



Proposed ground floor plan
67.16 m. sq.

01: DRAWINGS
These drawings if not stamped 'Approved by Building Control' are preliminary working drawings and changes may take place during the process of obtaining Building Control Approval or any other Statutory Approval. Any work which commences on site prior to gaining Statutory Approvals will be carried out at the Client's own risk and expense.

This project is to be executed to a high standard and completed in accordance with current Northern Ireland Building Regulations, at time of construction. Codes of Practice, British Standards, proper methods of workmanship, protection and construction as to give a complete, sound, safe, secure and weatherproof job. All materials used and all fittings and fixtures installed must also be in accordance with the relevant British Standards & Codes of Practice. Graded, filled, installed/erected etc. strictly to manufacturer's instructions, the whole of the materials and constructional details and methods specifically mentioned, indicated or otherwise necessary to complete the work must be provided and carried out by the Contractor. No responsibility for standards of workmanship or site supervision is accepted by the Architect.

Contractor to complete all notices to the Building Control Officer for inspection of the work, at required stages for the duration of the project.

Contractor shall verify all dimensions on site and report any discrepancies immediately to the Architect. No excavations shall commence until the position of the building has been set out and agreed with Architect and Client.

Written dimensions should be used over scaled dimensions and detailed drawings used over general arrangement drawings.

Contractor should check and satisfy himself that he has a full drawing package to work off including for example any Structural Engineer's drawings and specifications. Refer to drawing sheet.

All drawings should be read together and in conjunction with each other and any discrepancies raised with Architect immediately.

02: SITE PREPARATION
Contractor to comply with all Planning Approval conditions including any work which is to be carried out first prior to the commencement of any construction work, such as, forming of visibility splays and road access arrangements or demolitions of any existing structures which are being replaced etc.

Contractor to confirm location and direction of any existing services on the site and make any applications for connections or build overs as required in order to gain written consent.

The Contractor shall ensure the site is made safe within reason at all times for site operatives, visitors and members of the public. Welfare facilities should be in place for all site operatives.

In preparing these drawings, standard/natural ground conditions were assumed and designed for. No test pits were excavated and if required, will be carried out at the Client's expense.

03: DRAINAGE
Underground drainage within site boundaries shall be 110mm upvc pipes to BS 4465 1973 & BS 5481:1977. All pipes are to be laid to correct self-cleaning falls (Table 3.2: Section 3: Technical Booklet N 2012) with mastic surrounds at openings in walls. Provide reinforced concrete lintels over openings for full width of wall, providing an opening with min 50mm clearance all round and sealed both sides of wall with rigid sheet material. Flexible upvc pipes to have min. 400mm cover to vehicular areas, 300mm to all other areas and maximum of 10m. Trench of pipe shall be filled with concrete to the underside level of any adjacent foundation if within 1m of any building, refer to Diagram 3.7a: Section 3: Technical Booklet N 2012. Where the trench is more than 1 m from the foundations, be filled with concrete to a level below the level of the underside of the foundations, equal to the distance from the foundations less 150 mm as shown in Diagram 3.7(b): Section 3: Technical Booklet N 2012. Drainage should not pass under foundations unless specified by a Structural Engineer.

Manhole covers/lids should suit expected traffic there over.

The last manhole on each run shall be within 12m of public sewer. Manholes and/or inspection chambers should suit drainage system, located and be of a size suitable, in accordance with Table 3.4: Section 3: Technical Booklet N 2012.

Provide access to foul drainage system for rodding purposes of head, change in direction (vertical and horizontal), change in pipe diameter or along straight pipe run (dependent on length see Table 3.5: Section 3 of Technical Booklet N 2012).

Provide 110mm Soil Vent Pipe (SVP) at highest or end of foul drainage system to terminate 900mm above highest opening window head level if within 3m horizontally of same. SVP to terminate with a protective vent cap.

04: GLAZING & WINDOWS
[Windows to achieve U Value of 1.6 W/(mK) or better of average weighted area and external to achieve U Value of 1.8 W/(mK) or better of average weighted area]

SAFETY GLAZING:
Any pane of glass between FFL and 800mm in walls and partitions or in a door between FFL and 1500mm or within 300mm of either edge of a door shall be of laminated or toughened safety glass. Safety glass in critical locations shall satisfy the test requirements of Class 3 and 4 of BS EN 12600. Safety glass installed in a door or door side panel and has a pane width of more than 900mm shall satisfy the test requirements of Class 2 of BS EN 12600.

A control for a window, skylight or ventilator shall 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. Where reach is obstructed the control shall be not more than 1.9 m above floor level (Diagram 4.1a: Section 4: Technical Booklet V 2012). Where reach would be obstructed the control shall be lower, for example, if the obstruction is a kitchen unit 900 mm high and 400 mm deep, the control shall be not more than 1.7 m above floor level (Diagram 4.1b: Section 4: Technical Booklet V 2012).

EMERGENCY FIRE EGRESS WINDOW:
Shall have a clear opening not less than 450mm wide OR 450mm high, and to have a clear opening area of not less than 0.33m²/sq. The lower edge of the opening to be not less than 800mm and not more than 1100mm from FFL. In the case of a roof window, the lower edge of the window may be not less than 600mm from FFL. A door leading to an escape route or balcony may be used. Roof windows for escape purpose must be installed/constructed in accordance with Diagram 2.1: Section 2: Technical Booklet E 2012.

05: STRUCTURAL TIMBERS
Strength class of timbers to be in accordance with BS 5268 Part 2: 1996, strength class C16 or higher unless otherwise stated. Timbers to be clearly marked 'dry' or 'kd' (kän dried). All timber to be treated with preservative.

Wherever a joint requires to be notched into, notch size shall be no deeper than 1/8 of the depth of the joint and shall not be cut closer to the support than 0.07 of the span, nor further away than 1/4 of the span. Any holes required shall be no greater in diameter than 1/4 of the depth of the joint, shall be drilled at the neutral axis and shall be not less than 3 diameters centre to centre apart and shall be located 0.25 & 0.04 times the span from the support. Beating areas and workmanship shall comply with the requirements of BS 5268: Part 2: 1998.

All timbers should be FSC Approved and from a sustainable source. The control shall have:

a) A thermostat to shut off the supply of heat to the hot water storage vessel when the storage temperature is reached (in the case of hot water);

b) A time clock switch to shut off the supply of heat when water heating is not required.

The provisions of (a) & (b) above shall not apply where the hot water storage vessel provides the heat leak in a solid fuel system. The provisions of (a) & (b) above shall not prevent the use of off peak electricity for water heating.

All heating pipes to be properly insulated to allow flow & return pipes within 1 m of insulated hot water tank.

10: ELECTRICAL INSTALLATION
The work shall be carried out in strict accordance with the requirements of Electrical Installations, recommended by the Institution of Electrical Engineers together with any regulations laid down by the local Electrical Authority. The general rules for wiring referred to is the latest edition of Electrical Engineers' Wiring Regulations (current edition in force at construction), B.S. 7271: 1992. Include for complete new electrical installation inc. connection to mains to provide ring main circuit and lighting points, including for all accessories, associated switch gear, builder's attendance and making good on completion. Refer to proposed plan for position and quantity of light fittings, power points etc.

INTERNAL FIXED LIGHTING
The number of low-energy lamps that would be reasonable is given in the Domestic Building Services Compliance Guide. All internal lights to be of low energy type.

EXTERNAL LIGHTING
(a) have a max. output of 150W per fitting & automatically switch off (i) where there is adequate daylight; and (ii) where not required at night or (b) have sockets that can only be fitted with lamps having lamps a luminous efficacy greater than 40 lumens per circuit-watt.

11: CARBON MONOXIDE, SMOKE & HEAT ALARMS

Carbon Monoxide Alarms:
Installed as per Technical Booklet 'L' Section 2 of the Building Regulations (N.I.) 2012 and to BS EN 50291

Carbon monoxide alarms should 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 pass. Mains-powered BS EN 50291 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative applications provided they are fitted with a sensor failure warning device.

If the combustion appliance is installed in a room or space not normally used e.g. a boiler room/cupboard, the detector/alarm should be located just outside the room or space.

The carbon monoxide alarm should be located – (a) on the ceiling at least 300 mm from any wall or, if it is located on a wall, as high up as possible (and above the height of any doors or windows) but not within 150 mm of the ceiling; and (b) between 100 mm and 300 mm horizontally from the appliance. Further guidance on the installation of carbon monoxide alarms is available in BS EN 50292 and from manufacturers' instructions

SMOKE ALARMS:
Installed as per Technical Booklet 'E' Section 2 of the Building Regulations (N.I.) 2012 and to BS 5446-1: 2000

Smoke alarms should be checked at completion to ensure that it is free from obstructions, satisfactorily gas-light and constructed with materials and components of sizes that suit the intended application. Where the building work includes the installation of a combustion appliance, all of the tests should include the flue pipe and the gas-tightness of the joint between the flue pipe and the combustion appliance outlet. A spillage test should be carried out with the appliance under fire. 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.

To satisfy the requirements of Regulation 74 in Part L, a durable notice should be provided to convey – (a) the location of the hearth, fireplace (or flue box) or the location of the beginning of the flue; (b) the generic type(s) of combustion appliances that can be safely accommodated; (c) the type and size of the flue (or its liner if it has been relined) and the manufacturer's name; and (d) who installed the hearth, fireplace, flue or chimney and the date of installation. 2.48 Notice plates should be robust, indelibly marked and securely fixed in an unobtrusive but obvious position within the building such as – (a) next to the electricity consumer unit; or (b) next to the chimney or hearth described

For fire products whose performance characteristics have been assessed in accordance with a European Standard (EN) and which are supplied or marked with a designation as defined in Section 2, the installer should include the designation, under additional information, on the notice plates as shown in Diagram 2.8

OIL TANK NOTE
Oil to be stored in an integrally bunded prefabricated tank. The bund shall have a capacity of not less than 110% of the tank it contains.

Oil storage tanks should be constructed in accordance with the recommendations of OFS 1100: 2008 for polyethylene fuel oil storage tanks.

Provide fire resistant fuel pipe work and fire valve to oil tank to comply with BS5101 Part 1:1997 Sections 8.2 and 8.3.

Oil tank to be stored not closer than 1800mm from a building and not closer than 750mm from a boundary.

Oil tank constructed above to be placed on a hard surface composed of concrete/paving slabs not less than 50mm thick and hard surface to extend beyond perimeter of tank, or its external skin if it is integrally bunded type by not less than 300mm.

08: MECHANICAL & NATURAL VENTILATION
All natural and mechanical systems should be fully commissioned in accordance with the guidance given in the Domestic Ventilation Compliance Guide.

Habitable rooms
Provide min. area for rapid ventilation openings of min 1/20th of floor area of the room. In addition the room shall have 1 or more trickle vents total of not less than 800mm².

Kitchen:
Provide min area for rapid ventilation opening of min 1/20th of floor area of the room. Provide mechanical ventilation to kitchen capable of extracting air at a rate of 60 litres per sec. or incorporated within a cooker hood and capable of extracting air at a rate of 30 litres per second which may be operated intermittently for instance during cooking & one or more trickle vents total of not less than 400mm².

Utility:
Provide mechanical ventilation of a rate of 30 litres per sec. and a min over run period of min. 15 minutes. Provide min. area for rapid ventilation opening of min. 1/20th of floor area of the room and background ventilation at min. 400mm².

Bathrooms, En-Suites & WCs:
Provide mechanical ventilation at a rate of 15 litres per sec. and a min over run period of min. 15 minutes. Provide min. area for rapid ventilation opening of min. 1/20th of floor area of the room and background ventilation at min. 400mm².

All mechanical extract fans to be positioned within 400mm of the ceiling. All mechanical extract fans to be commissioned in accordance with the Domestic Ventilation Compliance Guide. All background and rapid ventilation openings to rooms to have part of opening not less than 1750mm above finished floor level. Windows, doors, roof hatches and other openings to be draught sealed to limit air infiltration.

09: CONTROL OF SPACE HEATING SYSTEMS & HOT WATER STORAGE
The output of space heating system shall be controlled by:

a) Room thermostats or thermostatic radiator valves to control temperatures independently in zones that require different temperatures, thermostatic radiator valves may be omitted where room thermostats are used;

b) A time clock switch to provide control the periods when the system operates, to minimise boiler cycling a gas or oil boiler shall switch off when there is no demand for heat and where a space heating system is controlled solely by thermostatic radiator valves the system shall be fitted with flow control or other anti-cycling devices.

Hot water storage system controls in all buildings:
In a building an indirectly heated hot water storage vessel with a heat exchanger, having sufficient heating capacity for effective control, shall have:

a) A thermostat to shut off the supply of heat to the hot water storage vessel when the storage temperature is reached (in the case of hot water);

b) A time clock switch to shut off the supply of heat when water heating is not required.

The provisions of (a) & (b) above shall not apply where the hot water storage vessel provides the heat leak in a solid fuel system. The provisions of (a) & (b) above shall not prevent the use of off peak electricity for water heating.

All heating pipes to be properly insulated to allow flow & return pipes within 1 m of insulated hot water tank.

10: ELECTRICAL INSTALLATION
The work shall be carried out in strict accordance with the requirements of Electrical Installations, recommended by the Institution of Electrical Engineers together with any regulations laid down by the local Electrical Authority. The general rules for wiring referred to is the latest edition of Electrical Engineers' Wiring Regulations (current edition in force at construction), B.S. 7271: 1992. Include for complete new electrical installation inc. connection to mains to provide ring main circuit and lighting points, including for all accessories, associated switch gear, builder's attendance and making good on completion. Refer to proposed plan for position and quantity of light fittings, power points etc.

INTERNAL FIXED LIGHTING
The number of low-energy lamps that would be reasonable is given in the Domestic Building Services Compliance Guide. All internal lights to be of low energy type.

EXTERNAL LIGHTING
(a) have a max. output of 150W per fitting & automatically switch off (i) where there is adequate daylight; and (ii) where not required at night or (b) have sockets that can only be fitted with lamps having lamps a luminous efficacy greater than 40 lumens per circuit-watt.

11: CARBON MONOXIDE, SMOKE & HEAT ALARMS

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If the combustion appliance is installed in a room or space not normally used e.g. a boiler room/cupboard, the detector/alarm should be located just outside the room or space.

The carbon monoxide alarm should be located – (a) on the ceiling at least 300 mm from any wall or, if it is located on a wall, as high up as possible (and above the height of any doors or windows) but not within 150 mm of the ceiling; and (b) between 100 mm and 300 mm horizontally from the appliance. Further guidance on the installation of carbon monoxide alarms is available in BS EN 50292 and from manufacturers' instructions

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Installed as per Technical Booklet 'E' Section 2 of the Building Regulations (N.I.) 2012 and to BS 5446-1: 2000

Smoke alarms should be checked at completion to ensure that it is free from obstructions, satisfactorily gas-light and constructed with materials and components of sizes that suit the intended application. Where the building work includes the installation of a combustion appliance, all of the tests should include the flue pipe and the gas-tightness of the joint between the flue pipe and the combustion appliance outlet. A spillage test should be carried out with the appliance under fire. 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.

To satisfy the requirements of Regulation 74 in Part L, a durable notice should be provided to convey – (a) the location of the hearth, fireplace (or flue box) or the location of the beginning of the flue; (b) the generic type(s) of combustion appliances that can be safely accommodated; (c) the type and size of the flue (or its liner if it has been relined) and the manufacturer's name; and (d) who installed the hearth, fireplace, flue or chimney and the date of installation. 2.48 Notice plates should be robust, indelibly marked and securely fixed in an unobtrusive but obvious position within the building such as – (a) next to the electricity consumer unit; or (b) next to the chimney or hearth described

For fire products whose performance characteristics have been assessed in accordance with a European Standard (EN) and which are supplied or marked with a designation as defined in Section 2, the installer should include the designation, under additional information, on the notice plates as shown in Diagram 2.8

OIL TANK NOTE
Oil to be stored in an integrally bunded prefabricated tank. The bund shall have a capacity of not less than 110% of the tank it contains.

Oil storage tanks should be constructed in accordance with the recommendations of OFS 1100: 2008 for polyethylene fuel oil storage tanks.

Provide fire resistant fuel pipe work and fire valve to oil tank to comply with BS5101 Part 1:1997 Sections 8.2 and 8.3.

Oil tank to be stored not closer than 1800mm from a building and not closer than 750mm from a boundary.

Oil tank constructed above to be placed on a hard surface composed of concrete/paving slabs not less than 50mm thick and hard surface to extend beyond perimeter of tank, or its external skin if it is integrally bunded type by not less than 300mm.

12: PART L
A flue should be checked at completion to ensure that it is free from obstructions, satisfactorily gas-light and constructed with materials and components of sizes that suit the intended application. Where the building work includes the installation of a combustion appliance, all of the tests should include the flue pipe and the gas-tightness of the joint between the flue pipe and the combustion appliance outlet. A spillage test should be carried out with the appliance under fire. 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.

To satisfy the requirements of Regulation 74 in Part L, a durable notice should be provided to convey – (a) the location of the hearth, fireplace (or flue box) or the location of the beginning of the flue; (b) the generic type(s) of combustion appliances that can be safely accommodated; (c) the type and size of the flue (or its liner if it has been relined) and the manufacturer's name; and (d) who installed the hearth, fireplace, flue or chimney and the date of installation. 2.48 Notice plates should be robust, indelibly marked and securely fixed in an unobtrusive but obvious position within the building such as – (a) next to the electricity consumer unit; or (b) next to the chimney or hearth described

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13: PART R
ACCESS TO A DWELLING
People with a disability should have access from the point of entry to the principal entrance of a dwelling by either a level approach complying with the provisions of paragraph 7.7 of Technical Booklet R or a ramped approach. A combination of the above may be used. The surface of an approach available to a wheelchair user should be firm enough to support the weight of the user and their wheelchair and smooth enough to permit easy maneuver. It should also take account of the needs of people using walking sticks. Loose laid materials, such as gravel or shingle, are not suitable for an approach.

ACCESS INTO A DWELLING
The principal entrance to a dwelling should have a door with a minimum clear opening width of not less than 775 mm and a level threshold. The access to the principal entrance to a dwelling should be level for a distance of not less than 900 mm and at or about the level of the finished floor of the dwelling.

HORIZONTAL CIRCULATION
In a dwelling, a person with a disability should have access from the principal entrance (or an alternative entrance) to all habitable rooms and to a sanitary convenience in the entrance storey. However, where there are no habitable rooms in the entrance storey, a person with a disability should have access to all habitable rooms and to a sanitary convenience in the principal storey.

SANITARY PROVISION
A WC in the entrance storey or the principal storey of the dwelling should be accessible from the habitable rooms in that storey without the need to negotiate a step to reach it. Where there is a bathroom on that storey, the WC may be located in that bathroom.

A WC should be located so as to have a clear space of not less than 900 mm by 550 mm for a person with a disability to access it in accordance with Diagrams 10.1 and 10.2. The washbasin may project into this clear space provided that it does not impede access to the water closet. For front access to the water closet the clear space should be centred on the water closet as shown in Diagram 10.1. An oblique access to the water closet the clear space should be offset towards the access as shown in Diagram 10.2.

HEIGHTS OF SWITCHES, SOCKET OUTLETS ETC.
Wall mounted socket outlets & switches (other than isolators) in the entrance storey and where appropriate the principal storey shall be located not more than 1200mm or not less than 450mm above the floor level. The pull cord of a pull cord switch shall terminate not more than 1200mm above the floor level.

14: PART F
The dwelling is to be constructed using quality assured accredited construction details, the Domestic Building Services Compliance Guide and Domestic Ventilation Compliance Guide.

FIXED BUILDING SERVICES
Every fixed building service, including its controls and installation, should be as safe as efficient as the minimum acceptable efficiency for that particular type of appliance or fitting given in the Domestic Building Services Compliance Guide.

A notice in writing confirming that all fixed building services have been properly commissioned is required to be given to the building owner not more than 5 days after completion of the commissioning. The notice should be signed by a suitably qualified person.

The notice should confirm that the Commissioning Plan has been followed and that every system has been inspected on an appropriate sequence and to a reasonable standard by an appropriately qualified person at completion stage. The notice should be in a durable format that can be kept and referred to over the service life of the system. The district council is required to be notified in writing that the provision in the above has been met.

Without compromising health and safety requirements, the instructions should explain to the occupier of the dwelling how to operate the systems efficiently.

The boiler should have a seasonal efficiency of not less than oil (i) 88% (SEDBUK 2009) or 90% (SEDBUK 2005) if fired by oil, mains gas or LPG; or (ii) 86% (SEDBUK 2009) or 86% (SEDBUK 2005) if an oil-fired combi boiler.

Central heating systems should be provided with a minimum of two independent heating zones. It should be noted that each zone should be controlled by room thermostat, with thermostatic radiator valves on all the radiators in the rooms without a thermostat except bathrooms. For example, one room thermostat could be in a lounge and a second one in a home study, if the floor area is greater than 150 m², each zone should in addition have separate limiting control.

SAPS
The TER and DER for the dwelling should be included with the operating and maintenance instructions together with the data used to calculate them. This should include an electronic copy of the TER/DER data input file for the dwelling to facilitate any future analysis that may be required by the owner when altering or improving the dwelling.

The DER should be calculated using the same SAP software used to calculate the TER.

On completion of the dwelling, the DER for the dwelling as constructed should be re-calculated to demonstrate that the TER has been achieved or bettered. In calculating the DER for the dwelling as constructed the following should be incorporated (1) any changes to the list of specifications that have been made during construction and (2) the assessed permeability.

On completion of the dwelling, details of the dwelling or built should be re-entered into the software to confirm that the DER for the dwelling as built is no greater than the TER.

On completion of the dwelling a calculation should be carried out that demonstrates that the DER of the dwelling as constructed is no greater than the TER. Not more than 5 days after completion of the work, the person carrying out the work should give a notice in writing to the district council of the TER and DER and whether the building has been constructed in accordance with the list of specifications given in the district council before work started. If not, a list of any changes to the design stage list of specifications is required to be given to the district council. As evidence of compliance, a certificate stating that the TER and DER calculations are based on the list of specifications and any changes notified by the person carrying out the work to the district council, should be signed off by a suitably qualified person.

AIR PRESSURE TESTING
The procedure for air pressure testing is given in the Air Tightness Testing and Measuring Association (ATMA) publication Calculation of air permeability of building envelopes (ATMA 2009) or as approved or recommended by the TER and the data on which they are based is given in Section 4 of that document. The ventilators should be temporarily sealed rather than just closed.

The district council should be provided with evidence that the test equipment has been calibrated within the previous 12 months using a UKAS accredited facility and that the tests have been carried out by a person who has received appropriate training and who is registered to test the specific class of building concerned.

The person carrying out the work is required to give, not more than 5 days after completion of the testing, a notice in writing to the district council stating the result of the air pressure test

15: PART P
The hot water supply temperature to a bath should be limited to a maximum of 48 deg. by use of an inline blending valve or other appropriate and approved method with a minimum temperature stop and suitable arrangement of pipework.

In-line blending valves should comply with European Standard BS EN 1111 or BS EN 1287.

Valves fitted should be kept away from building users so that they can not be easily and readily adjusted.

The length of pipes between in-line blending valves and final outlets should be kept to a minimum in order to prevent contamination by waterborne pathogens.

Client/Contractor to ensure that lap fitting for the free standing bath if fitted can provide thermostatic mixing to required temperature if using a floor mounted tap fitting.

16: GENERAL INFORMATION
The project is to be executed and completed in accordance with current Building Regulations of time of construction. Codes of practice, British Standards proper methods of workmanship, protection and construction as to give a complete sound and secure job.

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

Contractor shall verify all dimensions on site and report any discrepancies immediately. No excavations shall commence until the position of the building has been set out and agreed with Architect and Client.

During exceptionally inclement weather the contractor shall suspend all work likely to be affected and cover up and protect from damage by weather and works in course of erection.

Hardcore shall be composed of hard dry broken stone of size 150 - 50mm, rolled, well compacted and blinded. Hardcore shall be 225mm minimum thickness. Hardcore to be consolidated in layers not exceeding 225mm thick up to a maximum depth of 600mm.

The water for the works shall be pure and fresh.

All cement shall be slow setting approved brand to BS 12 and must be stored dry.

Sand shall be clear, sharp pit or fresh water, free from dirt, loam, organic or saline matter and complying with BS 882.

Upon completion the Contractor to sign and complete a copy of each accredited detail and construction checklist and issue to the Building Control Officer as confirmation that the works has been completed satisfactorily.

NOTE:
This drawing is a preliminary Working Drawing and changes may be required during the process of obtaining Statutory Approvals, such as Planning and Building Control Approval.

Any work carried out on site prior to this office issuing a set of Stamped Statutory Approved Drawings and confirmation that the project has gained all Statutory Approvals required will be at the Client's own risk and financial expense.

Revision details:			

Project: **proposed erection of residential development comprising of 14 no. detached dwellings & garages at lands off gillinstown road, lurgan**

Client: Skyline Planning Consultants Ltd

Drawing: Working drawing: House Type A1 Ground floor plan

Drawing no:	Scale:	Revision:
15	1 - 50	
Date:	Project no:	Drawn by:
Nov '16	15 - 28	c.mck

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