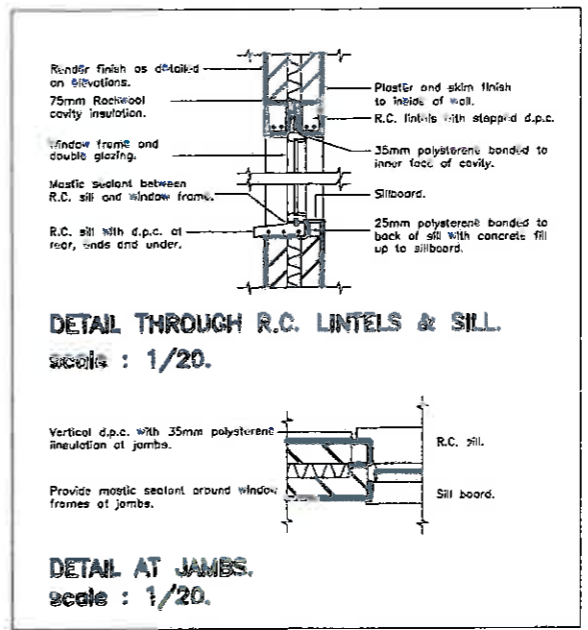


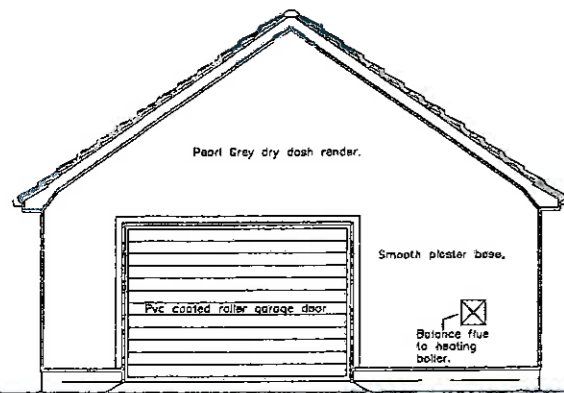
CROSS SECTION A-A

**Main Roof Construction:**  
 Roof covering to match dwelling roof on 18-38mm softwood ceiling battens on reinforced biteltable Surfing membrane on WTEK Timber trussed rafters at 400mm centres as designed & manufactured by Quinn Building Supplies. Trussed rafters to be designed and manufactured to BS2288 Part 3 1985 Code of Practice for trusses. Calculations to be provided to Building Control Dept by the Trussed Rafter manufacturer/supplier prior to the erection of the trussed rafters on site.  
 50 x 100mm Wallplate securely strapped down.  
 Bracing to trussed rafters—  
 Provide 25x100mm longitudinal bracing at all nodes points & 25x100mm diagonal bracing fixed to rafter members at an angle of 45 degrees on plan, for continuous length of roof.  
 25x100mm chevron web bracing fixed to strut members of trussed rafter at a 45 deg angle continuous for length of roof.  
 White pvc fascia board fixed to 25x150mm timber backing board.  
 Aluminium seamless gutter  
 9mm Tacboard soffit  
 2 No. rc lintels over door and window openings with stepped dpc between.  
 Selected white pvc window.  
 Rc sill with dpc at rear, ground ends and under  
 Wall dpc located minimum 150mm above finished ground or path level.  
 Cavity should extend not less than 150mm below the level of the comp proof course.  
**Ground Floor Construction:**  
 100mm sand / cement screed rubbed up smooth  
 1200 gauge Visqueen damp proof membrane on 150mm minimum well compacted hardcore.  
 Hardcore to be laid and consolidated in layers not exceeding 225mm.  
 In no case should underfloor fill exceed 800mm.  
 If underfloor fill should exceed 600mm, prestressed concrete T beams and block infill panels to be used for floor construction.

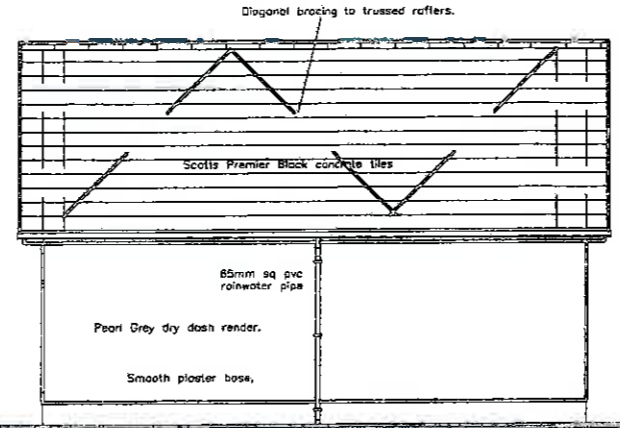
**GARAGE BOILER LOCATION**  
 Central heating system to be oil fired type.  
 Locate central heating boiler in detached garage.  
 Provide adequate natural ventilation for air combustion purposes via 225mm sq. grill vent provided in the wall behind boiler.  
 Where hot water pipe from boiler to dwelling is under the outside ground level the pipe must be insulated with high quality insulation wrapped in waterproof top and protected from water penetration in a pvc ducting.



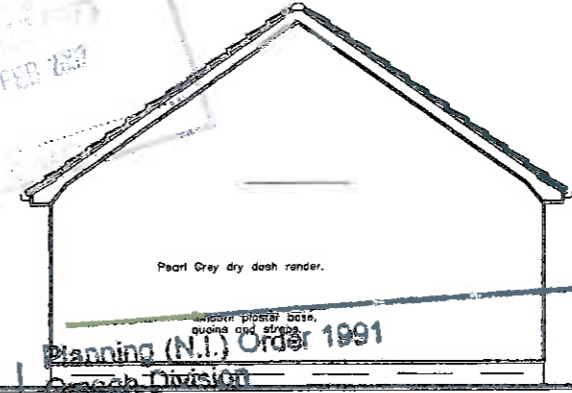
**SPECIFICATION NOTES**  
 THE CLIENT WILL BE RESPONSIBLE FOR ANY EXPENSES LIKELY TO BE INCURRED DUE TO ANY CHANGES MADE TO THE APPROVED DRAWINGS INCLUDING ANY ASSOCIATED CALCULATIONS.  
**FOUNDATIONS:**  
 Max 21 n / mm. sq. at 25 days.  
 100 mm walls - 450 x 300 mm conc. founds.  
 225 mm walls - 600 x 300 mm conc. founds.  
 275 mm walls - 600 x 300mm concrete founds.  
 Steps in foundations to be not greater than 300mm with overlap of 800mm (min).  
 minimum cover to foundations 450 mm.  
 Foundation sizes indicated are based on the assumption that a load bearing subsal of type 4 or better is obtained on site.  
 If this is not obtained a site inspection and engineers report will be carried out on request of Building Control authority.  
**CAVITY WALLING:**  
 Provide 300mm cavity wall construction.  
 Inner and outer leaf to be 100 mm thick dense concrete blockwork unless otherwise indicated.  
 Provide 100mm cavity filled with 100mm thick Rockwool insulation batts as building work progresses.  
 Wall ties to BS1243 1978 spaced at 750mm centres horizontally and at 450 mm. (maximum) centres vertically.  
 Cavity to be filled with weak concrete up to within 300 mm of wall D.P.C. level.  
**DAMP PROOF COURSES AND MEMBRANES:**  
 Provide vertical D.P.C. to wall of all window and door jambs in external cavity walls.  
 Provide stepped D.P.C. between lintels in external cavity walls.  
 Provide D.P.C. under and at rear and ends of all R.C. sills.  
 D.P.C. in walls to be not less than 150 mm above finished ground level.  
 Provide D.P.C. tray to eitherside of roofline.  
 Damp proof membrane in floors to be 1200 gauge Visqueen, lapped & bonded to wall D.P.C.  
**STRUCTURAL TIMBER:**  
 All structural timber to be of strength class C16 or C24 and must be stamped accordingly. Timber is also required to be 'dry' or 'KD' (kain dried) and must be stamped accordingly.  
**M.S. ANCHORS:**  
 Provide galvanised M.S. anchors to wall along roof slope, ceiling tie and first floor joist level using 30 x 5mm straps at 1.5m centres. One end to be secured in cavity and the other to extend over and be fixed to 3no. rafters, ceiling tie and floor joist members with timber bridging under anchor, 50mm wide x depth of rafter, tie or joist.  
 Wallplate to be securely strapped down to wall at 1.2m centres.  
**FIREPLACES, CHIMNEYS AND FLUES:**  
 Flue liners to be 200 mm dia. rebated type to B.S. 1181: 1989 built with sockets uppermost.  
 Angle of flue to be not less than 45 degrees.  
 First 1.5 m of flue save boiler to be cast iron to B.S. 41:1973 and to terminate at its lower end in a chamber for cleaning and inspection purposes and is capable of containing a condensate collection vessel. Fit with close fitting non-combustible cover.  
 In any case where blockwork surround to flue is less than 200 mm no combustible material to be located within 40 mm from outside face of chimney.  
 Space between flue liners and blockwork to be filled weak mortar insulating concrete.  
 Chimney heights to be not less than 600 mm of ridge or within 800 mm of ridge. Elsewhere heights to be not less than 1.0 m above highest contact with roof, exclusive of chimney pots.  
**DRAINAGE:**  
 Drains adjacent to and within 1.0 m of wall foundations and below level of foundations to be backfilled in concrete up to level of under side of foundations.  
 All P.V.C. drain pipes to comply with B.S. 4680.  
 Manholes: 200 mm brick walls flush pointed built off 150 mm concrete base.  
 Fit with galvanised M.S. frame and cover.  
 Minimum cover to drains 450 mm.  
 All drains under buildings to be enclosed in 150mm pea gravel and walls to be beamed over drains.  
**DIMENSIONS:**  
 All dimensions on drawings to be taken in preference to scaling.  
**SCHEDULE OF PRECAST CONCRETE LINTELS**  
 Manufacture in accordance with B.S. 8110.  
 Lintel width 100 & 150mm, Reinforcing to B.S. 1144, Conc. mix 1:2:4.  
 Spacing to B.S. 12, Aggregate to B.S. 882



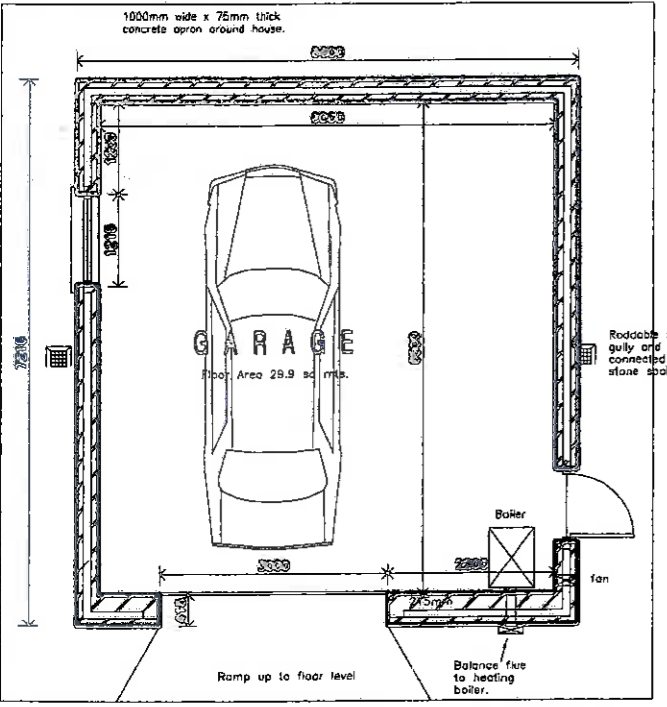
FRONT ELEVATION



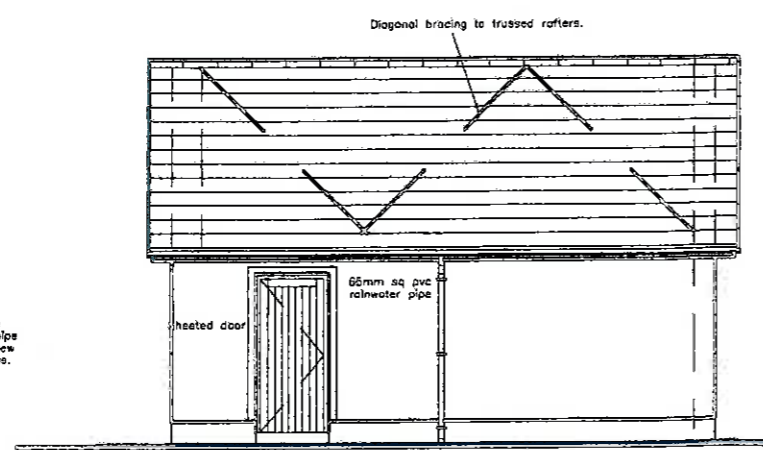
SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN



SIDE ELEVATION

**EXTERNAL WINDOWS AND DOORS:**  
 All windows to be hardwood of storm door section.  
 External windows and doors including glazing and frame to be of at least 30 W.M.U. min.  
**DOUBLE GLAZING:**  
 All windows and external doors to be double glazed throughout.  
 All window glazing units less than 800mm above finished floor level must be fitted with safety glass to B.S. 6868 class C.  
 All doors and side panels with glazing units less than 1500mm above finished floor level to be fitted with safety glass to B.S. 6206 Class B & C.  
 Safety glass requirements apply to both internal and external situations.

Planning (N.I.) Order 1991  
 Omagh Division  
 Team 9

REAR ELEVATION GRANTED  
 Approval of Reserved Matters  
 Subject to Conditions (if any) as set out on Form No. 1107/10/18/1/11  
 Date 22/11/07

The Planning Service  
 RECEIVED  
 07 MAR 2007  
 File No. DMAGH 6

**GIBSON DESIGN & BUILD**  
 Architectural Technologists.  
 25 Ballinderry Road, Coagh, Co Tyrone, BT80-0BR  
 Tel.: 028 867 37078 Fax.: 028 867 36612

Client: BRD CONTRACTS

Job: PROPOSED NEW AND GARAGE AT 120M N.W OF NO 32 BALLADOUGH LANE, C'TOWN

Drawing: GARAGE PLANS

Dwg. No.: 06-72

Scale: 1:100

Date: FEB 07

Drawn: RJG