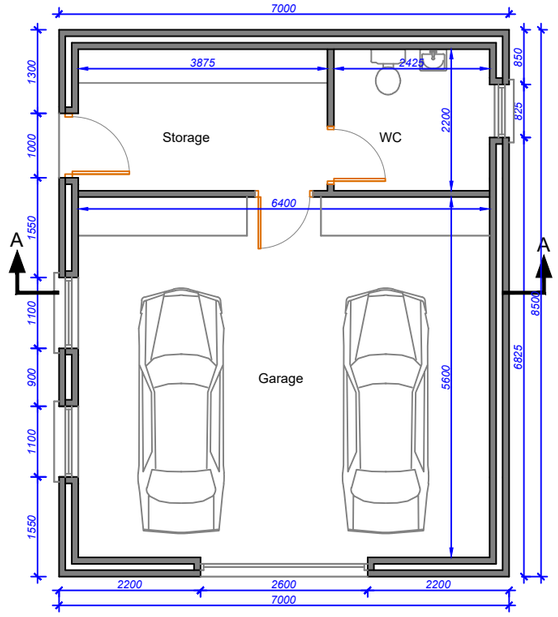
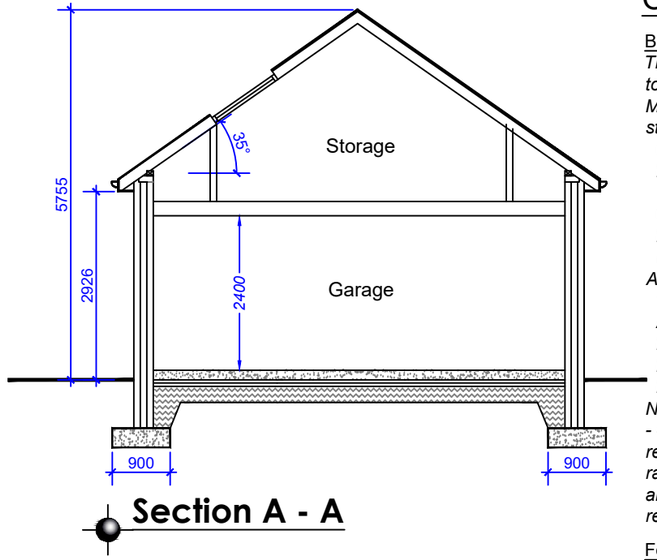
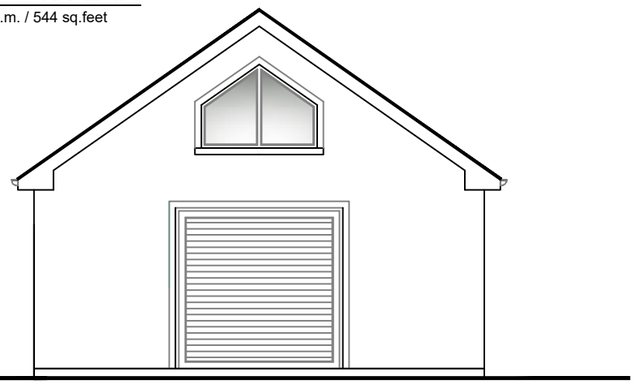


GROUND FLOOR PLAN

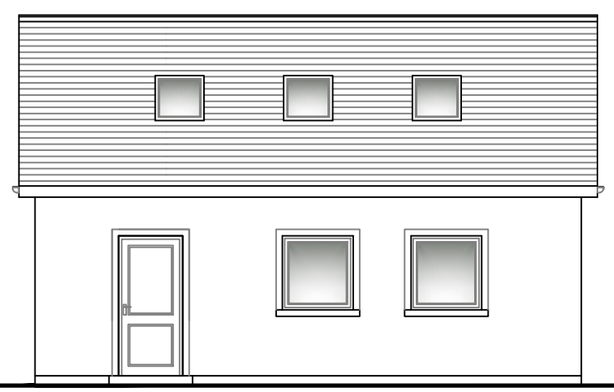
Total Floor Area = 50.5 sq.m. / 544 sq.feet



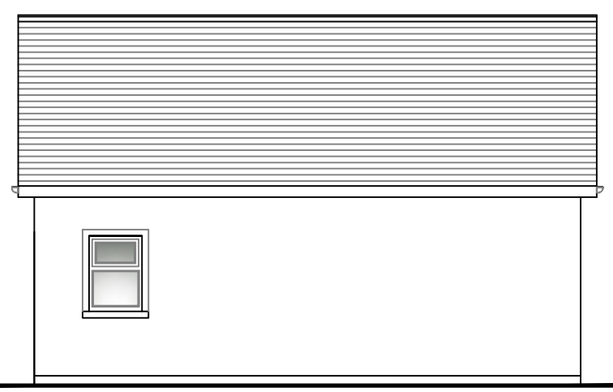
Section A - A



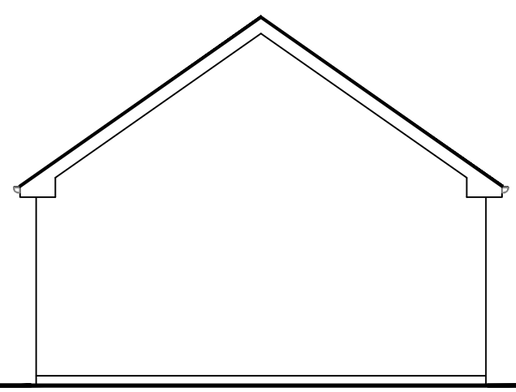
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

Outline Specification

Building Energy Rating (BER)

This Dwelling shall be designed & constructed to meet a minimum BER of A3 or better. Minimum U-Values for the Elements of structure shall be as follows:

- *Ground Floor - 0.16*
- *External Walls - 0.20*
- *Timber Stud - 0.20*
- *Cold Pitched Roof - 0.14*
- *Flat Ceiling - 0.14*
- *Windows & Doors - 1.30*

Additional Requirements:

- *100% CFL Lighting*
- *Airtightness of 5(m3/hr/m2)*
- *Min. Solar Panels as per TGD Part L*
- *Heating - 91% Efficiency*
- *Heat Recovery Ventilation - 85% Efficiency*

Note: The above is for guidance purposes only - exact BER may only be calculated by a registered BER consultant. A preliminary BER rating o be carried out before construction and any necessary construction details to be revised in accordance.

Foundations

Reinforced Concrete Strip Foundations to Engineers design and spec. Individual ground conditions shall govern type and size of foundations. Sizes indicated shall only apply where good ground conditions occur.

Radon Barrier

Protection against Radon Gas to comply with TGD C of the current Building Regulations. Radon Barrier and Sump to be installed in strict accordance with manufacturers instructions. Radon Barrier to be carried over the external wall cavity forming a stepped detail. Contractor to allow for settlement of floor slab while forming this step.

Ground Floor

150mm powerfloated Concrete Floor Slab, on 70mm Kingspan Kooltherm K3 or similar approved with 30mm vertical Insulation to perimeter of slab, on Radon Barrier, on 50mm Sand Blinding, all on 200mm min well compacted Hardcore. Notw increased insulation value required if underfloor heating is to be installed.

External Walls

External: 350mm cavity wall construction - 100mm conc. block inner leaf, 150mm cavity with 100mm Kingspan Kooltherm K8 or similar approved, 100mm block inner leaf.

Internal Walls

100mm concrete block internal walls through to foundation level. Timber Stud Walls to upstairs to have 140mm Kooltherm K12 or similar insulation to give a U-Value of 0.20.

Internal Doors

All internal doors and frames to be selected at time of construction - (750mm min Clear Width). Handles to be located at a height of 900 - 1200mm. Electrical light switches should be located at similar height.

Roof Construction

Black Tegral thrutone or similar slates with matching hip and ridge tiles to be laid in accordance with the manufacturers specification, on 50 x 50mm Treated Battens, on Type 1F Roofing Felt to BS 747 or IS 36, on 150 x 44mm Rafters at 400mm c/c. 100 x 75mm Treated Wallplate. Cut roof to Engineers design and specification with full triangulation. All structural timbers sized to IS 444. Sloped Ceiling Roof Insulation to consist of 150mm Kingspan Kooltherm K7 between ceiling joists with 52.5mm Kingspan Kooltherm K17 insulated plasterslabs to ceilings. Flat Ceiling Roof Insulation to consist of 160mm Kingspan Kooltherm K7 between ceiling joists with 42.5mm Kingspan Kooltherm K17 insulated plasterslabs to ceilings. Ensure a min. 50mm air gap between insulation and felt - batten out if required.

Flashings

Flashings to be used at all junctions of chimney stacks and roof junctions etc. Soakers and cover flashings shall be 4 lb lead. Aprons, gutters to valleys and chimney shafts shall be 5 lb lead to BS 1178 - 1982.

External Doors & Windows

Double Glazed PVC doors and windows to profile selected. Min U-Value of windows & doors to be 1.30. Vertical DPC to all opes. All glazing lower than 800mm above FFL to be toughened in accordance with TGD K 1997. All Bedrooms to have at least one window or rooflight for escape or rescue in accordance with TGD B 2006. Front & Rear Entrance Doors to have level or sloped access and a clear ope width of 775mm as per TGD M 2000)

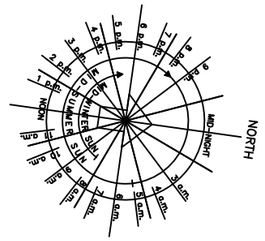
Access for People with Disabilities

This building is to comply with Part M of the Building Regulations 2010.

Fire Safety in Dwellings

All new dwellings shall be fitted with a mains powered fire detection and alarm system in accordance with Part B of the current Building Regulations.

NOTES



IMPORTANT NOTICE:

The drawing and specification takes into account the current Building Control Act and The Building Regulations, and are to be used as a guide to the works. The construction shall include all works inferred as necessary, though they may not necessarily be described in the drawing or specifications. All tradesmen operations shall be carried out by fully qualified tradesmen, each to his own trade. Sub-contractors are ultimately responsible for ensuring compliance with the regulations within their own trade.
All works, services and installations and methods of workmanship shall comply in full with the current Building Control Act and the Building Regulations and relevant codes of practice at the time of construction. The builder should monitor all the work with regard to the regulations at all times and check dimensions on site.

All drawings to be checked on site by the contractor before any work shall commence. Designer to be informed of any discrepancy immediately. Figured dimensions only to be taken from this drawing.

Catherine Fitzpatrick
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Tomgarrow, Ballycarney,
Enniscorthy, Co. Wexford.
087 2241036

TITLE
Proposed Dwelling at
Monaughrim,
Clonegal, Co. Carlow.

CLIENT
Mattew Roberts

DATE
October 2013

DRAWING
Garage General Arrangements

SCALE
1:100

DRAWING NO:
213.401.05