

**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 requireEd under Building Regulations for inspection of works as contract proceeds.

**PLASTER**

Plaster undercoat browning 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 bats or quilt (min 25mm thk) minimum density 10kg/m3

**Cavity walls**

100mm cavity in external walls insulated with 95mm kingspan k8 cavity insulation to provide a 0.18 u-value. wall ties to be superior Thor Helical wall ties or equal steel wire wall ties at 450mm crs. Vertically, 750mm crs. Horizontally and every blockwork course at reveals.

wall ties to be spaced no greater than 300mm vertically within 225mm of the vertical edge of any opening.

**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

**WINDOWS AND DOORS**

All glazing to windows and doors to be argon filled double glazing units to provide a U-VALUE of 24W/m K 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 MIXIDE 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.

**GENERAL**

Heating and hot water system to be in full compliance with DCG 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 100mm sq 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.

**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.

**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.

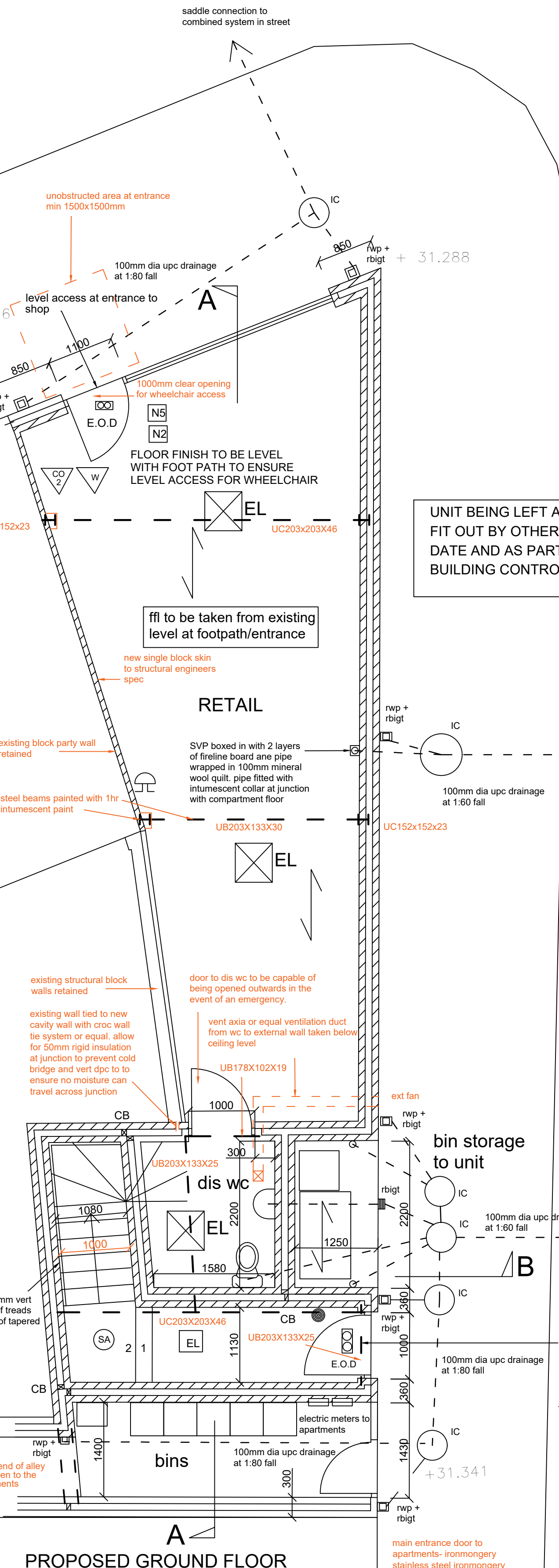
All separating elements to be sound tested including walls and floors between apartments.

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.

**ADDITIONAL B.C NOTES**

Protected stair is an unheated space export connection to be provided by NIE completed accredited details to be provided to building control at completion.



**PROPOSED GROUND FLOOR**

**PROPOSED FIRST FLOOR**

Table with 5 columns: MAX SPAN (M), LINTEL DEPTH (MM), No. OF BARS, BARS DIA, END BEARING (MM). Lists specifications for lintel reinforcement for spans up to 3.0m.

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

**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 provide to building control prior to installation on site.

Doors within unit doors, door frames and walls to have a difference in LRV of 30 points or more to provide a reasonable visual contrast. Door handles also to have a LRV of 30 points or more against the colour of the door etc.

UNIT BEING LEFT AS A SHELL FIT OUT BY OTHERS AT A LATER DATE AND AS PART OF A SEPARATE BUILDING CONTROL APPLICATION

**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 STSYSTEMS 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'.

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

**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 façade, 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 operable 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.

**BACKGROUND VENTILATION TRICKLE VENTS**

trickle ventilation requirements per window Apt 1 floor area 61sqm total ventilation required - 45000sqgmm 40000/ 6No windows = 6666.6sqm Apt 2 floor area 50.3sqm total ventilation required - 35000sqgmm 35000/ 5No windows = 7000sqm

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 60l/s or if fitted with a cooker hood then 30l/s, cooker hood to be min 450mm above worktop.

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

**ADDITIONAL BUILDING CONTROL NOTES**

All internal doors to apartments to be 30FR.

regulation 39, the common areas are to be unheated, the walls between stair well and apartments to comply with para 3.61 and walls to be insulated with 80mm knauf rot 2 between both stud frame to cavity wall, where wall is 100mm block/ 25mm cavity/ st inner leaf- 60mm kingspan k8 to be fitted between stud to provide u-value of 0.28.

High efficiency alternative systems. Analysis has been undertaken taking into account the technical, economic and environmental feasibility of incorporating high efficiency alternative systems in the construction of the building. Analysis is documented and is available to the district council for verification purposes.

Notice of emission rate 4.6 Where a calculation is carried out for the purpose of demonstrating compliance with regulation 40(2), a notice in writing that states-- (a) the target carbon dioxide emission rate for the building; (b) the calculated carbon dioxide emission rate for the building constructed; and

(c) the list of specifications to which the building is constructed where these differ significantly from the design specifications used for the calculation of the designstage carbon dioxide emission rate shall be given to the district council not more than 5 days after completion of the building work, by the person carrying out the work.

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 F 1 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.

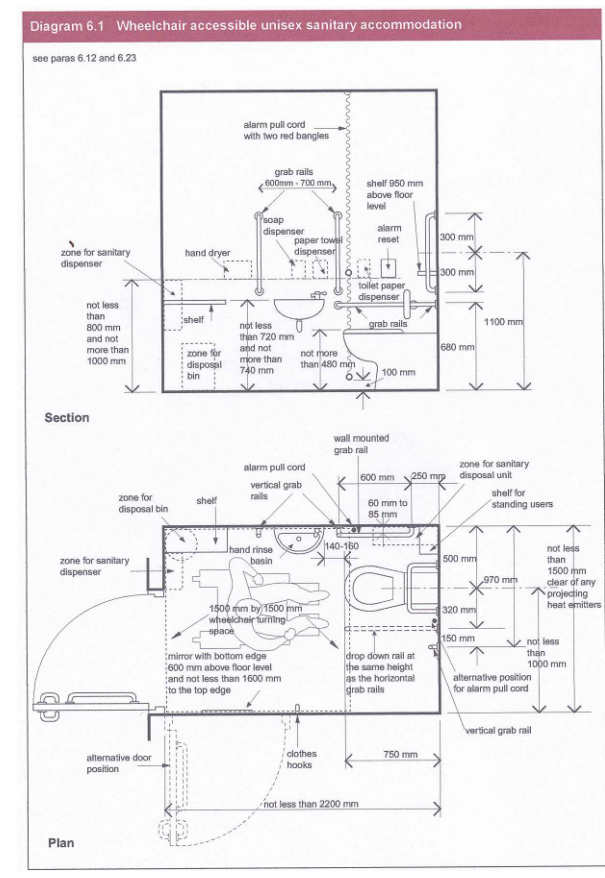
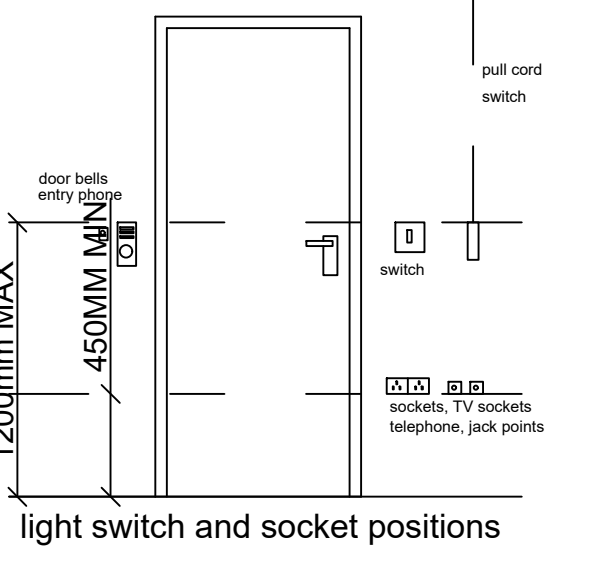
design, installation and commissioning of a new heating appliance must comply with paragraphs 3.29-3.40 of TB F and manufacturers specification to be provided building control for assessment.

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.

Location of controls opening of windows etc 4.1 A control for a window, skylight or ventilator should be within safe reach of a person standing on a floor (or other permanent stable surface). When considering safe reach, a small recess such as a window reveal may be ignored. 4.2 Where reach is unobstructed the control should be not more than 1.9m above floor level (see Diagram 4.1(a)). 4.3 Where reach would be obstructed the control should be lower, for example, if the obstruction is a kitchen unit 900 mm high and 600 mm deep, the control should be not more than 1.7 m above floor level (see Diagram 4.1(b)). 4.4 Where the control cannot be positioned within safe reach of a person standing on the floor (or other permanent stable surface), a safe means of remote operation, such as a mechanical or electrical system should be considered.

4.5 Within a guest bedroom in a building other than a dwelling, a control used for opening and closing a window as required by Part R, will need to meet requirements in that part which are additional to the provisions described above. In such circumstances a control used for opening and closing a window should be provided complying with Technical Booklet R: Section 5



**A-07/23- ADD. B.C NOTES**

Logo for JWA Architectural Design. Project: REPLACEMENT BUILDING 314 SHANKILL ROAD BELFAST. Drawing: PROPOSED GROUND/ FIRST FLOOR PLAN. Drg.No: 002/23/101A. Scale: 1:50 @ A1. Date: 01/2023. 1 Bramble Grove, Newtownabbey BT9 6DE. Tel: 028 90 85390. E: info@jwaeng.co.uk

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