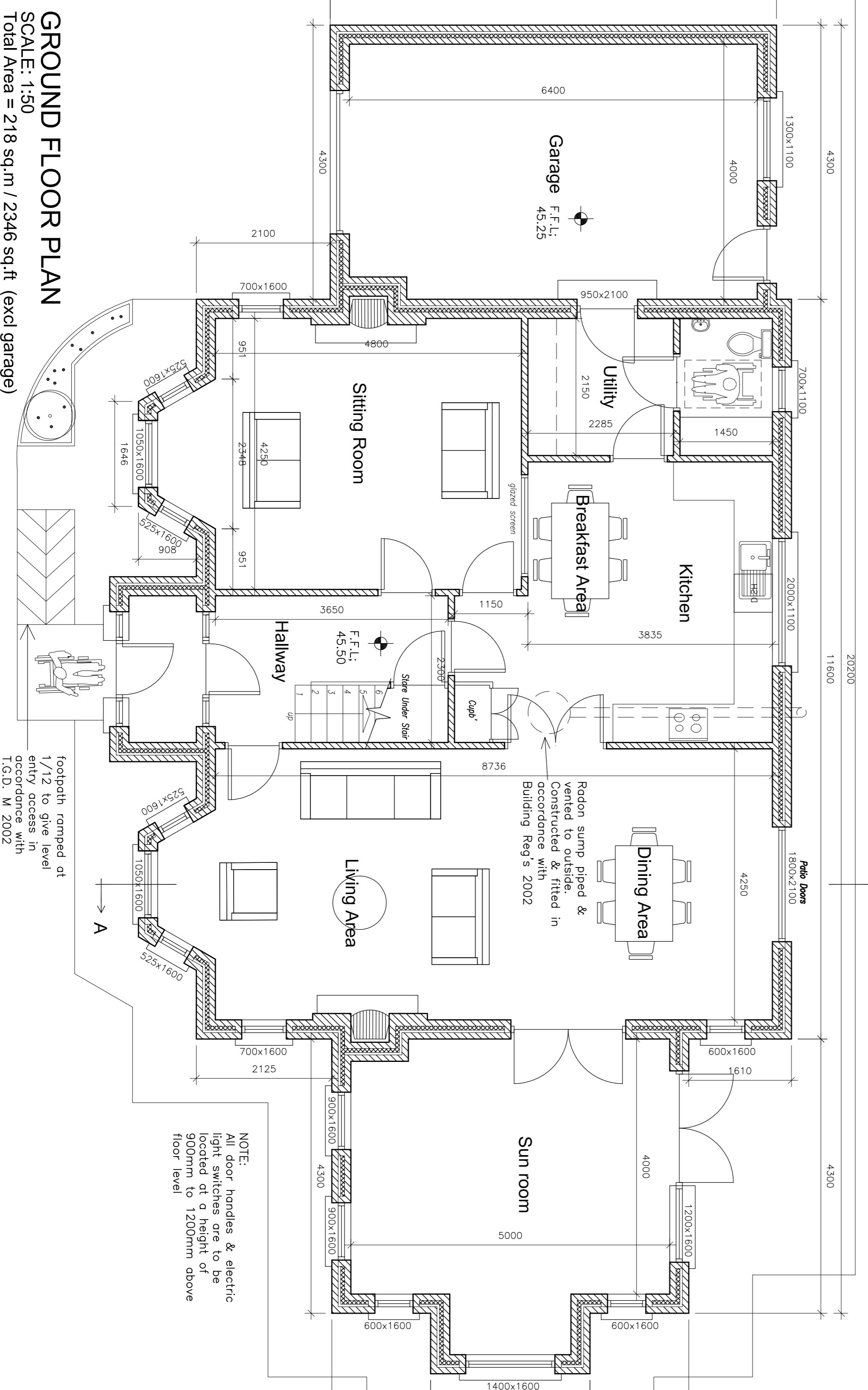


FIRST FLOOR PLAN
SCALE: 1:50
Total Area = 218 sq.m / 2346 sq.ft (excl garage)

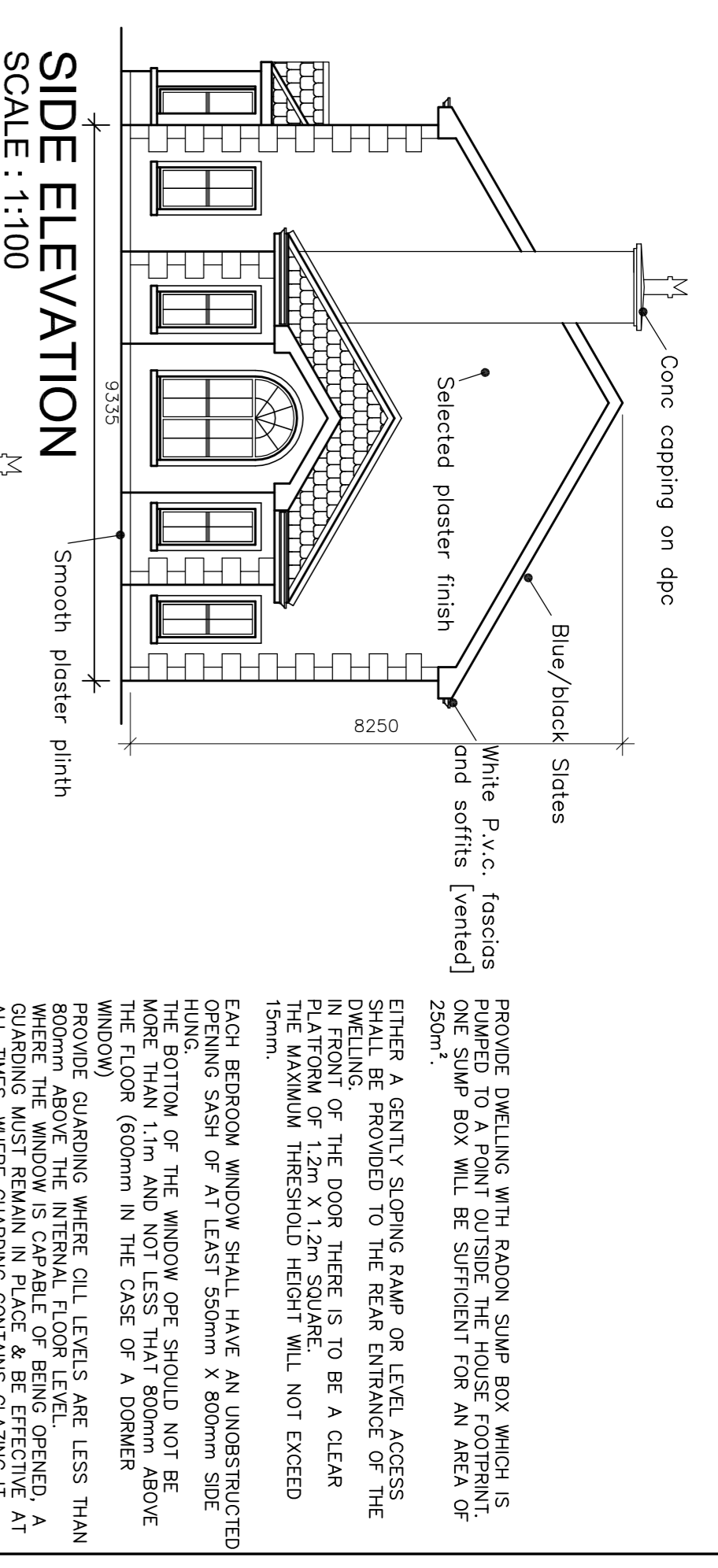


GROUND FLOOR PLAN
SCALE: 1:50
Total Area = 218 sq.m / 2346 sq.ft (excl garage)

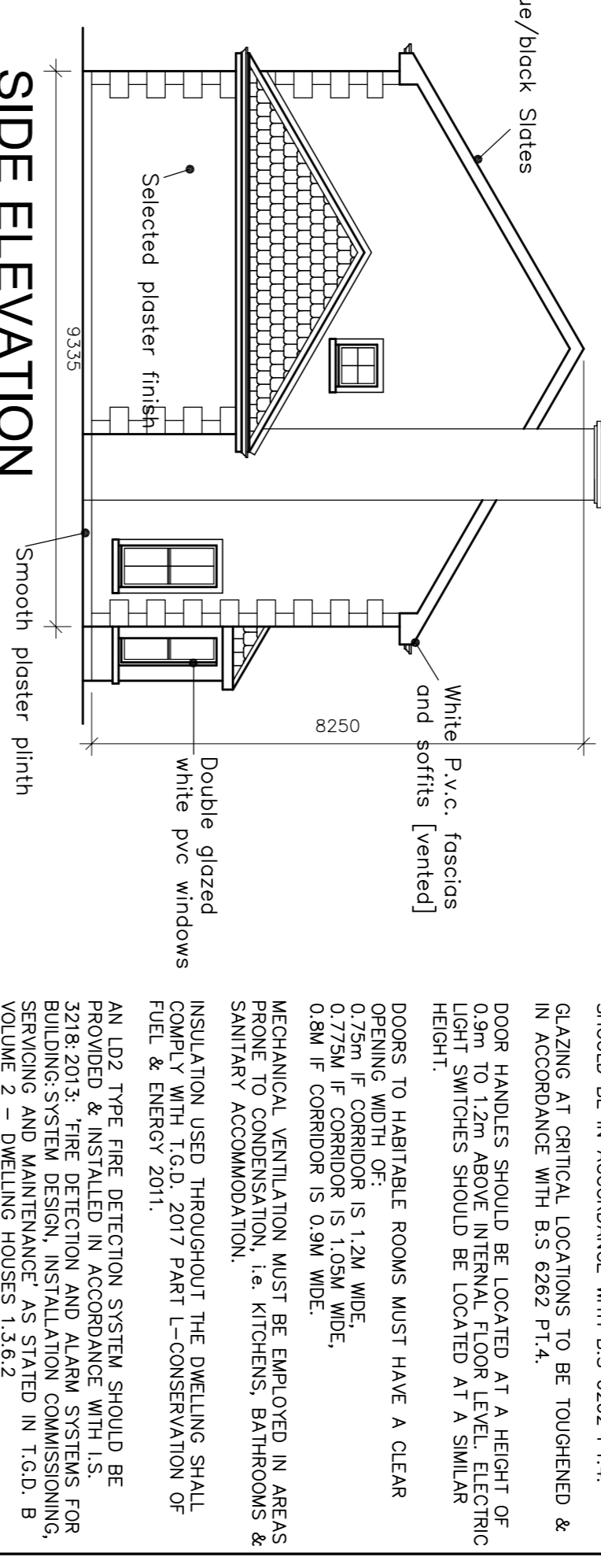


FRONT ELEVATION
SCALE: 1:100

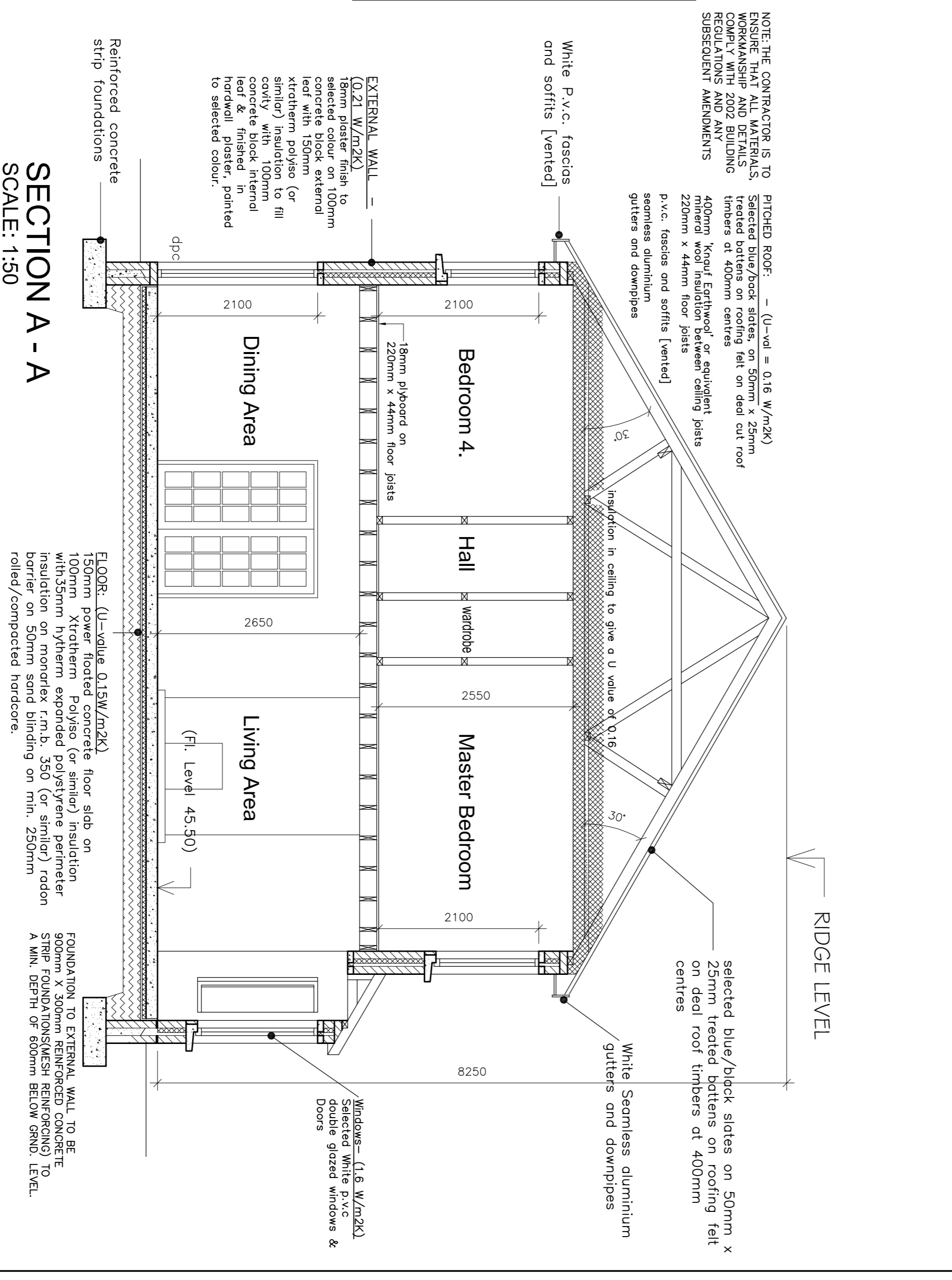
REAR ELEVATION
SCALE: 1:100



SIDE ELEVATION
SCALE: 1:100



SIDE ELEVATION
SCALE: 1:100



SECTION A - A
SCALE: 1:50

NOTE: THE CONTRACTOR IS TO ENSURE THAT ALL MATERIALS, WORKMANSHIP AND FINISHES COMPLY WITH 2002 BUILDING REGULATIONS AND ANY SUBSEQUENT AMENDMENTS

PITCHED ROOF: - (U-val = 0.16 W/m²K)
Selected blue/black slates, on 50mm x 25mm treated battens on roofing felt on deal cut roof
"Wind Eights" or equivalent mineral wool insulation between ceiling joists
220mm x 44mm floor joists
p.v.c. fascias and soffits [vented]
seamless aluminium gutters and downpipes

EXTERNAL WALL: - (U-val = 0.21 W/m²K)
18mm plaster finish to internal face
150mm concrete block external leaf with 150mm kerabram polystyrene (or equivalent) insulation (or fill cavity) with 100mm concrete block internal leaf & finished in permitted to selected colour.

FLOOR: (U-val = 0.15 W/m²K)
150mm power floated concrete floor slab on 100mm reinforcement concrete with 32mm bytherm expanded polystyrene perimeter insulation on monorlex c.m.b. 350 (or similar) radon barrier on 50mm sand blinding on min. 250mm rolled/comacted hardcore.

FOUNDATION: TO EXTERNAL WALL TO BE 150mm REINFORCED CONCRETE STRIP FOUNDATION (MIN. 800mm DEPTH OF 600mm BELOW GRND. LEVEL

White Seamless aluminium gutters and downpipes
selected blue/black slates on 50mm x 25mm treated battens on roofing felt on deal roof timbers of 400mm centres

Windows - (1.6 W/m²K)
Selected white p.v.c glazed windows & doors

NOTES:
FIGURE DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS PLAN AND NOT SCALE
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND
ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.

Scale: 1:50, 1:100	Plans, Section & Elevations for Detached Dwelling	Rev: .
Date: 24/01/2018	Drawn: EP	2099 / 302p
By: JOHN F SANTRY	Checked: f.i.a.a.	2099 / 302p
Date: .	Architect: newtown, waterford, tel 051-873181	