

PVC / Wood Frame Triple Glazed Windows to achieve an Overall U Value of 0.8 W/m²K or less.
Front Door to be Composite Insulated Door or similar Approved.
All Window/ Door Ope to be made Air Tight with Siga Air Tight Tape or similar approved.

TGD Part J - Carbon monoxide alarms: Where a new or replacement open-flued or flueless combustion appliance, not designed solely for cooking purposes, is installed in a dwelling, a Carbonmonoxide (CO) alarm should be provided: (a) in the room where the appliance is located, and (b) either inside each bedroom or, within 5 m (16 ft.) of the bedroom door, measured along the path of the corridor.

TGD Part E Sound (2014): Party Wall to be constructed of 7.5N 215mm Solid Block on Flat using single course Stretcher Bond only (no double coursing) with Dense Sand Cement Plaster Finish on either side as per Wall Type 1, TGD Part E SOUND 2014.

Fill all joints between blocks of Party Wall with mortar and seal the joints between the wall and other constructions i.e. floors, ceilings etc. to achieve more mass and avoid air paths.

The total mass of the Party wall (including plaster) should be a min of 415 Kg/m². The Thickness of plaster should be min 13mm. Do not place sockets back to back on opposite sides of separating walls and avoid deep chases. See Part E Specification for full details.

Vertical DPCs & insulation at all window jambs & doors.

LEGEND

RWP

Rainwater Downpipe.

Perm. Vent

Permanent Vent Opening for Solid Fuel Combustion as per Part J 2014

M
V
K

Mechanical Vent- Kitchen

M
V
B

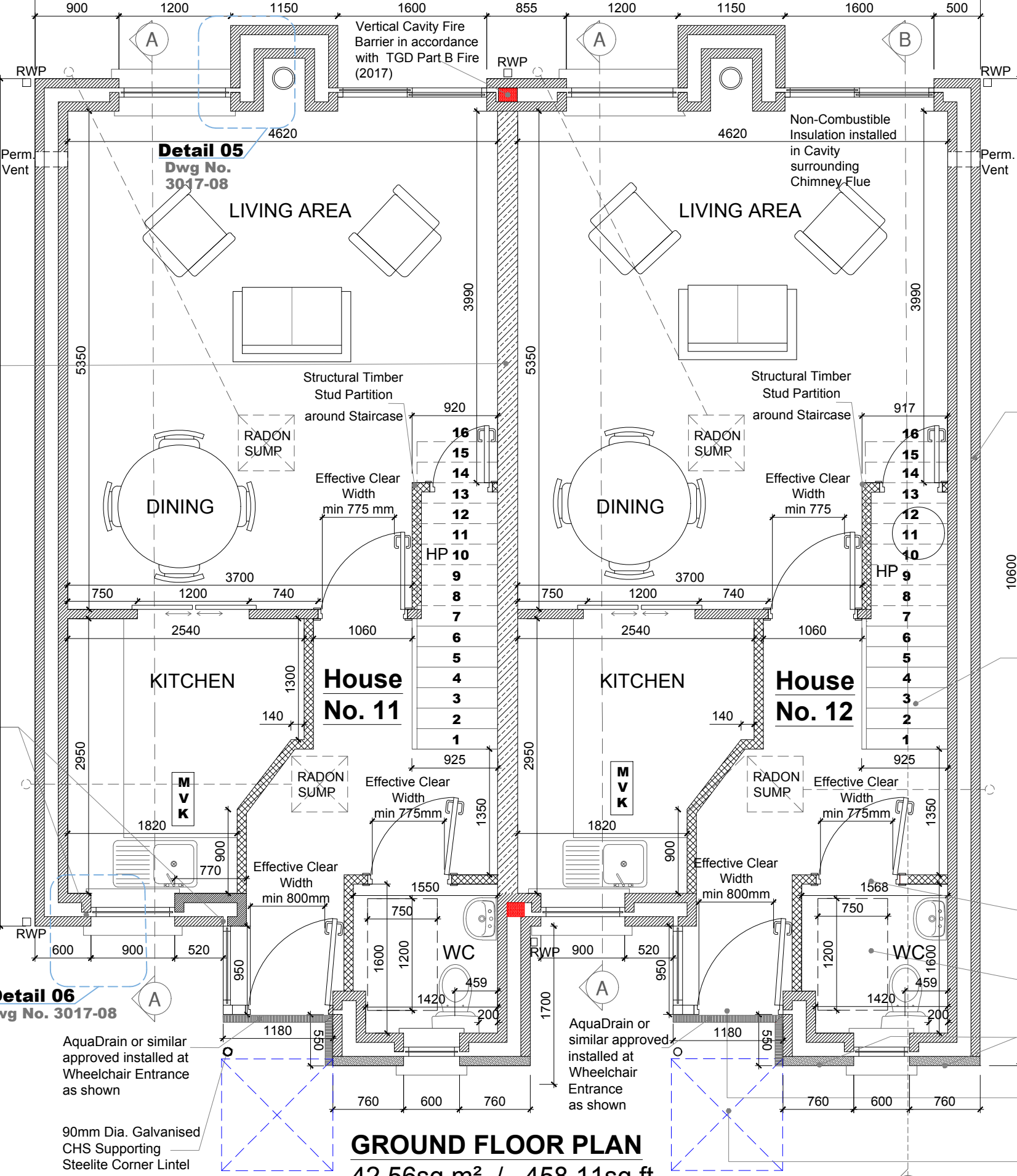
Mechanical Vent- Bathroom

Internal Block Wall

Internal Timber Stud Wall

350mm External Cavity Wall

Masonry Party Wall



GROUND FLOOR PLAN
42.56sq.m² / 458.11sq.ft

Safety glass in accordance with BS 6262, part 4 to be used:
Windows:
Where glass is 800mm or less above local floor level, local ground or walking level.

Doors:
a) where glass is 1500mm or less above local floor level, local balcony level, local ground or walking level in glazed doors.
b) glazed side panels for a distance of 300mm from either edge of door up to a level of 1500mm above local floor level, local balcony local ground or walking level.

Nap Plaster Finish to 100mm block Outer leaf, 40mm residual cavity with 110mm Kingspan K8 Cavity Board Insulation or Equivalent fixed tight to Inner Block Leaf, stainless steel wall ties, staggered 750mm horizontally and 450mm vertically, 100mm Block Inner Leaf, with sand cement Render to inner face of Inner Block Leaf (Air Tight Layer) with Gypsum Skim Coat Finish

All Internal Block Walls to have Gypsum Skim Coat finish to both sides

Stairs goings - 220mm, No. 16 x risers - 180.3mm. Min 2m headroom over stairs. Min 800mm between handrails. Hand rail to one side only, 900-1000mm above pitch of stairs & 900 - 1100mm at landings.

Ground Floor Toilet (TGD Part M) : Effective clear width of door 775mm

A clear space of 750mm by 1200mm, accessible by people using wheelchairs, should be available adjacent to the WC

100mm Roadstone Hallmark Stone Effect Block to Outer Leaf

Min 800mm effective clear to ironmongery when door fully open.

Disabled (Part M) ramp and min 1200x1200mm clear flat area (slope 1:50) at door.

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S, CONSULTANT ENGINEER'S & ASSOCIATED SPECIFICATIONS

SEE ARCHITECTS SERIES OF CONSTRUCTION DETAILS REGARDING THERMAL PERFORMANCE AND AIR BARRIER CONTINUITY.

BUILDING REGULATIONS PART M (2010 EDITION) - ACCESS AND USE OF DWELLINGS FOR PEOPLE WITH DISABILITIES Note that some door width requirements will require structural ope widths greater than previously acceptable (e.g. 800mm clear ope width may require structural ope width exceeding 900mm).

Access into Dwelling/Unit Minimum clear entrance door ope width (door stop to projecting ironmongery of fully open door) = 800mm.

Locate doorbell/callphones at height of 900-1200 above access level.

Circulation within Dwelling/Unit Floor plans show layout complying with requirements of Part M. Do not alter hall/corridor/sanitary layout/door widths without consulting Architect.

Light switches and door handles - 900mm - 1200mm above floor. Saddleboards max 10mm high.

Minimum clear opening width (door stop to projecting ironmongery of fully open door)	Minimum unobstructed corridor width
775	1050 (900 if approachable head on)
800	900

WINDOWS
Glazing to be sealed triple glazed (argon filled) as advised to achieve requirements under Part L 2011.

SAFETY GLASS IN ACCORDANCE WITH BS 6262, PART 4 to be used:

a) Where glass is 800mm or less above local floor level, local balcony level, local ground or walking level.

b) Where glass is 1500mm or less above local floor level, local balcony level, local ground or walking level in glazed doors.

c) Glazed side panels for a distance of 300mm from either edge of door up to a level of 1500mm above local floor level, local balcony, local ground or walking level.

Fire escape issues related to joinery. All bedroom windows, including to have openings casement/lights to provide a clear fire escape ope at least 0.33sqm with a minimum width & height of 450mm, bottom of opening not more than 1100mm and not less than 800mm above floor level. All ironmongery in escape window to be readily openable.

IRONMONGERY NOTES

All locks to external doors to be readily openable without key from inside. Supplier to provide sample for architects approval prior to manufacture. All opening sections of windows to be fitted with safety restrictors. Restrictors to operate to limit the initial movement of an opening section to not more than 100mm

F	-	-
E	-	-
D	-	-
C	-	-
B	-	-
A	-	-

Revision Suffix	Revision details	Date
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Client
TOM O' REGAN

Job title
MOYCULLEN DEVELOPMENT

Drawing title
**GROUND FLOORPLAN
HOUSE TYPE D**

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