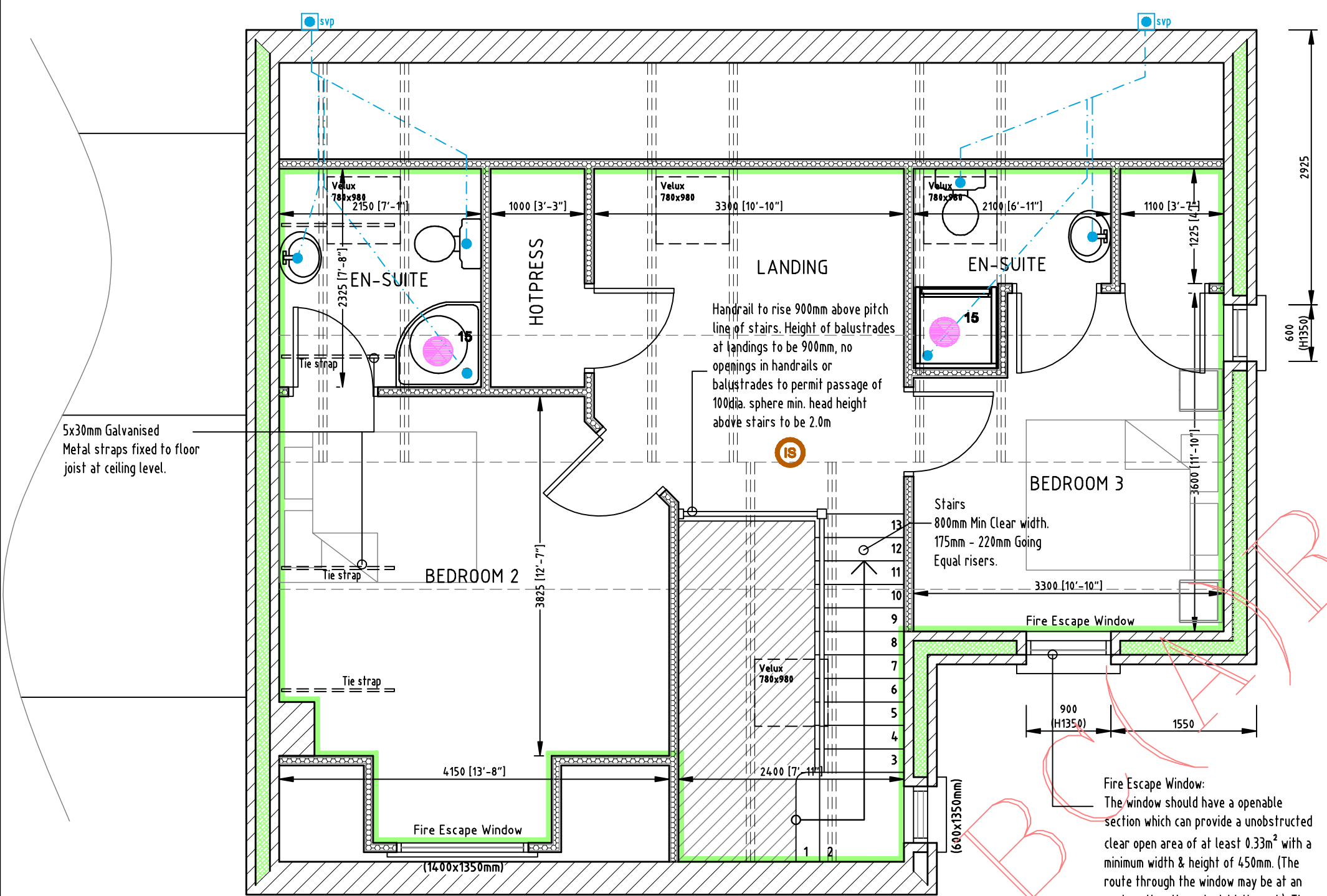


GROUND FLOOR LAYOUT PLAN

GROUND FLOOR AREA = 90 sq. m. (968 sq. ft.)
UPPER FLOOR AREA = 50 sq. m. (538 sq. ft.)
TOTAL FLOOR AREA = 140 sq. m. (1506 sq. ft.)

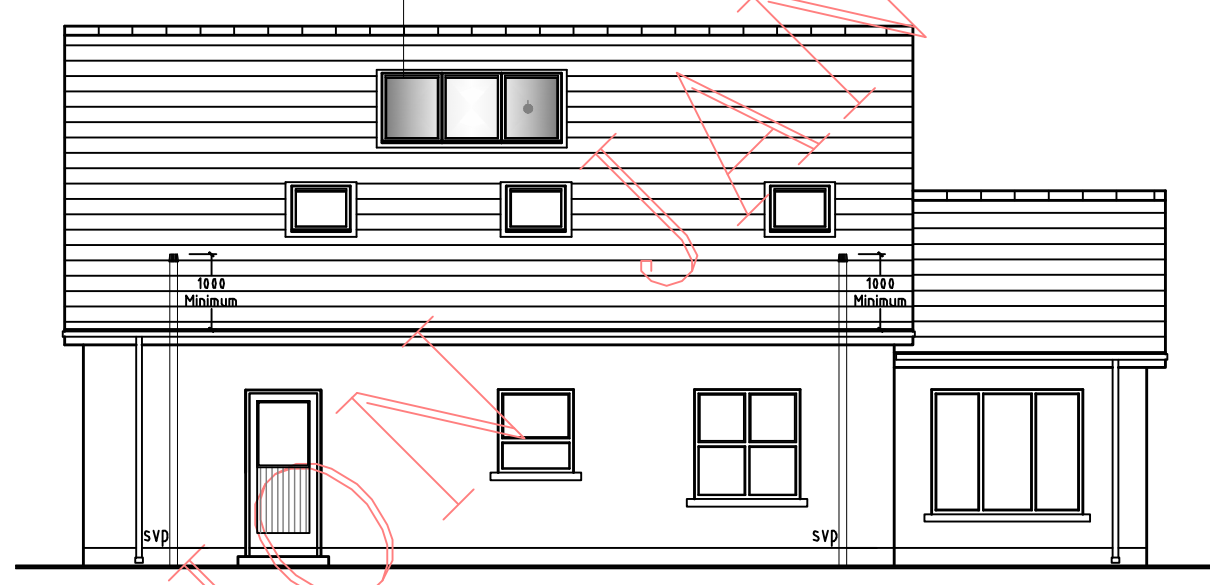


UPPER FLOOR LAYOUT PLAN

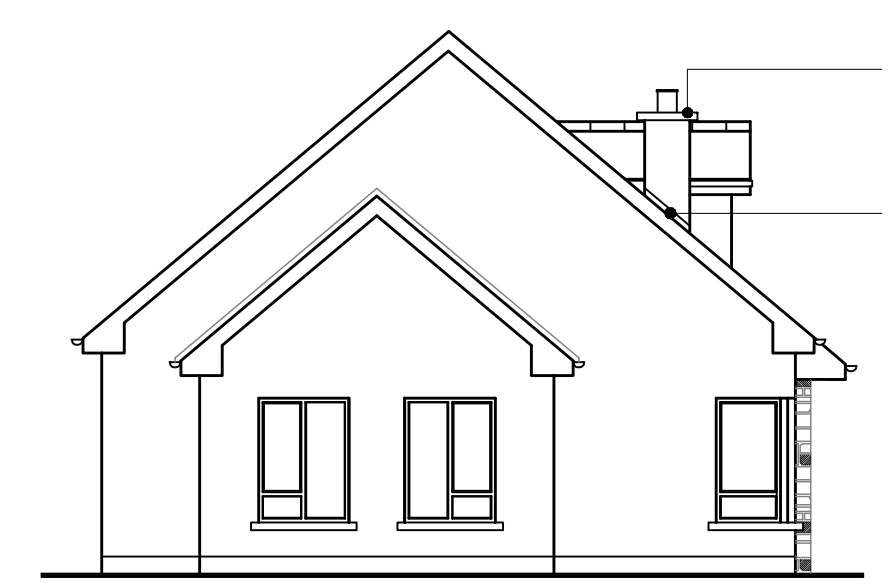
Note to Contractor:
Allow for thickness of dry-lining board when setting out toilet pipes @ sub-floor level.

Structural Op.
606mm(H) x
442mm(W) x
155mm(D)

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

- Roof Openings:
Double rafters/truss to be provided to all openings in roof i.e. chimneys, dormers, trap doors etc.
- Blue/Black Slates finish to roof.
- PVC, Fascia & Soffit. (Colour: To Client's Selection)
- Fine Roughcast Finish to walls.
- PVC, Gutters, Downpipes. (Colour: To Client's Selection)
- Composite PVC Door With 3-point Locking System. (Colour to Client's Selection)
- Natural Stone Cladding:
Approved Natural stone cladding to front projection laid in random coursing.

Kingspan Thermomax Solar Panels.
Panels to be located, sized & installed in accordance with manufactures instructions.

Weathered & throated Conc. Capping With DPC Under.
Metal Tray Dpc with Integral Lead Flashing Dressed Down Over Front Apron at Chimney/roof Junction.

ESB Meter cabinet to be installed between 10m - 12m from F.G.L. with Precast conc. Lintel to head with stepped DPC over

Roof Insulation:
Provide 400mm Fibre Glass insulation between Ceiling joist & 52.5mm Kooltherm K17 to be fixed to under side of ceiling joist.

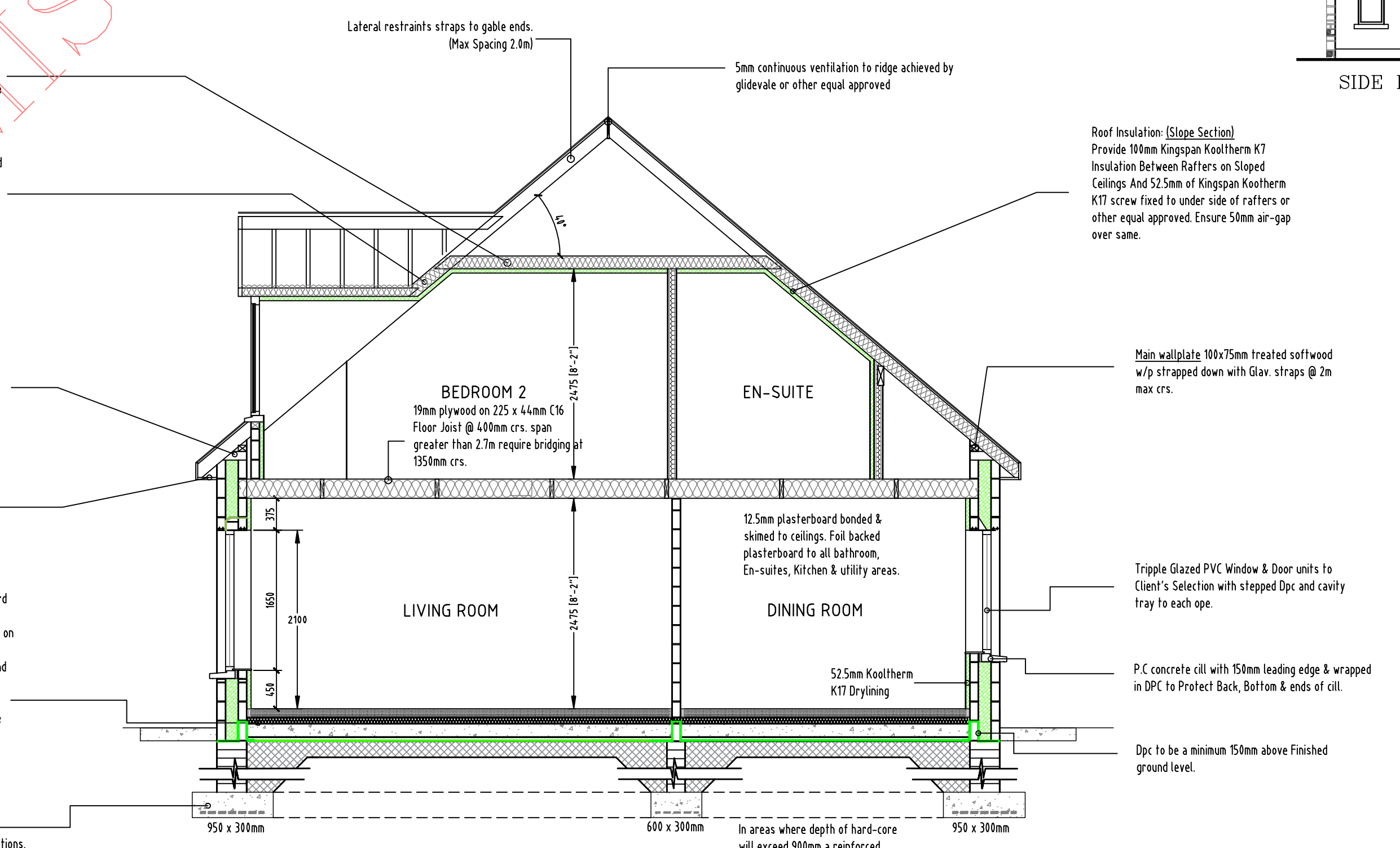
Roof Construction:
Tegral Thruone 2000 Plus Blue/Black Slates fixed in accordance with manufactures instructions on 44x19mm treated swd batten on 150x44mm Class C16 rafter @ 400mm c/c. 225x50mm Class C24 purlins supported on loadbearing walls or specially designed joist/beam where span exceeds 3m. 225x44mm Class C16 ceiling joist @400mm c/c. 225x44mm Class C24 Valley Rafter 150x44mm C16 binders fixed @400mm c/c 180x38mm C16 structural bracing.

Cavity Closer
Provide 25mm thick rigid insulation fitted between rafter & covered with min 50mm sand/cement mortar. Ensure all cavities are closed at eaves & barge level.

PVC Fascia & soffit with 25mm continuous ventilation to soffit achieved by glidevale or other equal approved. (Colour: To Client's Selection)

Ground Floor Construction:
100mm s/c screed on 120mm Kingspan K3 Floorboard insulation or equal approved on 150mm concrete sub-floor on 1500 gauge Monarflex Radon Barrier on 50mm sand blinding on min. 200mm consolidated hardcore. Allow for 600x600x200mm radon sump and 100mm dia. Vent pipe. DPM to lap all DPC's in walls. 50mm vertical perimeter TF70 insulation to be provided between end of slab and all around entire perimeter of the building.

Foundations:
350mm external walls 950x300mm 100mm internal walls 600x200mm Concrete strength class C20/25 with A393 mesh to be incorporated to bottom of foundations.



SECTION A-A

House Type A

BCMS DWG		
Job Title PROPOSED 20 No DWELLING HOUSES AT CROCKNAGEEHA, DUNFANAGHY, CO. DONEGAL.		
Client Charles Roarty		
Drawing Title House Type A (GENERAL ARRANGEMENT DRAWINGS)		
Drawn by	Scale 1:50, 1:100	Date: JAN 2016
Job Number 15325	Drg. Number BCMS 01.	

MICHAEL FRIEL
Architects & Surveyors

Creeslough, Co. Donegal.
Tel: 074 91 38814
Fax: 074 91 38815
Mob: 087 28 69 658
email: m.friel@eircom.net

REGISTERED ARCHITECT
2016
R.I.A.