

Proposed Ground Floor

ALL CONSTRUCTION All brickwork and blockwork walls to comply with B.S.5628 Parts 1 + 2. Minimum compressive strength of bricks and blocks to be 7N/sq.mm. Mortar will be mixed to proportions given in B.S.5628 Part 1 1992. External walls to be 300 mm thick blockwork cavity walls; 2 skins of dense concrete blocks to B.S.6073 with 100mm cavity. Cavities to be closed at eaves and verges with 12.5mm 'Supalux' or similar approved non-asbestos board bedded in cement mortar. Stainless steel wall ties to B.S.1243 1978 of minimum length 200mm to be fitted @ 750mm centres horizontally and 450 mm vertically. 300mm vertical spacing along jambs of openings, head of walls, abutments etc. D.P.C.'s complying with B.S.6515 1984 AMD 1986 and B.S.8215:1991 to be fitted at head, sill and jamb positions to openings and at ground floor level as indicated on section. D.P.C.'s to be bonded and lapped with minimum 150mm overlap. Brickwork Calcium silicate brickwork to comply with B.S.187 AMD 5427 1987 or B.S.6649 1985.

Concrete brickwork to comply with B.S.6073 Part 1 1981. Clay brickwork to comply with B.S.3921 1985 or B.S.6649 1985. Stud walls 100mm x 50mm vertical timber studs @ 400mm centres with staggered 100mm x 38mm horizontal nogging pieces @ 600mm maximum centres and as required for mechanical and electrical services. 100mm x 50mm sole plates, double pressure impregnated with preservative, on D.P.C., fixed to 75mm x 50mm battens embedded in floor screed. 100mm x 38mm runners fixed along top and bottom of stud frame. 12.5mm plasterboard, bonding and skim finish to both sides.

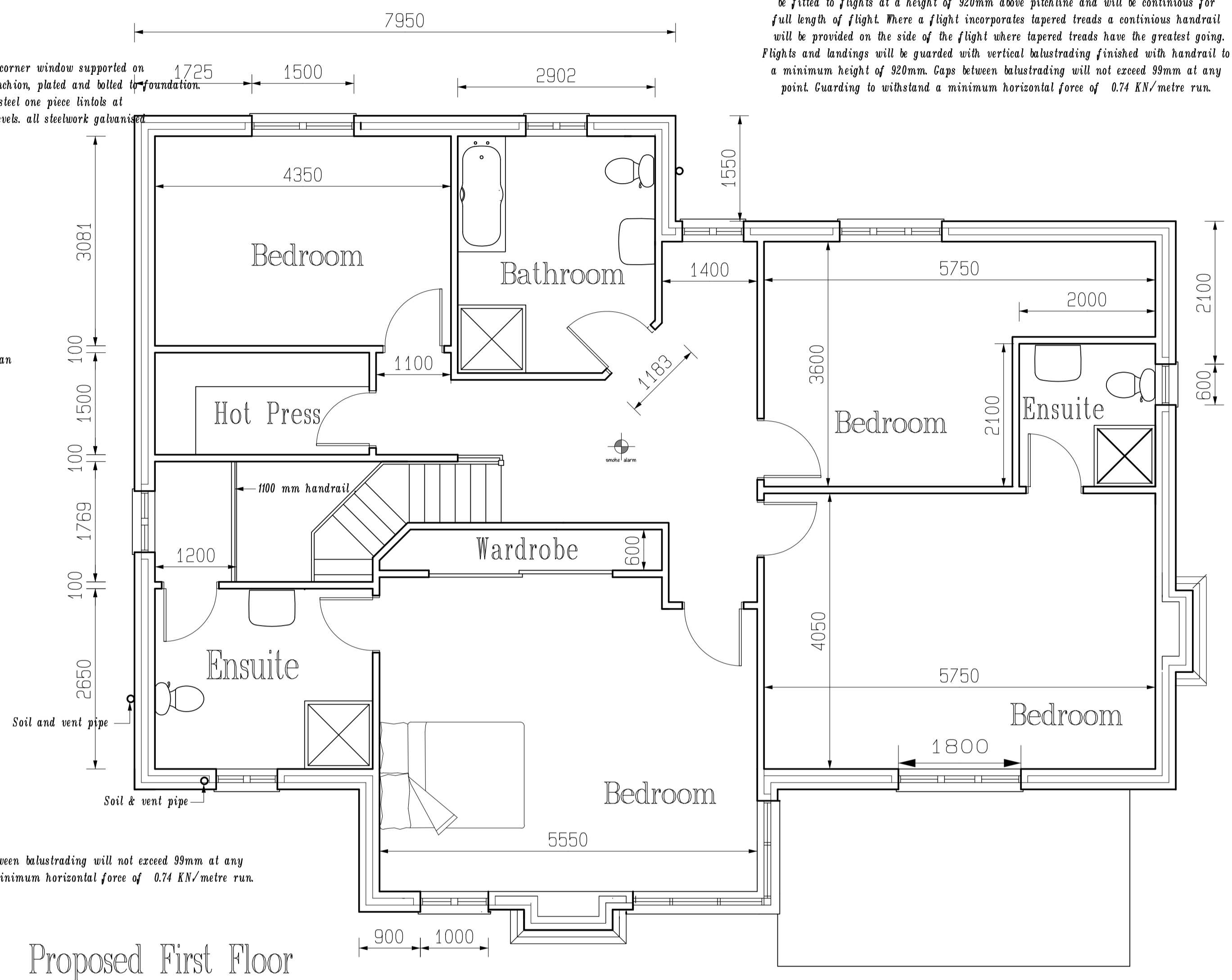
100mm mineral fibre quilt to fill voids within stud wall. Lintels Pre-cast concrete lintels to comply with C.P. 114 Part 2. Spans up to 1500mm to 150mm deep with 2 No.9 mm dia. H/T reinforcement bars, 1500 - 2000mm spans to have 225mm dp. Lintels with 2 No.12mm dia. H/T bars, 2000 - 3000mm spans to have 300mm dp. Lintels with 2 No.16mm dia. H/T bars. N.B. For spans of 1500mm and over lintels to have 2 No.10mm dia. H/T bars at top with 6mm dia. H/T stirrups at 150mm centres. Provide r.c. lintels in walls below ground level where sewer pipes etc. pass through. Cills; to be 150mm p.c. concrete unless otherwise indicated with d.p.c. under and turned up behind and extended by 150mm beyond reveals and lapped behind vertical d.p.c. in reveals. Wall Insulation 95mm Springdale Platinum 'Wallshield' or similar app. Polystyrene insulation board to be fixed to inner skin of cavity. Provide 25mm rigid polystyrene behind D.P.C. at cills and at door and window reveals.

Wall Ties Proprietary stainless steel wall ties placed at 750mm centres horizontally and 450mm centres vertically to B.S.1243 1978. of min. length 200mm. Provide wall ties at 225mm vertical centres at all door and window reveals, at building corners and at 450mm centres horizontally at heads of walls.

Damp Proof Courses Provide D.P.C.'s to comply with B.S.743, B.S.6515 and B.S.8215 to ground floor positions of all floors as shown on section. Also bedded under cills, vertically at door and window reveals, lintel positions, wall ventilators etc as shown on standard detail sheets. D.P.C. in outer leaf of cavity wall to be min. of 150mm above finished ground level

VENTILATION
Provide a minimum area of trickle ventilators (fitted to window frames of 8000 sq. mm to each habitable room and kitchen and 4000 sq.mm trickle vents. to bathrooms, utility rooms and en - suites. Provide a minimum area of ventilation opening (i.e. window openings equivalent to 1/20th of floor area of each and all habitable rooms and sanitary accommodation, and 1/50th of the floor area of any common space. Air supply to oil burning appliances Any room containing an oil burning appliance shall have a permanent ventilation opening of 550 sq.mm plus an additional 550sq.mm for each KW of rated output above 6 KW. (see information sheet included with standard details .

MECHANICAL VENTILATION.
Provide mechanical ventilation ducted directly to external air as follows
Bathroom/Shower Rooms 15 litres/sec extraction rate.
Kitchens 60 litres/sec extraction rate or 30 litres/sec if fan is located in cooker hood.
Utility Rooms 60 litres/sec ext rate.
Extract ventilation is not to be fitted in kitchen/utility containing a solid fuel appliance and is also not to be fitted if the kitchen contains a gas or oil burning appliance, unless it can be demonstrated by specialist from the appliance manufacturer, that the air extraction will not cause spillage of combustion products from or affect the efficient operation of such gas or oil appliance. A report from manufacturers will be obtained permitting such air extraction.



Proposed First Floor

AUTOMATIC DETECTION & FIRE ALARMS
Smoke alarms complying with B.S.5446; Part 1, 2000 & heat alarms complying with BS5446 Part 2 2003 will be provided at ceiling level in locations shown on floor plans. Preference should be made to installation in accordance with Technical Booklet E. Building regulations Paragraphs 1 25 to 1 33. They shall have a battery back up and will be located within 3m of any bedroom door and within 7.5m of a door to a living room or kitchen.

ELECTRICAL
All electrical work to be carried out in accordance with IEE Regulations 16th edition. This work to be carried out by an approved NICEIC contractor

THERMOSTATIC CONTROLS Provide thermostatic radiator valves to all radiators except hallways and thermostatically controlled wall stat. in hallway linked to boiler and pump. Cylinder shall be fitted with thermostat connected to boiler controls. A time clock shall also be provided. With this system the dwelling will be zoned and boiler cycling prevented.

FOUNDATIONS
Foundations have been designed to be adequate if bearing on soil type 4 or better as defined in Table 5 of DOE Booklet D, Building Regulations 2000. Depth of foundations to be agreed with Local Authority Building Control Inspectorate. If soil type of this standard is not found at normal depths on site a new foundation design will be produced based on a soil investigation report.

STEELWORK All steelwork to be in accordance with The National Specification for Structural Steelwork. Except where encased in concrete surfaces of steelwork will be prepared to Swedish Standard S.S.1055900 S42 and coated off-site with 70 microns 'DPT High Build Zinc Phosphate' with touching up carried out on site. All bolts to be high tensile stainless steel. Where steel beams are to carry blockwork/brickwork walls then expanded metal mesh is to be spot welded to top flange to provide adequate key. Provide 440 x 215 x 100mm deep reinforced concrete padstones where steel beams rest on walls.

STAIR DETAILS
Stairs to comply with D.O.E. Booklet H, Building Regs. N.I. 2000. Dimensions of risers, goings and width of stairs and the design of unobstructed landings to be as shown on plan. A clear 2.0 metre headroom measured vertically above pitchline over full width and length of flight and landings shall be achieved. Handrail/s to be fitted to flights at a height of 920mm above pitchline and will be continuous for full length of flight. Where a flight incorporates tapered treads a continuous handrail will be provided on the side of the flight where tapered treads have the greatest going. Flights and landings will be guarded with vertical balustrading finished with handrail to a minimum height of 920mm. Gaps between balustrading will not exceed 99mm at any point. Guarding to withstand a minimum horizontal force of 0.74 KN/metre run.

CHIMNEYS AND FLUES
Built chimneys to be as shown and with 200mm imperforate clay flue liners with rebled or socketed joints to B.S.1081 (fitted with rebled or socket uppermost. Liners to be jointed with heat and shrink resistant cement and surrounded with vermiculite mortar of minimum thickness 75mm. Factory made chimneys shall be constructed and tested to B.S. 4543 1990, Parts 1 + 2 for solid fuel appliances and B.S.4532 1990, Part 1 and 1978, Part 3 for oil fired appliances. Installation of factory made chimneys shall be to B.S.6461 1984, Part 2. Flue pipes shall be to D.O.E. Booklet L, Building Regs. N.I. 2000, Section 2 Para. 2.6. A factory made chimney will be encased in non-combustible material such as 'Supalux' or equal equivalent fixed a minimum of 50mm from site outer wall where the chimney passes through a floor, wall, storage space or roofspace.

DRAINAGE
Sanitary pipework to comply with D.O.E. Technical Booklet N Section 1, Bldg. Regs. 2000. Underground foul drainage to Section 2 of same. Pipes will be 100mm dia. To B.S.4660 1973 and B.S.5481 1977 in PVC laid to falls between 1 40 and 1 60 and bedded in pea gravel. Layout and position of pre - formed PVC inspection chambers as shown on plan. Inspection chambers to be bedded in concrete and surrounded with compact pea gravel to manufacturer's specifications. Minimum cover will be 300mm and 100mm under vehicle access areas. Rain water drainage will comply with D.O.E. Tech. Booklet N, Sect. 3, B. Regs. 2000. Pipes will be 100mm dia. PVC to B.S.4514 1983 and B.S.4576, Pt. 1, 1970(1982) and laid to falls between 1 40 and 1 60 and surrounded with pea gravel. Fit pre - formed PVC inspection chambers as for foul drainage in locations as shown on plan. All drainage will remain water tight under normal working conditions. Measures will be taken to protect drainage and prevent any debris entering system during construction.

Planning & Design.	
93 Magheramore Road Ballycastle, BT54 6JG T: 028 2075 1424 M: 0781 7674327	
Project	Proposed new dwelling
Location	Drumavoley Grange, Drumavoley Road, Ballycastle
Client	Mr A Mc Henry
Title	Proposed plans
Scales	1 : 50
Date	July 2007
Drawn by	One
Checked by	Me
Revisions	