

**GROUND FLOOR LAYOUT PLAN**

**Note On Dimensions:**  
All dimensions shown on the plans & sections are measured to blockwork (and not to drying/linings). For finished room dimensions allow for 52.5mm drying to all external walls.

GROUND FLOOR AREA = 61.5 sq. m. ( 662 sq. ft.)  
UPPER FLOOR AREA = 41.5 sq. m. ( 511 sq. ft.)  
TOTAL FLOOR AREA = 109 sq. m. (1173 sq. ft.)

All external doors to have a clear opening width of 800mm in accordance with TGD part M 2010 (access for the disabled)

Disabled Access: Provide proprietary drainage channel to main entrance door with 15mm max. threshold, 1200mm square level landing and sloped approach with max gradient of 1:12. Final design of ramp to be agreed on site prior to construction.

**Fire Escape Window:**  
The window should have an openable section which can provide an unobstructed clear open area of at least 0.33m<sup>2</sup> with a minimum width & height of 450mm. (The route through the window may be at an angle rather than straight through). The openable section should be capable of remaining in the position which provides this minimum clear open area. In the case of a rooflight, the distance from the eaves of the roof to the sill or vertical plane of the window or cill of the rooflight should not exceed 1.7m, measured along the roof.

**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:**  
Tegul ThruLine 2000 Plus Blue/Black Slates fixed in accordance with manufactures instructions on 15x44mm treated swd ballers on breathable felt 15x44mm Class C16 rafter @ 440mm c/c. 225x45mm Class C24 purlins supported on loadbearing walls or specially designed joist/beam were span exceeds 3m. 225x44mm Class C16 ceiling joist @400mm c/c. 225x44mm Class C24 Valley Rafter 15x44mm C16 binders fixed @490mm c/c 100x38mm C16 structural bracing.

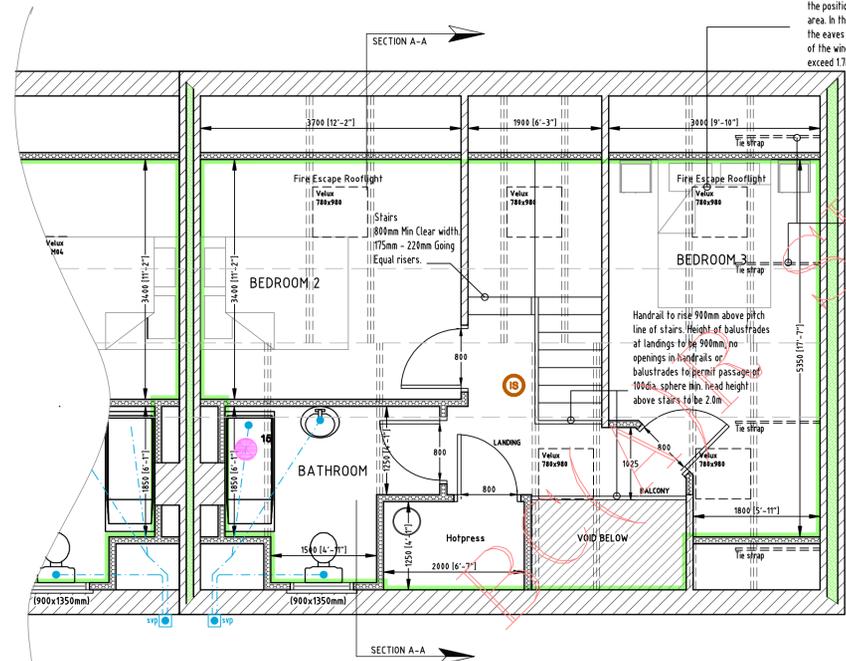
**Cavity Closer:**  
Provide 25mm thick rigid insulation fitted between rafter & covered with min 50mm sand/cement mortar. Ensure all cavities are closed at eaves & barge level.

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

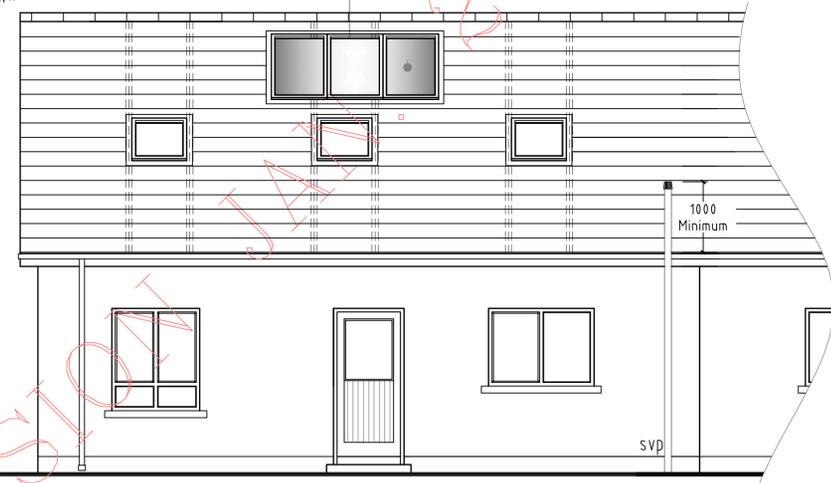
**Ground floor Construction:**  
100mm c/c screed on 120mm Kingspan K3 Floorboard insulation or equal approved on 150mm concrete sub-floor on 1500 gauge 'Monarflex' Radon Barrier on 50mm sand bedding on min. 200mm consolidated hardcore. Allow for 600x600x200mm radon sump and 100mm dia. Vent pipe. DPM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

**Foundations:**  
35mm external walls 950x300mm  
100mm internal walls 600x300mm  
Concrete strength class C20/25 with A393 mesh to be incorporated to bottom of foundations.

**UPPER FLOOR LAYOUT PLAN**



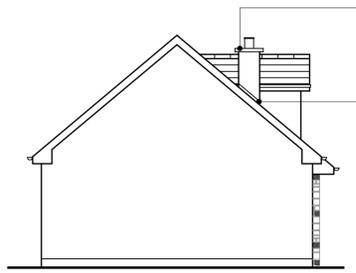
**FRONT ELEVATION**



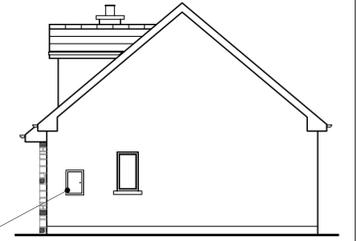
**REAR ELEVATION**

- 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



**SIDE ELEVATION**



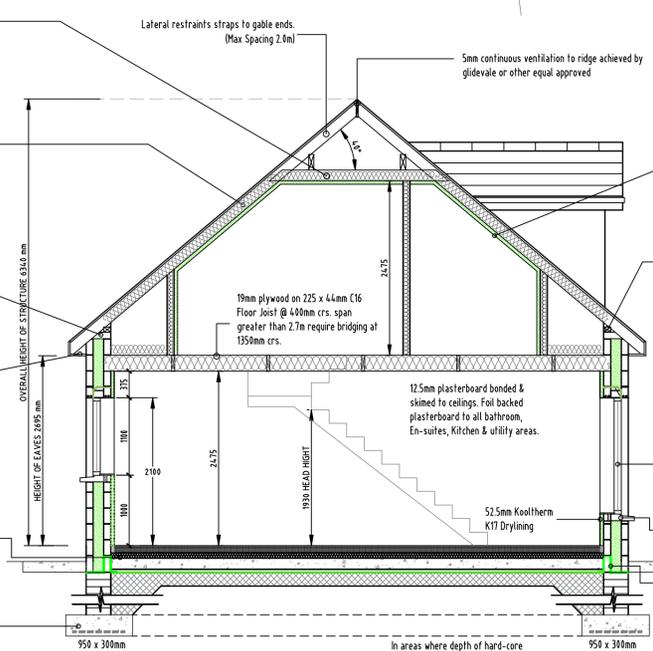
**SIDE ELEVATION**

- Door bell, door handles & all electric light switches to be located between 900 & 1200mm above finished floor level.
- Provide Carbon monoxide alarms to kitchen, lounge areas & landings.
- Smoke Detector & Heat Detector wired to mains with back-up battery supply.
- Soil vent pipe to be placed at the beginning of each foul sewer.
- All glazing to critical locations to be laminated safety glass. Critical locations are within 800mm above FFL all glass to doors and glass within 300mm of doors.
- Mechanical extraction to Utility in accordance with TGD L.
- All external doors to have a clear opening width of 950mm in accordance with TGD part M 2010. Provide proprietary drainage channel to main entrance door with 15mm max. threshold, 1200mm square level landing and sloped approach with max gradient of 1:12.
- Provide mechanical extract ventilation capable of extracting at a rate of 15 litres per second, which may be operated intermittently to all sanitary accommodation.
- All internal door to have a minimum effective clear width of 800mm and saddle-broad to be bevelled with 10mm max. upstand.
- Electrical Services: All electric light switches to be located between 900 & 1200mm above finished floor level.
- All Switches to be rocker type.
- All Fittings to be Low Energy Fittings.
- Proprietary radon sump 'Easi-Sump' Octagonal Type as supplied by Necorex Ltd (Top of sump to finish flush with sand bedding) with 100mm dia. rising extraction pipe taken to external finished ground level & capped 100mm PVC U pipe in all internal walls @1m ctrs at same level.
- Optical Smoke Detector to be wired up to house mains with battery backup. (Ground Floor Halls)
- Ionisation Smoke Detector to be wired up to house mains with battery backup. (First Floor Landings & Living rooms)
- Fixed Temperature Heat Detector to be wired up to house mains with battery backup. (Kitchens)
- Provide mechanical extract ventilation capable of extracting at a rate of 60 litres per second, which may be operated intermittently to all Kitchen. (30 litres per second if incorporated in cooker hood)

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 1.0m - 1.2m from F.G.L. with Precase conc. Lintel to head with stepped DPC over



**SECTION A-A**

In areas where depth of hard-core will exceed 900mm a reinforced concrete ground floor slab will be required.

**House Type B1 & B2**

|  |                          |                |
|--|--------------------------|----------------|
| BCMS DWG   |                          |                |
| Job Title<br>PROPOSED 20 No DWELLING HOUSES<br>AT<br>CROCKNAGEEHA,<br>DUNFANAGHY, CO. DONEGAL. |                          |                |
| Client<br>Charles Roarty   |                          |                |
| Drawing Title<br>House Type B1 & B2 (GENERAL ARRANGEMENT DRAWINGS)                             |                          |                |
| Drawn by   | Scale 1:50 / 1:100       | Date: JAN 2016 |
| Job Number<br>15325  | Drg. Number<br>BCMS - 02 |                |

**MICHAEL FRIEL Architects & Surveyors**

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

REGISTERED ARCHITECT  
2016  
RIA