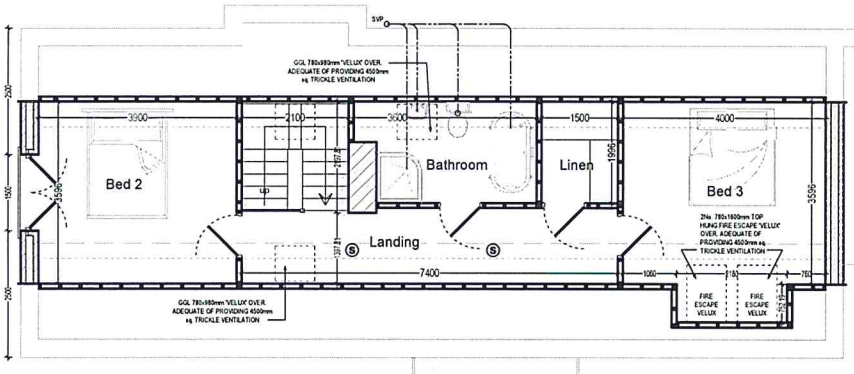
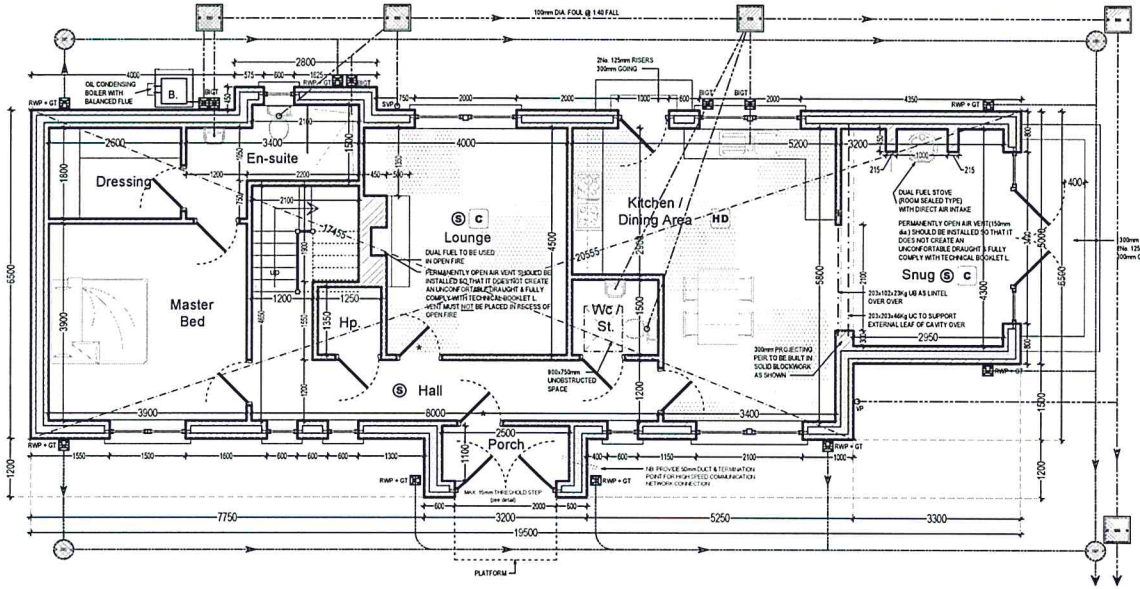
INTERNAL LINTEL SCHEDULE:
SEE LINTEL SCHEDULE TABLE FOR SIZE's

LINTEL SCHEDULE					
SPAN (mm)	LENGHT OF LINTEL	DEPTH (mm)	REINFORCEMENT BAR Ø	REINFORCEMENT No. OF	1 CONCRETE TO BE MIN 'C25' STRENGTH 2 REINFORCEMENT TO BE HIGH YIELD STEEL DEFORMED BARS COMPLYING WITH BS 4449 3 STEEL REINFORCEMENT TO HAVE MIN 50mm CONCRETE COVER IN ALL PLACES 4. LINTELS SPANNING UP TO 3100mm WIDE, OPENING's DESIGNED TO CARRY TIMBER FLOOR'S SPANNING NOT MORE THAN 4500mm. LINTELS SPANNING OVER 4000mm, SPECIAL DESIGN REQUIRED FOR LINTEL's CARRING HEAVIER LOAD's
600	910	140	10mm	1No.	
900	1210	140	12mm	1No.	
1200	1510	215	16mm	1No.	
1500	1810	215	16mm	1No.	
1800	2210	215	12mm	2No.	
2100	2510	215	16mm	2No.	
2400	2810	215	16mm	2No.	



first floor plan



ground floor plan

★ – INDICATES SAFTEY GLAZING (TO BE DESIGNED AND INSTALLED TO BS 6180)
GROSS FLOOR AREA = 165.4m² / 1780 ft²

NB: ALL DOORS TO BE 838mm WIDE 'THRU' OUT DWELLING

PRINCIPAL ENTRANCE TO HAVE A CLEAR OPENING OF NOT LESS THAN 775mm

NB: ALL EXTERNAL LIGHT FITTINGS TO BE LOW ENERGY FITTINGS & HAVE LOW ENERGY BULB

NB: ALL BACK INLET GULLY TRAPS (INVT) TO BE FLOOR/LE TYPE

NB: EXTERNAL DOORS TO BE FITTED WITH AN EASY OPENING DEVICE

– DEFINES ACOUSTIC FLOOR LOCATION

VENTILATION OF INTERNAL WC.
INTERNAL BATHROOMS WITHOUT VENTILATION OPENINGS SHALL HAVE MECHANICAL EXTRACT VENTILATION OPERATING @ A RATE OF 15Lts/Sec & SHALL HAVE AN OVERRUN TIME OF NOT LESS THAN 15MIN & SHALL BE ACTIVATED EITHER AUTOMATICALLY OR MANUALLY (eg. by the operation of a light switch) IN ADDITION TO THE ABOVE THE BATHROOM'S SHALL HAVE A PERMANENTLY OPEN AIR INLET HAVING A MIN. FREE OPENING OF 9000mm sq.

FOUNDATIONS:
750 x 300mm F OR 300mm CAVITY WALL
600 x 300mm F OR 215mm SOLID WALL
600 x 300mm F OR 190mm SOLID WALL
ALL FOUNDATIONS TO BE EXCAVATED TO DEPTHS DETERMINED BY SITE CONDITIONS & TO A FIRM BEARING STRATA AND BE INSPECTED BY THE LOCAL BUILDING CONTROL OFFICER PRIOR TO CONCRETE BEING POURED. IN STEPPED STRIP FOUNDATIONS THE STEP IS TO BE IN BRICK DIMENSIONS & STEP TO BE MIN. OF 1800mm BETWEEN STEPS. MIN. DEPTHS FROM FINISHED GROUND LEVEL TO TOP OF FOUNDATION TO BE 450mm

NO STEP SHOULD BE GREATER THAN DEPTH OF FOUNDATION. IF ADVERSE CONDITIONS ARE ENCOUNTERED REFERENCE SHOULD BE MADE TO THE ARCHITECT / ENGINEER

FOUNDATIONS / TRENCHES:
ANY TRENCH WITHIN 1000mm OF THE FOUNDATION OF THE WALL IS TO BE FILLED IN WITH CONCRETE TO A LEVEL OF THE UNDERSIDE OF THE FOUNDATION. WHERE THE DEPTH OF THE TRENCH IS BELOW THE FOUNDATION BASE & WITHIM 1000mm OF THE FOUNDATION AND IS EQUAL TO OR GREATER 1000mm. THE TRENCH IS TO BE FILLED WITH CONCRETE TO A LEVEL WHICH IS NOT LOWER THAN THE HORIZONTAL DIMENSION OF THE TRENCH FROM THE FOUNDATION LESS 150mm

DRAINAGE:
ALL uPVC. PIPES TO BE LAID IN PEA GRAVEL TO MANUFACTURERS INSTRUCTIONS AND HAVE 450mm MIN. COVER.
ALL MANHOLES TO BE CONSTRUCTED ON MIN. 150mm CONCRETE SLAB BASE USING 215mm CONCRETE BLOCK WALLS, INSIDE FACE OF WALLS TO BE FINISHED WITH 13mm SAND / CEMENT RENDER LEFT SMOOTH WITH STEEL TROWEL FINISH. BOTTOM OF MANHOLES TO BE PROPERLY HAUNCHED AT PIPES.

ALL PIPES TO BE 100mm DIA. WITH MIN. FALL OF 1:40 FOR FOUL & 1:60 FOR STORM.
FOUL PIPES TO BS: 4660 – 1973
STORM PIPES TO BS: 4514 – 1983

PIPES UNDER BUILDING:
PIPEWORK UNDER BUILDING TO BE WRAPPED IN 'VISQUEEN' 1000 AND SECURED BY 'DENZO' TAPE. PIPEWORK TO BE LAID IN PEA GRAVEL TO MANUFACTURER's INSTRUCTION AND TO HAVE MIN. 450mm COVER. WHERE PIPES PASS THRU' WALLS PIPES ARE TO BE BEAMED OVER WITH A LINTEL OVER 50mm AIRSPACE AROUND

FLOOR CONSTRUCTION:
100mm CONCRETE SCREED ON 500 GAUGE VAPOUR BARRIER (OPTIONAL) ON 100mm KOOLTHERM K3 FLOORBOARD INSULATION WITH 30mm PERIMETER INSULATION ON 1200 GAUGE 'VISQUEEN' DPM. ON 150mm INSITU. CONCRETE ON 150mm MIN. HARDCORE. HARDCORE TO BE COMPACTED IN MAX. 215mm LAYERS

CAVITY WALL CONSTRUCTION:
WET DASH FINISH ON 100mm DENSE CONCRETE BLOCKWORK OUTER LEAF, 150mm O/A CAVITY INCLUDING 150mm PLATINUM ECOBRAD CAVITY INSULATION AND 100mm DENSE CONCRETE BLOCKWORK INNER LEAF, PLASTERED & SKIMMED. CLOSE CAVITIES AT TOP OF ALL WALLS AND OPENINGS IN 12.5mm 'SUPALUX' BOARDING. PROVIDE CAVITY WALL TIES TO SUIT WIDTH OF CAVITY IN 'VISTAFIX' OR OTHER EQUAL AND APPROVED VERTICAL TWIST S/STEEL TIES AT 750mm CTS. HORIZONTALLY AND 450mm CTS. VERTICALLY AND STAGGERED. PROVIDE ADDITIONAL TIES TO ALL OPENINGS. PROVIDE WEAK MIX CONCRETE FILL TO ALL EXTERNAL WALL UP TO 150mm BELOW GL.

INSTALL PROPRIETARY CAVITY CLOSER OR BLOCK OF INSULATION WITH PATH OF MINIMUM THERMAL RESISTANCE THROUGH THE CLOSER OF NOT LESS THAN 0.45m² K/W (MANUFACTURER'S CERTIFIED DATA)

CONCRETE CILLS:
140mm DEEP x 380mm WIDE
TO BE FORMED IN 'D' MIX CONCRETE AND BE SUITABLE SECTION FOR WINDOWS SECIFIED. CILLS TO PROJECT 75MM FROM FINISHED EXTERNAL SURFACES AND TO BE REBATED, WEATHERED AND THROATED ON UNDERSIDE AND FLOATED SMOOTH AND GROOVED ON TOP TO RECIEVE GALV. METAL BAR OF 25 x 3mm. STOOLS TO BE CAST AT ENDS OF CILLS WITH ALL ANGLES ROUNDED OFF. FACE OF CILL TO SHOW 100mm DEEP. ALL CILLS TO BE REINFORCED WITH 2No. 9mm DIA. MS. RODS, WITH MIN. 25mm COVER.

CEILINGS:
12.5mm PLASTERBOARD BONDED & SKIMMED THROUGHOUT, BATHROOMS, EN-SUITES, UTILITY ROOM & KITCHEN TO HAVE 12.5mm FOILBACKED PLASTERBOARD TO PROVIDE VAPOUR CHECK. VAPOUR CHECK TO BE PROVIDED IN ALL COVE ROOF AREAS (MF CEILING TO U/SIDE OF FLOOR SLAB AS SHOWN)

FIRST FLOOR CONSTRUCTION:
22mm T&G CHIPBOARD FLOORING SCREWED TO ATTIC TRUSS ROOF CONSTRUCTION BY SPECIALIST. ACOUSTIC INSULATION IN AREAS SHOWN ON GROUND FLOOR PLAN (KITCHEN/DINING & LOUNGE AREAS) FOR ACOUSTIC INSULATION SPEC SEE DETAIL

PARTITIONS:
TO BE 75x50mm STUDWORK @ 400mm CTS. VERTICALLY & 600mm HORIZONTALLY, WITH FIXING BATTENS @ 300, 1000 & 1370mm FROM FLOOR RESPECTIVELY FOR SOCKETS, SWITCHES ETC. BATTENS TO BE 75x38mm. PARTITIONS FINISHED BOTH SIDES IN 12.5mm PLASTERBOARD, BOND & SKIM. PROVIDE 100mm 'ROCKWOOL' OR OTHER EQUAL & APPROVED SOUND INSULATION TO ALL BATHROOMS, SHOWERS, & TOILET PARTITIONING. PROVIDE S/CEMENT FINISH WHERE TILING IS TO BE PLACED

STAIRS:
14No. RISERS OF 187.14mm WITH 240mm GOINGS GIVING A PITCH OF 38DEG. WIDTH OF STAIR's TO BE 1m with MIN. 800mm BETWEEN HANDRAIL & WALL. HANDRAILS TO BE 915mm ABOVE PITCH LINE & 1100mm ABOVE FIRST FFL. GUARDINGS TO BE PROVIDED BENEATH HANDRAILS OF VERTICAL BALUSTRADING CAPABLE OF WITH-STANDING HORIZONTAL FORCE OF 0.36kN PER 1M LENGTH. OPENINGS IN BALUSTRADE MUST NOT PERMIT PASSAGE OF 100mm SPHERE. THERE MUST BE CLEAR HEAD ROOM OF 2m VERTICALLY ABOVE PITCH LINE. TIMBER STAIRS TO CLIENTS REQUESTS

TIMBER CONSTRUCTION:
ALL STRUCTURAL TIMBER TO BE 'C16' GRADE IN ACCORDANCE WITH BS:5268 PT3. 1985 UNLESS STATED OTHERWISE.
ALL EXTERNAL TIMBER TO BE TREATED AGAINST FUNGAL ATTACK EG. VAC TREATMENT AND APPROPRIATELY STAMPED. ALL STRUCTURAL TIMBER TO BE 'KD' & MARKED ON SITE

WALLPLATES:
100 x 50mm STRAPPED DOWN @ MAX. 900mm CTS. WITH 30 x 5mm CROSS SECTION GALVANISED MS. STRAPS TO BS: 2989, 1982.
ANCHOR STRAPS: TO COMPLY TO BUILDING REGS – PART D, SECTION 3 – LATERAL SUPPORT OF FLOORS & ROOFS & FIXED @ MAX. CTS. OF 2000mm TO COMPLY

STEELWORK:
STRUCTURAL STEELWORK TO RECIEVE TREATMENT TO ACHIEVE A MIN. OF 1/2HR FIRE RESISTANCE BY COATING WITH HAMRON XPM INTUMESCENT COATINGS. ALL STEEL BEAMS TO BE LAID ON 440 x 215 x 100mm REINFORCED CONCRETE PADSTONES. PROVIDE EXPANDED METAL LAYER TO TOP OF STEEL BEAMS TO PROVIDE STRONGER BOND FOR BLOCKWORK

TRUSSED ROOF CONSTRUCTION (45 Deg.):
ANGLE RIDGE TILES (VENTILATED)
FLAT BLACK CONCRETE ROOF TILES
50x25mm BATTENS
LAYER ROOFING FELT
TRUSSES AS PER SECTIONS @ 400mm CTS. WITH DIAGONAL, LONGITUDINAL & CHEVRON BRACING, ALL TO BS:5268 PT3. 2006
LATERAL RESTRAINT STRAPPING RUNNING PARALLEL BETWEEN WALLS & TRUSSES AT MAX. 2m CENTRES
NB: ALL TRUSS DESIGN TO BE FORWARDED TO BUILDING CONTROL PRIOR TO MANUFACTURER
100x50mm WALLPLATES
19mm BACKING BOARDS TO FIX GUTTERS TOO
10mm MASTERBOARD CAVITY CLOSERS
PROPRIETARY OVER FASCIA VENTS EQUAL TO 25mm AIR GAP

CUT ROOF CONSTRUCTION - (45 Deg.):
ANGLE RIDGE TILES (VENTILATED)
NON-PROFILED BLACK / GREY CONC. ROOF TILES
50x25mm SW. BATTENS
LAYER OF ROOFING FELT
150x50mm RAFTERS @ 400mm CTS.
150x47mm FIRST FLOOR CEILING JOISTS @ 400mm CTS.
100x50mm WALLPLATES
ALL RAFTERS TO BE BIRDSMOUTHED OVER WALL PLATES AT ALL STEEL BEAM LOCATIONS
400mm GLASSFIBRE INSULATION TO ROOFSPACE (see detail)
100mm KOOLTHERM K7 PITCHED ROOF BOARD BETWEEN RAFTERS WITH 50mm KOOLTHERM K7 PITCHED ROOF BOARD TO U/SIDE OF RAFTERS TO ALL COVED ROOF AREAS WITH 13mm PLASTERBOARD BELOW.
VENTILATION EQUAL TO 25mm GAP ALONG ROOF
12.5mm MASTERBOARD CAVITY CLOSER

CHIMNEYS & FLUES:
CHIMNEYS TO BE LINED WITH 200mm DIA. INTERLOCKING FLUE LINERS TO BS: 1181. NO STRUCTURAL TIMBERS TO BE WITHIN 38mm OF WHERE FLUE BLOCKWORK IS LESS THAN 200mm. THE STRUCTURAL HEARTH TO BE 'A' CLASS 1 APPLIANCE SHALL BE 50mm WIDE, PROJECT 150mM ALONG THE CHIMNEY BREAST AND BE 125mm DEEP. PROVIDE A 200mm DIA. x 500mm HIGH FIRECLAY GLAZED CHIMNEY POT ON A CONCRETE CAPPING ON DPC. AND LEAD SOAKERS & FLASHING.
REFRACTORY FIRE CEMENT JOINTING COMPOUND SHALL BE USED SOCKETS UPPERMOST. PROVIDE A LIGHTWEIGHT FILL OF 1:8 CEMENT & PRELITE FILL AROUND FLUES.
PROVIDE DEBRIS COLLECTING SPACE AT THE BASE OF THE FLUE IN THE CHIMNEY TO SOLID FUEL APPLIANCES WITH PROVISION FOR INSPECTING AND CLEANING. THE CHIMNEY SHALL BE TAKEN DOWN TO FOUNDATION LEVEL. THE FOUNDATION SHALL BE CONTINUOUS WITH THE MAIN STRIP FOUNDATION

ALL COMBUSTIBLE MATERIALS SHOULD BE LOCATED AT LEAST 200mM FROM THE SURFACE SURROUNDING A FLUE IN A MASONRY CHIMNEY

FLUES TO OIL BURNERS:
TO BE OF CAST IRON TO BS:41 1973 (1981) OR SHEET STEEL OF MIN. 1mm THICKNESS AND TO COMPLY TO BUILDING REGS. PART L. AND CONNECTED VIA ADEQUATE FIRE RESISTANT COLLAR TO MAIN FLUE. PROVIDE ACCESS TO BASE OF BOILER CHIMNEY INCORPORATING A CHAMBER WITH A CONDENSATE VESSEL.
PROVIDE 2No. HIGH LEVEL PERMANENT WALL VENTS AS SUPPLIED BY 'MAPP' OR OTHER EQUAL AND APPROVED FOR AIR SUPPLY TO BURNER. APPLIANCE TO STAND ON A RIGID IMPERFORATED SHEET OF NON-COMBUSTIBLE MATERIAL WITHOUT A CONSTRUCTIONAL HEARTH. BURNER TO BE FULLY INSULATED TO CONSERVE ENERGY.
FLUE LINERS TO COMPLY WITH BS/EN 1457.

LEAD FLASHINGS:
TO COMPLY TO BS: 1178 & BE IN STRICT ACCORDANCE WITH CP145–PT.11 & FITTED TO LEAD COUNCILS INSTRUCTIONS. ALL FLASHINGS & SOAKERS TO BE CODE 4 LEAD & TO BE COATED IN 'QUICK DRYING WEATHERING OIL' TO BE EVENLY APPLIED BOTH VERTICALLY AND HORIZONTALLY TO AVOID PATINATION. PROVIDE FLASHINGS, SOAKERS, LEAD TRAYS TO CHIMNEYS, APRONS AND PROPRIETARY CAVITY TRAYS BY 'QUIDEVALE' OR OTHER EQUAL & APPROVED TO ABUTMENTS AND WHERE SHOWN. PROVIDE CODE 4 LEAD TO ALL VALLEYS

HOTPRESS:
TO HAVE 3 ROWS OF 50 x 20mm WROTT SLATTED SHELVING WITH SLATS 25mm APART AND HAVING SOFTENED ARRISSES ON TOP. ALL SHELVING TO BE REMOVABLE. COUNTER BATTENS AND VERTICALS TO BE 50 x 44mm

SAFETY GLAZING:
ALL GLAZINGS WITHIN 800mm ABOVE FFL'S TO BE TOUGHENED / LAMINATED GLASS WITHIN 1500mm OF FFL'S TO BE SAFETY GLASS AND GLASS WITHIN SIDELIGHTS 300mm FROM DOOR AND 1500mm FROM FFL TO BE SAFETY GLAZING. ALL SAFETY GLAZING TO CONFORM TO BS: 6206 CLASS B & BE CLEARLY MARKED
★– INDICATES SAFETY GLAZING

NB:
LIGHT SWITCHES & POWER SOCKETS TO BE LOCATED 450mm (MIN.) &1200mm (MAX.) ABOVE FLOOR LEVEL

SMOKE ALARMS:
SMOKE ALARMS MUST BE PERMANENTLY WIRED TO A CIRCUIT TO WHICH NO OTHER EQUIPMENT IS TO BE CONNECTED, IN ACCORDANCE WITH BS: 5446 – PART 1 2000. IF MORE THAN 1 SMOKE ALARM, EACH IS TO BE CONNECTED TO EACH OTHER SO THAT ALL WILL GIVE OFF AN ALARM SIGNAL IF ONE DETECTS SMOKE. IN GENERAL THERE SHALL BE AN ALARM ON THE CEILING OR IN THE WALL OF A CIRCULATION AREA NOT MORE THAN 7m FROM EVERY DOOR TO A KITCHEN OR LOUNGE & NOT MORE THAN 3m FROM ANY BED ROOM. ALL SMOKE ALARMS TO HAVE A BATTERY BACK–UP

⊙– DENOTES A SMOKE, HEAT DETECTOR WITH BUILT IN SOUNDERS

HD – HEAT DETECTOR TO BE FITTED AS PER NEW TECHNICAL BOOKLET E, IN ACCORDANCE WITH BS: 5446 – PART 2 2003.
NB: HEAT / SMOKE DETECTORS TO BE INTERLINKED

C – CARBON MONOXIDE ALARMS TO BE FITTED IN ALL ROOMS WITH HEATING APPLIANCES TO BS EN 50291 AND BS EN 50292

OPENABLE WINDOW FOR ESCAPE:
SHALL HAVE A CLEAR OPENING SIZE OF EMERGENCY EGRESS WINDOWS TO BE NOT LESS THAN 0.33m2 IN AREA AND HAVE A CLEAR OPENING THAT IS AT LEAST 450mm HIGH AND AT LEAST 450mm WIDE. THE LOWER EDGE OF THE WINDOW OPENING SHALL NOT BE LESS THAN 800mm AND NOT MORE THAN 1100mm ABOVE FINISHED FLOOR LEVEL

TRAP DOOR:
800 x 800mm ACCESS HATCH WITH TRUSSES DOUBLED UP EITHER SIDE & 47 x 125mm TRIMMERS. PROVIDE 'GLIDEVALE' LA2 LOFT ACCESS HINGED HATCH

ALL DIMENSIONS TO BE CHECKED ON SITE

Rev.	Date	Description	Drn

Project: Proposed New Dwelling & Garage adjacent to 7 Plantation Rd, Ballykelly.
Scale: 1:50 as shown
Drawing Title: floor plans & details
Drawn: drk
Project No: 16-kh
Date: Apr. '16
Drawing No: 16-kh-w02

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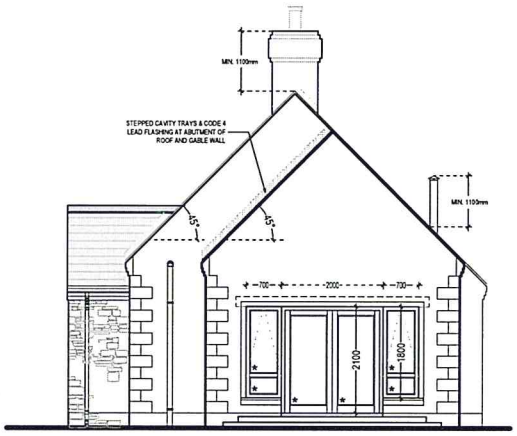
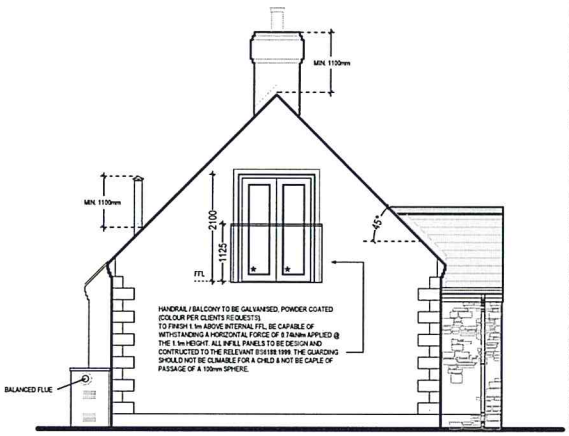
front elevation

★ - INDICATES SAFTEY GLAZING (TO BE DESIGNED AND INSTALLED TO BS 6180)



side elevation

★ - INDICATES SAFTEY GLAZING (TO BE DESIGNED AND INSTALLED TO BS 6180)



side elevation

★ - INDICATES SAFTEY GLAZING (TO BE DESIGNED AND INSTALLED TO BS 6180)

rear elevation

★ - INDICATES SAFTEY GLAZING (TO BE DESIGNED AND INSTALLED TO BS 6180)

HEATING CONTROL & VENTILATION:
SPACE HEATING SYSTEM TO BE TIME & TEMPERATURE ZONE CONTROLLED. TIME CLOCK / PROGRAMMER & CONTROLS TO LIMIT BOILER CYCLING. LIVING & SLEEPING AREAS ZONED SEPARATELY. HOT WATER PIPES WITHIN 1m OF HOT WATER CYLINDER INCLUDING VENT PIPE, PRIMARY FLOW & RETURN THERMALLY INSULATED. HOT WATER CYLINDER FITTED WITH INSULATION JACKET & THERMOSTAT LINKED WITH SPACE HEATING CONTROLS TO SWITCH OFF BOILER WHEN HEATING IS NOT REQUIRED. HEATING PIPES TO BE THERMALLY INSULATED WITH INSULATING MATERIAL EQUAL TO THE PIPE DIA. OR 40mm WHICH EVER IS LESSER.
WINDOWS, DOORS, ROOF HATCHES & OTHER OPENINGS TO BE DRAUGHT SEALED TO LIMIT AIR INFILTRATION. DWELLING TO BE VENTILATED MECHANICALLY TO AIR FLOW RATES SET OUT IN TECHNICAL BOOKLET K (BUILDING REGULATIONS 2012).
KITCHEN EXTRACT VENTILATION CAPABLE OF EXTRACTING 30lts/sec IF ADJACENT TO HOB (60lts/sec ELSEWHERE).
MECHANICAL VENTILATION SYSTEM IN BATHROOM TO AUTOMATICALLY CONTINUE ITS OPERATION OF NOT LESS THAN 15mins AFTER USE.
TRICKLE VENTS – PER DWELLING (BACKGROUND VENTILATION) – 114,000sq.mm BACK GROUND VENTILATION TO BE PROVIDED BY POSITIVE INPUT VENTILATION SYSTEM (BY BEAM VACUUM SYSTEMS OR EQUAL).
VENTILATION INSTALLATIONS TO BE INSTALLED IN ACCORDANCE WITH "THE DOMESTIC VENTILATION COMPLIANCE GUIDE"

NB:
THE DISTRICT COUNCIL SHALL BE NOTIFIED IN WRITING NOT MORE THAN 5 DAYS AFTER COMPLETION OF THE TESTING AND COMMISSIONING –
(A) OF THE RESULTS OF AIR FLOW TESTS; AND
(B) THAT ANY FIXED MECHANICAL VENTILATION SYSTEM AND ASSOCIATED CONTROLS HAVE BEEN COMMISSIONED.

THE OWNER/OCCUPIER SHOULD BE GIVEN SUFFICIENT INFORMATION ABOUT THE VENTILATION SYSTEM AND ITS MAINTENANCE REQUIREMENTS SO THE BUILDING CAN BE OPERATED, MAINTAINED AND VENTILATED IN AN EFFICIENT MANNER. (REGULATION 67 & 68 BUILDING REGULATIONS (NI) 2012)

NB:
THERE SHOULD BE AN UNDERCUT OF MIN. AREA 7600mm2 TO INTERNAL DOORS WITHIN THE DWELLING ABOVE FINISHED FLOOR. (THIS IS EQUIVALENT TO AN UNDERCUT OF 10mm FOR A 760mm WIDE DOOR. REFER TO TECHNICAL BOOKLET K: 2012 PARAGRAPH 2.78).

SAP CALCULATION:
SAP ENERGY RATING FOR THE COMPLETED DWELLING TO BE SUBMITTED TO BUILDING CONTROL WITHIN 5 DAYS OF COMPLETION

CENTRAL HEATING SYSTEM:
PUMPED, grant, vortex, outdoor module 97% OIL CONDENSING BOILER WITH FULL ZONE CONTROL.

NB:
WHERE THE OPERATING TEMPERATURE OF DOMESTIC HOT WATER IN THE STORAGE VESSEL IN A DWELLING IS CAPABLE OF EXCEEDING 80°C UNDER NORMAL OPERATING CONDITIONS THE OUTLET FROM THE STORAGE VESSEL SHOULD BE FITTED WITH A DEVICE, SUCH AS AN IN–LINE HOT WATER SUPPLY TEMPERING VALVE IN ACCORDANCE WITH BS EN 15092. THE IN–LINE HOT WATER TEMPERING VALVE SHOULD BE SET/ADJUSTED TO ENSURE THAT THE TEMPERATURE SUPPLIED TO THE DOMESTIC HOT WATER DISTRIBUTION SYSTEM DOES NOT EXCEED 80°C & THE HOT WATER SUPPLY TEMPERATURE TO A BATH SHOULD BE LIMITED TO A MAXIMUM OF 48 °C BY THE USE OF AN IN–LINE BLENDING VALVE OR OTHER APPROPRIATE TEMPERATURE CONTROL DEVICE, WITH A MAXIMUM TEMPERATURE STOP AND A SUITABLE ARRANGEMENT OF PIPEWORK.

HOT WATER STORAGE SYSTEM:
250LITRE, 80mm FOAM INSULATED CYLINDER WITH TEMPERATURE STAT AND INDEPENDENT TIME CONTROL.

NB:
CENTRAL HEATING & HOT WATER SYSTEM IS TO BE DESIGNED, INSTALLED & COMMISSIONED SO THAT THE SYSTEM TOGETHER WITH ASSOCIATED PIPEWORK, PUMPS & CONTROLS ARE HANDED OVER IN EFFICIENT WORKING ORDER
* A NOTICE, SIGNED BY A SUITABLY QUALIFIED PERSON, CONFIRMING PROPER COMMISSIONING OF HEATING & HOT WATER SYSTEMS SHOULD BE SUBMITTED TO BUILDING CONTROL & THE BUILDING OWNER
THE PLUMBING INSTALLATION TO BE INSTALLED IN ACCORDANCE WITH THE "DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE"

NB:
THE DISTRICT COUNCIL SHALL BE NOTIFIED IN WRITING NOT MORE THAN 5 DAYS AFTER COMPLETION OF THE TESTING AND COMMISSIONING –
(A) OF THE RESULTS OF AIR FLOW TESTS; AND
(B) THAT ANY FIXED MECHANICAL VENTILATION SYSTEM AND ASSOCIATED CONTROLS HAVE BEEN COMMISSIONED.

THE OWNER/OCCUPIER SHOULD BE GIVEN SUFFICIENT INFORMATION ABOUT THE VENTILATION SYSTEM AND ITS MAINTENANCE REQUIREMENTS SO THE BUILDING CAN BE OPERATED, MAINTAINED AND VENTILATED IN AN EFFICIENT MANNER. (REGULATION 67 & 68 BUILDING REGULATIONS (NI) 2012)

BUILDING OWNER TO BE GIVEN SUFFICIENT INFORMATION OF SPECIFIC APPARATUS/SYSTEMS INSTALLED, INCLUDING OPERATIONAL AND MAINTENANCE INSTRUCTIONS, TO ENABLE THE DWELLING AND ITS FIXED SERVICES TO BE USED IN AN ENERGY EFFICIENT MANNER.

NB:
THERE SHOULD BE AN UNDERCUT OF MIN. AREA 7600mm2 TO INTERNAL DOORS WITHIN THE DWELLING ABOVE FINISHED FLOOR. (THIS IS EQUIVALENT TO AN UNDERCUT OF 10mm FOR A 760mm WIDE DOOR. REFER TO TECHNICAL BOOKLET K: 2012 PARAGRAPH 2.78).

NB:
AN OPEN FLUE APPLIANCE MUST NOT BE PROVIDED IN A ROOM WHERE MECHANICAL EXTRACT VENTILATION IS INSTALLED DUE TO THE RISK OF SPILLAGE OF FLUE GASES INCLUDING CARBON MONOXIDE. A CARBON MONOXIDE ALARM SHOULD BE FITTED BETWEEN 1m AND 3m FROM DUEL FUEL APPLIANCES TO BS EN 50291 AND BS EN 50292

NB:
THE BUILDING OWNER TO BE GIVEN SUFFICIENT INFOMATION OF SPECIFIC SYSTEMS INSTALLED, INCLUDING OPERATIONAL AND MAINTENANCE INSTRUCTIONS, TO ENABLE THE DWELLING TO RUN IN AN ENERGY EFFICIENT MANNER

OIL BOILER :
THE HEATING AND HOT WATER SYSTEM SHALL HAVE A CONDENSING BOILER (grant, vortex, outdoor module) WITH AN EFFICIENCY OF NOT LESS THAN 97%

OIL TANK:
OIL TO BE STORED IN AN INTEGRALLY BUNDED PREFABRICATED TANK. THE BUND SHALL HAVE A CAPACITY NOT LESS THAN 110% OF THE TANK IT CONTAINS. FUEL PIPEWORK TO BE FIRE RESISTANT AND FITTED WITH A FIRE VALVE SYSTEM WHERE IT ENTERS THE BUILDING IN ACCORDANCE WITH BS 5410 PT1:1997

OIL STORAGE TANK SHALL BE PLACED ON A HARD SURFACE CONSTRUCTED OF CONCRETE NOT LESS THAN 42mm THICK. THE HARD SURFACE SHALL EXTEND BEYOND THE PERIMETER OF THE TANK, OR ITS EXTERNAL SKIN IF IT IS AN INTERGRALLY BUNDED TYPE, BY NOT LESS THAN 300mm.

Finishes:-

RIDGE TILES - (angled)

DARK GREY / BLACK NON-PROFILED CONC. ROOF TILES
GUTTERS - SEAMLESS - BLACK

75mm DOWNPIPES - BLACK

WINDOWS - ARGON FILLED DOUBLE GLAZED UNITS (16mm) WITH LOW E, SOFT Co 0.63
GLASS - uPVC OAK

ALL EXTERNAL DOORS - uPVC - OAK

SMOOTH RENDER FINISH - PAINTED

RAISED SMOOTH RENDER STRAPS , COINS& PLINTH

STONE CLADDING TO MATCH PORCH OF No.7

"AN ENERGY RATING FOR THE COMPLETED DWELLING WILL BE CALCULATED, USING THE SAME SOFTWARE THAT IS USED TO CALCULATE THE *DER & TER*, AND A NOTICE STATING THE ENERGY RATING WILL BE FIXED IN THE DWELLING"

ALL WORKS TO COMPLY WITH BUILDING REGULATION APPROVAL AND BRITISH STANDARD CODES OF PRACTICE.
ALL MEASUREMENTS TO BE VERIFIED ON SITE & FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALED DIMENSIONS

"ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ACCREDITED CONSTRUCTION DETAILS" (DCLG PUBLICATION). SCHEDULE OF DETAILS USED, APPROPRIATELY SIGNED WILL BE REQUIRED BY BUILDING CONTROL ON COMPLETION OF THE WORKS & THE BUILDER SHALL DEMONSTRATE THAT AN APPROPRIATE SYSTEM OF SITE INSPECTION HAS BEEN SET IN PLACE, EDIDENCE OF WHICH WILL BE REQUIRED BY BUILDING CONTROL ON COMPLETION OF THE WORKS

ALL DIMENSIONS TO BE CHECKED ON SITE

Rev	Date	Description	Drn

Proposed New Dwelling & Garage adjacent to 7 Plantation Rd, Ballykelly.

1:50 as shown

elevations & details

drk

16-kh | Apr. '16 | 16-kh-w03

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architectural & planning services
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tel: 02879634 9488
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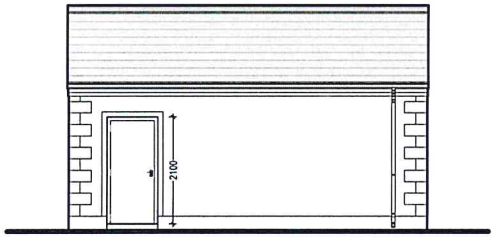
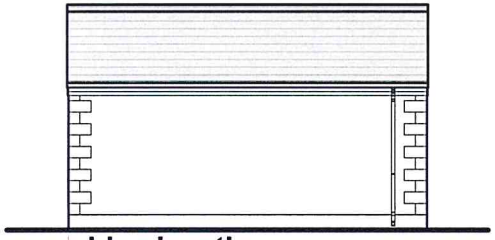


side elevation

★ - INDICATES SAFTEY GLAZING (TO BE DESIGNED AND INSTALLED TO BS 6180)



side elevation

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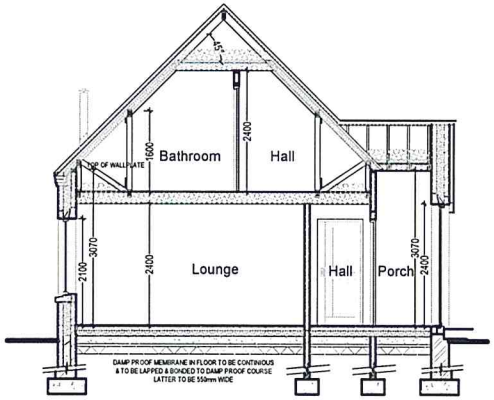


typical section

★ - INDICATES SAFTEY GLAZING (TO BE DESIGNED AND INSTALLED TO BS 6180)

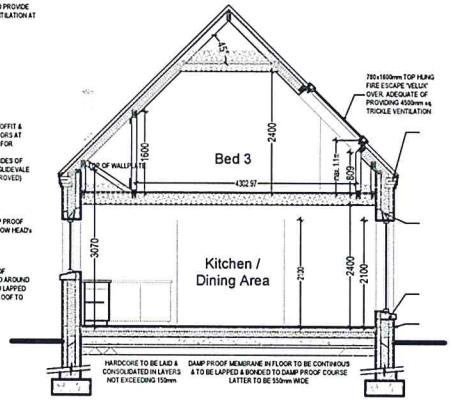
DRY RIDGE VENT TILE TO PROVIDE 5000mm SQM CLEAR VENTILATION AT RIDGE TO BS5250 1989

PROVIDE RV 608 STRIP SOFFIT & RV635 RAFTER VENTILATORS AT EAVES LEVEL TO ALLOW FOR 25,000mm SQM CLEAR VENTILATION TO BOTH SIDES OF ROOF (AS SUPPLIED BY GLIDEVALE OR OTHER EQUAL & APPROVED)

PROVIDE STEPPED DAMP PROOF COURSE OVER ALL WINDOW HEAD's

HORIZONTAL DAMP PROOF COURSE TO BE WRAPPED AROUND INSIDE FACE OF CILL AND LAPPED WITH VERTICAL DAMP PROOF TO JAMB's

DPC 150mm MIN ABOVE GROUND LEVEL



typical section

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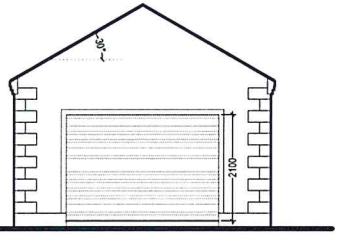

front elevation

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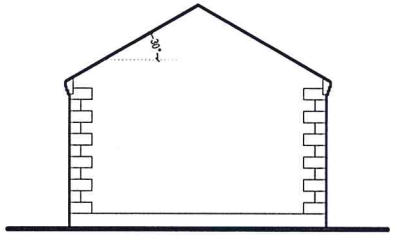

rear elevation

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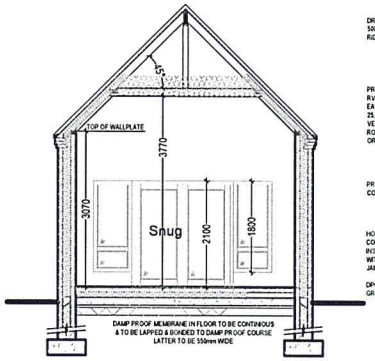

typical section

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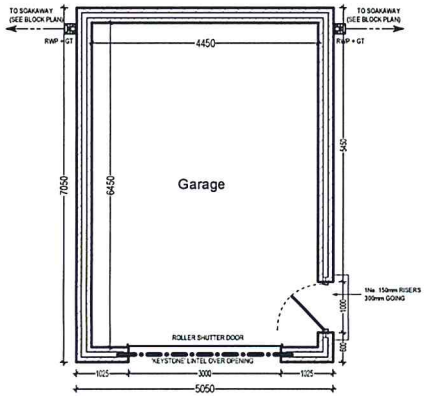
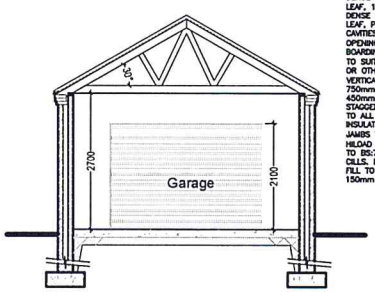


ground floor plan

★ - INDICATES SAFTEY GLAZING (TO BE DESIGNED AND INSTALLED TO BS 6180)

NB: EXTERNAL DOORS TO BE FITTED WITH AN EASY OPENING DEVICE

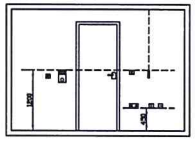


typical section

GARAGE CAVITY WALL CONSTRUCTION:
ROUGHCAST RENDER FINISH ON 100mm DENSE CONCRETE BLOCKWORK OUTER LEAF, 100mm O/A CAVITY AND 100mm DENSE CONCRETE BLOCKWORK INNER LEAF, PLASTERED & SKIMMED. CLOSE CAVITIES AT TOP OF ALL WALLS AND OPENINGS IN 12.5mm "SUPALUX" BOARDING. PROVIDE CAVITY WALL TIES TO SUIT WIDTH OF CAVITY IN "VESTAFIX" OR OTHER EQUAL AND APPROVED VERTICAL TWIST S/STEEL TIES AT 750mm CTS. HORIZONTALLY AND 450mm CTS. VERTICALLY AND STAGGERED. PROVIDE ADDITIONAL TIES TO ALL OPENINGS. PROVIDE 35MM HD. INSULATION TO ALL HEADS, CILLS AND JAMBS TO COMPLY. PROVIDE "RUBEROID" HILOAD VERTICAL AND HORIZONTAL DPC's TO BS:743 TO ALL HEADS, JAMBS AND CILLS. PROVIDE WEAK MIX CONCRETE FILL TO ALL EXTERNAL WALL UP TO 150mm BELOW GL.

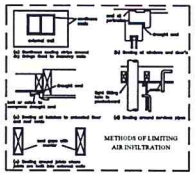
GARAGE FLOOR CONSTRUCTION:
100mm CONCRETE SCREED RUBBED SMOOTH
1200 GAUGE POLYTHENE DPM ON SAND BLINDING, 150mm (MIN.) CLEAN BROKEN HARDCORE CONSOLIDATED IN 300mm (MAX.) LAYERS

TRUSSED ROOF CONSTRUCTION (30 Deg.):
ANGLE RIDGE TILES (VENTILATED)
FLAT BLACK CONCRETE ROOF TILES
50x25mm BATTENS
LAYER ROOFING FELT
TRUSSES AS PER SECTIONS @ 400mm CTS. WITH DIAGONAL, LONGITUDIANAL & CHEVRON BRACING, ALL TO BS:5268 PT3. 1985
NB: ALL TRUSS DESIGN TO BE FORWARDED TO BUILDING CONTROL PRIOR TO MANUFACTURER
100x50mm WALLPLATES
19mm FASCIA & BARGE BOARDS
10mm MASTERBOARD CAVITY CLOSERS
10mm MASTERBOARD SOFFITS, WITH VENTILATION EQUAL TO 25mm CONTINIOUS GAP ALONG SOFFITS



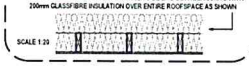
SWITCHES, SOCKETS etc.
WALL MOUNTED SOCKET OUTLETS AND SWITCHES (OTHER THAT ISULATORS) IN THE ENTRANCE STOREY, SHALL BE LOCATED NOT MORE THAN 1200mm OR NOT LESS THAN 450mm ABOVE THE FLOOR LEVEL. THE CORD OF A PULL CORD SWITCH SHALL TERMINATE NOT MORE THAN 1200mm ABOVE THE FLOOR LEVEL. SEE DIAGRAM BELOW

NB:
DRAUGHT SEALS TO BE PROVIDED AT ALL EXTERNAL DOORS, WINDOWS & ACCESS HATCH (SEE DETAILS)

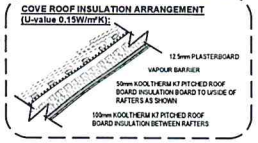


ALL WORKS TO COMPLY WITH BUILDING REGULATION APPROVAL AND BRITISH STANDARD CODES OF PRACTICE.
ALL MEASUREMENTS TO BE VERIFIED ON SITE & FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALED DIMENSIONS

ROOFSPACE INSULATION ARRANGEMENT
(U-value 0.11W/m²K):
200mm GLASSFIBRE INSULATION ROLL TO BE LAID BETWEEN JOISTS WITH 200mm GLASSFIBRE INSULATION OVER ENTIRE ROOFSPACE AS SHOWN



COVE ROOF INSULATION ARRANGEMENT
(U-value 0.15W/m²K):



NB:
A DURABLE NOTICE SHALL BE FIXED @ AN APPROPRIATE LOCATION IN THE BUILDING FOR EACH HEARTH, FIREPLACE & FLUE STATING
- LOCATION
- TYPE OF APPLIANCE THAT CAN BE ACCOMMODATED
- TYPE, SIZE & MANUFACTURER OF FLUE OR LINER
- INSTALLERS NAME AND DATE OF INSTALLATION

NB:
THE DISTRICT COUNCIL SHALL BE NOTIFIED IN WRITING NOT MORE THAN 5 DAYS AFTER COMPLETION OF THE TESTING AND COMMISSIONING –
(A) OF THE RESULTS OF AIR FLOW TESTS; AND
(B) THAT ANY FIXED MECHANICAL VENTILATION SYSTEM AND ASSOCIATED CONTROLS HAVE BEEN COMMISIONED.

THE OWNER/OCCUPIER SHOULD BE GIVEN SUFFICIENT INFORMATION ABOUT THE VENTILATION SYSTEM AND ITS MAINTENANCE REQUIREMENTS SO THE BUILDING CAN BE OPERATED, MAINTAINED AND VENTILATED IN AN EFFICIENT MANNER. (REGULATION 67 & 68 BUILDING REGULATIONS (NI) 2012)

AIR PERMEABILITY TEST:
AN AIR PERMEABILITY OF $1m^3$ / (hm^2) @ 50Pa HAS BEEN USED IN THE DESIGN CALCULATIONS, THIS RATE OF LESS MUST BE ACHIEVED BY TEST ON COMPLETATION OF DWELLING
DER : 19.56 (PASS) TER : 19.93

VENTILATION OF INTERNAL Wc
INTERNAL Wc WITHOUT VENTILATION OPENINGS SHALL HAVE MECHANICAL EXTRACT VENTILATION OPERATING @ A RATE OF 15Ls/Sec & SHALL HAVE AN OVERRUN TIME OF NOT LESS THAN 15MIN's & SHALL BE ACTIVATED EITHER AUTOMATICALLY OR MANUALLY (eg. by the operation of a light switch) IN ADDITION TO THE ABOVE THE Wc SHALL HAVE A PERMANENTLY OPEN AIR INLET HAVING A MIN. FREE OPENING OF 9000mm sq.

MECHANICAL VENTILATION TO BATHROOM:
TO BE FITTED WITH A DEVICE WHICH AUTOMATICALLY CONTINUES ITS OPERATION FOR A PERIOD OF NOT LESS THAN 15 MINUTES AFTER IT IS SWITCHED OFF.

NOTICE OF AIR PRESSURE TEST:
WHERE AN AIR PRESSURE TEST IS UNDERTAKEN FOR THE PURPOSES OF DEMONSTRATING COMPLIANCE WITH REGULATION 40(2), THE PERSON CARRYING OUT THE WORK SHALL GIVE, NOT MORE THAN 5 DAYS AFTER COMPLITION OF THE TESTING, A NOTICE IN WRITING TO THE DISTRICT COUNCIL STATING THE RESULT OF THE AIR PRESSURE TEST.

NB:
THE HEATING AND HOT WATER SYSTEMS SHALL BE DESIGNED, INSTALLED AND COMMISSIONED SUCH THAT, FOR THE PURPOSES OF THE CONSERVATION OF FUEL AND POWER, THE SYSTEM AND ITS CONTROLS ARE HANDED OVER IN EFFICIENT WORKING ORDER.

NB:
WHERE THE OPERATING TEMPERATURE OF DOMESTIC HOT WATER IN THE STORAGE VESSEL IN A DWELLING IS CAPABLE OF EXCEEDING 80°C UNDER NORMAL OPERATING CONDITIONS THE OUTLET FROM THE STORAGE VESSEL SHOULD BE FITTED WITH A DEVICE, SUCH AS AN IN–LINE HOT WATER SUPPLY TEMPERING VALVE IN ACCORDANCE WITH BS EN 15092. THE IN–LINE HOT WATER TEMPERING VALVE SHOULD BE SET/ADJUSTED TO ENSURE THAT THE TEMPERATURE SUPPLIED TO THE DOMESTIC HOT WATER DISTRIBUTION SYSTEM DOES NOT EXCEED 60°C & 48°C FOR A BATH.

NB:
WHERE IT IS NOT POSSIBLE TO DETERMINE IF THE AIR PERMEABILITY OF A DWELLING IS LIKELY TO BE MORE THAN 5.0m3/(h.m2) THEN IT SHOULD BE ASSUMED THAT THE DWELLING HAS AN AIR PERMEABILITY OF 5.0m3/(h.m2) OR LESS. THIS REQUIRES AN AIR SUPPLY OF 550mm2 PER kW OF APPLIANCE RATED OUTPUT (EVEN IF LESS THAN 5kW).

NB:
A FLUE SHOULD BE CHECKED AT COMPLETION TO ENSURE THAT IT IS FREE FROM OBSTRUCTIONS, SATISFACTORILY GAS–TIGHT 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

ELECTRICAL INSTALLATION:
ELECTRICAL INSTALLATION TO COMPLY WITH 16th EDITION OF I.E.E REGULATIONS TO BE INSTALLED BY A REGISTERED CONTRACTOR

THIS PROJECT IS TO BE EXECUTED AND COMPLETED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, CODES OF PRACTICE, BRITISH STANDARDS, PROPER METHODS OF WORKMANSHIP, PROTECTION AND CONSTRUCTION SO 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 AND SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPENCIES IMMEDIATELY. DO NOT SCALE THIS DRAWING.

NB:
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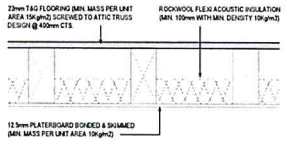

ACOUSTIC FLOOR DESIGN - SCALE 1:10

(OVER KITCHEN/DINING & LOUNGE AREA)

ALL DIMENSIONS TO BE CHECKED ON SITE

Rev.	Date	Description	Drn.

PROJECT: Proposed New Dwelling & Garage adjacent to 7 Plantation Rd, Ballykelly.	SCALE: 1:50 as shown
DRAWING TITLE: sections & garage details	drk
PROJECT No. 16-kh	DATE: Apr. '16
DRAWING No. 16-kh-w04	© copyright

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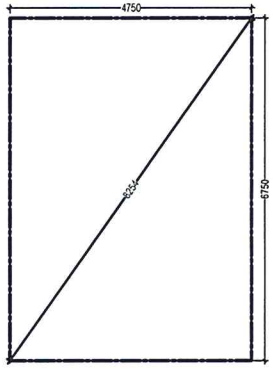
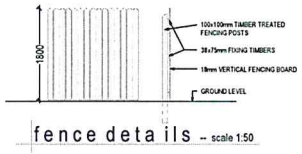
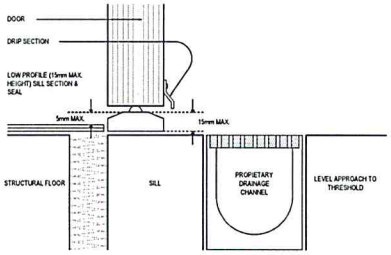


foundation layout garage)

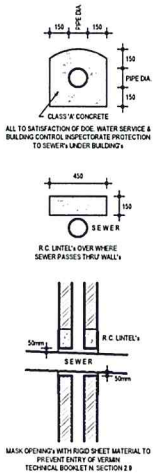
NB: ALL DIMENSIONS ARE TAKEN TO CENTRE LINE OF WALLS



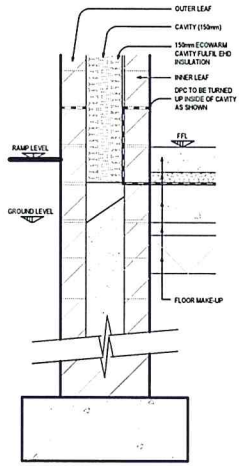
fence deta ils -- scale 1:50



detail @ principal entrance



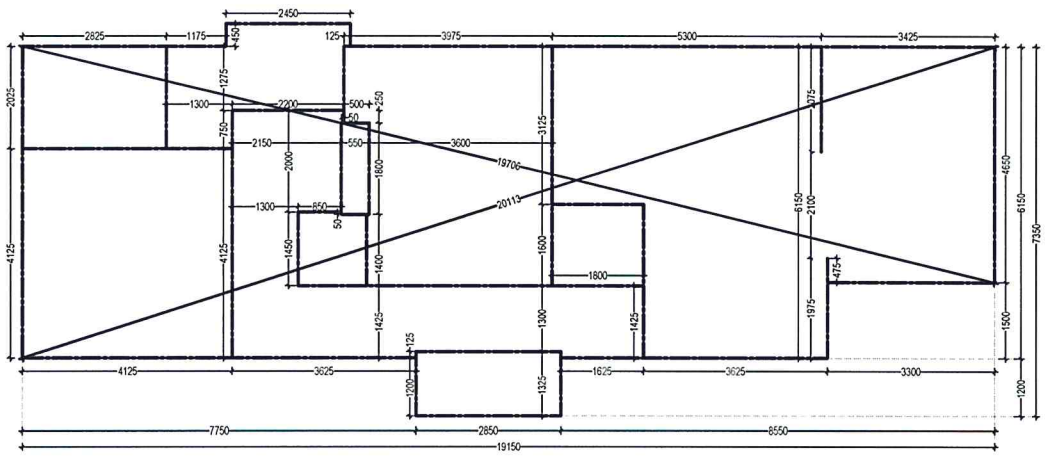
build over sewer details



damp proofing detail at ramp

Scale 1:10

NB: DPC TO BE BONDED TO VERTICAL DPC AT DOOR REVEALS WHERE THE RAMP IS LOCATED



foundation layout (house)

NB: ALL DIMENSIONS ARE TAKEN TO CENTRE LINE OF WALLS

SITEWORK:
SEPTIC TANK TO BE MIN. 15m MIN. FROM ANY DWELLING

CAPACITY OF SEPTIC TANK TO BE BETWEEN 7 & 8m³. TRICEL 6 PERSON PACKAGE TREATMENT SYSTEM.

CONSENT TO DISCHARGE EFFLUENT CERTIFICATE TO BE FORWARDED TO BUILDING CONTROL.

75m OF 75mm DIAMETER IRRIAGTION DRAINS LAID IN TOPSOIL TO FOLLOW CONTOURS OF THE LAND

ALL MATURE EXISTING VEGATATION TO BE RETAINED

NEW TREES TO ASH, BEECH, BIRCH ETC.

NEW HEDGES TO BE HAWTHORN OR BLACKTHORN

REMOVE HEDGES AS NECASSARY AT ROADSIDE & RE-INSTATE BEHIND LINE OF VISIBILITY

NEW TREES AND HEDGES TO BE PLANTED AT 5m CENTRES IN THE FIRST PLANTING SEASON AFTER OCCUPATION. ANY DYING WITHIN 5 YEARS TO BE REPLACED

GRADIENT OF ACCESS TO BE 1:12.5 FOR FIRST 5m

GULLY TRAPS AT ENTRANCE TO PREVENT FLOW OF WATER TO OR FROM THE CARRIAGEWAY

SOAKAWAYS & IRRIGATION DRAINS TO BE MIN 10m FROM EDGE OF ROAD

GATES & PILLARS, IF ANY, TO BE MIN 5m FROM EDGE OF ROAD & TO OPEN INWARDS

AREA BETWEEN EDGE OF ROAD & LINE OF VISIBILITY LOWERED TO 150 - 250mm ABOVE ROAD LEVEL. SOWN IN GRASS & KEPT IN A TIDY CONDITION

THE EXISTING NATURAL SCREENINGS OF THIS SITE SHALL BE RETAINED UNLESS NECESSARY TO PREVENT DANGER TO THE PUBLIC IN WHICH CASE A FULL EXPLANATION SHALL BE GIVEN TO THE DEPARTMENT IN WRITING

OIL TANK:
OIL TO BE STORED IN AN INTEGRALLY BUNDED PREFRABRICATED TANK, CONSTRUCTED IN ACCORDANCE WITH OFS T 100:1995 (MED. DENSITY POLETHYLENE). THE BUND SHALL HAVE A CAPACITY NOT LESS THAN 110% OF THE TANK IT CONTAINS. FUEL PIPEWORK TO BE FIRE RESISTANT AND FITTED WITH A FIRE VALVE SYSTEM WHERE IT ENTERS THE BUILDING IN ACCORDANCE WITH BS 5410 PT1:1997

OIL STORAGE TANK SHALL BE PLACED ON A HARD SURFACE CONSTRUCTED OF CONCRETE NOT LESS THAN 42mm THICK. THE HARD SURFACE SHALL EXTEND BEYOND THE PERIMETER OF THE TANK, OR ITS EXTERNAL SKIN IF IT IS AN INTERGRALLY BUNDED TYPE, BY NOT LESS THAN 300mm.

OIL TANKS SITED LESS THAN 1.8m FROM A BUILDING OF 750mm FROM A BOUNDARY TO BE PROTECTED BY A FIRE WALL

EXTERNAL OIL BOILER:
ALL PIPES RUNNING FROM & TO OIL BOILER TO BE INSULATED WITH 'ND ARMAFLEX' INSULATION OR OTHER EQUAL & APPROVED. WRAPPED IN 'DENSO' WATERPROOF TAPE OR SIMILAR & LAID IN PVC DUCTS FOR PROTECTION

STRIP FOUNDATION NOTES

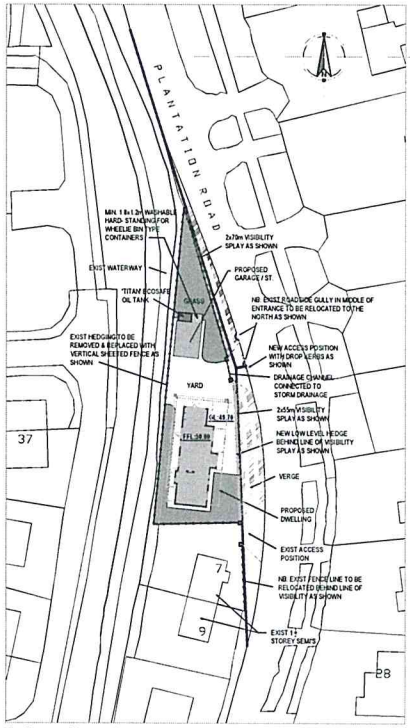
1. FOUNDATION CONCRETE TO BE GEN. 1.

2. FOUNDATIONS TO BE LOCATED ON FIRM BEARING TO THE SATISFACTION OF LOCAL AUTHORITY.

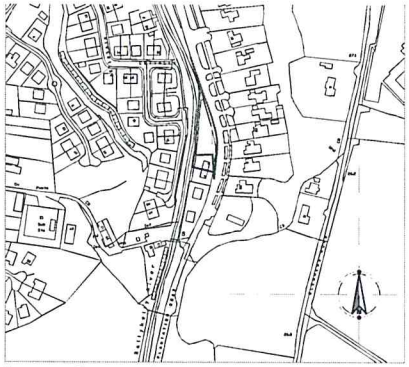
3. FOUNDATIONS TO BEAR ON STRATA WITH MIN. SBP OF 120kN/m2 - ANY VARIATION SHOULD BE REPORTED TO THIS OFFICE PRIOR TO LAYING ANY FOUNDATIONS.

4. ALL FOUNDATION STRIPS TO BE MIN. 900 X 300mm U.N.O.

5. LAYER OF A393 MESH IN BOTTOM OF ALL FOUNDATIONS (50mm COVER) WITH MIN. 400mm LAPS.



block plan -- scale 1:500



location plan -- scale 1:2500

ALL DIMENSIONS TO BE CHECKED ON SITE

Rev.	Date	Description	Drn.

Proposed New Dwelling & Garage adjacent to 7 Plantation Rd, Ballykelly.	1:50 as shown
setting out & site details	dmk
16-kh	Apr. '16
16-kh-w01	© copyright

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07834403 4041
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Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY CLÁRLANN NA TALÚN

Date: 01 Nov 2018
County: Londonderry
Folio: LY1446
Scale: 1:2500
Our Ref: 2018/822062
Your Ref:
Map Ref(s): 02808SW

Sheet 1 of 1

Key to folio labels:

a - *LY1446*

This map is for location purposes only (Rule 141(1) of the Land Registration Rules (Northern Ireland) 1994 as amended by paragraph 1(b) of the Schedule to the Amendment Rules 2000). Title boundaries are not guaranteed (Section 62 of the Land Registration Act (Northern Ireland) 1970). The river/stream and Land Registry markings and other features may not have been affected by provision of the OSNI map subsequent to registration.

This map has been prepared using the largest scale Land Registry map available for the area. Any future Deed map should be based on the largest scale OS Irish Grid Plan available for the area.
N.B. Folio boundaries are not conclusive (unless so described on the folio). See S51 of the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries, the original instrument of Document should be inspected.

This copy map shows the location of the lands contained in the folio listed above.

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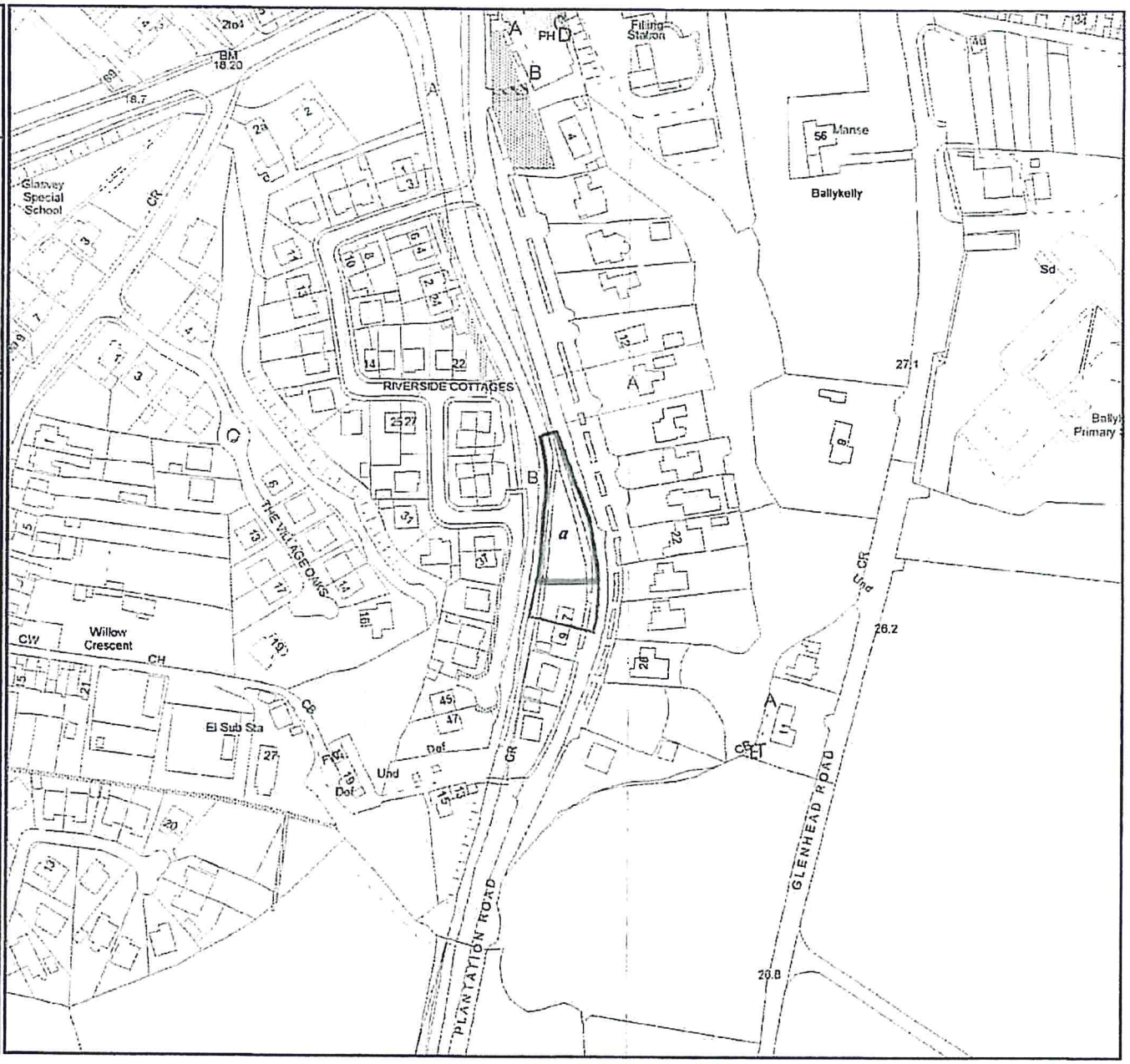
N W E S



Land & Property Services
Seirbhísí Talún & Maoine
THE LAND REGISTRY | CLÁRLANN NA TALÚN

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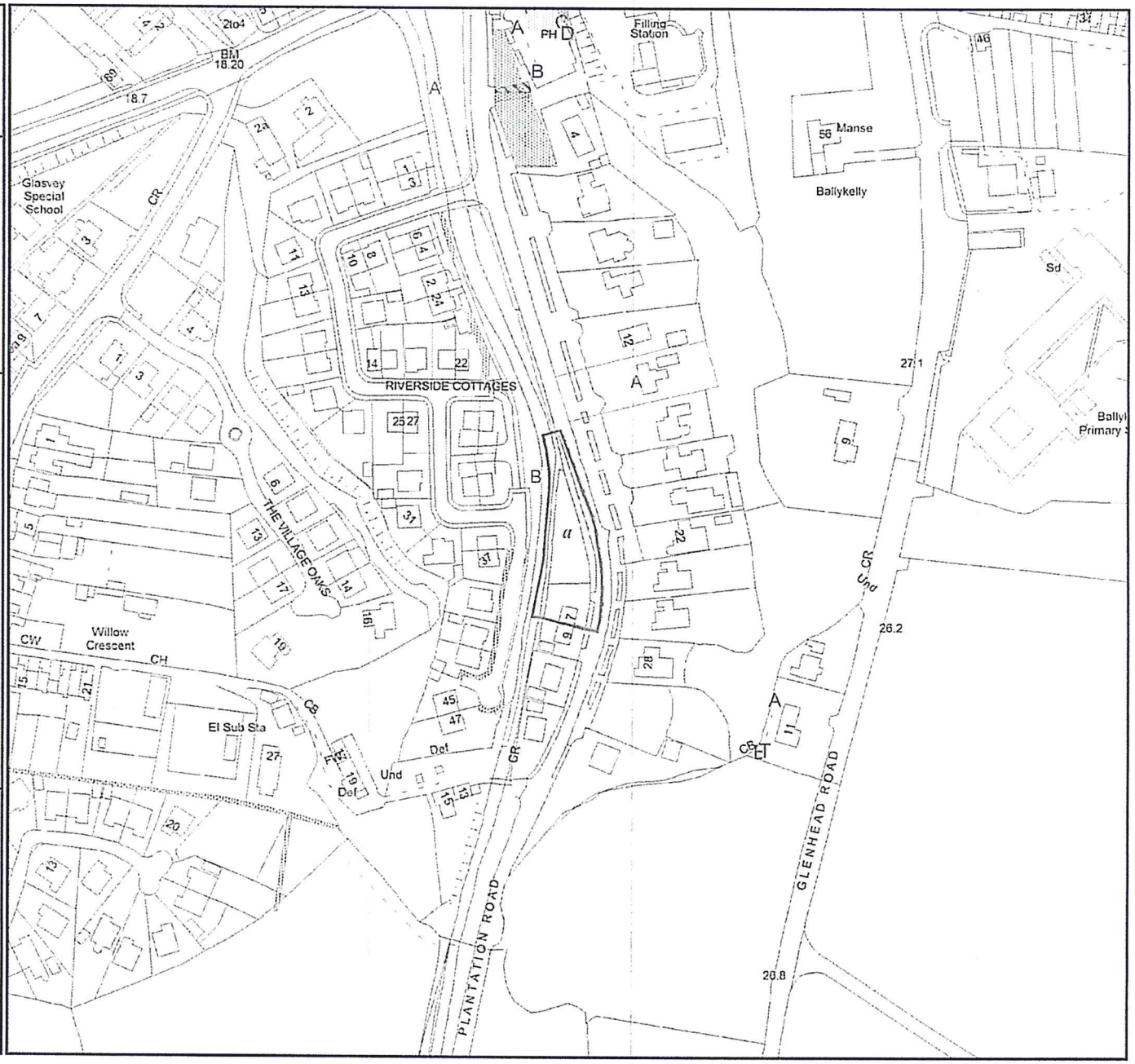
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