

HOUSE TYPE A

4 BED DETACHED SPLIT LEVEL DWELLING
TOTAL FLOOR AREA : 195m²
U VALUES TO ACHIEVE OVERALL A3 BER RATING

Escape Provisions:
All bedrooms to have opening suitable for fire escape purposes in accordance with part B.

Smoke Detectors:
Mains operated smoke detectors and alarms in accordance with BS 5839 Part 6: (Grade D) to be provided and shall be interconnected. Smoke detectors and alarms to be provided in circulation areas forming part of the escape route & livingroom and a heat detector in the kitchen. Detectors to be interconnected.

Toughened Glass / Guardrail:
All glazing below 800 mm above floor level to have guardrail or toughened glass & glazing at critical locations to be toughened glass to requirements of BS 6262 Part 4 (TGD K Section 2.2)

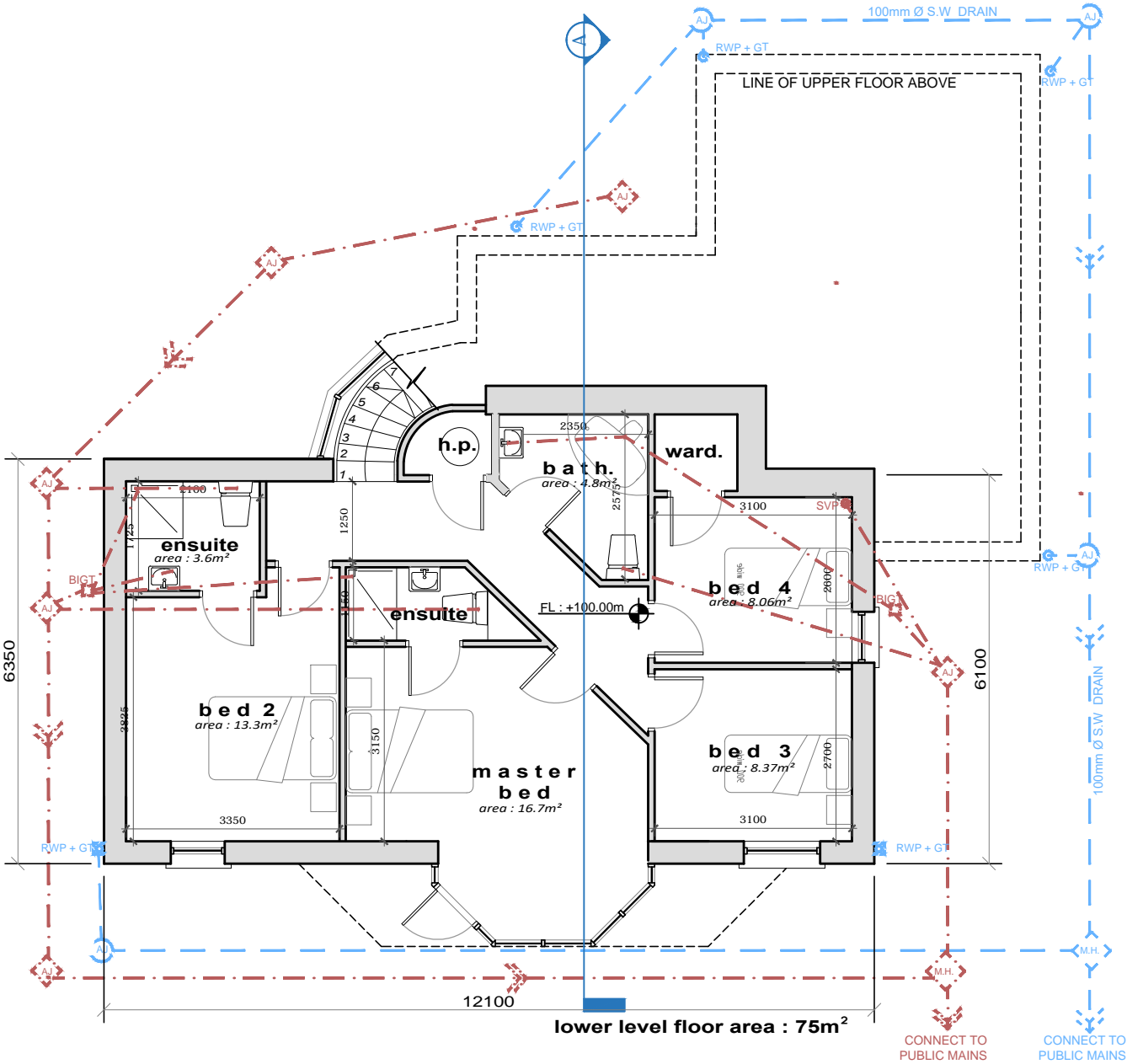
Disabled Access & Circulation:
Main entrance to dwelling to be min. 775mm clear opening & wheelchair accessible in accordance with the Building Regulations 2010. Doors to accessible habitable rooms to have a clear opening width in relation to the unobstructed corridor width to comply with Part M of Building Regs. 2010. All other doors should have a clear opening width of 775mm

Ventilation:
All habitable rooms to be provided with background ventilation and an opening window. Kitchens, utility rooms, bathrooms and internal toilets to have mechanical extraction or PSV

Building to meet the relevant standards for energy consumption & CO₂ emissions, renewable energy use, fabric and heating pipe insulation, air tightness & user information. For insulation levels throughout a BER consultant should be consulted.

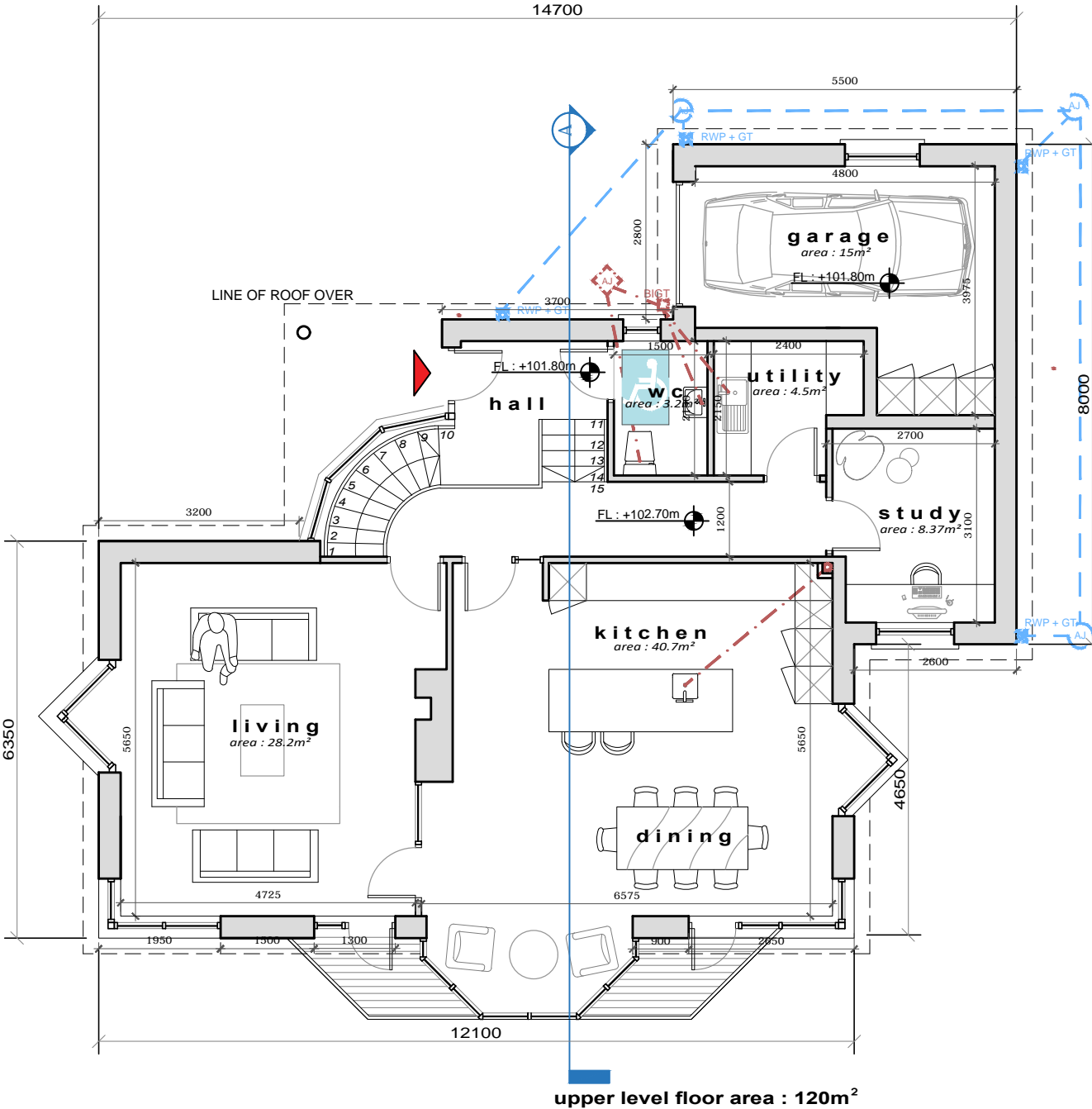
PLEASE NOTE :
REFER TO ENGINEER'S DRAWINGS FOR FLOOR LEVELS

REFER TO SITE PLAN FOR INDIVIDUAL UNIT ORIENTATION / NORTH POINT.



01 LOWER FLOOR PLAN

PL02 scale 1 : 100 @ A3



02 UPPER FLOOR PLAN

PL02 scale 1 : 100 @ A3

notes :

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stage :

PLANNING

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rev	description	date	issued by

PROJECT	PROPOSED DEVELOPMENT AT BOOKIE WOODS, TRAMORE, CO. WATERFORD	PROJECT NO : 1969
CLIENT	BRIAN CASSIDY	DRG NO.
PAGE TITLE	HOUSE TYPE A : PLANS	PL01
DRAWN BY	P. LEONARD	DATE DEC 19
SCALE	1:100	

h m a

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FRONT ELEVATION
SCALE 1 : 100



REAR ELEVATION
SCALE 1 : 100

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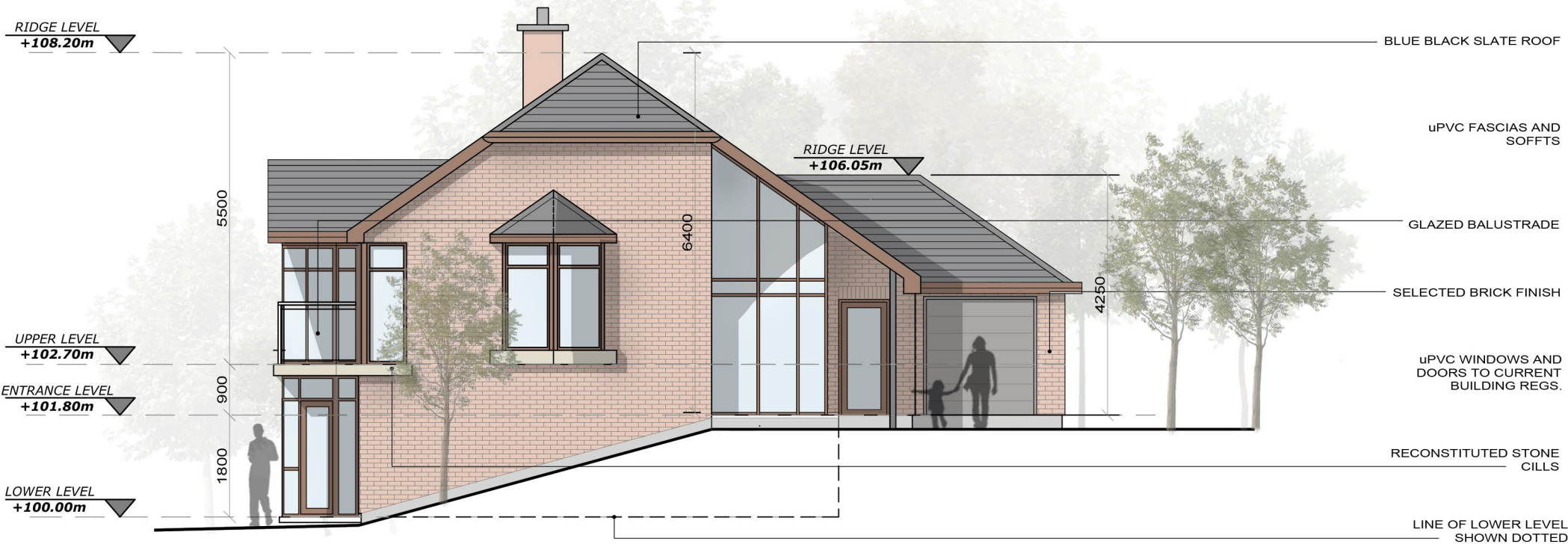
PROJECT	PROPOSED DEVELOPMENT AT BOOKIE WOODS, TRAMORE, CO. WATERFORD	PROJECT NO : 1969
CLIENT	BRIAN CASSIDY	DRG NO.
PAGE TITLE	HOUSE TYPE A : ELEVATIONS	PL02
DRAWN BY	P. LEONARD	SCALE : 1:100
DATE	DEC 19	

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WEST ELEVATION
SCALE 1 : 100

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PROJECT	PROPOSED DEVELOPMENT AT BOOKIE WOODS, TRAMORE, CO. WATERFORD
CLIENT	BRIAN CASSIDY
PAGE TITLE	HOUSE TYPE A : ELEVATIONS (2)

DRAWN BY P. LEONARD | DATE DEC 19

PROJECT NO : 1969

DRG NO.

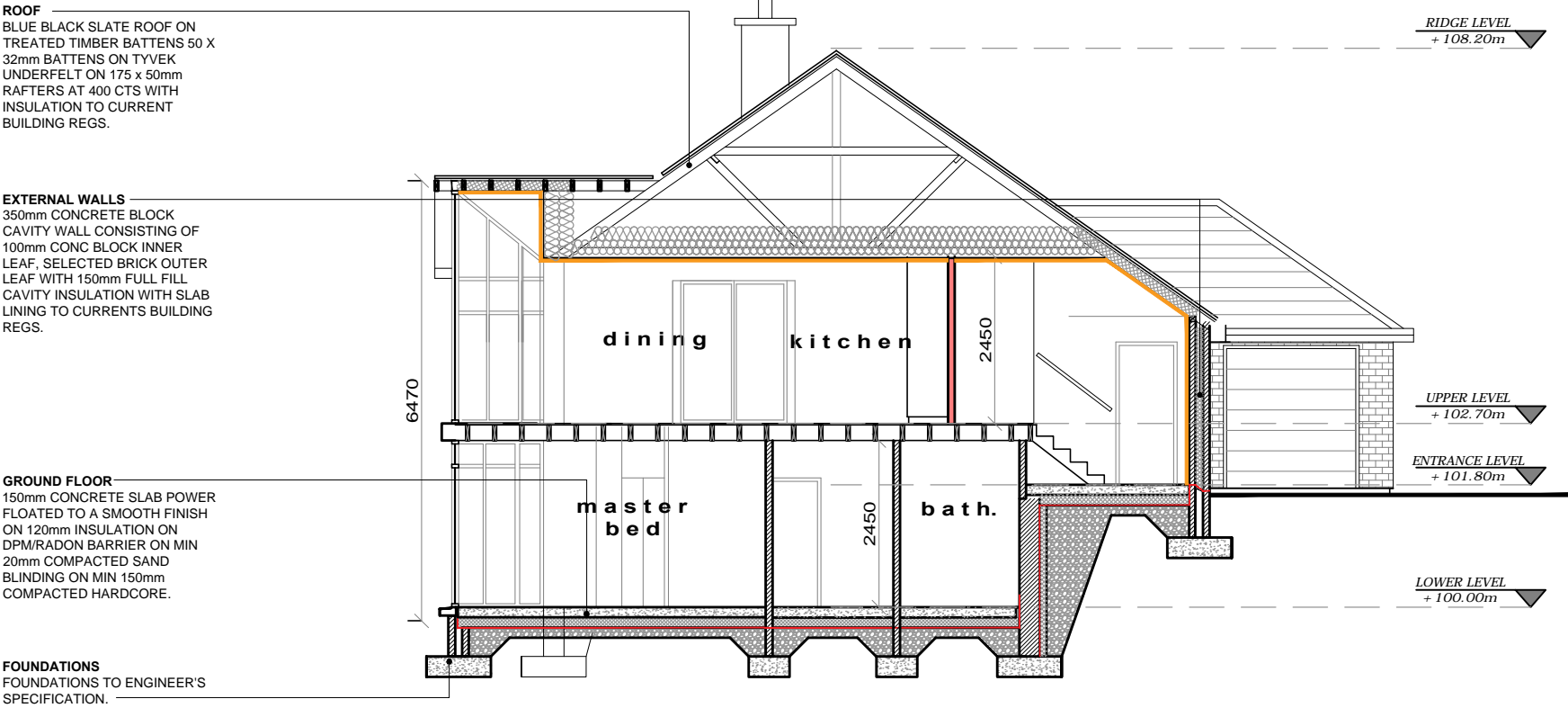
PL03

SCALE : 1:100

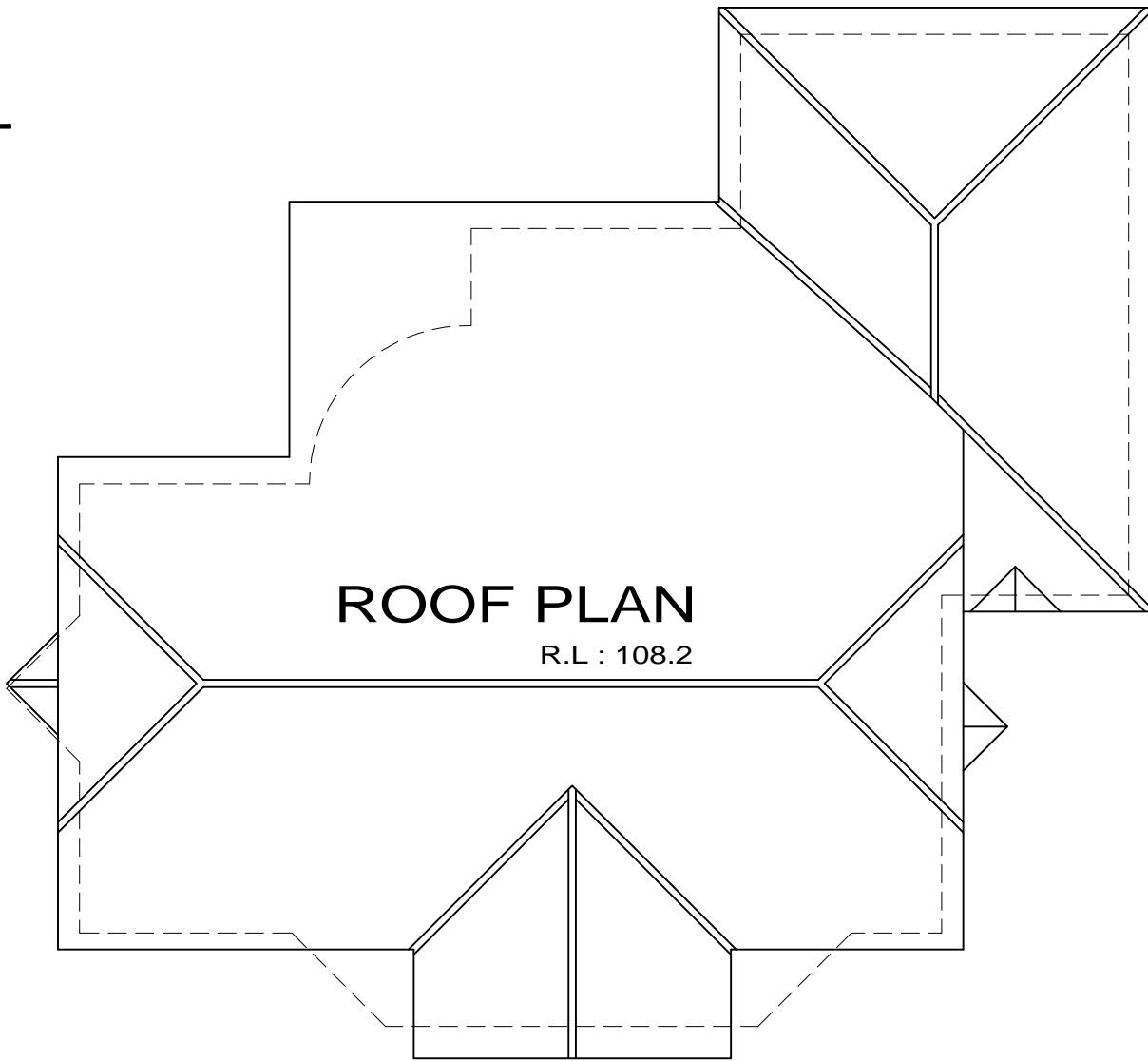


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01 | **SECTION A - A**
PL04 | scale 1 : 100 @ A3



02 | **ROOF PLAN**
PL04 | scale 1 : 100 @ A3

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rev	description	date	issued by

PROJECT	PROPOSED DEVELOPMENT AT BOOKIE WOODS, TRAMORE, CO. WATERFORD	PROJECT NO : 1969
CLIENT	BRIAN CASSIDY	DRG NO.
PAGE TITLE	HOUSE TYPE A : SECTION & ROOF PLAN	PL04
DRAWN BY	P. LEONARD	DATE DEC 19
SCALE	1:100	

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