

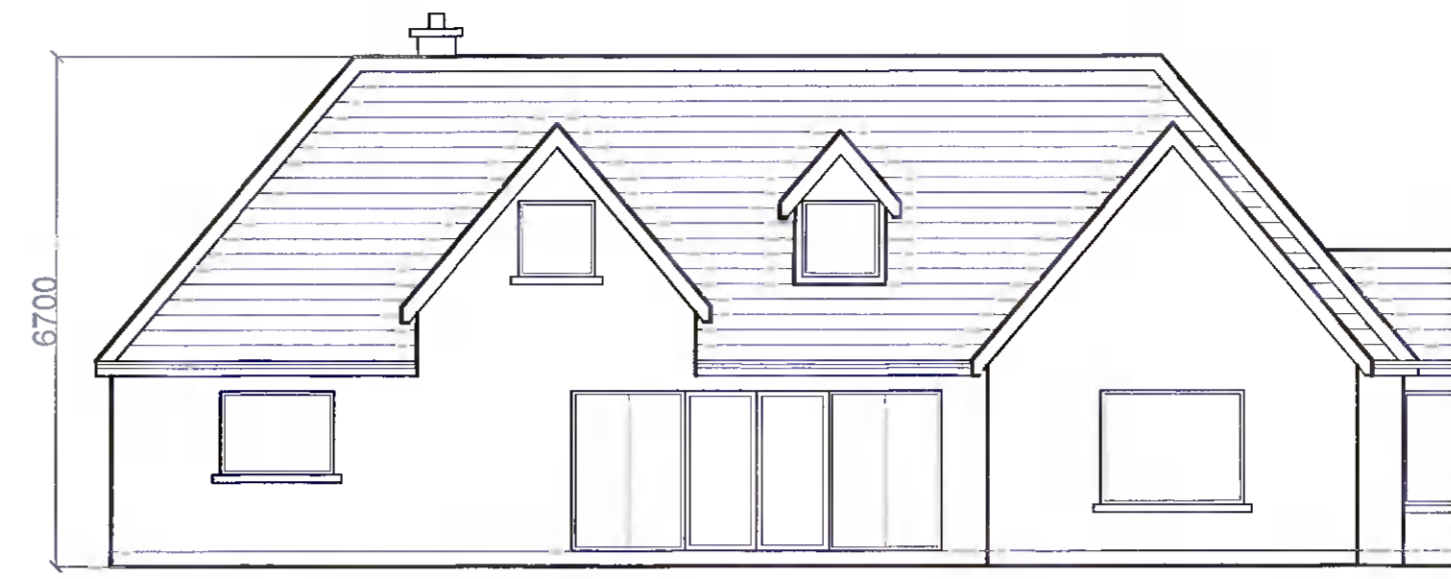


FRONT ELEVATION

ELEVATION NOTES:
 BLUE/BLACK TILE SLATE
 NAPPE PLASTER FINISH
 UPVC FASCIA, SOFFIT & RAINWATER GOODS
 HARDWOOD SASH WINDOWS & DOORS



SIDE ELEVATION



REAR ELEVATION

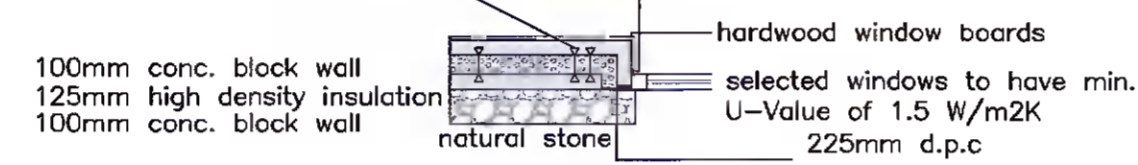


SIDE ELEVATION



Wall ties @ 750mm x 450mm C-C.
 (Double wall tie @ 450mm C-C to all opes.)

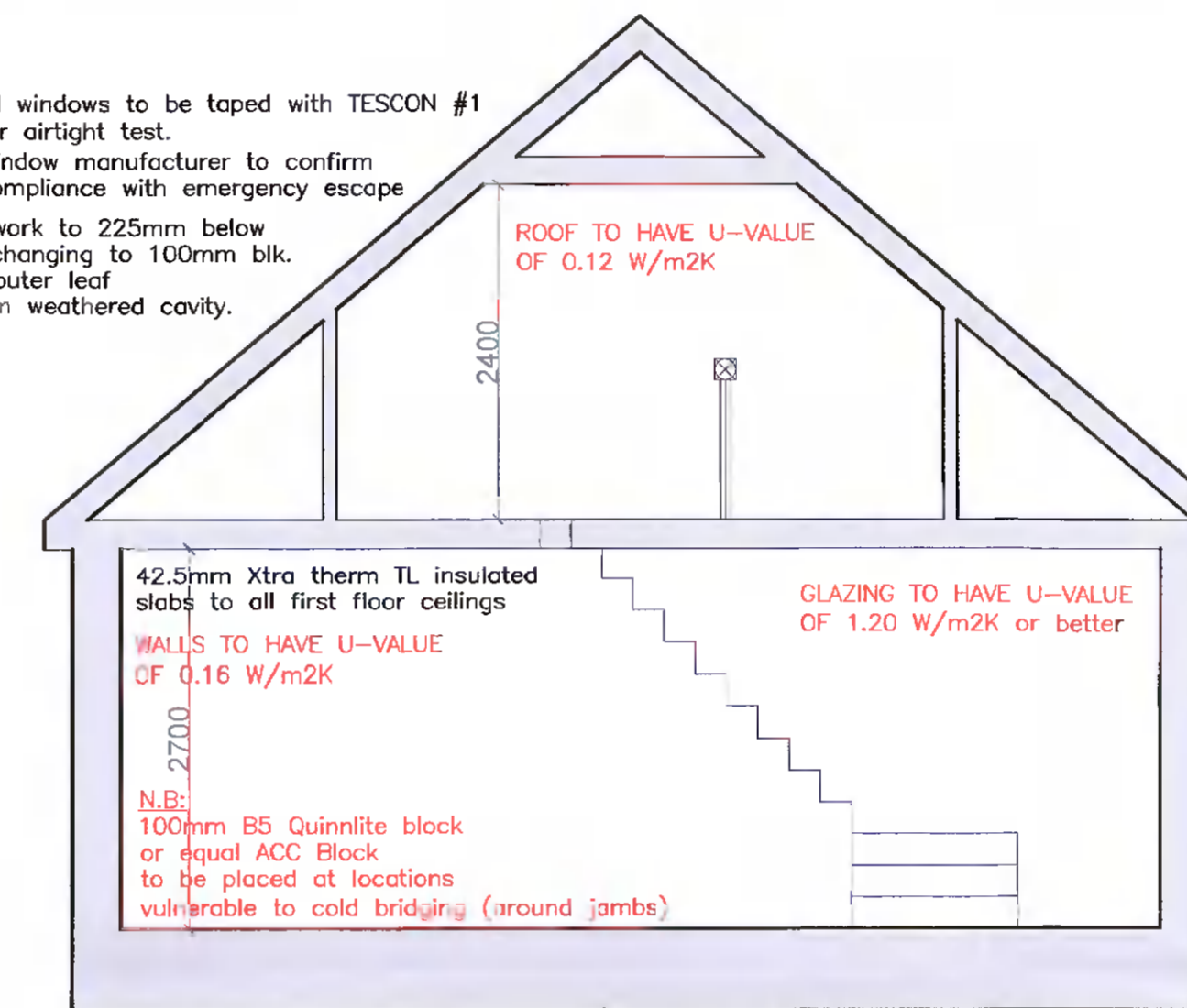
All window perimeters to be taped with "Tescon #1" for airtightness test



WINDOW JAMB DETAIL (Scale 1:25)

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

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



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

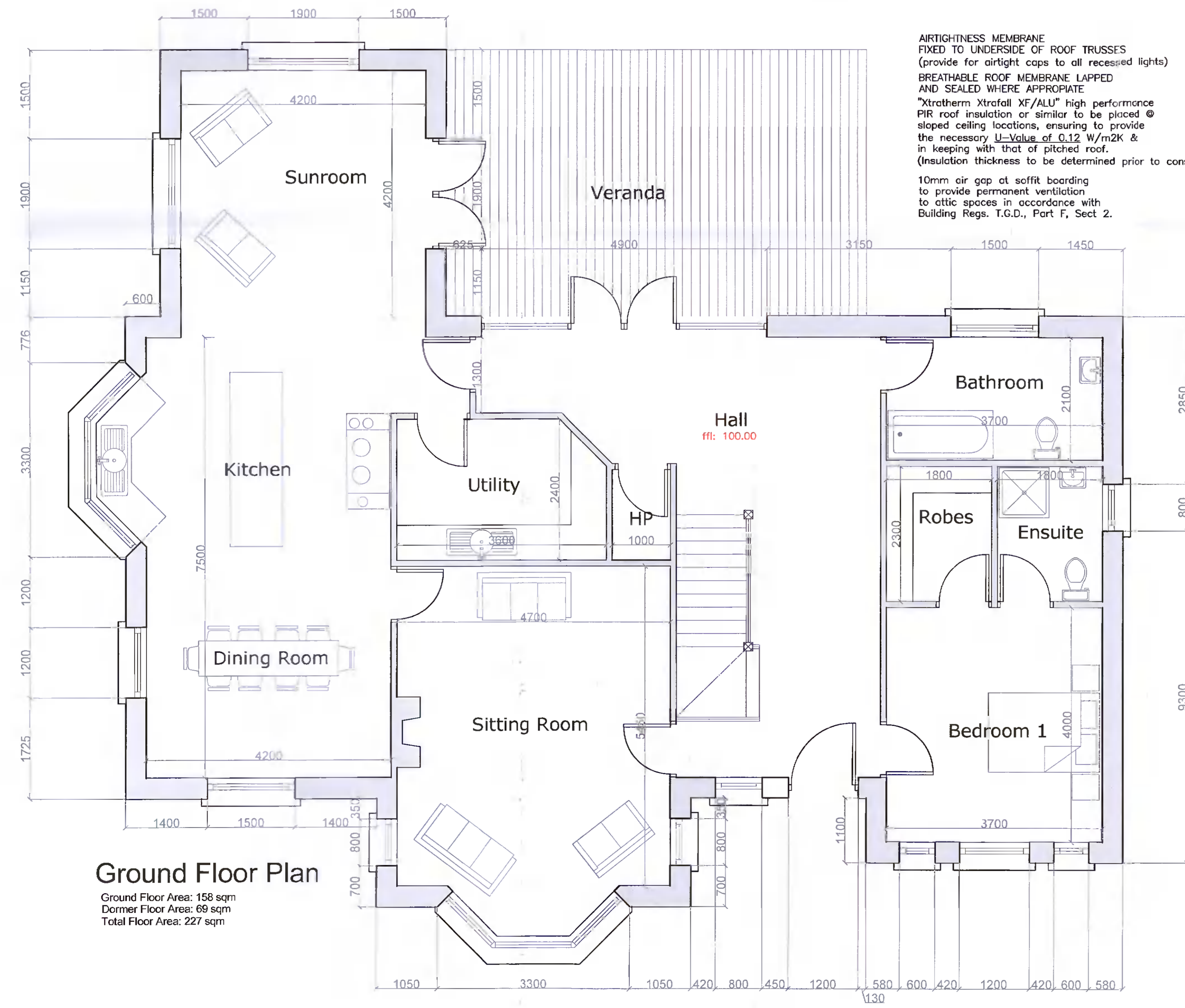
FLOOR CONSTRUCTION:
 150mm power floated concrete slab, concrete grade C25/30, on 125mm thick full floor high density expanded polystyrene insulation, (thermal conductivity 0.023 W/mk) on 1200 gauge visqueen damp proof membrane laid with joints sealed on a bed of 50mm sand binding on min 150mm levelled 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.

ROOF CONSTRUCTION:
 selected flat profile conc. roof tiles/slates on 50mm x 36mm battens on untearable sarking felt on prefabricated roof trusses @ 450mm c-c's (trusses to I.S. EN 1995-1-1:2005 standards plus amendments), wind bracing and water storage tank supports to I.S. EN 1995-1-1:2005.

300mm fibre glass quilt insulation (thermal conductivity = 0.023 W/mk) with polythene vapour barrier or foil backed ceiling slabs fixed to underside of ceiling joists/trusses.

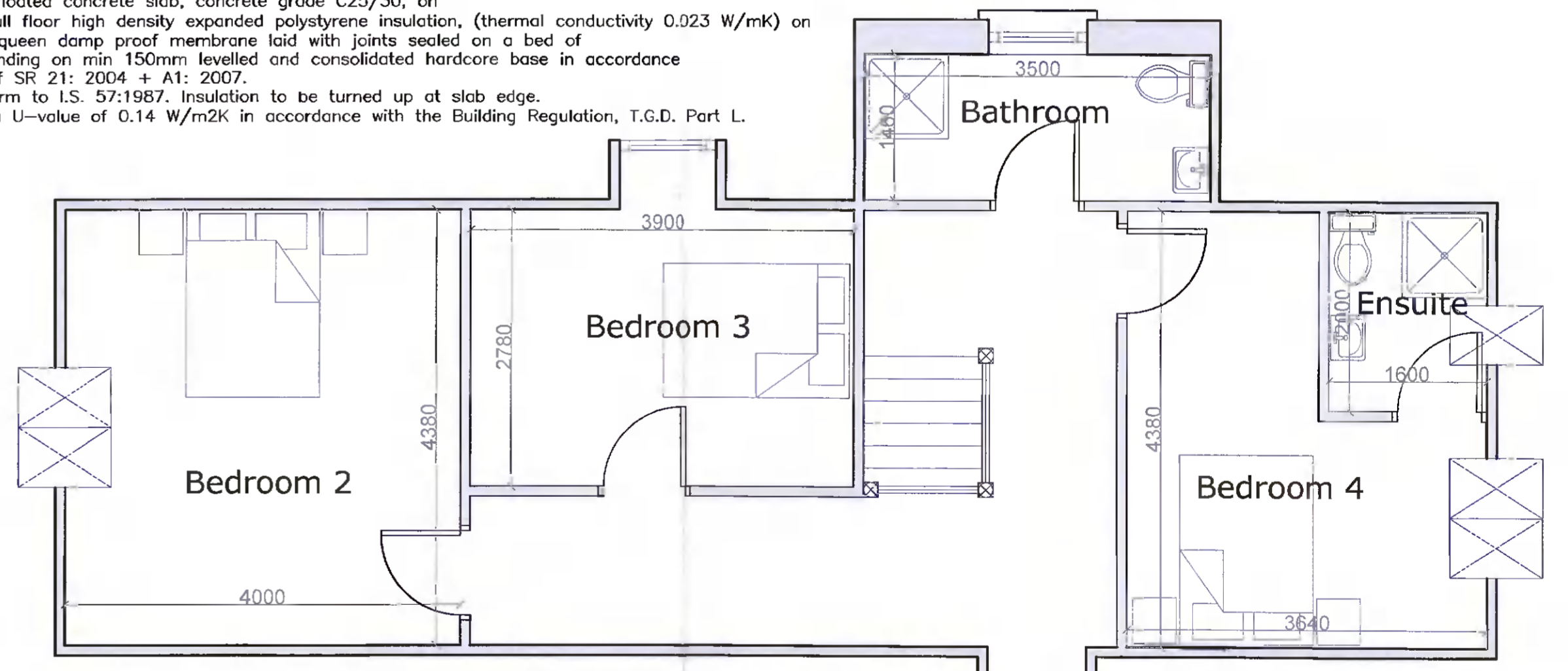
FOUNDATION CONSTRUCTION:
 1050 x 300 mm deep reinforced strip foundations to 300mm solid block rising walls with top surface 900mm minimum below ground level Concrete Mix 35N20 Agg with M.S Mesh Reinforcement Ref A393 with 50 mm cover to Clay Faces
 600 x 300 strip foundations to internal walls and reinforcement 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 Building Regs., T.G.D. Part A.



Ground Floor Plan

Ground Floor Area: 158 sqm
 Dormer Floor Area: 69 sqm
 Total Floor Area: 227 sqm



Dormer Floor Plan

NOTE: It is necessary to provide free airways in the rising walls. To create 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. 650 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.

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Client: Frank Reynolds	Draft: Planning Permission	Project: Proposed Development at Ringwood, Hazelhatch, Celbridge, Co. Kildare	Drawn: PLANS & SECTION
Date: Nov 2021	Scale: 1:100, 1:50	Drawn: FR/PLN-003	