



THIRD FLOOR PLAN

SCALE: 1:50

AREA: 182M2

TOTAL FLOOR AREA: 933M2

- Part A: Structure**
All work to be carried out in accordance with the current regulations contained within TGD Part A. All structural elements are to be designed and certified by a structural engineer.
- Part B: Fire safety**
All works are to be carried out in accordance with the current regulations contained within TGD Part B. Smoke detectors and alarm systems are to be supplied and fitted in accordance with I.S. 3218:2013. All habitable rooms are to be fitted with an opening section of at least 0.33m² (minimum dimension of opening to be 430mm) the base of the opening is to be between 800mm & 1100mm above FFL all escape routes to have a non-slip floor finish and a minimum clear head height of 2m.
- Part C: Site preparation & Resistance to moisture**
All works are to be carried out in accordance with the current regulations contained within TGD Part C. Finished floor levels to be raised a minimum of 150mm above ground level. DPC to be located 150mm above ground level and PDM to be dressed up and under DPC in all areas. Radon sump to be provided in hardcore layer/sub-floor with a minimum of 1 sump per 250 sqm of ground floor area.
- Part D: Materials & Workmanship**
All work to be carried out in accordance with the current regulations contained within TGD Part D. All materials are to comply with the appropriate standards or European Technical Assessment in accordance with the provisions of the construction Products Regulation or comply with the appropriate Irish standard or Irish agreement or EU equivalent and shall follow the requirements laid down in Section 1. Workmanship shall be as per B.S. 8000 "Workmanship on building sites" as well as Section 2, where it is noted that "To insure a proper standard of workmanship", it is essential that persons are competent, possessing sufficient training, experience & knowledge appropriate to the nature of the work he or she is required to perform & having particular regard to the size and complexity of such work."
- Part F: Ventilation**
All work to be carried out in accordance with the current regulations contained within TGD Part F. Ventilation is to be provided either through permanent vents located in each room, each with an area of 6500sqmm. All wet areas are to be provided with mechanical ventilation capable of extracting air at the rate of 60 litres per second or 30 litres per second in a cooker hood. Each habitable room is to be provided with an operable window or door allowing for rapid ventilation equal to 1/30th of the floor space of the room. Alternatively an overall mechanical ventilation system is to be fitted to provide adequate ventilation to all areas and to remove all air-borne moisture and odours, this system is to be designed, installed and commissioned by specialist contractors. All floor spaces are to be ventilated to prevent the build up of condensation/moisture above the insulation layer.
- Part H: Drainage & waste water disposal**
All work to be carried out in accordance with the current regulations contained within TGD Part H. The building shall be provided with a drainage system as may be necessary for hygiene and adequate disposal of all surface water and foul water from the building. A waste water treatment system shall be designed, sited and constructed in such a way that (a) it's not prejudicial to the health of any person (b) does not cause a risk to public health or the environment (c) prevents unauthorised access but allow maintenance (d) it will function to a sufficient standard for the protection of health in the event of a system failure (e) it had adequate capacity to deal with the loading generated by the occupants of the building (f) it is impermeable to ground water (g) is adequately ventilated. The wastewater treatment system is to be designed and installed in accordance with the site characterisation report prepared for the specific site and the relevant conditions of the planning permission.
- Part J: Heat producing appliances**
All work to be carried out in accordance with the current regulations contained within TGD Part J. All rooms containing a stove/fireplace of boiler unit are to be ventilated in accordance with the current building regulations, by either permanent ventilation, openings in the external wall or using MVHR system designed to provide both adequate airflow to allow the unit to operate correctly and to remove any gases generated in the combustion process. All oil or gas storage vessels are to be manufactured and installed in accordance with the relevant I.S. and B.S. standards. All oil storage tanks to be double wall construction and bundled to prevent the contents contaminating the ground water.
- Part K: Heat producing appliances**
All work to be carried out in accordance with the current regulations contained within TGD Part K.
- Part L: Conservation of fuel and energy dwellings**
All work to be carried out in accordance with the current regulations contained within TGD Part L. The building is to be fitted with a new oil boiler unit with 90% efficiency. The building is to be fitted with a MVHR system, all windows and doors are to be triple glazed. All elements of the existing and new structures are to be insulated to a standard exceeding that required by current building regulations.
- Part M: Access & Use for people with disabilities.**
All work to be carried out in accordance with the current regulations contained within TGD Part M. The main access point will have to be served by a ramp to accommodate level entry to the dwelling (maximum 15mm high threshold) with a minimum clear opening of 900mm. A wheelchair accessible toilet will be located at the access point with a clear maneuvering space of 750x1200mm. All door handles and electrical switches are to be located between 900mm and 1200mm from the FFL.

- ADDITIONAL NOTES:**
- Do not scale, use only figured dimensions which should be checked on site before work commences
 - Foundations shall be constructed in accordance with Engineer's drawings and specifications
 - These drawings are for Planning Permission purposes only, for submission to the Local Planning Authority

Firm name and address



VICTORIA HOMES LTD
THOMASTOWN, NAAS, CO. KILDARE
TEL: 045-895609 FAX: 045-876285
EMAIL: info@victoriahomes.ie

Client

VICTORIA HOMES LTD

Project Name and Address

DEVELOPMENT AT:
ROSEMOUNT COTTAGE,
DUNDRUM ROAD,
DUNDRUM

Drawing Name	Drawing Number
THIRD FLOOR PLAN	C04
Date	rev
14/06/2018	A
Scale	Drawn by
1:50 (A1)	N. Fagan