CONSTRUCTION DRAWING

HEAT DETECTOR — HEAT DETECTOR

CARBON DIOXIDE MONITOR — CARBOM MONOXIDE ALARM.

SMOKE DETECTOR — FIRE ALARM.

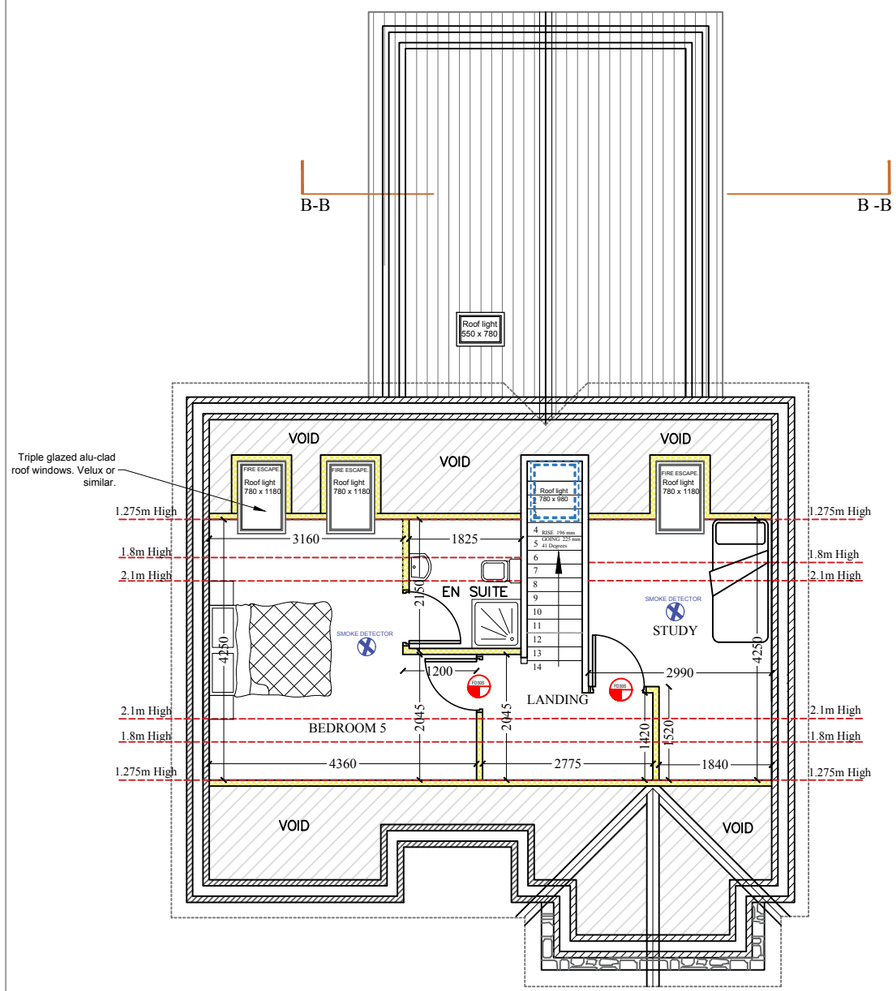
170mm Cavity

SECTION C-C

SECTION A -A

B-B

B -B



SECOND (ATTIC) FLOOR PLAN 1:100

SECOND (ATTIC) FLOOR AREA = 36.4sqm / 391.80 sqft

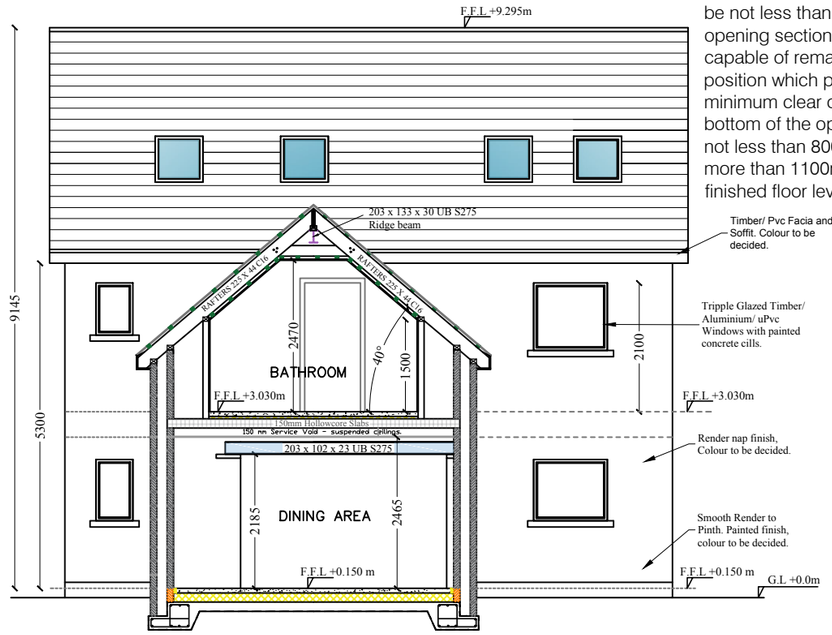
100mm BLOCK
150mm CAVITY
200mm STONE CLADDING
100mm Timber Stud Partition.
215mm Block wall

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	

No. 1: Rev = 01/03/2019

HOUSE TYPE E

DETACHED



Section B-B Scale 1:100

NOTE
ALL BUILDING MATERIAL AND WORKMANSHIP MUST CONFORM IN FULL WITH THE LATEST BUILDING REGULATIONS. THE CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH THE LATEST BUILDING REGULATIONS BEFORE COMMENCEMENT ON ANY WORKS ON SITE. THE APPOINTED CERTIFIER SHOULD BE CONSULTED WHERE ANY DOUBT ARISES.

THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROVISIONAL B.E.R. DOCUMENTATION AND THE GRANTED PLANNING CONDITIONS. PROVISIONAL B.E.R. AND PLANNING CONDITIONS TO BE SATISFIED AT ALL STAGES OF THE CONSTRUCTION PHASE.

HEALTH AND SAFETY REGULATIONS TO BE COMPLIED WITH THROUGH OUT THE CONSTRUCTION OF THE DWELLING HOUSE.

THE DWELLING HOUSE TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS. IF IN DOUBT CONTACT THE ASSIGNED CERTIFIER, CLARKE CONSTRUCTION DESIGN LTD.

1. ALL WORKS ON SITE SHALL BE TO CURRENT BEST PRACTICE. THE CURRENT HOMEBOND 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.
3. 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.
4. 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.
5. 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.
6. 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.

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.

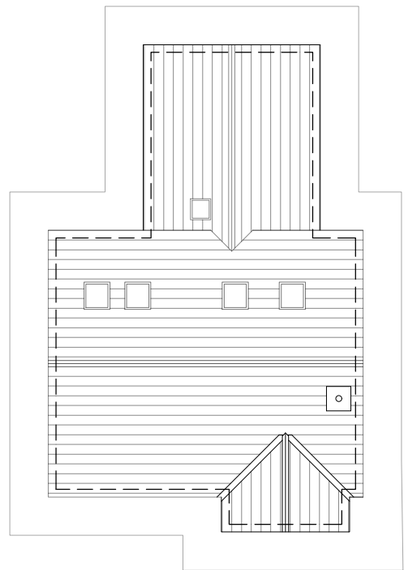
A MIXTURE OF BOTH OPTICAL AND IONISATION TYPE SMOKE ALARMS ARE TO BE INSTALLED .IN CIRCULATOION AREAS, NO DOOR TO A HABITABLE ROOM SHOULD BE FURTHER THAN 7.5m FROM THE NEAREST SMOE ALARM. LOCATION OF SAME, PARTICULARLY IN RELATION TO DOORWAYS TO BEDROOMS AND SPACING OF UNITS, SHOULD BE SUCH AS TO ENSURE 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.

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

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



ROOF PLAN.
SCALE 1:200

NOTE:
TGD B VOL 2
1.3.7 Windows for escape or rescue
Bedroom Windows should have an openable section which provides an unobstructed clear open area of at least 0.33 m2. The height should be not less than 450 mm. The width should be not less than 450 mm. The opening section should be capable of remaining in the position which provides this minimum clear open area. The bottom of the opening shall be not less than 800mm and not more than 1100mm above finished floor level.

GENERAL NOTES

2.) 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.
3.) ALL CONTRACTORS, WETHER 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.
4.) 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.
5.) 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.
6.) ALL INSULATION, SPACE / WATER HEATING AND ALL BUILDING ELEMENTS TO BE READ IN CONJUNCTION WITH BUILDING ENERGY RATING CERTIFICATE.
7.) ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS TECHNICAL GUIDANCE DOCUMENTS.

No.	Revision/Issue	Date

STAGE

Clarke Construction Design Ltd
No. 3 Abbey Street, Loughrea, Co. Galway.
Phone: 091 881101
Email: info@ccdesign.ie

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 PLAN - (General)
SECOND (ATTIC) FLOOR
SECTION B-B

Project	Drawing No.
House Type E Construction	1.2
Date: 01.03.2019	Revision: -
Scale: A3-1:100	