS THAT CAN ONLY BE FITTED WITH LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT (FLUORESCENT AND DEDICATED COMPACT FLUORESCENT LIGHT FITTINGS WOULD MEET THIS R'MENT BUT THOSE ACCOMMODATING GLS TUNGSTEN LAMPS AND COMPACT FLUORESCENT LAMPS WITHIN A BAYONET CAP OR EDISION SCREW BASE, OR TUNGSTEN HALOGEN LAMPS WOULD NOT.)

WALLS
WALLS TO BE INSULATED USING 150mm SPRINGVALE FULLY PUMPED PLATINUM ECOBEAD INSULATION SYSTEM
EXTERNAL WALLS MAX. U-VALUE: 0.21 w/m2k

GROUND FLOORS
FLOORS TO BE INSULATED USING 100mm KINGSPAN THERMAFLOOR TF70 AND 30mm KINGSPAN THERMAFLOOR PERIMETER INSULATION TO ALL INTERNAL AND GROUND FLOOR MAX. U-VALUE: 0.16 w/m2k

OPENINGS (jambs, sills & heads) – NON-ACCREDITED
ALL OPENINGS TO BE INSULATED USING 100mm KINGSPAN INSULATION FILLETS, NEATLY AND CAREFULLY PLACED TO VERTICAL JAMBS, BEHIND SILLS AND BETWEEN LINTELS.

PITCHED ROOF
PITCHED ROOF TO BE INSULATED USING 100mm KINGSPAN KOOLTHERM K7 INSULATION BETWEEN RAFTERS WITH 62.5mm KINGSPAN KOOLTHERM K17 UNDER RAFTERS. 300mm TOTAL DEPTH OF MINERAL WOOL INSULATION QUILTING TO FLAT CEILINGS.
PITCHED ROOF MAX U-VALUE: 0.15 w/m2k
FLAT CEILING MAX U-VALUE: 0.14 w/m2k

WINDOWS
WINDOWS TO HAVE A MAXIMUM TOTAL U-VALUE OF 1.30 w/m2k – UPVC FRAME WITH DOUBLE GLAZED UNIT 16mm GAP (min) ARGON FILLED AND LOW-E GLASS (SOFT COAT)
DOUBLE GLAZED ROOFLIGHTS U-VALUE OF 1.3 w/m2k

DOORS
(Fully glazed patio doors same spec as windows)
SOLID DOORS TO HAVE A MAXIMUM TOTAL U-VALUE OF 1.80 w/m2k (UPVC FRAME WITH DG UNIT 16mm GAP ARGON FILLED LOW-E SOFT COAT)

CEILING INSULATION (MAIN) – IF REQUIRED AT FLAT CEILING
2NO. LAYER OF ROCKWOOL ROLL INSULATION QUILTING AS FOLLOWS: 1x150mm BETWEEN CEILING JOISTS WITH AN ADDITIONAL CONTINUOUS 150mm LAYER LAID PERPENDICULAR ABOVE JOISTS.

OIL BURNER
MAIN HEATING SYSTEM TO BE OFCH WITH BOD
OIL CONDENSING UNIT (GRANT VORTEX 26-34 OUTDOOR MODULE SYSTEM, WITH A MIN. RUNNING EFFICIENCY OF 93.3% – SEDBUK 2009).
CBI TIME & TEMP CONTROLS ZONES, BOILER INTERLOCK. ALL WALL MOUNTED RADS.

SECONDARY HEATING
WOOD BURNING STOVE TO LOUNGE MIN EFFICIENCY OF 65%.

LOW ENERGY LIGHTING
100% OF ALL NEW INTERNAL LIGHT FITTINGS TO BE PATENT LOW ENERGY TYPE

DESIGN AIR TIGHTNESS FACTOR
THIS DWELLING HAS BEEN DESIGNED TO ACHIEVE AN AIR TIGHTNESS RATING OF 4 OR BETTER WHEN TESTED ON COMPLETION. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADEQUATE RESOURCES AND TIME TO ALLOW PROPER CONSTRUCTION OF ALL ELEMENTS

NOTE: ALL FITTED APPLIANCES (IE: STOVES) SHALL HAVE A SPILLAGE TEST CARRIED OUT UNDER FIRE. TEST RESULTS TO BE FORWARDED TO BUILDING CONTROL NOT MORE THAN 5 DAYS AFTER WORK IS COMPLETE.

Bunded Oil Tank Storage:
Oil fuel storage tanks to be sited 750mm min from adjacent boundaries and 1800mm from any building (see site plan for exact location)

NOTES (where applicable)

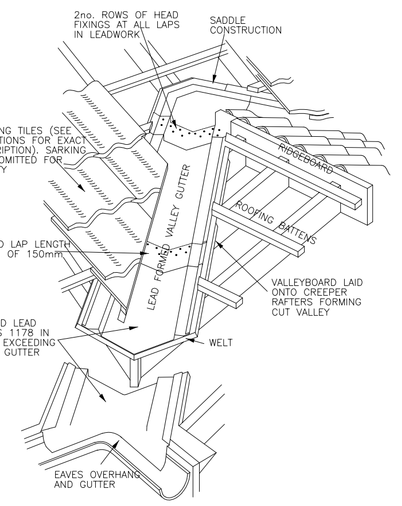
ALL WORKS TO COMPLY WITH BUILDING REGULATION APPROVAL AND BRITISH STANDARD CODES OF PRACTICE.

All measurements to be verified on site and figured dimensions to take preference to scaled dimensions.

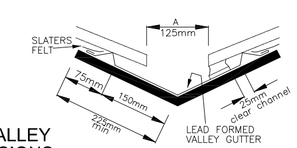
1 All chimney stacks at ridges to be 600mm (min) above ridge level & 1m (min) at highest point with roof intersection in all other cases. Stacks constructed using: 200mm gfc. chimney pots
75mm r.c. coping on dpc
200mm socketed & rebated fluelines (sockets uppermost) jointed with fire cement.
2 All roofspaces to be ventilated using the following Glidevale ventilators:
standard ceiling/eaves (insulation at ceiling level): FV100 (over fascia) & 2no. RV401F (rafter) coved ceiling/eaves (insulation at rafter level): FV250 (over fascia no rafter vent required)
3 All structure timber to be stress graded C16 or C24 & VAC-VAC treated and to be marked "dry" or "kd" (kiln dried).
4 All gutters to be 100mm hr pvc & downpipes 63mm dia. pvc.
5 All barge & fascia boards to be 25mm softwood painted.
6 All soffits to be 9mm plywood or 9mm masterboard.
7 All cavities to be closed at eaves level & on gables using 12.5mm masterboard.
8 All wallplates to be securely fixed to adjacent walls using 30 x 5mm galv. ms. straps @ 2.0m c/c's (max).
9 Provide lateral support to gable walls using 30 x 5mm galv. ms. straps screwed to 3no. rafters/ ceiling joists with ends built into gable @ 2.0m c/c's (max).
10 All stud walls to have 75 x 38mm framing @ 400mm c/cs with 9.5mm plasterboard & skim on both sides – see separate note for sound resistant walls.
11 Provide insulation to cavity walls using 150mm SPRINGVALE PLATINUM ECOBEAD pumped insulation installed in accordance with manufacturers written instructions.
12 All cavity walls to be tied every 750mm horizontally, 450mm vertically & 225mm around openings, using 300mm s/steel wall ties to comply with BS EN 845-1 and to suit 150mm cavity
13 Use 100 x 100mm or 150mm (as specified on plan) Kingspan insulation lintels and stepped dpc strip.
14 Vertical dpc & 100mm Kingspan insulation fillets to all external door & window jambs. R.C. cills to sit on dpc.
15 To reduce air infiltration of cold air, seal gaps at:
a) edges of window/door frames & wall/floor/ceiling.
b) between frame & opening part of door/window.
c) edges of access hatch to roofspace/unheated void.
d) service penetration & floor/ceiling junction where services are not boxed in.
e) around joist ends if they are built into external walls.
16 All glazed openings below 800mm above finished floor level to be fitted with laminated safety glass (& all door & sidelights below 1500mm) to B.S.6206
17 Provide an openable window(s) (side hung through 90 degrees) for fire escape or rescue at least 850mm high & 500mm wide, lower edge of opening not less than 800mm & not more than 1100mm above floor level. (lower edge of opening to roof window not less than 600mm).
18 Provide obscure glazing to all bathroom windows.
19 Provide trickle ventilators (6000mm2 min) to bathroom, ensuites, utility rooms, etc. & 2x8000mm2 min elsewhere (living areas, bedrooms etc.) – N/A WITH MVHR
20 Provide mechanical fans capable of the required air extraction, kitchens 60lit/sec, utilities 30lit/sec, bathrooms & wc's 15lit/sec, to run 15 mins after use. – N/A WITH MVHR (exc. kitchen)
21 S AA – denotes position of smoke alarm – Fire detection and alarm system to comply with BS 5839-6 and be of at least Grade B, category LD2 standard (floor exceeding 200sqm)
C 02 – indicates carbon monoxide detector to comply with current building control regulations/ British standard
H A – denotes position of heat detector – Fire detection and alarm system to comply with BS 5839-6 and be of at least Grade B, category LD2 standard (floor exceeding 200sqm)
22 All light switches to be 1.2m (max) & all sockets 450mm (min) above finished
23 All internal door to be 1981 x 925mm & external doors 2050 x 925mm.
24 All pipes which do not contribute to room or space heating shall be thermally insulated with material of thermal conductivity not more than 0.045W/mk & thickness equal to outside diameter of the pipe or 40mm, whichever is lesser or in the case of a pipe or duct in accordance with the recommendations of B.S.5422:1990. If boiler is situated outside dwelling or in garage all pipework to dwelling to be sealed inside pvc drainage pipes and insulated as above.
25 200l Hotwater cylinder to be insulated with a factory applied coating 80mm (min) thick & of min density 30kg/m3. Insulate hot water pipes connected to cylinder (inc. vent pipe & primary flow/return to heat exchanger (if fitted) for 1m (min) from their point of connection to the vessel, or to the point where they become hidden with material which has a thermal conductivity of 0.045W/mk (max) & 15mm (min) thick.
26 An indirectly heated hot water storage vessel with a heat exchanger shall have a) a thermostat to shut off the supply of heat to the vessel when storage temp is reached, this thermostat shall be linked with the space heating controls to switch off the boiler when heat is not required.
b) a time clock to shut off the supply of heat when water heating is not required.
27 The output of the space heating system shall be controlled by room thermostats AND thermostatic radiator valves to control temperatures independently in zones, eg. sleeping & living areas. A time clock shall be provided to control the periods when the heating system operates, and to minimise boiler cycling the boiler shall switch off when there is no demand for heat. A flow control meter or other anti-cycling device shall be fitted to a system controlled only by thermostatic valves.
28 All heating appliances to burn smokeless fuel in compliance with the 'Clean Air Act'.
29 Provide soot box & condensate trap to flues of all burners & cookers & cast iron flues from appliances to intersection with brick flues.
30 Provide 200mm (min) blockwork flues surrounded in a weak insulating concrete mixture e.g. one part cement to 6 parts vermiculate.
31 All fireplaces to have fireguard anchor points & rest on 125mm (min) constructional hearth, 500mm (min) width.
32 All vent pipes to be 100mm dia pvc & taken up to 1.0m (min) above lintel height of windows.
33 All waste pipes to discharge below level of gully gratings.
34 All drainage pipes to be 100mm dia. pvc bedded & surrounded in pea gravel & laid to fall of not less than 1:40.
35 All drainage pipes passing under floors to be surrounded with 150mm (min) concrete & under walls, bridged over using 150 x 100mm (min rc lintels).
36 All manholes to be 675 x 657mm built with 215mm blockwork on 150mm concrete base, rendered & haunched on the inside & fitted with a galv. ms. air-tight cover. Manhole frame and lid to be heavy duty type when located in a vehicular area.
37 All horizontal ducts in walls to be 150mm (min) above ground level.
38 Cavity walls to be terminated 225mm (min) above ground level.
39 All solid floors to be constructed using:
100mm sand cement screed on 1200 gauge Vapour Control Layer over 100mm Kingspan Thermafloor TF70 insulation (MAX. U-VALUE OF 0.16 w/m2k) with 30mm Kingspan Thermafloor edge insulation throughout
1200 gauge Vapour Control Layer over 300mm (max) layers of well compacted & consolidated hardcore
40 All 100mm block walls to have 600 x 300mm concrete foundations, 350mm cavity walls 750 x 300mm taken down to required bearing depth & 215mm walls to have 750 x 300mm concrete foundations. 550mm walls to have 900x300 foundations.
41 If ground conditions are unsuitable for strip foundations (or rock is exposed over any part of the excavation), a detailed soil investigation should be carried out, with details/ report submitted to Building Control for approval prior to continuing with excavations and/ or pouring of concrete.
42 Provide patent restrictor stays to opening panes of all ground floor windows.

THE CONTRACTOR MUST ENSURE THAT THE BUILDING(S) ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE DETAILED WORKING DRAWINGS, STRUCTURAL PACKAGE, SAP DETAILS AND ACCREDITED CONSTRUCTION DETAILS. THE CONTRACTOR MUST STRICTLY ADHERE TO THE MATERIALS, PRODUCTS BY THE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL ALSO DEMONSTRATE THAT AN SPECIFIED. IN THE CASE OF AN ALTERNATIVE MATERIAL/PRODUCT BEING USED THIS MUST BE APPROVED APPROPRIATE SYSTEM OF SITE INSPECTION IS PUT IN PLACE TO ENSURE THAT THE CONSTRUCTION STANDARDS ACHIEVE THE REQUIRED LEVEL OF CONSISTENCY. AS PART OF THIS SYSTEM THE CHECKLIST SHEETS FOR THE ACCREDITED CONSTRUCTION DETAILS MUST BE COMPLETED AND A COPY OF EACH FORWARDED TO BUILDING CONTROL UPON COMPLETION.

THIS DRAWING SHOULD BE READ STRICTLY IN ACCORDANCE WITH THE APPROVED STRUCTURAL ENGINEERS DESIGN DRAWINGS AND DETAILS – AND– STANDARD ACCREDITED CONSTRUCTION DETAILS FOR ALL EXTERNAL OPENINGS (IE: SILL, JAMB & LINTEL DETAILS)



TYPICAL LEAD VALLEY DETAIL
NOT TO SCALE



PITCHED VALLEY KEY DIMENSIONS
NOT TO SCALE

SITE 1

NEW DWELLING & GARAGE
at: Ballymena Road, Kells
for: JIA Construction Ltd.
at: 82 Carncome Road, Connor
dwg: Building Control - SITE 1
Ground Floor Plan & Notes
Drawn by: AW | Date: 03.11.2018
Scale: 1-50 | Dwg No: 3711/