

**ATTIC LOFT WALK INSULATION**  
Contractor to allow for supply and fit of (75mm PIR + 18mm Boarding) Xtratherm Loft Walk-R or OE&A to attic space to enable void to be used for storage.  
To be fitted in strict accordance with manufacturers written guidelines.  
No. layer of 200mm Rockwool insulation roll or OE&A laid between joists.

**400mm HORIZONTAL INSULATION AT CEILING LEVEL**  
No. layer of 200mm Rockwool insulation roll or OE&A laid at 90° and over trussed rafter ceiling chords; on No. layer of 200mm Rockwool insulation roll or OE&A between trussed rafter ceiling chords; on trussed rafter ceiling chords; on Vapour control layer to be Protect BarriAir supplied by Gildewald Ltd. Air barrier to be multi purpose coated non-woven membrane of twin ply construction with vapour control qualities offering water vapour resistance of 95MN/g. Air barrier to be installed with sealed laps and to be fitted into wall/ceiling/floor\* in accordance with BS5250:2002, BS9250:2007 and manufacturers written instructions; on 12.5mm plasterboard and skim to ceilings with all joints taped and filled.  
Decoration by Client.

**RIDGE VENTILATION 5000mm<sup>2</sup>/m**  
Mechanically fixed ventilation ridge system; Provide mechanical fixing of ridge tiles to BS5534:2003 together with high level roof ventilation by means of Gildewald Fulmetal Rediroll or OE&A; Install continuously to provide ventilation area equivalent to 5000mm<sup>2</sup>/m to comply with current Building Regulations and BS5250:2002/05; Fix in accordance with manufacturers written instructions. Width 350mm to suit pitch and colour to be anthracite to match tiles.

Provide 37.5° (pitch) truss rafters @ 400mm c/c's as designed, manufactured and supplied by Rafferty Roof/Fusses 028 7086 9060 or OE&A; All rafters to be installed in accordance with BS5268 Part 3: 1998 and braced in accordance with BS5268 Part 3: 1998

Provide Gildewald FV100 over fascia ventilator or OE&A, installed continuously along eaves (fit with gutter bracket spacers supplied) to achieve 10.000mm<sup>2</sup>/m ventilation; Provide 3No. Gildewald RV401 Rafter Ventilator/s or OE&A to provide a continuous air path from roof space to outside. Install continuously along eaves line. Provide Gildewald Over fascia eaves skirt or OE&A; All above to be installed strictly in accordance with manufacturers written instructions.

Client to confirm before manufacture. Handrail and balustrades to be 900mm above pitch line of staircase and landings respectively and be positioned 50mm from wall surface in order for them to be easily grasped. Balustrade is to be constructed so as not to allow the passage of a 99mm dia. sphere and so as not to allow children to readily climb up on it (therefore no horizontal members). Head height of 2000mm to be provided over entire width and length of stairs measures vertically above pitch line of stair and to include landing area at top and bottom of stair. Internal guarding to be capable of withstanding a minimum horizontal force of 0.36 kN/m<sup>2</sup> applied 1100mm above FFL. External guarding to be capable of withstanding a minimum horizontal force of 0.74 kN/m<sup>2</sup> applied 1100mm above FFL.

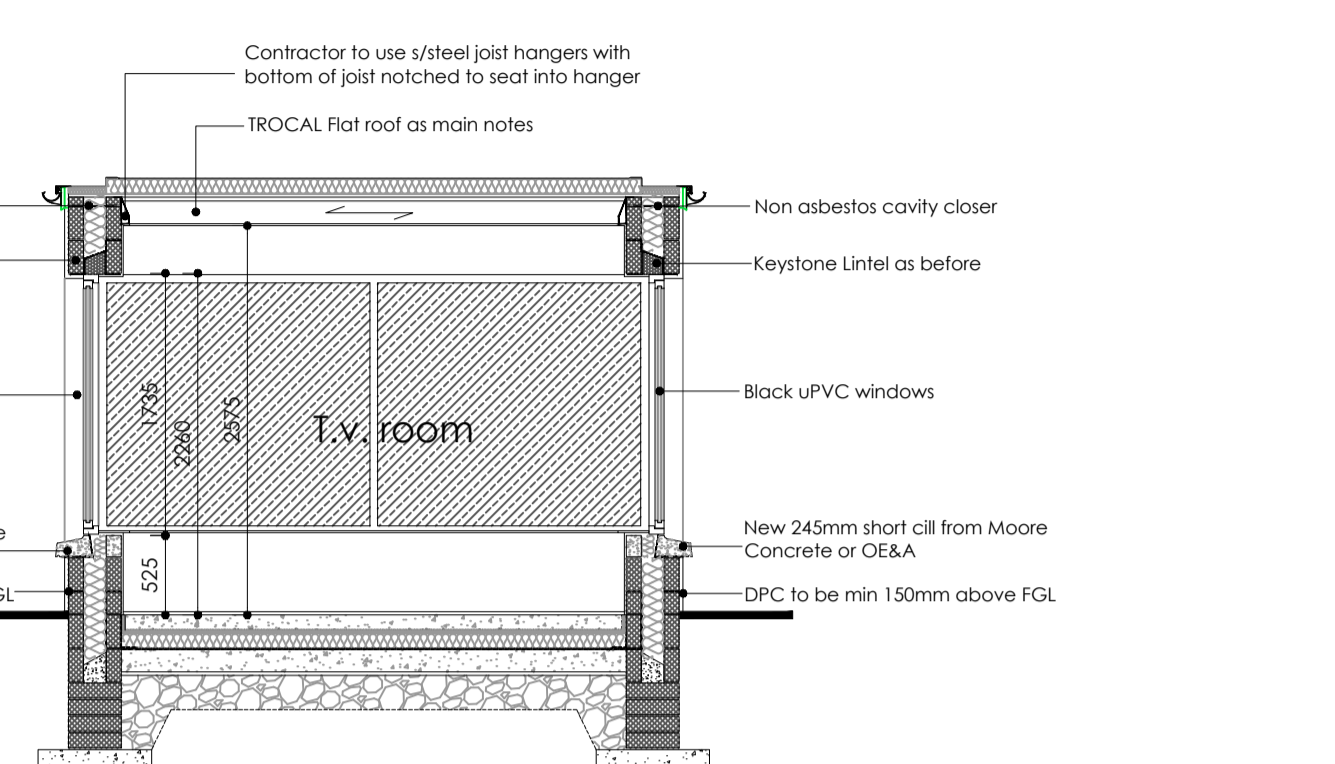
Provide 120mm Xtratherm FR-ALU insulation or OE&A; on 22mm marine grade plywood; on 50x170mm C16 timber joists @ 400mm c/c's; on 50x5 x 50mm treated fitting pieces (to achieve minimum falls of 1 in 80; on 50x170mm C16 timber joists @ 400mm c/c's; on Gildewald Ltd. Air barrier to be multi purpose coated non-woven membrane of twin ply construction with vapour control qualities offering water vapour resistance of 95MN/g. Air barrier to be installed with sealed laps and to be fitted into wall/ceiling/floor\* in accordance with BS5250:2002, BS9250:2007 and manufacturers written instructions; on 12.5mm plasterboard and skim finish.

**29. ROOF STRAPPING**  
FR Straps under rafters and over ceiling joists with horizontal noggins (min. 38mm thick) under each and over min. 3No. rafter/joists; Fix each strap with min. 75mm screws with at least 1No. in third rafter; Provide full depth packing between wall and timber joist at strap locations; No straps should be fitted to perpendicular joints in the blockwork

**30. CHIMNEY CONSTRUCTION**  
Chimneys to have Class 1, 225mm clay rebated socket flues lined with sockets placed uppermost and encased/surrounded in min 30mm Vermiculite; Liners to BS 1181:1971 (1977). Ref. to spec and details; Provide 38mm min. clearance around chimney for all combustible materials; Chimney Pots to be Beaded Flue terminals by RedBank Manufacturing Company Ltd. or OE&A; Pots to be fitted with black galvanised crow guards.

Install Code 5 Lead preformed tray, coated on both sides with bitumen and placed at correct level to suit position on roof. Install Code 4 Lead apron and Code 5 Lead capped flashing to front of chimney stack. Refer to drawing for rear of chimney information if required. The lead apron flashing should be lapped into lead tray within chimney stack. Install Code 4 Lead soakers and Code 5 Lead stepped flashings to sides of chimney. All flashings to be coated with protective oil to avoid tile staining. 100mm concrete coping to all stacks with 100mm overhang and drip mould to underside. All pots to be centred on stack/coping in both directions. All lead work to be in accordance with Lead Sheet Association Manual.

CLEARSPAN	DEPTH	TOP REINF.	BAR DIA.	BOTTOM REINF.	BAR DIA.
0.600	150mm	1No.	10mm	1No.	10mm
0.900	150mm	1No.	10mm	1No.	10mm
1.200	150mm	1No.	12mm	1No.	12mm
1.500	215mm	1No.	12mm	1No.	12mm
1.800	215mm	2No.	12mm	2No.	12mm
2.100	215mm	2No.	12mm	2No.	12mm
2.400	215mm	1No.	12mm	2No.	16mm
2.700	215mm	1No.	12mm	2No.	16mm
3.000	300mm	1No.	16mm	2No.	16mm
3.600	300mm	1No.	19mm	2No.	25mm



**20. 100mm TIMBER STUD WALL CONSTRUCTION**  
To be 75x38mm s/wood timber studs (and sole plate) at 400mm c/c's, vertically and 600mm c/c's, horizontally with fixing battens at 450 and 1200mm from floor respectively for sockets, switches etc. Batters to be 75x38mm partitions finished both sides with 12.5mm plasterboard bond & skim finish.  
Provide 75mm Rockwool insulation or OE&A insulation between studs.  
Use pressure impregnated sole plate and battens when constructed off a concrete floor slab.  
Decoration by Client.

**21. 125mm STRUCTURAL TIMBER STUD CONSTRUCTION**  
To be 100x20mm s/wood timber studs (and sole plate) at 400mm c/c's, vertically and 600mm c/c's, horizontally with fixing battens at 450 and 1200mm from floor respectively for sockets, switches etc. Batters to be 100x20mm partitions finished both sides with 12.5mm plasterboard bond & skim finish.  
Provide 100mm Rockwool or OE&A insulation between studs.  
Use pressure impregnated sole plate and battens when constructed off a concrete floor slab.  
Decoration by Client.

**22. 100mm ACOUSTIC TIMBER STUD CONSTRUCTION**  
To be 75x38mm s/wood timber studs (and sole plate) at 400mm c/c's, vertically and 600mm c/c's, horizontally with fixing battens at 450 and 1200mm from floor respectively for sockets, switches etc. Batters to be 75x38mm partitions finished both sides with 12.5mm Gyproc WallBoard TEN plasterboard and skim to each face to achieve min density of 10kg/m<sup>2</sup>.  
Provide 75mm Rockwool insulation or OE&A insulation between studs.  
Use pressure impregnated sole plate and battens when constructed off a concrete floor slab.  
Decoration by Client.

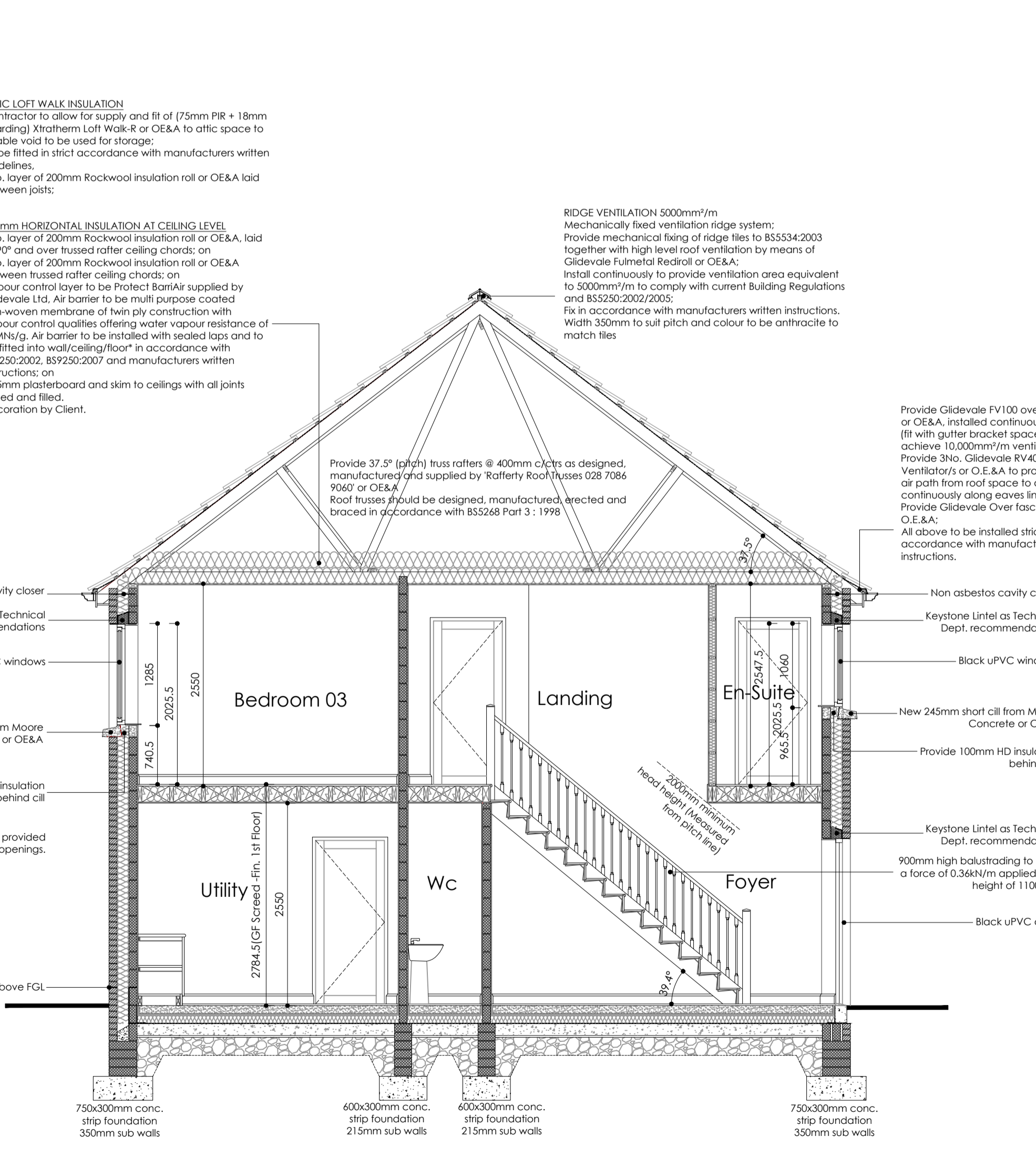
**23. INTERNAL FIRE SPREAD**  
The surface linings of both walls and ceilings to be Class 1

**24. TIMBER FIRST FLOOR CONSTRUCTION**  
Floor finish supplied and fitted by the Client; on 22mm floor grade chip boarding to achieve 15kg/m<sup>2</sup> glued and screw fixed; on 50x200mm C16 timber floor joists @ 400mm c/c's with 2No. bracing at 1.3 span. Joists to be supported using stainless steel joist hangers to suit wall type and size of joist ensuring min. 75mm bearing to both wall and joist. Hangers to be fitted tight to wall surface, have timber notched into bottom of hanger, max. 6mm between cut joint end and face of hanger and all fitted as per manufacturers written guidelines; Pack space between floor joists 200mm Rockwool insulation or OE&A; on 12.5mm Gyproc WallBoard TEN plasterboard and skim to ceilings with all joints taped and filled (plasterboard min. mass per unit area 10kg/m<sup>2</sup>).  
Decoration by Client.

**25. FIRST FLOOR STRAPPING**  
30x2mm galvanised mild steel straps at 2m max. centres. Straps to be nailed into top of min. 3No. joists and fixed to each joist using 2No. screws; Where external walls are parallel with structural timbers support straps on min. 38mm thick noggins; Provide full depth packing between wall and timber joist at strap locations; No straps should be fitted to perpendicular joints in the blockwork.

**26. STAIR CONSTRUCTION**  
14 No. risers @ 197.52mm, Goings @ 240.00mm, Total rise of stairs 2884.5mm, Stair pitch 39.4°  
2R + G = 652.5 (to be between 550 - 700)  
Clear stair width to be 850mm between handrails.  
Dimensions are to be checked on site prior to the forming/manufacturing and fixing of staircase and any deviations brought to the attention of the manufacturer of the staircase and Architect.  
Newell post, balustrade, handrails & spindles to be manufactured from first grade American White Oak. Goings, risers and strings to be h/wood if covered or first grade American White Oak if exposed and sized accordingly. Client to confirm before manufacture. Handrail and balustrades to be 900mm above pitch line of staircase and landings respectively and be positioned 50mm from wall surface in order for them to be easily grasped. Balustrade is to be constructed so as not to allow the passage of a 99mm dia. sphere and so as not to allow children to readily climb up on it (therefore no horizontal members). Head height of 2000mm to be provided over entire width and length of stairs measures vertically above pitch line of stair and to include landing area at top and bottom of stair. Internal guarding to be capable of withstanding a minimum horizontal force of 0.36 kN/m<sup>2</sup> applied 1100mm above FFL. External guarding to be capable of withstanding a minimum horizontal force of 0.74 kN/m<sup>2</sup> applied 1100mm above FFL.

Section B-B



Section A-A

NB: All Foundations to be carried down to a suitable bearing strata as approved by Structural Engineer and Building Control.  
Refer to Structural Engineer's Foundation layout for levels of foundations.  
NB sub-structure shown is for illustrative purposes only.

Revision details:


Project: **proposed erection of residential development comprising of 14 no. detached dwellings & garages at lands off gilpinstown road, lurgan**

Client: Skyline Planning Consultants Ltd

Drawing: Working drawing: House Type A1  
First floor plan & Sections

Drawing no: 16      Scale: 1 - 50      Revision:      Date: Nov '16      Project no: 15 - 28      Drawn by: c.mck

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