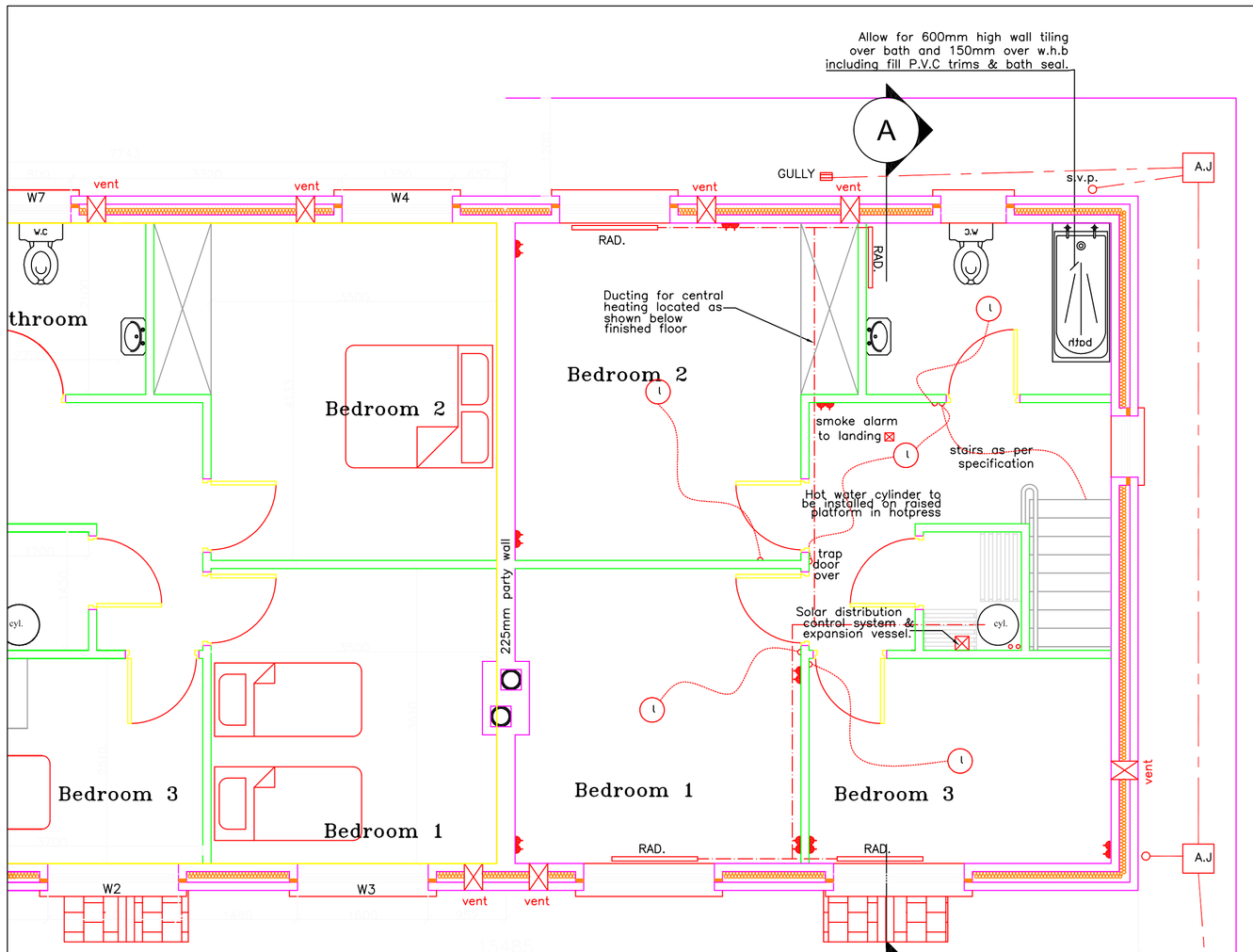
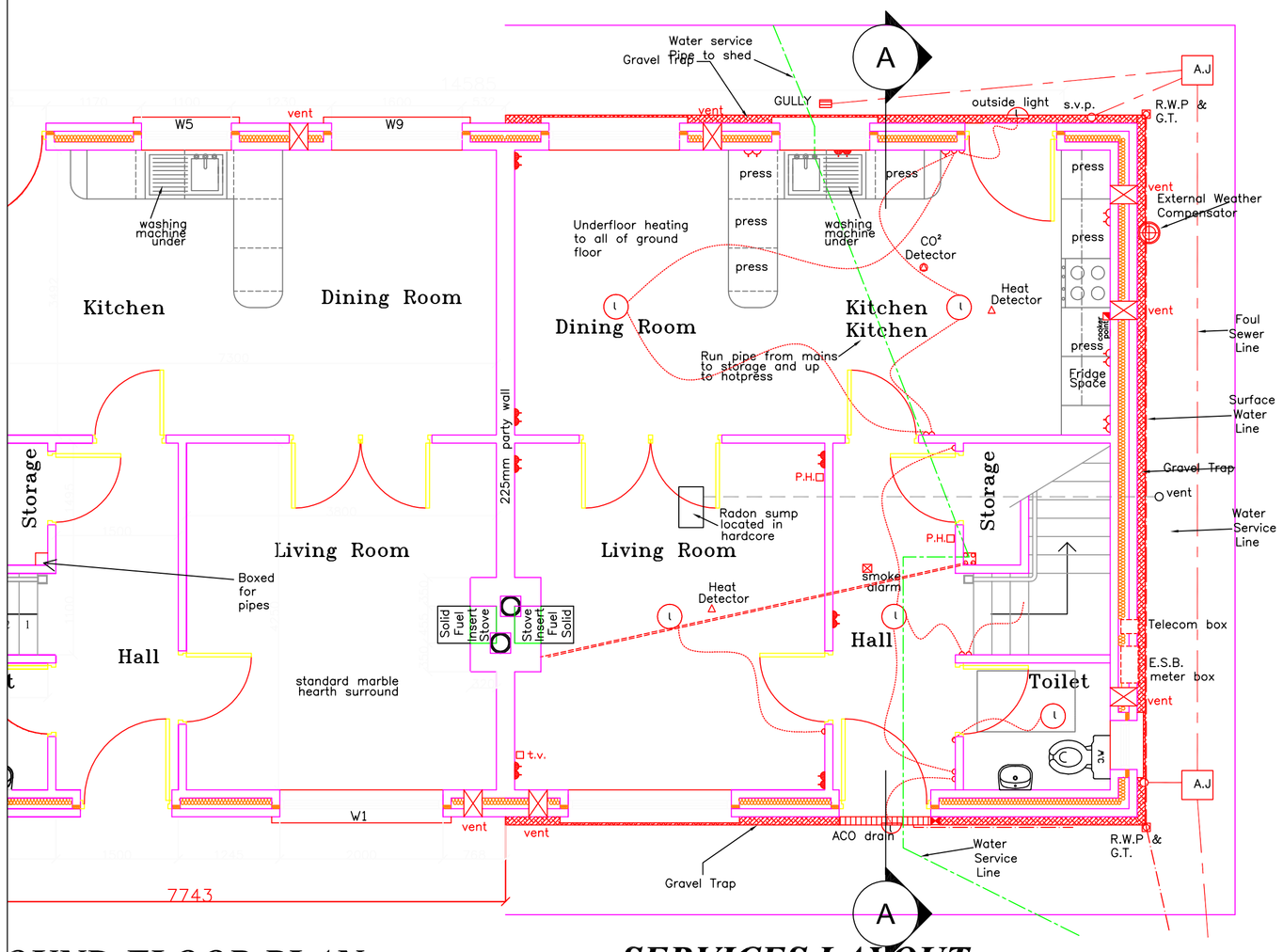


FIRST FLOOR PLAN

FIRST FLOOR AREA = 57.251sqm

SERVICES LAYOUT



GROUND FLOOR PLAN

GROUND FLOOR AREA = 57.251sqm

TOTAL FLOOR AREA = 114.502sqm

SERVICES LAYOUT

NOTE:
Prefabricated Roof Trusses at 400 cts. to be designed and manufactured by a reputable joinery firm holding a current Licence issued by "Eolas". Allow for diagonal wind bracing at both ends

Joist hangers at stairwell, chimney & party walls as per general specification at roof & first floor levels

Gutters : 125 mm P.V.C Box gutters
Strap fixed to fascia boards
Down pipes P.V.C. Box

100x75mm Bracing to 5No locations.

concrete roof tiles (color to be selected) to I.S. 3 : 1972 & I.C.P: 1982
44 X 37 Treated Deal battens on roofing felt on roof trusses at 400 cts. Provide 1 No clip per tile.

UPVC Fascia board and soffit
Tilting fillet behind fascia board with " Glidevale" ventilation system or equal and approved.

All timbers to be Pressure impregnated

100 X 75 Wallplate raw bolted to block

400mm Glasstibre Quilt Insulation. 0.044 W/MK conductivity

12.5mm Ceilings skimmed on foil backed plasterboards to upstairs ceiling.
All studding to be 100X44mm As per gerieral spec.

100mm Solid conc. block inner leaf, 130mm Cavity with 80mm insulation xtratherm thin-R cavity plus with a thermal conductivity of 0.021 W/mK and 50mm cavity. 100mm Solid conc. block outer leaf.

BULKHEAD OVER STAIRS.

100 X 19 T & G Boarding on 225 X 50 Joists at 400 cts. (STRENGTH CLASS C.14)

BULKHEAD UNDER STAIRS.

Ground floor ceilings to be skimmed on 12.5mm plain plasterboards as per spec

Steelite lintels shall be designed & fitted in accordance to manufactures specification.

Aluminium Double glazed windows

Precast concrete cill on D.P.C with insulation behind

Internal 100mm block walls as general spec.

100x19 skirting board

D.P.C.

Finished ground level.

D.P.C. to be stuck to radon membrane with Monobond 30mm radon resisting sealant tape or other similar approved

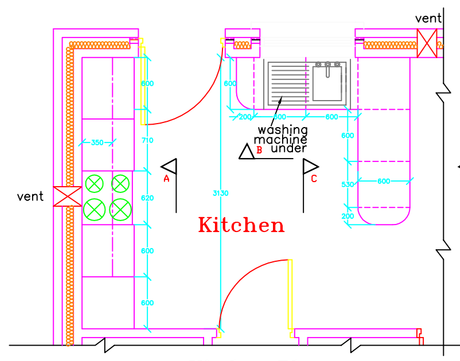
Radon sump shall be centrally located within the dwelling. A 100mm PVC pipe shall run from the chamber to an external point and be left capped as shown.

50mm Concrete Blinding

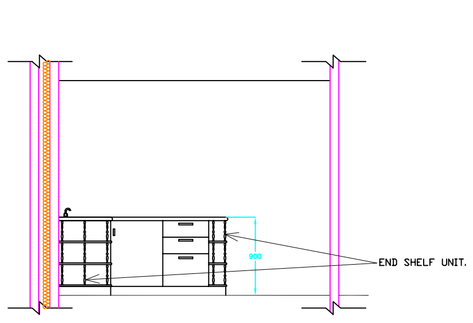
1000 min.

FOUNDATION:
Strip foundation 990mm wide, 330mm deep 35N/20 concrete with 75mm slump, A 393 mesh reinforcement to be used. Foundations to extended 300mm outside chimney bases.

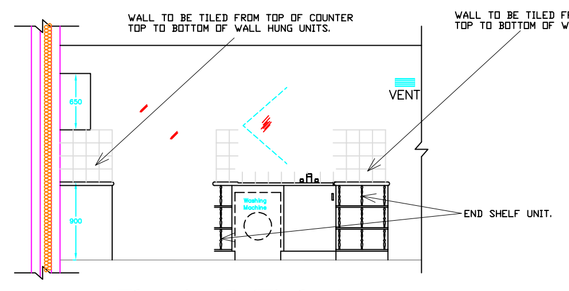
CROSS - SECTION A - A



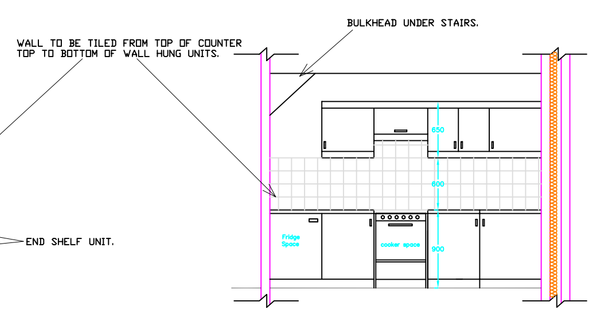
Kitchen Plan



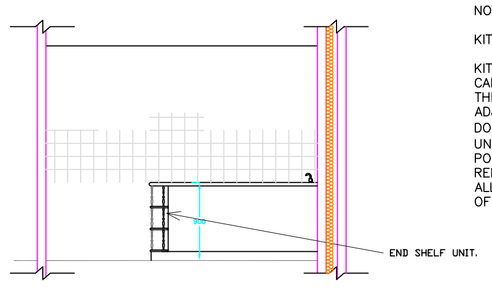
Elevation C (Kitchen)



Elevation B (Kitchen)



Elevation A (Kitchen)



Elevation D (Kitchen)

NOTE:

KITCHEN UNITS TO BE MANUFACTURED AND INSTALLED AS PER GENERAL SPEC.

KITCHEN UNITS:
CARCASS OF ALL KITCHEN UNITS SHALL BE MANUFACTURED WITH 18mm THICK M.D.F THROUGHOUT, ALL PRE-BORED AND SCREW FIXED. IT SHALL BE MOUNTED ON ADJUSTABLE PVC LEGS. DOORS SHALL BE SHAKER STYLE FOIL WRAPPED M.D.F PRESS DOORS ON 180dia STEEL "BLUM" HINGES (OR EQUAL AND APPROVED). THE DRAWER UNIT SHALL BE A "BLUM METABOX" DRAWER COMPLETE WITH STEEL RUNNERS 40mm POSTFORM WORKTOP TO SELECTED COLOUR. BACK PANEL SHALL BE SCREW FIXED AND REMOVABLE FROM THE FRONT TO FACILITATE THE INSTALLATION OF PLUMBING PIPES. ALL SHALL BE PAINTED WHITE, PRIMED TWO UNDERCOATS AND A GLOSS. THE LAYOUT OF KITCHEN UNITS AS PER PROPOSED PLAN.

Floor covering:

'Gerflor Classic' vinyl 2mm Sheet covering, or equal and approved shall be laid to kitchen and hallway.

NOTES:
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE 1997 BUILDING REGULATIONS AS ISSUED BY THE DEPARTMENT OF THE ENVIRONMENT, AND WITH BUILDING REGULATIONS, 2000 PART M – ACCESS FOR PEOPLE WITH DISABILITIES AND WITH ALL LATEST UPDATES AS ISSUED BY THE D.O.E.

EXCAVATION:
EXCAVATE OVER ENTIRE AREA OF BUILDING, DRIVEWAY, PATHS ETC., TO A MINIMUM DEPTH OF 150MM AND TO SUCH DEPTHS AS MAY BE REQUIRED TO REMOVE ALL VEGETATION, BOGGY SOIL ETC..

FLOOR:
150MM POWER FLOATED CONCRETE FLOOR SLAB ON 200MM RIGID HIGH DENSITY INSULATION WITH 0.024 W/MK THERMAL CONDUCTIVITY (KINGSPAN K3 OR OTHER SIMILAR APPROVED), ON RADON BARRIER, ON 50mm SAND BLINDED ON CONSOLIDATED HARDCORE BEDDED IN 225MM LAYERS.
TIMBER FIRST FLOOR TO BE 25MM TONGUED AND GROOVED BOARDING ON 225MM X 50MM JOISTS AT 400MM CENTRES WITH ADEQUATE BRIDGING.
ALL TIMBERS TO I.S. 444

VENTS:
VENTS TO BE PROVIDED IN WALLS AS PER DRAWINGS.

D.P.C./D.P.M.:
D.P.C. TO BE PLACED AT A MINIMUM OF 150MM ABOVE GROUND LEVEL. RADON BARRIER TO BE CONTINUOUS WITH THE DAMP PROOF COURSE IN WALLS

ROOF:
ROOF COVERING TO MATCH THE EXISTING HOUSING OR SIMILAR APPROVED. P.V.C. GUTTERS AND P.V.C. DOWNPIPES FIXED TO FASCIA TO BE VENTED – COLOUR TO BE SELECTED.
400mm GLASSFIBRE QUILT INSULATION WITH 0.044 W/MK THERMAL CONDUCTIVITY (MOY ISOVER OR OTHER SIMILAR APPROVED) BETWEEN ROOF JOISTS TIMBER DESIGN TO ENG. SPEC.

WALL:
EXTERNAL: WALLS TO BE 330MM CAVITY WALLS CONSISTING OF 100MM CONCRETE BLOCK OUTER AND 100MM INNER LEAF 130MM CAVITY WITH 80MM INSULATION XTRATHERM THIN-R CAVITY PLUS, 0.021 W/MK THERMAL CONDUCTIVITY OR OTHER SIMILAR APPROVED AND A 50MM CAVITY. STAINLESS STEEL CAVITY WALL TIES TO COMPLY WITH I.S. 268:1986. ROUGH CAST PLASTER TO WALL WHERE SHOWN AS PER DRAWINGS.
INTERNAL: PARTY WALLS SHALL BE 215MM BLOCKWORK AND INTERNAL PARTITION WALLS SHALL BE 100MM BLOCKWORK WITH SAND/CEMENT PLASTER WITH HARDWALL FINISH. INTERNAL STUD PARTITIONS TO BE 100MM X 50MM TIMBER STUDS AT 400MM CENTRES. PLASTERBOARD TO BE 12.5MM JOINTED ON SUPPORTS WITH HARDWALL FINISH. INSULATED STEEL LINTELS TO ALL WINDOWS.
CHIMNEY: CHIMNEY STACK TO BE PLASTERED IN THE ATTIC SPACE.

DRAINAGE:
DRAINAGE LAYOUT IN ACCORDANCE WITH ENGINEERS' DETAIL DESIGN

PLUMBING:
THE PLUMBING WILL BE AS DETAILED IN THE GENERAL SPEC.
SOLID FUEL INSERT STOVE (NON BOILER) CARA STANELY STOVE OR OTHER EQUAL AND APPROVED.
ALL PIPE RUNS TO BE AS SPECIFIED IN GENERAL SPECIFICATION FOR THE ERECTION OF HOUSES 1997.
FRAMING TO HOTPRESS TO BE 75 X 38 P.A.O. RED DEAL, 3 ROWS OF SPAR SHELVING 50 X 25 P.A.O. WITH 150mm RAISED FLOOR UNDER CYLINDER.
WATER STORAGE TANK TO BE INSULATED AND INSTALLED IN ATTIC SPACE AS PER DWG SD-10-A AND SD-10-B IN GENERAL SPECIFICATION.
ANY SURFACE PLUMBING PIPES TO BE BOXED IN WITH 19mm PLY.
PROVIDE AND PLUMB-IN FOR BATH, W.H.B. & W.C. IN THE BATHROOM AND D/S TOILET.
SUPPLY, INSTALL & PLUMB-IN SINGLE DRAINER WITH PRESSES UNDER, TO KITCHEN.
CENTRAL HEATING AS PER SPECIFICATION. RADIATOR SHOWN THUS: RAD.
PROVIDE WASHING MACHINE VALVES & OUTLET WASTE PIPE UNDER WORKTOP.

HEATING CONTROLS:
THE FOLLOWING TO BE INSTALLED: WEATHER COMPENSATOR, 2NO. ROOM STATS (MAIN BED & LIVING ROOM), CYLINDER STAT & PROGRAMMER.
ALL RADIATORS TO HAVE THERMOSTATIC RADIATOR VALVES FITTED.

SOLAR PANELS:
2No. 2sqm SOLAR PANELS MOUNTED IN ROOF WITH ASSOCIATED SOLAR PIPEWORK, EXPANSION VESSEL, PUMPING STATION AND SAFTEY TEMPERATURE SENSORS & VALVES.

ELECTRICAL:
PROVIDE FUSE BOARD & E.L.C.B. TO REVELANT STANDARDS.

ELECTRICAL SCHEDULE:
LIGHTING POINT, (BULB.)
OUTSIDE LIGHT
13A TWN SOCKET AT 1,200MM HIGH — AT SKIRTING
SINGLE SOCKET 1,200MM HIGH — AT SKIRTING
LIGHT SWITCH. (2-WAY TO LANDING/HALL.)
COOKER POINT
T.V. POINT — t.v.
PHONE POINT — P.H.
METER/FUSE BOARD
DOOR BELL
SMOKE ALARM
HEAT DETECTOR
CO² DETECTOR
EXTERNAL WEATHER COMPENSATOR
ISOLATION SWITCH FOR MECHANICAL FAN — Fuse

PROVIDE CFL ENERGY EFFICIENT BULBS THROUGHOUT
PROVIDE 2NO. SMOKE ALARMS IN EACH HOUSE LOCATED IN HALL, AND LANDING.
SMOKE ALARMS ELECTRICALLY WIRED TO B.S.5446.
2NO. HEAT DETECTORS TO BE INSTALLED IN KITCHEN AND LIVING ROOM.

WINDOW SCHEDULE:

WINDOW No.	WIDTH(mm)	HEIGHT(mm)	
W1	2000	1300	
W2	1600	1300	
W3	1600	1300	
W4	1350	1300	
W5	1100	1075	
W6	750	1000	
W7	800	1100	(OBSCURE GLASS)
W8	600	750	(OBSCURE GLASS)
W9	1600	1300	

ALL OPES TO BE MEASURED ON SITE BEFORE WORK IS MANUFACTURED.
WINDOWS TO BE DOUBLE GLAZED, ARGON FILLED (LOW-E, en=0.05, SOFT COAT) THERMALLY BROKEN ALUMINIUM 20mm DEBRIDGE & >16MM GAP.
WINDOWS TO LIVING ROOM & UPSTAIRS BEDROOMS TO BE FITTED WITH AN OPEN AREA OF AT LEAST 0.33sqm WITH A MIN WIDTH AND HEIGHT OF 450mm FIRE OPENING SASH COMPLETE WITH 90° HINGE & RESTRICTOR FACILITY.

DOORS:
ULTRATECH DOOR (MUNSTER JOINERY, MALMO) FRONT AND REAR DOOR AND OTHER EQUALLY APPROVED GIVING A U-VALUE OF 2.1W/m²K AS PER ELEVATIONS.

MAINS WATER:
LAY 12.3MM HEAVY DUTY RISING MAIN TO EACH HOUSE NOT LESS THAN 750MM BELOW SURFACE LEVEL. IT SHALL BE LAID ON SAND BED AND SURROUND AND BACKFILLED WITH GRANULAR MATERIAL TYPE C. BRING THROUGH RISING WALLS IN A 50MM PVC DUCTING AND THROUGH FLOOR SLAB AND FIT PRESSURE GATE VALVE TO I.S.231 AT 300MM OVER FLOOR LEVEL AS PER GENERAL SPEC.
RUN A CONNECTION TO STORAGE AND UP TO HOTPRESS.

AIR TIGHTNESS & THERMAL BRIDGING:
ALL TO CONFORM TO "LIMITING THERMAL BRIDGING & AIR INFILTRATION – ACCEPTABLE CONSTRUCTION DETAILS" (www.environ.ie) AND AS SHOWN ON ATTACHED DETAILS INCLUDING 1.02a, 1.05, 1.06, 1.07, 1.08, 1.09, 1.15, 1.16, 1.22, 1.24, 1.26.

CHIMNEY:
PROVIDE AND INSTALL TO MANUFACTURERS GUIDELINES PROPRIETARY CHIMNEY SYSTEM WITH DIRECT COMBUSTION AIR FEED SUCH AS SCHIEDEL AIR CHIMNEY SYSTEMS OR EQUAL & APPROVED.

NOTE:
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION.
ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

REV.	DESCRIPTION.	DATE.	BY.

WESTMEATH COUNTY COUNCIL

PROJECT:
Proposed 2 New Houses at Grange Crescent, Mullingar.

TITLE:
Plans & Section of 3 Bed House (5 Person)

Scale: 1:50 @ A1 **Datum:** MALIN **Date:** 22-04-2014

Drawing No. 519_G.C._14_04 **Stage** PART VIII **Revision** 0

Surveyed	Drawn	Checked	Approved
L.N. & C.H.	L.N.	M.W.	C.J.

DESIGN OFFICE.
COUNTY BUILDINGS,
MULLINGAR.
Phone 044 9332000
Web: www.westmeathcoco.ie

FILE NAME AND DIRECTORY
Typical 3 Bed Semi_D_Design.dwg
H:\Housing Engineers\Capital SCHEMES\Capital Schemes 2015