FIRE DETECTION

Smoke alarm to be located in principal habitable room so that no point in the room is greater than 7.5m from the nearest smoke detector.
(smoke alarms to comply with bs5446-1:2000)

Heat alarm to be located in kitchen so that no point in the kitchen is more than 5.3m from the nearest alarm.
(heat detectors to comply with BS5446-2:2003)

Every habitable room on an upper floor level not more than 4.5m above ground level to that does not have an alternative fire escape route shall have an emergency egress window complying with paragraph 1.9 for the escape purposes.

a smoke alarm is to be placed on the upper landings within 3m of every habitable room and connected to the dedicated circuit

CARBON MONOXIDE detector to be positioned within 1-3m horz from appliance and in full compliance with B.C technical booklet L section 2.51-2.53
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.

NEW SMOKE ALARM
(with battery back up) .

Provide and install proprietary mains powered smoke detectors/alarm devices to BS 5446 part 1:2000

The self contained smoke alarm units shall be permanently wired to a circuit (a) is seperatly fused at the distribution board(b) to which no other equipment is connected and (c) which, where a RCD is to be used in connection therwith, is not connected to a RCD which is also used in connection with any other circuit.

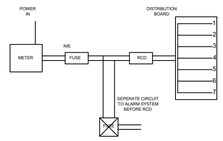
See connection diagram for regulation EE4(5)

ALL alarms to be interlinked.

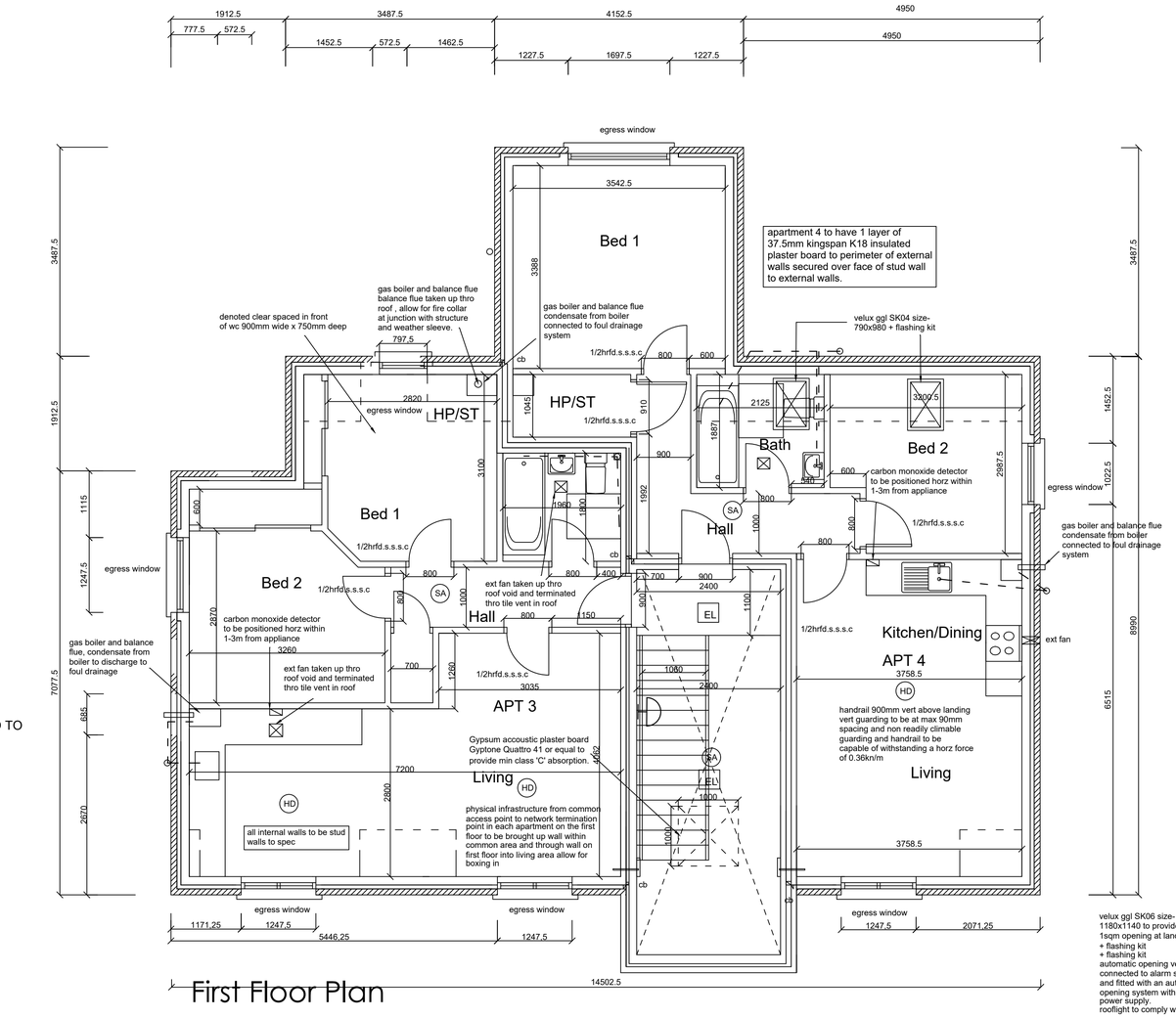
All electrical work to be in accordance with latest edition IEE Regulations and to NIE requirements.

HD DENOTES HEAT DETECTOR LINKED TO SMOKE ALARM SYSTEM.

SA DENOTES SMOKE ALARM

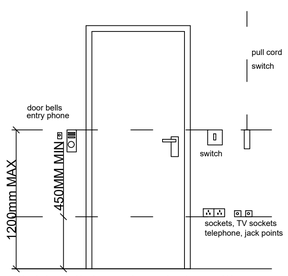


SELF CONTAINED SMOKE ALARMS
(REGULATION EE4 (5)) SCHEMATIC (NTS)



First Floor Plan

velux ggl SK06 size-
1180x1140 to provide a
1sqm opening at landing
+ flashing kit
+ flashing kit
automatic opening vent to be connected to alarm system and fitted with an automatic opening system with dedicated power supply.
rooflight to comply with BSEN12101-2



light switch and socket positions

DRAINAGE

DRAINAGE TO BE DESIGN & BUILD ITEM

Min depth of cover for these pipes to be min 600mm in vehicular areas and 300mm in pedestrian. If this is less protected than diagram 11.
Pipes penetrating walls to be protected as a diagram 12.
Pipes running under building to be surrounded by at least 100mm flexible filling.
Pipes to be first wrapped in polythene.
Provide movement joints of polystyrene at 6m c/c and at connections.

inspection chamber and manholes to be built oe 215mm concrete blocks and built orr 150mm concrete base. Balloon cage to svp dia 110mm, terminating min 900mm vert above any window window head level.

Any new drainage below floor slab to be min 100mm dia.

Bedding for drainage pipes
class |E bedding
(i.e Type C granular material well compacted. 10mm single size stone up to 375mm dia pipe
20mm single size stone greater than 375mm dia pipe.

Balloon cage to 110mm dia upvc svp, min. 900mm above window head level.

gullies with connections over 2m to be roddable.

all drainage below floor slab to be 110mm dia.

All sanitary pipe work to have such means of access as is necessary to facilitate the clearance of any blockages

min cover to drainage to be no less than 400mm

pvc pipes below ground to be encased in150mm conc surrond, foul drainage 100mm dia pipe, storm 100mm dia
Provide precast concrete surrounds to gully traps. Gully traps to be Wavin bottle gullies with removable trap.
Provide rodding access at each change in direction of waste and deep seal traps to sanitary fittings
provide rodding access at each change in direction of wastes and deep seal traps to sanitary fittings
Any sewer that is less than 1m from the building the trench is to be filled with concrete yo within vertical distance below the bottom of the foundations not more than the horz distance from the foundation less 150mm .pipes to be 4660

Foul and storm drainage pipes to be upvc of sizes and gradient as shown to BS4660:1973 and BS 5481:1977

ABOVE GROUND DRAINAGE

9.2.2.2 PVCu Pipework and Fittings
Soil, waste and ventilating pipes and fittings shall be manufactured of PVCu to BS4514 with either neoprene ring joints or solvent welded.
9.2.2.3 Waste Pipes
Small diameter waste pipes and fittings shall be in MuPVC to BS5255 as manufactured by Polypipe, Marley or similar agreed. Traps shall be in Polypropylene to BS3943, 3" seal tubular type
Gradients for waste pipework shall be 2½o as standard unless noted otherwise.

PARTY WALLS

2.242 double leaf frames with absorbent material (see digram 2.37) playwood sheathing may be used inside lining faces of 200mm: structural reasons; each lining to be 2 or more layers of plasterboard, each sheet of minimum mass per unit 10kg/2, with staggered joints; absorbent material to be unfaced mineral wool batts or quilt (which may be wire reinforced), min density 10kg/m3, minum thickness of absorbent material

(a) 25mm if suspended in cavity betwen frames
(b) 50mm if fixed to one frame: or
(c) 25mm per batt (or Quilt) if one is fixed to each frame.

1 layer of 12.5mm fireline board and 1 layer of 15mm gypsum sound block to both sides of 50mm cavity timber stud party wall. stud frame to be 89x38mm grd C16 sw @ 600mm c/c

ADDITIONAL B.C NOTES

All boiler detail and specifications to be provided to building control prior to installation of appliance.

All separating walls to be taken up tight to underside of roof and fire stopped with mineral fibre to prevent any gaps.

All separating elements to be sound tested including walls and floors between apartments.

Each apartment to have zone control for both living and sleeping accommodation as per Domestic Compliance Guide.

L2 fire alarm system to BS5839 to common areas.

all internal hallways to be fire protected with 1 layer of 12.5mm fireline board to both sides of stud frame to provide 1/2hr protection

Pre-completion- a sound test shall be carried out and the results to be provided to building control within 5 days of test completion.
walls and floor to be tested.
any low level glazing below 800mm above ffl or to doors shall be capable of withstanding a min horz force of 0.76kn/m frame and glazing

all services to be provided and in compliance with the 'Domestic Building services Compliance guide'

Heating and hot water systems to be commissioned in accordance with the procedures given in 'Domestic Building Services Compliance Guide'.

All fire stopping to be compliant with TBE (refer to dia 4.2 for guidance)

1/2hr proprietary cavity barriers around all door and window openings

any concealed flues to be fitted with an assess hatch

TRICKLE VENTS
area of unit- 35sqm
table 2.3 1 bed = 35000sqmm
4no trikle vents to be fitted providing 8750sqmm each. 1no vent to bedroom.

sound tests and notice of results to be carried out in accordance with the procedures as set out in TBG (See Appendix B of TBG)

BACKGROUND VENTILATION

trickle ventilation requirements per window

Apt 1 floor area 53.9sqm
total ventilation required - 40000sqmm
40000/ 6No windows = 6666.6sqm

Apt 2 floor area 52.4sqm
total ventilation required - 40000sqmm
40000/ 5No windows = 8000sqm

Apt 3 floor area 53.9sqm
total ventilation required - 40000sqmm
40000/ 6No windows = 6666.6sqm

Apt 4 floor area 52.4sqm
total ventilation required - 40000sqmm
40000/ 5No windows = 8000sqm

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

JWA
Architectural Design

Project
APARTMENT DEVELOPMENT
ADJACENT 41 BENSON STREET
LISBURN

Drawing
FIRST FLOOR PLAN

Drg.No: 048/22/102C

Scale: 1:50 | Date: 08/2022

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