

GENERAL PRELIMINARIES
 If the works are commenced prior to receipt of the Building Control Approval Notice, it will be the full responsibility of the contractor to inform the Building Control Office of this intention. No responsibility will be accepted by this office for consequences arising out of a failure to do so.
 The contractor to be responsible for issuing the Building Control Inspection Cards, or otherwise contacting Building Control, at the relevant stages as indicated on these cards. Should the contractor fail to correctly inform Building Control at the above stages, then the costs of any work due to a subsequent request by the Building Control Inspector to open up, or otherwise expose works requiring inspection, will be borne by the contractor. No liability will be accepted for any information used or copied in whole or in part for use in projects other than that of which this specification forms part.
 All figured dimensions to take preference over those scaled from drawings. All dimensions to be checked on site.
 Specialist suppliers will be responsible for checking all relevant dimensions on site prior to fabrication.
 All works to be completed in accordance with current Building Regulations whether expressly detailed on drawings or not.
 The contractor shall establish the position of all overhead and underground services relating to the works and make such information available to all disciplines on site as required under current Health & Safety Regulations.
 Materials and workmanship to be the best of their respective kinds and comply with relevant British Standards and Codes of Practice.

MATERIALS & WORKMANSHIP
 Workmanship generally to comply with the contents of the BS Codes of Practice BS 8000: parts 1 to 17, "Workmanship on Building Sites"
 All Structural timbers to be clearly marked "KD" (kiln dried) SC-3 or SC-4 as per BS 5268: part 2 1991 located as shown on drawings and details.

GENERAL SPECIFICATION
 Foundation sizes and depths to be determined on site when ground conditions known and to be to the complete satisfaction of the inspecting Building Control Officer.
 Where steps occur in foundations the foundations to overlap by at least twice the depth of the step or minimum of 300mm. The depth of the step shall not exceed the thickness of the foundation.
 Concrete mix to floors and foundations to achieve 25N/mm² at 28 days.
 All electrical work to be carried out in strict accordance with the current edition of the IEE Wiring Regulations.
 DPC's to comply with BS 743 and be bedded under cills over heads and at vertical jambs of external doors and windows.
 DPC to be minimum 150mm above finished ground level and be lapped and bonded to any dpm in floor.
 All external joinery and roof timbers to be double vacuum pressure impregnated with preservative.
 Wall plates to be tied down at 900mm crs. with 30x2.5mm galvanised M.S. straps 600mm long and with 100mm bend over wallplate.
 Lateral support to gables provided by 30x5mm galvanised M.S. straps 1050mm long with 150mm bend built-in behind masonry and fixed at max. 2000mm crs. in roof plane. Straps to be carried over min. 3 rafters and be securely fixed to timber noggings between same.
 Timber packer to be placed between wall and final rafter.
 Lateral support provided to all cavity walls at first floor level as per gable restraint notes above.

AIR INFILTRATION LIMITATION
 Special steps to be taken to limit air infiltration into the building such as:
 Continuous sealing strips around dry linings fixed to masonry walls.
 Sealing windows & doors at perimeter edges and opening sashes using mastics and neoprene draught seals etc.
 Sealing unheated roof void hatches around their openings using a neoprene draught seal.
 Sealing around all pipes passing through walls & ceilings etc. using either mastic or expanding foam sealant.
 Sealing around all ends of floor joists with mortar where built into external walls.

DRAINAGE SPECIFICATION
 All drains to be 110mm dia PVC-U to BS 4660 or BS 5481 with flexible joints and kitemark certified and be installed to CP501 and BS497 and be to the satisfaction of the Building Control Officer. Min. gradient to be 1:60.
 Drains laid in 100mm bed of granular fill with 150mm side fill and 100mm granular fill over crown of pipe and back filled with selected fill free from large stones and vegetable matter.
 Min drainage cover: Vehicular areas- 600mm; other areas- 300mm. Drains with cover less than above to be protected with concrete paving slabs laid as bridging on min 75mm granular fill above crown of pipe. Pipe laid on bed of min 100mm granular fill with min 150mm side fill.
 Any drains passing below walls to be lintelled over.
 Any drain passing within 1000mm of foundations to be trench filled with concrete to the level of the underside of such foundation.
 Inspection chambers to be 'Wavin' polypropylene type installed to manufacturers written instructions.
 Galvanised steel step irons fixed as depth indicates.
 Waste pipe sizes as follows:-
 Kitchen and utility sinks to be 40mm dia.
 Dishwasher and washing machine standpipes to be 40mm dia and include deep seal P or S traps as appropriate.
 Showers, bath and bidet wastes to be 40mm dia.
 Wash hand basin wastes to be 32mm dia.
 WC wastes to be 110mm dia. PVC-U.
 All first floor sanitary appliances are to have proprietary deep-seal traps fitted on outlets

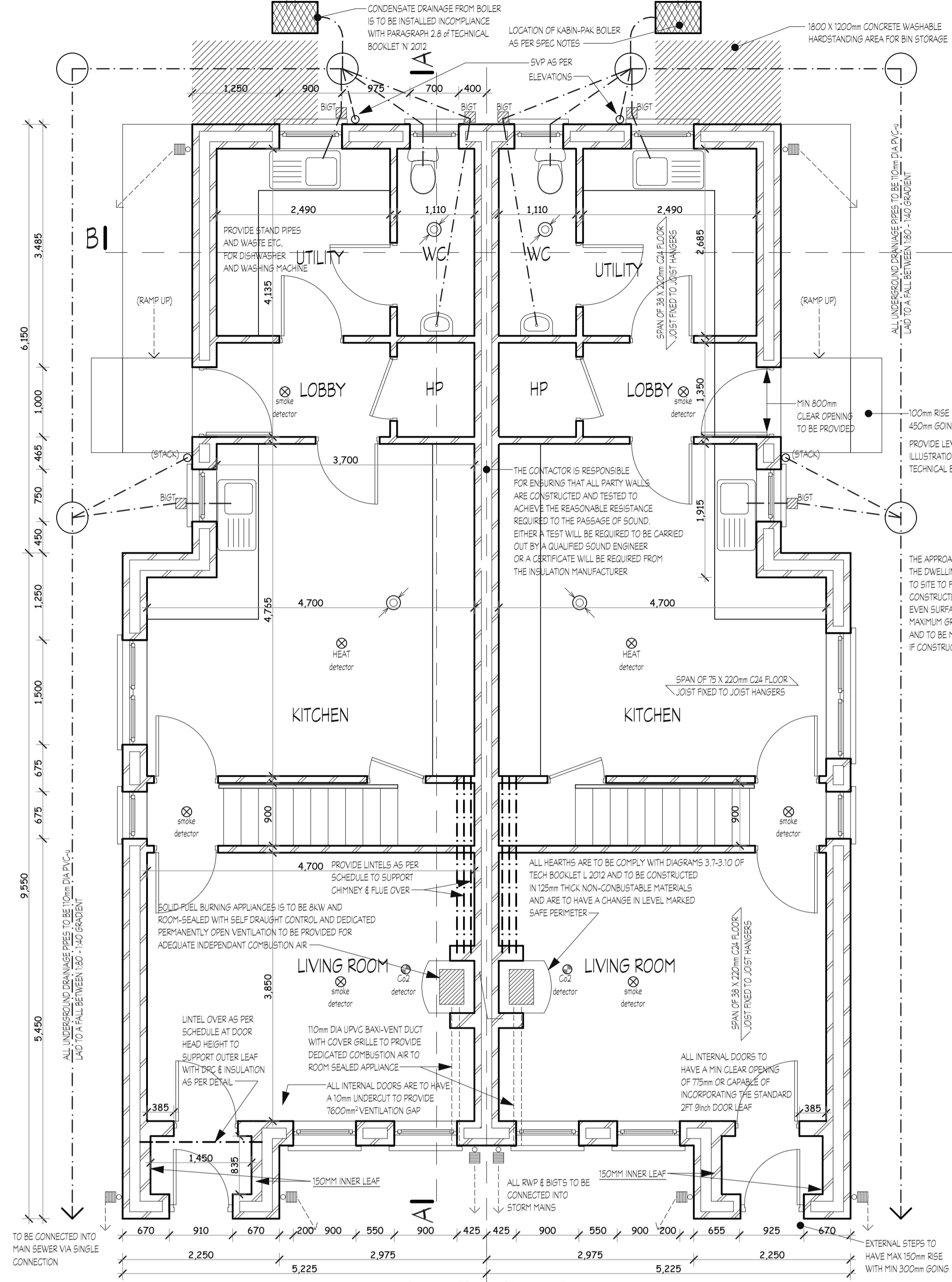
CAVITY WALL CONSTRUCTION (350mm Construction)
 100mm dense concrete block inner leaf & 100mm dense concrete block outer leaf leaving a 150mm cavity with full filled with 140mm Springvale Aerobord, Platinum full fill cavity insulation board complete with Stafix RT2 275mm stainless steel cavity wall ties without insulation clips and suitable for 150mm wide cavity. Cavity ties at the following crs.: - 750mm horizontally, 450mm vertically and 225mm at vertical jambs and building corners.
 The insulation panels to be fitted in strict accordance with manufacturers details including the inclusion of a 300mm wide vertical dpc on the "outside" of the insulation at all building corners. (150mm extending out in each direction from corners).

CAVITY TRAYS
 Where a roof forms a side, top or bottom abutment with a cavity wall, stepped lead cavity trays are to be built into the cavity so as to discharge over the flashing to that roof. These trays to be Glidvale HT Diamond Cavity Trays, complete with integral code-4 lead flashings, and be installed in strict accordance with their written instructions.

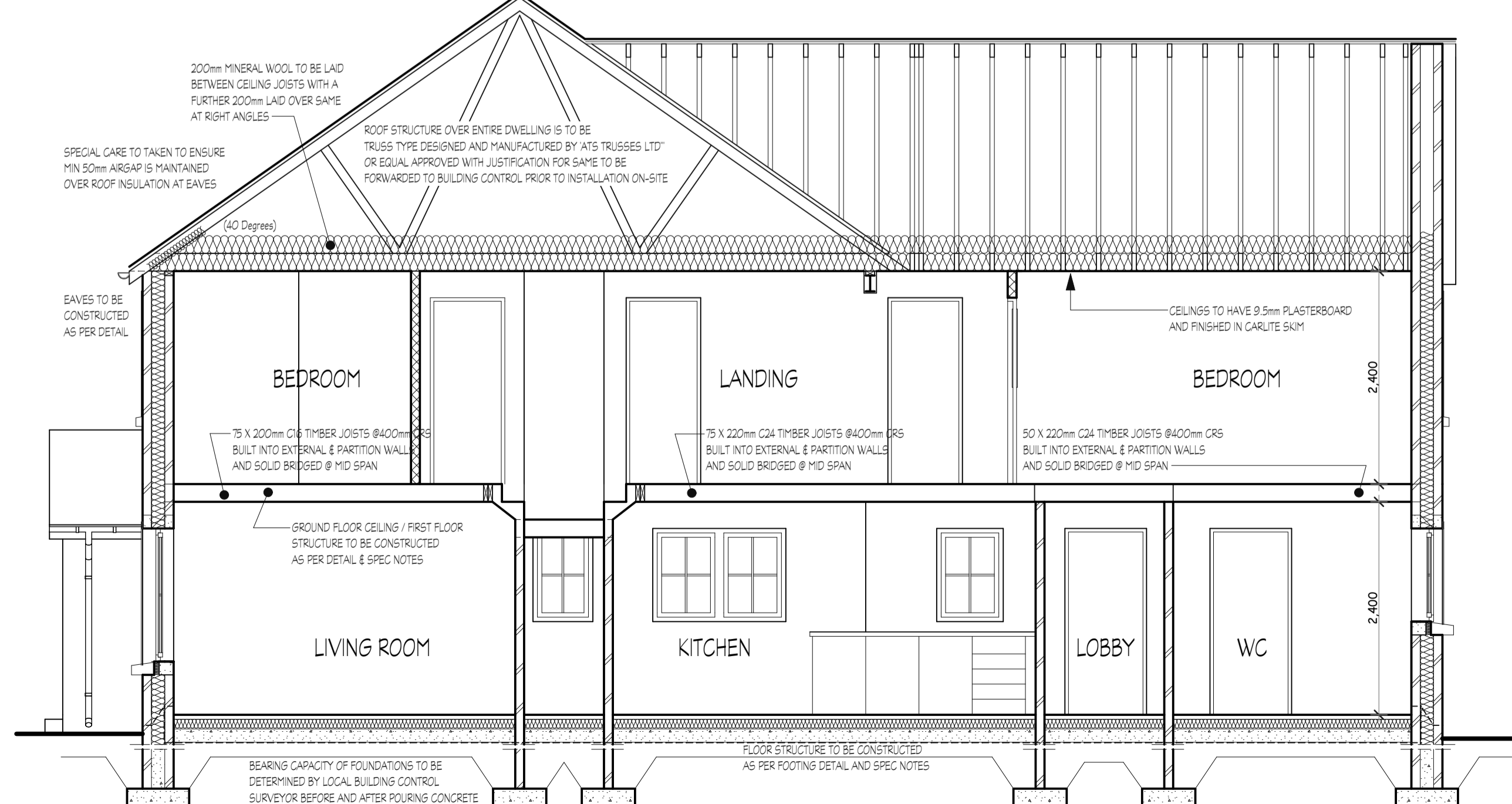
BLOCKWORK PARTITIONS
 100mm 10N/mm² Stevenson's dense blocks as indicated on drawing/details.

STUD WALLS
 75x38mm studs at 400mm centres with 75x50mm head and sole plates and 75x38mm noggings at max.

RENDER FINISHES
 Cement to BS12. Sand to BS1199, Table 1. Hydrated lime to BS890, Part 2. Lime-sand mix to be ready-mixed to BS4721. External plastering generally to comply with BS5262, 1991
SMOOTH:
 10mm undercoat of 1:3 mix of cement: sand with waterproofing admixture. (this thickness excludes any dubbing out).
 Final coat of 'Parx' Monorex 6F render in cream colour to be applied in strict accordance with manufacturers guidelines to give an even, smooth, open texture.
SMOOTH RENDER DETAILING:
 Two undercoats as above with 13mm final coat of 1:4 mix of cement: sand finished with wood float to give an even, smooth, open texture.



GROUND FLOOR PLAN AS PROPOSED

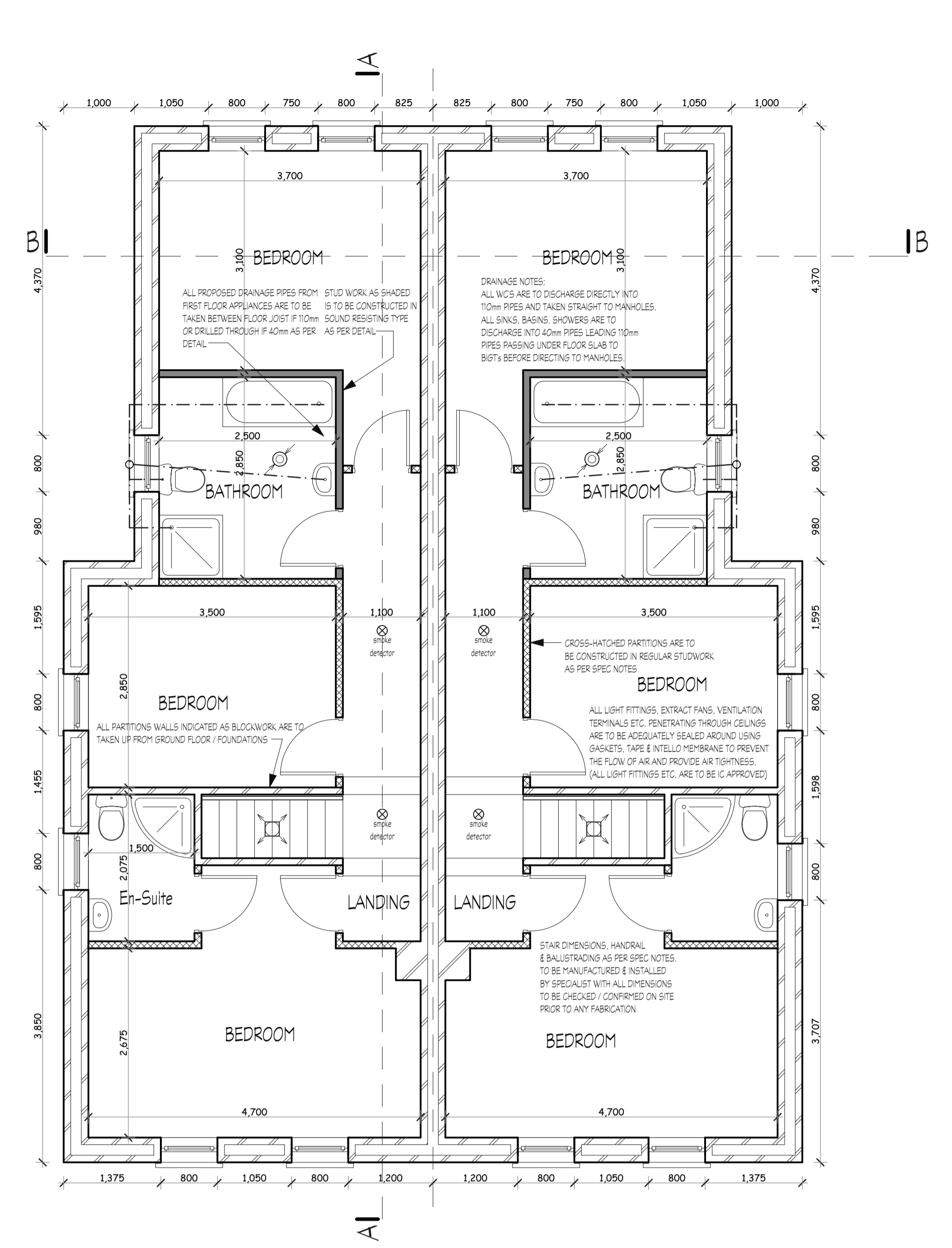


SECTION A-A

ALL LIGHT FITTINGS, EXTRACT FANS, VENTILATION TERMINALS ETC. PENETRATING THROUGH CEILINGS ARE TO BE ADEQUATELY SEALED AROUND USING GASKETS, TAPE & INTELLO MEMBRANE TO PREVENT THE FLOW OF AIR AND PROVIDE AIR TIGHTNESS. (ALL LIGHT FITTINGS ETC. ARE TO BE APPROVED)
 ANY DUCTING THAT PASSES THROUGH ANY EXTERNAL WALL IS TO BE ANGLED DOWNWARD TO PREVENT ANY WATER INGRESS
 ANY DUCTING THAT PASSES THROUGH UNHEATED AREAS IS TO BE ADEQUATELY INSULATED AS PER MANUFACTURERS RECOMMENDATIONS
 DENOTES CARBON MONOXIDE ALARMS TO 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 EXPIRE. MAINS-POWERED BS EN 50291 TYPE A CARBON MONOXIDE ALARMS WITH FIXED WIRES MAY BE USED AS AN ALTERNATIVE IF THEY ARE FITTED WITH A SENSOR FAILURE WARNING DEVICE.
 DENOTES POSITIVE INPUT VENTILATION TERMINAL
 DENOTES MECHANICAL EXTRACT VENTILATION VALVE
 ALL LIGHT FITTINGS THROUGHOUT THE DWELLINGS ARE TO BE 'LOW-ENERGY' TYPE
 ALL HEIGHTS OF SWITCHES AND SOCKETS ARE TO BE JOINED BETWEEN 450-1000mm ABOVE FFL AND TO COMPLY WITH DIAGRAM 11.1 IN TECHNICAL BOOKLET R OF THE BUILDING REGULATIONS PLEASE NOTIFY ELECTRICIAN BEFORE INSTALLATION COMMENCES
 CONTRACTOR IS TO ENSURE THAT THE MECHANICAL SERVICE ENGINEER RESPONSIBLE FOR THE SUPPLY & INSTALLATION OF ROOM SEALED APPLIANCE WILL PROVIDE MEASURES AND ADVISE TO MINIMISE ANY SPILLAGE OF FLUE GAS INTO THE ROOM DURING OPERATION OF KITCHEN EXTRACT FAN TO SATISFY BUILDING CONTROL IN COMPLIANCE WITH TECHNICAL BOOKLET L, para 2.11-2012.
 SOLID FUEL BURNING APPLIANCES ARE TO BE KW SIZED BY SPECIALIST SUPPLIER AND ROOM-SEALED WITH DRAUGHT CONTROL AND DEDICATED PERMANENTLY OPEN VENTILATION TO BE PROVIDED FOR ADEQUATE INDEPENDENT COMBUSTION AIR
 ALL HEARTHINGS ARE TO BE COMPLY WITH DIAGRAMS 3.7-3.10 OF TECH BOOKLET L 2012 AND TO BE CONSTRUCTED IN 125mm THICK NON-COMBUSTIBLE MATERIALS AND ARE TO HAVE A CHANGE IN LEVEL MARKED SAFE PERIMETER
 NOTICE PLATES ARE TO BE LOCATED TO CONVEY IMPORTANT SAFETY INFORMATION ABOUT EACH HEARTH/FLUE SYSTEM WITHIN THE DWELLINGS TO COMPLY WITH DIAGRAM 1.7 OF TECHNICAL BOOKLET L 2012

LINTEL SCHEDULE

MAX. SPAN	LINTEL DEPTH	No. OF BARS	DIA. OF BARS	BEARING (mm)
1000	100	1	Y6	100
1200	150	1	Y12	100
1500	150	2	Y12	150
2000	225	2	Y12	225
2400	250	2	Y16	225
3000	300	2	Y20	225



FIRST FLOOR PLAN AS PROPOSED

G-STUD WALLS (ACOUSTIC PERFORMING)
 Framing - 100x50mm treated timber vertical studs at 600mm centres with 100x50mm head and sole plates and 50x100mm noggings at max 1200mm crs.
 Acoustic - 25mm thick Isover APR1200 mineral wool or equal approved with a density of 10KG/M³ to be friction fitted as per manufacturers instructions to leave a min 75mm airspace between elements.
 Finish - 12.5mm layer of Gyproc Soundbloc plasterboard or equal approved with a minimum 10KG/M² mass per unit area to be screw-fixed to either side of stud framing and finished in carlite skim.

FIRST FLOOR CONSTRUCTION
 22mm flooring grade chipboard with a minimum of 15KG/M² mass unit area screw-fixed to regularised floorjoists at 400mm centres and sized as per floor plans. 100mm layer of Isover APR1200 mineral wool or equal approved with a minimum density of 10KG/M³ to be friction fitted tightly between floor joists then 12.5mm Gyproc Soundbloc Plasterboard or equal approved with a minimum of 10KG/M² mass per unit area to be screw-fixed to underside of joists and finished in carlite skim.
 Special care to be taken to ensure adequate mortar sealing around joists ends to limit air infiltration to the building.
 Floor joist with spans greater than 2.5m but less than 4.5m to be strutted with one row of herringbone strutting at mid-span. For spans over 4.5m, two rows of herringbone strutting to be fixed at one third span positions. Herringbone strutting to be min 38x38mm but shall not be used where distance between joists is greater than 3 times the depth of the joists. Solid strutting shall be min 38mm thick and at least 0.75 the depth of the joists.

REVISION	DATE	DESCRIPTION	ISSUED	DRN
F				
E				
D				
C				
B				
A	21/02/18	BUILDING CONTROL APPLICATION DRAWINGS	21/02/18	PH
	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. 02BC
 DRAWING TITLE FLOOR PLAN LAYOUTS AS PROPOSED CLIENT BALLYCROSS CONSTRUCTION
 T: 028 9756 1488 F: 028 9756 5858 E: paul@hawthorneassociates.co.uk
 DATE APR 2016 SCALE 1:50 DRAWN 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. The 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 we, Hawthorne Associates are in receipt of building control approval of plans.