

CONSTRUCTION DRAWING

170mm Cavity

HOUSE TYPE E

ELECTRICAL WORKS:-

ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICAL CONTRACTOR IN CONSULTATION WITH THE CLIENT'S REQUIREMENTS AND IN COMPLIANCE WITH THE BER RECOMMENDATIONS AND ETCI WIRING REGULATIONS.

BEDROOMS

WILL HAVE AN OPENABLE WINDOW MIN 450MM WIDE BY 750MM HIGH (UNOBSTRUCTED CLEAR OPEN AREA OF AT LEAST 0.33M²), THE CILL HEIGHT TO BE BETWEEN 800MM TO 1100MM HIGH THE WINDOW CAN NOT BE LOCKABLE OR RESTRICTED WITH A REMOVABLE KEY OR TOOL.

FIRE ALARM SYSTEM

SMOKE DETECTION GENERALLY:-
INSTALL LD2 FIRE DETECTION AND ALARM SYSTEM WHICH IS LINKED TO ELECTRICAL MAINS.

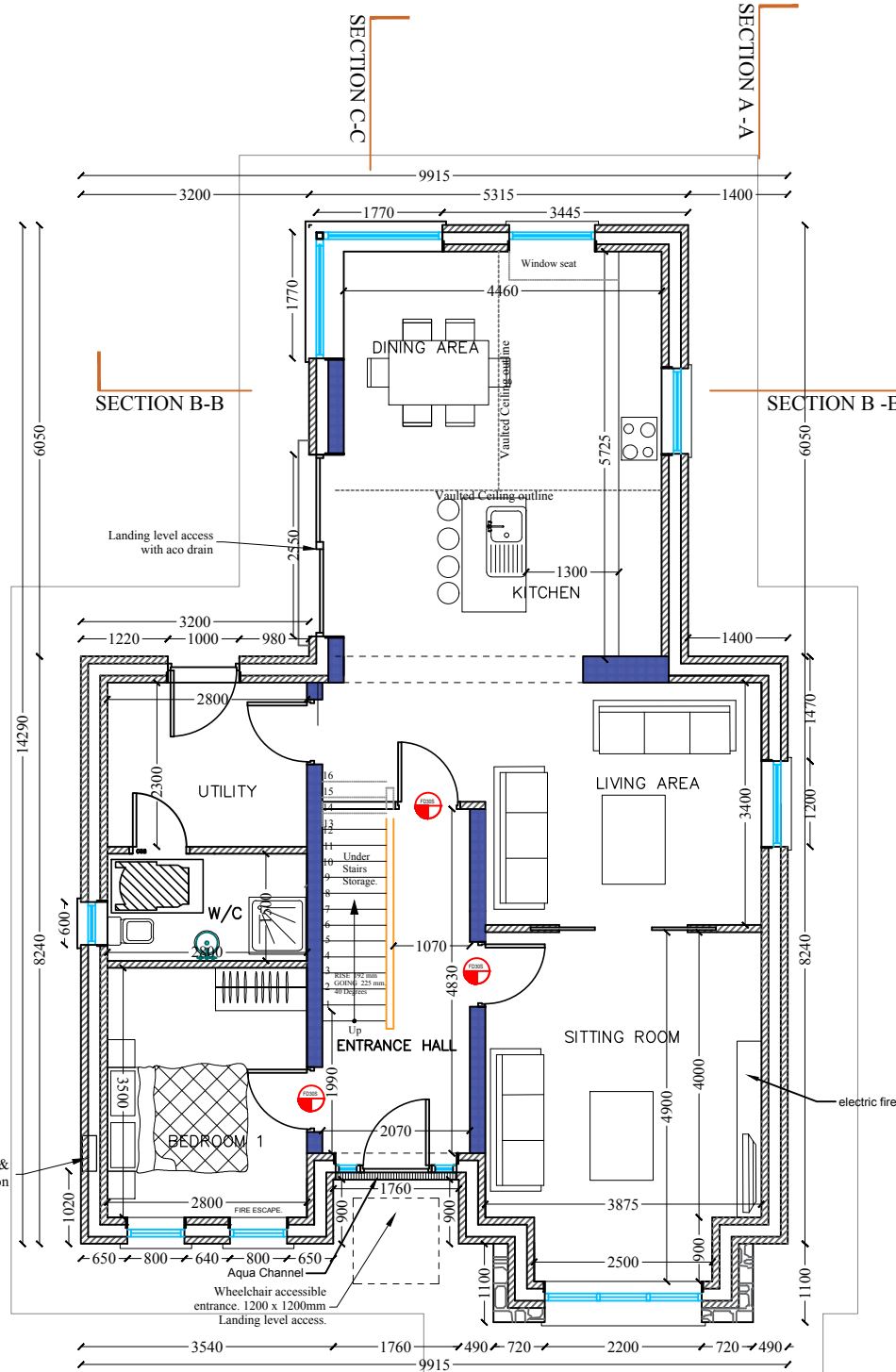
A MIXTURE OF BOTH OPTICAL AND IONISATION TYPE SMOKE ALARMS ARE TO BE INSTALLED. IN CIRCULATION AREAS, NO DOOR TO A HABITABLE ROOM SHOULD BE FURTHER THAN 7.5m FROM THE NEAREST SMOKE ALARM. LOCATION OF SAME, PARTICULARLY IN RELATION TO DOORWAYS TO BEDROOMS AND SPACING OF UNITS, SHOULD BE SUCH AS TO ENSURE THAT THE AUDIBILITY REQUIREMENTS SPECIFIED IN BS 5839: PART 6:2004 WILL BE ACHIEVED. SMOKE AND HEAT ALARMS SHOULD PREFERABLY BE FIXED TO THE CEILING, AT LEAST 300MM FROM ANY WALL OR LIGHT FITTING.
SEE BUILDING REGULATIONS PART J 2014 : 1.5 WARNING OF THE RELEASE OF CARBON MONOXIDE IN DWELLINGS.

A CARBON MONOXIDE (CO) ALARM SHOULD BE PROVIDED IN THE ROOM WHERE THE APPLIANCE IS LOCATED, AND EITHER INSIDE EACH BEDROOM OR, WITHIN 5 M (16 FT.) OF THE BEDROOM DOOR, MEASURED ALONG THE PATH OF THE CORRIDOR.

WHERE A SYSTEM CHIMNEY IS BEING USED, WITH ANY HEAT PRODUCING APPLIANCE AND THE FLUE PASSES WITHIN OR OVER A HABITABLE ROOM, (WHETHER ENCASED OR NOT), THEN A CO ALARM SHOULD BE FITTED IN THE ROOM.

1.5.3.2 ALARMS LOCATED IN BEDROOMS SHOULD BE LOCATED RELATIVELY CLOSE TO THE BREATHING ZONE OF THE OCCUPANTS.

1.5.3.4 FURTHER GUIDANCE ON THE INSTALLATION OF CARBON MONOXIDE ALARMS IS AVAILABLE IN I.S. EN 50292:2002 AND FROM MANUFACTURERS' INSTRUCTIONS.



GROUND FLOOR PLAN 1:100

GROUND FLOOR AREA = 96.4sqm / 1037.6 sqft

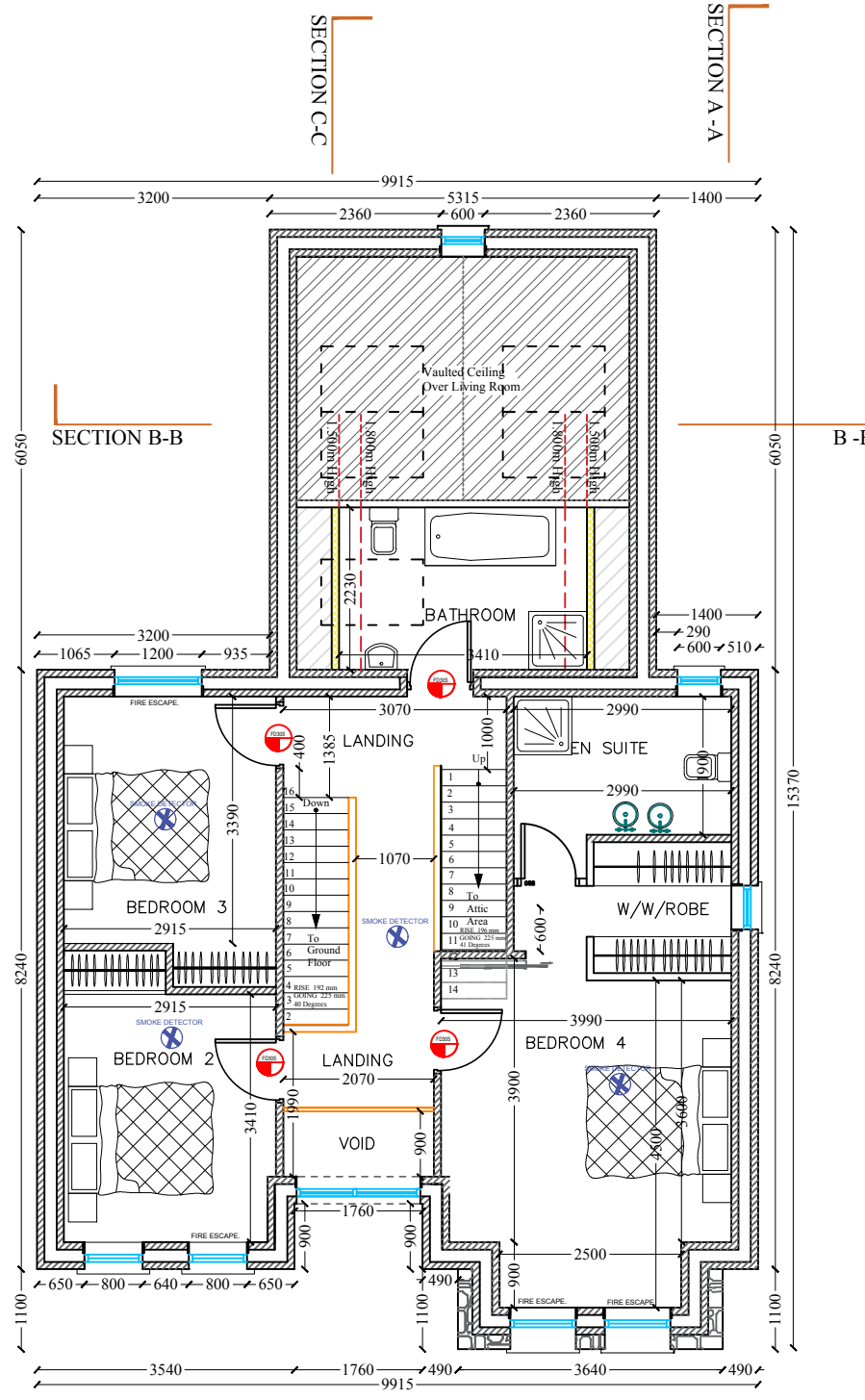
- 100mm BLOCK
- 150mm CAVITY
- 200mm STONE CLADDING
- 100mm Timber Stud Partition.
- 215mm Block wall

Note: A CLEAR AREA OF AT LEAST 1.2M X 1.2M IN FRONT OF THE WHEELCHAIR ACCESSIBLE DOOR. THE SLOPED APPROACH SHOULD HAVE A MINIMUM WIDTH OF 900MM AND HAVE THE FLATTEST GRADIENT ACHIEVABLE.

SCHEDULE OF AREAS. HOUSE TYPE: E.

GROUND FLOOR AREA = 96.4 sq.m / 1037.6 sq.ft.
FIRST FLOOR AREA = 75.4 sq.m / 811.5 sq.ft.
ATTIC FLOOR AREA = 36.4 sq.m / 391.80sq.ft.

TOTAL FLOOR AREA = 208.2 SQ.M / 2240.9 SQ.FT



FIRST FLOOR PLAN 1:100

FIRST FLOOR AREA = 75.4sqm / 811.5 sqft

- 100mm BLOCK
- 150mm CAVITY
- 200mm STONE CLADDING
- 100mm Timber Stud Partition.
- 215mm Block wall

HOUSE TYPE E

DETACHED

- ALL WORKS ON SITE SHALL BE TO CURRENT BEST PRACTICE. THE CURRENT HANDBOOK MANUAL MAY BE REFERRED TO FOR GUIDANCE ON THIS, BUT THE ENGINEER'S DECISIONS REGARDING BEST PRACTICE SHALL BE CONSIDERED FINAL. 2. IN PLACING PRECAST CONCRETE LINTELS DESIGNED TO ACT COMPOSITELY WITH BLOCKWORK OVERHEAD, CONTRACTOR SHALL ENSURE THAT dpc's ARE NOT FITTED SO AS TO ADVERSELY AFFECT THE BOND REQUIRED BETWEEN THE LINTEL AND THE BLOCKWORK OVERHEAD. BEARING AT EACH END SHALL NOT BE LESS THAN 150mm OR ONE EIGHTH PART OF THE SPAN; eg, 225mm FOR A 1.8m WINDOW HEAD.
- THE MORTAR USED THROUGHOUT IS TO BE GRADE (iii) MORTAR TO IRISH STANDARD IS 325, WITH A PRESCRIBED CEMENT/SAND RATIO OF THE ORDER OF 1 TO 6. THE ENGINEER RESERVES THE RIGHT TO REJECT MORTAR WHERE SUCH MORTAR IS TOO STRONG AS HIGH STRENGTH MORTARS CAN BE DETRIMENTAL TO THE NORMAL FREE THERMAL EXPANSION AND CONTRACTION OF CONCRETE TO THE EXTENT OF CAUSING CRACKING.
- ALL CAVITY WALL TIES FOR CAVITIES UP TO 110mm SHALL BE VERTICAL TWIST TYPE STAINLESS STEEL TIES, TO IRISH STANDARD IS 325 PART TWO. WALL TIES FOR CAVITIES UP TO 150mm SHALL BE EQUIVALENT STAINLESS STEEL TIES, BUT IN HEAVY DUTY FOR WIDER CAVITY. CAVITY WALL TIES FOR 250mm WIDE CAVITY WALL SHALL BE SPECIAL TIES, AS SPECIFIED BY THE ENGINEER.
- CAVITY WALL TIES SHALL BE PROVIDED AT SPACING NOT EXCEEDING 750mm HORIZONTALLY AND 450mm VERTICALLY, WITH SPACING STAGGERED. TIES ARE TO BE PROVIDED AT 225mm VERTICAL CENTRES WITHIN 150mm OF THE SIDES OF OPES AND AT 375mm HORIZONTAL CENTRES WITHIN 300mm OF THE HEADS AND SILLS OF OPES.
- ALL BLOCKWORK SHALL BE IN 7.5N BLOCKS UNLESS NOTED OTHERWISE. FIRST COURSE OF INTERNAL LEAF OF EXTERNAL WALLS AND FIRST COURSE OF INTERNAL WALLS SHALL BE IN QUINLITE B7 OR EQUAL APPROVED LOW THERMAL CONDUCTIVITY BLOCKS, UNLESS NOTED OTHERWISE.

GENERAL NOTES

- COPYRIGHT, ALL RIGHTS RESERVED. NO PART HEREOF MAY BE COPIED OR REPRODUCED PARTIALLY OR WHOLLY IN ANY FORM WHATSOEVER WITHOUT THE PRIOR NOTICE OF THE COPYRIGHT OWNER CLARKE CONSTRUCTION DESIGN.
- DO NOT SCALE OFF THIS DRAWING. FIGURED METRIC DIMENSIONS ONLY SHOULD BE TAKEN OFF THIS DRAWING. IMPERIAL DIMENSIONS, IF ANY CONTAINED ON THIS DRAWING ARE GIVEN FOR ILLUSTRATION PURPOSES ONLY.
- ALL CONTRACTORS, WHETHER MAIN OR SUB-CONTRACTORS, MUST VISIT THE SITE AND ARE RESPONSIBLE FOR TAKING AND CHECKING ANY VISIT THE SITE AND ARE RESPONSIBLE FOR TAKING AND CHECKING ANY AND ALL DIMENSIONS AND LEVELS THAT RELATE TO THE WORKS.
- THE USE OF OR RELIANCE UPON THIS DRAWING SHALL BE DEEMED TO BE ACCEPTANCE OF THESE CONDITIONS OF USE UNLESS OTHERWISE AGREED IN WRITING. SUCH WRITTEN AGREEMENT TO BE SOUGHT FROM AND ISSUED BY CLARKE CONSTRUCTION DESIGN PRIOR TO THE USE OR RELIANCE UPON THIS DRAWING.
- BOTTOM OF VELUX WINDOW OR DORMER TO BE 1.1m HIGH FROM FINISHED FLOOR LEVEL ON FIRST FLOOR. ONLY ONE VELUX IN ANY HABITABLE ROOM HAS TO COMPLY WITH REGULATIONS FOR MEANS OF ESCAPE / ACCESS.
- ALL INSULATION, SPACE / WATER HEATING AND ALL BUILDING ELEMENTS TO BE READ IN CONJUNCTION WITH BUILDING ENERGY RATING CERTIFICATE.
- ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS TECHNICAL GUIDANCE DOCUMENTS.

No.	Revision/Issue	Date
1.	Altered as per request	26.11.20

STAGE Construction

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Clarke
Construction
Design Ltd

Project Name and Address

Full planning permission is being sought on behalf of Coppinger Building and Civil Engineering Ltd for alterations to plans approved under Pl. Ref. No. 14/313 for (A) Removal of area set aside for sewage treatment system now connected to public mains. (B) Change of house types granted from 8. No. detached to 4 no. detached and 5 pairs of semi detached houses and all associated site development works at Ard an Mhuilinn, Kinvara, Co. Galway.

DRAWING TITLE / DESCRIPTION
FLOOR PLANS - (General)
GROUND & FIRST FLOOR.

Project House Type E Construction	Drawing No. 1.1
Date 01.03.2019	Revision A
Scale A3-1:100	