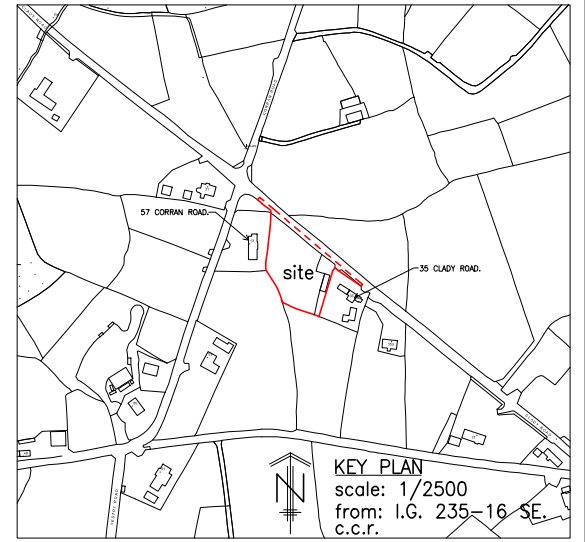
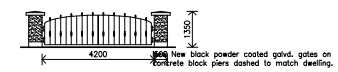
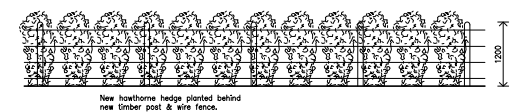


**NOTE:**  
 Undesignated watercourses flow along the northern and western boundaries of the site. The applicant shall ensure that the development will not impede or reduce the operational effectiveness of the watercourse or hinder access for maintenance. Clear access & egress must be provided at all times. The riparian landowner is legally responsible for the maintenance of the watercourse. The existing open drain, where it passes under the proposed access to the site, is to be piped to Rivers Agency specification.

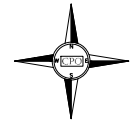


All services within the site to be laid underground. Provide 1500mm wide concrete apron to perimeter of dwelling. The depth of underbuilding between finished floor level and existing ground level shall not exceed 450mm. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway. The existing road across the entire site frontage shall be widened to 4.2m with a 2.0m wide verge. The gradient of the access shall not exceed 1:12.5 over the first 5.0m outside the road boundary (i.e. back of verge). A new hawthorne hedge shall be planted in a double staggered row 200mm apart, at 450mm spacing, 500mm to the rear of the sight splays along the front boundary of the site, where necessary. Existing roadside drainage shall be piped & precautions taken to ensure that surface water does not flow from the access onto the public road. Provide gable, steel cattle grid with overflow piped to exp. open drain at site boundary. 2 No. brick piers to match dwelling.



**PROPOSED PILLARS/WALLS/GATES & FENCE/HEDGE.**  
 scale: 1/50.

50M LINE



**BLOCK PLAN**  
 scale: 1/500.

**bell design**  
 ARCHITECTURAL DRAFTSMEN  
 123 CROSSKEYS ROAD,  
 ARMAGH, N.I., BT60 3LD  
 E: info@belldesign.ie  
 Tel: (028) 3753 2000  
 Mobile: 0773 236 1946

**APPLE ORCHARD CONSTRUCTION.**  
 HOME ADDR: 8 CASTLEBLAYNEY ROAD, KEADY, ARMAGH, BT60 3QP.

DRAWING TITLE: Key Plan, Block Plan.  
 PROJECT: TWO DWELLINGS WITH DOMESTIC GARAGES - House Type 2.  
 CLIENT: ADJACENT to & NW of 35 CLADY ROAD, ARMAGH.  
 SCALE: 1:2500 1:500.  
 SHEET NO: 6  
 PROJ NO: 3898  
 DATE: MARCH 2023.  
 DRAWING NUMBER: B497-3898-22/HT2.

REVISIONS			
NO.	REV. BY:	DATE:	DETAILS:
1	AHDB	13.06.22	Garages relocated.
2	AHDB	27.03.23	Drainage notes added.
3	AHDB	30.01.24	Oil tanks removed.

**NOTES:**

PLANNING DRAWING NUMBER: 01(1)

DRAWING ISSUE	PROVISIONAL COST SUMS	LINTEL SCHEDULE
<b>X PLANNING</b>	The following P.C. sums to be included in all tenders. The P.C. sums do not include V.A.T.	All lintels to be (C25) mix, reinforced with high yield twisted steel having 20mm cover and to BS 4483. All lintels to be 100mm nom. thickness and to have 250mm bearing each end.
<b>X BLDG. CONTR'L</b>	ITEM:	
<b>CONSTRUCTION</b>	P.C. SUM:	
<b>ELECTRICAL LEGEND</b>		
	MAX. CLEAR OPENING WIDTH	DEPTH OF LINTEL
	TOP REINFORCEMENT NO. OF BARS	BOTTOM REINFORCEMENT DIA.
	900mm	150mm
	1200mm	150mm
	1500mm	150mm
	1800mm	225mm
	2400mm	225mm
	3000mm	225mm
	3300mm	225mm