

has provided  
and traffic.

22 MAR 2007

**LOCATION MAP** SCALE: 1:2000

0.5.124/e R. 2007.0082

COOKSTOWN DISTRICT COUNCIL

Plans approved in pursuance of Article 13 of The Building Regulations (NI) Order 1979 (as amended)

Signed: *[Signature]*  
Director of Building Control

Note: Where work has not been started within three years from the date of deposit of the plans the Council may, in accordance with Article 19, declare the deposit of the plans to be of no effect.

M J McGuckin

Executive Director

**PROPOSED DOMESTIC GARAGE ADJACENT TO 172, DRUM BP, COOKSTOWN FOR MR. ADRIAN GLASGOW.**

ALL EXISTING FIRE TRAPS TO BE MAINTAINED AS SHOWN  
OIL TANKS 1m (min) FROM BOUNDARY.  
EXISTING POOR OR WISE FENCING TO BE DEMOLISHED  
- PACKAGE TREATMENT PLANT

RIGHT-LINE (SHOWN DOTTED)

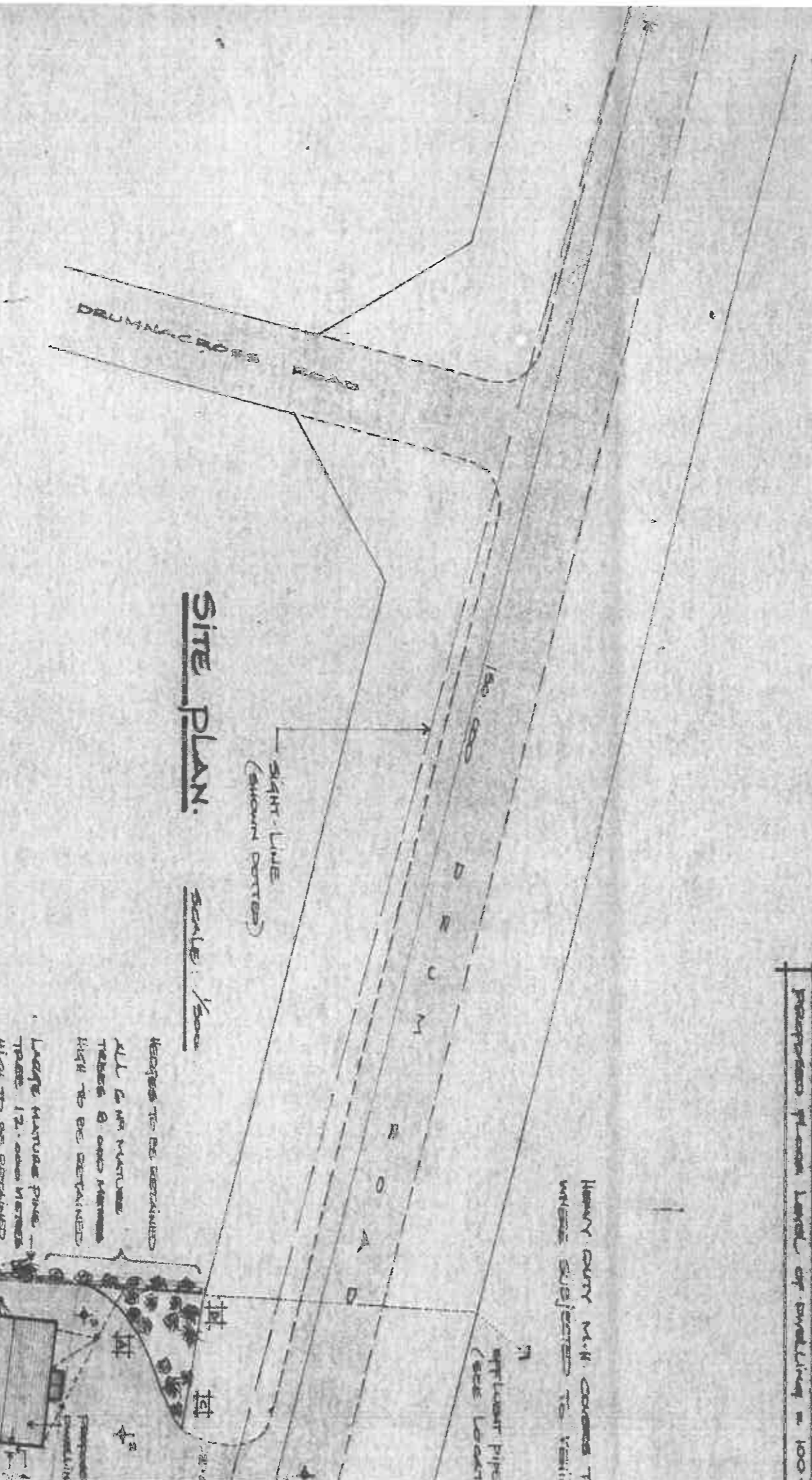
EX. FENCING STRUCTURE/OUTCROP  
EX. POOR CONCRETE



**NOTES:**

1. ANY POLE OR COLUMN MATERIALLY AFFECTING VISIBILITY MUST BE REMOVED. I.E. ALL SIGNS IN FRONT OF THE ADJACENT PERIOD FILING STATION MUST BE REMOVED AND SET BACK BEHIND SIGHT-LINES.
2. GROUPS OF HURDLES, STANCHIONS, RAIL AND SIGNAL TRAILS SHALL BE PROVIDED DURING THE FIRST GROWING SEASON AFTER OCCUPATION OF THE DWELLING. ANY PLANT DYING WITHIN FIVE YEARS OF PLANTING SHALL BE REPLACED BY A PLANT OF SIMILAR SIZE.
3. SIGHT-LINES SHALL BE PROVIDED BEFORE ANY WORK ON SITE IS COMMENCED. ALL HEDGES & FENCES IN FRONT OF SIGHT-LINES SHALL BE REMOVED & REPLACED WITH A NEW FENCE AS INDICATED POSITIONED ON OR BEHIND THE SIGHT-LINES. (AN NEW HEDGE SET BACK AND WINGS FROM S/LINES PERMANENTLY OBTAINED IN FACT AND SHALL BE PROTECTED WITH A POST & WIRE FENCE DURING THE COURSE OF THE CONSTRUCTION OF THE DWELLING.
4. THE EXISTING NATURAL SLOPINGS OF THE SITE SHALL BE

REF.	HEIGHTING OF/LEVELS PROPOSED AT/LEVELS	PROPOSED FLOOR LEVEL OF DWELLING = 100.
1	100.000	100.000
2	99.912	99.912
3	99.895	99.895



**SITE PLAN.**

SCALE: 1/500

REF.	SPECIES	ASH	ALDER	WILLOW	HORNbeam	OAK	CHRISTMAS
1	✓	✓	✓	✓	✓	✓	✓
2	✓	✓	✓	✓	✓	✓	✓
3	✓	✓	✓	✓	✓	✓	✓

HEDGES TO BE RETAINED  
ALL 2 1/2" PINE TREES & ONE HORNbeam HIGH TO BE RETAINED  
LARGE MATURE PINE TREE 12" DIAMETER HIGH TO BE RETAINED

ALL 4 1/2" HORNbeam TREES TO BE RETAINED

DISCHARGE POINT EXISTING DITCH

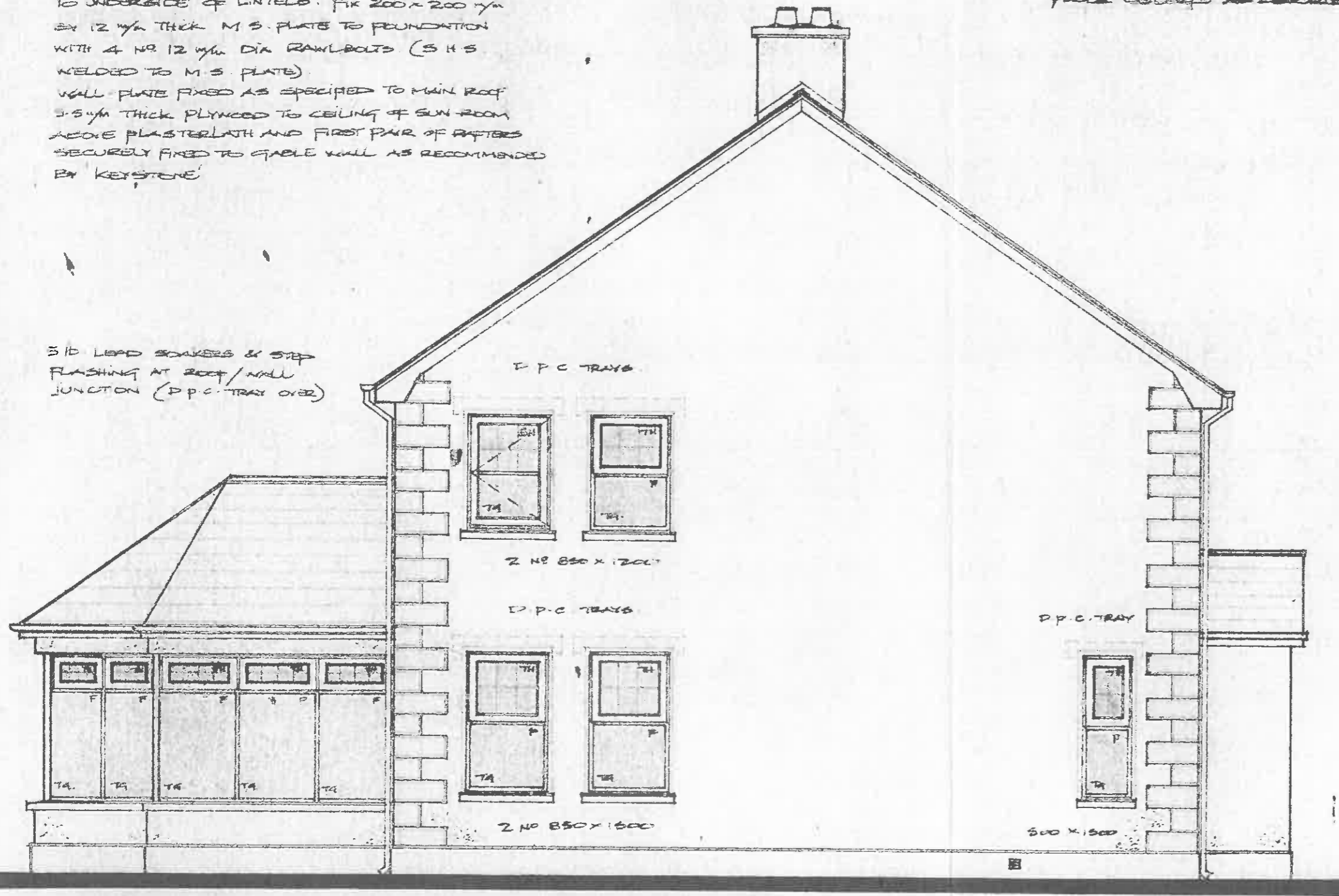
ALL EXISTING FORM FIR TREES TO BE

N.B. THE ABOVE TREES SHALL BE 1500YH HIGH AND 30YH (WID) DIAMETER AND SPACED AT 2000 YH CENTRES.

**SUN-ROOM. (ROOF SUPPORT.)**

SUN-ROOM ROOF SUPPORTED ON LINTELS AS MANUFACTURED BY 'KEY-STONE', COOPERSON. KEY-STONE LINTELS SUPPORTED AT EXTERNAL CORNERS BY 100 x 100 mm S.H.S. WELDED TO UNDERSIDE OF LINTELS. FIX 200 x 200 mm BY 12 mm THICK M.S. PLATE TO FOUNDATION WITH 4 NO 12 mm DIA RAWLBOLTS (S.H.S. WELDED TO M.S. PLATE). WALL PLATE FIXED AS SPECIFIED TO MAIN ROOF. 3.5 mm THICK PLYWOOD TO CEILING OF SUN-ROOM ABOVE PLASTERLATH AND FIRST PAIR OF RIFTERS SECURELY FIXED TO GABLE WALL AS RECOMMENDED BY 'KEYSTONE'.

5 lb LEAD SOAKERS & STEP FLASHING AT ROOF/WALL JUNCTION (D.P.C. TRAY OVER)



**SIDE ELEVATION.**

**TA DENOTES:**  
TIGHTENED GLASS TO BS 6206 (CLASS 2)

HORIZ D.P.C. 150 mm (MIN) ABOVE G/LEVEL

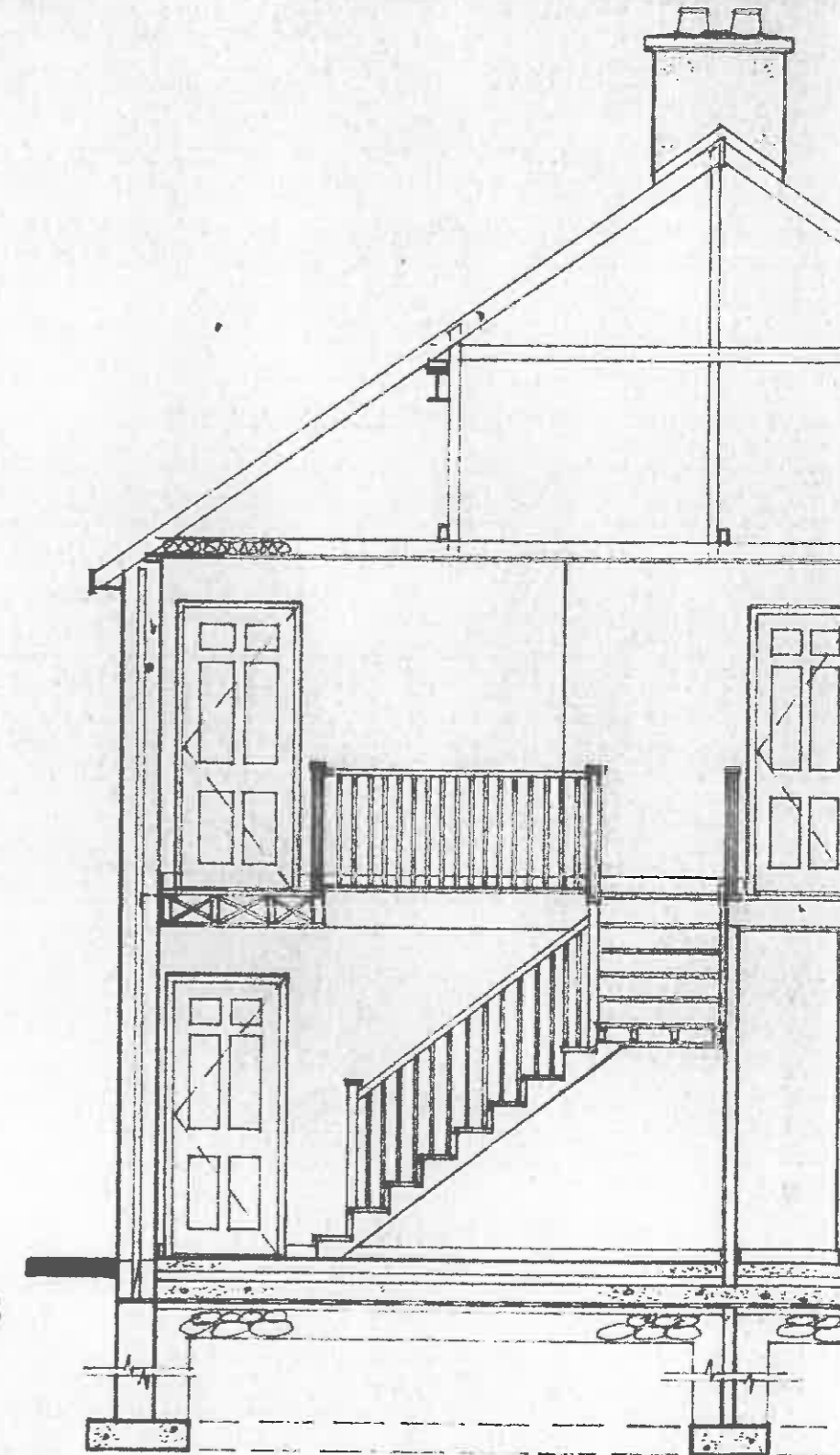
ALL STEEL BEAMS IN FIRST FLOOR VOID TO BE TREATED WITH IMPREGNANT PAINT TO PREVENT RUST AND TO BE PROTECTED AGAINST CORROSION.

**SMOKE ALARM.**

SMOKE ALARM TO BS 5446

**CEILING.**

12.5 mm THICK PLASTERBOARD TO ALL GROUND FLOOR CEILINGS WITH BONDING COAT AND GYPSUM PLASTER. 9.5 mm THICK PLASTERLATH TO FIRST FLOOR CEILINGS AS DESCRIBED.



**SECTION A-A.**

**ADDITIONAL**

1. THERMOSTATIC TO BE FITTED
2. HOT WATER

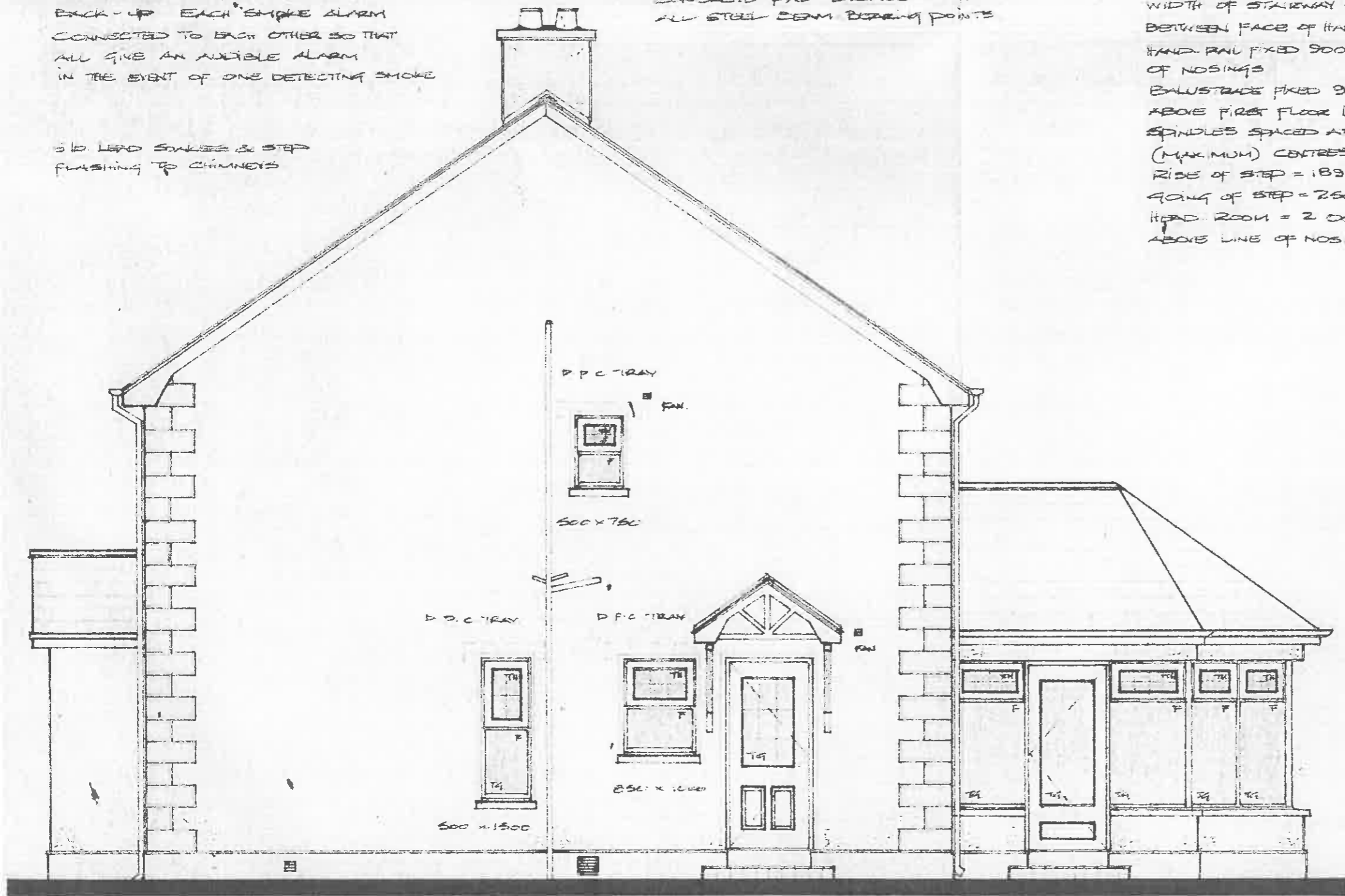
ELECTRICITY SUPPLY WITH BATTERY  
BACK-UP EACH SMOKE ALARM  
CONNECTED TO EACH OTHER SO THAT  
ALL GIVE AN AUDIBLE ALARM  
IN THE EVENT OF ONE DETECTING SMOKE

5 LB LEAD SNAKE & STEP  
FLASHING TO CHIMNEYS

CONCRETE PAD - STUDIES UNDER  
ALL STEEL BEAM BEARING POINTS

WIDTH OF STAIRWAY SHALL BE 950 mm  
BETWEEN FACE OF HAND-RAIL AND WALL  
HAND-RAIL FIXED 900 mm ABOVE LINE  
OF NOSINGS  
BALUSTRADE FIXED 900 mm (MIN)  
ABOVE FIRST FLOOR LEVEL  
SPINDLES SPACED AT 100 mm  
(MAXIMUM) CENTRES.  
RISE OF STEP = 180 mm  
GOING OF STEP = 250 mm  
HEAD ROOM = 2 000 METRES (MIN)  
ABOVE LINE OF NOSINGS

3. TRICKLE VENTILATION OF 8000 m<sup>2</sup> ROOM, BATH & ALL W.C.
4. ALL STRUCTURE GRADE C 16 IN ACCORDANCE SEE SEPARATE
- a. INSULATION
- b. PIPE INSULATION
- c. JACKET TO HOT THICK FIRE-INS
- d. ROOF VENTILATION FLUE PIPE TO SHALL BE CAS LESS THAN 4:1 TO TERMINATE OF CONTAINMENT VESSEL. ACC FOR CLEANING

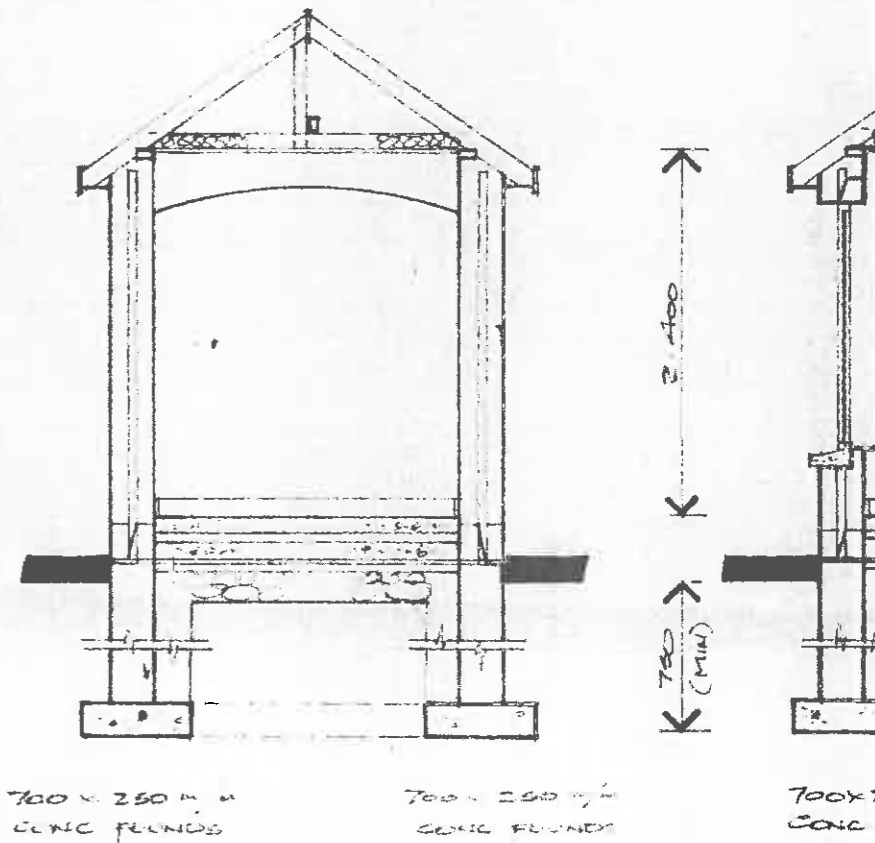


U/FLOOR VENT TO F/PLACE

**SIDE ELEVATION.**

100 mm DIA P.I.C. S + P  
1000 mm (MIN) ABOVE WINDOW OPENING.  
225 x 225 mm G.I. VENT TO OIL-FIRED BURNER

TILED STEP  
RISE = 180 mm  
GOING = 250 mm



700 x 250 mm CONCRETE FOUNDATION

700 x 250 mm CONCRETE FOUNDATION

700 x CONCRETE

**SECTION C-C.**

ALL STRUCTURAL TIMBERS SHALL BE KEPT 25 mm FROM FACE OF CHIMNEY BRICKWORK SURROUNDING FLUE IS LESS THAN 200 mm  
200 mm DIA RECESSED CLAY FLUE LININGS TO B.S. EN 1457: 1999 (SOCKETS UPWARDS).  
CAST IRON OR MILD STEEL FLUE PIPE TO COMPLY WITH B.S. 41: 1973 (1998) OR B.S. 1449, PART 1: 1991 SECTION 1.1 RESPECTIVELY.

ALL INTERNAL DOORS SHALL BE 700 mm (MIN) BETWEEN FACE OF DOOR STOPS EXCEPT WHERE SPECIFIED OTHERWISE  
HEIGHT OF SWITCHES AND SOCKET OUTLETS SHALL BE 450 mm (MIN) AND 200 mm (MIN) ABOVE FLOOR LEVEL  
125 mm WIDE SCREWS FASTENERS THROUGHOUT  
62.5 mm DIA OF R.N.P.

PROPOSED DWELLING AND  
DOMESTIC GARAGE ADJACENT  
TO 172, DRUM RD, COOKSTOWN  
FOR MR. ADRIAN GLASGOW.

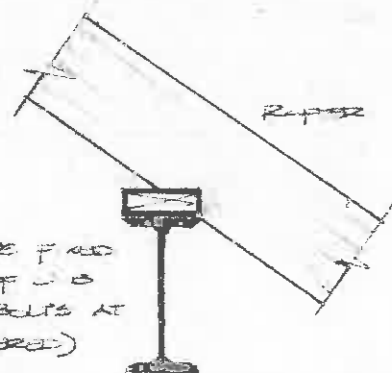
SHEET NO 2.

SCALE 1/50.

DATE: JAN 2007.

B/CONTROL  
COPY  
(FILE)

- 2 APR 2007  
FP.07.0082.



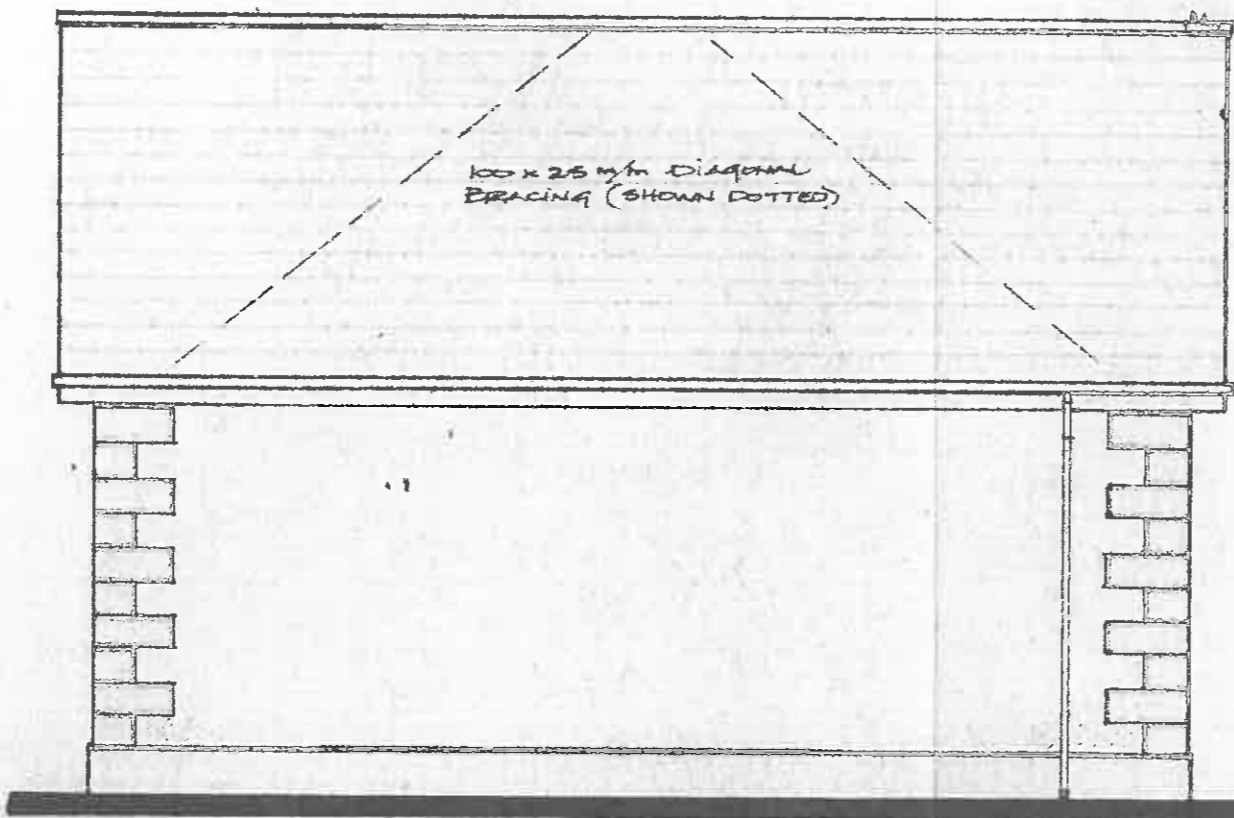
DETAIL OF U.B.

(SEE AS PER PLAN)

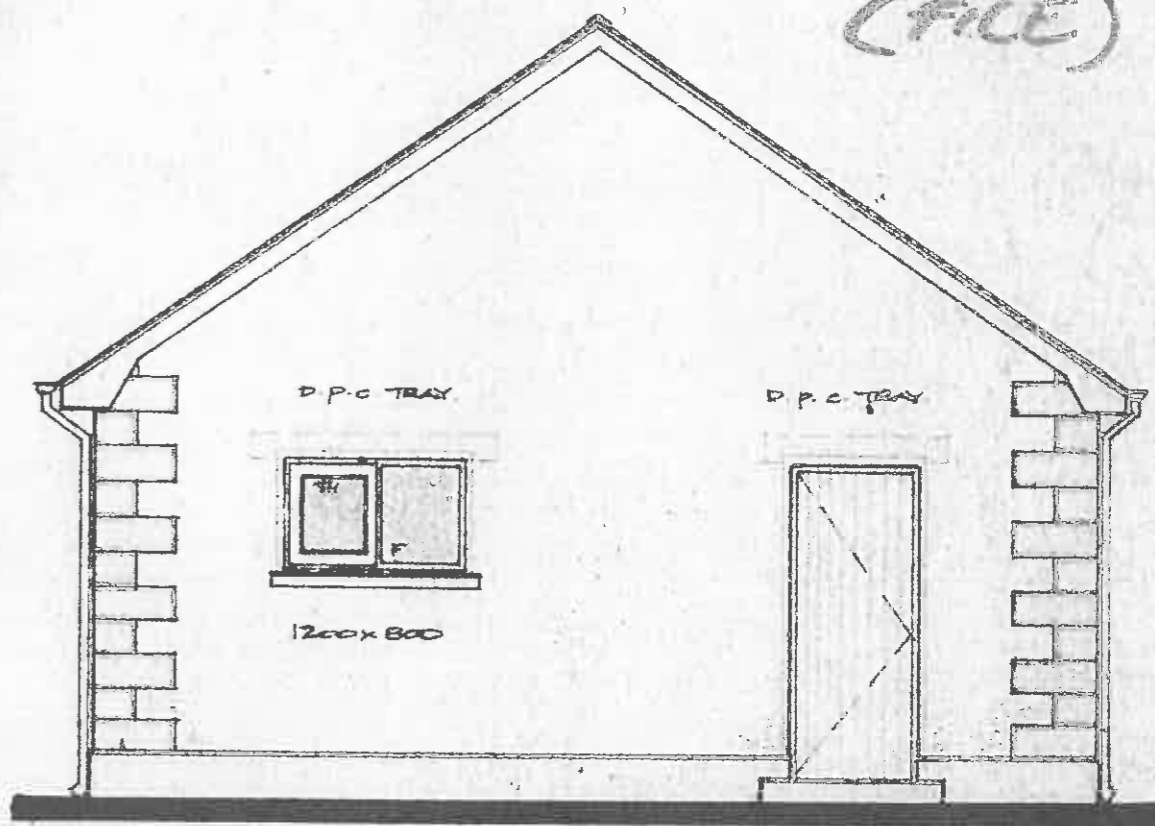
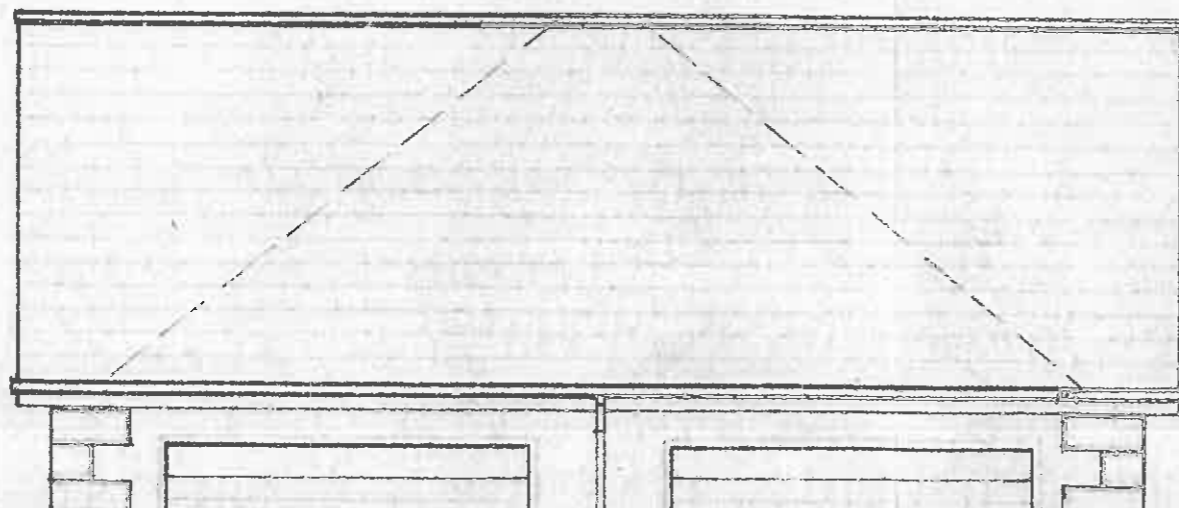
ACCESS HATCH.

ACCESS HATCH TO ROOF VOID SHALL BE  
INSULATED AS SPECIFIED FOR ROOF AND  
FIXED WITH 2 NO BARREL-BOLTS AND  
DRAUGHT PROOFED

233 WARRIAGE F 400  
TOP FLANGES OF U.B.  
14 00mm DIA BOLTS AT  
0.025 (STAGGERED)

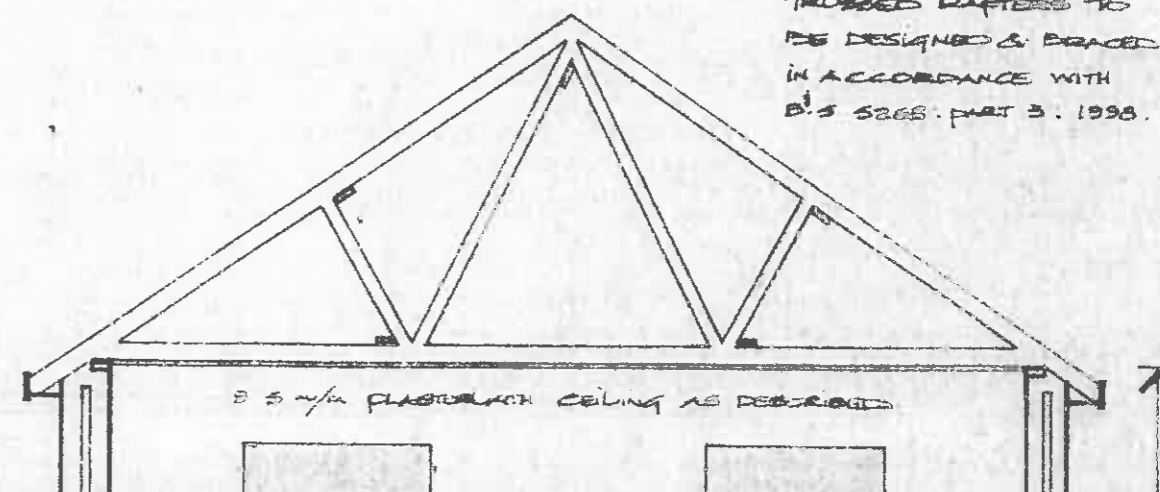


REAR ELEVATION.



SIDE ELEVATION.

CONC STEP  
RISE = 150 mm  
GOING = 400 mm



TRUSSED RAFTERS TO  
BE DESIGNED & BRACED  
IN ACCORDANCE WITH  
B.S 5268. PART 3. 1998.

D.P.C  
TRAY

D.P.C AROUND  
R/CONC SILLS

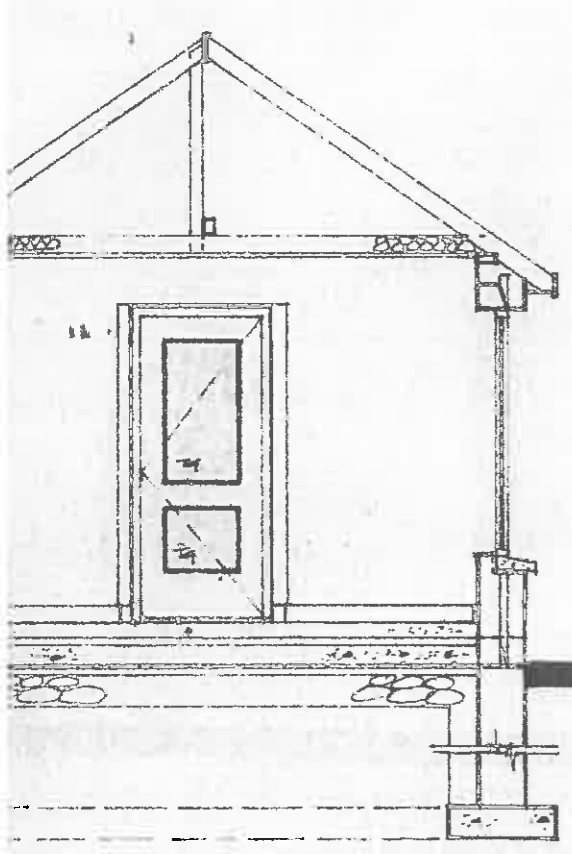
700 x 200 mm  
CONC FOUND.

NOTES.

CONTROLLED VALVES  
ALL RADIATORS

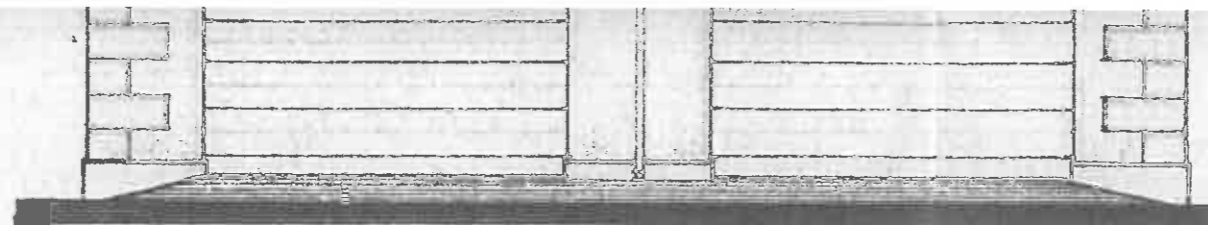
AUTOMATIC CONTROLS TO ALL HABITABLE ROOMS  
 TO KITCHEN, UTILITY  
 EN-SUITE & 4/FLOOR W.C AREA  
 KITCHEN  
 TIMBERS SHALL BE  
 UN-DRIED & MARKED ACCORDINGLY  
 WITH B.S. 5268. PART 2: 1988  
 SEE FOR DETAILS OF  
 BEAMS, SILLS, LINTELS & BAYS

ALL CYLINDER TO BE 38mm  
 DIA.  
 (GLIVEVALE SV 60A)  
 FIRED BURNER  
 IRON OR MILD STEEL NOT  
 1/2" THICK. FLUE LINING  
 A CHAMBER CAPABLE  
 CONDENSATE COLLECTING  
 SHALL BE PROVIDED  
 WITH A CLOSELY FITTING COVER

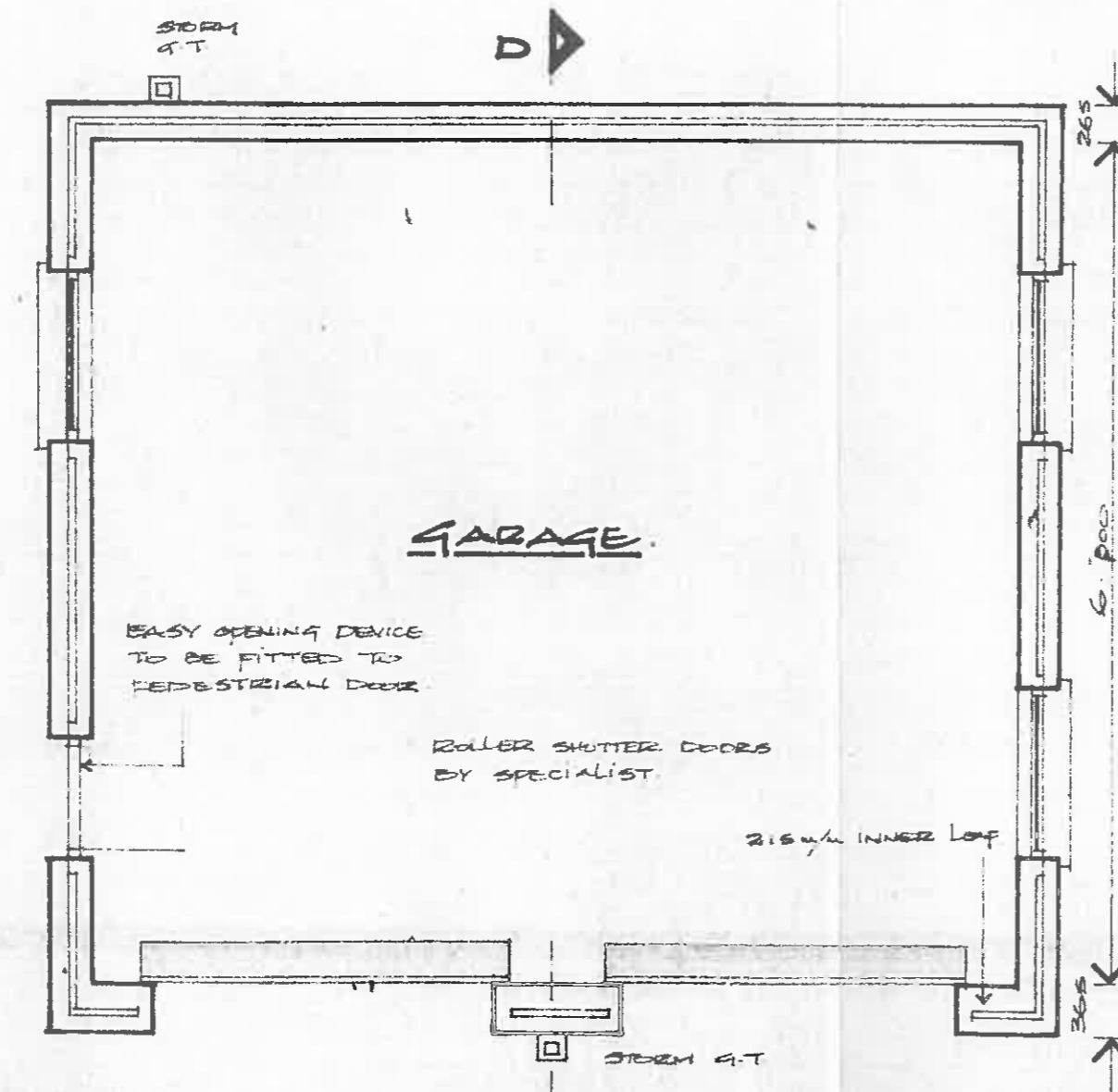
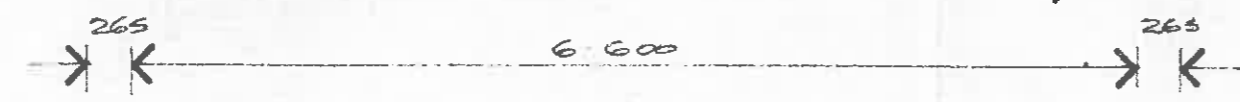


100 x 250 mm  
 CONC. FOUND.

SECTION B-B.

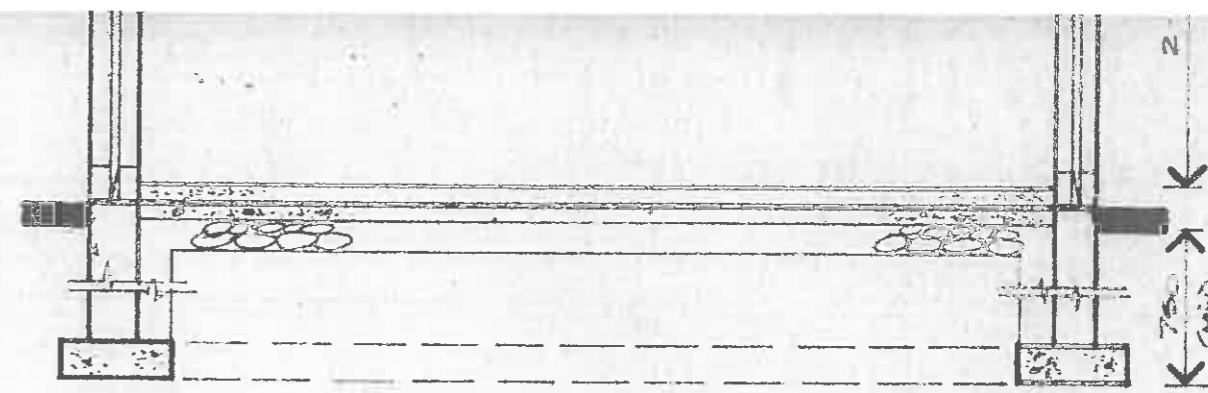


FRONT ELEVATION.



PLAN.

3mm WHITE MARBLE CHIPPINGS ON SMOOTHER  
 TO ALL EXTERNAL WALL SURFACES.  
 SMOOTH RENDERS PLINTH WITH SAND/CEMENT QUINS  
 65mm WIDE SAND/CEMENT STRAPPING TO ALL  
 EXTERNAL OPENINGS



100 x 250 mm  
 CONC. FOUND.

SECTION D-D.

TRUSSED RAFTERS TO GARAGE ROOF  
 SPACED AT 400mm CENTRES  
 100 x 25mm LONGITUDINAL BRACING  
 AT ALL NODE POINTS  
 100 x 25mm DIAGONAL KIND BRACING  
 AT 45° ON PLAN

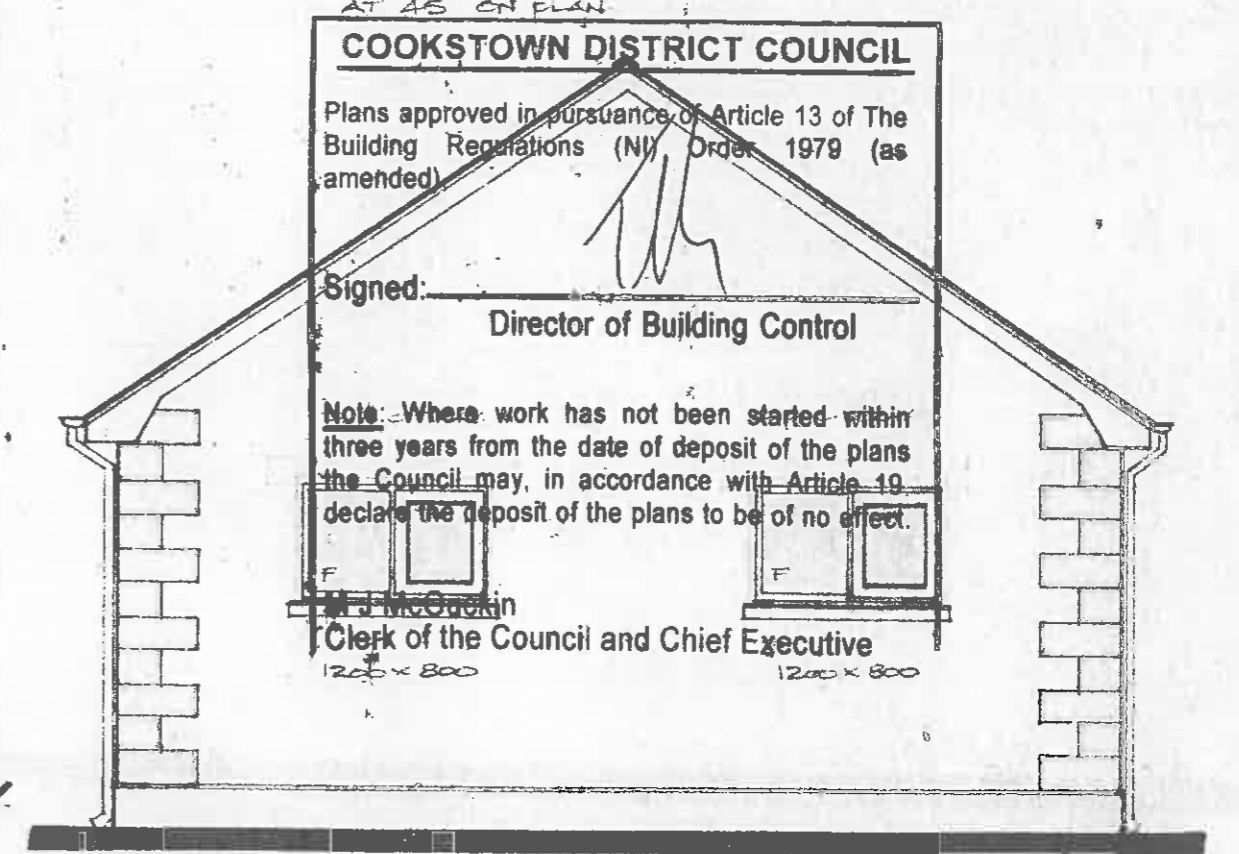
**COOKSTOWN DISTRICT COUNCIL**

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Signed: \_\_\_\_\_  
 Director of Building Control

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 three years from the date of deposit of the plans  
 the Council may, in accordance with Article 19  
 declare the deposit of the plans to be of no effect.

J. McCookin  
 Clerk of the Council and Chief Executive



SIDE ELEVATION.

CONTROLS TO BE SUCH THAT SPACE HEATING AND  
 WATER HEATING CAN BE REGULATED & OPERATED SEPARATELY.  
 INSULATION AS SPECIFIED TO PIPES CONNECTED TO HOT  
 WATER. CYLINDER TO EXTEND FOR A DISTANCE OF  
 100mm (MIN) FROM THE VESSEL