

HOUSE TYPE B

4 BED DETACHED SPLIT LEVEL DWELLING
 TOTAL FLOOR AREA : 192m²
 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)

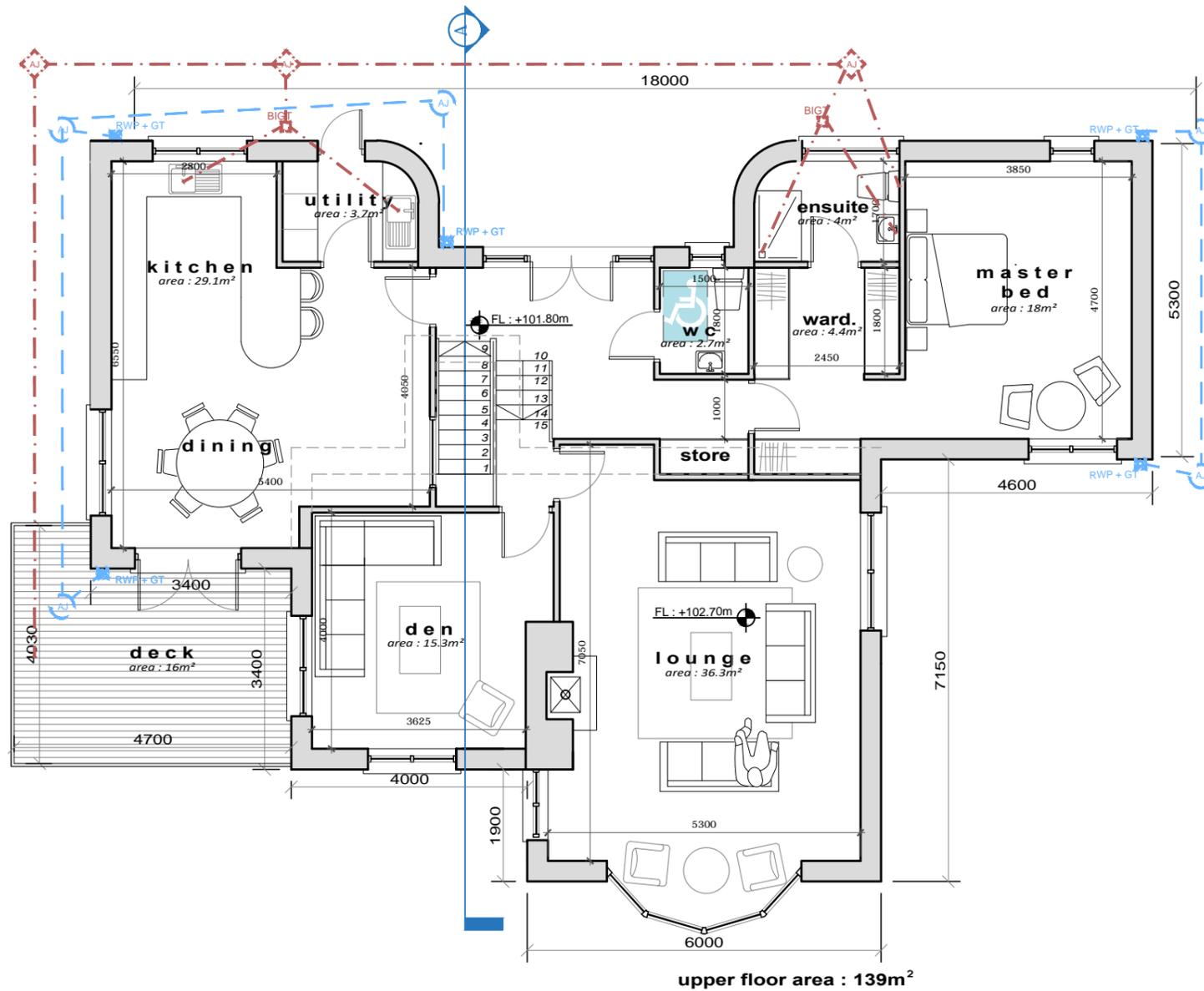
Disabled Access & Circulation:
 Main entrance to dwelling to be min. 775mm clear opening & wheelchair accessible in accordance with the Building Regulations 2010. Doors to accessible habitable rooms to have a clear opening width in relation to the unobstructed corridor width to comply with Part M of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

PL05 scale 1 : 100 @ A3

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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. PL05
PAGE TITLE	HOUSE TYPE B : UPPER FLOOR PLAN	SCALE : 1:100
DRAWN BY	P. LEONARD	DATE DEC 19

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HOUSE TYPE B

4 BED DETACHED SPLIT LEVEL DWELLING
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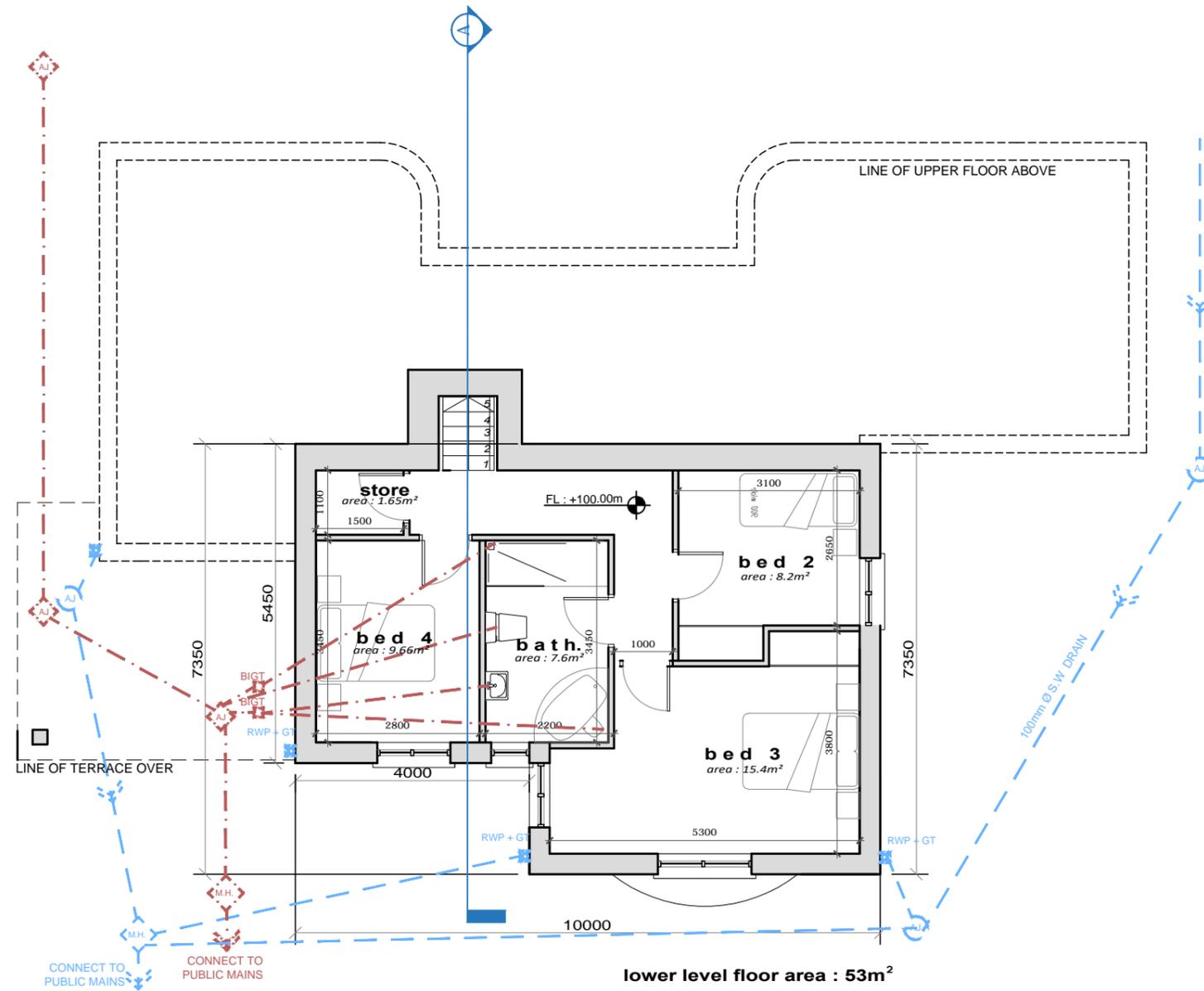
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01 LOWER FLOOR PLAN

PL06 scale 1 : 100 @ A3

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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 B : LOWER FLOOR PLAN	PL06
DRAWN BY	P. LEONARD	DATE DEC 19
		SCALE : 1:100

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- BLUE BLACK SLATE ROOF
- UPVC FASCIAS AND SOFFTS
- SELECTED BRICK FINISH
- UPVC WINDOWS AND DOORS TO CURRENT BUILDING REGS.
- RECONSTITUTED STONE CILLS
- SELECTED BRICK FINISH
- GLAZED BALUSTRADE TO OUTDOOR TERRACE

FRONT ELEVATION
SCALE 1 : 100



- BLUE BLACK SLATE ROOF
- UPVC FASCIAS AND SOFFTS
- SELECTED BRICK FINISH
- UPVC WINDOWS AND DOORS TO CURRENT BUILDING REGS.
- RECONSTITUTED STONE CILLS
- LINE OF LOWER LEVEL SHOWN DOTTED

REAR ELEVATION
SCALE 1 : 100

HOUSE TYPE B

4 BED DETACHED SPLIT LEVEL DWELLING
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PROJECT	PROPOSED DEVELOPMENT AT BOOKIE WOODS, TRAMORE, CO. WATERFORD	PROJECT NO : 1969
CLIENT	BRIAN CASSIDY	DRG NO. PL07
PAGE TITLE	HOUSE TYPE B : ELEVATIONS	SCALE : 1:100
DRAWN BY	P. LEONARD	DATE DEC 19

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SIDE ELEVATION
SCALE 1 : 100



SIDE ELEVATION
SCALE 1 : 100

HOUSE TYPE B

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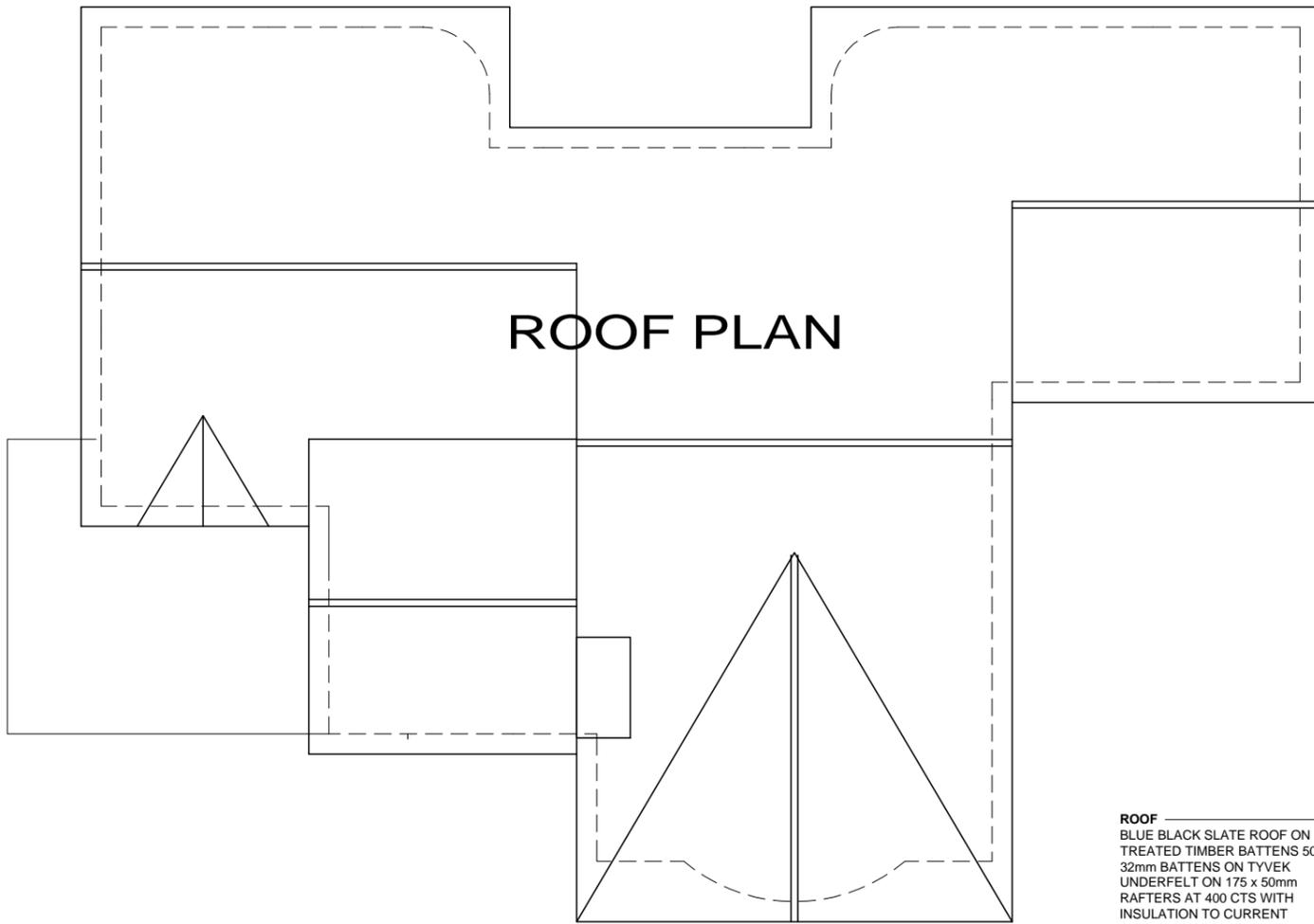
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PROJECT	PROPOSED DEVELOPMENT AT BOOKIE WOODS, TRAMORE, CO. WATERFORD	PROJECT NO : 1969
CLIENT	BRIAN CASSIDY	DRG NO.
PAGE TITLE	HOUSE TYPE B : ELEVATIONS (2)	PL08
DRAWN BY	P. LEONARD	SCALE : 1:100
DATE	DEC 19	


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ROOF PLAN

01 ROOF PLAN

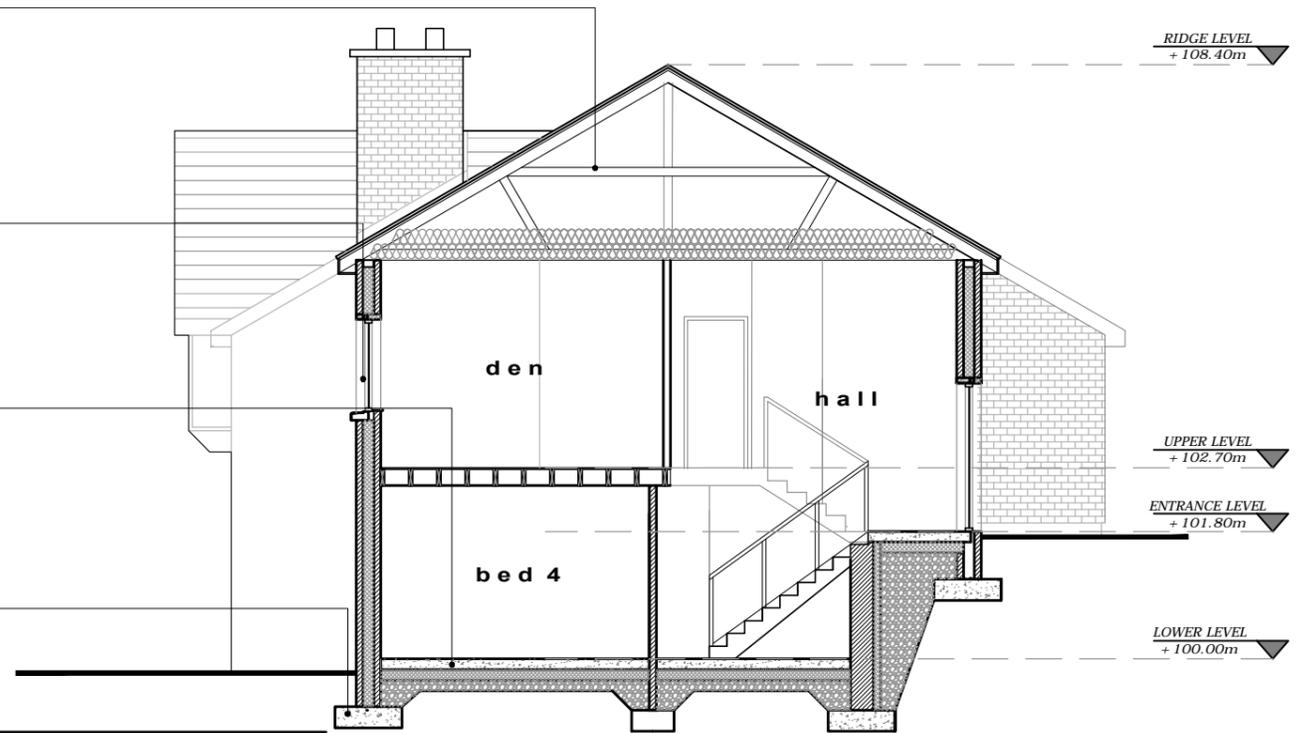
PL09 scale 1 : 100 @ A3

ROOF
 BLUE BLACK SLATE ROOF ON
 TREATED TIMBER BATTENS 50 X
 32mm BATTENS ON TYVEK
 UNDERFELT ON 175 x 50mm
 RAFTERS AT 400 CTS WITH
 INSULATION TO CURRENT
 BUILDING REGS.

EXTERNAL WALLS
 350mm CONCRETE BLOCK
 CAVITY WALL CONSISTING OF
 100mm CONC BLOCK INNER
 LEAF, SELECTED BRICK OUTER
 LEAF WITH 150mm FULL FILL
 CAVITY INSULATION WITH SLAB
 LINING TO CURRENTS BUILDING
 REGS.

GROUND FLOOR
 150mm CONCRETE SLAB POWER
 FLOATED TO A SMOOTH FINISH
 ON 120mm INSULATION ON
 DPM/RADON BARRIER ON MIN
 20mm COMPACTED SAND
 BLINDING ON MIN 150mm
 COMPACTED HARDCORE.

FOUNDATIONS
 FOUNDATIONS TO ENGINEER'S
 SPECIFICATION.



RIDGE LEVEL
 + 108.40m

UPPER LEVEL
 + 102.70m

ENTRANCE LEVEL
 + 101.80m

LOWER LEVEL
 + 100.00m

02 SECTION A - A

PL09 scale 1 : 100 @ A3

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CLIENT	BRIAN CASSIDY	DRG NO. PL09
PAGE TITLE	HOUSE TYPE B : ROOF PLAN & SECTION	SCALE : 1:100
DRAWN BY	P. LEONARD	DATE DEC 19

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