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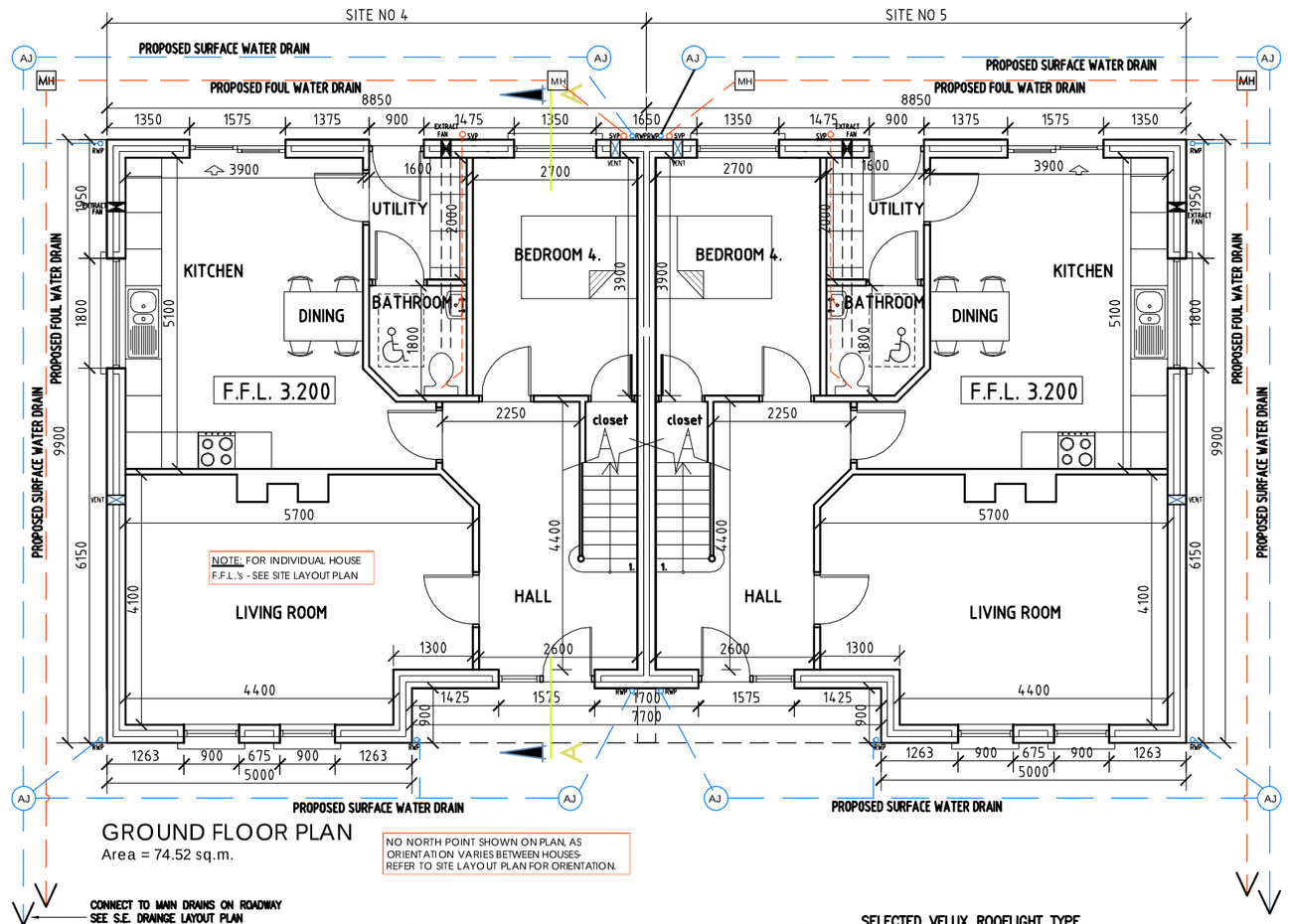
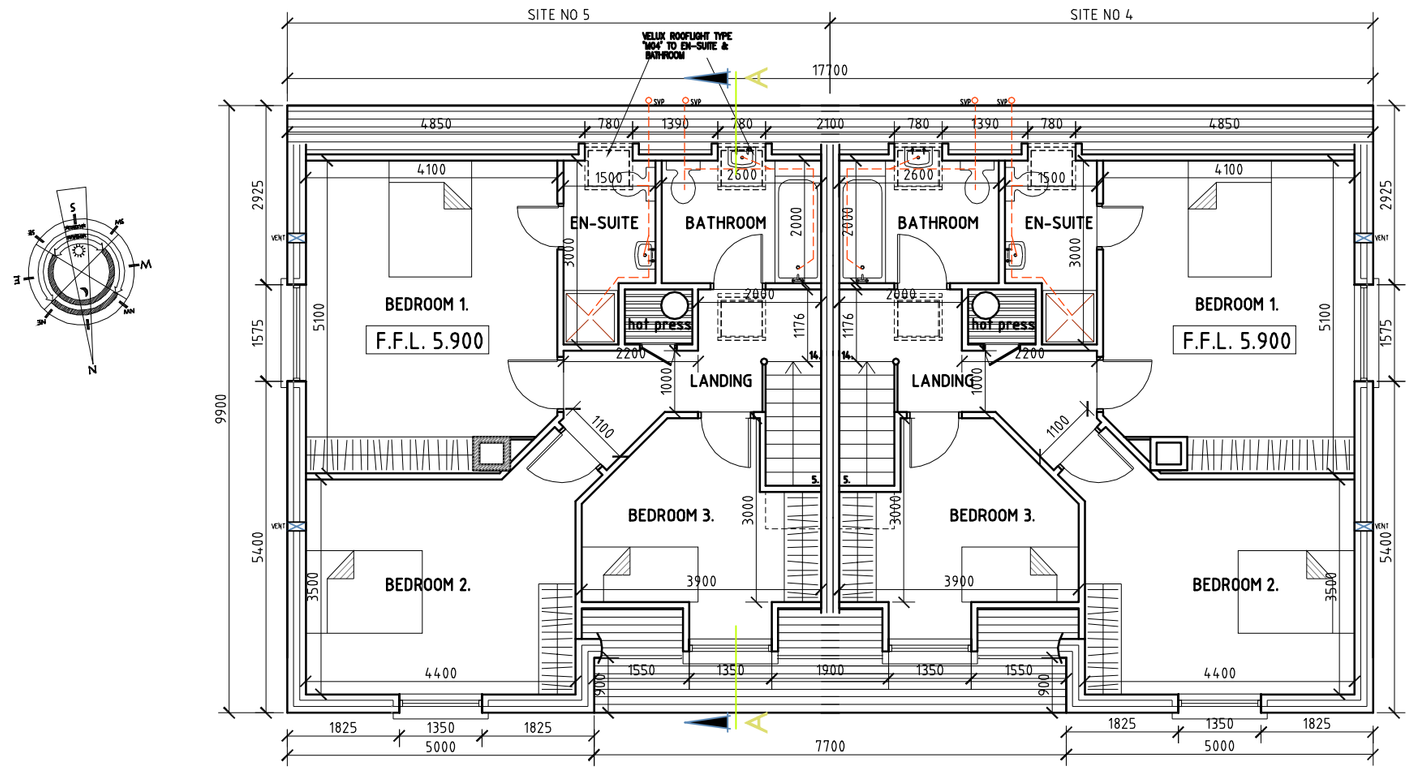
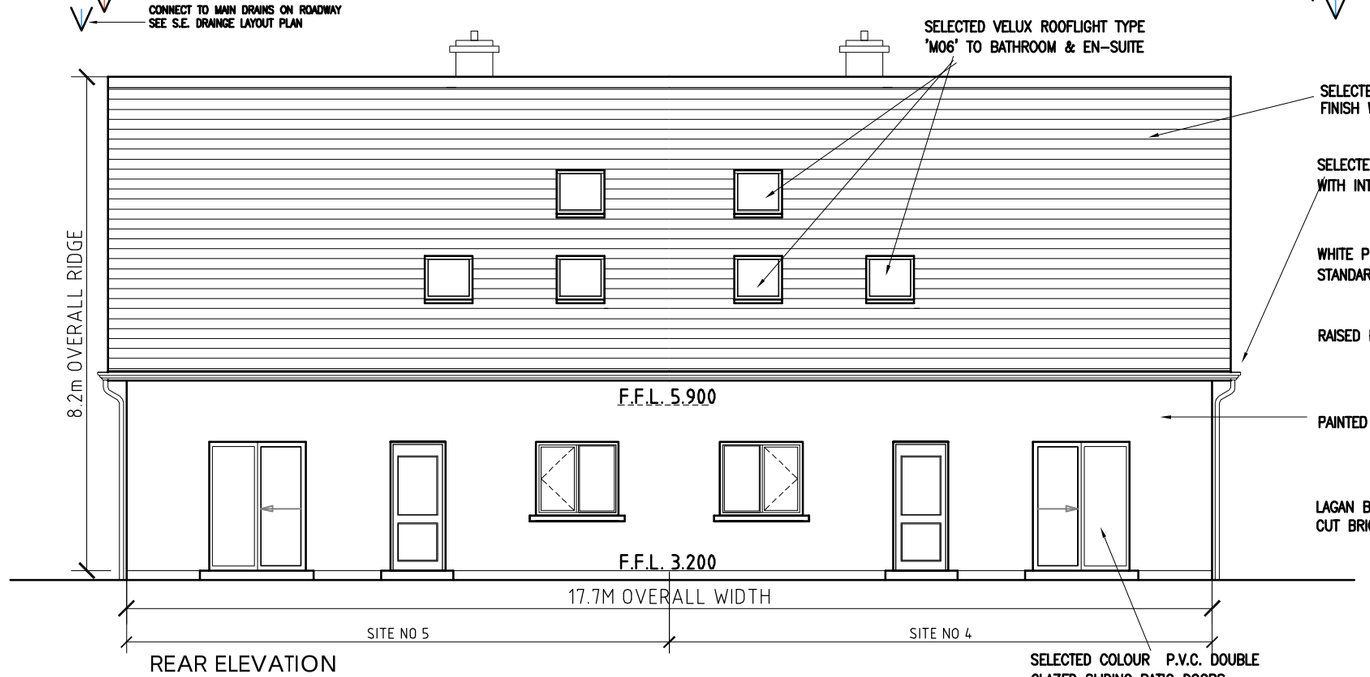


GROUND FLOOR PLAN
Area = 74.52 sq.m.

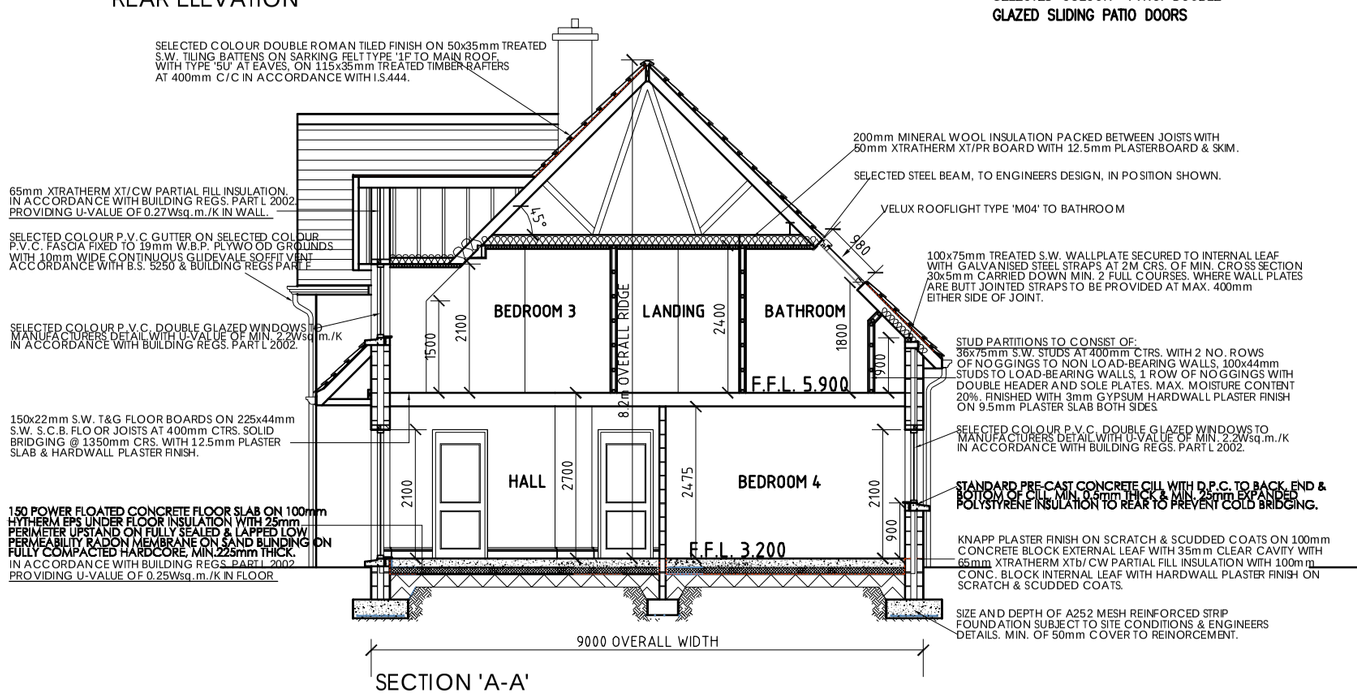


FIRST FLOOR PLAN
Area = 67.89 sq.m.

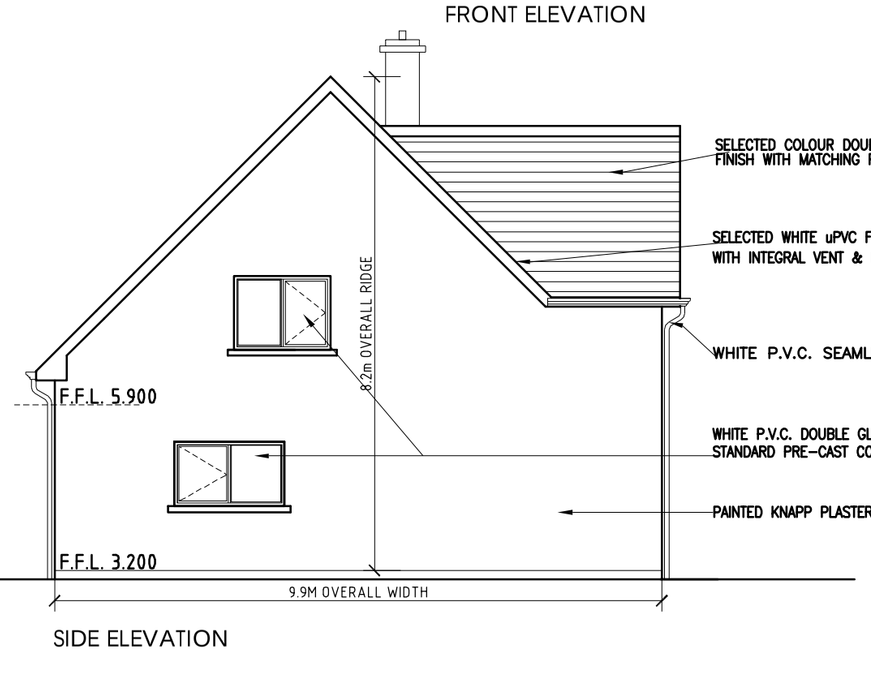


REAR ELEVATION

FRONT ELEVATION



SECTION 'A-A'



SIDE ELEVATION

Total Floor Area = 142.41sq.m./ 1539 sq.ft

HOUSE TYPE H- 4-BED DORMER on SITES 4 & 5.

APPROACH -T.G.D.M

MINIMUM CLEAR OPENING OF 800mm TO EXTERNAL ACCESS DOOR, 750mm CLEAR OPE. TO ALL INTERNAL DOORS. AN UN-OBSTRUCTED SPACE OF 300mm ON LEADING SIDE OF DOOR. ALL ABOVE IN ACCORDANCE WITH BUILDING REGS. 2000-PART M.

MIN. 900mm WIDE LEVEL OR RAMPED APPROACH TO MAIN ENTRANCE SUITABLE FOR WHEELCHAIR ACCESS

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. THREASHOLD MUST NOT EXCEED 15mm (TGD M Building Regs 2000)

VENTILATION -T.G.D.F

ALL BELOW IN ACCORDANCE WITH TGD F BUILDING REGS 2002

ALL HABITABLE ROOMS REQUIRE A VENTILATION OPENING (STANDARD 225X225 WALL VENT) HAVING MIN TOTAL AREA 6500 SQ.MM WITH RAPID VENTILATION (WINDOW OPE) OF MIN. 5% FLOOR AREA OF ROOM

KITCHENS & UTILIY ROOMS REQUIRE A VENTILATION OPE (STANDARD 225X225 WALL VENT) HAVING MIN TOTAL AREA 6500 SQ.MM WITH RAPID VENTILATION (WINDOW OPE) OF MIN. 5% FLOOR AREA OF ROOM, IN ADDITION TO MECHANICAL VENTILATION TO EXTRACT MIN 60 LITRES PER SEC. (OR 30 LITRES PER SEC IFVENT EXTRACT IS INCORPORATED IN A COOKER HOOD)

ALL BATHROOMS (WITH OR WITHOUT WC'S) REQUIRE RAPID VENTILATION (WINDOW OPE) MIN 5% OF FLOOR AREA OF ROOM WITH A MECHANICAL EXTRACT VENT TO EXTRACT MIN 15 LITRES PER SEC.

WALL VENTS TO CONSIST OF: 225x225mm G ALVANISED 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.

PROVIDE 25mm WIDE CONTINUOUS GLIDEVALE SOFFIT VENT AT EAVES IN ACCORDANCE WITH B.S. 5250 & BUILDING REGS PART F

PROVIDE VENTILATION AT THE RIDGE AT LEAST EQUAL TO CONTINUOUS VENTILATION RUNNING THE LENGTH OF THE RIDGE & 5mm WIDE

RADON -T.G.D.C 2004

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. ALL PIPEWORK COMING FROM SUMP TO HAVE SEALED JOINTS & 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% OG 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 T.G.D. C OF CURRENT BUILDING REGS.

PART 'L' BUILDING REGS 2002

TOTAL AREA OF ALL OPES-DOORS/WINDOWS NOT TO EXCEED 25% OF TOTAL FLOOR AREA TO COMPLY WITH PART 'L' OF BUILDING REGS.

FIRE SAFETY -T.G.D.B 2006

WINDOW ESCAPE
ALL HABITABLE ROOMS TO HAVE CLEAR WINDOW OPENING AREA MIN. 0.33mm WITH MIN. WIDTH & HEIGHT OF 450mm, BOTTOM OF OPENING SHOULD BE BETWEEN 800-1100 ABOVE F.F.L.

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 6262pt.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)

IN THE CASE OF A DORMER WINDOW, THE DISTANCE FROM THE EAVES TO THE BOTTOM OF THE OPENING SECTION OF WINDOW, MEASURED ALONG THE SLOPE OF THE ROOF, SHOULD NOT EXCEED 1.7M

AN LD1 OR LD2 TYPE FIRE DETECTION & ALARM POWERED INTERCONN--ECTED SYSTEM SHOULD BE PROVIDED & INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 5839 Pt.6 2004 (TGD B 2006)

PARTY WALLS SHALL RUN VERTICALLY THE FULL HEIGHT OF THE DWELLING, TO THE UNDERSIDE OF THE ROOF, WITH ROOF BEDDED IN NON-COMBUSTIBLE FIRE STOPPING MATERIAL ON TOP OF WALL

GENERAL NOTES:

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 ULTIMATLY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE.

KNAPP PLASTER FINISH ON SCRATCH & SCUDDED COATS ON 100mm CONCRETE BLOCK EXTERNAL LEAF WITH 50mm CLEAR CAVITY WITH 60mm XTRATHERM XT/CW PARTIAL FILL INSULATION PROVIDING A MAX, U VALUE OF 0.27W/m2K , WITH 100mm CONCRETE BLOCK INTERNAL LEAF WITH HARDWALL PLASTER FINISH ON SCRATCH & SCUDDED COATS.

SIZE AND DEPTH OF A393 MESH REINFORCED STRIP FOUNDATION SUBJECT TO SITE CONDITIONS & ENGINEERS DETAILS. CONC. TO BE MIN. GRADE 15N WITH MIN. OF 75mm COVER TO REINORCEMENT, ALL FOUNDATIONS TO TABLE 3.4 OF I.S. 326:1995.

OF I.S.:1998 OR GRADE 15N. ON MIN. 75mm XTRATHERM XT/UF INSULATION WITH 25mm PERIMITER INSULATION OF 0.25 W/m2K THERMAL CONDUCTIVITY ON MONARLEX R.M.B. 300 RADON BARRIER ON 50mm SAND BLINDING ON MIN. 150mm WELL GRADED BROKEN HARDCORE MAX. SIZE 100mm TO MAXIMUM DEPTH 225mm. ENTIRE AREA OF GROUND UNDER DWELLING TO BE STRIPPED, REMOVE ALL TOPSOIL.

225x75mm S.C.B TREATED TIMBER PURLIN SUPPORTED AT EVERY 4TH RAFTER WITH 100x44mm S.C.B TREATED TIMBER STRUT WITH 100x44mm TREATED TIMBER HANGERS & RUNNERS.
150x44mm S.C.B. TREATED TIMBER COLLAR AT EVERY 4TH RAFTER.

100x65mm AND 150x65mm PRESTRESSED, PRE-CAST REINFORCED CONCRETE LINTOLS WITH 1000 GUAGE STEPPED D.P.C. WITH 50mm HYTHERM EXPANDED POLYSTYRENE PACKED BETWEEN BOTH LINTOLS.

STAINLESS STEEL TWIST TYPE WALL TIES TO I.S.EN 845-1: 2003 @ 450mm ctrs VERTICALLY & 750mm c trs. HORIZONTALLY & AT EVERY COURSE AROUND WINDOW AND DOOR OPES.

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.

200mm MINERAL WOOL INSULATION TUCKED BETWEEN ENTIRE AREA OF CEILING JOISTS WITH 50mm XTRATHERM XT/PR BOARD RIGID INSULATION FIXED TO UNDERSIDE OF JOISTS, PROVIDING 0.16W/m2K, THERMAL CONDUCTIVITY WITH 12.7mm FOLBACKED PLASTERBOARD WITH HARDWALL PLASTER FINISH (0.20W/m2K U-VALUE REQUIRED IF INSULATION IS IN SLOPE OF ROOF)

INSULATION USED THROUGHOUT THE DWELLING / BUILDING MUST COMPLY WITH THE NEW BUILDING REGS. -(TGD L -DWELLINGS- Building Regs. 2002)

ALL STAIRS & BALUSTRADES TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING REGS. T.G.D. K

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 GLIDEVALE 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 & ANCHORED TO UNCUT CONCRETE BLOCKS. RAFTERS & JOISTS TO BE PACKED & NOGGED OFF WALL.

SELECTED COLOUR ROOF TILE/SLATE ON TREATED S.W. 50x25mm TILING BATTENS ON MIN. GRADE TYPE 1F FELT TO MAIN ROOF WITH GRADE TYPE 5U FELT AT EAVES-BOTH TO BS 747 ON 115x35mm S.C.B. TREATED TIMBER RAFTERS AT 400mm ctrs IN ACCORDANCE -SIZED & GRADED WITH I.S.444:1998

100x75mm TREATED S.W. WALLPLATE SECURED TO INTERNAL LEAF WITH GALVANISED STEEL STRAPS AT 2 M 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.

FIRST FLOOR CONSTRUCTION TO CONSIST OF: 150x22mm S.W. T&G FLOOR BOARDS ON 225x44mm S.W. S.C.B. FLOOR JOISTS AT 400mm CRS. WITH SOLID BRIDGING AT 1350mm CTRS. WITH 12.5mm PLASTER SLAB & HARDWALL PLASTER FINISH. ALLOW 18mm W.B.P. PLYWOOD FLOOR TO BATHROOM TO ALLOW FOR A NON-SLIP FLOOR TILE FINISH.

DOOR HANDLES SHOULD BE LOCATED AT A HEIGHT OF 900-1.2M ABOVE INTERNAL FLOOR LEVEL. ELECTRIC LIGHT SWITCHES SHOULD BE LOCATED AT A SIMLAR HEIGHT. (TGD M Building Regs 2000)

DOORS TO HABITABLE ROOMS TO HAVE CLEAR OPENING WIDTHS OF;
- a) 750 mm if corridor is 1200mm wide.
- b) 775 mm if corridor is 1050mm
- c) 800 mm if corridor is 900mm

(TGD M Building Regs 2000)

INSTALL 225mmØ SPIGGOT AND SOCKET FLUE LINER WITH SOCKET FACING UPWARDS. PACK FLUE LINERS AS EACH LINER IS BUILT IN WITH 1/1/12 CEMENT /LIME AND SAND MIX. MIX TO BE WETTED WITH WATER. FLUE LINER TO BE KEPT A MIN. OF 50mm FROM SURROUNDING BLOCKWORK. INSTALL PRE-CAST CONC. CAPPING, WEATHERED ON TOP AND TROATED UNDERNEATH, FORM 50mm CHASE IN CHIMNEY STACK NOT LESS THAN 150mm ABOVE ROOF. FINISH & RETURN CODE 5 LEAD FLASHING INTO SAME, WEDGE WITH LEAD WEDGES SEAL WITH COLOURLESS MASTIC. FORM BELL CAST OVER USING EXPANDED METAL BEAD.

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JOB:	Proposed Housing dev. at Abbeyside, Dungarvan		
TITLE:	House Type H- 4-BED DORMER		
SCALE:	1:100	DWG. NO.:	1747-06 R06
DATE:	Dec. 2007		

Dwg: 1526-04-07A as per the Clerkin agreement.

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