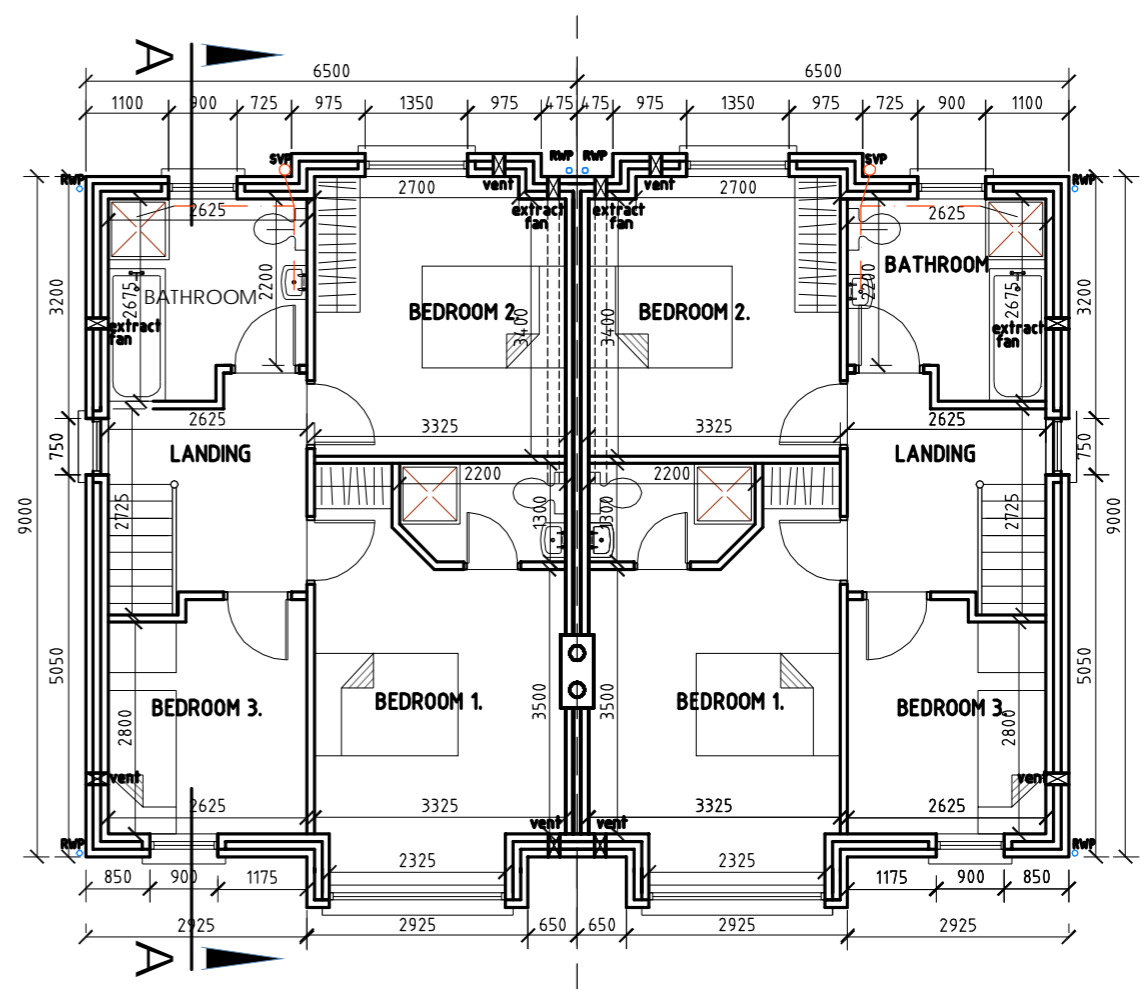


GROUND FLOOR PLAN (3-bed)
Area = 53.18sq.m.
Total Floor Area = 106.36sq.m.
HOUSE TYPE 'D'

APPROACH TO A DWELLING: THE MAIN DWELLING ENTRANCE SHOULD BE ACCESSIBLE TO WHEELCHAIR USERS. A CLEAR LEVEL AREA OF 1.2m x 1.2m TO BE PROVIDED IN FRONT OF EVERY HOUSE. ACCESS SET OUT IN ACCORDANCE WITH CURRENT BUILDING REGS PART M 2000

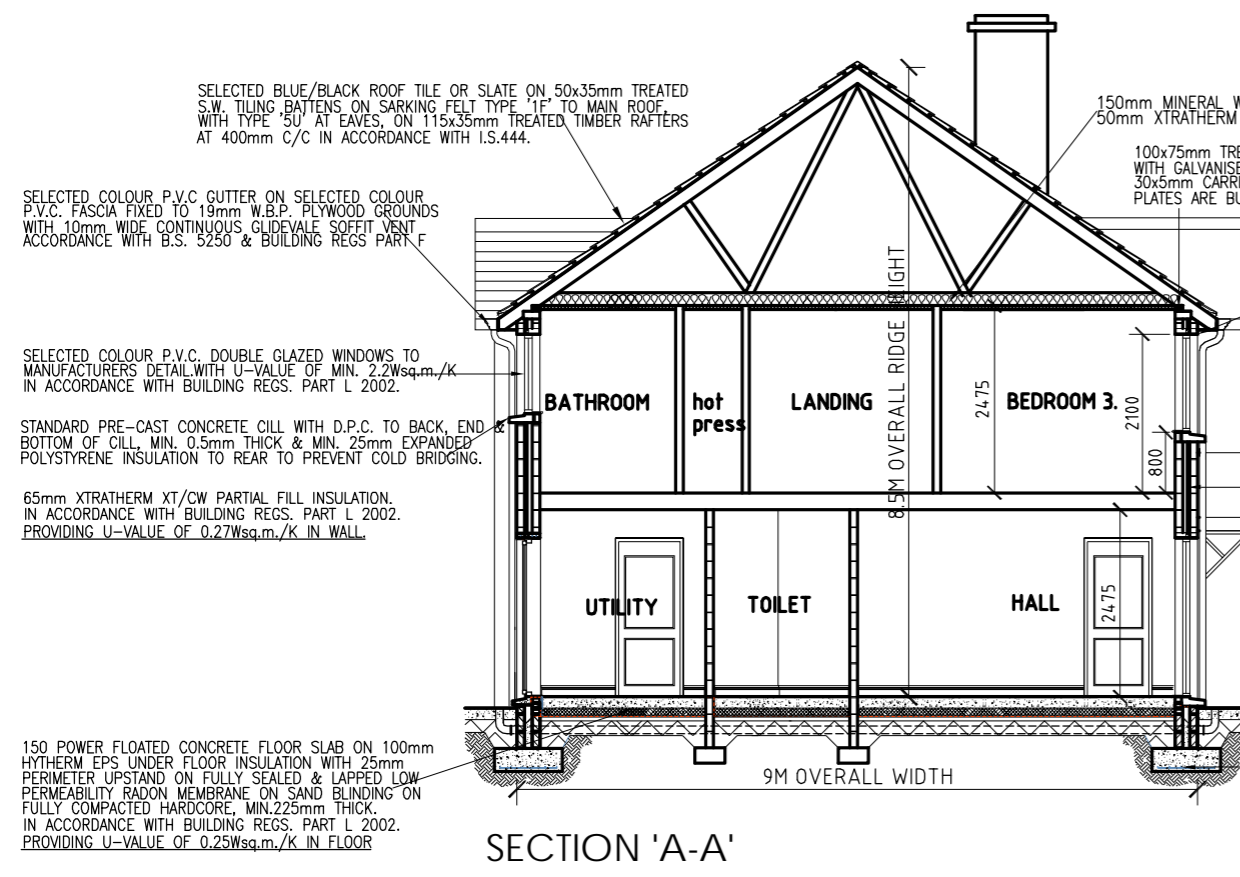
NOTE: NO NORTH POINT SHOWN FOR INDIVIDUAL HOUSES FOR ORIENTATION, SEE SITE LAYOUT PLAN



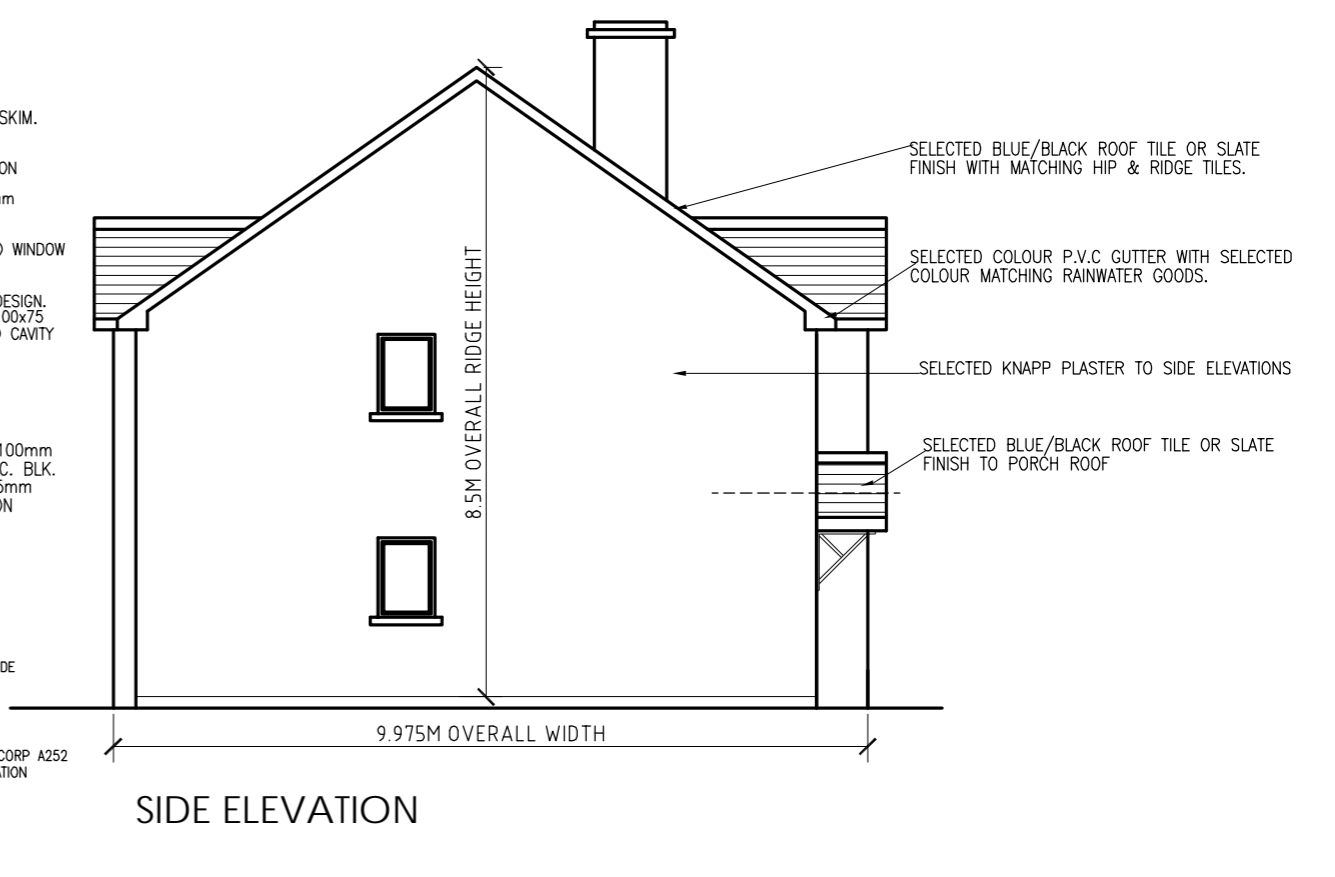
REAR ELEVATION



FRONT ELEVATION



SECTION 'A-A'



SIDE ELEVATION

SPECIFICATION NOTES:

- PROVIDE OPEN VERTICAL JOINTS AT 900mm C/C FOR DRAINING THE CAVITY. THE CONCRETE FILL SHALL BE SLOPED TO APPROX. 45° AND TROWELLED SMOOTH, TOP OF WHICH SHOULD BE AT LEAST 150mm BELOW D.P.C. LEVEL.
- SELECTED COLOUR P.V.C. GUTTER ON SELECTED COLOUR P.V.C. FASCIA FIXED TO 19mm W.B.P. PLYWOOD GROUNDS WITH 10mm WIDE CONTINUOUS GLEIVALE SOFFIT VENTILATOR IN ACCORDANCE WITH B.S. 5250 AND BUILDING REGULATIONS PART F WITH SLOTS DESIGNED TO EXCLUDE LARGE INSECTS.
- GABLE WALLS TO BE SUPPORTED ALONG ROOF SLOPE. GROUND & FIRST FLOOR CEILING LEVEL WITH GALVANISED MILD STEEL STRAPS AT 2M CRS. SECTIONAL SIZE 30x5mm TO SPAN AT LEAST 2 JOISTS/RAFTERS AND ANCHORED TO UNCAST CONCRETE BLOCKS.
- RAFTERS AND JOISTS TO BE PACKED AND NOGGED OFF WALL.
- 100x65mm AND 150x65mm PRESTRESSED, PRE-CAST REINFORCED CONCRETE LINTOLS WITH 1000 GAUGE STEPPED D.P.C. WITH 50mm HYTHERM EXPANDED POLYSTYRENE PACKED BETWEEN BOTH LINTOLS.
- BLUE/BLACK ROOF TILE OR SLATE ON 50x35mm TREATED S.W. TILING BATTENS ON SARKING FELT ON 115x35mm TREATED TIMBER RAFTERS AT 400mm C/C IN ACCORDANCE WITH I.S.444.
- 150x44mm S.C.B. TREATED TIMBER COLLAR AT EVERY 4TH RAFTER.
- STAINLESS STEEL TWIST TYPE WALL TIES AT 450mm CRTS. VERTICALLY AND 750mm CRTS. HORIZONTALLY AND AT EVERY COURSE AROUND WINDOW AND DOOR OPES.
- 225x75mm S.C.B. TREATED TIMBER PURLIN SUPPORTED AT EVERY 4TH RATER WITH 100x44mm S.C.B. TREATED TIMBER STRUT WITH 100x44mm TREATED TIMBER HANGERS & RUNNERS.
- WITH GALVANISED STEEL STRAPS AT 2M CRS. OF MIN. CROSS SECTION 30x5mm CARRIED DOWN MIN. 2 FULL COURSES. WHERE WALL PLATES ARE BUTT JOINTED STRAPS TO BE PROVIDED AT MAX. 400mm EITHER SIDE OF JOINT.
- 150mm FIBREGLASS QUILT INSULATION TUCKED BETWEEN ENTIRE AREA OF CEILING JOISTS WITH 12.7mm FOILBACKED PLASTER SLAB WITH HARDWALL PLASTER FINISH.
- FIRST FLOOR CONSTRUCTION TO CONSIST OF: 150x22mm S.W. T&G FLOOR BOARDS ON 225x44mm S.W. S.C.B.
- ALLOW 18mm W.B.P. PLYWOOD FLOOR TO BATHROOM TO ALLOW FOR A NON-SLIP FLOOR TILE FINISH.
- WALL VENTS TO CONSIST OF: 225x225mm GALVANISED LOUVRE EXTERNALLY WITH 225x225mm P.V.C. HIT AND MISS VENT INTERNALLY WITH 150mm U.P.V.C. PIPE CARRIED ACROSS CAVITY WALL AND A MIN. OF 1.7m ABOVE FINISHED FLOOR LEVEL.
- STUD PARTITIONS TO CONSIST OF: S.W. STUDS AT 400mm CRS. WITH 2 NO. ROWS OF NOGGINGS. 75x35mm STUDS TO NON LOAD-BEARING WALLS, 100x44mm STUDS TO LOAD-BEARING WALLS WITH DOUBLE HEADER AND SOLE PLATES. MAX. MOISTURE CONTENT OF 22% FINISHED WITH 3mm GYPSUM HARDWALL PLASTER FINISH ON 9.5mm PLASTER SLAB TO BOTH SIDES.

- ALL ROOF TIMBERS TO I.S. 444: 1999 TO BE STRESS GRADED AND MARKED ACCORDINGLY, AND SIZED TO I.S.444: 1999 WORK TO FIGURED DIMENSIONS ONLY. DO NOT SCALE PRINT.
- ALL HABITABLE ROOMS TO HAVE WINDOW OPENING SECTION MIN. 850x500mm WITH CILL BETWEEN 800-1100 ABOVE F.F.L.
- ALL CONSTRUCTION METHODS, MATERIALS, INSTALLATIONS AND SERVICES TO BE IN ACCORDANCE WITH ALL IRISH BUILDING REGS & CODES OF PRACTICE AT THE TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE.
- INSTALL ONE RADON SUMP AND CAVITY GAS VENT SYSTEM POSITIONED IN CENTRAL LOCATION IN THE UPPER LEVELS OF THE HARDWARE. ONE SUMP IS REQUIRED PER 200sq.m. AT A MAX. DISTANCE OF 15m FROM NEAREST EXTERNAL WALL. AN ADDITIONAL SUMP IS REQUIRED WHERE A CHANGE IN LEVEL OCCURS. ALL PIPEWORK COMING FROM SUMP MUST HAVE SEALED JOINTS AND BE SEALED THROUGH THE CAVITY. IT MAY BE NECESSARY TO PROVIDE FREE AIRWAYS TO THE RISING WALLS.
- ALL RADON BARRIER JOINTS & SERVICES MUST BE FULLY SEALED. JOINTS SHOULD BE FORMED USING TWO STRIPS OF MONOBOND. SEAL AROUND SERVICE PIPES AND CABLE PENETRATIONS USING A MONARLEX TOP HAT SECTION.
- IN HIGH RADON AREAS, I.E. AREAS WITH MORE THAN 10% OF THE HOUSES HAVING A RADON LEVEL EXCEEDING THE NATIONAL REFERENCE LEVEL OF 200Bq/cubic m. A SEALED RADON MEMBRANE WITH MEANS OF EXTRACTING RADON, I.E. A SUMP/SUMPS SHALL BE PROVIDED, & WILL BE ACTIVATED BY A FAN. ALL IN ACCORDANCE WITH I.G.D. C 2004 OF BUILDING REGS.
- KNAPP PLASTER FINISH ON SCRATCH & SCOURDED COATS ON 100mm CONCRETE BLOCK EXTERNAL LEAF WITH 50mm CLEAR CAVITY WITH 60mm HYTHERM EXPANDED POLYSTYRENE INSULATION WITH 100mm CONCRETE BLOCK INTERNAL LEAF WITH HARDWALL PLASTER FINISH ON SCRATCH & SCOURDED COATS.
- SIZE AND DEPTH OF A252 MESH REINFORCED STRIP FOUNDATION SUBJECT TO SITE CONDITIONS & ENGINEERS' DETAILS. MIN. OF 50mm COVER TO REINFORCEMENT.
- 150mm POWER FLOATED CONCRETE FLOOR SLAB ON 50mm HYTHERM EXPANDED POLYSTYRENE INSULATION WITH 25mm HYTHERM EXPANDED POLYSTYRENE PERIMETER INSULATION ON MONARLEX R.M.B. RADON BARRIER ON 50mm SAND BLINDING ON MIN. 250mm ROLLED AND WELL COMPACTED HARDCORE.

COMPLIANCE WITH BUILDING REGS 1997, 2000 & 2002

- WHERE CILL LEVELS ARE LESS THAN 800mm ABOVE INTERNAL FLOOR LEVEL GUARDING/GLAZING MUST BE PROVIDED IF GUARDING CONTAINS GLAZING IT SHOULD BE IN ACCORDANCE WITH REQUIREMENTS OF BS 6262 Pt.4. (TGD K Sect 2.2, Building Regs 1997)
- GLAZING AT CRITICAL LOCATIONS TO BE TOUGHENED AND IN ACCORDANCE WITH THE REQUIREMENTS OF BS 6262 Pt.4. (TGD K Sect 2.2 Building Regs 1997)
- EITHER A GENTLY SLOPING RAMP / LEVEL ACCESS MUST BE PROVIDED TO THE MAIN ENTRANCE (or alternative entrance where this is not practicable) OF THE DWELLING. THERE SHOULD BE A CLEAR AREA OF 1200x1200mm SQ. IN FRONT OF THIS ENTRANCE. THE MAX. THRESHOLD MUST NOT EXCEED 15mm (TGD M Building Regs 2000)
- DOOR HANDLES SHOULD BE LOCATED AT A HEIGHT OF 900mm-1200mm ABOVE INTERNAL FLOOR LEVEL. ELECTRIC LIGHT SWITCHES SHOULD BE LOCATED AT A SIMILAR HEIGHT. (TGD M Building Regs 2000)

- DOORS TO HABITABLE ROOMS TO HAVE CLEAR OPENING WIDTHS OF:
 - 750mm if corridor is 1200mm wide.
 - 775mm if corridor is 1050mm
 - 800mm if corridor is 900mm
 (TGD M Building Regs 2000)
- MECHANICAL VENTILATION MUST BE EMPLOYED IN AREAS PRONE TO CONDENSATION, I.E. KITCHENS, UTILITY, BATHROOMS, & SANITARY ACCOMMODATION (TGD F Building Regs 2002)
- INSULATION USED THROUGHOUT THE DWELLING/BUILDING MUST COMPLY WITH THE NEW BUILDING REGS. (TGD L-DWELLINGS- Building Regs. 2002)
- AN LD3 TYPE FIRE DETECTION SYSTEM SHOULD BE PROVIDED & INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 5839 Pt.6 1995 (TGD B
- AS A REQUIREMENT OF TGD C, EACH NEW DWELLING / EXTENSION MUST AS A MINIMUM PROVIDE A RADON SUMP BOX WHICH IS PIPED TO A POINT OUTSIDE OF THE HOUSE FOOTPRINT. ONE SUMP BOX PER MAX. 250 SQ.M. LOCATED CENTRALLY NO MORE THAN 15M FROM ANY OUTSIDE WALL. IN ALL OTHER CASES 2 SUMP BOXES TO BE PROVIDED. IN CERTAIN AREAS A RADON BARRIER TO BE USED. IT IS ADVISED THAT A BUILDER INSTALL A RADON BARRIER ONCE INSTALLED CORRECTLY, IT IS NOT NECESSARY TO INSTALL A D.P.M.

'A'	6/05/09	Front bay changed to brick finish
Rev.	Date.	Description.
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JOB:	Proposed Housing dev. at Abbeyside, Dungarvan	
TITLE:	House Type D 3-bed	
SCALE:	1:100	DWG. NO.:
DATE:	Aug. 2006	1747-06 06A

HOUSE TYPE D-3-bed