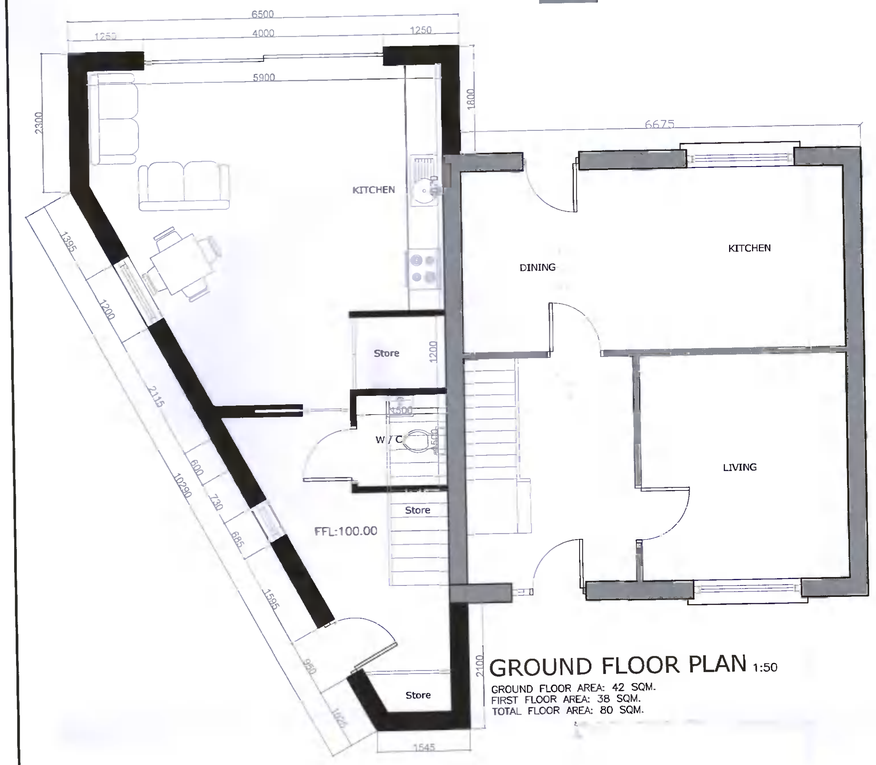
PLANNING ISSUE

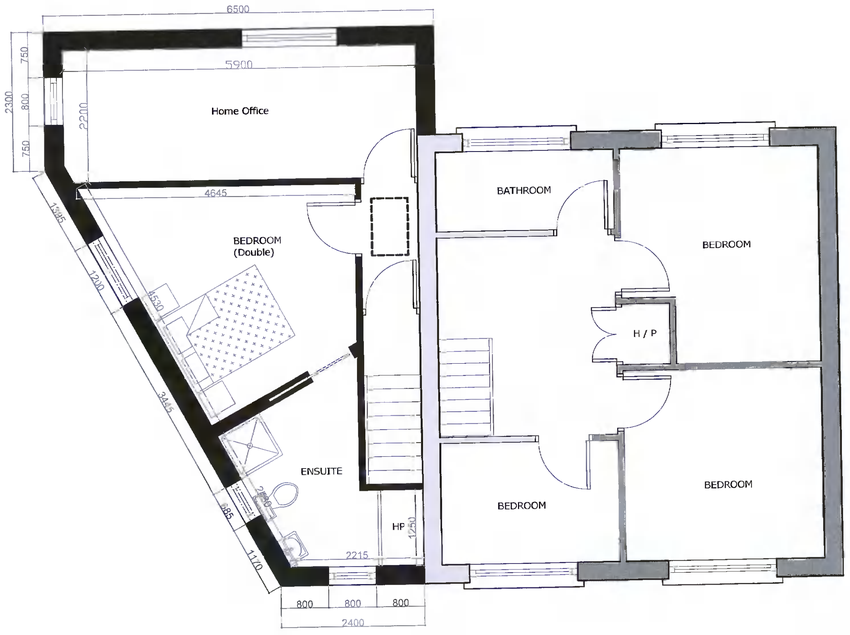
PROPOSED DEVELOPMENT

EXISTING DEVELOPMENT



GROUND FLOOR PLAN 1:50

GROUND FLOOR AREA: 42 SQM.
FIRST FLOOR AREA: 38 SQM.
TOTAL FLOOR AREA: 80 SQM.



FIRST FLOOR PLAN 1:50

NOTE: It is necessary to provide free airways in the rising walls. To crecte free airways it is suggested that a gap equivalent to 12,500mm.sq. per metre run of wall (a gap of a quarter of a block in length in each four blocks) should be adequate

NOTE: Provide independent controls in accordance with T.G.D. Part L in zones requiring different temperatures (eg. Living and Sleeping)

NOTE: All bedrooms to have an emergency escape clear ope. Minimum ope. 850 x 500 wide and between 800 and 1100mm above floor level. (denoted E.W. on drawing)

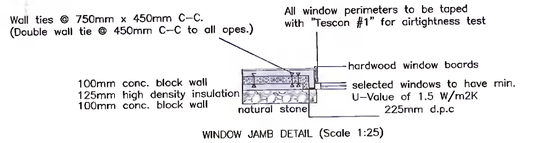
NOTE: All doors must have min. width of 800mm in accordance with T.G.D. Part M.

NOTE: Any unguarded glazing below the level 800mm above the floor should be safety glazing with toughened glass. Toughened glass should also be used in patio doors and glazed panels in all doors.

NOTE: Site to be checked with RPII to confirm level of radon on site to determine if a radon barrier is required.

At least one entrance to the dwelling, if preferably the main entrance, should be accessible to wheelchair users. There should be a clear area at least 1.2m wide x 1.2m deep in front of every such entrance.

Doorbells, entry phones, light switches and suchlike should be located a height 900 and 1200mm above finished floor level.

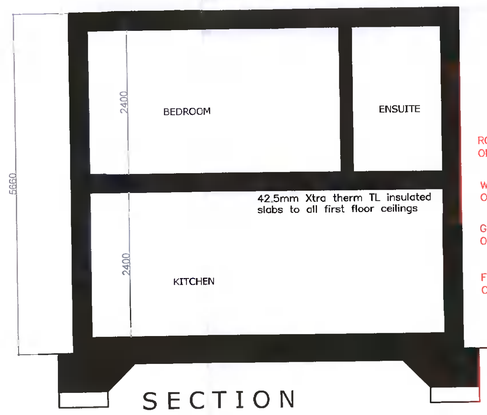


WINDOW JAMB DETAIL (Scale 1:25)

ROOF CONSTRUCTION:

Pressed Metal Staning Seam Finish on
50mm x 36mm battens on
untearable sarking felt on
prefabricated roof horizontal joists @ 350mm c-c's
(timber to I.S. EN 1995-1-1:2005 standard plus amendents).

High Density Rigid insulation between rafters
(thermal conductivity - 0.023 W/mK) with
polythene vapour barrier or foil backed ceiling slabs fixed
to underside of ceiling joists/trusses.



SECTION

ROOF TO HAVE U-VALUE OF 0.12 W/m2K

WALLS TO HAVE U-VALUE OF 0.16 W/m2K

GLAZING TO HAVE U-VALUE OF 1.20 W/m2K or better

FLOORS TO HAVE U-VALUE OF 0.14 W/m2K

N.B:
100mm B5 Quinnlite block or equal ACC Block to be placed at locations vulnerable to cold bridging (around jambs)

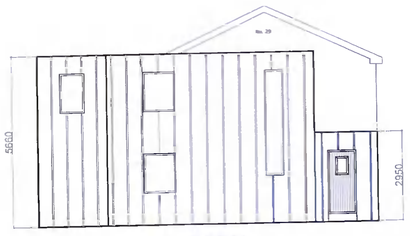
FRONT ELEVATION 1:100

REAR ELEVATION 1:100

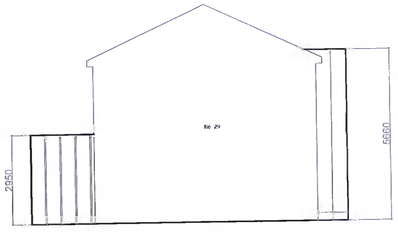
ELEVATION NOTES:

BLACK PRESSED METAL STANDING SEAM EXTERNAL FINISH

ALU-CLAD, WINDOWS & DOORS.



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100

Solid blockwork to 225mm below DPC level changing to 100mm blk. inner and outer leaf with 125mm weathered cavity.

NB: HIGH DENSITY INSULATION TO BE USED SO AS TO ACHIEVE ACCEPTABLE U-VALUE (U-VALUE OF 0.16 W/m2K FOR WALLS)

AIRTIGHTNESS MEMBRANE FIXED TO UNDERSIDE OF ROOF TRUSSES (provide for airtight caps to all recessed lights)

BREATHABLE ROOF MEMBRANE LAPPED AND SEALED WHERE APPROPIATE

"Xtratherm Xtrafoil XF/ALU" high performance PIR roof insulation or similar to be placed @ sloped ceiling locations, ensuring to provide the necessary U-Value of 0.12 W/m2K & in keeping with that of pitched roof. (insulation thickness to be determined prior to consultation)

10mm air gap at soffit boarding to provide permanent ventilation to attic spaces in accordance with Building Regs. T.G.D., Part F, Sect 2.

FLOOR CONSTRUCTION:

150mm power floated concrete slab, concrete grade C25/30, on
125mm thick full floor high density expanded polystyrene insulation, (thermal conductivity 0.023 W/mK) on
1200 gauge visqueen damp proof membrane laid with joints sealed on a bed of
50mm sand blinding on min 150mm levelled and consolidated hardcore base in accordance with Annex E of SR 21: 2004 + A1: 2007.
D.P.M. to conform to I.S. 57:1987. Insulation to be turned up at slab edge.
Floor to have a U-value of 0.14 W/m2K in accordance with the Building Regulation, T.G.D. Part L.

FOUNDATION CONSTRUCTION:

1050 x 300 mm deep reinforced strip
foundations to 300mm solid block rising walls
with top surface 900mm minimum below ground level
Concrete Mix 35N20 Agg with M.S Mesh Reinforcement
Ref A393 with 50 mm cover to Clay Facees
600 x 300 strip foundations to internal walls
and reinforcement as above. This spec may be changed
by engineer on inspection of trench foundation.

CAVITY WALL CONSTRUCTION:

100mm blockwork inner leaf on
125mm "Xtratherm Cavity Therm" high density
insulation board or similar on,
100mm blockwork outer leaf.
Cavity wall to have a min. U-value of 0.16 W/m2K
in accordance with Building Regs., T.G.D. Part L.
Cavity wall ties to be placed @ 450mm intervals horizontally
and 450mm intervals vertically in accordance with Budiling Regs., T.G.D. Part A.

All windows to be taped with TESCON #1 for airtight test.
Window manufacturer to confirm compliance with emergency escape

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