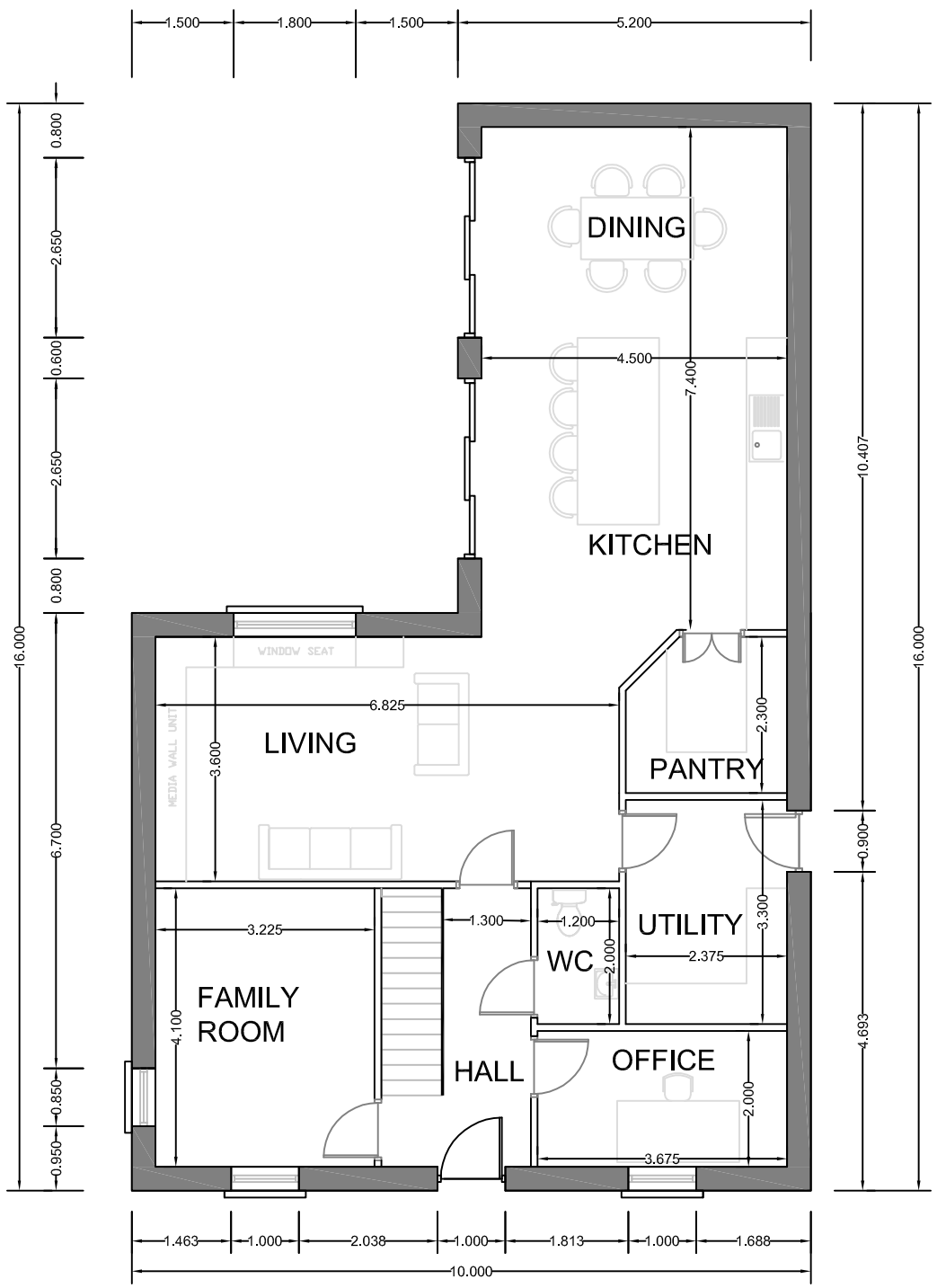
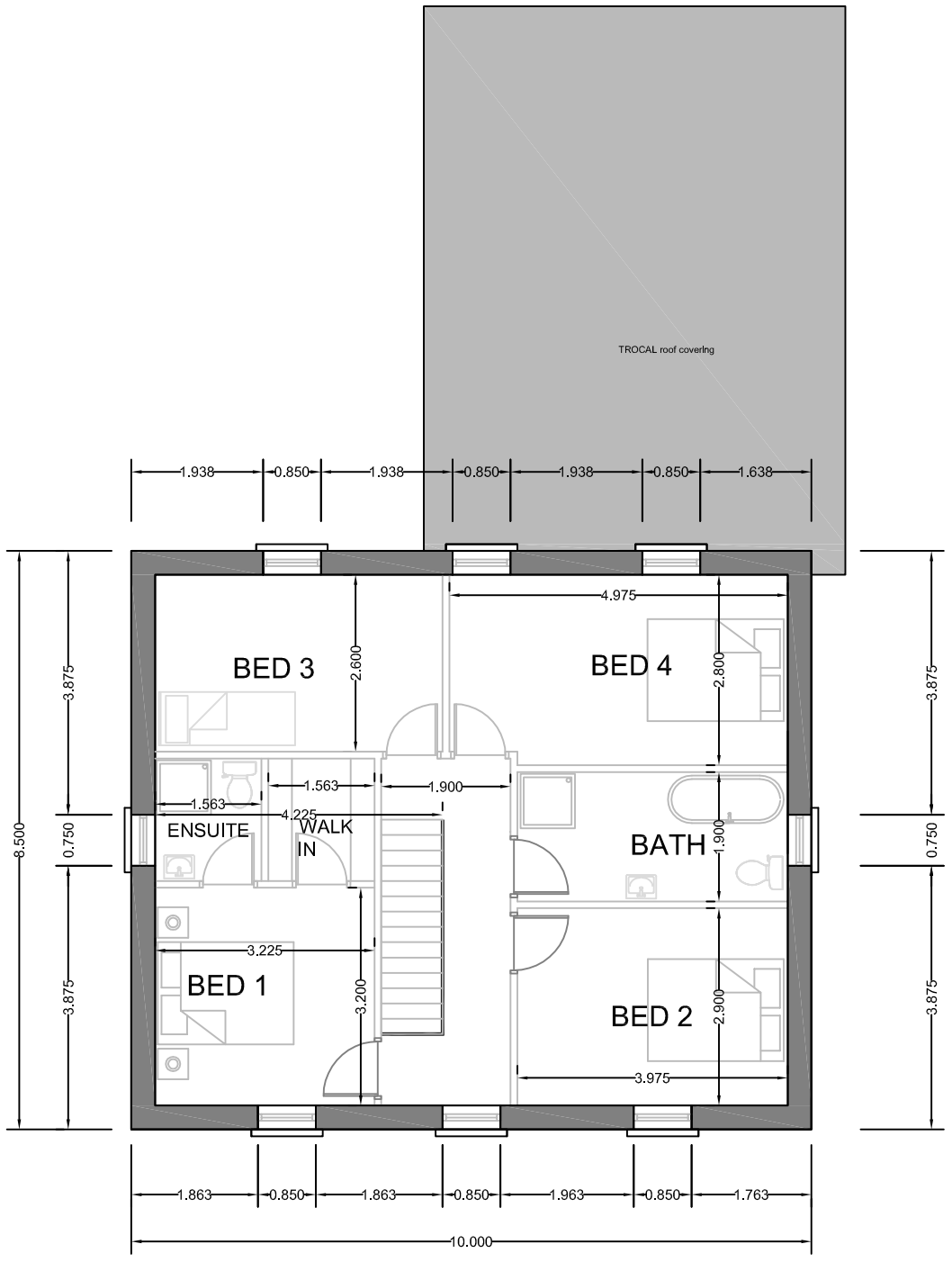


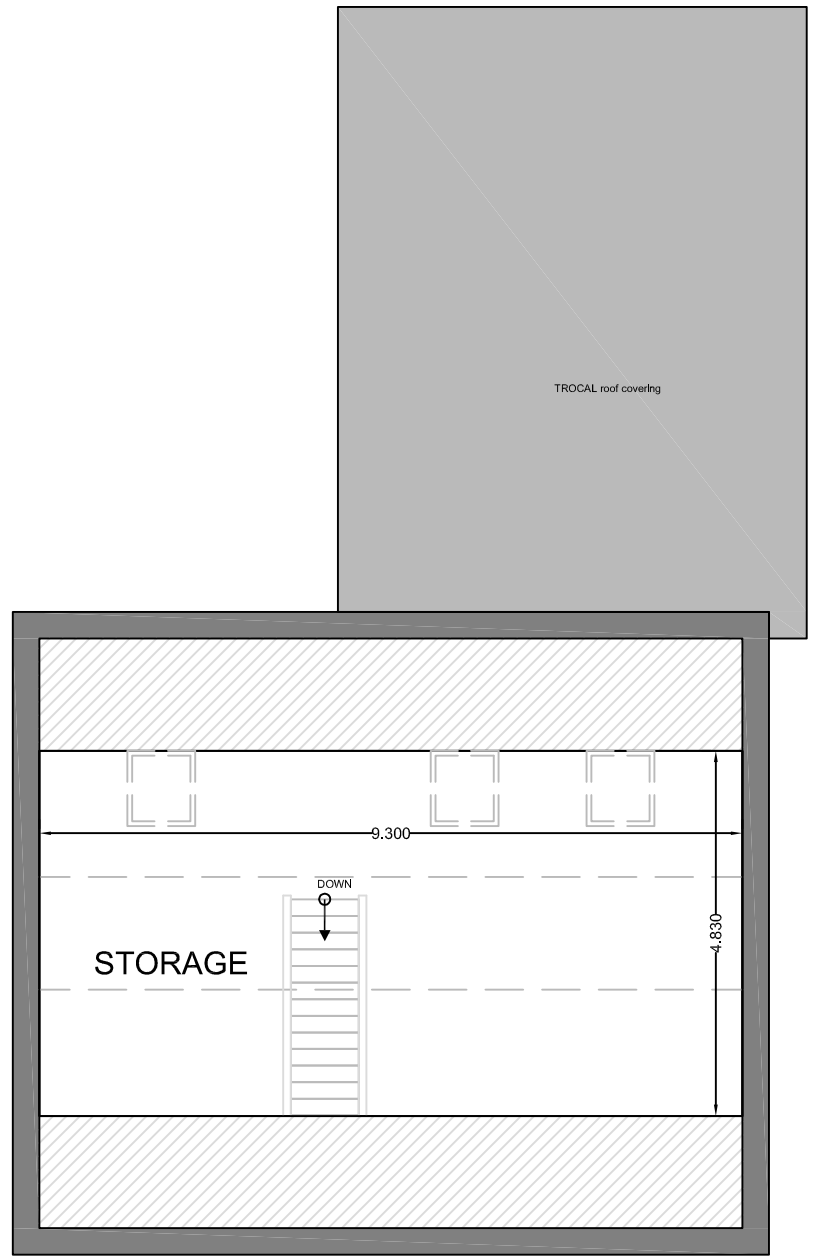
GROUND FLOOR PLAN

Area = 106m2
Total Area = 224m2



1ST FLOOR PLAN

Area = 73m2
Total Area = 224m2



ATTIC FLOOR PLAN

Area = 45m2 (storage)
Total Area = 224m2

TYPE A - DETACHED
OPTION 2

OUTLINE SPECIFICATION

FOUNDATIONS
Strip foundations to Engineers Design

FLOORS
GROUND FLOOR:
Floor to consist of 150mm sub-floor, radon membrane, 150mm Xtratherm floor insulation with a 25 mm thick vertical upstand insulation to perimeter of external walls with 75mm floor screed over. 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 in concrete to the front door. Level platform with a gradient of 1:20.
TGD PART M Building Regulations 2010 ACCESS RAMP TO MAIN FRONT DOOR: Construct to a gradient of 1:20. Ramp to abut level concrete platform door entrance area.
MAIN ENTRANCE DOOR AREA CONCRETE LEVEL PLATFORM:
2.0m wide x 1.50m length Concrete slab x 100mm thick on 150mm compacted hardcore.
Shall be almost level with threshold (3% Slope away from House)

1st FLOOR:
220x44mm timber joists with ply coverings over

WALLS
EXTERNAL WALLS:
External wallls 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 knapp finishes externally with selected stone cladding panelling

INTERNAL WALLS:
Ground Floor:
Internal walls where specified to be 100mm concrete block walls with 15mm sand/cement plaster and skim finish to both sides.
1st Floor
Timber stud partition walling 100mm with acoustic insulation, 12.5mm plasterboard and skim coat finishes

ROOF
Slates fixed to treated 50mm x 25mm softwood timber battons on proprietary breathable membrane on timber roof structure as detailed. ALL TIMBERS TO BE I.S. 444, SIZED IN ACCORDANCE WITH IF PREFABRICATED ROOF TRUSSES ARE TO BE USED, THEY SHOULD BE DESIGNED IN ACCORDANCE WITH I.R.S. 193: 1986: TRUSSES TO BE INSTALLED TO THE MANUFACTURERS 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 1.0W/m2K.
Min U-value of 1,0m2/K
Airtight tape to be fitted to window jamb and to be sealed.

Window cills to be 100mm precast units

DRAINAGE
CONNECT ALL FOUL DRAINAGE TO COLLECTOR FOUL SEWER LINE AND ALL STORM WATERS TO STORM SEWER COLLECTOR PIPE LINE.

VENTILATION:
Mechanical ventilation to be designed and certified by specialists in accordance with TGD Part F 2019

GUTTERS & DOWNPIPES:
Black UPVC gutters & downpipes

HEATING:
Air to Water heat source, Full compliance with TGD Part L, 2014 + details of fully certified system to be provided by the Contractor for approval.

FOR CONSTRUCTION
ENDA KIRWAN CONSULTING ENGINEERING LTD.

Rev.	Date.	Description.	By.	App.

EKCE
CONSULTING ENGINEERS
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Client: KP Developments Ltd.

Job: WEAVERS LANE, VILLIERSTOWN, CO. WATERFORD

Drg title: Type A House - Floor Plans

Scale:	Drn:	Job No.	Drg. No.	Rev.
1:100 (A3)	EK	23235	105B	1
Date: Mar '24	Chk: EK			