

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)

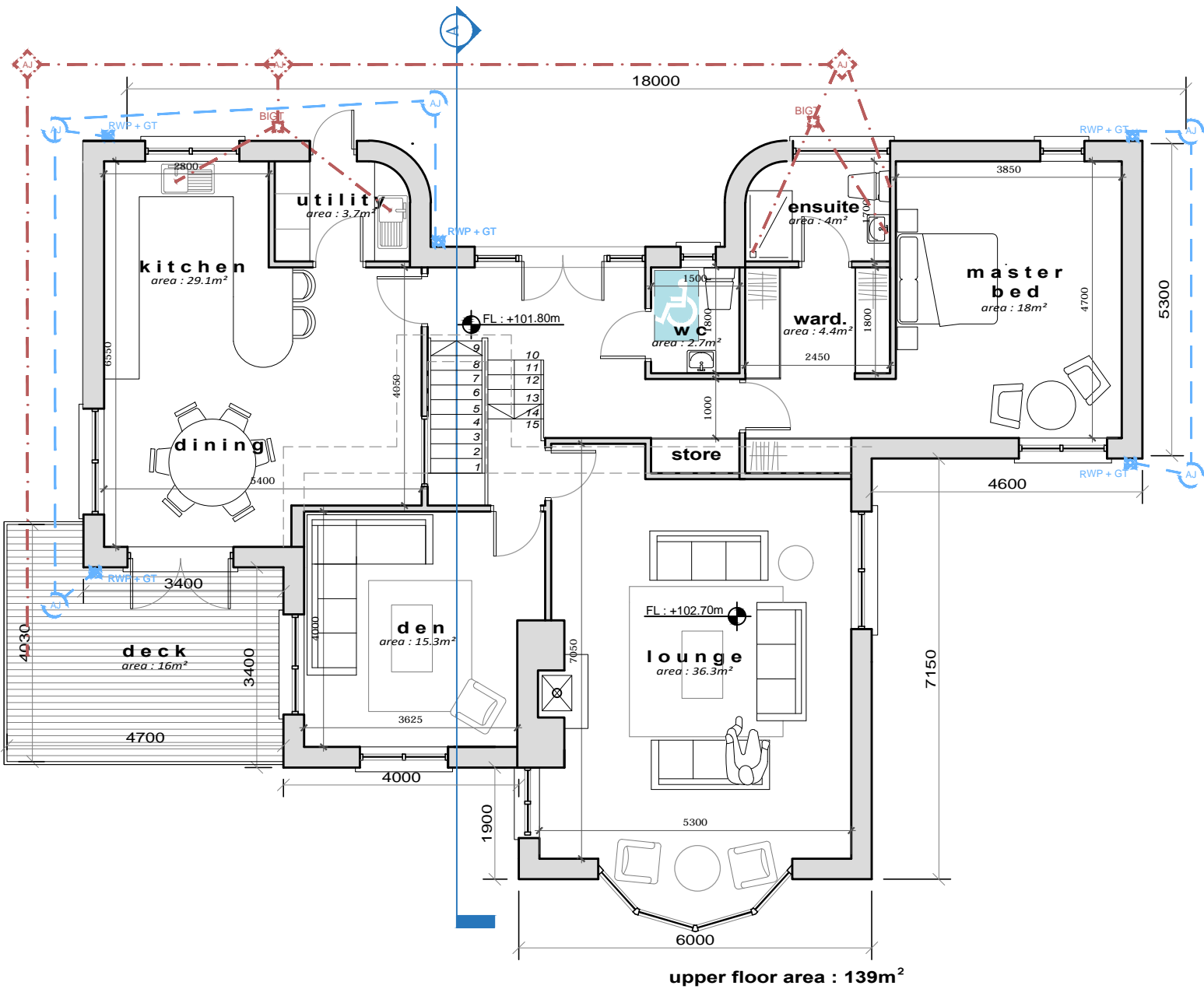
Disabled Access & Circulation:
Main entrance to dwelling to be min. 775mm clear opening & wheelchair accessible in accordance with the Building Regulations 2010. Doors to accessible habitable rooms to have a clear opening width in relation to the unobstructed corridor width to comply with Part M of Building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

notes :

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Figured dimensions to be taken from this drawing only. All dimensions to be checked on site and the architect informed immediately of any discrepancies

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

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Halley Murphy & Associates
architects
Burchall House, Parnell Street, Waterford
Email. info@hmarchitects.ie | Tel. 051 - 879911

4 BED DETACHED SPLIT LEVEL DWELLING
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**PLEASE NOTE :
REFER TO ENGINEER'S DRAWINGS FOR FLOOR
LEVELS**

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



PL06	scale 1 : 100 @ A3
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PLANNING

rev	description	date	issued by

PL06

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Burchall House, Parnell Street, Waterford
Email. info@hmarchitects.ie | Tel. 051-879911



FRONT ELEVATION
SCALE 1 : 100

BLUE BLACK SLATE ROOF

UPVC FASCIAE AND SOFFITS

SELECTED BRICK FINISH

UPVC WINDOWS AND DOORS TO CURRENT BUILDING REGS.

RECONSTITUTED STONE CILLS

SELECTED BRICK FINISH

GLAZED BALUSTRADE TO OUTDOOR TERRACE



REAR ELEVATION
SCALE 1 : 100

BLUE BLACK SLATE ROOF

UPVC FASCIAE AND SOFFITS

SELECTED BRICK FINISH

UPVC WINDOWS AND DOORS TO CURRENT BUILDING REGS.

RECONSTITUTED STONE CILLS

LINE OF LOWER LEVEL SHOWN DOTTED

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
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Halley Murphy & Associates
architects
Burchall House, Parnell Street, Waterford
Email: info@hmarcitects.ie | Tel. 051-879911



Halley **Murphy** & Associates
architects
Burchall House, Parnell Street, Waterford
Email: info@hmarchitects.ie | Tel. 051-879911

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.

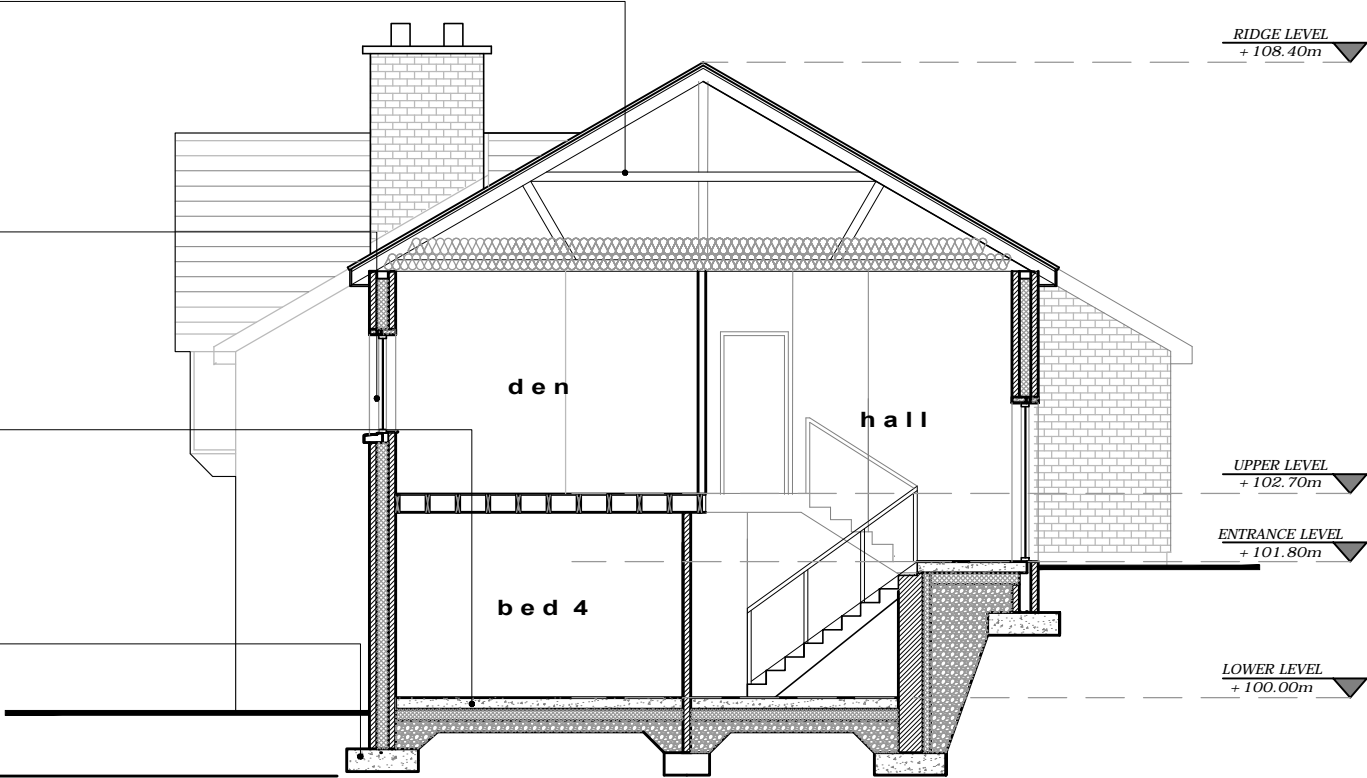
EXTERNAL WALLS
350mm CONCRETE BLOCK
CAVITY WALL CONSISTING OF
100mm CONC BLOCK INNER
LEAF, SELECTED BRICK OUTER
LEAF WITH 150mm FULL FILL
CAVITY INSULATION WITH SLAB
LINING TO CURRENTS BUILDING
REGS.

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.

02 SECTION A - A

PL09 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 : ROOF PLAN & SECTION	PL09
DRAWN BY	P. LEONARD	DATE DEC 19
		SCALE : 1:100

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m

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Halley **Murphy** & Associates
architects
Burchall House, Parnell Street, Waterford
Email. info@hmarchitects.ie | Tel. 051 - 879911