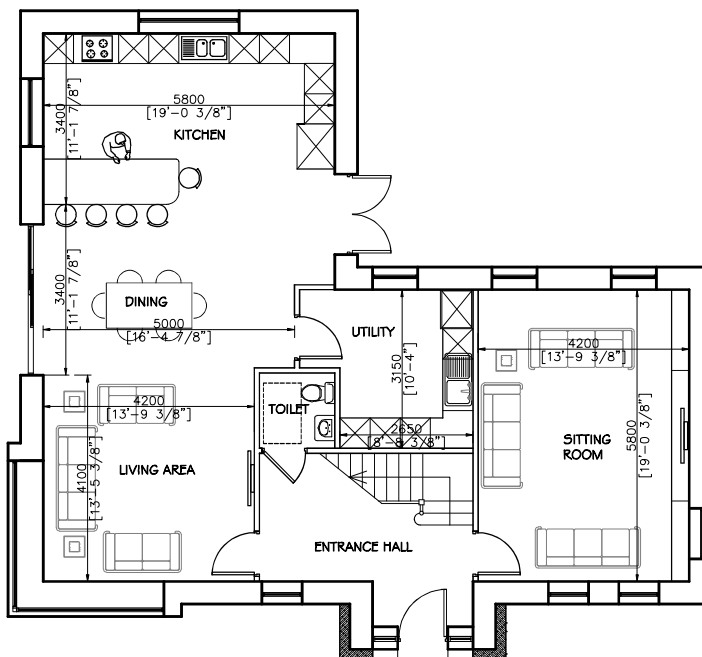
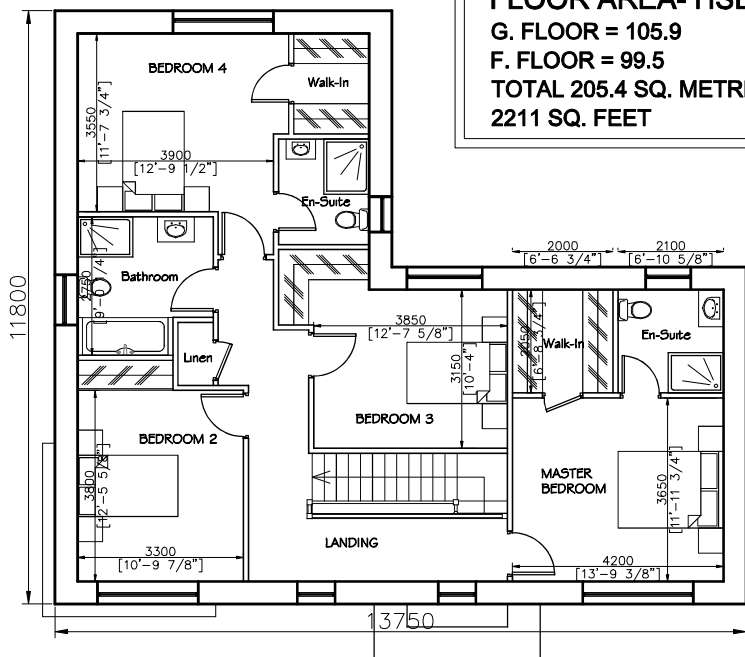
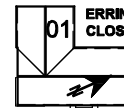
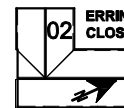
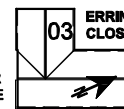
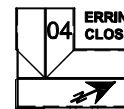


## CONSTRUCTION

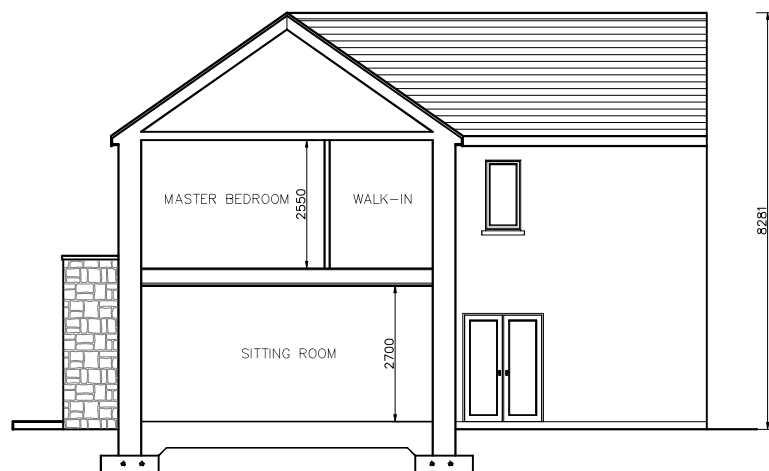
**FLOOR AREA- HSE 5C**  
**G. FLOOR = 105.9**  
**F. FLOOR = 99.5**  
**TOTAL 205.4 SQ. METRES**  
**2211 SQ. FEET**



NORTH POINT VARIES  
 FOR HOUSES, SEE  
 DIAGRAM BELOW FOR  
 ORIENTATION ON SITE



**HOUSE NUMBERS:**  
**01,02,03 & 04**  
**(ERRINA CLOSE)**  
**01**  
**(THE AVENUE)**



SECTION A-A  
 SCALE : 1:100

## House Specifications:

## Foundations:

Foundations to engineer's specification & design.

## Ground Floors:

50 mm concrete screed with underfloor heating pipes on 150 mm PIR insulation on concrete subfloor on compacted hardcore with radon barrier and radon sump in hardcore.

## External Walls: Cymru Reflect 140 Timber Frame Walls

External render with 100 mm block walls with 50 mm cavity with TF 200 Thermo Breather Membrane on 9mm OSB Board on 140 mm timber studs at 600 mm c/c with Factory fitted PIR insulation (U-Value 0.17) with factory fitted foil air tightness membrane with 50 mm timber battens to form service cavity with plasterboard and skim plaster finish. Factory fitted D.P.C & preservative treated sole plates at floor level.

## Internal Walls:

38 X 89 mm studs at 400 mm c/c with 11 mm OSB boards in some instances for racking. 100 mm acoustic insulation between studs with 12.5 mm plasterboard (moisture resistant in wet rooms) with skim finish.

## First Floor:

300 mm engineered I-Beam with 18 mm OSB board with plasterboard to ceiling & skim finish.

## Roof:

Thru-roof slate roof finish on treated slate battens on roof trusses on roofing felt with 300 mm Rockwool Attic insulation with air tightness membrane with 38 mm service cavity with timber battens and plasterboard with skim finish to eaves.

## Windows:

Anthracite Grey U-PVC Double Glazed windows (U-Value 1.2)

## External Doors:

Ultra-Tech Doors with accent colours. (U-Value 1.4)

## Heating System:

8kw Hitachi Yutaki-S Combi Air-to-water Heat Pump and Midea Mono Bloc Units. Underfloor Heating downstairs and Radiators upstairs.

## Ventilation:

Decentralised demand controlled Partiel Ventilation with Kitchen Extract for Hob.

## Air Tightness:

Gerbrand Air Tightness Tape to floor/wall junction with timber frame panels. Gerbrand Air tightness tape to windows and door with service cavity outside same. Timber frame external wall panels to have factory fitted foil air tightness membrane.

## House Type "5C "

### DETACHED 4 BED HOUSES

## Project Details

PROPOSED DWELLINGS AT  
 CLONLARA, CO. CLARE

## Clients

D.T.W CONSTRUCTION  
 UNIT 4 MONOCLUNOE IND EST,  
 BALLYSIMON  
 CO. LIMERICK

## Drawing

FIRST FLOOR PLAN &  
 GROUND FLOOR PLAN &  
 SECTION A-A HOUSE TYPE  
 "5C"

## Job No.

1332-2020

## Drawing No.

C-23-L

DRAWING STATUS : PLANNING

DRAWN BY : DB/S.B

Date

Scale

06 SEPT. 2023

1:100

REVISION : 000