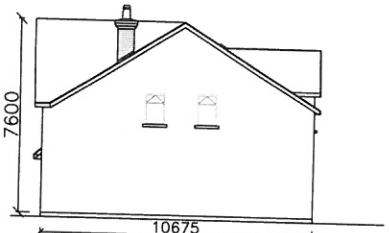
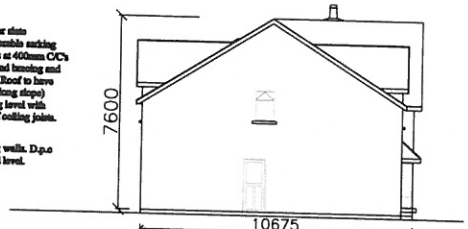
FRONT ELEVATION (SCALE 1:100)

REAR ELEVATION (SCALE 1:100)



SIDE ELEVATION (SCALE 1:200)



SIDE ELEVATION (SCALE 1:200)

1. Selected window frames/colour selected double glazing. Minimum 5% opening vents of floor area of room and 10% glazed day light areas of room. Permanent background ventilation direct to the external air shall be in accordance with T.G.D part 'F' Table 1 (2002).

2. Internal W.C's/ Bathrooms to be provided with auto mechanical extract vent to exit to open air providing 15 litres per second with overrun to (T.G.D-F). Auto mechanical extract vent to be fire protected in accordance with B.S.5588 Part 9.(T.G.D)-B.

3. Ramp to entrance door (step max: 15mm). Landing to be 1.2m X 1.2m min, fall away from door at 1:40. Gradient to ramp 1:12. Entrance doors 800mm min clear width. Internal doors 800mm min clear width.

4. Selected external wall finishes in a mix of brickwork and selected self finishing plaster render / or painted.

5. Permanent weil vents to be in accordance with building regulations, T.G.D Part 'F'.

6. Selected slate/ concrete tile roof finish or other specified.

7. All junctions of drains will be in the direction of flow.

8. All drains passing under the walls of building shall be provided with standard flexible connection at either side of wall, and have a lintel above it.

9. All drainage within under the building to be 1:60 fall and encased in minimum 150 concrete.

10. Minimum 125 half round gutter with 75mm down pipes, discharging into back inlet gully trap.

11. Radon levels to be checked, if the radon level is above (200Bq/m). Measures must be taken to protect the buildingfrom radon in the ground in accordance with the building regulations 1997 T.G.D Part 'C'. Section 2 radnon on site location to "Radon in Irish dwellings" is to be consulted.

12. Windows for escape and rescue
All window opn's are to have an unobstructed opening of not less than 850mm high and 500mm wide. Cills not to be more than 1100mm high and not less than 800mm above the floor level unless other wise stated.

13. Reinforced concrete foundations to be in accordance with structural engineers recommendations.

14. External walls to be 100/215mm concrete block inner leaf with 100mm min cavity. (well U-Value to be 0.27 W/m sq.k, THD.L) Insulation held against inner leaf with patent stainless steel vertical twist type cavity tie external leaf to be 100mm selected facing brickwork where indicated. Wall ties to be placed at 450 centres vertically and 675mm centres horizontally. Additional wall ties to be provided within 225mm of expansion joints and openings vertical spacings of 225mm.

15. Clay flue liner to chimneys with flashing and chimney lead tray at junction with roof covering.

16. Concrete cavity fill to be up to 255mm weep holes at 900 centres below D.P.C level.

17. D.P.C minumum 150mm above ground level. All laps to be minimum of 150mm.

18. Provide code 4 lead flashing, or equal approved to all projections through roof and to all vertical abutments to external walls.

19. Provide 1 No. 750 X 750 attic access hatch to each top storey ceiling with draught proof strip, and quilt insulation to back hatch.

20. All exposed timbers to be treated.

21. Cavity trays to be provided at all mking abutments to cavity walls.

22. P.C cills on D.P.C's to rendered elevations. Block/ Brick cills on D.P.C to brick elevations where shown.

23. Roof Construction;
Selected concrete roof tiles on or slate 50 X 50mm tiling laths on untreated sarking felt on purlin/timond roof trusses at 400mm C/C's to I.S. 193 plus amendments wind bracing and water tank supports to I.S. 193. Roof to have a U-Value of (0.20 W/m sq.k. along slope) and 0.16 W/m sq.k along ceiling level with vapor barrier fixed underside of ceiling joists.

24. Solid blockwork to all rising walls. D.p.c minimum 150mm above ground level.

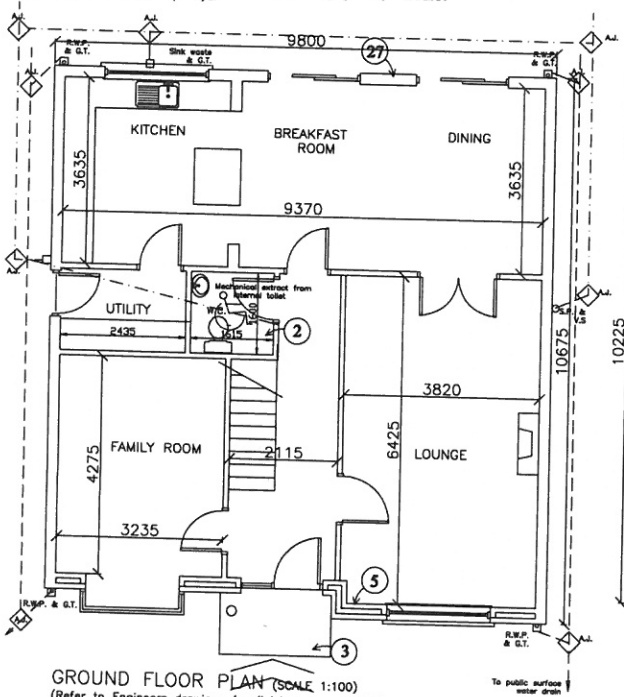
25. Floor;
All first floors in S.W.T & G boarding on joists (sizes & centres as indicated). Joists 225 X 44 at 300 centres on joists hangers.

26.Floor Construction;
150mm power floated concrete floor slab concrete grade C20P of B.S 5328 on fill floor insulation to be turned up at slab edge. Floor to have a U-Value of 0.25 W/m sq.k. 1200 gauge visqueen damp proof membrane / Radon barrier laid with joints sealed on a bed of 50mm sand blinding on minimum 225mm levelled and consolidated hardcore bone D.M.P to conform to I.S. 57 1987. All to engineers recommendations.

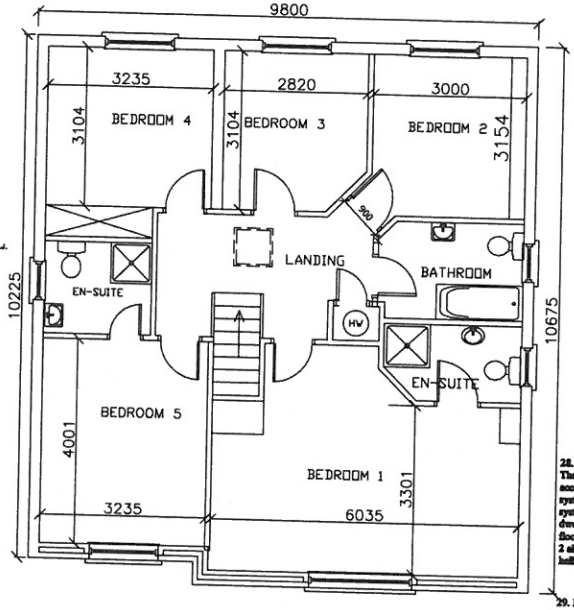
27. Side and back walls;
225 hollow block rendered externally with precast prestressed lintels, minimum bearing 225mm to have sheqeats solid block over throughout, all to manufacturers instructions. All external walls to be dry lined on insulation between battens. Wall to have U-Value 0.27 W/m sq.k.

28. Fire Detection and Alarm Systems;
The system should be grade "E" or "D" in accordance with T.G.D Part 'B'. All smoke alarm systems should be interconnected. The detection system should be suitably located (for 2 storey dwelling houses in the hall way and above the first floor landings). (In singel storey dwelling houses 2 alarms are to be provided at the ends of the hallway / corridor).

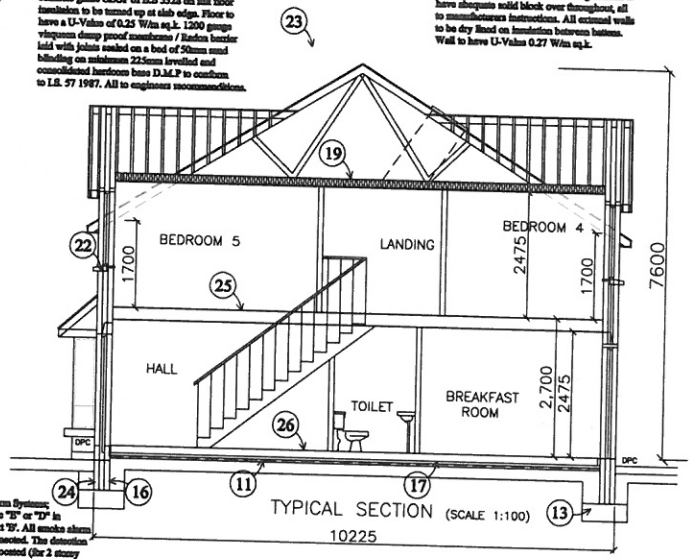
29. Party walls to be provided with 12.5mm plaster both sides and to have an average mass of 415kim sq. (T.G.D Part 'E') with minimum 1 hr. fire resistance (T.G.D) party wall to be carried up to underside of roof tiles and finstopped. All solid blockwork layed flat to be full fill mortar jointed.



GROUND FLOOR PLAN (SCALE 1:100)
(Refer to Engineers drawings for finished floor levels.)



FIRST FLOOR PLAN (SCALE 1:100)



TYPICAL SECTION (SCALE 1:100)

HOUSE TYPE A

REFER TO 1:500 SITE LAYOUT FOR NORTH POINT

TOTAL AREA = 2001 sqft (186 sqm)

H:\ED2\dwgs\housing\DowdstownDevBallymoreEustauce\HouseTypes

HORAN ASSOCIATES No. 1 Ringwood Centre Danastown Close D15	TEL 01 6402761 FAX 01 6402795	scale 1:100 @ A3
project: RESIDENTIAL DEVELOPMENT AT BALLYMORE EUSTACE, CO. KILDARE		Drawn BY: Ed Horan
		date OCT 2006
client: DOWDSTOWN DEVELOPEMENTS LTD	title: HOUSE TYPE A PLANS/SECTION/ELEVATIONS	drg no 1006/03