

GROUND FLOOR PLAN 1:50

NOTES
FOR ALL FINISHED FLOOR LEVELS PLEASE REFER TO ENGINEERS DRAWINGS



FRONT ELEVATION 1:50

Tabular Format of Housing Standards as taken from the Quality Housing for Sustainable Communities.

APPROPOSED THREE BEDROOM DWELLINGS

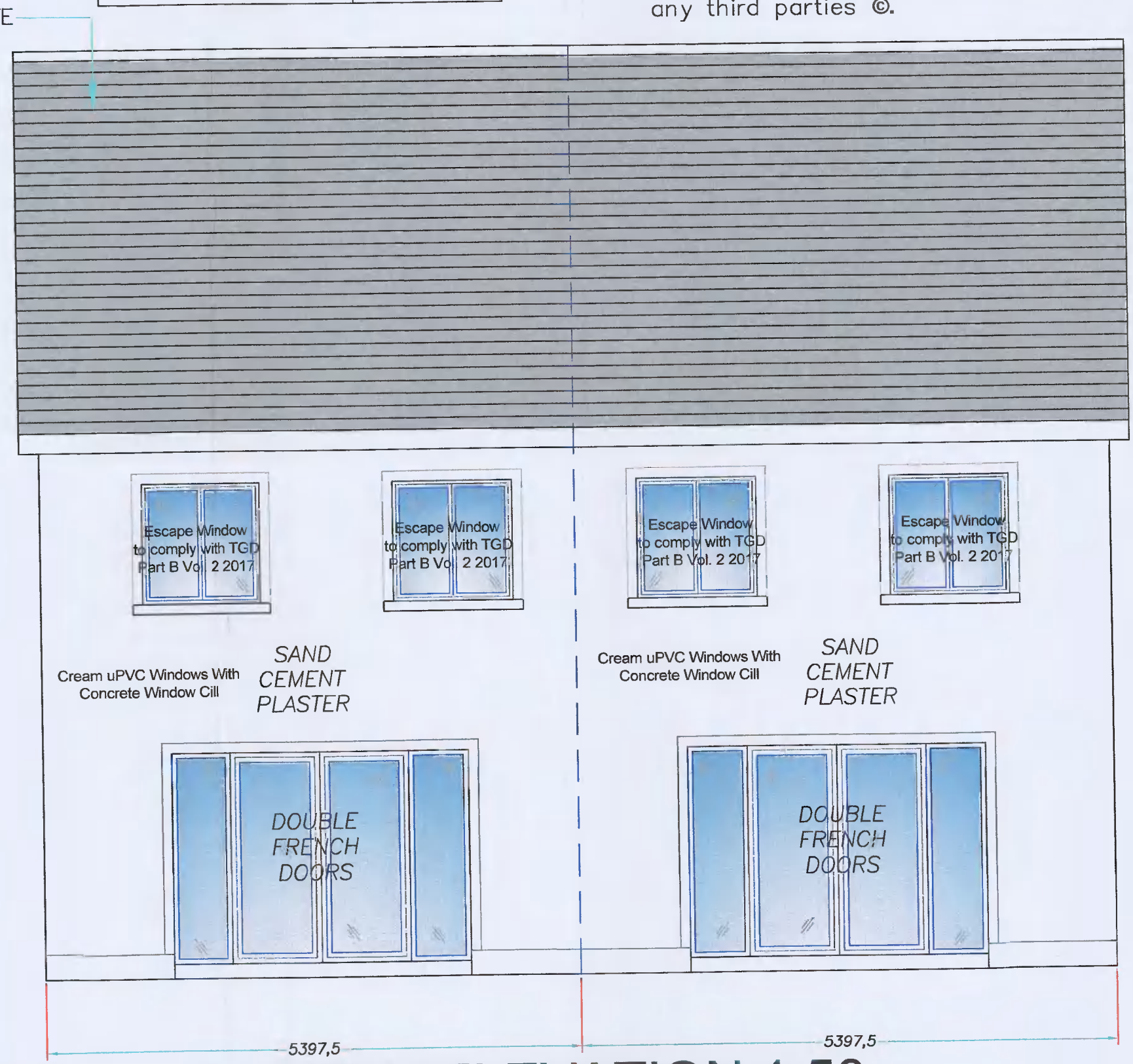
House Type	Room	Floor Area Provided	Floor Area Req.	Min. Room Width	Room Width Provided	Aggregate Area Req.	Aggregate Area Provided
HOUSE TYPE 2							
Three Bed	Kitchen	17.9sq.m	13sq.m	3.6m	4.4m	30sq.m	34.4sq.m
3 Bed	Living	18.1sq.m	13sq.m	2.1m	2.325m	28sq.m	30.4sq.m
	Bedroom 1	7.4sq.m	7.1sq.m	2.1m	2.325m		
	Bedroom 2	8.7sq.m	7.1sq.m	2.1m	2.325m		
	Bedroom 3	15.4sq.m	11.4sq.m	2.8m	3.65m		
	Store	7.4sq.m	4sq.m	n/a	n/a		

BLOCKWORK:
Traditional masonry wall construction consisting of a 300mm cavity wall incorporating 100mm masonry inner leaf, 100mm cavity and 100mm masonry outer leaf. The cavity wall is to incorporate Xtra Therm Cavity Therm CT PIR, 90mm thickness, scratch coat plaster finished to inner leaf with skimmed plaster finish. All blockwork is to be built together and fill all perpene joints. Blocks to comply with IS EN 771-3 : 2011 and incorporate a minimum strength of 28 days of 5N/mm². Mortars to conform with IS EN 998-2 : 2010 and incorporate a minimum strength of 28 days of 2.5N/mm².
Austenitic Stainless Steel wall ties only to be used and to comply with IS EN 845 : 2003 + A1 : 2008. For a cavity width of 350mm the Min. number of wall ties per m² = 4.8. Maximum horizontal centers = 450mm and Maximum vertical centers = 450mm.
Prestressed concrete lintels to comply with IS EN 845 - 2 : 2003 and must have a minimum bearing capacity of 150mm.

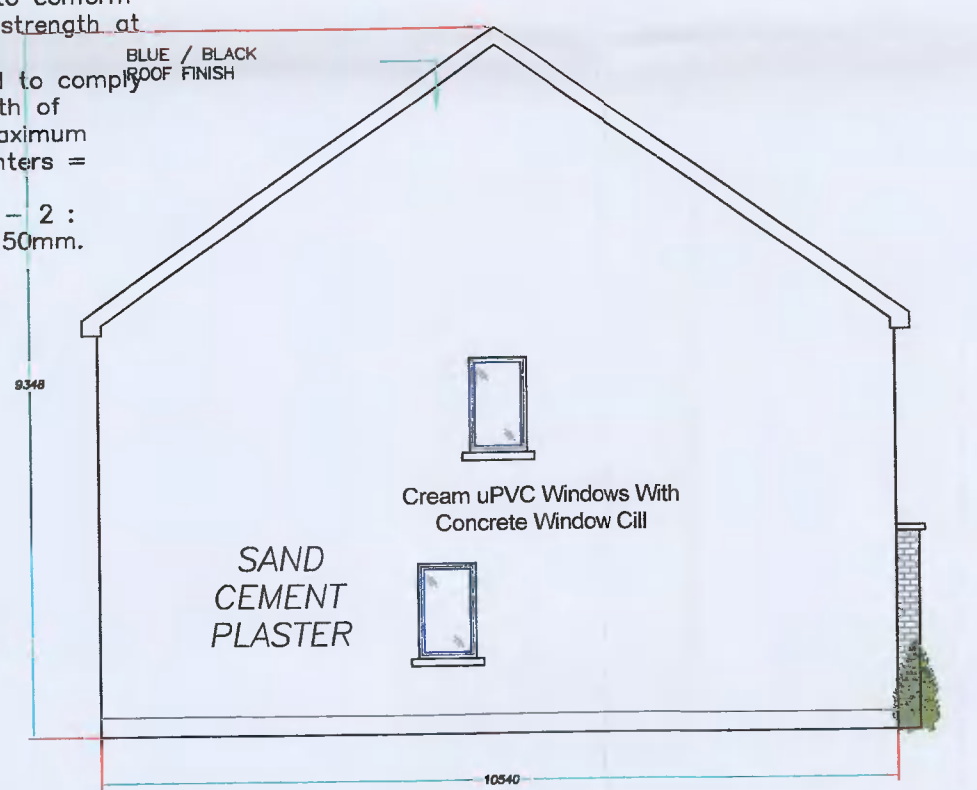
FLOOR AREAS - TYPE 2

House Type	Ground	First	Total Floor Area	No.
3 - Bed	50.0sq.m	50.0sq.m	100.0sq.m	6
			Total No.	6

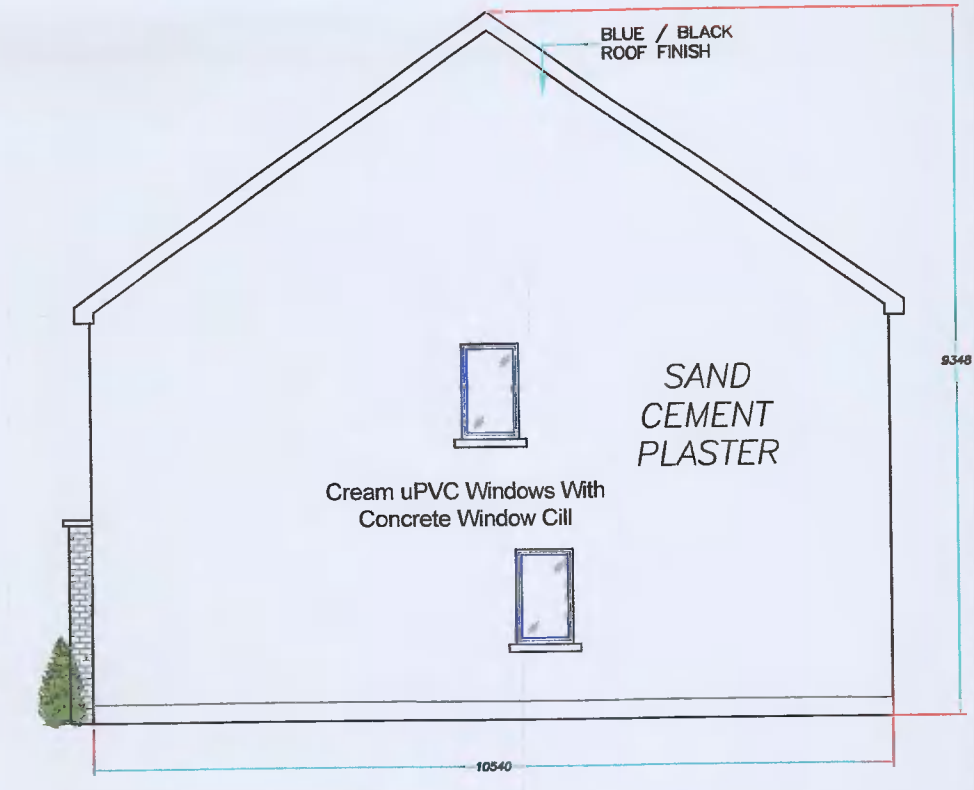
Notes:
This drawing is for planning issue only and must not be used for any other purpose.
Copyright & ownership of this drawing is vested in William Donoghue & Associates, whose prior written consent is required for its reproduction or publication to any third parties @.



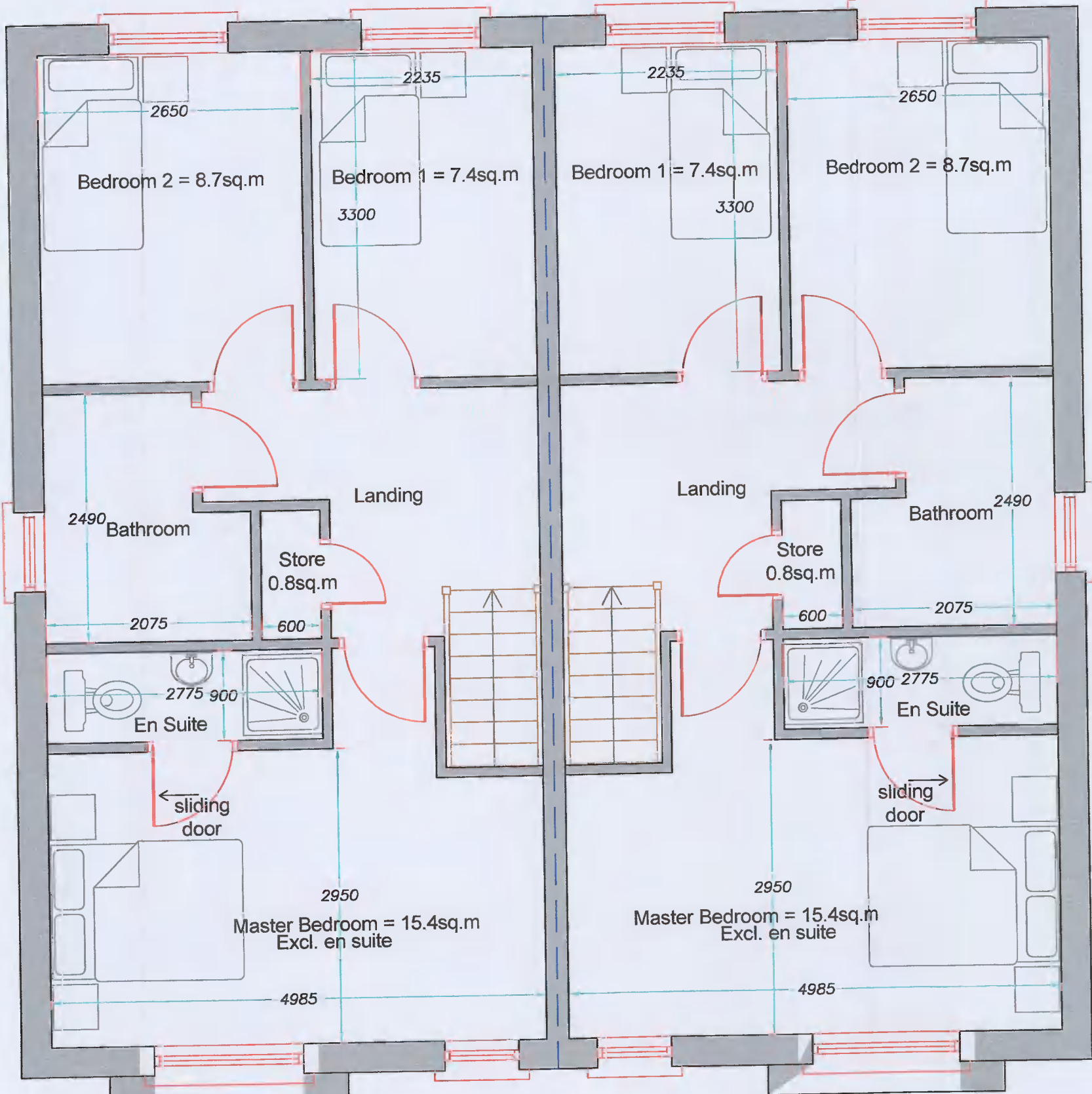
REAR ELEVATION 1:50



SIDE ELEVATION 1:100

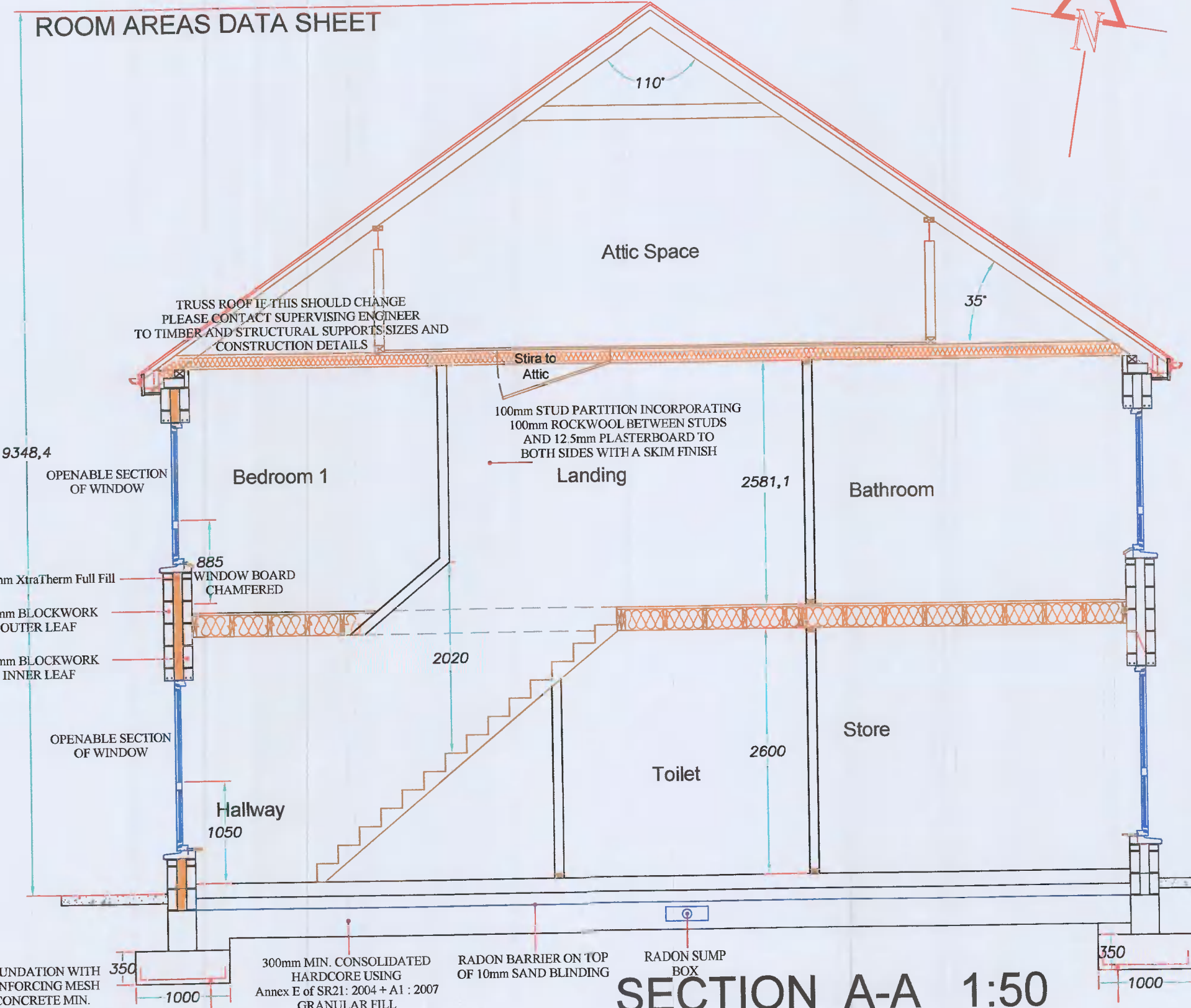


SIDE ELEVATION 1:100



FIRST FLOOR PLAN 1:50

ROOM AREAS DATA SHEET



SECTION A-A 1:50

ROOF CONSTRUCTION
Universal block ridge tiles on block thru tone slates fixed with 2 no. nails and copper discs on 50 x 25mm battens on reinforced slates felt on 150x44 rafters at 400mm crs, 125 x 44mm hangers at 400mm crs, 125x44mm binders, 225x44 ceiling joists at 400mm crs and 125x44 wall plate ties at 1200mm crs. Double up rafters each side of openings i.e chimney, velux etc... 100x75mm wall plates strapped to inner skin at 1200mm crs. 100x50mm wall plate bolted to top flange of 203x133mm at 30kg/m UB at 600mm staggered centres. Rafters birdsmouth over all steel beams to bear on 450x225x100mm R.C. Padstones. Coved sections of ceiling to consist of 50x50mm battens nailed to underside of rafters over this section to allow for the depth of insulation. Provide vapour barrier between 50x50mm battens and plasterboard. 100mm Kingspan Kooltherm K7 pitched roof over rafters to provide u-value of 0.20 W/m²K. over coved section ensure 50mm clear air space between roofing felt and insulation. Provide roof vents to rear pitch of roof at 2metre centres. 225x44 floor joists at 400mm crs bridged at 1/3 span. Double up floor joists under all stud partitions running parallel to joist direction. Provide double trimmer at stair well opening carried off joist hanger.

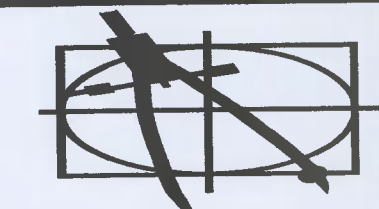
GENERAL NOTES
The dwelling house must be constructed to accredited construction details. The builder must demonstrate that an appropriate system of site inspection is in place.

On completion of the works contractor to ensure that everything is left clean, tidy and watertight and structurally sound to clients entire satisfaction. All materials and workmanship to be in accordance with B.S. codes of practice and latest building regulations with amendments. Contractor to visit site and satisfy himself as to the nature of the work to be done.

GROUND FLOOR SLAB:
Solid floating concrete ground floor slab to be constructed. Granular Fill must not exceed 900mm.
The hardcore bed should be at least 150mm thick. Hardcore should conform with IS EN 1242:2002 and meet the specification as outlined in Annex E of SR 21: 2004 + A1: 2007. The layer of hardcore should be well compacted, clean and free from matter liable to cause damage to the concrete. A blinding layer should be provided in accordance with Annex E of SR 21: 2004 + A1 : 2007, for fines materials. The blinding layer should be 50mm to fill surface voids and create an even surface avoiding sharp projections which may cause damage to the Radon Barrier.

HOUSE TYPE 02 PLANNING ISSUE

WILLIAM DONOGHUE & ASSOCIATES
Consulting Engineers & Architectural Services
Woodlands, Rathangan, Co. Kildare
Tel: (087) 9252448



Client: Pavement Homes Ltd
Address: St. Finian's Way, Main St, Newcastle, Co. Dublin
Drawing: PROPOSED DRAWING DETAILS FOR PLANNING PURPOSES ONLY

Scale: 1:50 & 1:100
Date: 24/01/22
Cad Ref: WD - 240 - 04
Area: As Shown