

GENERAL NOTES

All dimensions and levels to be checked on site. and any discrepancies between site dimensions and those indicated on the drawings to be brought to the Architects attention.

cart away all rubbish and surplus materials as they accumulate from time to time and on completion.

all work to be carried out with least possible disturbance to the employer

make good generally, leave everything clean and tidy upon completion, properly weather-tight and to employer's complete satisfaction.

all materials and workmanship to be the best of their respective kinds, in accordance with all relevant British Standards codes of practice.

all work to be in accordance with drawings and spec, and current building regulations.

Contractor is advised to visit and inspect the site prior to tendering as no claim will be allowed on the grounds of ignorance of the conditions under which the works are to be executed.

Contractor shall complete all notices required under Building Regulations for inspection of works as contract proceeds.

PLASTER

Plaster undercoat brown plaster BS1191 part 2 thickness 13mm. Finish coat plaster to BS1191 part 2. thickness 2mm smooth finish coat.

Ceiling to ground floor to be 15mm premium plaster board bond and 3mm skim finish.

Ceiling to first floor ceiling to be 9.5mm plaster board bond and 3mm skim finish.

WALLS

Gable walls to be tied at ceiling and roof level with 30x5 galv. m.s straps at max 1800mm c/c, built into wall and extending over 3 members, to detail, denoted thus

Cavities to be closed around all openings, at party floors, at eaves roof level etc with proprietary cavity closers

all stud walls to be 100x38mm sw stud @ 400mm c/c with 12.5mm plaster board to either side mass per unit area min 10kg/m² with 25mm min absorbent layer. frame to have a min distance of 75mm between linings. absorbent layer of unfaced mineral wool batts or quilt (min 25mm thk) minimum density 10kg/m³

140mm Knauflamtherm insulation between external wall stud, wall ties to be ss, wall ties to suit timber frame wall ties at 450mm crs. Vertically, 750mm crs. Horizontally and every blockwork course at reveals. wall ties to be spaced no greater than 300mm vert c/c within 225mm of the vertical edge of any opening. wall to provide a u-value of 0.23

LEAD / TRAYS AND DPC'S

Lead to valleys to be laid upon waterproof building paper to BS 1521 Class A.

All lead work to be carried out in accordance with the Lead Association handbook. Max length of lead to be 1500mm.

Cavity trays lead code 4 fully coated on both sides with high-build. Bitumen based paint. Lap joints not less than 50mm on bed of wet mortar.

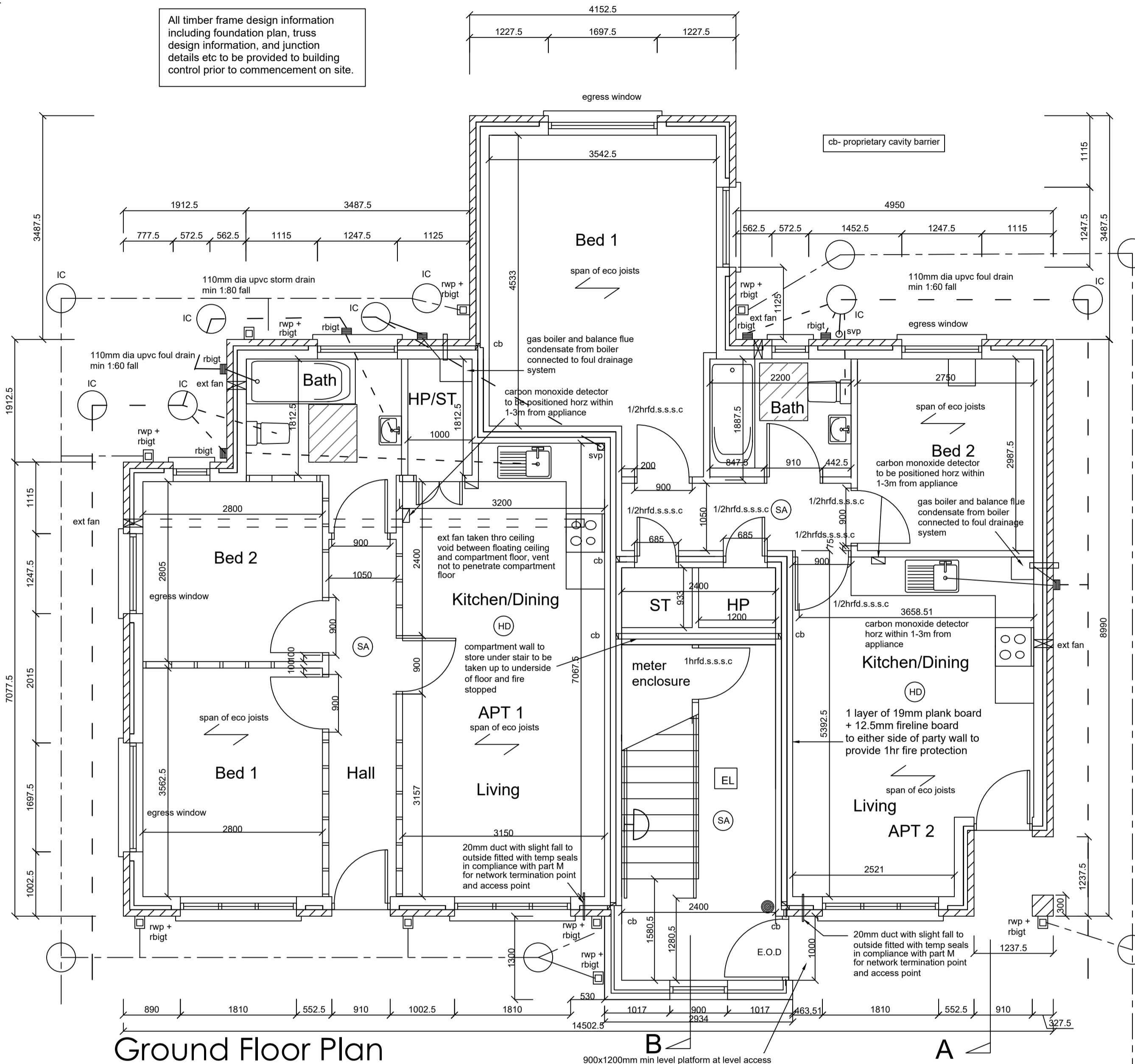
Damp proof courses to be provided at windows and door lintels, under cills and at all jambs.

Provide polythene backing to warm side of insulation as vapour barrier to BS 5250: 1975 clauses 22.8 to 22.16.

INTERNAL DOOR OPENINGS

all ground floor doors with a structural opening of 900mm provide a minimum clear opening between 755 and 775mm as per TBR table 10.1

All timber frame design information including foundation plan, truss design information, and junction details etc to be provided to building control prior to commencement on site.



WINDOWS AND DOORS

All glazing to windows and doors to be argon filled double glazing units to provide a U-VALUE of 1.4W/m²K glazing to have a low-E 0.1 soft coat

external doors to be composite doors to provide the required u-value to meet the current building regulations Building Regulations part F 1.8 u-value unless otherwise noted on drawing disabled entrance to have a clear min entrance door width of 775mm. All windows to be dark grey inside and outside

LIGHTING

fixed external lighting to have a max output of 100w per fitting and automatically switch off when there is adequate daylight and where not required at night or have sockets that can only be fitted with lamps having an efficiency greater than 40 lumens per circuit-watt.

all internal light fittings to be energy efficient lighting - min compliance with building services compliance guide 2011, table 40. (40 luminous efficacy greater than 45lm/w lumens per circuit.

PAINT

all wall areas to be plastered and painted with min 2 coats vinyl matt emulsion paint to provide class '1' surface spread of flame all ceiling areas to be plaster board, bond and skim finished with min 2 coats vinyl matt emulsion paint to provide class '1' surface spread of flame

CARB M'XIDE DETECTION

carbon monoxide alarm to comply with BS EB50291 Alarms to incorporate a warning device to alert users when the working life is due to pass or mains powered BS EN 50291 Type A, carbon monoxide alarm wall fixed wiring fitted with a sensor failure warning device.

LEVEL ENTRANCE

dpc to be min 150mm above external levels and where entrance ramp runs along wall dpc to be 150mm above rake of ramp and fully bonded to dpm in floor to prevent any water crossing into dwelling min 150mm overlap. allow for ACO drain across front entrance threshold, connected into storm drainage.

TIMBER FRAME

all timber frame details to be forwarded to Building Control prior to installation on site

GENERAL

Heating and hot water system to be in full compliance with DCLG publications 'Domestic Building Services Compliance guide'

Air permeability to be no less than 5 at 50 pascals

all rain water goods to be p.p.c metal, rwp's to be 100mmsq colour-dark grey any service greater than 50mm dia passing through first floor to be fitted 1hr fire collar, recessed light fittings to be fitted with 1/2hr fire hoods or fitting to be 1/2hr fire rated.

VENTILATION

All doors to have a 10mm gap between bottom of door and top of finished floor level

All rooms to have a minimum area of ventilation opening equal to 20th of the area of the room.

ext fan to kitchen to provide 60lt/s or if fitted with a cooker hood then 30lt/s, cooker hood to be min 450mm above worktop.

bathroom ext fan to provide 20lt/s ventilation with min 15min over run.

REDUCING RISK OF SCALDING

domestic hot water supply to comply with TBC P section 3.1-3.6 to reduce the risk of scalding water supply to a bath to be limited to 48 C hot water supply to the domestic hot water distribution system should not exceed 60 C

HEATING AND PLUMBING

M&E TO BE DESIGN & BUILD ITEM

Provide room thermostats or radiator valves thermostatically controlled. Hot water heating system to external weather compensation type heating control.

ALLOW FOR PRESURISED HEATING SYSTEM

DESIGN, INSTALLATION AND COMMISSIONING OF A NEW HEATING APPLIANCE MUST COMPLY WITH PARAGRAPHS 3.29-3.40 OF TB F AND MANUFACTURERS SPECIFICATION TO BE PROVIDED TO BUILDING CONTROL FOR ASSESSMENT.

INSTALLATION OF HOT WATER STORAGE AND HEATING SYSTEMS INCLUDING INSULATION TO PIPES, DUCTS AND HOT WATER STORAGE VESSEL TO COMPLY FULLY WITH DCLG PUBLICATION 'DOMESTIC SERVICES BUILDING COMPLIANCE GUIDE'. wall thermostat to be provided in living and sleeping zones in compliance with " domestic services building compliance guide".

KEYSTONE LINTELS

All keystone design info for window heads, corner lintels and posts etc to be provided to building control prior to installation on site.

BACKGROUND VENTILATION

2.23 Background ventilators should be located to avoid draughts, typically 1.7 m above floor level (except in the single-sided case described in paragraph 2.21).

2.24 Background ventilators should be located in all rooms with external walls, with at least 5000 mm² equivalent area in each habitable room and 2500 mm² equivalent area in each wet room. If a habitable room has no external walls the guidance in paragraphs 2.110 to 2.112 should be followed. If a wet room has no external walls the guidance for intermittent extract given for rapid ventilation and controls in paragraphs 2.27 to 2.33 should be followed. 2.25 If the dwelling has more than one exposed facade, to maximise the air flow through the dwelling by encouraging cross ventilation, it is best to locate similar equivalent areas of background ventilators on opposite (or where this is not possible, adjacent) sides of the dwelling.

Controls

2.30 Intermittent extract may be operated manually and/or automatically by a sensor (e.g. humidity, occupancy/usage, pollutant release). Humidity controls should not be used for sanitary accommodation as odour is the main pollutant.

2.31 In kitchens, any automatic control must provide sufficient fuel during cooking with fossil fuel (e.g. gas) to avoid the build-up of combustion by-products.

2.32 Any automatic control should have an override facility to allow the occupant to turn the extract on manually.

2.33 In a room with no openable window (i.e. an internal room) an intermittent extract fan should have an overrun of at least 15 minutes except where it is controlled by a humidistat. In rooms with no natural light, the fans could be controlled by the operation of the main room light switch.

2.34 Background ventilators may be either manually adjustable or automatically controlled.

2.35 Where manual controls are provided, they should be within reasonable reach of the occupants. Where it is considered reasonable, pull cords, operating rods or similar devices should be provided.

ADDITIONAL B.C NOTES

double up floor joists below bath
smoke alarm in common area to be silent type

Protected stair is an unheated space

export connection to be provided by NIE

completed accredited details to be provided to building control at completion.

Bath to be fitted with thermostatic mixer valve to limit water temperature to 48deg

Guarding

5.6 Where a building or part of a building is likely to be used by children under 5 years of age the guarding should be constructed so that a 100 mm diameter sphere cannot pass through any opening in it other than a triangular opening formed by a tread, a rise and the bottom edge of the guarding if that bottom edge is not more than 50 mm above the pitch line. The guarding should also be constructed so that a child cannot readily climb up it.

SOUND TEST

A sound test to be carried out on dwellings and results provided to building control prior to hand over of properties.

ANY STEEL BEAMS SUPPORTING FLOORS OR WALLS TO BE PAINTED WITH 1HR INTUMESCENT PAINT

STANDARD FOR FIRE ESCAPE AS PER TECHNICAL BOOKLET PART 'E'

All design info for Eco joists to be provided to building control prior to installation on site.

PV PANELS

Allow for 2No 2kw panels to each first floor apartment to the south facing side of the roof

M&E TO BE DESIGN & BUILD ITEM

heating and hot water system to be both time and temperature controlled. Hot water heating system to external weather compensation type heating .

Installation of hot water storage and heating systems including insulation to pipes, ducts and hot water storage vessel to comply with DCLG publication ' domestic Building services compliance Guide'

80MM THICK Insulation jacket to limit loss in use of 90W/M sq to be fitted with thermostat and if over 150 lt capacity and time switch also (DHW Cylinder).

All hot water pipes in floor and roof space to be insulated. Thickness of lagging material to be equal to diameter of pipe and material shall have a thermal conductivity of not more than 0.045W/MK.

Insulation to be provided to pipes within 1m of hot water storage cylinder.

operating & maintenance instructions to comply with clauses 2.58 & 2.59 of TB F1 2.58 The building owner shall be given sufficient information , including operational and maintenance instructions, to enable the dwelling and its fixed building services to be operated and maintained in an energy efficient manner.. The instructions shall be readily understandable by the occupier.

2.59 Without compromising health and safety requirements, the instructions shall explain to the occupier of the dwelling how to operate the systems efficiently they shall include- (a) how to make adjustments to the timing and temperature control settings; and (b) what routine maintenance is necessary to enable the system to be maintained at a reasonable efficiency throughout their service life.

design, installation and commissioning of a new heating appliance must comply with paragraphs 3.29-3.40 of TB F and manufacturers specification to be provided building control for assessment.

dwelling to be air pressure tested in accordance with the 'Air Tightness and Measurement association Publication"- " measuring air permeability of a building envelopes and results confirmed in writing to building control.

An energy performance certificate is to be provided for the dwelling upon completion.

LINTEL REINFORCEMENT TABLE				
MAX SPAN (M)	LINTEL DEPTH (MM)	No. OF BARS	BARS DIA	END BEARING (MM)
1.0	150	2	Y10	150
1.2	150	2	Y12	150
1.5	150	2	Y12	150
2.0	225	2	Y12	225
2.4	250	2	Y16	225
3.0	300	2	Y20	225

FOR SPANS OF 1.5m AND OVER
LinTELS TO HAVE 2No. Y10 BARS
AT TOP WITH 6mm STIRRUPS AT 150mm CRS

- ⊗ DENOTES BREAK GLASS ALARM SOUNDER
- ⊕ FIRE ALARM SOUNDER TO COMMON AREAS
- EL EMERGENCY LIGHTING WITH DEDICATED PROTECTED CIRCUIT emergency lighting to comply with BSS266-1-90
- E.O.D EASY OPENING DEVICE

meters within protected stairwell to be enclosed with 1/2hr fire rated enclosure, walls and ceiling lining to be 12.5mm fireline board class 'O' surface spread of flame= 1/2 fire door self closing and to be kept locked when not in use.

M&E contractor to provide details and location of secondary supply to AOV prior to installation of unit on site.

C-02/23- AMENDED PLANS
B- 01/23 ADD. B.C NOTES
A-11/22 ADD. B.C NOTES

JWA Architectural Design	
Project APARTMENT DEVELOPMENT ADJACENT 41 BENSON STREET LISBURN	
Drawing GROUND FLOOR PLAN	
Dwg No: 048/22/101C	
Scale: 1:50	Date: 08/2022
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