



Proposed ground floor plan
67.16 m. sq.

Wood Burner
Wood burning stove with 150mm flue to be supplied and fitted by Client.
Recess size, type of stove, fresh air input requirements and flue size etc all be confirmed by Contractor with stove supplier and Architect prior to construction work commencing.

Provide direct fresh air intake vent to and to suit wood burning stove (to be confirmed by stove supplier) complete with external grill and insect mesh

- 01: DRAWINGS**
These drawings if not stamped 'Approved by Building Control' are preliminary working drawings and changes may take place during the process of obtaining Building Control Approval or any other Statutory Approval.
Any work which commences on site prior to gaining Statutory Approvals will be carried out at the Client's own risk and expense.
- 02: SITE PREPARATION**
Contractor to confirm location and direction of any existing services on the site and make any applications for connections or build works as required in order to gain written consent.
The Contractor shall ensure the site is made safe within reason at all times for site operatives, visitors and members of the public. Welfare facilities should be in place for all site operatives.
In preparing these drawings, standard/normal ground conditions were assumed and designed for. No trial pits were excavated and if required, will be carried out at the Client's expense.
- 03: DRAINAGE**
Underground drainage within site boundaries shall be 110mm upvc pipes to BS 4465 1973 & BS 5481:1977.
All pipes are to be laid to correct self-cleaning falls (Table 3.2 Section 3 : Technical Booklet N 2012) with mastic surrounds at openings in walls. Provide reinforced concrete lintels over openings for full width of wall, providing an opening with min 50mm clearance all round and sealed both sides of wall with rigid sheet material over the top edge.
A pipe shall be laid at a depth which will protect it from damage or with suitable protection over it.
Refer to Table 3.3, Diagrams 3.2 & 3.3 : Section 3 : Technical Booklet N 2012.
Pipes to be laid in accordance with the above dependent on material of pipe.
Flexible upvc pipes to have min. 400mm cover to vehicular areas, 300mm to all other areas and maximum of 10m.
Trench of pipe shall be filled with concrete to the underside level of any adjacent foundation 1.5m from any building, refer to Diagram 3.7a : Section 3 : Technical Booklet N 2012.
Where the trench is more than 1 m from the foundations, be filled with concrete to a level below the level of the underside of the foundations, equal to the distance from the foundations less 150 mm as shown in Diagram 3.7(b) : Section 3 : Technical Booklet N 2012.
Drainage should not pass under foundations unless specified by a Structural Engineer.
Manhole covers/lids should suit expected traffic level over.
- 04: GLAZING & WINDOWS**
[Window details and specifications]
- 05: MECHANICAL & NATURAL VENTILATION**
[Ventilation and mechanical system details]
- 06: STEEL WORK**
[Structural steel specifications]
- 07: LEAD CONSTRUCTION NOTES**
[Lead sheeting specifications]
- 08: MECHANICAL & NATURAL VENTILATION**
[Mechanical and natural ventilation details]
- 09: CONTROL OF SPACE HEATING SYSTEMS & HOT WATER STORAGE**
[Space heating and hot water storage details]
- 10: ELECTRICAL INSTALLATION**
[Electrical installation specifications]
- 11: CARBON MONOXIDE, SMOKE & HEAT ALARMS**
[Alarm installation specifications]
- 12: PART L**
[Part L energy efficiency details]
- 13: PART R**
[Part R accessibility details]
- 14: PART E**
[Part E fire resistance details]
- 15: PART F**
[Part F water supply details]
- 16: GENERAL INFORMATION**
[General project information]

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NOTE: This drawing is a preliminary Working Drawing and changes may be required during the process of obtaining Statutory Approvals, such as Planning and Building Control Approval.

Any work carried out on site prior to this office issuing a set of Stamped Statutory Approved Drawings and confirmation that the project has gained all Statutory Approvals required will be at the Client's own risk and financial expense.

Revision details:	

Project: **proposed erection of residential development comprising of 14 no. detached dwellings & garages at lands off gipinstown road, lurgan**

Client: Skyline Planning Consultants Ltd

Drawing: Working drawing: House Type A4 Ground floor plan

Drawing no:	Scale:	Revision:
12	1 - 50	
Date:	Project no:	Drawn by:
Nov '16	15 - 28	c.mck

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