

Folio Number: GY105417F

Application Number: P2017LR070937X

581200 mE, 712820 mN

The Property
Registration Authority
An tÚdarás
Clárúcháin Maoinne



Folio: GY105417F

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

Freehold

Leasehold

SubLeasehold

Burdens (may not all be represented on map)

Right of Way / Wayleave

Turbary

Pipeline

Well

Pump

Septic Tank

Soak Pit



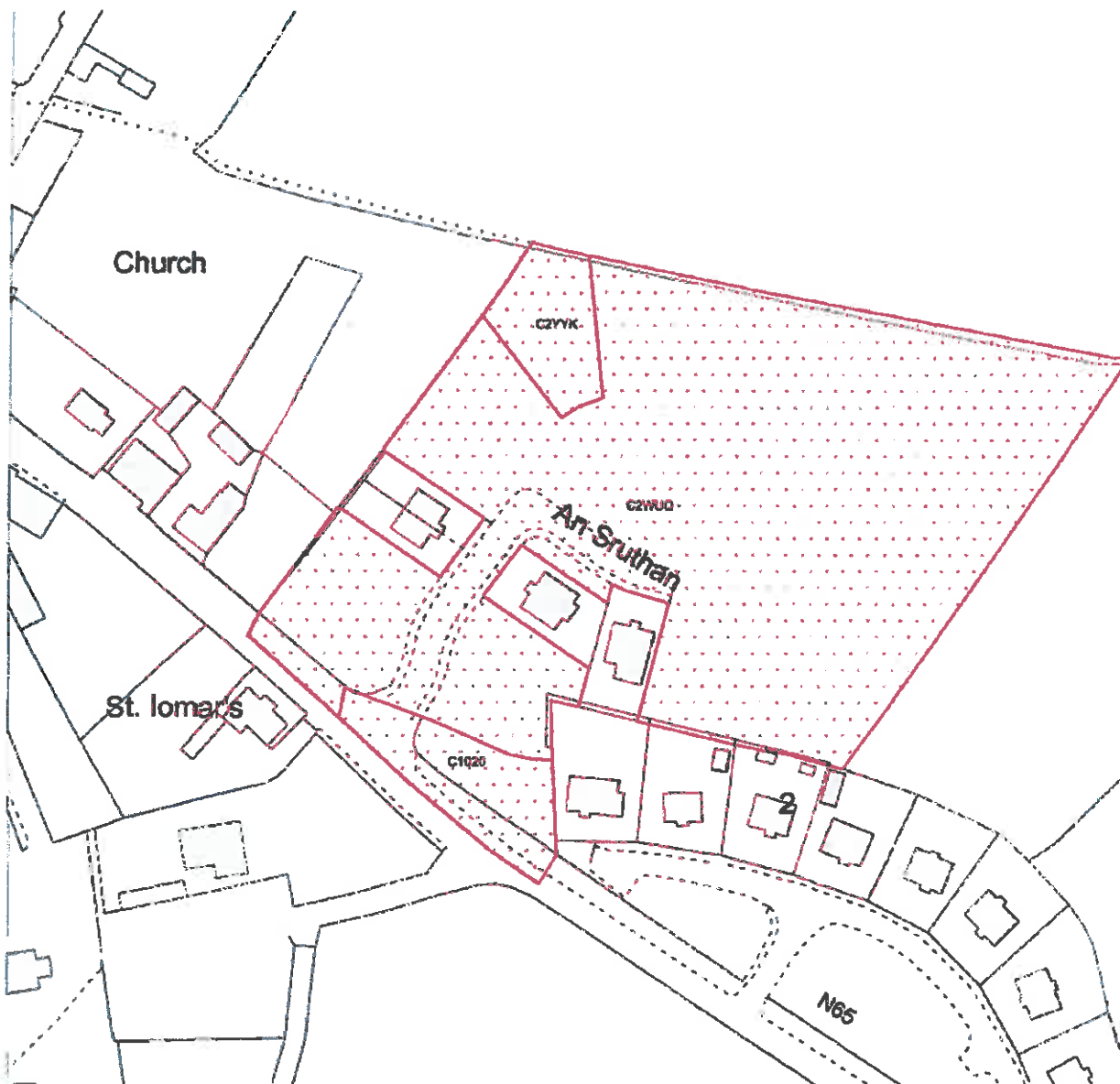
A full list of burdens and their symbology can be found at:
www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 63 of the Registration of Deeds and Title Act 2006.

1:1000 Scale



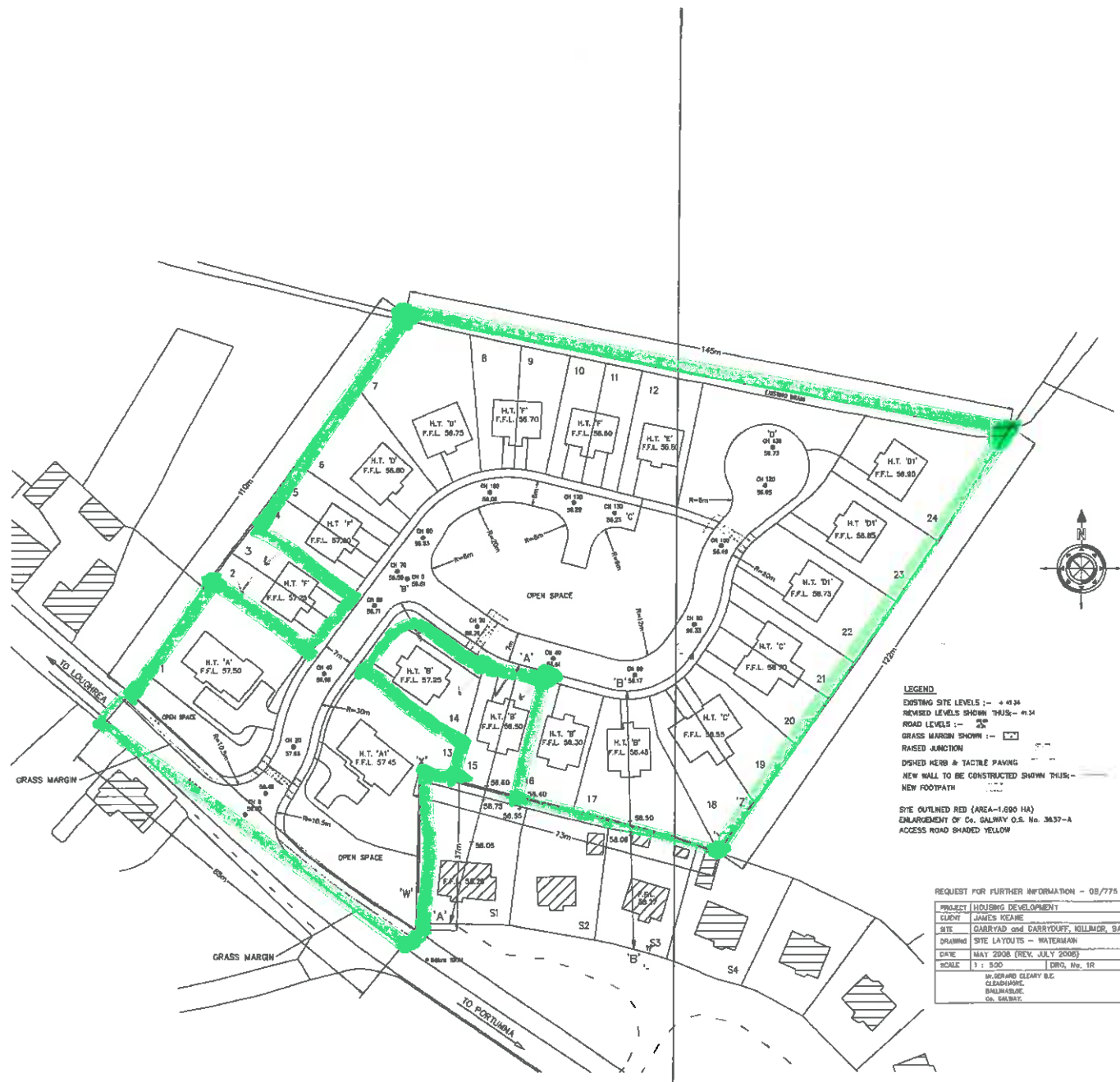
Page 7 of 7



580880 mE, 712560 mN
Date Printed: 28/08/2017

Creation Date: 28 August 2017 18:03:37

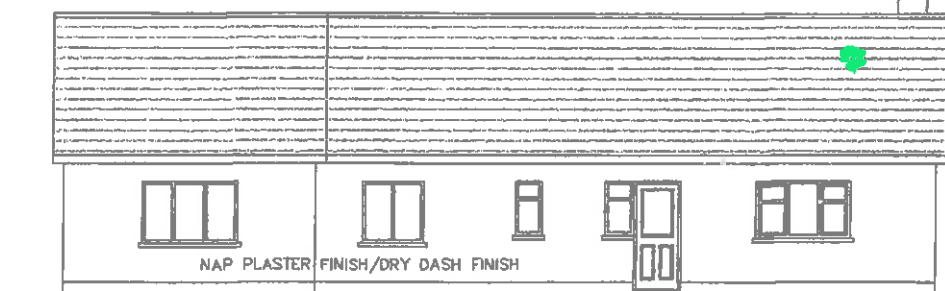
Application Number: P2017LR070937X



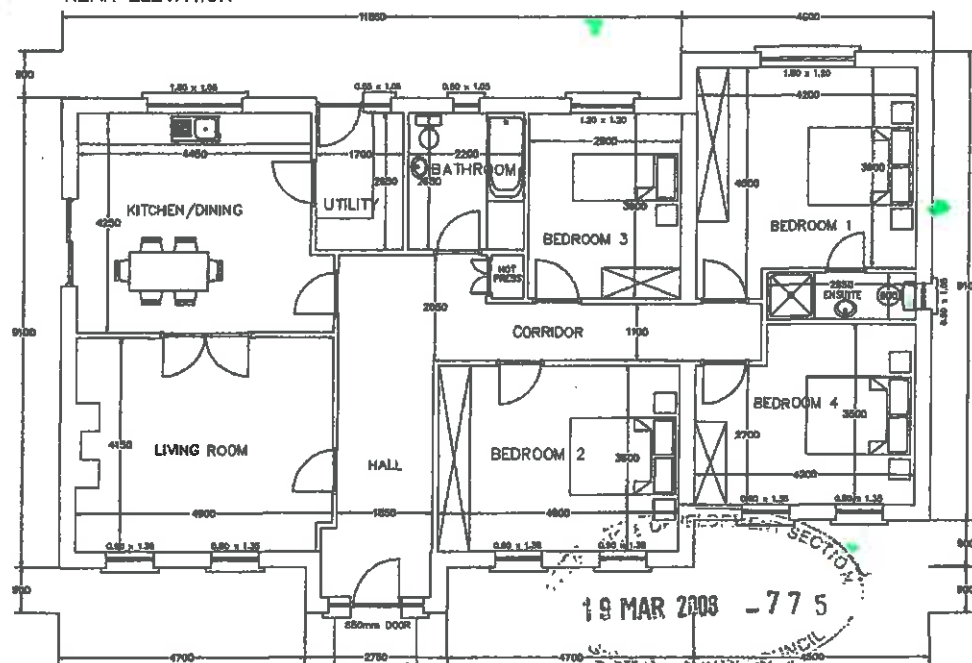


FRONT ELEVATION

NAP PLASTER FINISH/DRY DASH FINISH
PVC WINDOWS & DOORS TO SELECTED COLOUR



REAR ELEVATION



GROUND FLOOR PLAN

CLEAR AREA OF AT LEAST 1.20 x 1.20m DEEP
IN FRONT OF WHEELCHAIR ACCESSIBLE ENTRANCE

HEIGHT OF CHIMNEYS
600mm minimum above the highest point
of the roof

ROOF INSULATION
50mm vented roof space
100mm EPS Hylac between rafters
50mm Xtratherm XT8/PR Board

CILING INSULATION
Vented roof space
150mm mineral wool quilt between joists
50mm Xtratherm XT8/PR Board
12mm plasterboard & skim

CAVITY WALL
100mm concrete block outer leaf
50mm Xtratherm XT8/OW Partial fill insulation
100mm concrete block inner leaf
Slipless Steel Wall Ties
@750mm Vert. & 450mm Vert. Dia

STRIP FOUNDATIONS
Minimum strength class N/mm^2 - C12/15
Minimum cement content kg/m^3 - 200
Maximum water/cement ratio - 0.85
Recommended workability - S2 or S3

EXTERNAL RENDERING
Blockwork to be screeded with a mix of
1 cement : 1.5-2 sharp sand (thickness 3-5mm)
A scratch coat 8-12mm thick to be provided
to a mix of 1 cement : 1.5 Lime : 4-4.5 sand
A final coat 8-10mm thick to be provided
to a mix of 1 cement : 1.5 Lime : 4-4.5 sand

Wheelchair Access
There should be a minimum clear opening width of 800mm.
A wheelchair accessible entrance (i.e. level or sloped)
should be provided with a level entry (i.e. max. threshold height 15mm.
Approach to wheelchair entrance be level (Max. Slope 1:50) or gently sloping

Glass
Low emissivity (Low - E) glass to be used in accordance with T.G.D. L

RADON SUMP
A radon sump should be provided with connecting pipework
terminating and capped outside the external walls of the dwelling
The pipe terminal from the sump should be identified and
permanently marked to indicate their function.

To create free airways, a gap equivalent to 12,500mm³ per metre run
of wall (e.g. a gap of a quarter of a brick in length in each floor block)
should be provided the level of the radon sump

Fire Detection and Alarm Systems
A Grade D, LD2 Type system to be provided consisting of an
interconnected mains operated system, smoke detectors to be
provided in the ground floor hallway, first floor landing,
living room and kitchen/dining.
Door handles and light switches should be located
between 900mm and 1200mm above floor level

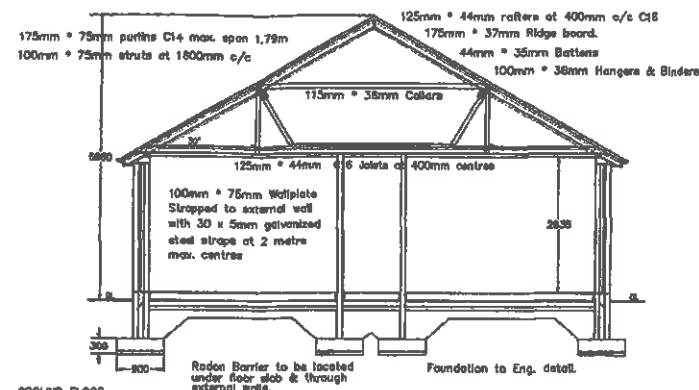


SIDE ELEVATION
(SCALE 1:200)



SIDE ELEVATION
(SCALE 1:200)

FOR PLANNING PERMISSION ONLY



CROSS SECTION

JOIST TRIMMING AROUND CHIMNEY
Joists should be separated from the outer
surface of the chimney by at least 40mm
or by at least 200mm from a flue.

Windows
All bedroom windows to have an unobstructed minimum
opening of 850mm high x 500mm wide, the bottom of which
must be between 800-1100mm above floor level
Controlable window vents to be provided on all windows
Operable section, unobstructed clear open area min. 0.33m²
With min. depth and height of 450mm

SOL VENT PIPE
To be at least 900mm above the top of the
if less than 3m from nearest opening

VENTILATION
225-225mm Standard Wall vents to be provided in
habitable rooms, kitchens & utility rooms.

Mechanical extract ventilation capable of extracting at
a rate of 80 litres/second (or 30 litres/second where the
ventilation is incorporated in a cooker hood), which may
be operated intermittently to be provided in kitchen &
utility room.

Mechanical extract ventilation capable of extracting at
a rate of 15 litres/second to be provided in Bathrooms,
Ensuites & W.C.'s

ROOF VENTILATION
Provide a 10mm wide proprietary soffit ventilator
around perimeter of dwelling

Provide proprietary cross flow ventilators fixed to the
top of the rafters so as to ensure that gull or loads
fill insulation will not obstruct the flow of air where
the insulation and roof meet.

RESTRAINT STRIPS
Galvanized or stainless steel straps 30 x 5mm should
be carried over at least two joists & secured with four
flanges at least one of which should be in the second joist
Straps should be provided at 2m maximum centres
Provide solid bridging directly below straps together with
pecking pieces between the joists and the wall.

FLOOR LEVELS

SITE No. 1 - F.F.L. 57.30m

HOUSE TYPE 'A' (H.T. 'A') - SITE 1
DETACHED DWELLING - 4 BEDROOMS
FLOOR AREA = 138.00 Sq.Metres

PROJECT	HOUSING DEVELOPMENT
SITE	GARRYAD and GARRYDUFF, KILLIMOR, B'SLOE.
DRAWING	PLAN, SECTION, ELEVATIONS
CLIENT	JAMES KEANE
SCALE	1 : 100/200
DATE	MARCH 2008
	DRG. No. 5
	Mr. GERARD CLEARY B.E. CLEAGHMORE, BALLINASLOE, Co. GALWAY.

State or Tile To Selected Colour



FRONT ELEVATION

STAIRS

Rise 175mm optimum, 220mm maximum.
Going 250mm optimum, 220mm minimum.
Pitch 35° optimum, 42° maximum.
Headroom over the whole width of the stairs should not be less than 2 metres.
Handrails to be a height of 840-900mm measured vertically above the pitch line.
Guarding height on landing to be at least 900mm high & constructed so that a 100mm dia. sphere cannot pass through any opening in the guarding.

Door handles and light switches should be located between 900mm and 1200mm above floor level.

SOL VENT PIPE

To be at least 800mm above the top of the pit if less than 3m from nearest opening.

PVC WINDOWS & DOORS TO SELECTED COLOUR

Wheelchair Access

There should be a minimum clear opening width of 800mm.
A wheelchair accessible entrance (i.e. level or sloped) should be provided with a level entry i.e. max. threshold height 15mm.
Approach to wheelchair entrance be level (Max. Slope 1:50) or gently sloping.

RADON SUMP

A radon sump should be provided with connecting pipework.

The pipe terminated from the sump should be identified and permanently marked in accordance with the relevant standards. To create free conveyance, a gap equivalent to 2,000mm³ per metre run of wall (e.g. a gap of a quarter of a brick in length in each four bricks) should be provided the level of the radon sump.

VENTILATION

225x225mm Standard Wall vents to be provided in all habitable rooms, kitchen & utility rooms.

Mechanical extract ventilation capable of extracting at a rate of 60 litres/second (or 30 litres/second where the ventilation is incorporated in a cooker hood) which may be operated intermittently to be provided in kitchen & utility room.

Mechanical extract ventilation capable of extracting at a rate of 15 litres/second to be provided in Bathrooms, Ensuites & W.C.'s.

ROOF VENTILATION

Provide a 10mm wide proprietary soffit ventilator around perimeter of dwelling.

Provide proprietary cross flow ventilators fixed to the top of the rafters so as to ensure that gull or loose fill insulation will not obstruct the flow of air where the insulation and roof meet.

RESTRAINT STRAPS

Galvanized or stainless steel straps 30 x 5mm should be carried over at least two joists & secured with four fixings at least one of which should be in the second joint. Straps should be provided at 2m maximum centres. Provide solid bridging directly below straps together with pecking pieces between the joists and the wall.

Glass

Low emissivity (Low - E) glass to be used in accordance with T.G.D. L.

STEEL PROTECTION TO R.S.J.

Proprietary fire grade plasterboard 12.5mm thick to encase the R.S.J.

Windows

All bedroom windows to have an unobstructed minimum opening of 850mm high x 500mm wide, the bottom of which must be between 800-1100mm above floor level. Contradictory window vents to be provided on all windows. Openable section, unobstructed clear open area min. 0.33m² With min. width and height of 450mm.

JOIST TRIMMING AROUND CHIMNEY

Joists should be separated from the outer surface of the chimney by at least 40mm or at least 200mm from a flue.

HEIGHT OF CHIMNEYS

A maximum height of not more than 4 times the least the width above the highest point of contact with the roof slope.

ROOF INSULATION

50mm vented roof space
100mm EPS Myloc between rafters
50mm Xtratherm XTR/PR Board

CEILING INSULATION

Vented roof space
150mm mineral wool quilt between joists
50mm Xtratherm XTR/PR Board
12mm plasterboard & skin

DORMER WINDOWS

Bottom of escape window
1700mm max. above eaves
measured along slope of roof

CAVITY WALL

100mm concrete block outer leaf
55mm Xtratherm XTR/CW Partial fill insulation
100mm concrete block inner leaf
Stainless Steel Wall Ties
@750mm Horiz. & 450mm Vert. Cts

GROUND FLOOR

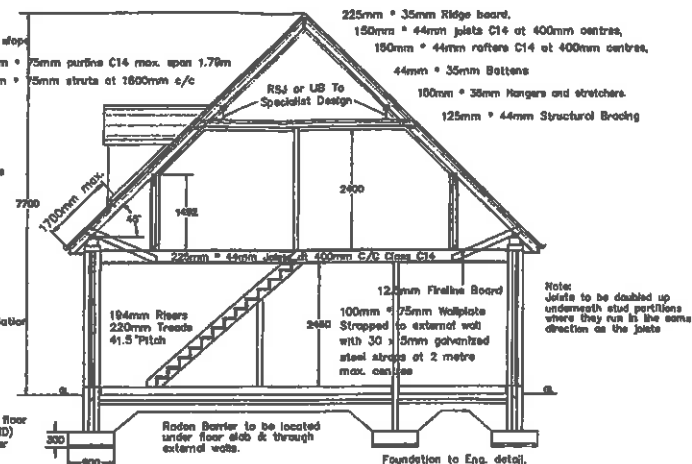
150mm concrete slab
115mm Mytherm EPS under floor
25mm Expanded polystyrene (HD)
to be provided around perimeter
1200 gauge polythene
75mm sand blinding
150mm min. hardcore

STRIP FOUNDATIONS

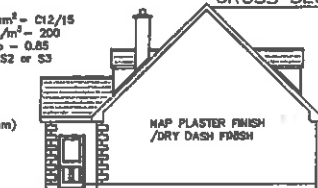
Minimum strength class N/mm² = C12/15
Minimum cement content Kg/m³ = 200
Minimum water/cement ratio = 0.85
Recommended workability = S2 or S3

EXTERNAL RENDERING

Blockwork to be scaffolded with a mix of 1 cement : 1.5-2 sharp sand (thickness 3-5mm). A scratch coat 8-12mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand. A final coat 8-10mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand.



CROSS SECTION



SIDE ELEVATION
(SCALE 1:200)

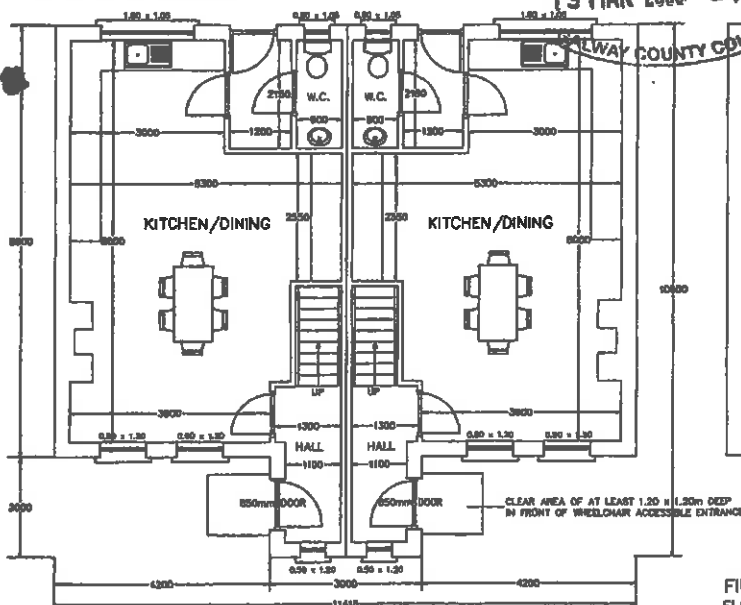


REAR ELEVATION
(SCALE 1:200)

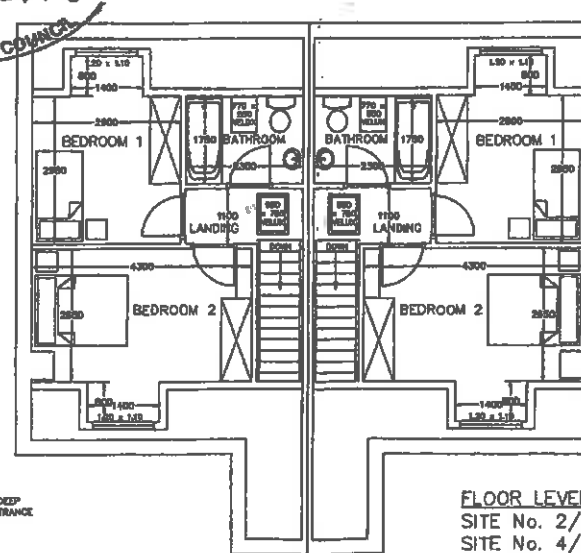
HOUSE TYPE 'F' (H.T. 'F')
(SITES 2-5, 8-11)

SEMI-DETACHED DWELLING - 2 BEDROOMS
TOTAL FLOOR AREA = 76.75 Sq.M.

PROJECT	HOUSING DEVELOPMENT
SITE	GARRYAD and GARRYDUFF, KILLIMOR
DRAWING	PLAN, SECTION, ELEVATIONS
CLIENT	JAMES KEANE
SCALE	1 : 100/200
DATE	MARCH 2008 DRG. No. 12
	Mr. GERARD CLEARY B.E. CLEAGHMORE, BALINASLOE, Co. GALWAY.



GROUND FLOOR PLAN
FLOOR AREA - 44.60 SQ.METRES

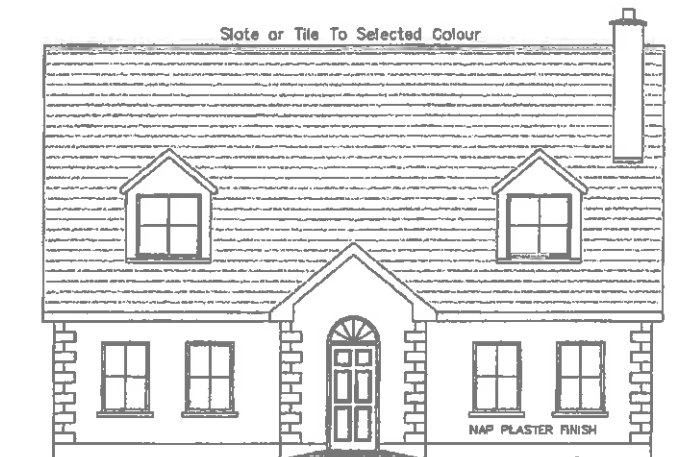


FIRST FLOOR PLAN
FLOOR AREA - 32.15 SQ.METRES

FLOOR LEVELS

SITE No. 2/3 - F.F.L. 57.25m
SITE No. 4/5 - F.F.L. 57.00m
SITE No. 8/9 - F.F.L. 56.70m
SITE No. 10/11 - F.F.L. 56.60m

FOR PLANNING PERMISSION ONLY



FRONT ELEVATION

STAIRS

Rise 175mm optimum, 230mm maximum.
Going 250mm optimum, 220mm minimum.
Pitch 35° optimum, 42° maximum.
Headroom over the whole width of the stairs should not be less than 2 metres.
Handrails to be a height of 840-900mm measured vertically above the pitch line.
Guarding height on landing to be at least 900mm high & constructed so that a 100mm dia. sphere cannot pass through any opening in the guarding.

Door handles and light switches should be located between 900mm and 1200mm above floor level.

PVC WINDOWS & DOORS TO SELECTED COLOUR

APPROACH TO WHEELCHAIR ENTRANCE SHOULD BE LEVEL (MAX. SLOPE 1:50) OR GENTLY SLOPING

Wheelchair Access

There should be a minimum clear opening width of 800mm.
A wheelchair accessible entrance (ie level or sloped) should be provided with a level entry i.e. max. threshold height 15mm.
Approach to wheelchair entrance be level (Max. Slope 1:50) or gently sloping

Windows

All bedroom windows to have an unobstructed minimum opening of 230mm high x 500mm wide, the bottom of which must be between 900-1100mm above floor level.
Controlable window vents to be provided on all windows.
Operable section, unobstructed clear open area min. 0.33m² with min. width and height of 450mm.

STEEL PROTECTION TO R.S.J.

Proprietary fire grade plasterboard 12.5mm thick to encase the R.S.J.

VENTILATION

225x225mm Standard Wall vents to be provided in all habitable rooms, kitchens & utility rooms.

Mechanical extract ventilation capable of extracting at a rate of 80 litres/second (or 30 litres/second where the ventilation is incorporated in a cooker hood), which may be operated intermittently to be provided in kitchen & utility room.

Mechanical extract ventilation capable of extracting at a rate of 15 litres/second to be provided in Bathrooms, Ensuites & W.C.'s

ROOF VENTILATION

Provide a 10mm wide proprietary soave ventilator around perimeter of dwelling

Provide proprietary cross flow ventilators fixed to the top of the rafters so as to ensure that quilt or loose fill insulation will not obstruct the flow of air where the insulation and roof meet.

Fire Detection and Alarm Systems

A Grade B, L22 Type system to be provided consisting of an interconnected mains operated system, smoke detectors to be provided in the ground floor hallway, first floor landing, sitting room and kitchen/dining.

Door handles and light switches should be located between 900mm and 1200mm above floor level

STRIP FOUNDATIONS

Minimum strength class N/mm² - C12/15
Minimum cement content Kg/m³ - 200
Maximum water/cement ratio - 0.85
Recommended workability - S2 or S3

RADON SUMP

A radon sump should be provided with connecting pipework terminating and capped outside the external walls of the dwelling.
The pipe terminal from the sump should be identified and permanently marked to indicate their function.

To create free airways, a gap equivalent to 12,500mm² per metre run of wall (e.g. a gap of a quarter of a brick in length in each four bricks) should be provided the level of the radon sump.

GLASS

Low emittance (Low - E) glass to be used in accordance with T.G.D. L

HEIGHT OF CHIMNEYS

600mm minimum above the highest point of the roof

175mm * 75mm putline C14 max. span 1.79m

100mm * 75mm struts at 1800mm c/c

ROOF INSULATION

50mm vented roof space
100mm EPS Hylote between rafters
50mm Xtratherm XT4/PR Board
12mm plasterboard & skim

CEILING INSULATION

Vented roof space
150mm mineral wool quilt between joists
50mm Xtratherm XT4/PR Board
12mm plasterboard & skim

Note

Joists to be doubled up underneath stud partitions where they run in the same direction as the joists

CAVITY WALL

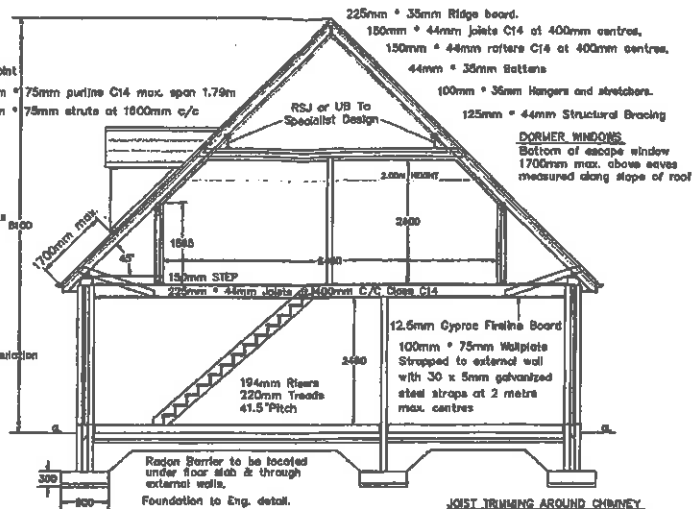
100mm concrete block outer leaf
50mm Xtratherm XT4/CW Partial fill insulation
100mm concrete block inner leaf
Stainless Steel Wall Ties
Ø75mm Horiz. & 450mm Vert. Cts

GROUND FLOOR

150mm concrete slab
115mm Hyltherm EPS under floor
25mm Expanded polystyrene (HD) to be provided around perimeter
1200 gauge polythene
75mm sand blinding
150mm min. hardcore

SOIL VENT PIPE

To be at least 900mm above the top of the gully less than 3m from nearest opening



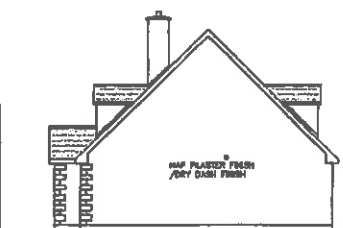
CROSS SECTION

EXTERNAL RENDERING

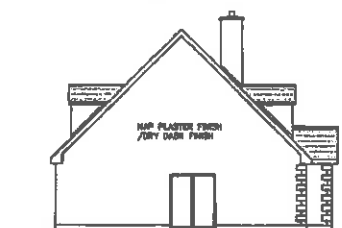
Blockwork to be caulked with a mix of 1 cement : 1.5-2 sharp sand (thickness 3-5mm).
A scratch coat 8-12mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand.
A final coat 8-10mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand

RESTRAINT STRAPS

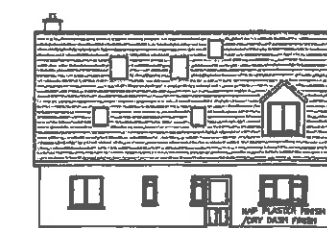
Galvanized or stainless steel straps 30 x 5mm should be carried over at least two joists & secured with four ridges at least one of which should be in the second joist.
Straps should be provided at 2m maximum centres.
Provide solid bridging directly below straps together with packing pieces between the joists and the wall.



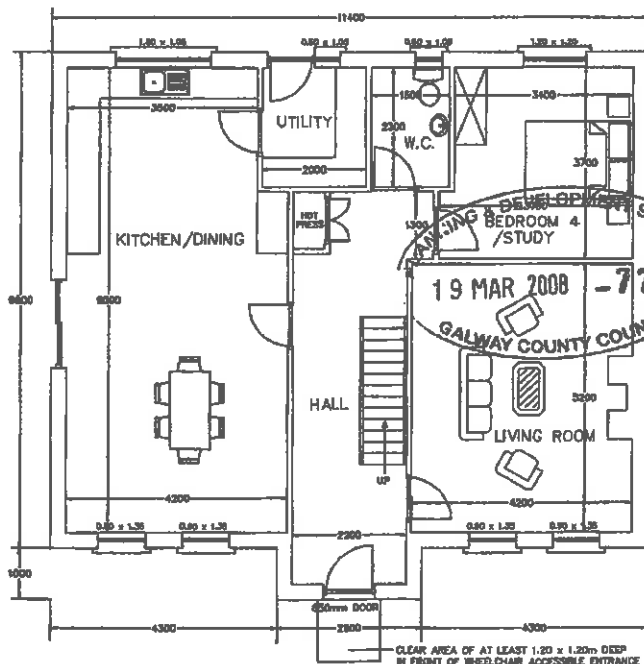
SIDE ELEVATION
(SCALE 1:200)



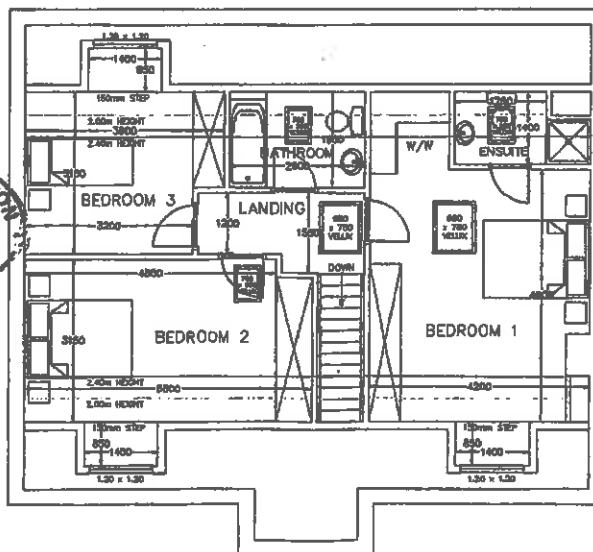
SIDE ELEVATION
(SCALE 1:200)



REAR ELEVATION
(SCALE 1:200)



GROUND FLOOR PLAN
(FLOOR AREA = 99.40 Sq.M.)



FIRST FLOOR PLAN
(AREA-72.00 SQ. METRES)

FOR PLANNING PERMISSION ONLY

FLOOR LEVELS

SITE No. 6 - F.F.L. 56.80m
SITE No. 7 - F.F.L. 56.75m

HOUSE TYPE 'D' (H.T. 'D') - SITES 6-7, ~~2000~~
DETACHED DWELLING - 4 BEDROOMS
FLOOR AREA = 171.40 Sq. Metres

PROJECT	HOUSING DEVELOPMENT		
SITE	GARRYAD and GARRYDUFF, KILLIMOR		
DRAWING	PLAN, SECTION, ELEVATIONS		
CLIENT	JAMES KEANE		
SCALE	1 : 100/200		
DATE	MARCH 2008	DRG. No. 9	
Mr. GERARD CLEARY B.E. CLEAH-MORE, BALLINASLOE, Co. GALWAY.			



FRONT ELEVATION

STAIRS

Rise 175mm optimum, 220mm maximum.
Going 250mm optimum, 220mm minimum.
Pitch 35° optimum, 42° maximum.
Headroom over the whole width of the stairs should not be less than 2 metres.
Handrails to be a height of 840-900mm measured vertically above the pitch line.
Guarding height on landing to be at least 900mm high & constructed so that a 160mm dia. sphere cannot pass through any opening in the guarding.
Door handles and light switches should be located between 900mm and 1200mm above floor level.

Windows

All bedroom windows to have an unobstructed minimum opening of 850mm high x 500mm wide, the bottom of which must be between 900-1100mm above floor level.
Controlable window vents to be provided on all windows.
Openable section, unobstructed clear open area min. 0.33m² with min. width and height of 450mm.

JOIST TRIMMING AROUND CHIMNEY

Joists should be separated from the surface of the chimney by at least 25mm or by at least 250mm from the

VENTILATION

225x225mm Standard Wall vents to be provided in all habitable rooms, kitchens & utility rooms.

Mechanical extract ventilation capable of extracting at a rate of 60 litres/second (or 30 litres/second where the ventilation is incorporated in a cooker hood), which may be operated intermittently to be provided in kitchen & utility room.

Mechanical extract ventilation capable of extracting at a rate of 15 litres/second to be provided in Bathrooms, Ensuites & W.C.'s.

ROOF VENTILATION

Provide a 10mm wide, proprietary eaves ventilator around perimeter of dwelling.

Provide proprietary cross flow ventilators fixed to the top of the rafters so as to ensure that gull or loose fill insulation will not obstruct the flow of air where the insulation and roof meet.

RESTRAINT STRAPS

Galvanized or stainless steel straps 30 x 5mm should be carried over at least two joists & secured with four flanges at least one of which should be in the second joist. Straps should be provided at 2m maximum centres. Provide solid bridging directly below straps together with packing pieces between the joists and the wall.

Glass

Low emissivity (Low - E) glass to be used in accordance with T.G.D. L.

SOIL VENT PIPE

To be at least 900mm above the top of the lot if less than 3m from nearest opening.

Wheelchair Access:

There should be a minimum clear opening width of 800mm.
A wheelchair accessible entrance (i.e. level or sloped) should be provided with a level entry i.e. max. threshold height 15mm.
Approach to wheelchair entrance to be level (Max. Slope 1:50) or gently sloping.

RADON SUMP

A radon sump should be provided with connecting pipework terminating and capped outside the external walls of the dwelling. The pipe terminal from the sump should be identified and permanently marked to indicate their function.
To cross free airways, a gap equivalent to 12,500mm² per metre run of wall (i.e. a gap of a quarter of a brick in length in each four bricks) should be provided the level of the radon sump.

STEEL PROTECTION TO R.S.J.

Proprietary fire grade plasterboard 12.5mm thick to encase the R.S.J.

HEIGHT OF CHIMNEYS

600mm minimum above the highest point of the roof.

ROOF INSULATION

50mm vented roof space
100mm EPS Hyloc between rafters
50mm Xtratherm XTA/PR Board

Ceiling insulation

Vented roof space
150mm mineral wool quilt between joists
50mm Xtratherm XTA/PR Board
12mm plasterboard & skim

DORMER WINDOWS

Bottom of escape window
1700mm max. above eaves measured along slope of roof

CAVITY WALL

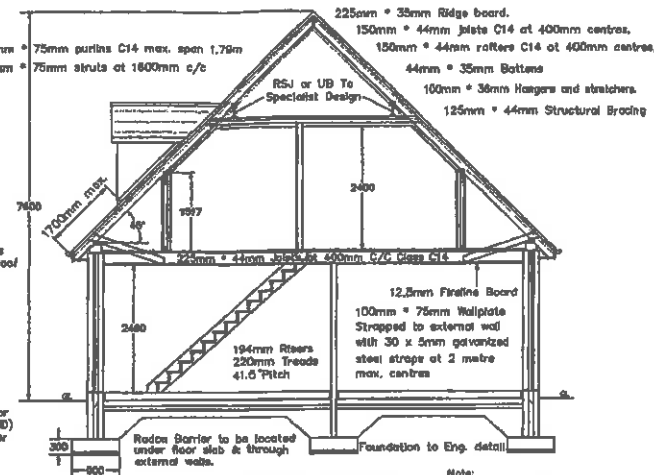
100mm concrete block outer leaf
55mm Xtratherm XTA/CW Partial fill insulation
100mm concrete block inner leaf
Stainless Steel Wall Ties
@750mm Horl. & 450mm Vertl. Cts

GROUND FLOOR

150mm concrete slab
115mm Xtratherm EPS under floor
23mm Expanded polystyrene (HD) to be provided around perimeter
1200 gauge polythene
75mm sand bonding
150mm min. hardcore

EXTERNAL RENDERING

Blockwork to be provided with a mix of 1 cement : 1.5-2 sharp sand (thickness 3-5mm).
A scratch coat 8-12mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand.
A final coat 6-10mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand.



CROSS SECTION

Note: Joists to be doubled up underneath shut partitions where they run in the same direction as the joists.

STRIP FOUNDATIONS

Minimum strength class N/mm² - C12/15
Minimum cement content Kg/m³ - 200
Maximum water/cement ratio - 0.65
Recommended workability - S2 or S3



SIDE ELEVATION (SCALE 1:200)

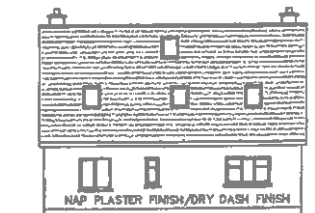


SIDE ELEVATION (SCALE 1:200)

FLOOR LEVELS

SITE No. 12 - F.F.L. 56.50m

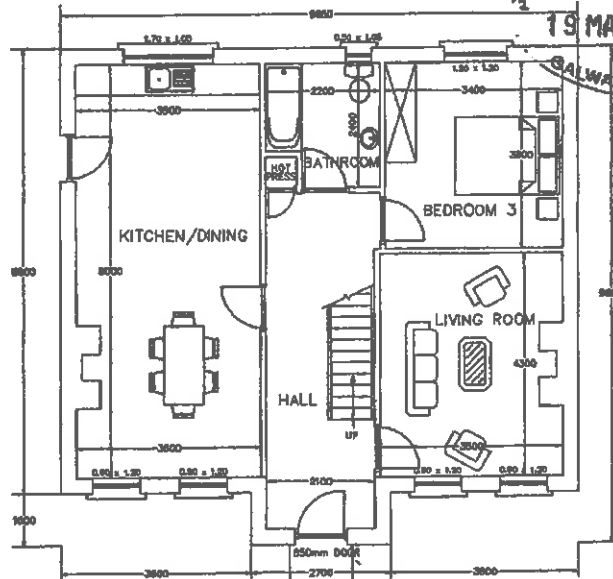
HOUSE TYPE 'E' (H.T. 'E') - SITES 12
DETACHED DWELLING - 3 BEDROOMS
FLOOR AREA = 129.40 Sq.M.



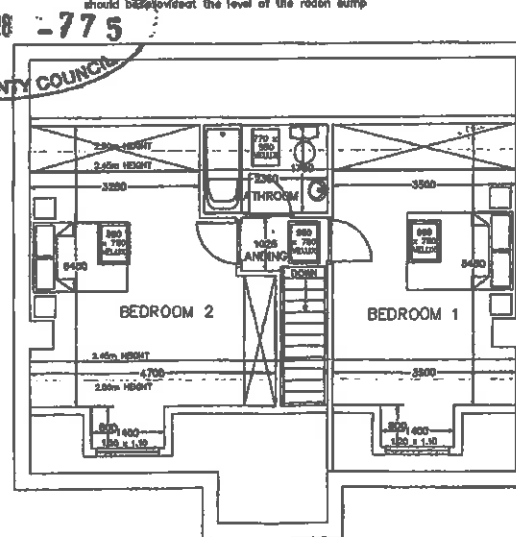
REAR ELEVATION (SCALE 1:200)

Fire Detection and Alarm Systems
A Grade D, L22 Type system to be provided consisting of an interconnected mains operated system, smoke detectors to be provided in the ground floor hallway, first floor landing, sitting room and kitchen/dining.
Door handles and light switches should be located between 900mm and 1200mm above floor level.

PROJECT	HOUSING DEVELOPMENT	
SITE	GARRYAD and GARRYDUFF, KILLIMOR	
DRAWING	PLAN, SECTION, ELEVATIONS	
CLIENT	JAMES KEANE	
SCALE	1 : 100/200	
DATE	MARCH 2008	DRG. No. 11
Mr. GERARD CLEARY B.E. CLEAGHMORE, BALLINASLOE, Co. GALWAY.		

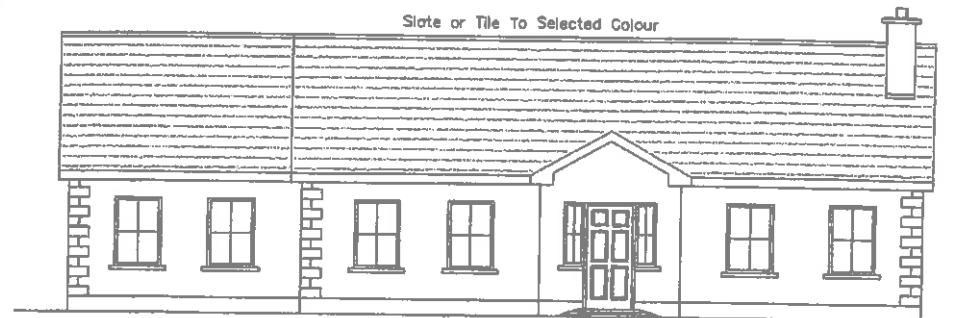


GROUND FLOOR PLAN
FLOOR AREA - 76.50 SQ.METRES



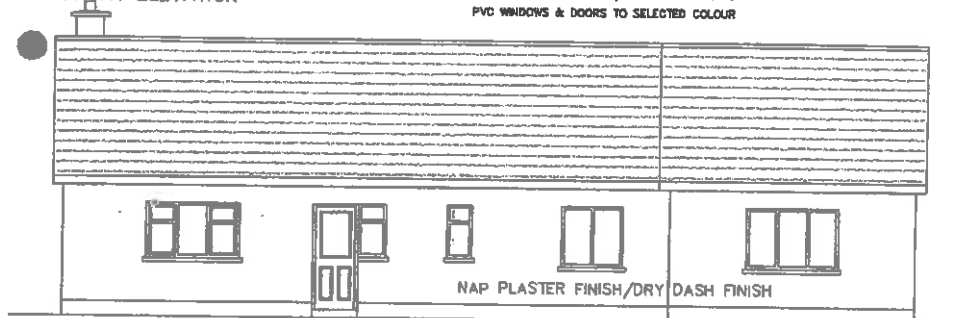
FIRST FLOOR PLAN
FLOOR AREA - 52.90 SQ.METRES

FOR PLANNING PERMISSION ONLY



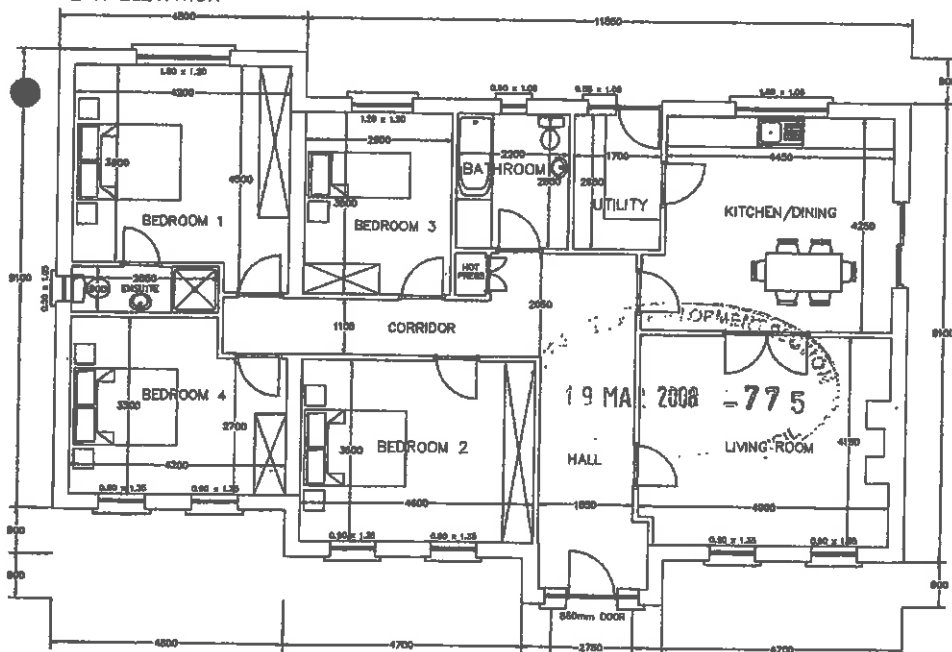
FRONT ELEVATION

NAP PLASTER FINISH/DRY DASH FINISH
PVC WINDOWS & DOORS TO SELECTED COLOUR



REAR ELEVATION

NAP PLASTER FINISH/DRY DASH FINISH



GROUND FLOOR PLAN

CLEAR AREA OF AT LEAST 1.20 x 1.20m DEEP
IN FRONT OF WHEELCHAIR ACCESSIBLE ENTRANCE

HEIGHT OF CHIMNEYS
600mm minimum above the highest point of the roof

ROOF INSULATION
50mm vented roof space
100mm EPS Hylac between rafters
50mm Xtratherm XT4/PR Board

CEILING INSULATION
Vented roof space
150mm mineral wool quilt between joists
50mm Xtratherm XT4/PR Board
12mm plasterboard & skin

CAVITY WALL
100mm concrete block outer leaf
55mm Xtratherm XT4/PR Partiel RII insulation
100mm concrete block inner leaf
Stainless Steel Web Ties
@750mm Hor. & 450mm Vert. Cts

SLAB FOUNDATIONS
Minimum strength class N/mm² - C12/15
Minimum cement content Kg/m³ - 200
Maximum water/cement ratio - 0.85
Recommended workability - S2 or S3

EXTERNAL RENDERING
Blockwork to be scaffolded with 0 mix of 1 cement : 1.5-2 sharp sand (thickness 3-5mm)
A scratch coat 8-12mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand
A final coat 6-10mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand

Wheelchair Access:
There should be a minimum clear opening width of 800mm.
A wheelchair accessible entrance (i.e. level or sloped) should be provided with a level entry i.e. max. threshold height 15mm.
Approach to wheelchair entrance be level (Max. Slope 1:50) or gently sloping

Glass:
Low emissivity (Low - E) glass to be used in accordance with T.G.D. L

RADON SUMP
A radon sump should be provided with connecting pipework terminating and capped outside the external walls of the dwelling
The pipe terminals from the sump should be identified and permanently marked to indicate their function.

To create free airways, a gap equivalent to 12,500mm² per metre run of wall (e.g. a gap of a quarter of a block in length in each four blocks) should be provided the level of the radon sump

Fire Detection and Alarm Systems

A Grade D, L02 Type system to be provided consisting of an interconnected mains operated system, smoke detectors to be provided in the ground floor hallway, first floor landing, sitting room and kitchen/dining.

Door handles and light switches should be located between 900mm and 1200mm above floor level



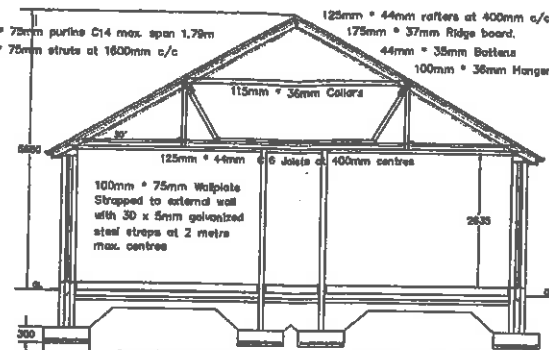
SIDE ELEVATION
(SCALE 1:200)



SIDE ELEVATION
(SCALE 1:200)

FOR PLANNING PERMISSION ONLY

175mm x 75mm purlins C14 max. span 1.7m
100mm x 75mm struts at 1600mm c/c
125mm x 44mm rafters at 400mm c/c C18
175mm x 37mm Ridge board.
44mm x 35mm Battens
100mm x 36mm Hangers & Binders



CROSS SECTION

JOIST TRAMMING AROUND CHIMNEY
Joists should be separated from the outer surface of the chimney by at least 40mm or by at least 200mm from a flue.

Windows

All bedroom windows to have an unobstructed minimum opening of 850mm high x 500mm wide, the bottom of which must be between 800-1100mm above floor level
Controlable window vents to be provided on all windows
Operable section, unobstructed clear open area min. 0.33m²
With min. width and height of 450mm

SOIL VENT PIPE

To be at least 900mm above the top of the tank if less than 3m from nearest opening

VENTILATION

225x225mm Standard Wall vents to be provided in all habitable rooms, kitchens & utility rooms.

Mechanical extract ventilation capable of extracting at a rate of 60 litres/second (or 30 litres/second where the ventilation is incorporated in a cooker hood), which may be operated intermittently to be provided in kitchen & utility room.

Mechanical extract ventilation capable of extracting at a rate of 15 litres/second to be provided in Bathrooms, Ensuites & W.C.'s

ROOF VENTILATION

Provide a 10mm wide proprietary eave ventilator around perimeter of dwelling

Provide proprietary cross flow ventilators fixed to the top of the rafters so as to ensure that quilt or loose fill insulation will not obstruct the flow of air where the insulation and roof meet.

RESTRAINT STRAPS

Galvanized or stainless steel straps 30 x 5mm should be carried over at least two joists & secured with four fixings at least one of which should be in the second joist
Straps should be provided at 2m maximum centres
Provide solid bridging directly below straps together with packing pieces between the joists and the wall.

FLOOR LEVELS

SITE No. 13 - F.F.L. 57.30m

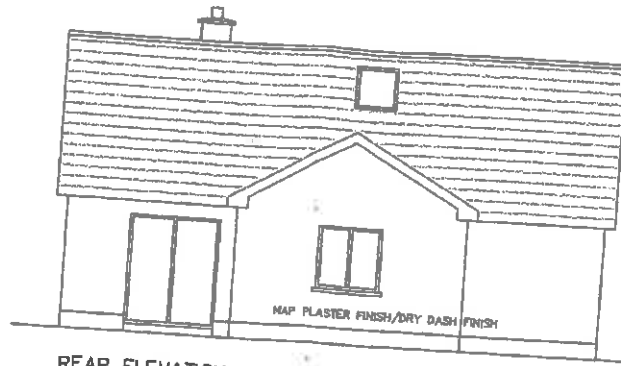
HOUSE TYPE 'A' (H.T. 'A1') - SITE 13
DETACHED DWELLING - 4 BEDROOMS
FLOOR AREA = 138.00 Sq.Metres

PROJECT	HOUSING DEVELOPMENT	
SITE	GARRYAD and GARRYDUFF, KILLIMOR, B'SLOE.	
DRAWING	PLAN, SECTION, ELEVATIONS	
CLIENT	JAMES KEANE	
SCALE	1 : 100/200	
DATE	MARCH 2008	DRG. No. 6
Mr. GERARD CLEARY B.E. OLEAGHMORE, BALLINASLOE, CO. GALWAY.		



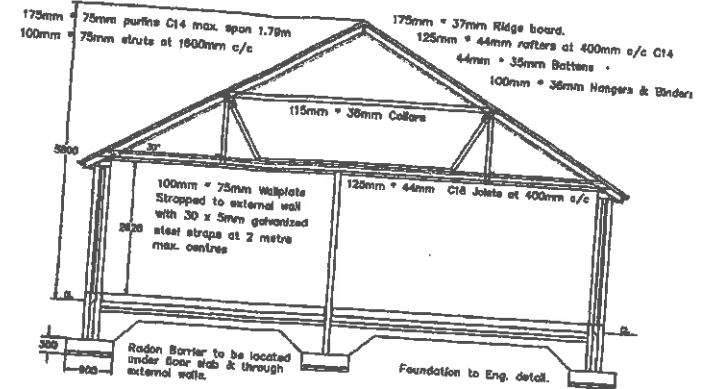
FRONT ELEVATION

NAP PLASTER FINISH/DRY DASH FINISH
PVC WINDOWS & DOORS TO SELECTED COLOUR



REAR ELEVATION

NAP PLASTER FINISH/DRY DASH FINISH



CROSS SECTION

Wheelchair Access:

There should be a minimum clear opening width of 800mm.
A wheelchair accessible entrance (i.e. level or sloped) should be provided with a level entry L.A. max. threshold height 15mm.
Approach to wheelchair entrance be level (Max. Slope 1:50) or gently sloping

Glass

Low emissivity (Low - E) glass to be used in accordance with T.G.D. L

HEIGHT OF CHIMNEYS

600mm minimum above the highest point of this roof

STEEL PROTECTION TO R.S.J.

Proprietary fire grade plasterboard 12.5mm thick to encase the R.S.J.

EXTERNAL RENDERINGS

Blockwork to be scaffolded with a mix of 1 cement : 1.5-2 sharp sand (thickness 3-5mm)
A scratch coat 8-12mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand
A final coat 6-10mm thick to be provided to a mix of 1 cement : 1.5 Lime : 4-4.5 sand

STRIP FOUNDATIONS

Minimum strength class N/mm² - C12/15
Minimum cement content Kg/m³ - 200
Maximum water/cement ratio - 0.85
Recommended workability - S2 or S3

RESTRAINT STRAPS

Galvanized or stainless steel straps 30 x 5mm should be carried over at least two joists & secured with four fixings at least one of which should be in the second joint
Straps should be provided at 2m maximum centres
Provide solid bridging directly below straps together with packing pieces between the joists and the wall

SOIL VENT PIPE

To be at least 800mm above the top of the if less than 3m from nearest opening

Fire Detection and Alarm Systems

A Grade D, L02 Type system to be provided consisting of an interconnected mains operated system, smoke detectors to be provided in the ground floor hallway, first floor landing, living room and kitchen/dining.
Manual alarm and light switches should be located between 1200mm and 1200mm above floor level

ROOF INSULATION

50mm vented roof space
100mm EPS Hylas between rafters
50mm Xtratherm XT4/PR Board

CEILING INSULATION

Vented roof space
150mm mineral wool quilt between joists
50mm Xtratherm XT4/PR Board
12mm plasterboard & skim

CAVITY WALL

100mm concrete block outer leaf
50mm Xtratherm XT4/CW Partial Fw insulation
100mm concrete block inner leaf
Stainless Steel Wall Ties @750mm Hor. & 450mm Vert. Cts

RADON SUMP

A radon sump should be provided with connecting pipework terminating and capped outside the external walls of the dwelling
The pipe terminal from the sump should be identified and permanently marked to indicate their function.

To create free airflow, a gap equivalent to 12,500mm² per metre run of wall (e.g. a gap of a quarter of a brick in length in each four bricks) should be provided at the level of the radon sump

Windows

All bedroom windows to have an unobstructed minimum opening of 850mm high x 500mm wide, the bottom of which must be between 800-1100mm above floor level
Controlable window vents to be provided on all windows
Operable section, unobstructed clear open area min. 0.33m²
With min. width and height of 450mm

VENTILATION

225/225mm Standard Wall vents to be provided in all habitable rooms, kitchens & utility rooms.

Mechanical extract ventilation capable of extracting at a rate of 60 litres/second (or 30 litres/second where the ventilation is incorporated in a cooker hood), which may be operated intermittently to be provided in kitchen & utility room.

Mechanical extract ventilation capable of extracting at a rate of 15 litres/second to be provided in Bathrooms, Ensuites & W.C.'s

ROOF VENTILATION

Provide a 10mm wide proprietary eaves ventilator around perimeter of dwelling

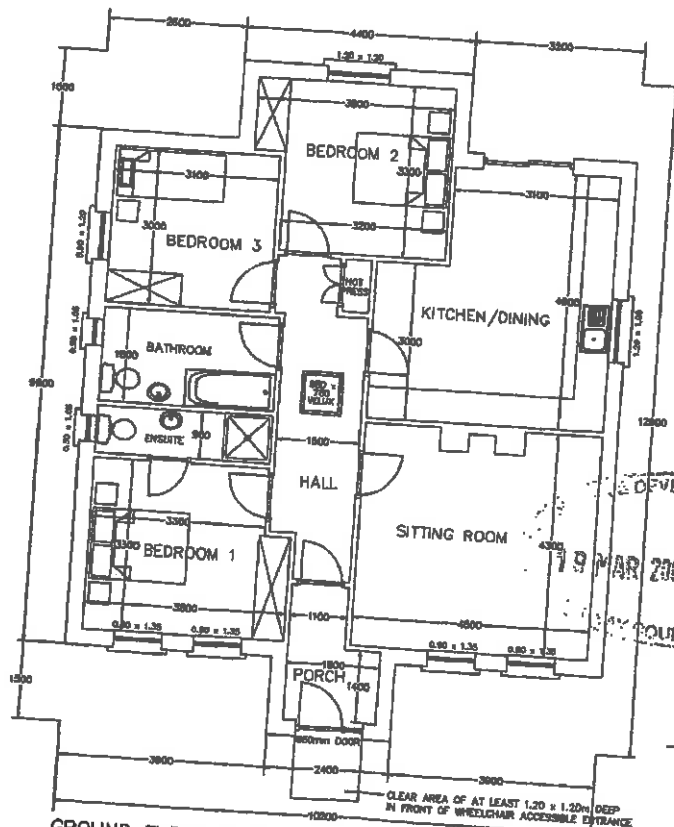
Provide proprietary cross flow ventilators fixed to the top of the rafters so as to ensure that quilt or loose fill insulation will not obstruct the flow of air where the insulation and roof meet.

FLOOR LEVELS

SITE No. 14 - F.F.L. 57.25m
SITE No. 15 - F.F.L. 56.50m
SITE No. 16 - F.F.L. 56.30m
SITE No. 17 - F.F.L. 56.45m

HOUSE TYPE 'B' (H.T. 'B') - SITES 14-17
DETACHED DWELLING - 3 BEDROOMS
FLOOR AREA = 98.00 Sq.Metres

PROJECT	HOUSING DEVELOPMENT
SITE	GARRYAD AND GARRYDUFF, KILLIMOR, B'SLOE.
DRAWING	PLAN, SECTION, ELEVATIONS
CLIENT	JAMES KEANE
SCALE	1 : 100/200
DATE	MARCH 2008 DRG. No. 7
MR. GERARD CLEARY B.E. CLEAGHMORE, BALLINASLOE, Co. GALWAY.	



GROUND FLOOR PLAN
(FLOOR AREA = 98.00 Sq.Metres)

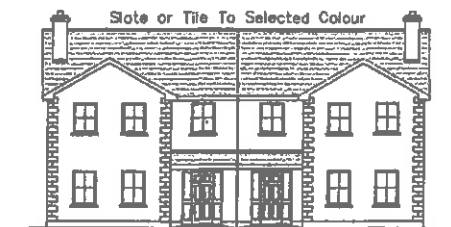


SIDE ELEVATION
(SCALE 1:200)



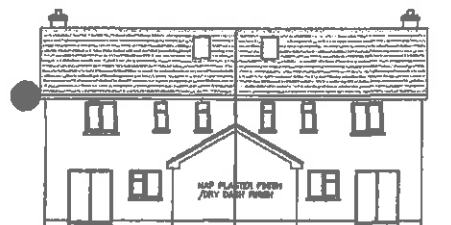
SIDE ELEVATION
(SCALE 1:200)

FOR PLANNING PERMISSION ONLY



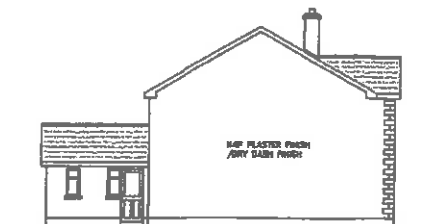
FRONT ELEVATION
(SCALE 1:200)

NAP PLASTER FINISH/DRY DASH FINISH
UPVC WINDOWS TO SELECTED COLOUR



REAR ELEVATION
(SCALE 1:200)

NAP PLASTER FINISH/DRY DASH FINISH



SIDE ELEVATION
(SCALE 1:200)

NAP PLASTER FINISH/DRY DASH FINISH

RESTRAINT STRIPS

Galvanized or stainless steel straps 30 x 5mm should be carried over at least two joists & secured with four fixings at least one of which should be in the second joist. Straps should be provided at 2m maximum centres. Provide solid bracing directly below straps together with packing pieces between the joists and the wall.

Glass

Low emissivity (Low - E) glass to be used in accordance with T.G.D. L.

Wheelchair Access

There should be a minimum clear opening width of 800mm. A wheelchair accessible entrance (L.A. level or sloped) should be provided with a level entry L.A. max. threshold height 15mm. Approach to wheelchair entrance to be level (Max. Slope 1:50) or gently sloping.

Windows

All bedroom windows to have an unobstructed minimum opening of 850mm high x 500mm wide, the bottom of which must be between 500-1100mm above floor level. Contrailable window vents to be provided on all windows. Operable section, unobstructed clear open area min. 0.33m² with min. width and height of 450mm.

Note: Joists to be doubled up underneath stud partitions where they run in the same direction as the joists.

STAIRS

Rise 175mm optimum, 220mm maximum. Going 250mm optimum, 220mm minimum. Pitch 35° optimum, 42° maximum. Headroom over the whole width of the stairs should not be less than 2 metres. Handrails to be a height of 840-900mm measured vertically above the pitch line. Guarding height on landing to be at least 900mm high & constructed so that a 100mm dia. sphere cannot pass through any opening in the guarding. Door handles and light switches should be located between 900mm and 1200mm above floor level.

STEEL PROTECTION TO R.S.J.

Proprietary fire grade plasterboard 12.5mm thick to encase the R.S.J.

HEIGHT OF CHIMNEYS

600mm minimum above the highest point of the roof.

ROOF INSULATION

50mm vented roof space
100mm EPS Hylac between rafters
50mm Xtratherm XT4/PR Board

Ceiling INSULATION

Vented roof space
150mm mineral wool quilt between joists
55mm Xtratherm XT4/PR Board
12mm plasterboard & skim

CAVITY WALL

100mm concrete block outer leaf
55mm Xtratherm XT4/CW Partial fill insulation
100mm concrete block inner leaf
Stainless Steel Wall Tie
6750mm Horiz. & 450mm Vert. Cts

GROUND FLOOR

150mm concrete slab
115mm Xtratherm EPS under floor
25mm Expanded polystyrene (HD) to be provided around perimeter
1200 gauge polythene
75mm sand blinding
150mm min. hardcore

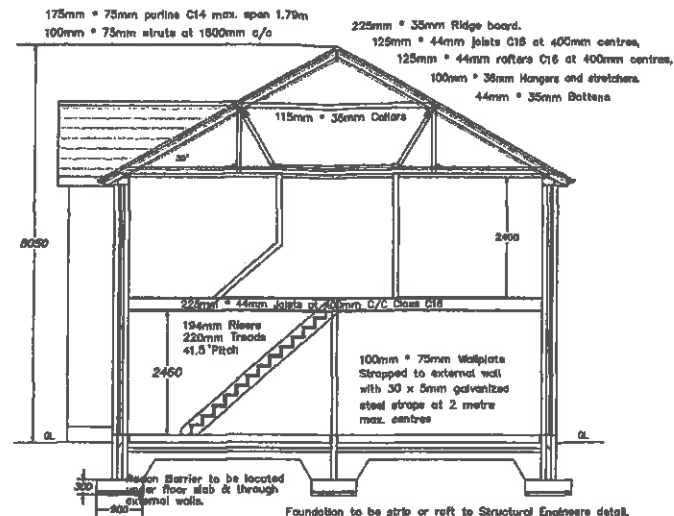
STYP. FOUNDATIONS

Minimum strength class N/mm² - C12/15
Minimum cement content Kg/m³ - 200
Maximum water/cement ratio - 0.85
Recommended workability - S2 or S3

RADON SUMP

A radon sump should be provided with connecting pipework, terminating and capped outside the external walls of the dwelling. The pipe terminating from the sump should be identified and permanently marked to indicate their function.

To create free airways, a gap equivalent to 12,500mm per metre run of wall (e.g. a gap of a quarter of a block in length in each four blocks) should be provided the level of the radon sump.



CROSS SECTION

EXTERNAL RENDERING

Blockwork to be screeded with a mix of 1 cement : 1.5-2 sharp sand (thickness 3-5mm). A scratch coat 8-12mm thick to be provided to a mix of 1 cement : 1.5 lime : 4-4.5 sand. A final coat 6-10mm thick to be provided to a mix of 1 cement : 1.5 lime : 4-4.5 sand.

SOIL VENT PIPE

To be at least 800mm above the top of the soil if less than 3m from nearest opening.

JOIST TERMINAL AROUND CHIMNEY

Joists should be separated from the solar surface of the chimney by at least 40mm or by at least 200mm from a flue.

VENTILATION

225/225mm Standard Wall vents to be provided in all habitable rooms, kitchens & utility rooms.

Mechanical extract ventilation capable of extracting at a rate of 80 litres/second (or 30 litres/second where the ventilation is incorporated in a cooler hood) which may be operated intermittently to be provided in kitchen & utility room.

Mechanical extract ventilation capable of extracting at a rate of 15 litres/second to be provided in Bathrooms, Ensuites & W.C.'s.

ROOF VENTILATION

Provide a 10mm wide proprietary soffit ventilator around perimeter of dwelling.

Provide proprietary cross flow ventilators fixed to the top of the rafters so as to ensure that gull or loose fill insulation will not obstruct the flow of air where the insulation and roof meet.

FLOOR LEVELS

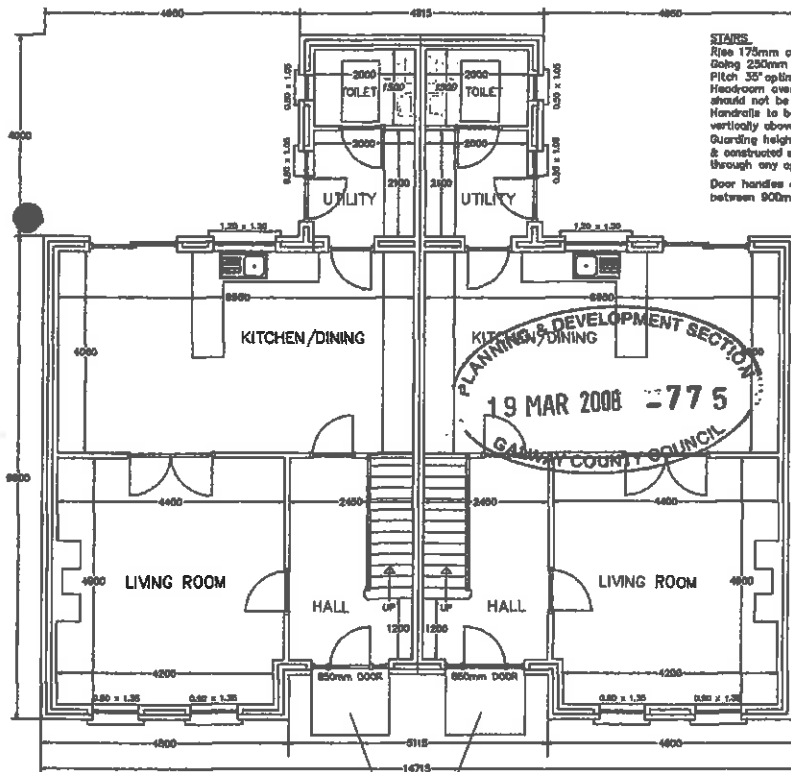
SITE 18/19 - F.F.L. 56.55m

SITE 20/21 - F.F.L. 56.70m

HOUSE TYPE 'C' (H.T. 'C')

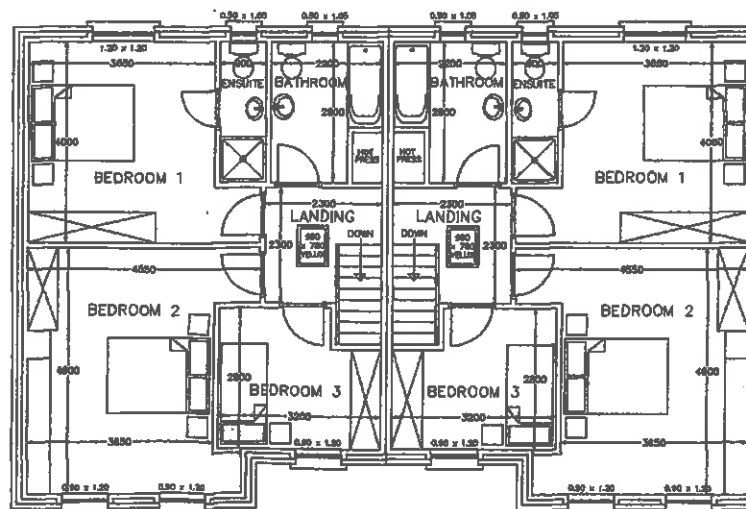
(SITES 18-21)

SEMI-DETACHED DWELLING - 3 BEDROOMS
TOTAL FLOOR AREA = 128.10 Sq.M.



GROUND FLOOR PLAN
FLOOR AREA - 68.05 SQ.METRES

CLEAR AREA OF AT LEAST 1.20 x 1.20m DEEP IN FRONT OF WHEELCHAIR ACCESSIBLE ENTRANCE



FIRST FLOOR PLAN
FLOOR AREA - 60.05 SQ.METRES

FOR PLANNING PERMISSION ONLY

PROJECT	HOUSING DEVELOPMENT
SITE	GARRYAD and GARRYDUFF, KILLIMOR,
DRAWING	PLAN, SECTION, ELEVATIONS
CLIENT	JAMES KEANE
SCALE	1 : 100/200
DATE	MARCH 2008 DRG. No. 8
Mr. GERARD CLEARY B.E. CLEAGHMORE, BALLINASLOE, Co. GALWAY.	



FRONT ELEVATION

STAIRS

Rise 175mm optimum, 220mm maximum.
Going 250mm optimum, 220mm minimum.
Pitch 35° optimum, 42° maximum.
Headroom over the shaft width of the stairs should not be less than 2 metres.
Handrails to be a height of 840-900mm measured vertically above the pitch line.
Guarding height on landing to be at least 900mm high & constructed so that a 100mm dia. sphere cannot pass through any opening in the guarding.

Door handles and light switches should be located between 900mm and 1200mm above floor level.

PVC WINDOWS & DOORS TO SELECTED COLOUR

APPROACH TO WHEELCHAIR ENTRANCE SHOULD BE LEVEL (MAX. SLOPE 1:50) OR GENTLY SLOPING

Wheelchair Access

There should be a minimum clear opening width of 800mm.

A wheelchair accessible entrance (i.e. level or sloped) should be provided with a level entry i.e. max. threshold height 15mm.

Approach to wheelchair entrance to be level (Max. Slope 1:50) or gently sloping

Windows

All bedroom windows to have an unobstructed minimum opening of 850mm high x 500mm wide, the bottom of which must be between 800-1100mm above floor level.

Controlable window vents to be provided on all windows.

Openable section, unobstructed clear open area min. 0.33m².

With min. width and height of 450mm.

STEEL PROTECTION TO R.S.J.

Proprietary fire grade plasterboard 12.5mm thick to encase the R.S.J.

VENTILATION

225x225mm Standard Wall vents to be provided in all habitable rooms, kitchens & utility rooms.

Mechanical extract ventilation capable of extracting at a rate of 60 litres/second (or 30 litres/second where the ventilation is incorporated in a cooker hood), which may be operated intermittently to be provided in kitchen & utility room.

Mechanical extract ventilation capable of extracting at a rate of 15 litres/second to be provided in Bathrooms, Ensuites & W.C.s

ROOF VENTILATION

Provide a 10mm side proprietary soffit ventilator around perimeter of dwelling

Provide proprietary cross flow ventilators fixed to the top of the rafters so as to ensure that gill or loose fill insulation will not obstruct the flow of air where the insulation and roof meet.

Fire Detection and Alarm Systems

A Grade D, LD2 Type system to be provided consisting of an interconnected mains operated system, smoke detectors to be provided in the ground floor hallway, first floor landing, sitting room and kitchen/dining.

Door handles and light switches should be located between 900mm and 1200mm above floor level

STRIP FOUNDATIONS

Minimum strength class N/mm² - C12/15

Minimum cement content Kg/m³ - 200

Maximum water/cement ratio - 0.85

Recommended workability - S2 or S3

RADON SUMP

A radon sump should be provided with connecting pipework terminating and capped outside the external walls of the dwelling. The pipe terminal from the sump should be identified and permanently marked to indicate its function.

To create free airways, a gap equivalent to 12,500mm² per metre run of wall (e.g. a gap of a quarter of a brick in length in each four blocks) should be provided the level of the radon sump.

Glass

Low emissivity (Low - E) glass to be used in accordance with T.O.D. L

HEIGHT OF CHIMNEYS

600mm minimum above the highest point of the roof

175mm

75mm purlin C14 max. span 1.70m

100mm

75mm struts at 1800mm c/c

ROOF INSULATION

50mm vented roof space

100mm EPS Hyloce between rafters

50mm Xtratherm XT8/PR Board

CELING INSULATION

Vented roof space

150mm mineral wool quilt between joists

50mm Xtratherm XT8/PR Board

12mm plasterboard & skim

Note:

Joists to be doubled up underneath stud partitions where they run in the same direction as the joists

CAVITY WALL

100mm concrete block outer leaf

50mm Xtratherm XT8/CW Partial fill insulation

100mm concrete block inner leaf

Stainless Steel Wall Ties

Ø750mm Horiz. & 450mm Vert. C/c

GROUND FLOOR

150mm concrete slab

115mm Hytham EPS under floor

25mm Expanded polystyrene (HD)

to be provided around perimeter

1200 gauge polythene

75mm acid binding

150mm min. hardcore

SOIL VENT PIPE

To be at least 900mm above the top of the

if less than 3m from nearest opening

EXTERNAL RENDERING

Blockwork to be encased with a mix of

1 cement : 1.5-2 sharp sand (thickness 3-5mm)

A scratch coat 8-12mm thick to be provided

to a mix of 1 cement : 1.5 Lims : 4-4.5 sand

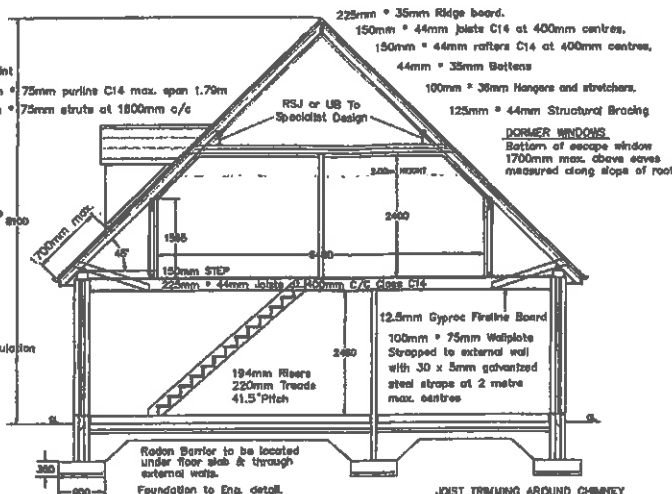
A final coat 5-10mm thick to be provided

to a mix of 1 cement : 1.5 Lims : 4-4.5 sand

225mm x 35mm Ridge board.
150mm x 44mm joists C14 at 400mm centres,
150mm x 44mm rafters C14 at 400mm centres,
44mm x 35mm Battens
100mm x 35mm Hangers and stretchers.
125mm x 44mm Structural Bracing

DORMER WINDOWS

Bottom of eave window
1700mm max. above eaves
measured along slope of roof



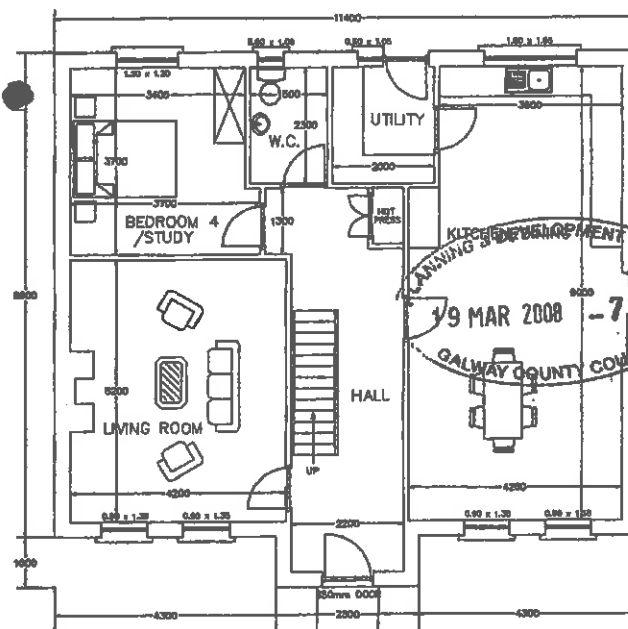
CROSS SECTION

JOIST TRIMMING AROUND CHIMNEY

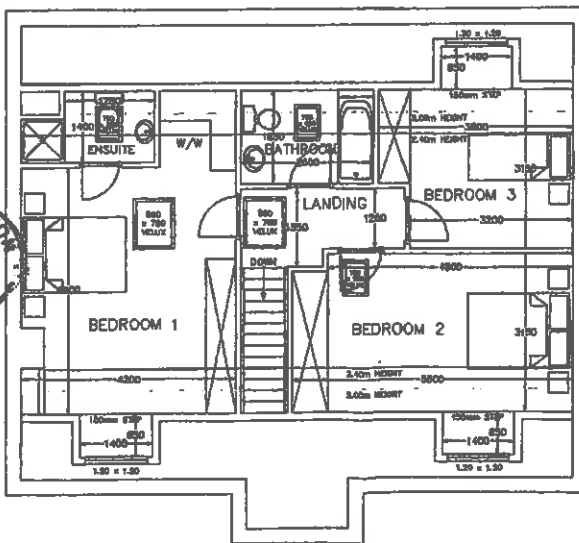
Joists should be separated from the outer surface of the chimney by at least 40mm or by at least 200mm from a flue.

RESTRAINT STRIPS

Galvanized or stainless steel strips 30 x 5mm should be carried over at least two joists & secured with four rings at least one of which should be in the second joint. Strips should be provided at 2m maximum centres. Provide solid bridging directly below strips together with packing pieces between the joists and the wall.



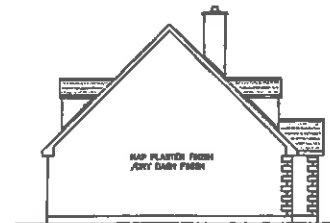
GROUND FLOOR PLAN
(FLOOR AREA = 99.40 Sq.M.)



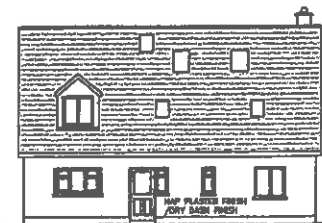
FIRST FLOOR PLAN
(AREA=72.00 SQ. METRES)



SIDE ELEVATION
(SCALE 1:200)



SIDE ELEVATION
(SCALE 1:200)



REAR ELEVATION
(SCALE 1:200)

FLOOR LEVELS

SITE No. 22 - F.F.L. 56.75m

SITE No. 23 - F.F.L. 56.85m

SITE No. 24 - F.F.L. 56.90m

HOUSE TYPE 'D1' (H.T. 'D1') - SITES 22-24

DETACHED DWELLING - 4 BEDROOMS

FLOOR AREA = 171.40 Sq.Metres

PROJECT HOUSING DEVELOPMENT

SITE GARRYAD and GARRYDUFF, KILLIMOR

DRAWING PLAN, SECTION, ELEVATIONS

CLIENT JAMES KEANE

SCALE 1 : 100/200

DATE MARCH 2008 DRG. No. 10

Mr. GERARD CLEARY B.E.

CLEAGHMORE,

BALLINASLOE,

Co. GALWAY.

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