

**SKIRTINGS / ARCHITRAVES ETC**  
 Dwelling to have 125mm moulded redwood skirtingboards with matching 100mm architrave also in moulded redwood.  
 Backs of all wrought timber to be fully primed prior to fixing in final position. (All nailing to be "secret")

**VENTILATION NOTES**  
 Windows to provide min opening area of 5% of room floor area, and further should be sized to ensure that their glazed area is not less than 10% of the floor area of the room.  
 Minimum High Extract rate of 37l/s calculated from table 2.1 of tK 2012.  
 Dwelling is to have balanced ventilation throughout at a rate of 0.5 AC/H via Positive input ventilation unit (PIV) balanced with extracts located as on floor plans. Each PIV is capable of 40L/S supply. Dwelling volume = GF area (120.2m<sup>2</sup> X 2.4) = 288.5m<sup>3</sup>  
 Rate of 0.5AC/H X 530m<sup>3</sup> = 144m<sup>3</sup>/H therefore 144 / 3.6 = 40 L/S demand.  
 Mechanical Extract Ventilation system as supplied by 'Beam Central Systems Ltd.' and installed by specialist contractor and to be capable of providing each room individually with separate terminal. The system is to be commissioned and air flow rates to be tested and recorded after installation and prior to completion of works.  
 Controls are to be in compliance with paragraph 2.99 of technical booklet K 2012 and should be set up to operate without occupant intervention, but may have manual or automatic controls to select the boost rate. Any manual boost controls should be provided locally to the spaces being served (e.g. bathrooms and kitchen), as provision of a single centrally located switch may result in fans being left in an inappropriate mode of operation.  
 Automatic controls could include sensors for humidity, occupancy/usage, pollutant release. Humidity controls should not be used for sanitary accommodation as odour is the main pollutant  
 Information about how to operate the ventilation system and its maintenance requirements are to be handed to the building owner not more than 5 days after completion

**WINDOWS**  
 All windows and doors are to be of PAS 24 standard or to comply with BS7950.  
 Windows to be good quality dark grey / black coloured Upvc top/side-hung in style as manufactured by specialist selected with client approval and pattern and opening lights generally as per elevations.  
 Specification as follows:-  
 Triple glazing with air cavity & argon fill [low-E (en=0.05)] capable of achieving a u-Value of at least 1.16W/m<sup>2</sup>K  
 Material: to BS7412, 7413 & 7414  
 Weathertightness: to BS6375 Part 1  
 Air permeability test pressure class: 600 Pa  
 Weathertightness test pressure class: 300 Pa  
 Operation and strength characteristics: to BS6375 Pt. 2 Reinforcement: to BS code of Practice No 3, Chapter 5, Part 2, 1972 "Windloads"  
 Window units to be fixed with lugs and ties as supplied by frame manufacturer.  
 All ironmongery / accessories to be supplied and fitted including hinges, stays, fasteners, opener restrictors and trickle vents etc.  
 Frames to be bedded in 1:1:6 Cement lime sand mortar.  
 Frame edges etc. to be sealed with joint sealant to BS5215: 1986

**GLAZING**  
 Glass generally to comply with BS 952.  
 All windows fitted with hermetically sealed triple glazing units, unless specified otherwise.  
 Any glazing on the first floor with its inner or outer pane less than 800mm above finished floor level, or finished ground level, (1500mm for glass in a door or glazing within 300mm of any door) to have that pane glazed with 6.4mm laminated safety glass or 6mm toughened safety glass each complying with the test requirements of BS 6206.  
 6mm annealed glass may be used in the above situations only if the pane size is less than 0.5m<sup>2</sup> overall and if the least dimension of the pane does not exceed 250mm.  
 Inner pane of glazing to bathrooms and wc's etc. to be obscured pattern glass as selected by client.  
 All glazing on the floor is to have 6.4mm laminated glass outer panes with toughened glass inner panes regardless.

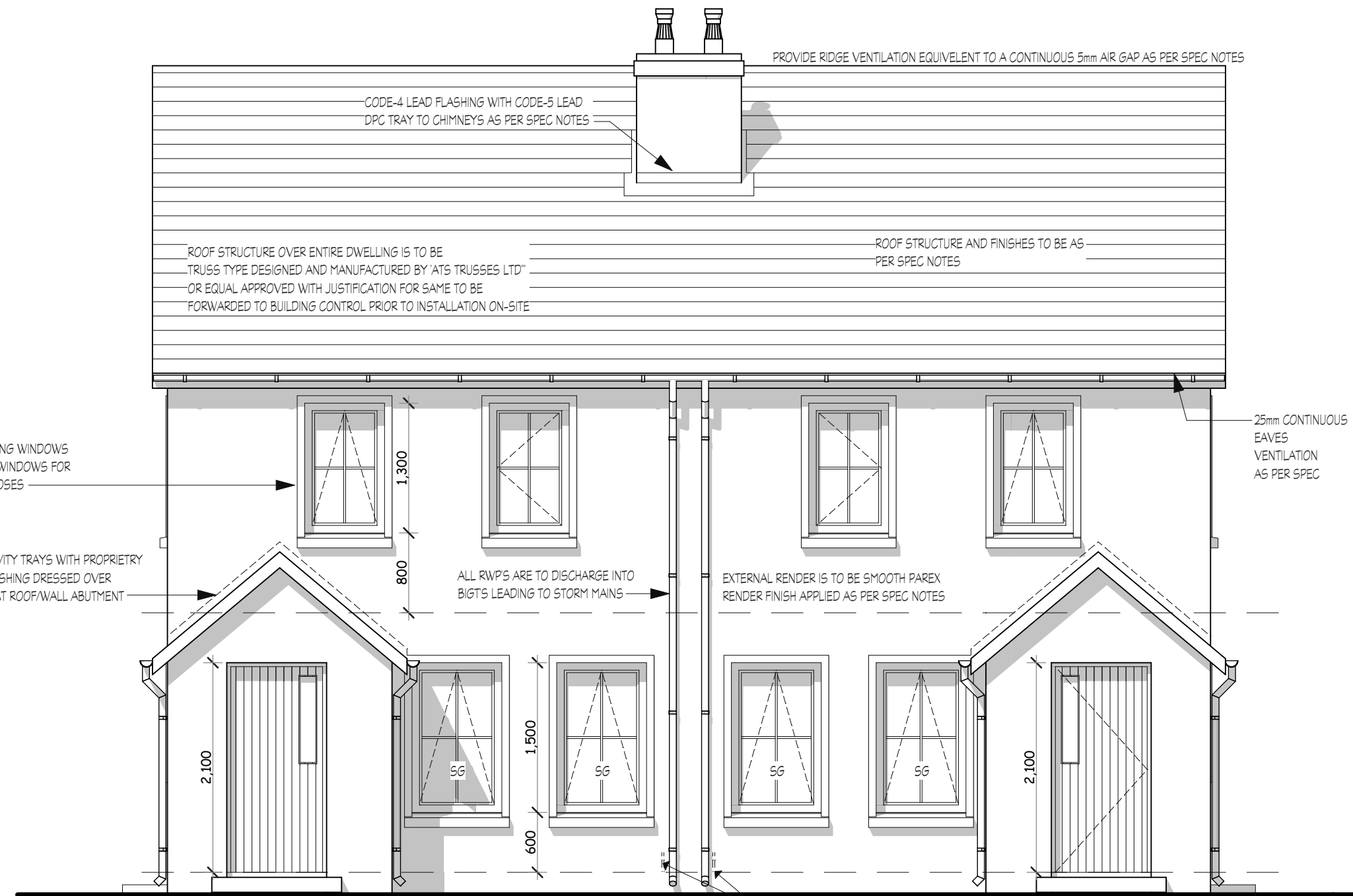
**CERAMIC TILING / CARPETING / HARDWOOD FLOORING**  
 Size, type and decorative finish of all new ceramic tiling / carpeting / hardwood flooring is to be selected by client for supply & installation by contractor.

**DOORS EXTERNAL & INTERNAL , SCREENS AND ROOFLIGHTS**  
 All internal doors are to be 1981x838mm 'Jeld-Wen' white oak 1 panel door type. Double sets to be same type but with glazing as per manufacturers spec and to be incorporated into side-light frame sets where applicable. All external solid doors are to be Jeld-Wen Cottage type set in sidelight frames to suit elevations. All above Doors can be supplied by Moffett Thallon.  
 All external glazed doors, sidelights & transoms are to be powder-coated aluminium/timber in colour to match windows as selected by client.

**FIXED INTERNAL LIGHTING**  
 Fixed energy efficient light fittings shall be installed in the most frequented areas in a dwelling, and there shall be not less than three per four light fittings.  
 A light fitting may contain one or more lamps.  
 Light fittings in less frequented areas such as cupboards, storage areas and garages shall not count towards the total. 'GIL 20 Low energy domestic lighting' gives recommendations on identifying suitable locations.  
 For the purposes stated above, an energy efficient light fitting (including the lamp, control gear and an appropriate housing, reflector, shade or other device for controlling the light output) is a light fitting that can only be fitted with lamps having a luminous efficacy greater than 40 lumens per circuit-Watt.

**FIXED EXTERNAL LIGHTING**  
 Fixed external lighting means lighting permanently fixed to an external surface of the dwelling and under the direct control of the occupant by having an electricity supply from the dwelling.  
 External lighting shall -  
 (a) have a maximum output of 100W per fitting and automatically switch off -  
 (i) when there is adequate daylight; and  
 (ii) 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.

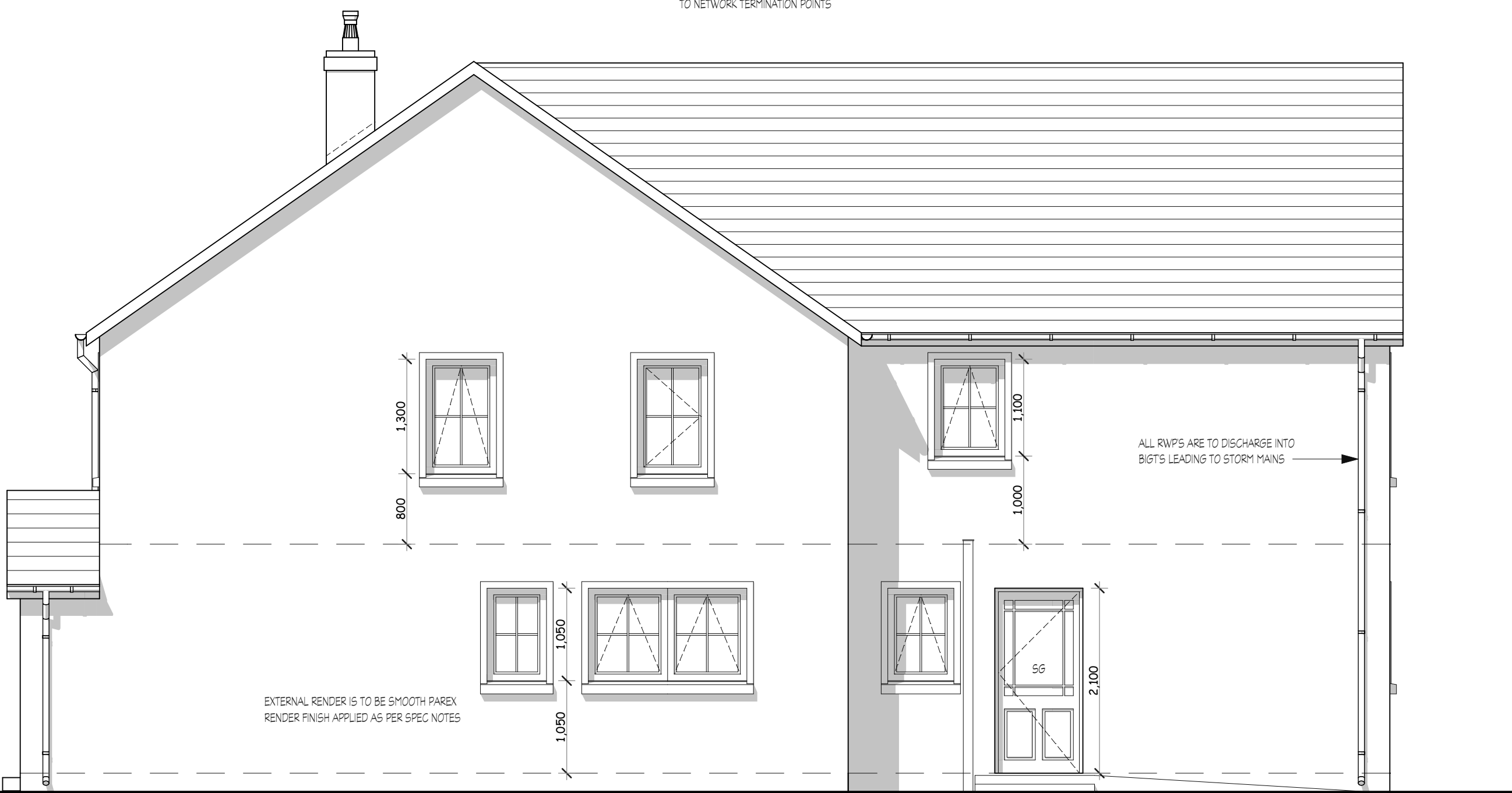
[Circuit-Watt means the power consumed in lighting circuits by lamps, their associated control gear and power factor correction equipment.]  
 [Fluorescent and dedicated compact fluorescent light fittings would meet this requirement, but those accommodating GLS tungsten lamps and compact fluorescent lamps (CFLs) with a bayonet cap or Edison screw base, or tungsten halogen lamps would not.]



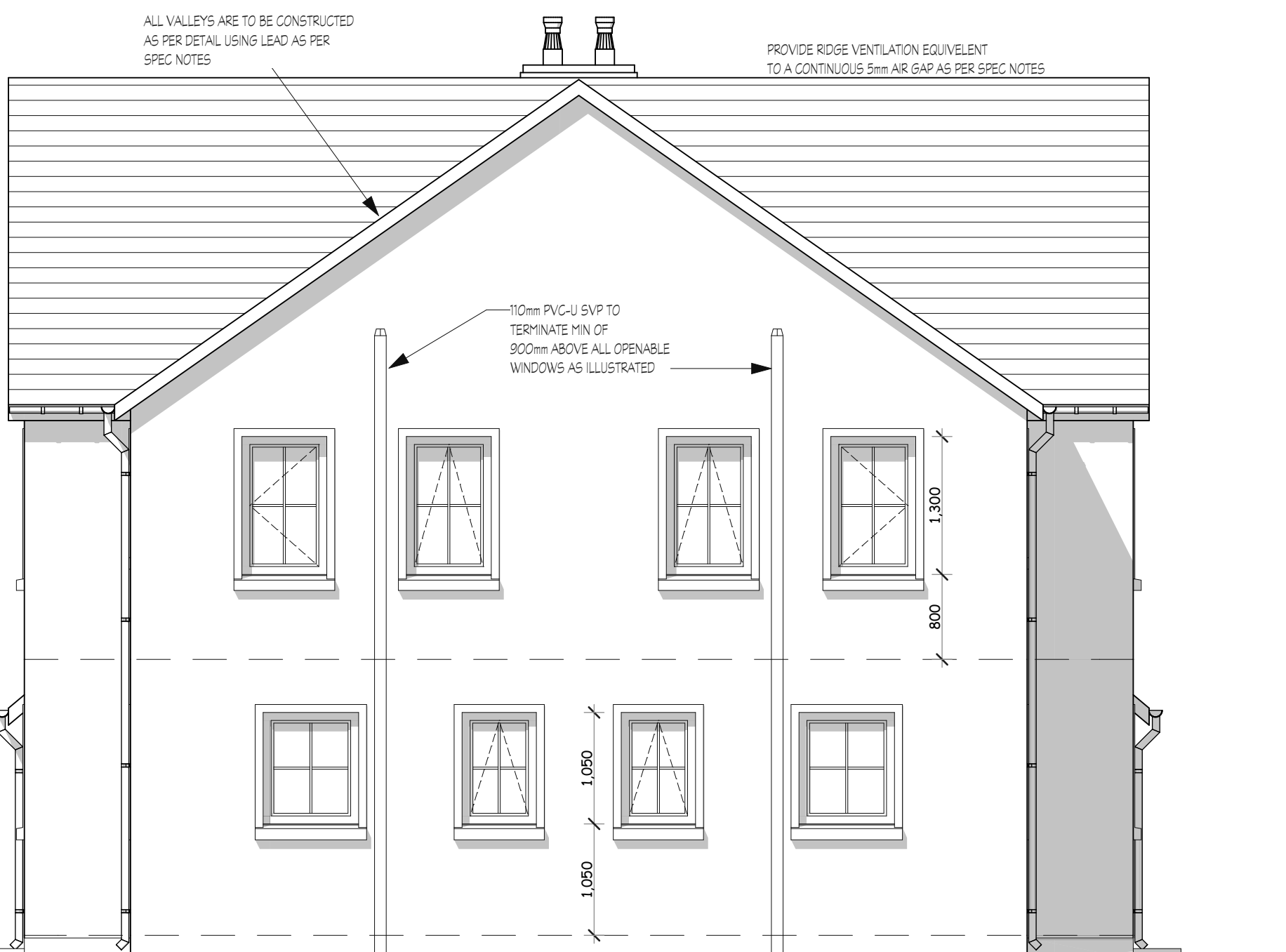
FRONT ELEVATION AS PROPOSED



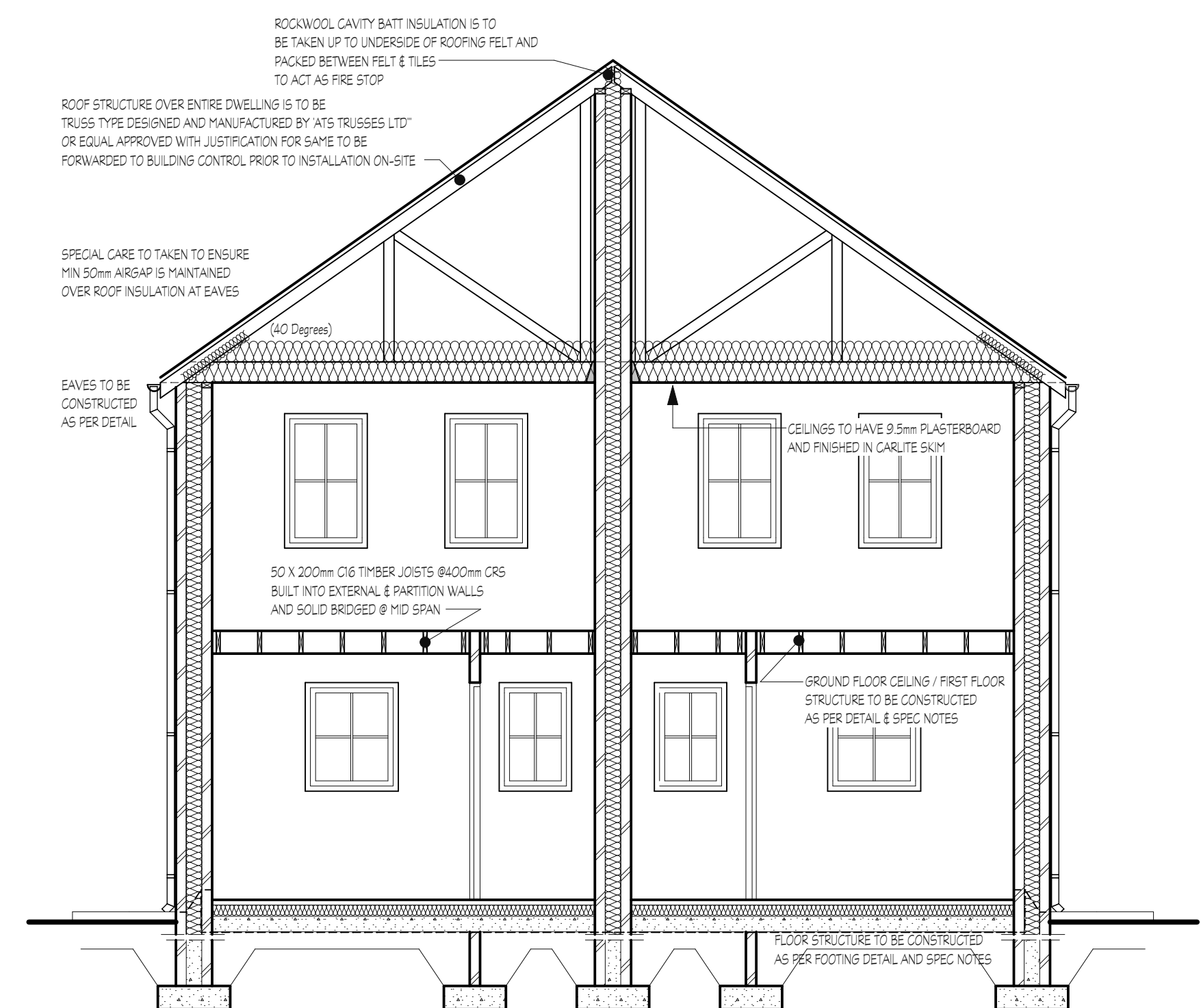
LEFT ELEVATION AS PROPOSED



RIGHT ELEVATION AS PROPOSED



REAR ELEVATION AS PROPOSED



SECTION B-B

All fixed services shall be commissioned by a suitably qualified person and copies of certificates are to be forwarded to building control and the building owner upon completion

Sufficient readily understandable information shall be provided to the building owner regarding the efficient operation and maintenance of fixed building services

Flues 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.

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.

A notice stating the "as built" energy rating calculated on SAP 2005 software shall be fixed in the dwelling upon completion.

**ACCREDITED DETAILS**  
 A signed copy of each accredited detail and construction checklist will be provided by the contractor as having been completed satisfactorily and submitted to building control on completion.

**AIR PRESSURISATION**  
 The dwelling shall be air pressure tested in accordance with the "Air Tightness & Measurement Association Publication" - ("measuring air permeability of building envelopes") and with all results confirmed and submitted to building control in writing.

DATE	DESCRIPTION	ISSUED	DRN
19/04/16	BUILDING CONTROL APPLICATION DRAWINGS	19/04/16	PH

**HAWTHORNE ASSOCIATES**

architecture civil engineering project management town & country planning

2-3 The Beeches, Grove Road, Spa, Co Down BT24 8RA

PROJECT: PROPOSED 2 No PAIR OF SEMI DETACHED HOUSES AT 11 ULSTER AVENUE, ANNALONG CO DOWN

PROJECT No: 16-1606 DRN No: 04BC

DRAWING TITLE: ELEVATIONS AS PROPOSED

CLIENT: BALLYCROSS CONSTRUCTION

T: 028 9756 1488 F: 028 9756 5858 E: paul@hawthorneassociates.co.uk

DATE: APR 2016 SCALE: 1:50 DRNCHK BY: PH (OR AS STATED)

**PLANNING APPROVAL**  
 No deviation in any form from the approved plans is allowable as any alteration with regard to siting, finishes, door/window positions, heights, levels, etc. will be considered by The Planning Service to be a breach of the approval. This breach becoming the subject of Planning Enforcement resulting in possible demolition of the offending works and possible fine via the court system.  
 THESE ARE PRELIMINARY DRAWINGS!  
 The client/contractor or any other person who carries out instruction from these drawings will be doing so at their own risk. The statement remains valid until the Hawthorne Associates are in receipt of building control approval of plans.