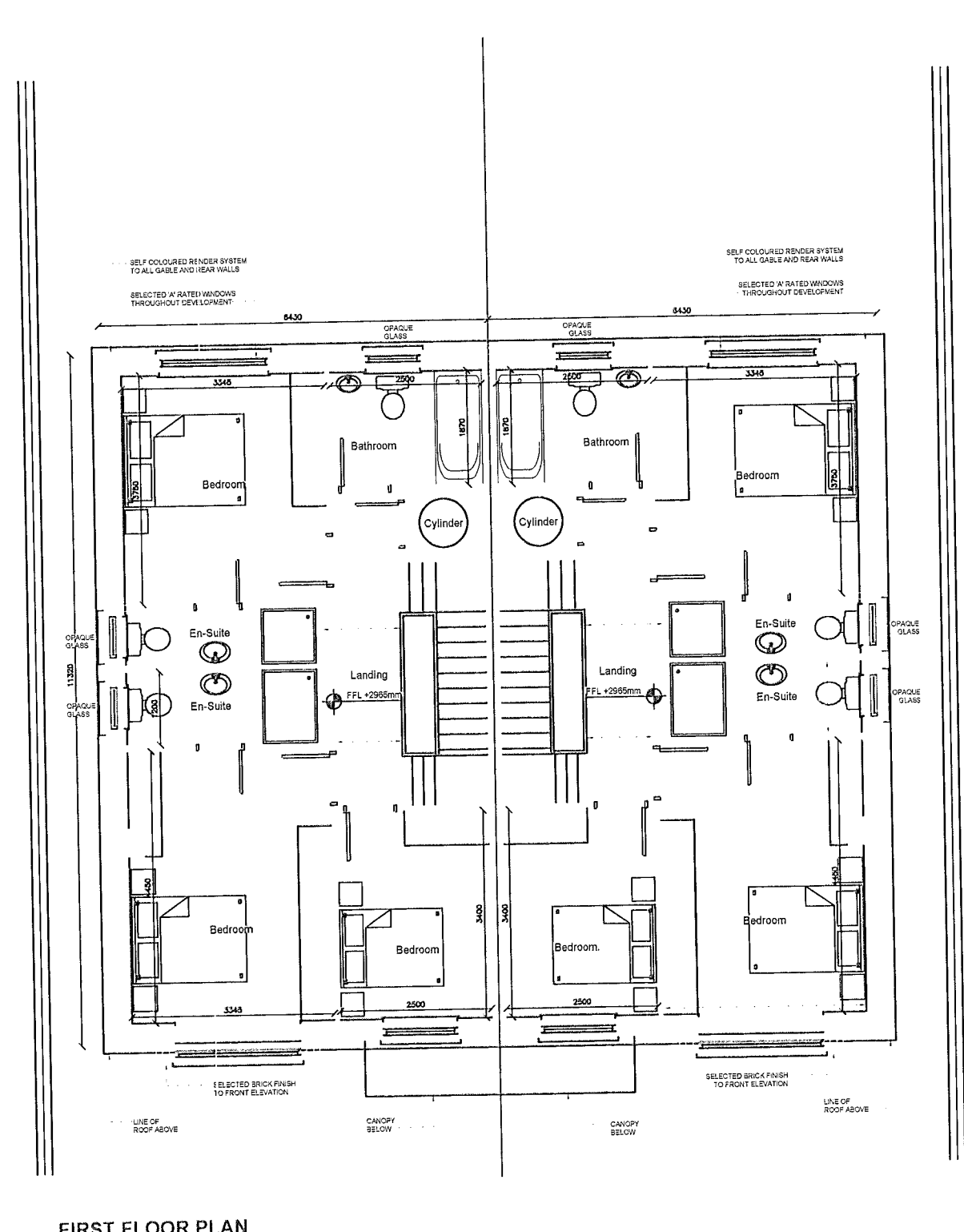
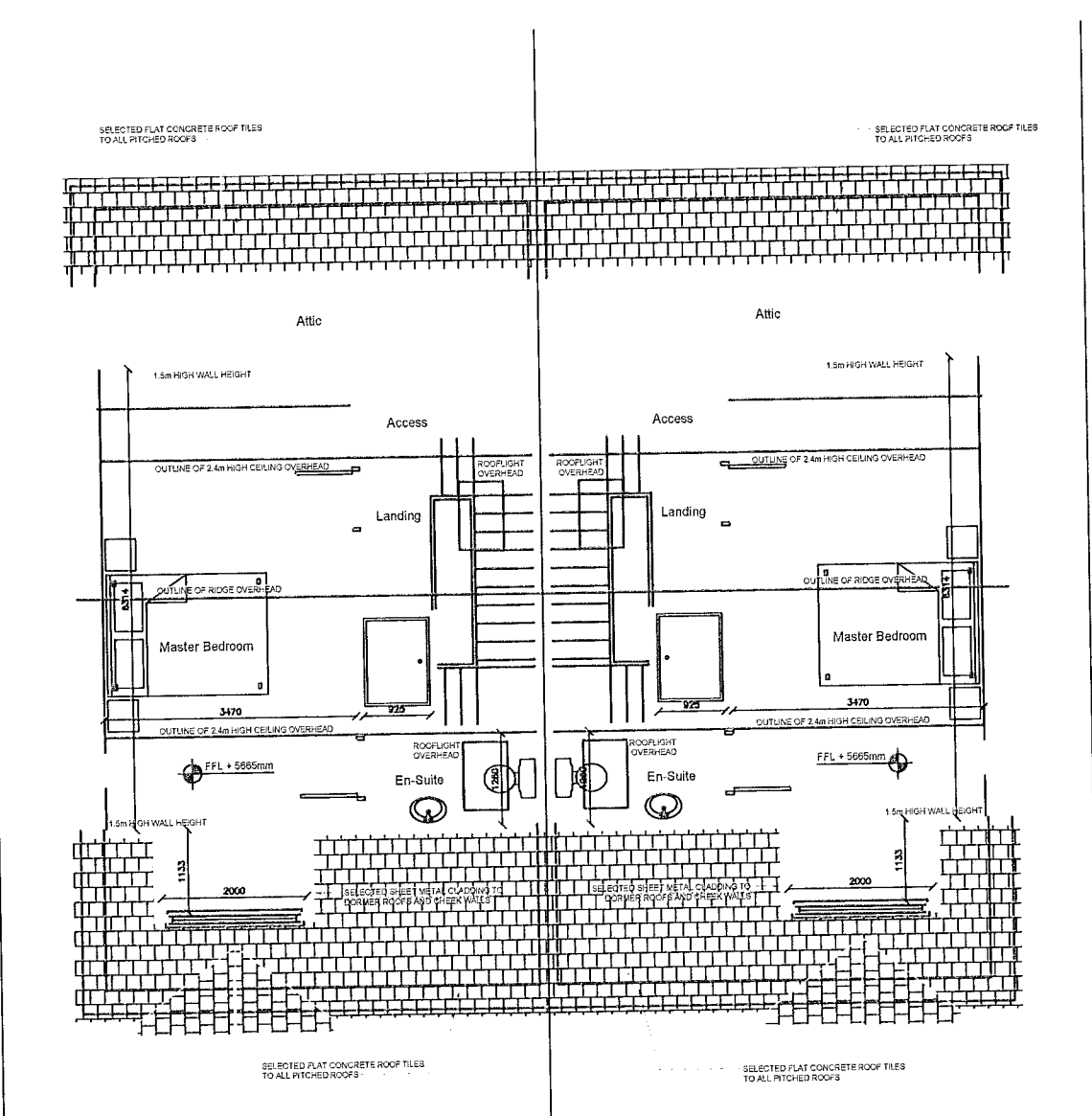


**GROUND FLOOR PLAN**  
House Type 2



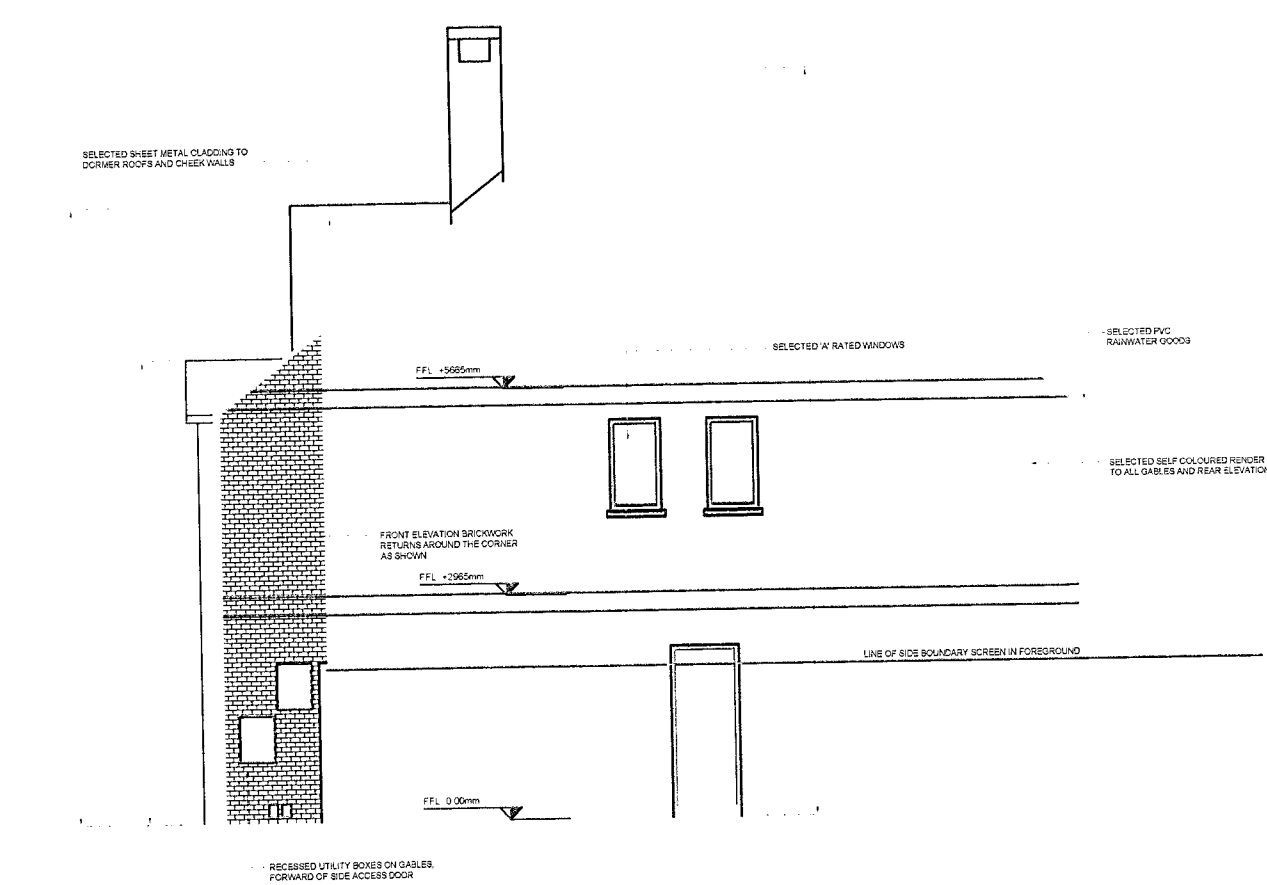
**FIRST FLOOR PLAN**  
House Type 2



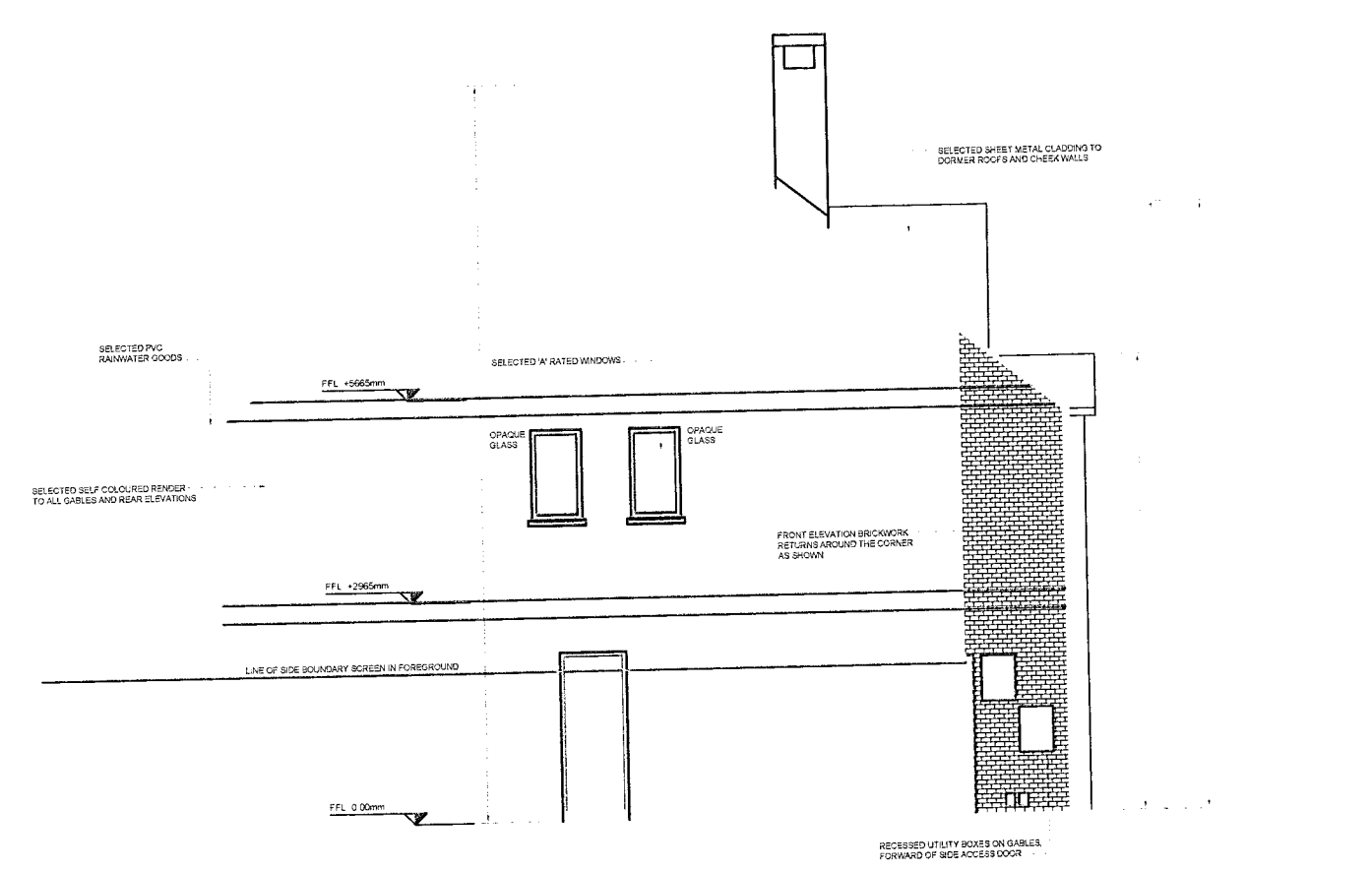
**SECOND FLOOR PLAN**  
House Type 2



**FRONT ELEVATION**



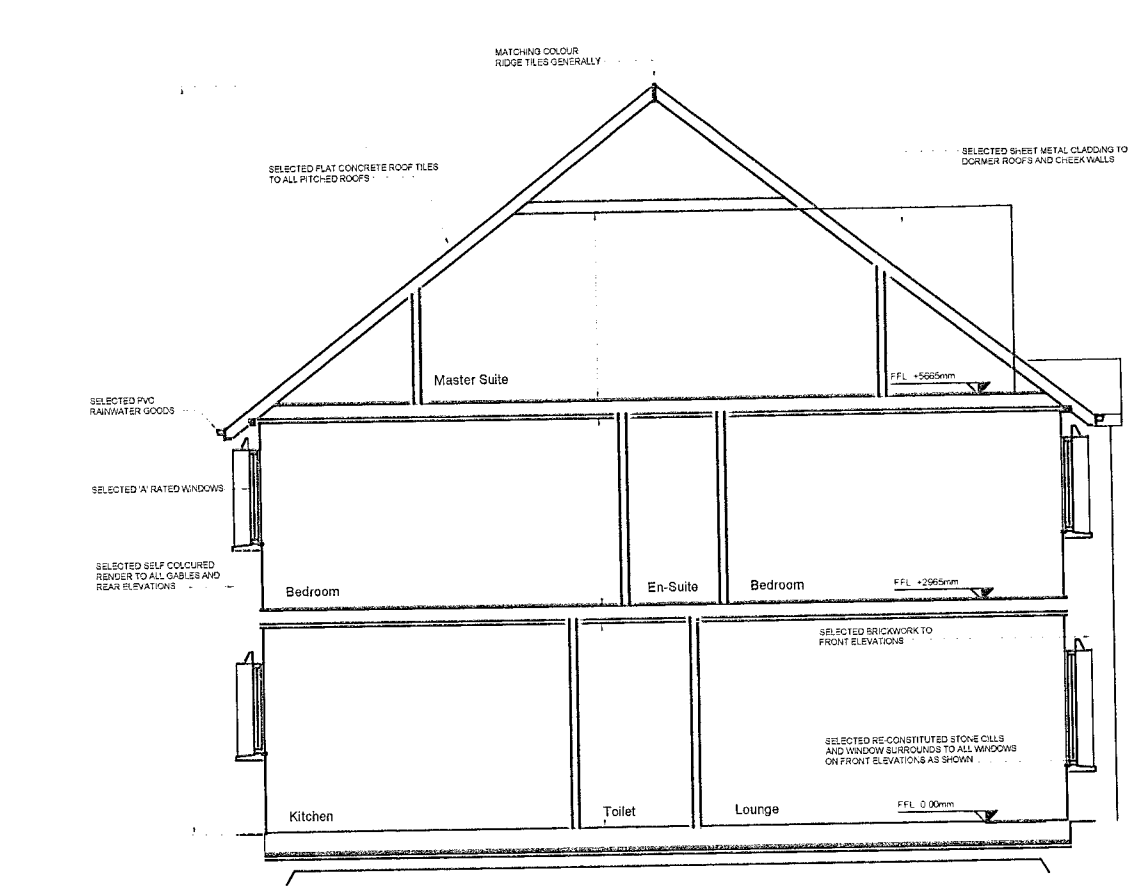
**SIDE ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



**SECTION A-A**

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- AND GOOD BUILDING PRACTICE**
- Foundations:** Shall be to depths and dimensions indicated on drawing and shall be reinforced in accordance with details of approved specialist engineering firm.
  - Rising Walls:** The rising walls up to DPC level shall be constructed in solid concrete block built up on foundations and bedded in gauged mortar.
  - D.P.C:** DPC shall be PVC type laid under RC chills turned up at back and folded round ends.
  - Ground Floor:** The DPC shall be lapped a minimum of 150mm at joints. 150mm powerfloated floor slabs on 125mm HD insulation on radon barrier with radon sump on 250mm well compacted hardcore.
  - External Wall:** External walls shall be 350mm cavity walls consisting of 100mm inner concrete block leaf, 150mm cavity and 100mm outer leaf consisting of brick or rendered block as indicated on drawings. Cavity to be insulated with 100mm HD rigid insulation and dry-lined internally with 12.5mm insulated board internally. (U-Value min. 0.15)
  - Partitions:** Shall consist of 100mm concrete block bedded and jointed in gauged mortar where indicated on drawings. Internal partitions shall be 100mm blockwork plastered both sides or 100mm timber/metal stud with plasterboard and Gypsite plaster finish as shown on drawings.
  - Upper Floors:** Selected Timber joists supported where necessary to Engineers detail, with T & G floor boards & ceiling plaster board, skimmed & painted.
  - Windows:** Shall be UPVC hardwood windows in hardwood, triple glazing future soft E Argon filled with openings as shown on drawings. (U-Value 1.4)
  - Cills:** Shall be precast concrete or granite weathered, throated and stooled cills set on Hy-load DPC turned up at back and folded round ends and lapped 150mm at joints.
  - Lintels:** Shall be pre-cast pre-stressed concrete/keyite installed as per manufacturer's instructions and Engineers details.
  - Doors:** All internal and external doors to comply with TGD Part M. Internal doors shall be six panelled moulded doors with moulded architraves and skirtings. External doors shall be panelled or glazed as indicated on drawings. (U-Value 1.4)
  - Roof:** Shall consist of blue/black slates/tiles on 50 x 38mm battens on roofing felt on timber trusses manufactured and installed to IS 193 P on 100 x 75mm wall plates strapped down to three courses of blockwork with 30x5mm MS straps.
  - Ceilings:** Shall be 1 no. layer of 150mm Metek insulation lapped between joists and to 1 no. layers of 150mm Metek insulation lapped perpendicular to joists (U-Value min 0.12)
  - Provide 225 x 25mm UPVC fascias and soffits.**
  - Vents:** Provide 200 x 200mm CI louvered vents to walls of rooms as indicated on drawings. Vents to be provided at eaves also. Permeability 4m3/m2h
  - Mechanical Ventilation:** Demand Control Ventilation (DCV) or central mechanical ventilation system (CMEV) shall be provided in each dwelling and shall extract stale and moist air from bathrooms, ensuite, utilities and kitchens
  - Airtightness:** A purpose made air tight membrane as the air barrier round the envelope to be used, with joints taped and sealed, particularly at junctions in the external wall, around service penetrations, and at internal and external corners. All internal walls to be rendered. The junction between floor and insulated boards are to be foam filled prior to skirting being fixed. Skirtings to be silicone sealed at floor level. Tape mesh onto wall/ceiling junctions in advance of plastering. The Acceptable Construction Details must be used to ensure that the requirements of TGD L are fully complied with.
  - Primary Space Heating:** Heating to be supplied by Heat Pump
  - Water Heating:** Supplied by Heat Pump
  - Lighting:** 100% Energy efficient lighting
  - Sanitary Fittings:** Shall be best quality vitreous china with all proper wastes, fittings and fixings etc.
  - Kitchen Fittings:** Shall be best quality standard cupboards etc. installed by manufacturer.
  - Built in Wardrobes:** Shall be best quality standard wardrobes etc., installed by manufacturers.
  - Finishes:** Ceilings shall be slabbed with Gyplath plaster boards and finished with Artex in accordance with the manufacturer's instructions.
  - Wall Finishes:** Shall be plastered with Gypsite plaster in accordance with the manufacturer's instructions. Walls shall be plastered in accordance with manufacturer's instructions.
  - Woodwork:** All woodwork shall be knotted, stopped and primed and painted 2 coats similarly prepared and given 3 coats 'Ronseal' or similar. All timber in touch with walls etc. shall be properly treated against rot by undercoat and one finishing coats gloss paint. All hardwood shall be 'Proform' or other approved make.
  - Surface Water:** See Engineer's drawings
  - Foul Drainage:** See Engineer's drawings
  - Water Supply:** Shall be taken from existing supply.
  - Electrical Installation:** The electrical installation shall be in accordance with the National Rules for Electrical Installation obtainable from the Electro Technical Council of Ireland.
  - Completion:** On completion remove all builder's rubbish and material from site. Clean all windows, floors, sanitary fittings, kitchen fittings and leave house in a state ready for occupation.

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