



- NOTES:**
- RADIUS HOUSING - RESIDENTIAL PROJECT, LEYLAND HEIGHTS, BALLYCASTLE**
- NOTES:**
- ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORKS ON SITE.
  - DETAILS SHOWN ARE FOR DPC, BUILDING CONTROL AND TENDERING PURPOSES ONLY.
  - IF ANY DISCREPANCIES OCCUR BETWEEN THE RADIUS HOUSING SPECIFICATION AND THE CURRENT NIS SPECIFICATION, THE CONTRACTOR MUST REFER TO FOLD HOUSING ASSOCIATION BOOKLET.
  - ALL STRUCTURAL QUERIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
  - ALL SPECIALIST SUB-CONTRACTORS ELEMENTS TO BE APPROVED BY THE DESIGN TEAM PRIOR TO ORDERING, MANUFACTURING AND COMMENCEMENT OF WORKS ON SITE. REFER TO MAKE DETAILS DRAWINGS FOR MAKE ELEMENTS. REFER TO TIMBER FRAME MANUFACTURES DRAWINGS FOR EXACT STRUCTURAL DIMENSIONS.
  - PLEASE NOTE THAT ALL SUB-CALCULATIONS MUST BE APPROVED BY A STRUCTURAL ENGINEER PRIOR TO MANUFACTURING AND WORKS ON SITE.

**U-VALUE REQUIREMENTS / ADDITIONAL SPECIFICATION**

WALL CONSTRUCTION (100mm external block rendered or brick finish)	0.13 W/m <sup>2</sup> K
ROOF CONSTRUCTION	0.11 W/m <sup>2</sup> K
GROUND FLOOR CONSTRUCTION	0.11 W/m <sup>2</sup> K
WINDOW U-VALUE (Glass + Frame)	1.3 W/m <sup>2</sup> K
(Double Glazed Low E Soft 0.1)	
Window U-Value (Solid Frame)	No less than 0.6
Window Certification (BRC Certified Windows)	1.5 W/m <sup>2</sup> K
DOOR U-VALUE (Solid and Semi Glazed)	1.5 W/m <sup>2</sup> K

**PRESSURE TEST:** 3.0 m<sup>3</sup> m<sup>2</sup> @ 50Pa within EACH dwelling. Each dwelling will be required to be air tested.

**VENTILATION:** MVHR (Balcanced Whole House Mechanical Ventilation and Heat Recovery)

**HEATING METHOD:** Oil Fired Boiler

**CONSTRUCTION DETAILS USED:** Details/Accessories Construction Details Pa values in Accordance with SAP Table K1

**ACOUSTIC REQUIREMENTS**

**AIRBORNE SOUND INSULATION**  
SEPARATING WALLS - TO ACHIEVE MIN 3dB IMPROVEMENT ON BUILDING REGULATIONS FOR NORTHERN IRELAND  
SEPARATING FLOORS - TO ACHIEVE MIN 3dB IMPROVEMENT ON BUILDING REGULATIONS FOR NORTHERN IRELAND

**IMPACT SOUND INSULATION**  
SEPARATING FLOORS - TO ACHIEVE MIN 3dB IMPROVEMENT ON BUILDING REGULATIONS FOR NORTHERN IRELAND

**UPON COMPLETION APPROPRIATE SOUND TESTS WILL BE CARRIED OUT IN ACCORDANCE WITH REGULATION 48 AND THE RESULTS SHALL BE PROVIDED TO THE COUNCIL WITHIN 5 DAYS OF TESTING.**

- BUILDING CONTROL NOTES:**
- Min 1200 gauge polythene DPM to be installed to also act as a Radon Barrier
  - Level Access to all principal entrances.
  - Fire stopping at service void and all party wall junctions.
  - All steel supports to be coated in Hot-dipped paint to protect in the event of a fire.
  - 50% to rise to above roof level using an in line vent tile.

The approach to all entrances to be level or gently sloping. The gradient will not exceed 1:12 to distances up to 2 meters. 1:20 for a distance of 10 meters, with gradients for intermediate distances interpolated between these values. No slope should have a going greater than 10 meters long.

- KEY:**
- TYPE 1: 1.5m Close Boarded Timber Fence
  - TYPE 2: 1.5m Close Boarded Timber Fence
  - TYPE 3: 1.5m Close Boarded Timber Fence
  - TYPE 4: 1.5m Close Boarded Timber Fence
  - TYPE 5: 1.5m Close Boarded Timber Fence
  - TYPE 6: 1.5m Close Boarded Timber Fence
  - TYPE 7: 1.5m Close Boarded Timber Fence
  - TYPE 8: 1.5m Close Boarded Timber Fence
  - TYPE 9: 1.5m Close Boarded Timber Fence
  - TYPE 10: 1.5m Close Boarded Timber Fence
  - TYPE 11: 1.5m Close Boarded Timber Fence
  - TYPE 12: 1.5m Close Boarded Timber Fence
  - TYPE 13: 1.5m Close Boarded Timber Fence
  - TYPE 14: 1.5m Close Boarded Timber Fence
  - TYPE 15: 1.5m Close Boarded Timber Fence
  - TYPE 16: 1.5m Close Boarded Timber Fence
  - TYPE 17: 1.5m Close Boarded Timber Fence
  - TYPE 18: 1.5m Close Boarded Timber Fence
  - TYPE 19: 1.5m Close Boarded Timber Fence
  - TYPE 20: 1.5m Close Boarded Timber Fence
  - TYPE 21: 1.5m Close Boarded Timber Fence
  - TYPE 22: 1.5m Close Boarded Timber Fence
  - TYPE 23: 1.5m Close Boarded Timber Fence
  - TYPE 24: 1.5m Close Boarded Timber Fence
  - TYPE 25: 1.5m Close Boarded Timber Fence
  - TYPE 26: 1.5m Close Boarded Timber Fence
  - TYPE 27: 1.5m Close Boarded Timber Fence
  - TYPE 28: 1.5m Close Boarded Timber Fence
  - TYPE 29: 1.5m Close Boarded Timber Fence
  - TYPE 30: 1.5m Close Boarded Timber Fence
  - TYPE 31: 1.5m Close Boarded Timber Fence
  - TYPE 32: 1.5m Close Boarded Timber Fence
  - TYPE 33: 1.5m Close Boarded Timber Fence
  - TYPE 34: 1.5m Close Boarded Timber Fence
  - TYPE 35: 1.5m Close Boarded Timber Fence
  - TYPE 36: 1.5m Close Boarded Timber Fence
  - TYPE 37: 1.5m Close Boarded Timber Fence
  - TYPE 38: 1.5m Close Boarded Timber Fence
  - TYPE 39: 1.5m Close Boarded Timber Fence
  - TYPE 40: 1.5m Close Boarded Timber Fence
  - TYPE 41: 1.5m Close Boarded Timber Fence
  - TYPE 42: 1.5m Close Boarded Timber Fence
  - TYPE 43: 1.5m Close Boarded Timber Fence
  - TYPE 44: 1.5m Close Boarded Timber Fence
  - TYPE 45: 1.5m Close Boarded Timber Fence
  - TYPE 46: 1.5m Close Boarded Timber Fence
  - TYPE 47: 1.5m Close Boarded Timber Fence
  - TYPE 48: 1.5m Close Boarded Timber Fence
  - TYPE 49: 1.5m Close Boarded Timber Fence
  - TYPE 50: 1.5m Close Boarded Timber Fence
  - TYPE 51: 1.5m Close Boarded Timber Fence
  - TYPE 52: 1.5m Close Boarded Timber Fence
  - TYPE 53: 1.5m Close Boarded Timber Fence
  - TYPE 54: 1.5m Close Boarded Timber Fence
  - TYPE 55: 1.5m Close Boarded Timber Fence
  - TYPE 56: 1.5m Close Boarded Timber Fence
  - TYPE 57: 1.5m Close Boarded Timber Fence
  - TYPE 58: 1.5m Close Boarded Timber Fence
  - TYPE 59: 1.5m Close Boarded Timber Fence
  - TYPE 60: 1.5m Close Boarded Timber Fence
  - TYPE 61: 1.5m Close Boarded Timber Fence
  - TYPE 62: 1.5m Close Boarded Timber Fence
  - TYPE 63: 1.5m Close Boarded Timber Fence
  - TYPE 64: 1.5m Close Boarded Timber Fence
  - TYPE 65: 1.5m Close Boarded Timber Fence
  - TYPE 66: 1.5m Close Boarded Timber Fence
  - TYPE 67: 1.5m Close Boarded Timber Fence
  - TYPE 68: 1.5m Close Boarded Timber Fence
  - TYPE 69: 1.5m Close Boarded Timber Fence
  - TYPE 70: 1.5m Close Boarded Timber Fence
  - TYPE 71: 1.5m Close Boarded Timber Fence
  - TYPE 72: 1.5m Close Boarded Timber Fence
  - TYPE 73: 1.5m Close Boarded Timber Fence
  - TYPE 74: 1.5m Close Boarded Timber Fence
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  - TYPE 81: 1.5m Close Boarded Timber Fence
  - TYPE 82: 1.5m Close Boarded Timber Fence
  - TYPE 83: 1.5m Close Boarded Timber Fence
  - TYPE 84: 1.5m Close Boarded Timber Fence
  - TYPE 85: 1.5m Close Boarded Timber Fence
  - TYPE 86: 1.5m Close Boarded Timber Fence
  - TYPE 87: 1.5m Close Boarded Timber Fence
  - TYPE 88: 1.5m Close Boarded Timber Fence
  - TYPE 89: 1.5m Close Boarded Timber Fence
  - TYPE 90: 1.5m Close Boarded Timber Fence
  - TYPE 91: 1.5m Close Boarded Timber Fence
  - TYPE 92: 1.5m Close Boarded Timber Fence
  - TYPE 93: 1.5m Close Boarded Timber Fence
  - TYPE 94: 1.5m Close Boarded Timber Fence
  - TYPE 95: 1.5m Close Boarded Timber Fence
  - TYPE 96: 1.5m Close Boarded Timber Fence
  - TYPE 97: 1.5m Close Boarded Timber Fence
  - TYPE 98: 1.5m Close Boarded Timber Fence
  - TYPE 99: 1.5m Close Boarded Timber Fence
  - TYPE 100: 1.5m Close Boarded Timber Fence

UNIT No.	Size	House Type	Parking In Curtilage	Creating places		Number	Future Provision of Wheelchair Parking Spaces	
				Require	Provided		Required	Provided
1	1 Bed	Apartment	-	1.25				
2	1 Bed	Apartment	-	1.25				
3	2 Bed	Apartment	-	1.5				
4	2 Bed	Apartment	-	1.5				
5	1 Bed	Apartment	-	1.25	12.5	13	1 to 13	3.25
6	1 Bed	Apartment	-	1.25				
7	2 Bed	Semi-detached House	-	1.5				
8	2 Bed	Semi-detached House	-	1.5				
9	2 Bed	Semi-detached House	-	1.5				
10	-	-	-	-				
11	2 Bed	Terraced House	2	2.5	7.5	6	14 to 19	-
12	2 Bed	Terraced House	2	2.5				(52, 53)
13	2 Bed	Terraced House	2	2.5				
14	2 Bed	Terraced House	-	1.5				
15	2 Bed	Terraced House	-	1.5				
16	2 Bed	Terraced House	-	1.5				
17	2 Bed	Terraced House	-	1.5				
18	2 Bed	Terraced House	-	1.5				
19	2 Bed	Terraced House	-	1.5				
20	3 Bed	Semi-detached House	-	1.75				
21	3 Bed	Semi-detached House	-	1.75				
22	2 Bed	Apartment	-	1.5				
23	2 Bed	Apartment	-	1.5				
24	2 Bed	Apartment	-	1.5				
25	2 Bed	Apartment	-	1.5				
26	1 Bed	Apartment	-	1.25				
27	1 Bed	Apartment	-	1.25				
28	3 Bed	Semi-detached House	1	2.25				
29	3 Bed	Semi-detached House	2	2.5				
30	3 Bed	Semi-detached House	2	2.5	12.5	14	45 to 58	-
31	3 Bed	Semi-detached House	2	2.5				
32	3 Bed	Detached House (W)	2	2.75				
33	3 Bed	Semi-detached House	2	2.5				
34	3 Bed	Semi-detached House	2	2.5				
35	3 Bed	Semi-detached House	2	2.5				
36	3 Bed	Semi-detached House	2	2.5				
37	3 Bed	Detached House (W)	2	2.75	22.75	18	59 to 76	-
38	2 Bed	Semi-detached House	2	2.5				(67, 68)
39	2 Bed	Semi-detached House	2	2.5				
40	2 Bed	Semi-detached House	2	2.5				
41	2 Bed	Semi-detached House	2	2.5				
TOTAL				76.25	79		9.5	10

**LEYLAND HEIGHTS, BALLYCASTLE PHASE 2**



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**BUILDING CONTROL**

Drawing Title: **PROPOSED SITE LAYOUT**

Project No. 1428	Drawing No. 01-01
Scale 1:50 @ A0	Date 05.09.2017
Drawn MB	Checked MB
Revision N	