



FLOOR AREA: GROUND FLOOR: 71.40m²
 FIRST FLOOR: 66.45m²
 TOTAL: 137.85m²
 TOTAL: 1483 sq. ft.

GROUND FLOOR PLAN
 Scale 1:100
HOUSE TYPE B

DOUBLE GLAZED PVC (HIGH RATED) WINDOWS AND DOORS. WINDOW CILLS, VERTICAL DPCS / CAVITY TRAYS AND INSULATION TO ALL OPES. PRECAST CONC. CILLS 50mm DEEP, NO PLASTER REVEALS AROUND WINDOWS

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100MM 7N BLOCKWORK OUTER LEAF WITH PAINTED RENDER EXTERNAL FINISH. 100MM/200MM 7N STRUCTURAL BLOCKWORK INNER LEAF, 160MM CAVITY WITH FULL FILL HIGH GRADE BEAD INSULATION WITH STAINLESS STEEL WALL TIES TO ENGINEERS SPEC.

SS ACO DRAINS, INCL. FOR ALL FIX & FIT. CONNECT TO STORM DRAINAGE.
 ACCESS RAMP IN ACCORDANCE WITH PART M OF THE BUILDING REGS.
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END CAP TO BE "EASI-SUMP CAP-LINK" ALL TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES SPECIFICATION

EASI-SUMP RADON SUMP BOX OR SIMILAR APPROVED INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES SPECIFICATION

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GENERAL NOTES:

- 1. ROOF**
 (a) Roof design to engineers specification and design
 (b) Roof finish to be blue/black Tegral "Trutone" Slates
 Toughened glass to BS 6202 below 800mm & to all doors
- 2. WINDOWS**
 Each bedroom to have fire escape with min. clear opening as required by Part B of the Technical Guidance Documents
 (a) Habitable Rooms:
 Ventilation must be provided either external wall or by means of controllable trickle vents to the windows and such ventilation must be equal to 5000 to 7000mm² depending on air permeability of dwelling. Window or door openings must also be equal to at least 1/20 of the room floor area in order to provide rapid ventilation.
 (b) Bathrooms (including En-suites & utility rooms):
 Provide ventilation by having a window opening equal to 1/20 of the floor area of the room (where available) and by means of a mechanical extract fan capable of extracting 15 litres of air per second.
 (c) W.C.: Provide a window opening or extract fan capable of extracting 15 litres of air per second.
 (d) Kitchen: Provide as per 4 (a) and provide a cooker hood extractor which provides extraction at a rate of 30 litres per second.
- 3. VENTILATION**
 All ventilation to be in accordance with Part F of the Technical Guidance Documents and will be dictated by clients decision in relation to preferred method of ventilation (i.e. natural or mechanical or a combination of both systems). Minimum requirements are:
 (a) Habitable Rooms:
 Ventilation must be provided either external wall or by means of controllable trickle vents to the windows and such ventilation must be equal to 5000 to 7000mm² depending on air permeability of dwelling. Window or door openings must also be equal to at least 1/20 of the room floor area in order to provide rapid ventilation.
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 (d) Kitchen: Provide as per 4 (a) and provide a cooker hood extractor which provides extraction at a rate of 30 litres per second.
- 4. INSULATION**
 Insulation for floors, walls ceiling+ roof to details and to achieve u values as indicated in Part L of the Technical Guidance Documents or contractor to supply certification of compliance in accordance with Heat Energy Rating methods. Provisional BER is drafted and based upon specifications attached here to this tender package. Any change from specification must be equal and approved and agreed with architect in advance.
- 4. WHEELCHAIR ACCESS**
 1. Front door to be provided with minimum external landing 1.2 x 1.2m level with floor.
 2. Ramp to landing at max 1:12 gradient (Maximum 4.5m Long)
 3. Max threshold at main entrance to be 15mm and 10mm at all interior doors. Ext. doors to have a clear ope of min.775mm. Internal doors 750.
 4. Clear area measuring 1200x750mm to be available adjacent to toilet bowl in downstairs w/c.
 5. Provide drainage grill immediately outside front door.
- 5. INTERNAL STAIRS**
 To be designed in accordance with Part K of the Technical Guidance Documents.
- 6. U-VALUE**
 U-Value of window + external doors not to exceed 1.4 and 2.0 W/m²K where total area of such openings do not exceed 25% of floor area of house. Final value to be agreed as part of BER design for dwelling upon confirmation of preferred window system by client.
- 7. BATHROOM & UTILITY ROOMS**
 Provide mechanical extract Fan to bathrooms, en-suites and utility rooms capable of extracting 15 l/sec of air.
- 8. GENERAL**
 All structural details to engineers specification and detail
 DRAWINGS TO BE READ IN CONJUNCTION WITH ACCOMPANYING SPECIFICATIONS AND STRUCTURAL / SERVICES ENGINEERS DRAWINGS
 ANY ERRORS TO BE REPORTED TO ARCHITECT

CONSTRUCTION NOTES:

- External Walls: To be constructed with 100mm blockwork, 160mm cavity with High Grade full fill beaded insulation and 100 / 215mm concrete block inner leaf as shown. Blockwork specification and grade and stainless steel wall ties centres to structural engineer's detail.
- Ground Floor: Power floated 75mm screed on Xtratherm Thin+R underfloor (150mm) or equal approved insulation, to achieve a minimum floor U-value of 0.15 W/m²K, on RC slab on radon DPM to structural engineer's specification. Allow for min. 30mm compatible vertical insulation to floor and wall junctions.
- First Floor: 22mm timber boarding on 225x50 SW treated joists. Ceiling finished in 12.5mm fullbacked plasterboard with bond and skim finish
- Pitched Slate Roof: Blue/Black Tegral "TRUTONE" slate fitted to manufacturer's instructions, on slating battens on Tylek Supro breather membrane underlay or equal approved on timber rafters. Roof to be built up in accordance with standard Homebond details and engineers/architects details.
- Sloped Ceilings / Insulation: Xtratherm XT/Pi (150mm) between rafters/joists at 400mm centres with minimum 50mm ventilated airspace between insulation and breather membrane with air tightness membrane below rafters/joists and 72.5mm Xtratherm XT/TL Liner Insulated plasterboard screw fixed to underside of rafters or equal approved insulation to achieve a minimum roof U-value of 0.12 W/m²K.
- Flat Ceilings / Insulation - Xtratherm Thin+R XT/Pi 200mm between joists with air tightness membrane below joists and 50mm Xtratherm XT/TL Liner Insulated plasterboard screw fixed to underside of joists to provide a minimum U-value of 0.12W/m²K to all areas.
- Fascias, Soffits & Rainwater Goods: Soffits and fascia to be provided in Black PVC & gutters and round down pipes to match. Lengths of downpipes shall be secured in accordance with manufacturers printed instructions. The final three metres over ground to be in rigid materials.
- Windows: Double glazed pvc (high rated) windows and doors. window cills, vertical dpc's / cavity trays and insulation to all opes precast conc. cills 50mm deep.
- Ventilation System: Selected PIV system, allow for min. 10mm gap under all doors to allow system to work properly
- Heating: Selected air to water heating system with underfloor heating downstairs and Aluminium radiators upstairs
- Stonework to be in coursed format. Sample panel to be approved by architect prior to fixing
- DRAWINGS TO BE READ IN CONJUNCTION WITH FULL SPECIFICATION AND ENGINEERS INFORMATION

ALL DETAILS TO BE IN ACCORDANCE WITH THE CURRENT HOMEBOND MANUAL, SEAL "ACCREDITED CONSTRUCTION DETAILS" & CURRENT BUILDING REGULATIONS

LEGEND:

- Ventaxia V4150 or similar approved mechanical ventilation to internal bathroom.
- Smoke detector (mains operated with battery backup)
- Carbon Monoxide Detector (mains operated battery backup) to be located not more than 3.00m from Stoves and not more than 5.00m from Bedroom Doors.
- Rate of rise heat detector (mains operated battery backup)

E
D
C
B
A

SH S.HANNIFFY & ASSOCIATES
 CONSULTING ENGINEERS
 CIVIL & STRUCTURAL ENGINEERS:
 PLANNING: SURVEYING:

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Project: PROPOSED HOUSING DEVELOPMENT AT Cloch Chora, BALLYBANAGHER, CORROFIN, CO. GALWAY.

Drawing title: HOUSE TYPE 'B' GROUND FLOOR PLAN

Client: MR. STEPHEN GREANEY

Date: JUNE 2017	Drawn By: N.C.
Scale: 1/100 @ A2	Checked By:
Drawing No. 06100 - B10	Rev: