

EXTERNAL STAIRCASE
 Precast concrete staircase by specialist.
 Provide 14no. goings at 225mm.
 Provide 15no. equal risers at 194.67mm.
 Handrail to be in accordance with Technical Booklet H 1994.
 Provide handrail to both sides 900mm above pitchline.

*PRECAST FLOOR SLAB LAYOUT TO BE FORWARDED TO BUILDING CONTROL PRIOR TO COMPLETION

....ground floor plan

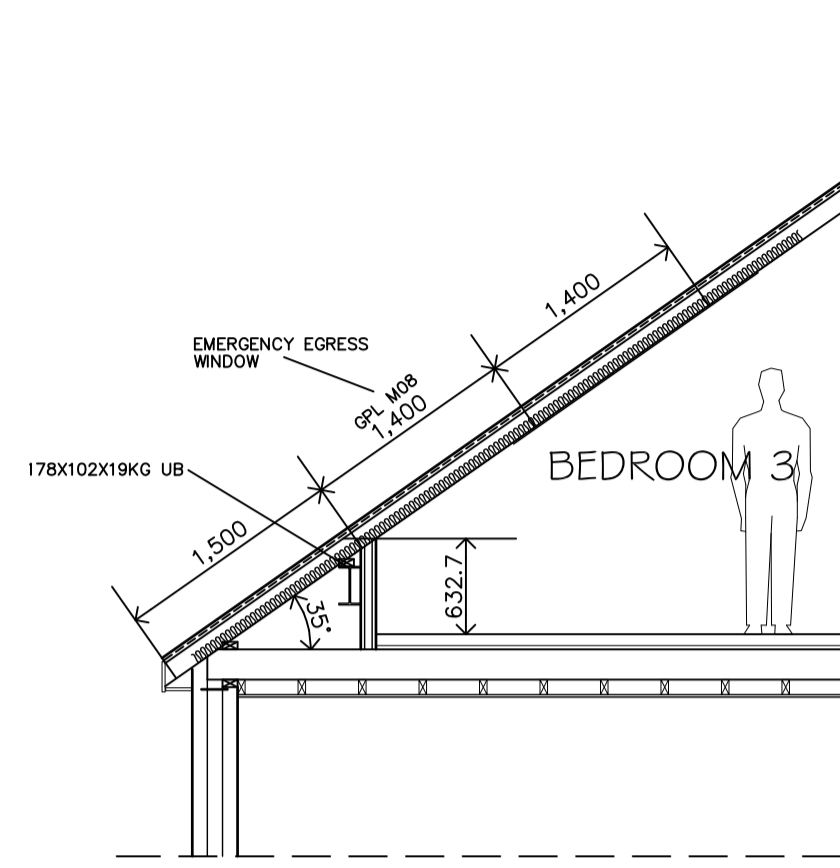
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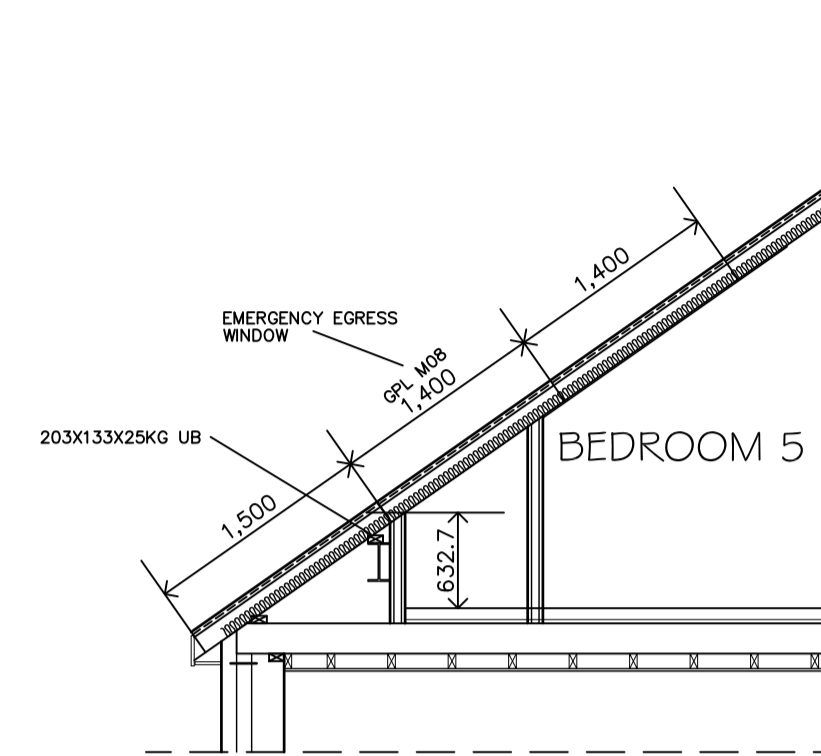
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 proposed new dwelling and integral garage adj # south
 23 moirae rd, obanachroy for maldig developments

project
 ground floor plan

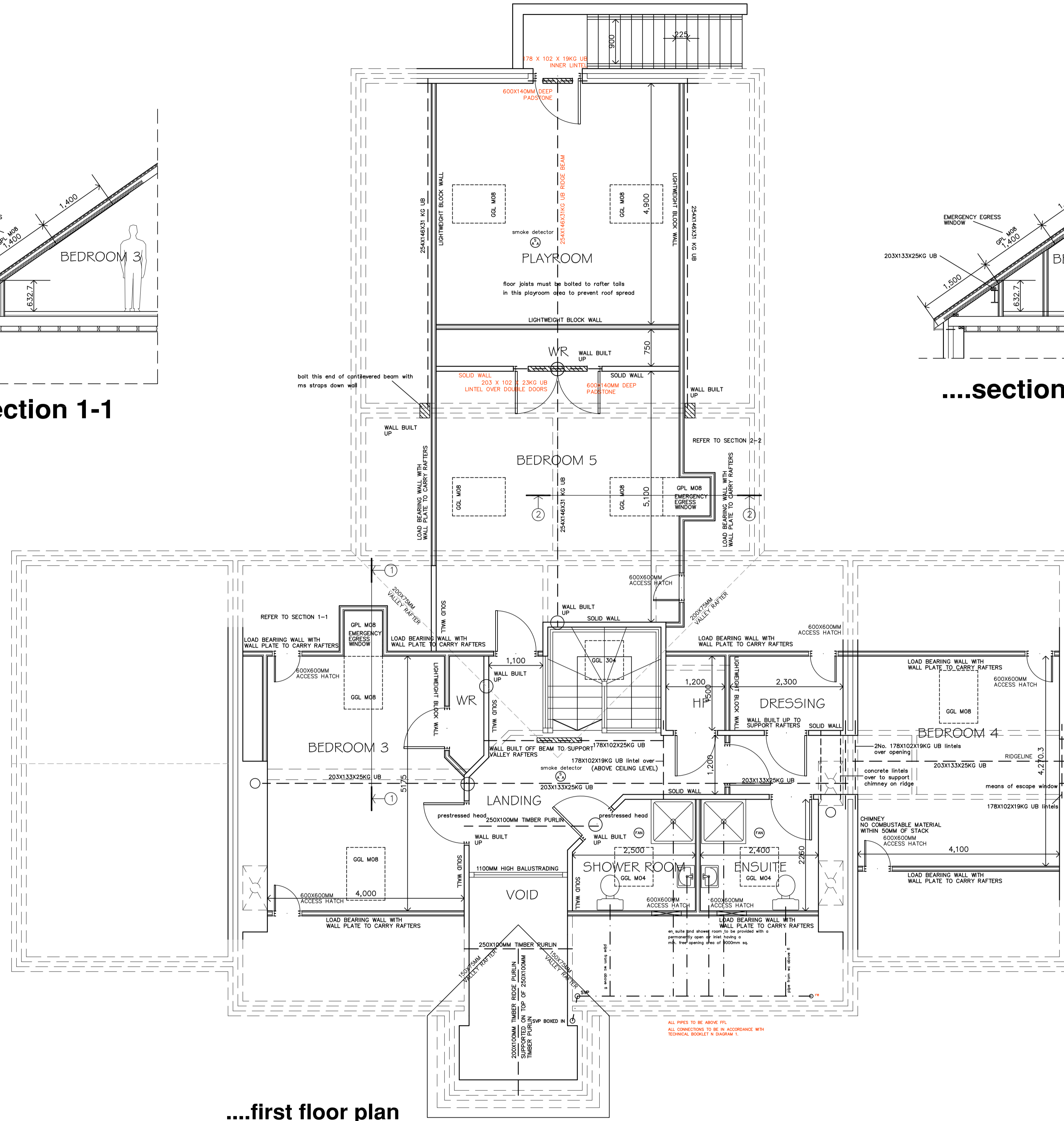
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 jun 06 date
 05-163-02 dwg



....section 1-1



....section 2-2



....first floor plan

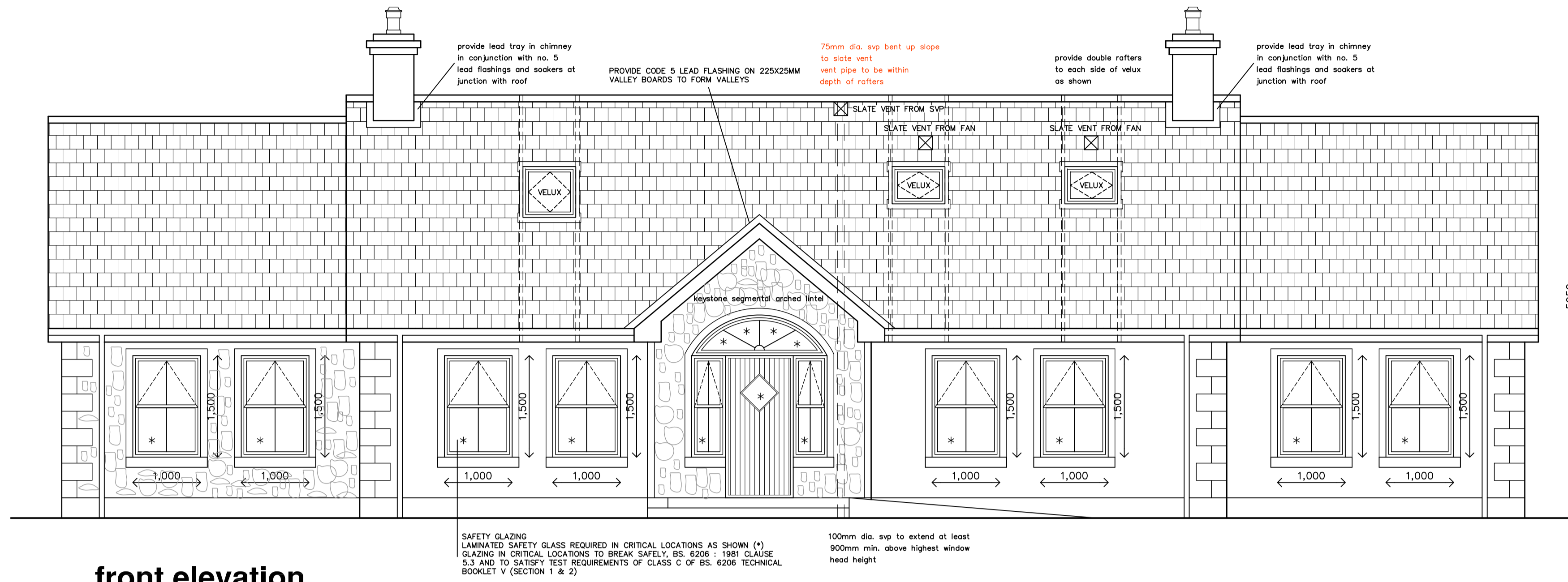
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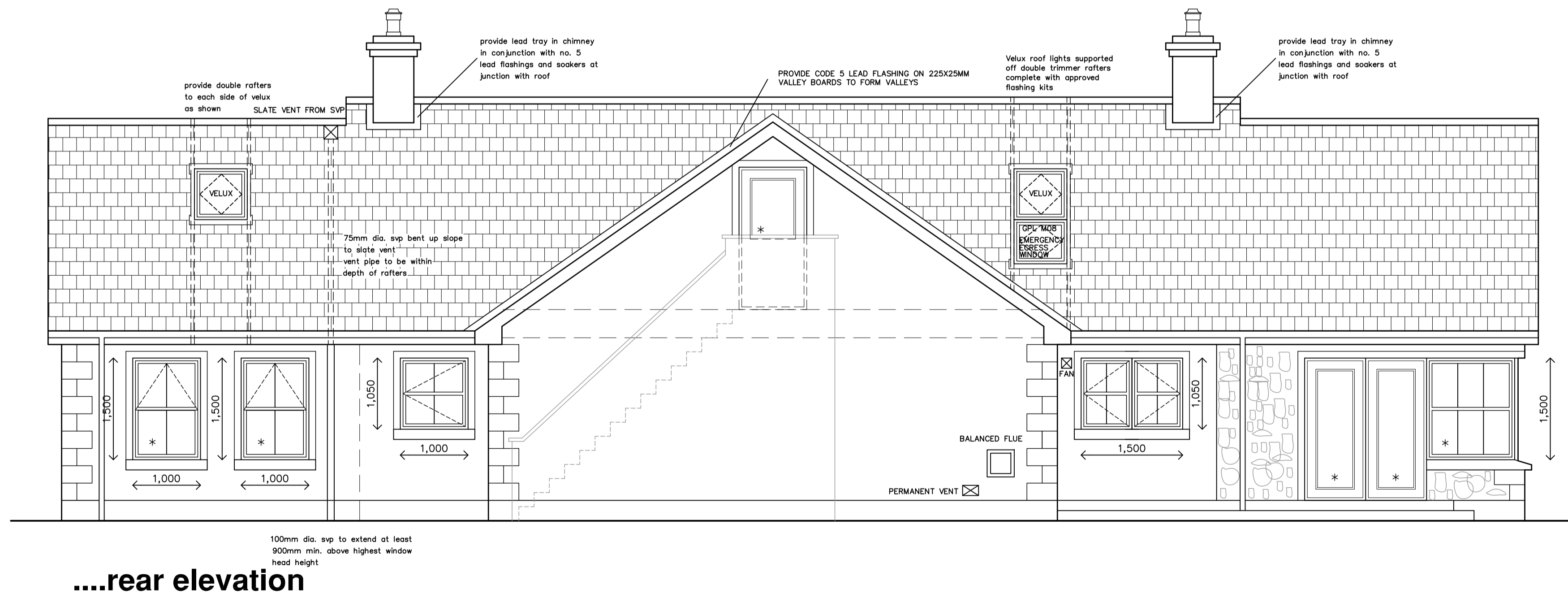
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proposed new dwelling and integral garage adj # south
23 moine rd, donabney for maldig developments

project
first floor plan

1:50 **scale**
jun 06 **date**
05-163-03 **dwg**



....front elevation



....rear elevation

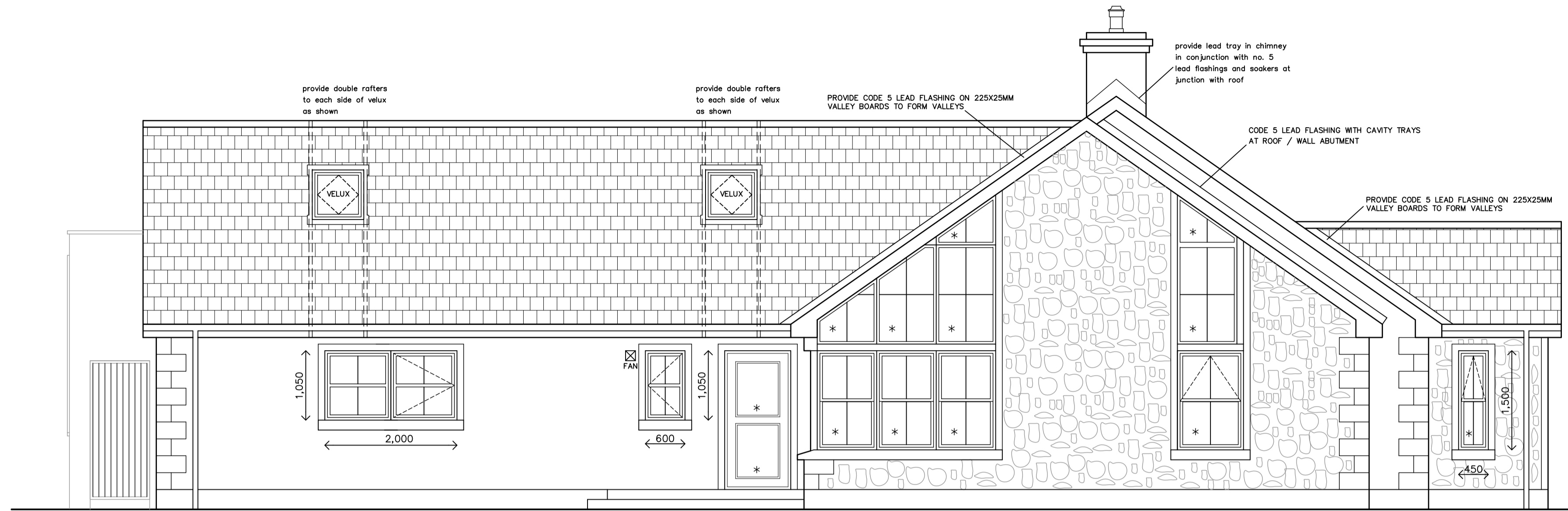
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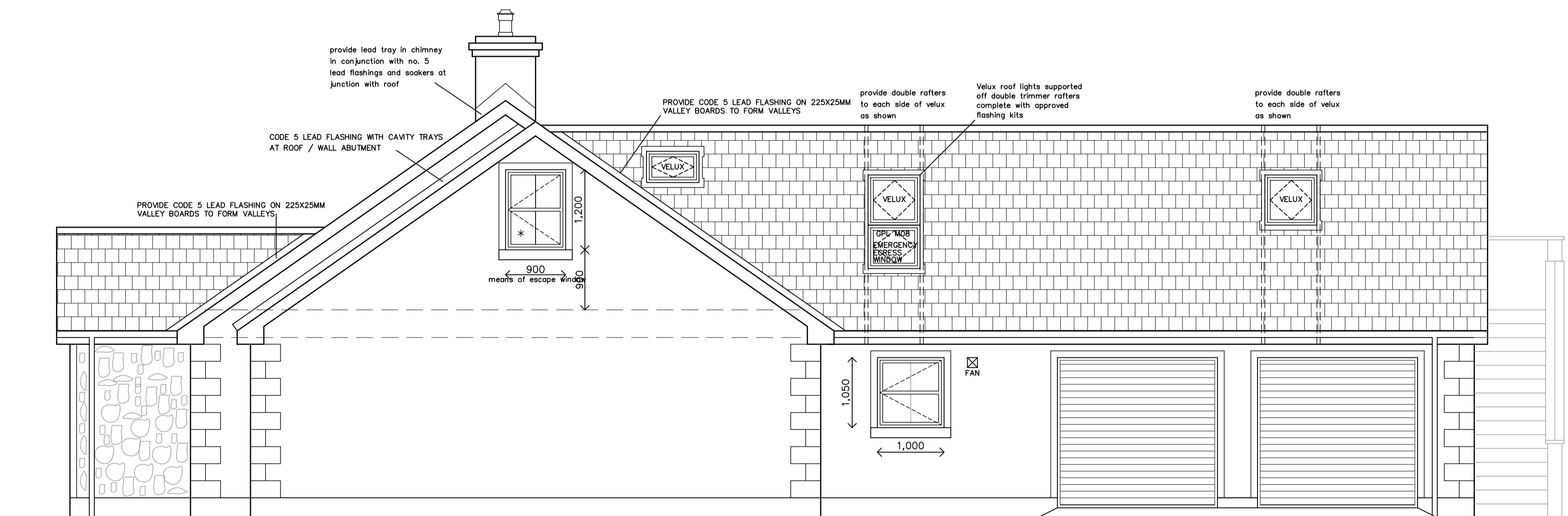
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proposed new dwelling and integral garage adj # south
23 manor rd, donaboney for maldig developments

project
front and rear elevation

1:50 scale
jun 06 date
05-163-04 dwg



....side elevation



....side elevation

WINDOWS
Where any part of a window, skylight or ventilator, when open could project more than 100mm horizontally into a space less than 2m above the ground or floor it shall be—
(a) fitted with a suitable device to restrict the projection in normal use to not more than 100mm; or
(b) marked by a suitable feature such as a barrier or rail not less than 1100mm high, a high relief of surface or a landscape feature, which extends to at least the maximum projection of the window, skylight or ventilator.

Where the external face of glazing is designed to be cleaned from the inside of a building the glazing shall be either—
(a) accessed safely from a floor; or
(b) accessible from specialist access equipment.

Where the external face of glazing is designed to be cleaned from the outside of the building the glazing shall be—
(a) within safe reach of a person standing on a floor
(b) accessible from specialist access equipment
Where there is a risk of falling when cleaning reversible glazing the glazing shall be fitted with a mechanism which holds it in reversed position.

Where the external face of glazing is designed to be cleaned from the outside of the building the glazing shall be—
(a) accessed from a safe place having a firm level surface; and
(b) reached from an area adequate in size for the method of cleaning.
Where the height of the window sill is less than 6m and access is by a ladder, the standing surface may be soil.

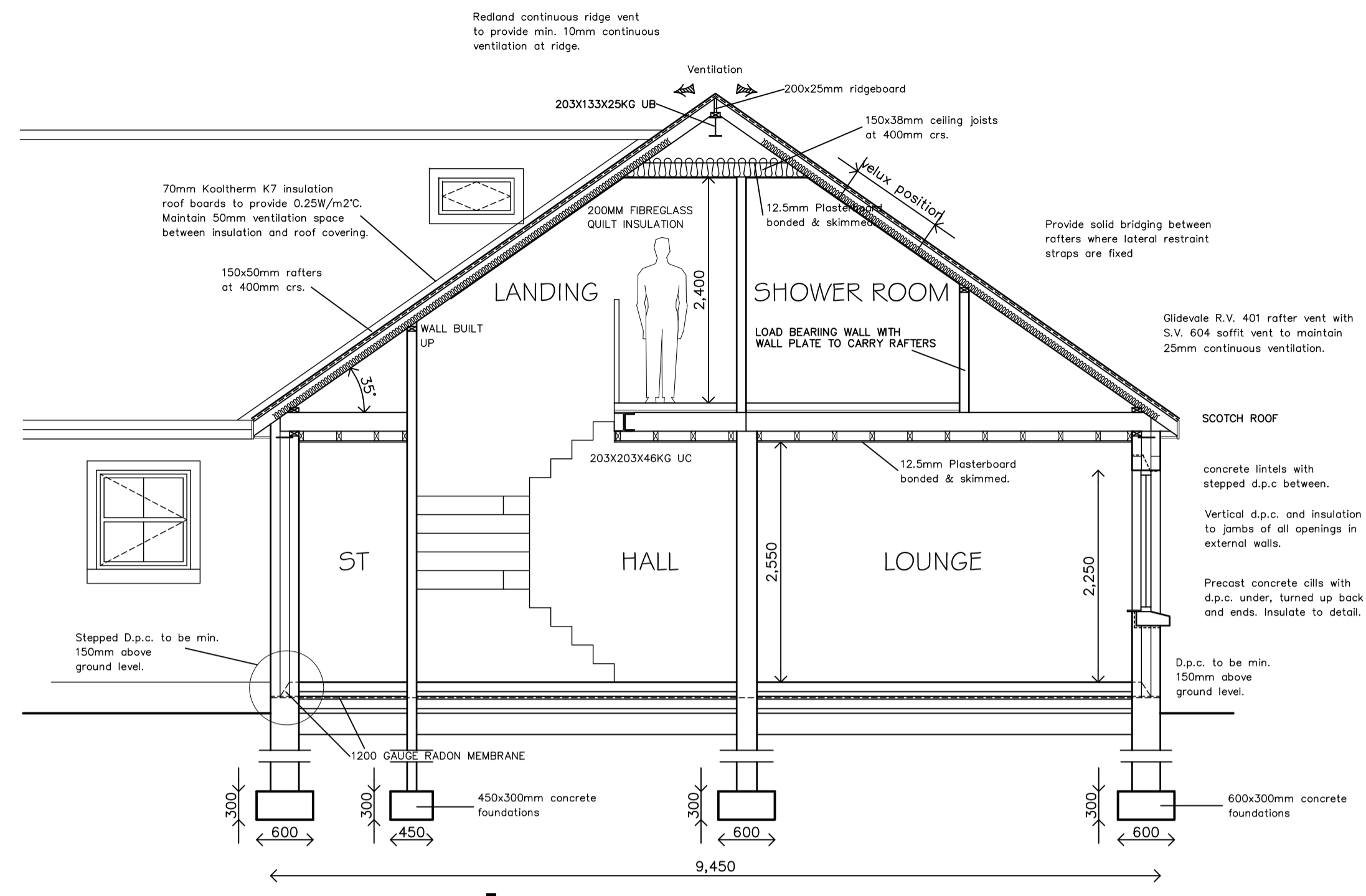
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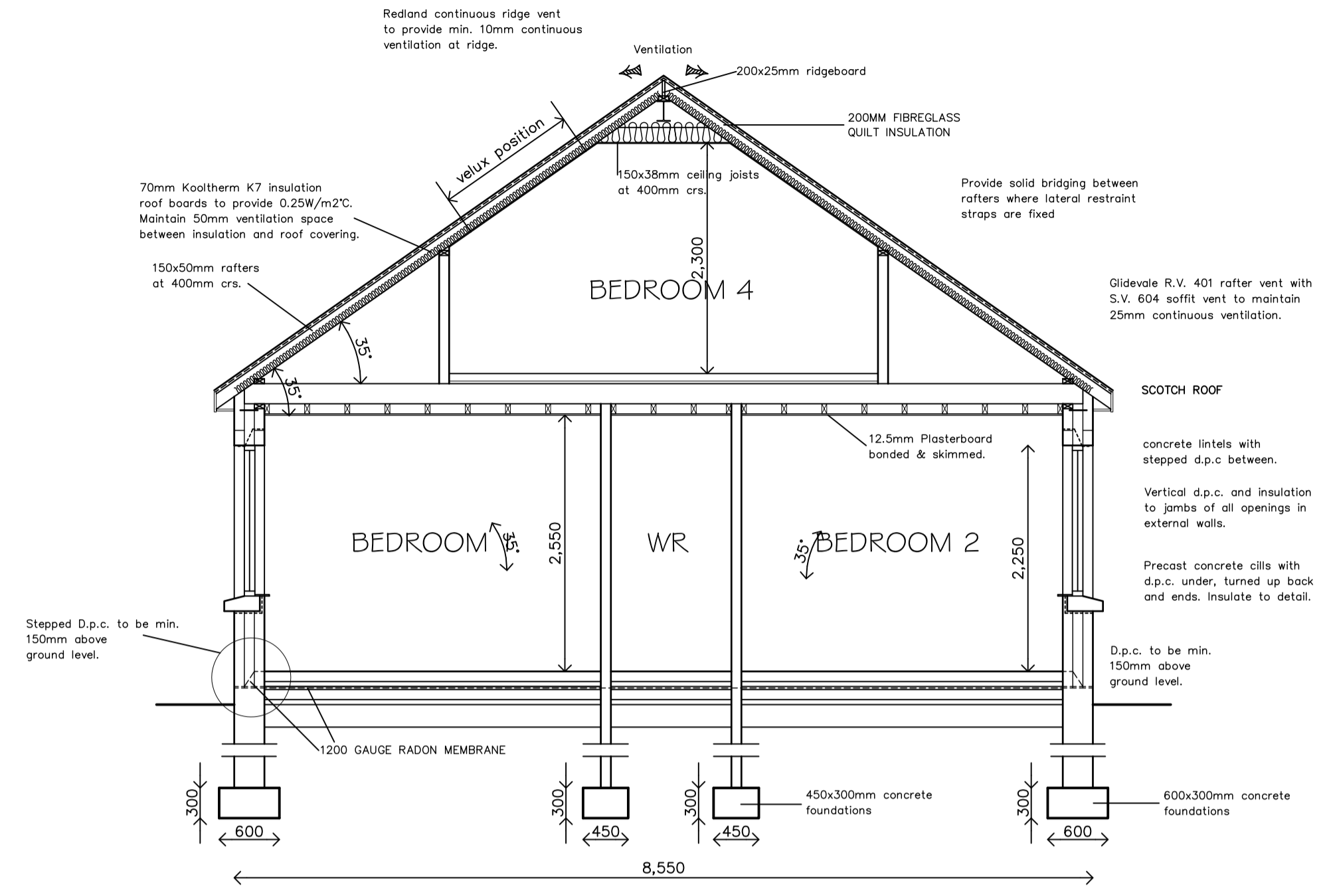
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proposed new dwelling and integral garage adj # south
23 moirce rd, obanachroy for maldig developments

project
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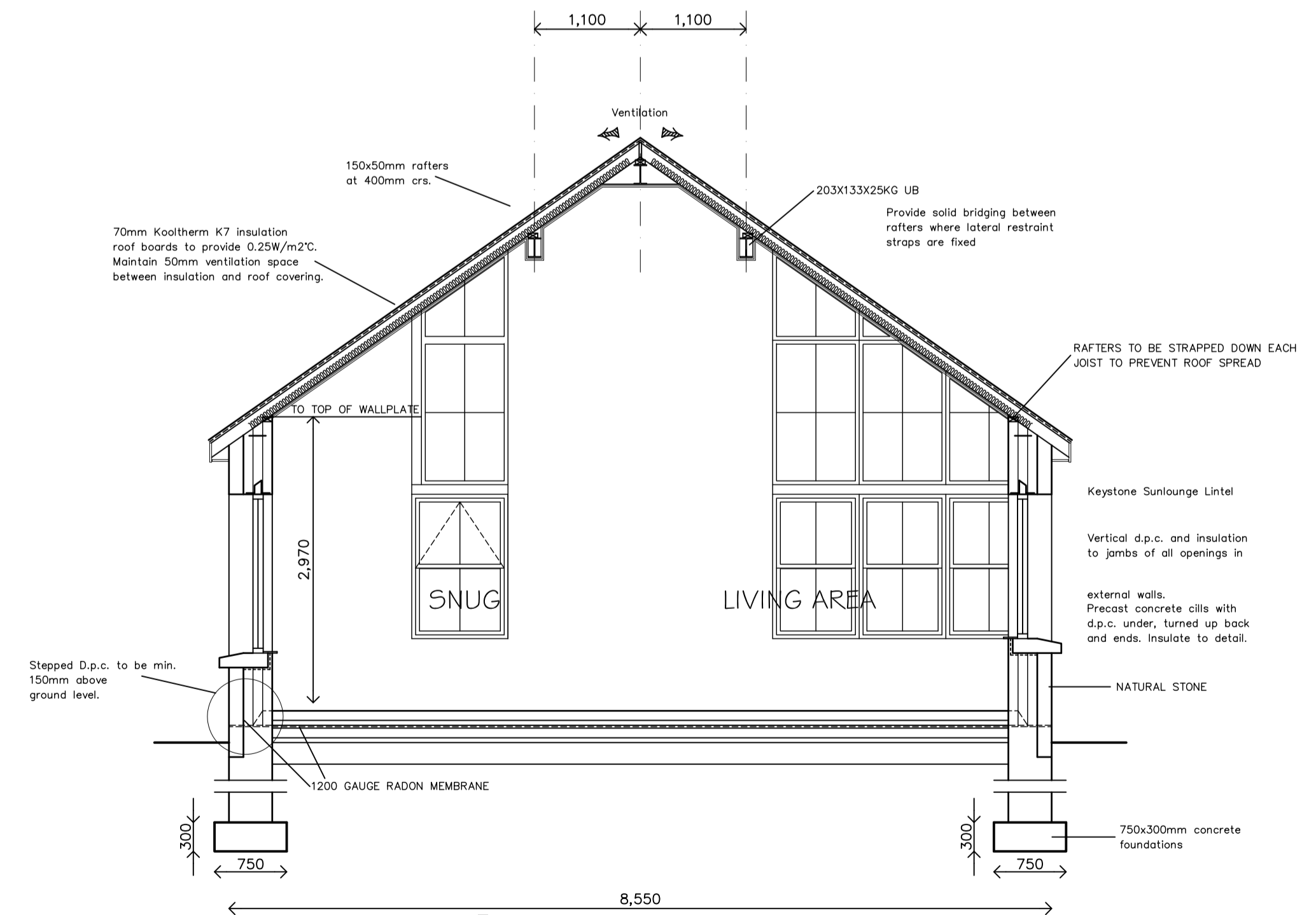
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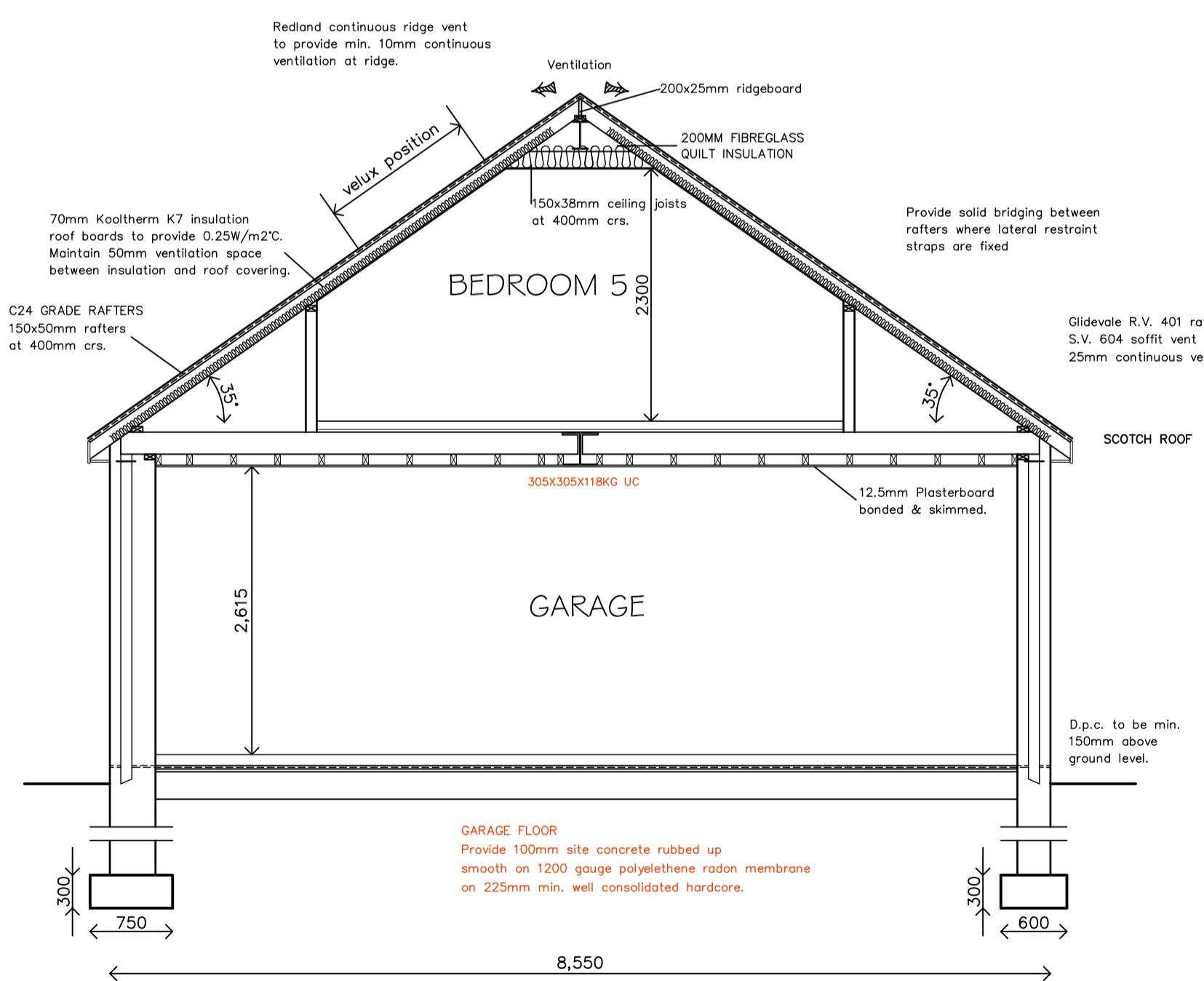
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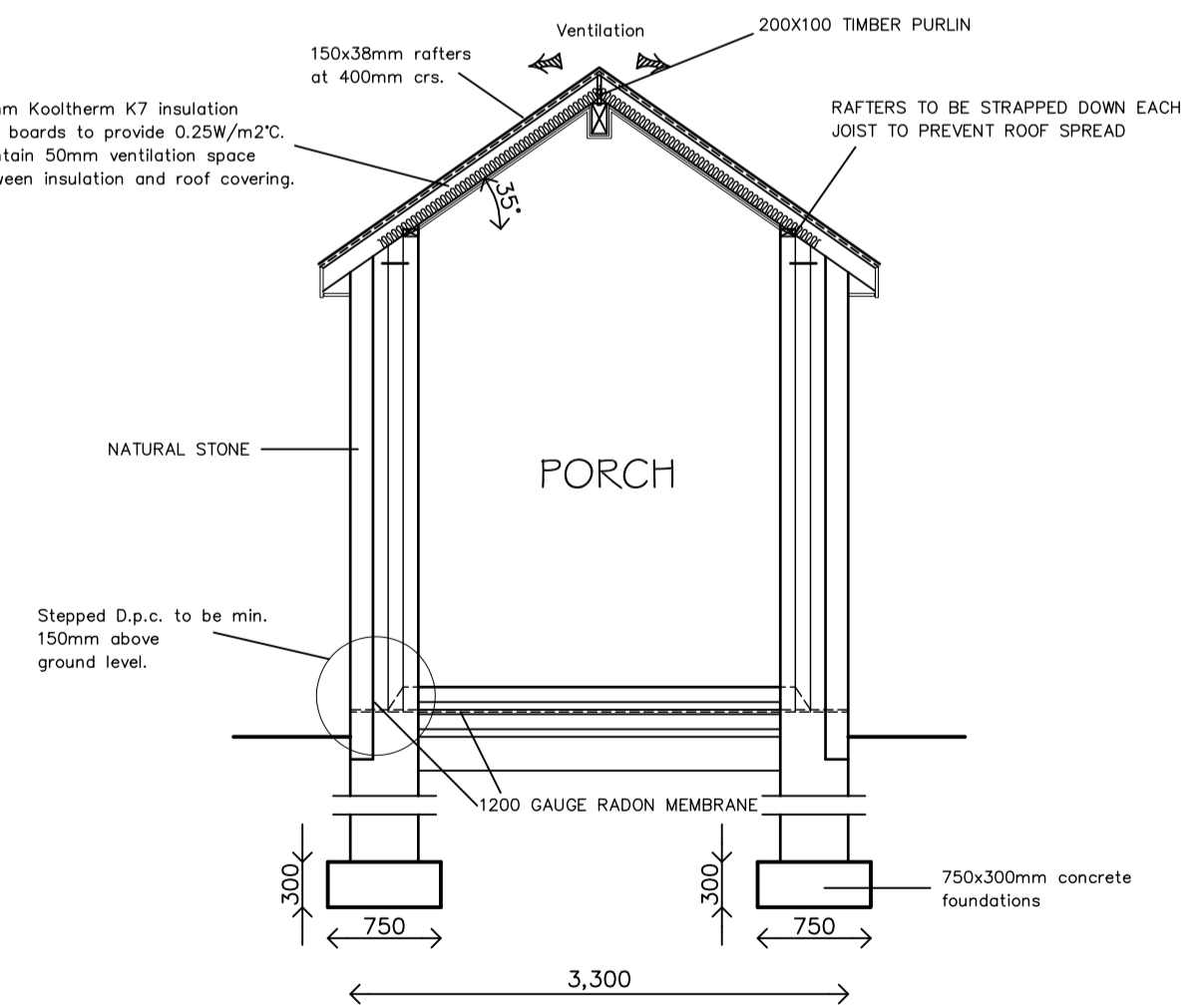
....section b-b



....section c-c



....section d-d



....section e-e

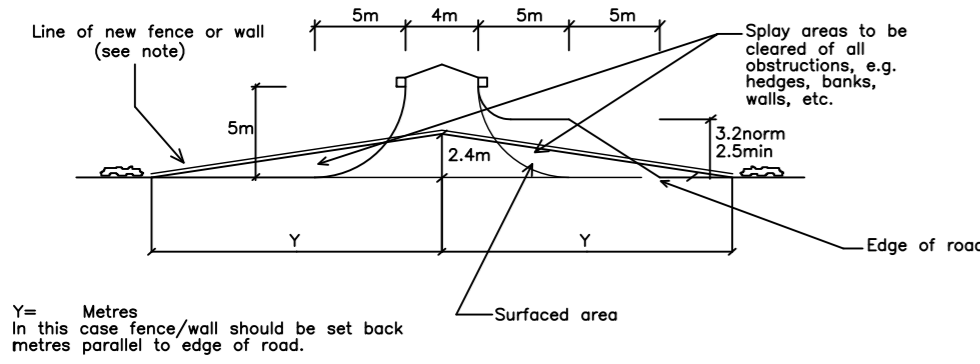
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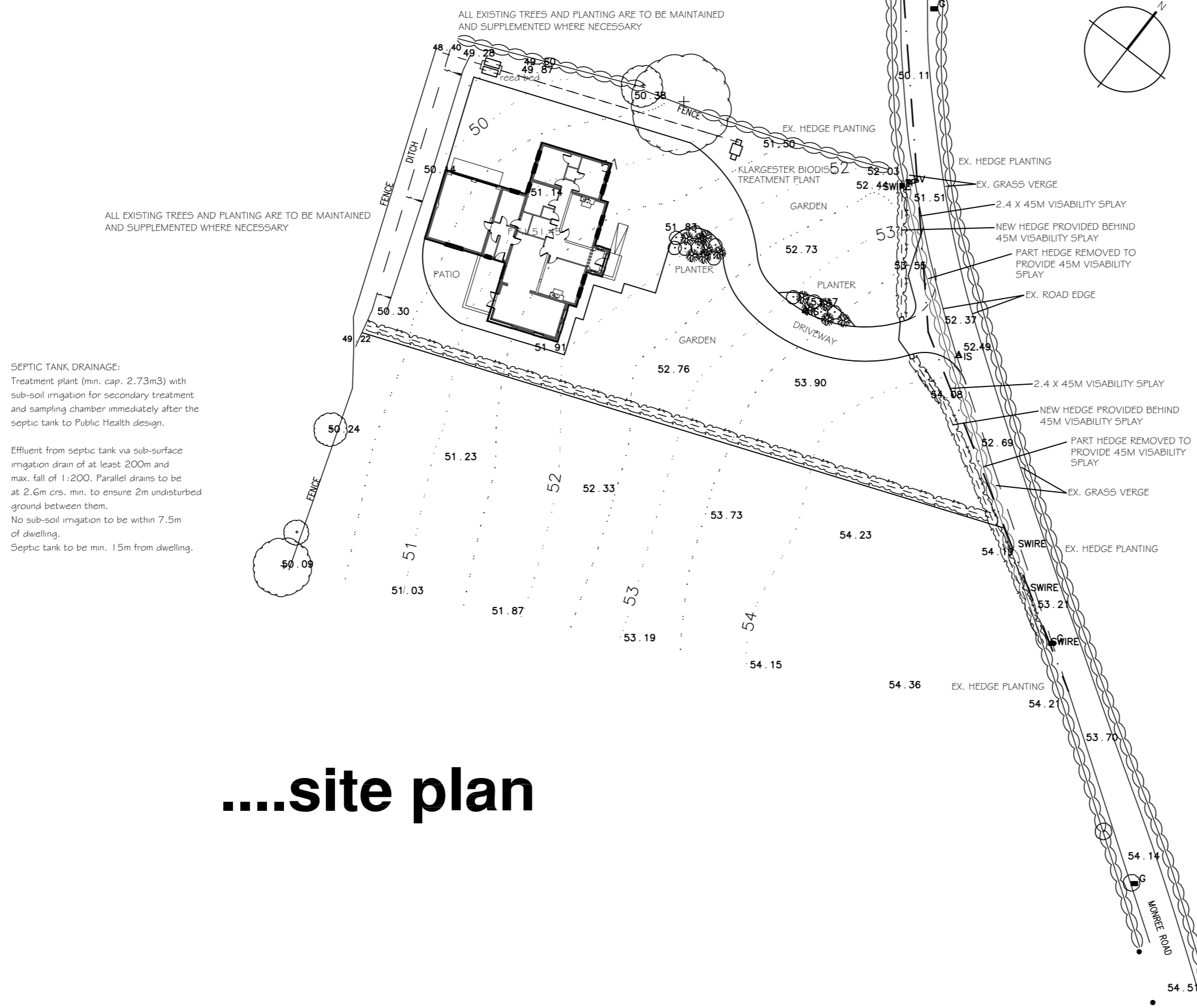
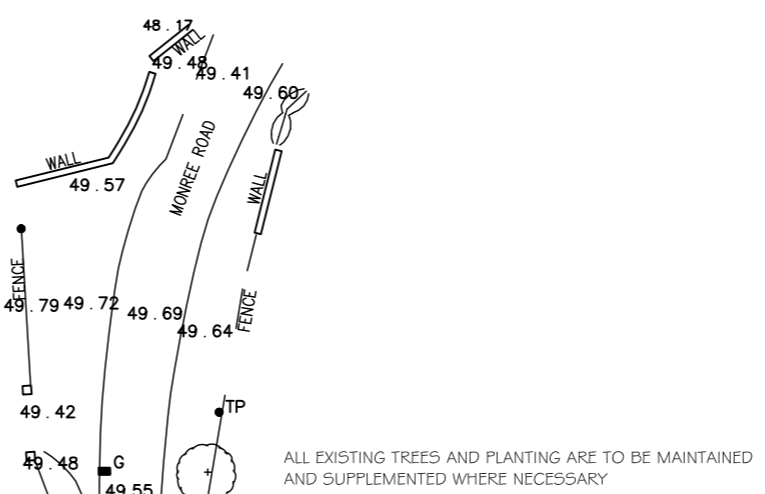
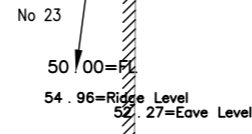
project
sections

1:50 scale
jun 06 date
05-163-06 dwg



....access detail

A.B.M ON FL=50.00



SEPTIC TANK DRAINAGE:
 Treatment plant (min. cap. 2.73m³) with sub-soil irrigation for secondary treatment and sampling chamber immediately after the septic tank to Public Health design.
 Effluent from septic tank via sub-surface irrigation drain of at least 200m and max. fall of 1:200. Parallel drains to be at 2.6m c/s. min. to ensure 2m undisturbed ground between them.
 No sub-soil irrigation to be within 7.5m of dwelling.
 Septic tank to be min. 15m from dwelling.

....site plan

ROAD SERVICE REQUIREMENTS.

1. VISIBILITY SPLAYS TO BE 2.4M X 45M.
2. AREAS BETWEEN SIGHT LINES AND ROAD EDGE TO BE LEVELLED TO GRASS VERGE LEVEL.
3. WALLS, HEDGES, POLES ETC TO BE KEPT BEHIND SIGHT LINES.
4. MINIMUM TURN IN RADIUS 5M.
5. MINIMUM EXIT RADIUS 5M.
6. MINIMUM WIDTH OF ACCESS 3M.
7. THE GRADIENT OF THE ENTRANCE FOR A DISTANCE OF 5M FROM THE BACK OF THE VERGE SHOULD NOT EXCEED 1 IN 12.5.
8. ENTRANCE GATES SHALL BE SITED AT LEAST 5M FROM THE EDGE OF THE CARRIAGEWAY AND SHALL BE HUNG SO THAT THEY DO NOT OPEN TOWARDS THE CARRIAGEWAY.
9. DRAINAGE TO BE PROVIDED TO PREVENT WATER FROM THE ACCESS FLOWING ONTO THE CARRIAGEWAY AND NO CONSTRUCTIONAL WORK TO BE UNDERTAKEN UNTIL THE VISIBILITY SPLAYS AND PARKING SPACE OFF THE CARRIAGEWAY HAS BEEN PROVIDED.

PLANTING

PROVIDE NEW HEDGEROWS TO BOUNDARIES AS SHOWN:
 SUGGESTED SPECIES TO INCLUDE:
 CRATAEGUS MONOGYNA
 FAGUS HETEROPHYLLA
 LIGUSTRUM OVALIFOLIUM

SUGGESTED TREE SPECIES TO HEDGEROW TO INCLUDE:
 FAGUS SYLVATICA
 FRAXINUS EXCELSIOR
 BETULA EXCELSIOR
 BETULA PENDULA
 SORBUS AUCUPARIA

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 site plan

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