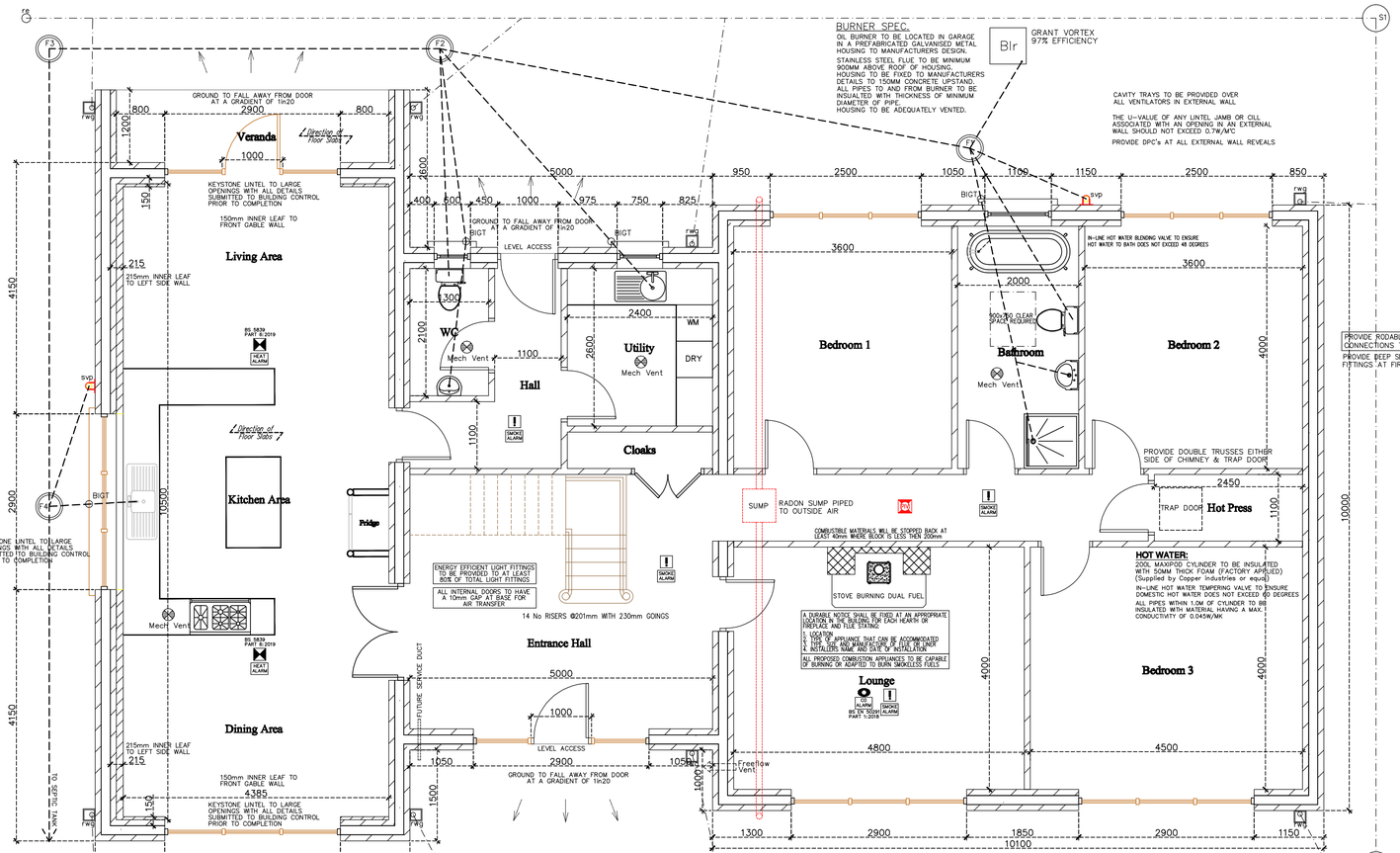
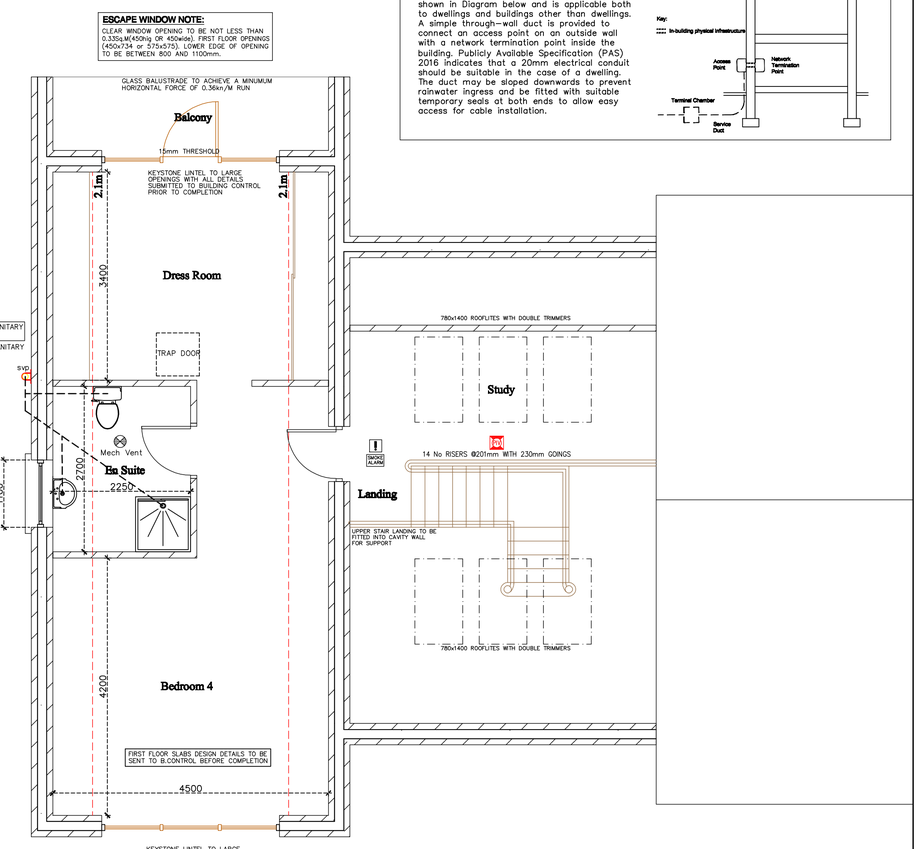


Proposed Ground Floor Plan -1:50-

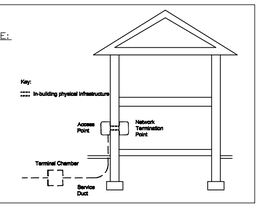


Proposed First Floor Plan -1:50-

PROVIDE SOLID STRUTTING UNDER ALL LATERAL SUPPORT STRAPS AT FIRST FLOOR JOIST/RAFTERS/TRUSS
ANCHOR BARS AT 1000MM CTRS EXTENDING TO AT LEAST 3No TRUSS

IN-BUILDING PHYSICAL INFRASTRUCTURE:

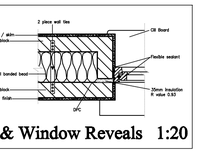
A possible arrangement for the physical infrastructure for a single unit building is shown in Diagram below and is applicable both to dwellings and buildings other than dwellings. A simple through-wall duct is provided to connect an access point on an outside wall with a network termination point inside the building. Publicly Available Specification (PAS) 2016 indicates that a 20mm electrical conduit should be suitable in the case of a dwelling. The duct may be sloped downwards to prevent rainwater ingress and be fitted with suitable temporary seals at both ends to allow easy access for cable installation.



CONCRETE LINTEL SCHEDULE

Span	Length	Bearing	Depth	Courses	Reinforcing bars		Links
					Bottom	Top	
600	900	150mm	150mm	2	1No. T10mm		
900	1200	150mm	150mm	2	1No. T10mm		
1200	1500	150mm	150mm	2	1No. T10mm		
1500	1800	150mm	215mm	3	1No. T12mm		
1800	2100	150mm	215mm	3	2No. T12mm		
2100	2500	200mm	215mm	3	2No. T16mm	1No. T10mm	R10mm. 150c/c
2400	2800	200mm	215mm	3	2No. T16mm	1No. T10mm	R10mm. 150c/c
2700	3100	200mm	215mm	3	2No. T16mm	1No. T12mm	R10mm. 150c/c
3000	3400	200mm	300mm	3	2No. T16mm	1No. T16mm	R10mm. 150c/c
3600	4000	200mm	300mm	3	2No. T25mm	1No. T16mm	R10mm. 150c/c

PROVIDE 40MM COVER TO REINFORCEMENT PLACED IN BOTTOM AND 20MM COVER TO TOP AND SIDES. CONCRETE MIX TO BE C30



Door & Window Reveals 1:20

INFORMATION TO BE SUBMITTED/CONFIRMED TO COUNCIL ON COMPLETION OF DWELLING:

* DWELLING CARBON DIOXIDE EMISSIONS RATE (DER)
* SAP ENERGY RATING NOTICE (COPY OF NOTICE MUST BE DISPLAYED IN THE DWELLING)
* CONFIRMATION OF COMPLIANCE WITH THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG) 'ACCREDITED CONSTRUCTION DETAILS' OR EQUIVALENT LEVEL OF PERFORMANCE
* RESULTS OF AIR PERMEABILITY AND AIR PRESSURE TESTING (WHERE REQUIRED)
* NOTICE SIGNED BY A SUITABLY QUALIFIED PERSON CONFIRMING THAT ALL FIXED SERVICES HAVE BEEN PROPERLY COMMISSIONED
* CONFIRMATION THAT BUILDING OWNER HAS BEEN SUFFICIENT INFORMATION, INCLUDING OPERATIONAL AND MAINTENANCE INSTRUCTION'S TO ENABLE THE DWELLING AND ITS SERVICES TO BE OPERATED AND MAINTAINED IN AN ENERGY EFFICIENT MANNER
* CONFIRMATION THAT A NOTICE REGARDING PERFORMANCE CAPABILITIES OF EACH HEARTH, FIREPLACE, FLUE, OR CHIMNEY HAS BEEN PROVIDED TO THE BUILDING OWNER (THIS IS REQUIRED BY PART L).

NOTES ON COMPLETION OF DWELLING:

•CENTRAL HEATING AND HOT WATER SYSTEMS TO BE DESIGNED, INSTALLED AND COMMISSIONED FOR THE PURPOSES OF CONSERVATION OF FUEL AND POWER AND HANDED OVER IN EFFICIENT WORKING ORDER' AND IN ACCORDANCE WITH THE PROCEDURE GIVEN IN THE DCLG PUBLICATION 'DOMESTIC HEATING COMPLIANCE GUIDE'
•ALL FLUES TO BE CHECKED UPON COMPLETION TO ENSURE THEY ARE FREE FROM OBSTRUCTION, SATISFACTORILY GAS-TIGHT AND CONSTRUCTED WITH MATERIALS AND COMPONENTS OF SIZES THAT SUIT APPLICATION.
•FITTED APPLIANCES SHALL HAVE A SPILLAGE TEST CARRIED OUT UNDER FIRE
•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 5.25m3/(h.m2)@50Pa (OR LESS) MUST BE ACHIEVED BY TEST ON COMPLETION OF THE DWELLING
•ALL WINDOWS, DOORS, TRAP DOORS AND ROOFLIGHTS TO BE DRAUGHT-PROOFED
•ENERGY RATINGS FOR THE COMPLETED DWELLING WILL BE CALCULATED, USING THE SAME SOFTWARE USED TO CALCULATE THE DER AND TER, AND A NOTICE STATING THE ENERGY RATING WILL BE FIXED IN THE DWELLING. THIS CALCULATION SHOULD BE FOR THE ACTUAL DWELLING AS CONSTRUCTED AND SUBMITTED TO BUILDING CONTROL.

***ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ACCREDITED CONSTRUCTION DETAILS ***

CONSTRUCTION NOTES:

FOUNDATIONS

750MM WIDE FOR 350 CAVITY WALLS
600MM WIDE FOR 300 CAVITY WALLS
600MM WIDE FOR 215 SOLID WALLS
450MM WIDE FOR 100 SOLID WALLS
FOUNDATION CONCRETE TO BE A MINIMUM 300MM DEEP.
FOUNDATIONS TO BE TAKEN DOWN TO A MINIMUM OF 750MM BELOW FINISHED GROUND LEVEL AND OR TO AN ACCEPTABLE LOAD BEARING STRATA LEVEL.
ANY TRENCH WITHIN 1000MM OF THE FOUNDATION OF THE 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 FOUNDATION BASE AND WITHIN 1000MM OF THE FOUNDATION IS EQUAL TO OR GREATER THAN 1000MM, THE TRENCH IS TO BE FILLED WITH CONCRETE TO A LEVEL WHICH IS NOT LOWER THAN THE HORIZONTAL DIMENSION OF THE TRENCH FROM THE FOUNDATION LESS 150mm.
IN STEPPED STRIP FOUNDATIONS THE STEP IS TO BE IN BRICK COURSE DIMENSIONS AND STEP DIMENSION TO BE A MINIMUM OF 1800MM BETWEEN STEPS. NO STEP GREATER THAN DEPTH OF FOUNDATION.
IF ADVERSE CONDITIONS ARE ENCOUNTERED REFERENCE SHOULD BE MADE TO THE ARCHITECT/ ENGINEER.

CONCRETE MIX TO BE 1:3:6
CRUSHING 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 OF GROUND LEVEL DIFFERENCE.

PIPES UNDER BUILDING:

PIPEWORK UNDER BUILDING TO BE WRAPPED IN VISQUEEN 1000 AND SECURED BY DENZO TAPE.
PIPEWORK TO BE SURROUNDED IN MINIMUM 150MM PEA GRAVEL POURED FROM ONE SIDE ONLY UNTIL GRAVEL IS LEVEL WITH CROWN OF PIPE
TOP OUT WITH 150MM CONC AND BACKFILL AS REQUIRED WHERE PIPES PASS THRU WALLS WALL TO BE BEAMED OVER WITH A LINTEL

SUB-STRUCTURE:

THE CONTRACTOR SHALL COMPLY WITH BS 5628 CODE OF PRACTICE FOR MASONRY.
TESTING OF MORTAR FOR COMPRESSIVE STRENGTH TO BE TO BS 5628 PART 1 APPENDIX 1.
BRICKWORK BELOW DPC LEVEL TO BE CLAY TO BS 3921.
MORTAR TO BE TO BS 5628 PART 111 TABLE 13 & TABLE 15

MORTAR DESIGNATION 2 CEMENT:LIME:SAND 1:1/5:4
CAVITIES TO BE FILLED WITH CONCRETE UP TO GROUND LEVEL AND WITH TOP SLOPING TO EXTERIOR.

PIPES PASSING THRU WALLS:

ALL PIPES WHICH PASS THRU COMPARTMENT FLOORS/WALLS TO BE FITTED WITH HAMRON FIRE PROTECTION SEALS FITTED TO MANUFACTURERS WRITTEN SPECIFICATION

DRAINAGE:

MANHOLES TO BE 450mm DIAMETER PREFORMED PLASTIC TO BS 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 TO A PUBLIC SEWER
ALL PIPES TO LAID AND SURROUNDED IN PEA GRAVEL
ALL DRAINAGE PIPEWORK TO BE TO BS 4660
RAINWATER GULLIES TO BE CONNECTED DIRECT TO MANHOLE WHEREVER PRACTICAL WHERE NOT RODABLE GULLIES TO BE USED.
112mm PVC GUTTERS WITH 68mm ROUND DOWNPIPES.
SVP TO BE CONNECTED AT HIGHEST POINT OF CONTACT TO MANHOLE.
ALL W.H.B'S, SINKS TO SEWER VIA B.I.G.T.'S AND ALSO FITTED WITH DEEP SEAL TRAPS.
PROVIDE DEEP SEAL TRAPS TO ALL SANITARY FITTINGS AT FIRST FLOOR LEVEL.
PROVIDE RODABLE ACCESS TO ALL SANITARY CONNECTIONS TO SOIL STACKS
A 50MM DIAMETER PARALLEL BRANCH SHALL BE USED WHERE SANITARY PIPEWORK ENTERS A SOIL STACK WITHIN 200MM BELOW A WC CONNECTION.
ALL PIPES IN ROOF SPACE AND UNDER FLOORS TO HAVE INSULATION OF THICKNESS EQUAL TO DIAMETER OF PIPE.
INSULATION TO BE H&V PIPE SECTIONS AS SUPPLIED BY ROCKWOOL OR OTHER EQUAL AND APPROVED
SVP TO BE INCASED IN 9MM PLYWOOD ON 38X44MM STUDWORK AT 400MM CTRS
ACCESS PANELS FITTED WITH BRASS SCREWS AND CUPS AT 400MM CTRS

GROUND FLOOR:

100MM 25N/MM SQ. FINE CONCRETE SCREED ON
1200 GUAGE VAPOUR BARRIER TURNED UP AT ENDS OF SCREED ON 100MM QUINNTHERM OF INSULATION BOARDS & 25MM QUINNTHERM 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 HARDCORE. HARDCORE COMPACTED IN LAYERS NOT EXCEEDING 150MM.
INTERNAL FOUNDATIONS TO BE 450X300MM DEEP MIN. TAKEN TO A FIRM LOADBEARING STRATA
DPM IN FLOOR TO BE CONTINUOUS AND LAPPED & BONDED TO WALL DPC MIN OVERLAP 150MM WALL DPC TO BE 550MM WIDE TO ACCOMODATE OVERLAP
FLOOR LEVEL OF DWELLING TO BE A MAXIMUM OF 150MM ABOVE GROUND LEVEL

STRUCTURAL TIMBERS:

ALL STRUCTURAL TIMBER TO BE C16 GRADE IN ACCORDANCE WITH B.S.5268 PART 3 1985
ALL EXTERNAL TIMBER TO BE TREATED AGAINST FUNGAL ATTACK EG. VAC TREATMENT.

EXTERNAL WALLS :

100MM BLOCKWORK TO EXTERNAL WALL. 150mm WARMFILL SUPER SILVER BONDED BEADS PUMPED INTO 150mm CAVITY AFTER CONSTRUCTION. 100mm BLOCKWORK INTERNAL WALL
ALL WALL CAVITIES TO BE CLOSED AT TOP OF WALL.
CAVITY BARRIERS TO BE FORMED WITH NON-COMBUSTIBLE MATERIAL EG. SUPERLUX BUILDING BOARD (THIS ALSO APPLIES AT VERGES).
PROVIDE 35MM HD INSULATION AT ALL EXTERNAL DOOR AND WINDOW REVEALS.
INSULATION TO BE FIXED TO INNERLEAF BY LEXSUCO CLIPS OR OTHER EQUAL AND APPROVED TO MANUFACTURERS SPECIFICATION.
WALL TIES TO BE CATWIC TYPE BBW 36 225
STAINLESS STEEL TO COMPLY WITH BS 1243. TIES TO BE AT 750MM MAX HORIZONTALLY AND 450MM VERTICALLY. PROVIDE ADDITIONAL TIES WITHIN 225MM OF SIDES OF OPENINGS AT NOT MORE THAN 300MM CTRS.
PROVIDE 12.5mm SUPALUX CAVITY CLOSER TO TOP OF ALL CAVITIES
KEYSTONE or IMPACT INSULATED LINTEL OR OTHER EQUAL AND APPROVED TO PROVIDE DPC OVER LINTEL
CAVITY TRAYS TO BE PROVIDED OVER ALL VENTILATORS
DPC TO BE A MIN. OF 150MM ABOVE FINISHED GROUND LEVEL
CAVITY FILL TO BE A MIN OF 150MM BELOW DPC.

FIREPLACE:

CONSTRUCTIONAL HEARTH TO COMPLY WITH BUILDING REGULATIONS L1(1) AND L1(11) AND TO BE NOT LESS THAN 125MM THK.
THE PROXIMITY OF COMBUSTIBLE MATERIALS IS TO COMPLY WITH L10 SECTIONS (1) (2) (3) (4) & (5)
GENERALLY 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 1000MM ABOVE THE HIGHEST POINT OF CONTACT BETWEEN THE THE CHIMNEY AND THE ROOF.
CHIMNEY'S FOR CLASS 1 APPLIANCES ARE TO CONFORM TO REGULATION L6.

SMOKE DETECTIONS/ALARMS:

SMOKE DETECTORS TO BE WIRED TO A CIRCUIT WHICH IS SEPERATELY FUSED AT THE DISTRIBUTION BOARD SERVES ONLY THE SMOKE ALARMS AND NOT CONNECTED TO A RESIDUAL CURRENT DEVICE.
EACH SMOKE DETECTOR IS TO HAVE A BATTERY BACK-UP &/or TO HAVE A CAPACITOR INSTALLED WITHIN.
A CERTIFICATE FOR THE DESIGN, INSTALLATION AND COMMISSIONING TO BE FORWARDED TO BUILDING CONTROL OFFICE ON COMPLETION
SMOKE ALARMS SHALL COMPLY WITH BS 5446-1: 2000
HEAT ALARMS SHALL COMPLY WITH BS 5446-2: 2003
ALL ALARMS SHOULD BE INTERLINKED WITH EACH OTHER.

STAIRCASE: Timber

14 No RISERS @201mm WITH 230mm GOINGS
HEADROOM 2000MM MIN VERTICALLY AND 1500MM AT RIGHT ANGLES TO PITCH LINE.
HANDRAIL 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 BE 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
MINIMUM GOING OF ANY TAPERED TREADS TO BE 50MM

FIRST FLOOR:

12.5MM PLASTER BOARD BONDED AND SKIMMED TO THE UNDERSIDE 50x50 BATTENS TO UNDERSIDE OF PRECAST FLOOR SLABS WITH 100mm FINE CONCRETE SCREED ABOVE.
LATERAL SUPPORT TO FLOORS TO BE 30x5MM GALV MILD STEEL STRAPS CARRIED OVER AT LEAST THREE JOIST AT MAX. 1000MM CTRS
ALL FLOORING AT FIRST FLOOR TO BE CARRIED OUT TO WALL PLATE.

TRUSS ROOF:

LBS FLAT BLACK INTERLOCKING TILES
ON 25x25MM TILING BATTENS AT CTRS TO SUIT TILES.
1 LAYER OF ZYLES UNTEARABLE ROOFING FELT.
TRUSSED RAFTERS TO BS 5268 PART 3 : 1985
AT 400MM CENTERS
TRUSS MANUFACTURER TO PROVIDE COMPUTER PRINT OUT OF TRUSS CALCULATIONS FOR APPROVAL PRIOR TO ERECTION ON SITE
BINDERS & COLLAR TIES 125X38MM.
FASCIA 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
TRUSS MANUFACTURER TO PROVIDE COMPUTER PRINT OUT OF TRUSS CALCULATIONS FOR APPROVAL PRIOR TO ERECTION ON SITE
ALL STRUCTURAL TIMBER TO BE C16 GRADE IN ACCORDANCE WITH B.S.5268 PART 3 1985
ALL TRIM MEMBERS AND BRACING SHALL BE STRUCTURALLY DESIGNED IN ACCORDANCE WITH BS: 5268 PART3 1985.
ALL EXTERNAL TIMBER TO BE TREATED AGAINST FUNGAL ATTACK.
LATERAL SUPPORT TO TRUSS TO BE 30X5MM GALV MILD STEEL STRAPS CARRIED OVER AT LEAST 3No TRUSS AT MAX 1000MM CTRS
PROVIDE 25000MMSQ VENTILATION TO BOTH SIDES OF ROOF AT 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.

ROOF VENTILATION:

PROVIDE SV 608 STRIP SOFFIT & RV 625 RAFTER VENTS AT EAVES LEVEL TO ALLOW FOR 25000MMSQ/M CLEAR VENTILATION TO BOTH SIDES OF ROOF AS SUPPLIED BY GLIDEVALE OR OTHER EQUAL AND APPROVED
REDLAND DRY RIDGE VENT TILE TO PROVIDE 5000MM SQ CLEAR VENTILATION AT RIDGE LEVEL TO BS5250 1989

LEADWORK:

ALL LEAD WORK TO COMPLY WITH THE LATEST LEAD SHEET IN BUILDING GUIDE TO GOOD PRACTICE AND TO BS 1178.

HEATING SYSTEM:

THE OUT PUT OF THE HEATING SYSTEM SHALL BE CONTROLED BY A ROOM THERMOSTAT AND THERMOSTATIC RADIATOR VALVES TO ALL RADIATORS TO CONTROL THE TEMPERATURES INDEPENDENTLY IN ZONES THAT REQUIRE DIFFERENT TEMPERATURES (SUCH AS SEPERATE SLEEPING AND LIVING AREAS).
AUTOMATIC HOT WATER & CENTRAL HEATING VALVES ARE TO BE WIRED TO THE CENTRAL PROGRAMMER AND TO HAVE A TIME SWITCH SO THAT WHEN THERE IS NO DEMAND FOR HEAT THE BOILER WILL SWITCH OFF & MINIMISE BOILER CYCLING
USE A THERMOSTAT FITTED TO LIMIT THE MAXIMUM TEMPERATURE OF STORED HOT WATER IN HOT WATER STORAGE VESSEL.
INSULATION TO THE HOT WATER STORAGE VESSEL SHALL LIMIT THE 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
ALL CIRCULATION PIPES FOR HOT WATER & CENTRAL HEATING INSULATED WITH MATERIAL HAVING A MAX. CONDUCTIVITY OF 0.045W/MK WITH MIN. THICKNESS OF 15MM.
THE FUEL PIPE WORK FROM THE TANK SHALL BE RESISTANT TO THE EFFECTS OF HEAT AND BE FITTED WITH A FIRE VALVE SYSTEM WHERE IT ENTERS THE BUILDING
OIL 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

ADDITIONAL INFORMATION:

AS THIS DWELLING EXCEEDS 150M2, AT LEAST 2 NO. HEATING ZONES REQUIRED EACH WITH SEPARATE TIMED AND TEMPERATURE CONTROLS.
WINDOWS WITH OPENABLE SECTIONS WITHIN 800MM OF FIRST FLOOR LEVEL TO BE PROVIDED WITH ADEQUATE GUARDING. 800MM HIGH, NON CLIMABLE WITH NO OPENINGS GREATER THAN 100MM. ALTERNATIVELY, SUCH WINDOW COULD BE FITTED WITH SUITABLE RESTRICTORS, RESTRICTING WINDOW FROM OPENING MORE THAN 100MM, BUT IF THESE ARE MEANS OF ESCAPE WINDOWS, RESTRICTORS SHOULD BE EASILY OPENABLE BY ADULT.

VENTILATION: System 2 - Positive Input Ventilation)

MECHANICAL VENTILATION TO KITCHEN & UTILITY TO BE CAPABLE OF EXTRACTION AIR AT A RATE OF 30 LITRES PER SECOND
EXTRACT FAN TO UTILITY TO HAVE A MINIMUM 15 MINUTE OVER RUN, TO OPERATE AT NLT 15L/SEC & TO PROVIDE 3 AIR CHANGES PER HOUR
EXTRACT FAN TO WET ROOMS TO HAVE A MINIMUM 15 MINUTE OVER RUN, TO OPERATE AT NLT 15L/SEC & TO PROVIDE 3 AIR CHANGES PER HOUR
DWELLING TO BE FITTED WITH POSITIVE INPUT VENTILATION SYSTEM TO ACHIEVE MINIMUM RATES AS SHOWN IN TABLES OPPOSITE (See tables 2.1, 2.2, 2.3)
FIXED MECHANICAL EXTRACT SYSTEM & CONTROLS SHOULD BE TESTED & COMMISSIONED WITH DETAILS FORWARDED TO BUILDING CONTROL PRIOR OPPOSITE (See tables 2.1, 2.2, 2.3)
THE BUILDING OWNER SHALL BE PROVIDED WITH SUFFICIENT INFORMATION REGARDING DWELLING VENTILATION SYSTEM & MAINTENANCE REQUIREMENTS

TABLE 2.1: EXTRACT VENTILATION RATES

ROOM	INTERMITTENT EXTRACT(MIN. RATE)
KITCHEN	30 l/s
UTILITY	15 l/s
BATHROOM	15 l/s
EN-SUITE	15 l/s
SHOWER	15 l/s
TOTAL	90 l/s

TOTAL EXTRACT RATE SHOULD BE AT LEAST THE WHOLE DWELLING VENTILATION RATE GIVEN IN TABLE 2.2

TABLE 2.2: WHOLE DWELLING VENTILATION RATES

TOTAL FLOOR AREA	le PER M SQ.
238 Sq.M	0.3 l/s
TOTAL	71.4 l/s

THE WHOLE DWELLING VENTILATION RATE FOR THE SUPPLY OF AIR TO THE HABITABLE ROOMS IN THE DWELLING SHOULD BE NOT LESS THAN 72 l/s

TABLE 2.3: RAPID VENTILATION (Window opening areas) (Windows must open a minimum of 30°)

ROOM	ROOM AREA(Sq.m)	OPENING AREA(20%)
LOUNGE	14.40	0.72
KITCHEN/DINING/LIVING	52.40	2.62
MASTER BEDROOM	10.66	0.53
BEDROOM 1	17.15	0.86
BEDROOM 2	11.20	0.56
BEDROOM 3	11.80	0.59
BEDROOM 4	10.15	0.51

THE ENERGY RATING FOR THIS DWELLING HAS BEEN CALCULATED BASED ON THE DETAILS SHOWN BELOW;

INSULATION:
FLOORS:(0.13u)
100MM POLYURETHANE SUPPLIED BY QUINNTHERM WALLS:(0.20u)
150MM WARMFILL SUPER SILVER BONDED BEADS PUMPED INTO 150MM CAVITY AFTER CONSTRUCTION
ROOF: (0.15/0.11u)
SLOPED ROOF-100mm KINGSPAN INSULATION BETWEEN RAFTERS & 47.5mm KINGSPAN INSULATION BELOW RAFTER
LEVEL CEILING-200MM ROCKWOOL ROLL BETWEEN JOISTS 200MM ROCKWOOL ROLL CROSS LAYERED OVER JOISTS

HEATING:
PIMARY HEATING SYSTEM:
HEAT SOURCE-GRANT VORTEX BOILER
94% EFFICIENCY WITH UNDERFLOOR HEATING
CONTROL-TIME AND TEMPERATURE ZONE CONTROL
FUEL- OIL
SECONDARY HEATING SYSTEM:
HEAT SOURCE-SOLID FUEL (HETAS APPROVED)
FUEL- DUAL FUEL
SYSTEM TYPE- STOVES

THIS ACHIEVES;
DWELLING (TER)=20.84
DWELLING (DER)=19.99
SAP RATING=B 84

SAP BANDS: A=92+, B=81-91, C=69-80, D=55-68, E=39-54, F=21-38, G=1-20

ANY CHANGE IN THESE SPECIFIED DETAILS ARE AT THE CLIENTS / CONTRACTORS OWN RISK. IF THE AS-BUILT RATING FAILS, A FINAL CERTIFICATE MAY NOT BE ISSUED

project	Proposed Dwelling & Garage Between 34 Killins Road & Mountfield Lodge Mountfield, Co. Tyrone				
client	Hillhead Properties				
dwg title	Detailed Floor Plans				
dwg no.	2602-F-022 (A)		scale	1:50	
drawn	P.B.	checked	A.B.	date	June'25

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