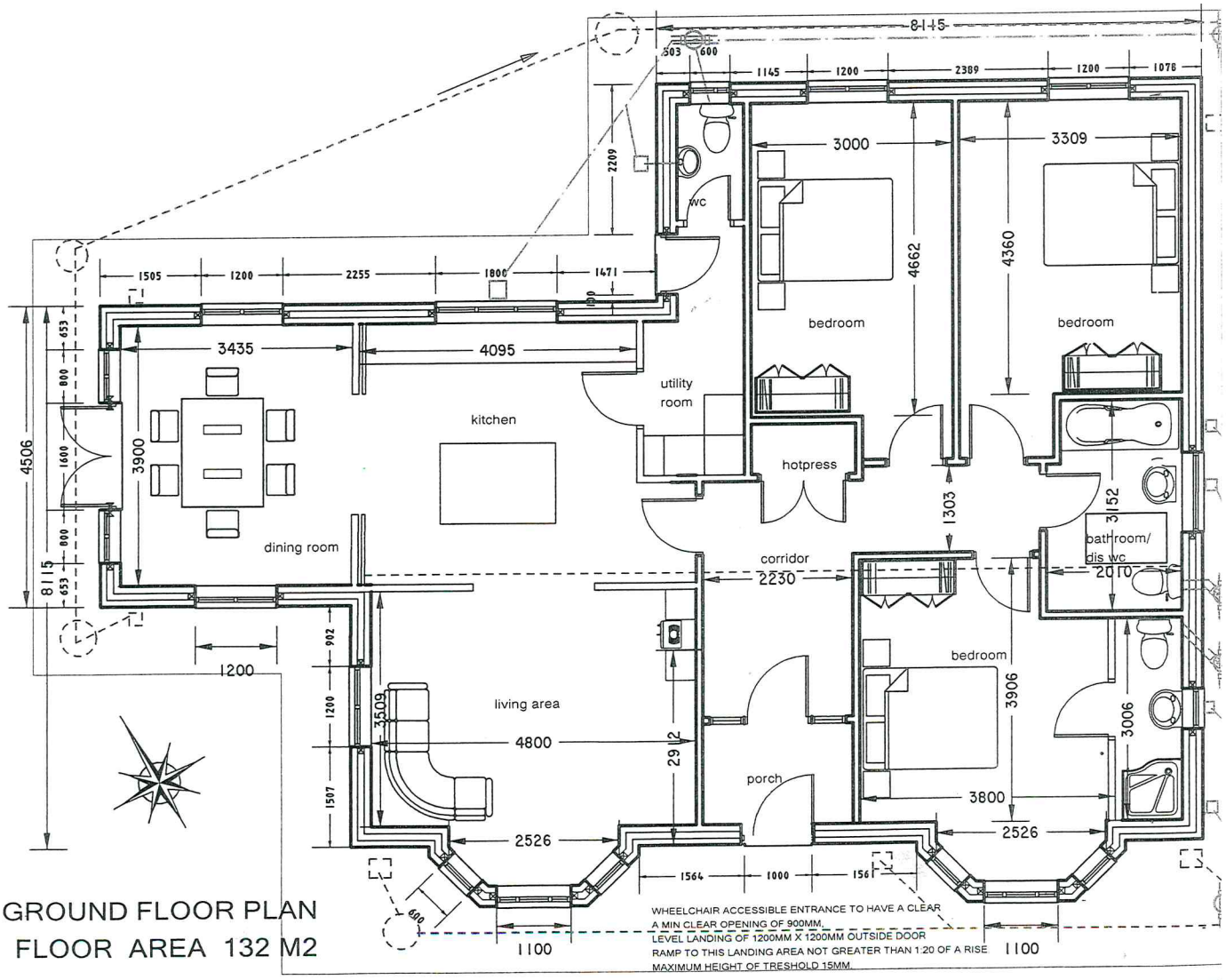
PLANNING PERMISSION DRAWING ONLY

FRONT (SOUTH) ELEVATION - SCALE 1:100



GROUND FLOOR PLAN
FLOOR AREA 132 M2

Revision	Date	Description
dec 14		remove bay window roof

Drawing Title:

FLOOR PLAN,
FRONT AND SIDE ELEVATION

Project:

PROPOSED SINGLE STOREY DWELLING, DETACHED GARAGE, WASTE WATER TREATMENT SYSTEM TO RAISED PERCOLATION AREA OFF NEW ENTRANCE AND ASSOCIATED SITE WORKS AT CORWILLIN, BALLYBAY, CO. MON AGHAN.

SIDE (WEST) ELEVATION - SCALE 1 : 100

Ventilation
Provide Ventilation To All Habitable Rooms, With A Permanent WALL Opening Of 6500mm2.

SMOKE ALARMS / HEAT DETECTORS
NO DOOR TO BE GREATER THAN 7.5M FROM THE NEAREST SMOKE ALARM.

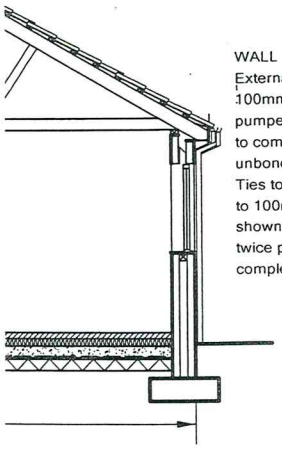
A HEAT DETECTOR SHOULD BE INSTALLED IN THE KITCHEN

AN OPTICAL TYPE SMOKE ALARM ON GROUND FLOOR AND AN IIONISATION TYPE ON THE UPPER FLOOR.

FIRE SAFETY
Fire Escape Windows
AN OPENABLE SECTION, WHICH CAN PROVIDE AN UNOBSTRUCTED CLEAR OPEN AREA OF AT LEAST 0.33M2 WITH MIN WIDTH AND HEIGHT OF 450MM.
EG. SIZE OF OPENER 0.45 WIDE X 0.75 HIGH

THE BOTOM OF THE OPENER SHOULD BE NOT MORE THAN 1100MM AND NOT LESS THAN 800MM (600MM IN THE CASE OF A ROOFLIGHT) ABOVE THE FLOOR.

IN THE CASE OF A DORMER OR ROOFLIGHT THE DISTANCE FROM THE EAVES TO THE BOTTOM OF THE OPENER SHOULD NOT EXCEED 1.7M.
Opening Section Of Windows To All Habitable Rooms To Be 650mm High By 500mm Wide,
In Blockwalls Bottom Of Window Opening Between 800 And 1100mm Above Floor Level.
In dormer windows, bottom of window opening between 800 and 1100mm above ground level.Bottom of escape window 1700mm max. above eaves measured along slope of roof.
In Roof Lights, bottom of window opening between 600mm and 1100 mm above floor level, bottom of escape window 1700mm max. above eaves measured along slope of roof..



WALL CONSTRUCTION:
External walls shall be of cavity construction. External leaf to cavity wall shall be 100mm blockwork or stonework where shown with 120mm cavity space with pumped cavity bead wall insulation with galvanised or stainless steel wall ties to comply with I.S. 268, 1986 with max. spacings of horz. & 450 vert. & at unbonded jambs to all openings in cavity walls within 150mm of ope.
Ties to be of the vertical twist type with min 50mm insulated slab and skim finish to 100mm internal wall. 100mm solid concrete block internal partition walls as shown to ground level & carried up to first floor where possible
twice plastered both sides and skimmed. All rising solid walls to be taken up complete from foundations

te cast-in-situ powerfloated concrete slab on
oor insulation Kooltherm K3 floorboard perimeter
imeter to close cold bringing on Necroflex monarflex
ed and fully adhesive sealed at joints on 50 mm tk.
tk. layer of Cl.804 hardcore incorporating 1No.
footpaths to allow for possible future connection
be reinforced with mesh fabric A142, minimum lap
oncrete floor slab to incorporate underfloor heating
oors to achieve a better than normal maximum
Alternatively floor to consist of subfloor/insulation/
ating installer.

PART M - BUILDING REGULATIONS

WHEELCHAIR ACCESSIBLE ENTRANCE TO HAVE A CLEAR A MIN CLEAR OPENING OF 900MM,

LEVEL LANDING OF 1200MM X 1200MM OUTSIDE DOOR

RAMP TO THIS LANDING AREA NOT GREATER THAN 1:20 OF A RISE

MAXIMUM HEIGHT OF TRESHOLD 15MM.

INTERNAL DOORS TO HAVE 800MM MIN CLEAR OPENING WHEN APPROACHED HEAD ON.

ALL DOOR BELLS, DOOR HANDLES, LETTER BOXES, LIGHT SWITCHES AND OTHER EWUIPMENT SHALL BE PLACED AT A HEIGHT OF 900-1200MM ABOVE FLOOR LEVEL.

AN ACCESSIBLE W.C SHALL BE PROVIDED WITH A CLEAR UNOBSTRUCTED AREA BESIDE THE W.C OF 1200 X 750MM.

DWELLING

Client Name: [redacted]		
Drn By:	Scale : 1:100 on A3 1: 50 on A1	Date: JULY, 2014
Project Nr.:	CAD File:	Dwg. No.

K D A
kenneth d. lonergan & associates ltd..
Design Cost Consultants Surveying
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- BLACK SLATES/ TILES

BLACK PVC FACIA, SOFFIT, GUTTER AND DOWNPIPES

- BLACK / CREAM WINDOWS

GREY DASH FINISH / NATURAL STONE FINISH

VENTILATION
PROVIDE VENTILATION TO ALL HABITABLE ROOMS, WITH A PERMANENT WALL OPENING OF 6500MM2.

TGD B- FIRE SAFETY
FIRE ESCAPE WINDOWS
AN OPENABLE SECTION, WHICH CAN PROVIDE AN UNOBSTRUCTED CLEAR OPEN AREA OF AT LEAST 0.33M2 WITH MIN WIDTH AND HEIGHT OF 450MM.
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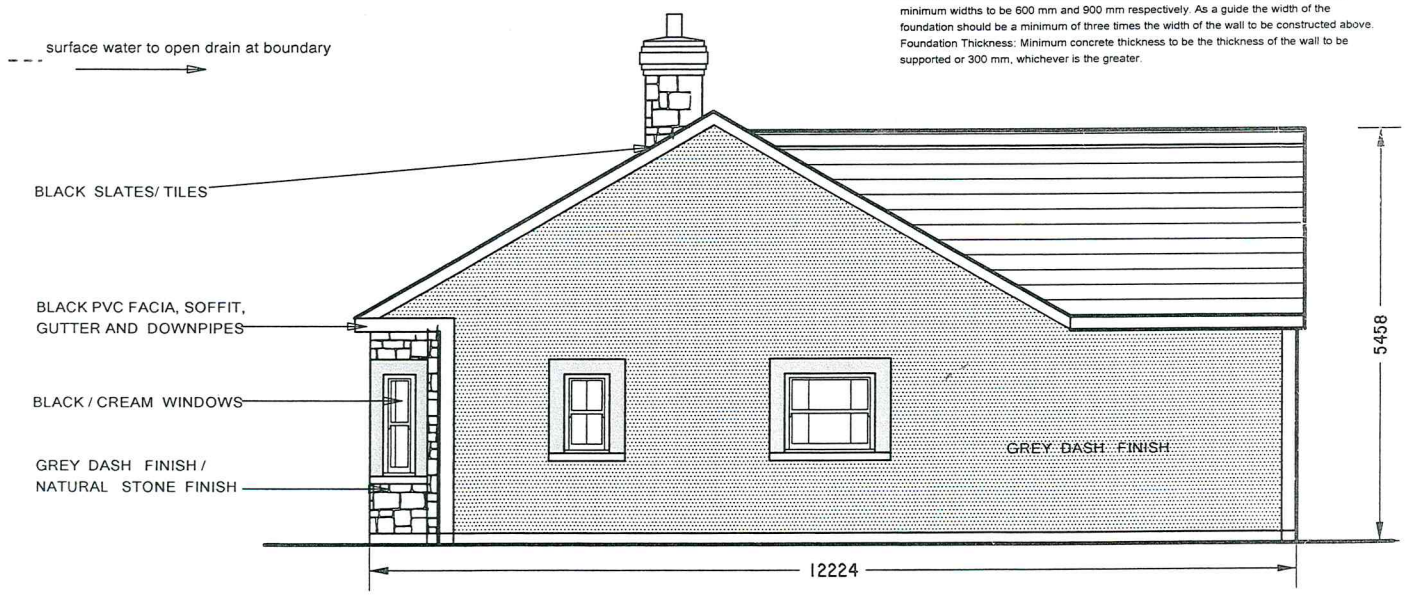
AN OPTICAL TYPE SMOKE ALARM ON GROUND FLOOR AND AN IIONISATION TYPE ON THE UPPER FLOOR.

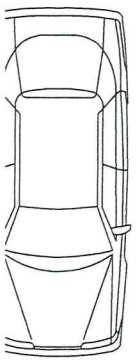
General Notes:
1. No dimensions are to be scaled from this drawing. Use figured dimensions only.
2. All dimensions are to be checked on site, any discrepancies are to be reported to Kenneth D. Loner gan and As soc . immediately.
3. The Contractor is to ensure that all work carried out is to be in full accordance with the Requirements of the Safety, Health and welfare Act 2005.
4. All work to be carried out in full accordance with The Building Regulations and Technical Guidance Documents 1997-2010 and all associated revisions.
5. Existing drainage run and levels to be checked prior to commencement of works.
6. Where pipes pass through or immediately under a wall a sufficient arch support or lintel is to be provided over the drain to prevent any damage to the drain by settlement etc. Drains passing through or under a wall to be laid on a 150 mm bed of concrete and to be encased in concrete - 150 mm minimum thickness.
7. Drainage pipes to be laid on a bed of concrete - 100 mm min. thickness and projecting a min. of 75 mm each side of pipe. Concrete to be filled in so as to extend full width of concrete bed and haunched up not less than half the external diameter of the pipe. Drains to be laid to min. fall of 1:40.
8. All associated pipework to new location as directed by Architect/Engineer on site.
9. Contractor to inspect site for root areas and other relevant locations prior to pricing.
10. Contractor is responsible for taking of all details.
11. Structural Engineer to be employed to provide calculations and specifications for all structural work including design of footings, new roof structure. Structural Engineer to be the responsibility of the Contractor.

Drainage:
Provide new foul drains with new AJ', gullies, manholes etc. as necessary to serve new layout and connect into new foul drains. Foul drains to be 100 mm dia uPVC pipes laid at 1:60 fall to 4000 l septic tank and percolation area as indicated on Site Layout Plan. New separate surface water drainage to be formed connecting to all downpipes to roofs and gullies to paved/hardstanding areas discharging to rainwater harvesting system and soakaways within site.

Foundations:
Final formation of concrete foundations to be agreed on site with Architect. Where bearing quality is suspect, foundations shall be designed by a Structural Engineer. Remove all soft spots and loose material prior to pouring of foundation. Backfill with lean mix concrete to make up levels prior to pouring foundation concrete. Ensure clean, dry, level and compact bottom to trenches especially in wet weather. In the case of a waterlogged foundation trench, any water should be collected in a sump and pumped away from the foundation area and clean the trench bottom down to a solid bearing.
Allow 50 mm binding. Concrete to be laid on formation of all foundation trenches immediately after excavations. All foundations to have reinforced steel mesh with 75 mm cover to sides and bottom (Mesh type A393 @ 6.16 Kg/m², to top and bottom of foundations. Provide foundations to all block and brick wall, chimneys and load bearing partitions including load bearing stud partions. All walls must be centred on foundations.
Minimum Dimensions:
Foundation Depth: Minimum depth of foundation excavation below finished ground level to be 900 mm. Diameter Width: For standard internal walls and cavity wall construction minimum widths to be 600 mm and 900 mm respectively. As a guide the width of the foundation should be a minimum of three times the width of the wall to be constructed above.
Foundation Thickness: Minimum concrete thickness to be the thickness of the wall to be supported or 300 mm, whichever is the greater.



SIDE (EAST) ELEVATION - SCALE 1 : 100



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AN ACCESSIBLE W.C SHALL BE PROVIDED WITH A CLEAR UNOBSTRUCTED AREA BESIDE THE W.C OF 1200 X 750MM.

rface water to open drain at boundary

waste to treatment system
percolation area

lient Name:
SANDRA GILMOUR

rn By:	Scale : 1 :100	Date: JULY, 2014
roject Nr.:	CAD File:	Dwg. No.

K D A

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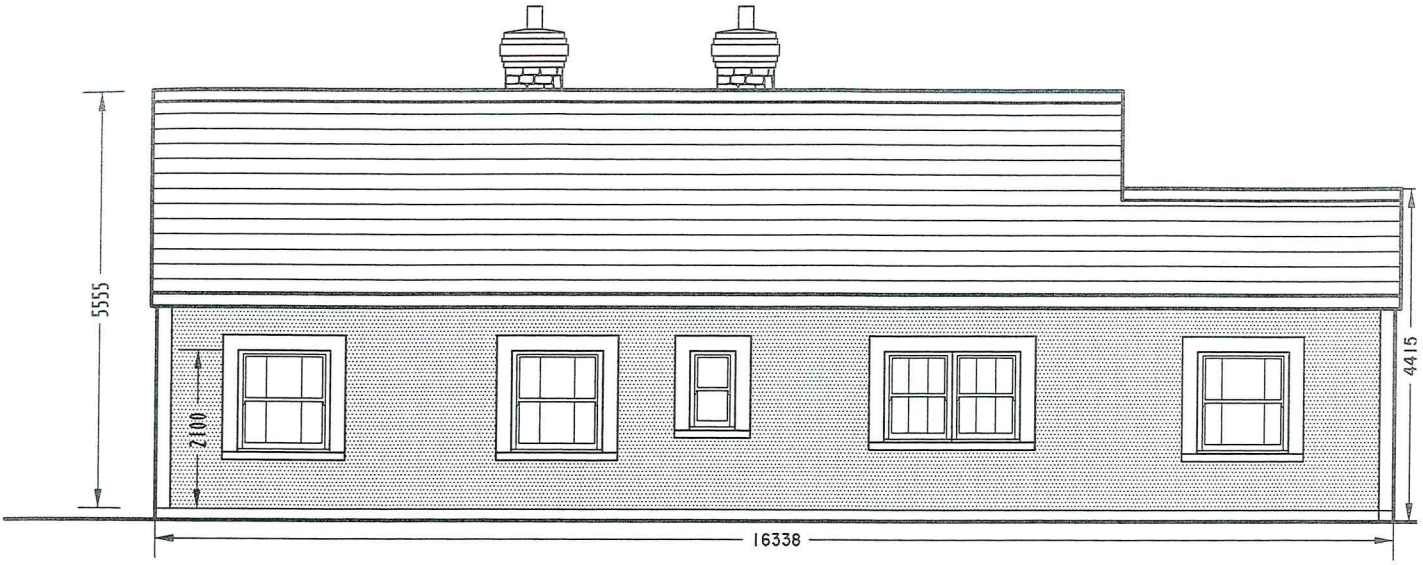
PLANNING PERMISSION. DRAWING ONLY



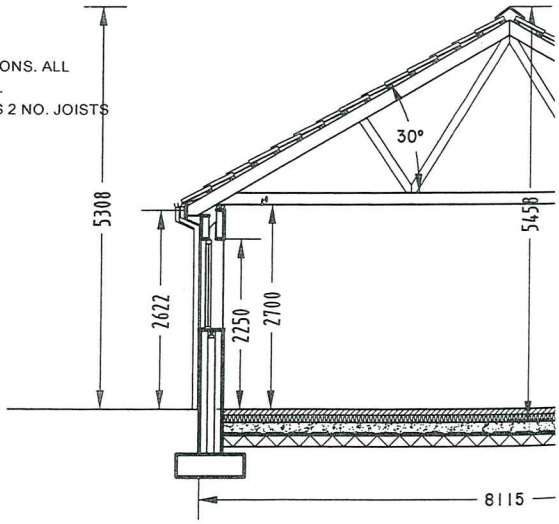
REAR (NORTH) ELEVATION - SCALE 1 : 100

ROOF CONSTRUCTION:
BLUE/BLACK SLATES ON 50X25MM S/W TREATED TIMBER BATTENS, ON BUILDING FELT (AT EAVES 5U, TO I.S. 36 OR B.S. 747 AND TYPE 1F ELSEWHERE), ON 175 X 44MM RAFTERS @400C/C, 125 X 44MM COLLAR TIES PER EVERY PAIR OF RAFTERS.
225 X 75MM PURLINS TO BE SUPPORTED BY RISING WALLS OR SUPPORTED BY STRUCTURAL STUD PARTITION CARRIED BY DOUBLE JOISTS.100MM X 75MM WALLPLATES STRAPPED TO WALL WITH GALVANISED METAL TIES AT 600MM C/C.150MM THICK REINFORCED CONCRETE FLOORS WITH 50MM SAND CEMENT SCREED TO BE SUPPORTED BY 215MM INTERNAL CONCRETE BLOCK WALLS.
225 X 50MM CEILING JOIST TO BE FIXED AT 400 C/C WITH PLASTER SLABBED & SKIMMED.
FASCIA BOARD TO BE 200 X 25MM IN PVC OR SEAMLESS ALUMINIUM BY SPECALISTS.
SOFFIT TO BE FINISHED AS FASCIA.
ALL GUTTERS TO BE IN ACCORDANCE WITH SR11 (EOLAS) & THE BUILDING REGULATIONS. ALL ROOF TIMBERS TO BE VAC VAC TREATED WITH "PROTIM" OR SIMILAR PRESERVATIVE.
GALVANISED WALL TIES TO CONNECT INNER WALL LEAF TO CEILING JOISTS (ACROSS 2 NO. JOISTS MIN. WITH EXTRA NOGGING BETWEEN.)

225MM X 44MM FLOOR JOISTS WITH SOLID BRIDGING AT 100MM C/C
WITH 300MM ROCKWOOL INSULATION BETWEEN JOISTS
WITH FOIL BACKED SLAB TO UNDERSIDE OF JOISTS

FOUNDATIONS:
Foundations must (a) be situated centrally under the wall: (b) transfer all dead, imposed and wind loads to the ground without settlement or other movement which would impair the stability or cause damage to the building: (c) be taken down below frost damage or subsoil movement level and have a minium. 450mm cover: (d) be resistant to attacks by sulphates or other deleterious matter in the subsoil: (e) concrete shall be composed of cement to B.S. 12:1978 and fine coarse aggregate conforming to B.S. 882:1983, the mix being C11P to B.S. 5328:1981:
-Foundation type (subject to ground conditions) to be confirmed on site prior to construction-(or below if approved by engineer)
All foundations to be taken down to firm ground as determined on site but not less than 600mm below ground level to top of foundation. All foundations to be 300mm deep.
External cavity wall foundations to be 900mm wide and foundations to internal wall to be 900 mm wide. Concrete to foundations to be 30N/(20)/mm sq. @ 28 days. Foundations to be reinforced with A393 mesh top and bottom on lean mix blinding. (All soft spots to be made up with same) Trenches to all foundations to be excavated to suitable bearing strata not less than1m below D.P.C. level.

FOUNDATIONS WHICH NEED TO BE STEPPED:
are to be overlapped in 600 mm widths top & bottom and rises of block dimensions. All steps in foundations to have M5 bars inset horz. & vert. with concrete poured starting at lowest trench where stepping occurs provide for radon gas barrier under floor construction.



Ground Floor Construction:
Lay a 150 mm tk. grade 25
125 mm (min) Kooltherm K
insulation upstand at all sid
radon resisting dpm membr
sand blinding on 150 mm m
Radon Sump with terminal
to fan. Concrete cast-in-situ
of 450 mm with 50 mm top
to entire ground floor. As a
Elemental U-Value of 0.15
screed as required by unde

SECTION A-A THROU

Revision	Date	Description

Drawing Title:
SECTION, SIDE AND REAR ELEVATIONS

Project:
PROPOSED SINGLE STOREY DWELLING, DETACHED GARAGE, WASTE WATER TREATMENT SYSTEM TO RAISED PERCOLATION AREA OFF NEW ENTRANCE AND ASSOCIATED SITE WORKS AT CORWILLIN, BALLYBAY, CO. MON AGHAN.

	COLUMN 3 OF SHRUBS
	PERENNIAL FLOWERS

Botanical Name	Common Name	Size at Planting	Quantity
Crataeogus Monogyna	Whitethorn	60/90	25
Prunus Spinosa	Blackthorn	60/90	25

PLANTING:
Planting to consist of existing trees and proposed planting of new trees and whips to all parts of the site.