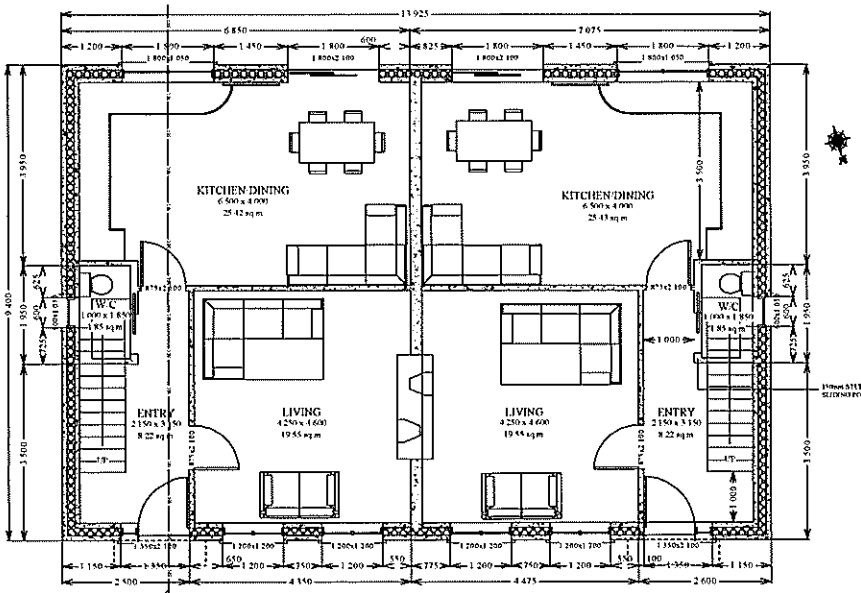
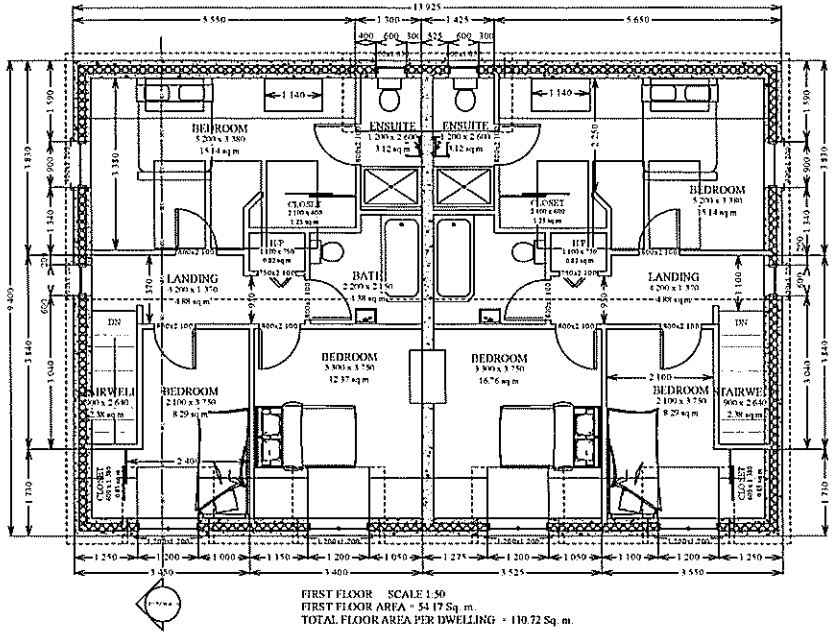
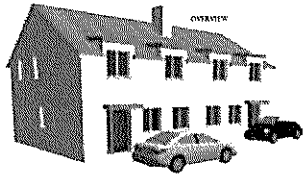
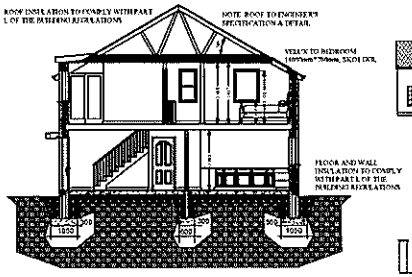


GROUND FLOOR SCALE 1:50
PROPOSED FLOOR AREA PER DWELLING =56.55 Sq. m.



FIRST FLOOR SCALE 1:50
FIRST FLOOR AREA = 54.17 Sq. m.
TOTAL FLOOR AREA PER DWELLING = 110.72 Sq. m.

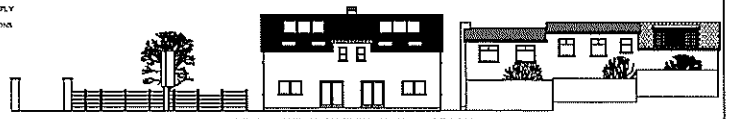




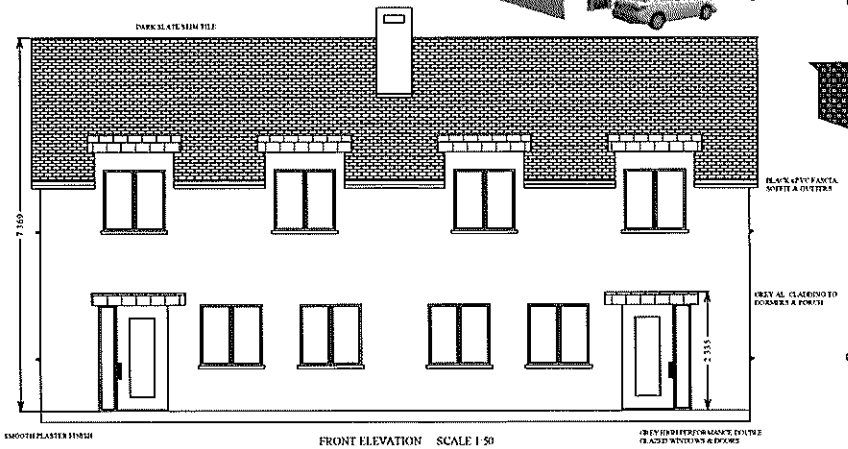
SECTION A-A

NOTE: DEPTH & SIZE OF FOUNDATIONS DEPENDENT ON SITE CONDITIONS TO BE DETERMINED ON SITE BY SUITABLY QUALIFIED ENGINEER

FRONT CONTIGUOUS ELEVATION SCALE 1:200

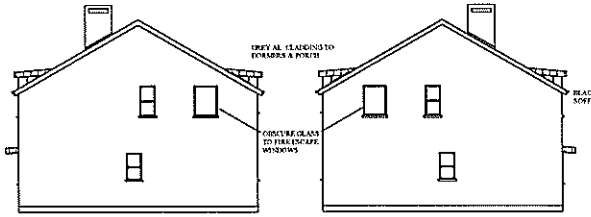


REAR CONTIGUOUS ELEVATION SCALE 1:200



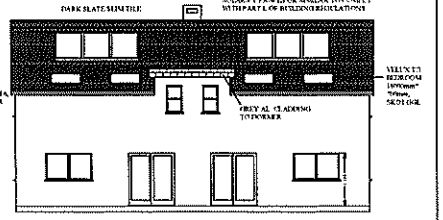
FRONT ELEVATION SCALE 1:50

SCALE 1:100 UNLESS OTHERWISE STATED



SIDE ELEVATION (WEST)

SIDE ELEVATION (EAST)



REAR ELEVATION (SOUTH)

Outline Specification:

All construction materials and workmanship to comply with Irish Irish Standards and the requirements of all parts of the Building Regulations 2002-2010. All such compliance shall be the responsibility of the builder/contractor/the Engineer. Building Regulations override specifications and drawings. Part M of Building Regulations - Access for People with Disabilities (Dwellings) to be met. Insulation to roof, floor, walls, ceilings, roofs to comply with Part L of Building Regulations.

The following is a general guide to current building requirements. Due to changing material specifications, building standards etc. all details to be checked with our Engineer.

Foundations - Shall be cast/used concrete to comply with "Clonshaw" specification and Engineer's detail. Foundations to be a minimum of 600mm below external ground level to solid bearing ground. Concrete thickness to be a minimum of 300mm. Foundations to be at such a time to suit the wall width subject to satisfactory ground conditions. (Size and loading conditions may dictate greater dimensions or special foundation design such as raft, piles or combination on rock).

Damp proof courses - 150mm above finished passing ground levels to external walls, lapped to DPM under floors (min. lap of 150mm and sealed), vertically at all external jamb open, turned up at back under concrete cills and folded around ends and at heads of all external open. Radon membrane to standard detail.

Ground floor - to be 150mm concrete slab laid on rigid insulation (thickness dependent on P. Value to Part L of Building Regulations) on radon barrier on min. 50mm sand blinding on minimum of 225mm consolidated hardcore. 25mm insulation to turn up at external side of concrete slab. First floor joists to comply with IS 441:1998. (Max. 225*50 C22/S22).

External cavity walls to be constructed of 100mm concrete blockwork on inner and outer leafs, with a 150mm cavity. 150mm Xbeadterm insulation (or similar to meet Part L of Building Regulations) and shall be tied with stainless steel wall ties at 750mm c/c horizontally & 450mm c/c vertically with staggered spacing. Cavity to be closed at wallplate with slate or block on flat. Cavity closers to be used on all openings. Cavity should be filled to a level between 150 & 225mm below dpc. Internal walls to be constructed of 100mm concrete blockwork on ground floor. First floor walls - C16 min., studs of 100x44mm min. at 400mm centres, with double header and sole pieces and mid-height noggins. Finished with 12.5mm plaster slabs on both sides, joints taped and finished with a 3mm plaster skim. All partition walls to be insulated.

Windows: 1st Escape or Rescue - In all rooms except en-suites and bathrooms the window should have an openable section which can provide an unobstructed clear open area of at least 0.33m2 with a minimum width and height of 450mm (Part D 1.5.6). Bottom of window opening to be between 800 & 1100mm from F.F.L. glazing below the sill to be toughened in accordance with BS 6262 and guarding provided if above ground. Distance from bottom of dormer window opening to eaves should not exceed 1.7m measured along the slope of the roof. Ventilation - All habitable rooms to be naturally ventilated by means of a 21S * 225mm standard vent.

Roof to be finished with Tegral Thrutone blue/black slate on timber on 47x35mm treated SW timber battens on breathable roofing felt on perforated dampproof membrane at 600mm c/c and fixed to 75x100mm wallplate bolted to wall at 900mm c/c. In the case of extensions match the existing slate tile. For traditional cottage/Follow Engineer's Specification. (Also refer to IS 441:1998). Roof to be laid with galvanised steel stringer at 1800mm c/c and windbraced in accordance with guidelines. Appropriate ventilation to Part L of Building Regulations and ventilation to be used.

To the best of my knowledge these plans are drawn to comply with owners and/or builder's specifications and any changes made to them after permission made will be done at the owners and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Kildimo Planning Services is not liable for errors once construction has begun. While every effort has been made in the preparation of the plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.

NOTE: DESIGN DRAWING FOR PLANNING PURPOSES ONLY

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Plan & Elevations

PROJECT DESCRIPTION: Proposed Dwellings
John Cross
St. Patrick's Hill
Dublin Road
Limerick

DRAWINGS PROVIDED BY:
Kildimo Planning Services
Mark Downes, Kildimo, Co. Limerick
Mobile: 086 8159967
061 394593/086 8659967
mark@kildimoplanningservices.com
www.kildimoplanningservices.com

DATE: 30/10/18

SCALE: 1:50/100/200

SHEET: A-1