Notes:
All work is to be carried out in compliance with the following. The current Building Regulations as issued by the Department of the Environment, and with all latest updates as issued by the D.O.E.
Compliance with conditions of planning.
Recommendations for site development works for housing areas DOECLG 1998.
BS 8000: 2011- Works on building Sites.
Building for Everyone - Universal Design Approach National Disability Authority 2012.
Guidelines for opening, backfilling and reinstatement of trenches in public roads - DOECLG 2002

Black flat tiles on 44x44mm Treated deal battens on 'Tyvek' or equal and approved Breather Membrane on roof trusses @ 400mm cts. fitted to manufactures instructions.

Roof Ventilation see general details drawing

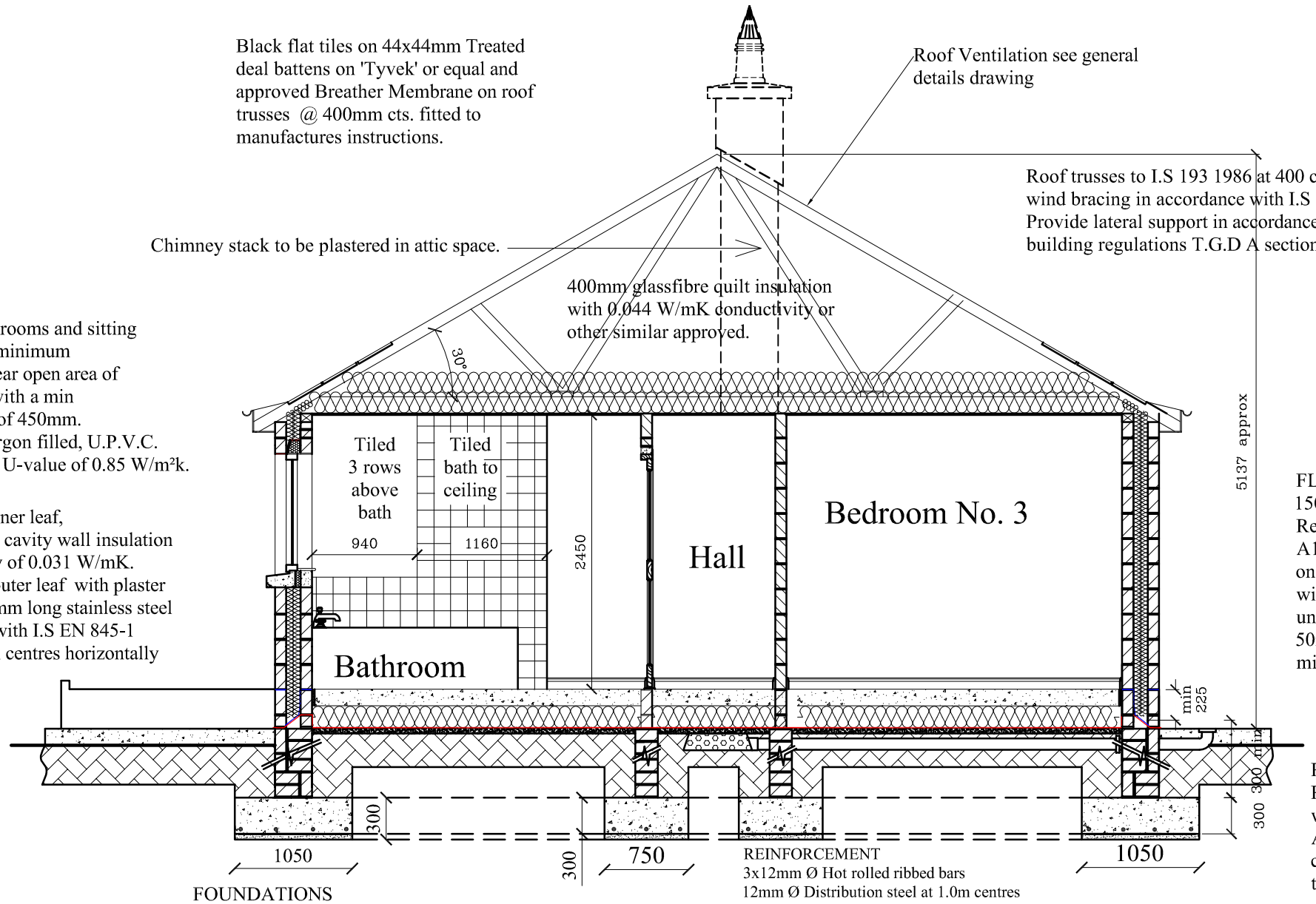
Roof trusses to I.S 193 1986 at 400 centres wind bracing in accordance with I.S 193. Provide lateral support in accordance with building regulations T.G.D A section C37

Chimney stack to be plastered in attic space.

400mm glassfibre quilt insulation with 0.044 W/mK conductivity or other similar approved.

WINDOWS:
Windows to bedrooms and sitting room to have a minimum unobstructed clear open area of at least 0.33m³ with a min width & height of 450mm.
Triple glazed, argon filled, U.P.V.C. windows with a U-value of 0.85 W/m²k.

WALLS:
100mm Solid conc block inner leaf,
130mm Cavity with full fill cavity wall insulation with a thermal conductivity of 0.031 W/mK.
100mm Solid conc. block outer leaf with plaster rendering as per spec. 280mm long stainless steel cavity wall ties to comply with I.S EN 845-1 2003 and spaced at 600mm centres horizontally and 450mm vertically.



REINFORCEMENT
3x12mm Ø Hot rolled ribbed bars
12mm Ø Distribution steel at 1.0m centres

FOUNDATIONS
1050 x 300 reinforced (C35) concrete foundations to external walls and 750 x 300 to internal block walls. Main steel reinforcement 4x12 Hot rolled ribbed bar 12mm Ø distribution steel at 1.0m centres

Section A-A

FLOOR:
150 powerfloated finished conc. slab (C35) Reinforced with A393 mesh bottom and A142 mesh top
on 200mm rigid high density insulation with 0.022 W/mK Thermal Conductivity under the entire floor on Radon barrier on 50mm sand blinding on Compacted hardcore minimum 225mm thickness.

RADON:
Radon sump shall be centrally located within the dwelling.
A 100mm PVC pipe shall run from the chamber to an external point and connected to radon sump box set in rear path.

REV.	DESCRIPTION.	DATE.	BY.

WESTMEATH COUNTY COUNCIL

PROJECT:
ENNELL COURT REGENERATION
Phase II 2013

TITLE:
SECTION OF 3 BED DETACHED HOUSE (House type 'A')

Scale:	Datum:	Date:
1/50		04/07/2013

Drawing No.	Stage	Revision
EC-367-T-11	TENDER	

Surveyed	Drawn	Checked	Approved
CH	CH & LN	MG	HC

DESIGN OFFICE,
COUNTY BUILDINGS,
MULLINGAR,
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FILE NAME AND DIRECTORY
3 Bedroom house.dwg
P:\HOUSING\Ennell Court\2013 Regeneration\Tender drawings