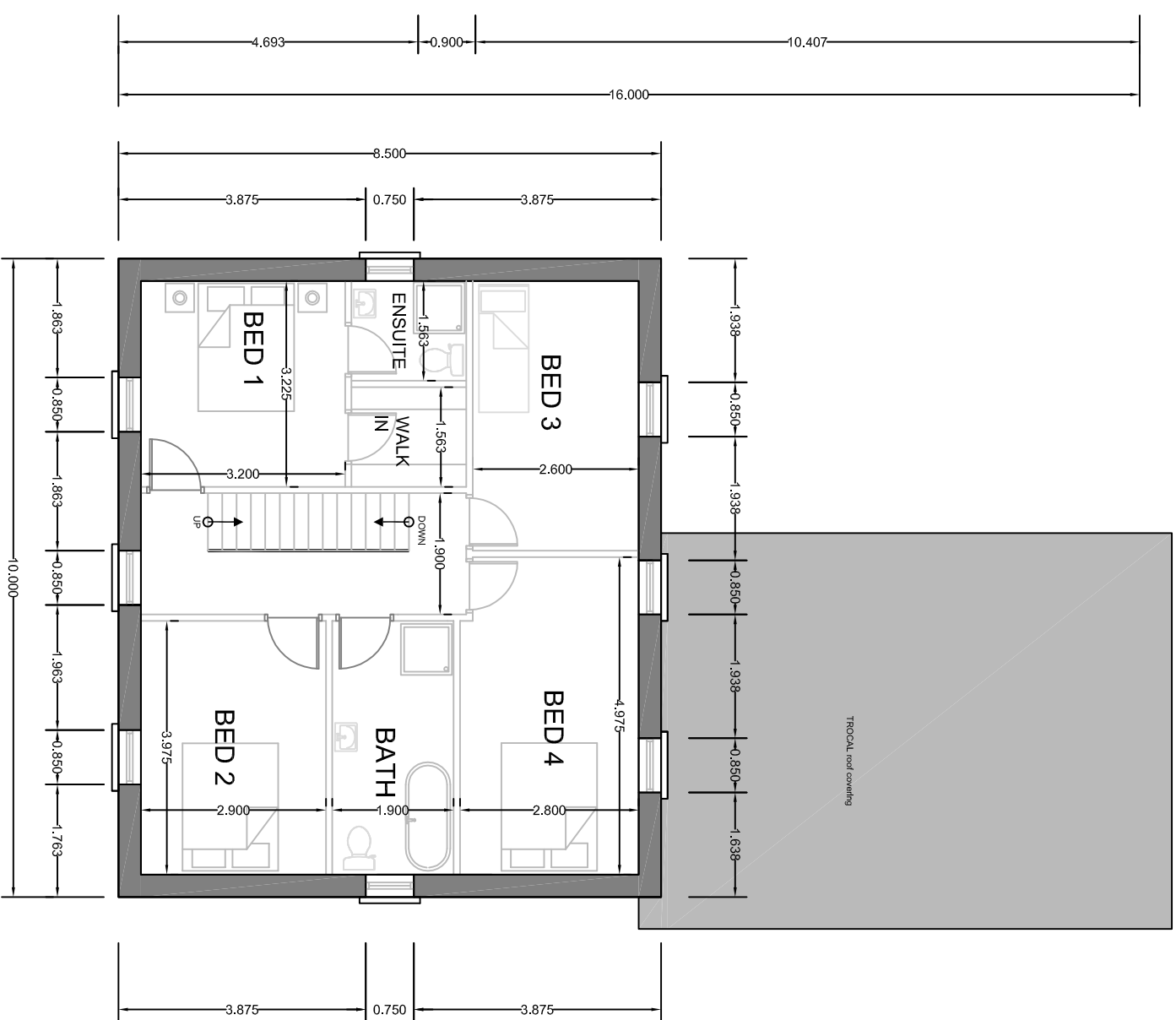
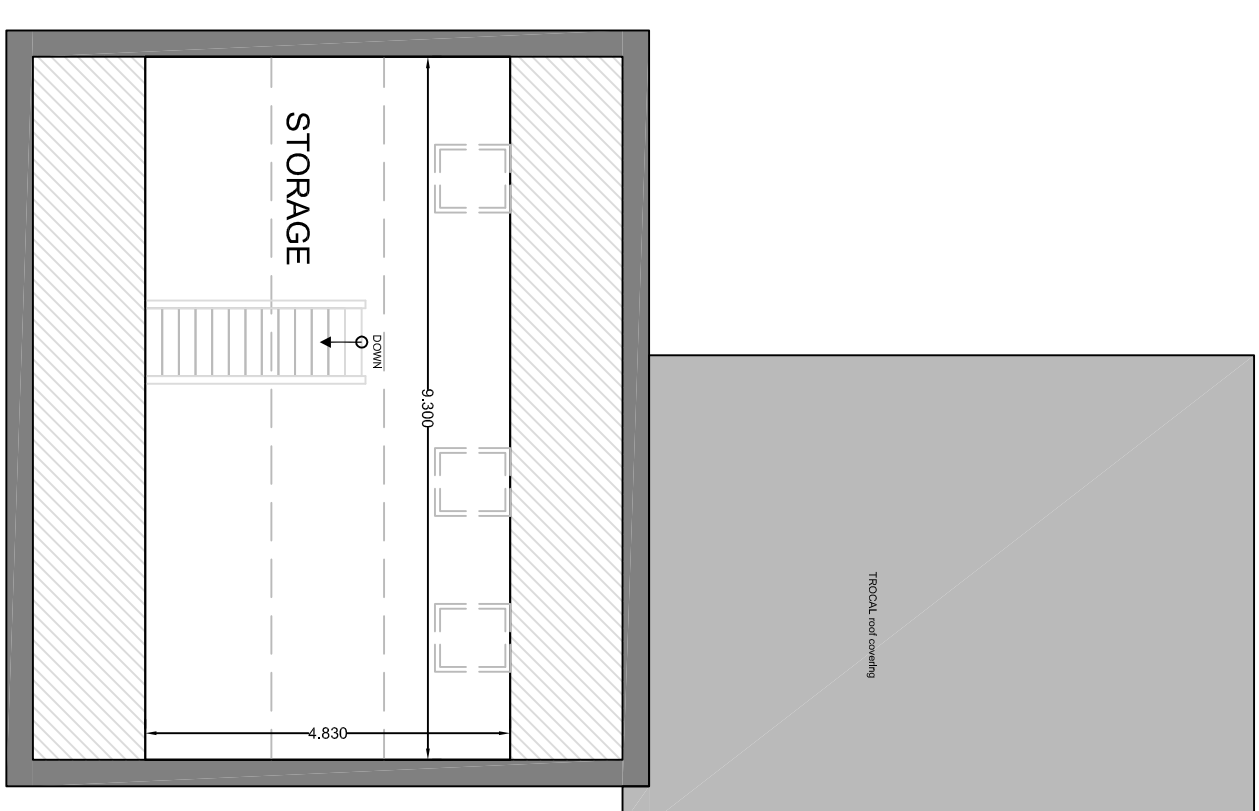


GROUND FLOOR PLAN
 Area = 106m²
 Total Area = 224m²



1ST FLOOR PLAN
 Area = 73m²
 Total Area = 224m²



ATTIC FLOOR PLAN
 Area = 45m² (storage)
 Total Area = 224m²

OUTLINE SPECIFICATION

FOUNDATIONS

FLOORS

GROUND FLOOR:

Floor to consist of 150mm sub-floor, radon membrane, 150mm Xtratherm floor insulation with a 25mm thick vertical upstand insulation to perimeter of external walls with 75mm floor screed cover. Provide radon sumps and outlet vent pipe terminated at sealed gully trap.

Note: Entrance door threshold maximum 15mm high. Fit proprietary threshold drain. Access ramp to concrete to the front door. Level of ramp to be 15mm above finished ground level. Provide 200mm x 200mm x 200mm concrete access ramp to main front door. Connect to a gradient of 1:20. Ramp to sub level concrete platform door entrance area.

MAIN ENTRANCE DOOR AREA CONCRETE LEVEL PLATFORM: Shall be almost level with threshold (3% Slope away from house)

1st FLOOR: 220x40mm timber joists with ply coverings over

WALLS

EXTERNAL WALLS:

External walls to be constructed of 100mm external concrete block leaf, 150mm wide cavity with full fill Xtratherm cavity board or similar approved and 100mm internal concrete block leaf. Painted knap finishes externally with selected stone cladding panels.

INTERNAL WALLS: Standard floor joist joists specified to be 100mm concrete block walls with 15mm sandwich plaster and skim finish to both sides.

Roof: Timber stud partition walling 100mm with acoustic insulation, 12.5mm plasterboard and skim coat finishes.

Roof: All timbers to be IS 444 sized in accordance with manufacturer's specifications. All timbers to be IS 444 sized in accordance with manufacturer's specifications. They should be designed in accordance with I.S. 193:1987. Trusses to be installed to the manufacturer's design and instructions.

WINDOWS AND DOORS: Selected double glazed units with UPVC frames (Grey) fitted in accordance with manufacturers details and specifications. Minimum U-values for windows to be 1.00m²/K.

Min U-value of 1.00m²/K. Additional details to be provided to window and door suppliers.

VENTILATION:

Interlocking roof tiles to be installed on a 100mm concrete base with 100mm concrete screed over.

GUTTERS & DOWNPIPES: Interlocking roof tiles to be installed on a 100mm concrete base with 100mm concrete screed over.

HEATING: Heating system to be designed and installed by specialist contractor with 100mm per 200mm.

DRAINAGE: CONNECT ALL TOILET DRAINAGE TO COLLECTOR POU-SERVER LINE AND ALL STORM WATERS TO STORM SEWER COLLECTION PIPE LINE.

VENTILATION: Interlocking roof tiles to be installed on a 100mm concrete base with 100mm concrete screed over.

GUTTERS & DOWNPIPES: Interlocking roof tiles to be installed on a 100mm concrete base with 100mm concrete screed over.

HEATING: Heating system to be designed and installed by specialist contractor with 100mm per 200mm.

1st FLOOR: 220x40mm timber joists with ply coverings over

Selected double glazed units with UPVC frames (Grey) fitted in accordance with manufacturers details and specifications. Minimum U-values for windows to be 1.00m²/K. Additional details to be provided to window and door suppliers.

FOR CONSTRUCTION
 ENDA KIRWAN CONSULTING ENGINEERING LTD.

Rev.	Date	Description	By	App.



FRUITHILL,
 DUNGARVAN,
 CO. WATERFORD,
 X35HH02

TEL 058 43963
 MOB 086 2337434
 EMAIL info@ekce.ie
 WEB www.ekce.ie

Client: KP Developments Ltd.

Job: WEAVERS LANE, VILLERSTOWN, CO. WATERFORD

Dwg title: Type A House - Floor Plans

Scale: 1:100 (A3)	Dwg. No. 23235	Dwg. No. 105A	Rev. 1
Date: Mar '24	Dwg. No. EK	Dwg. No. EK	Rev. EK