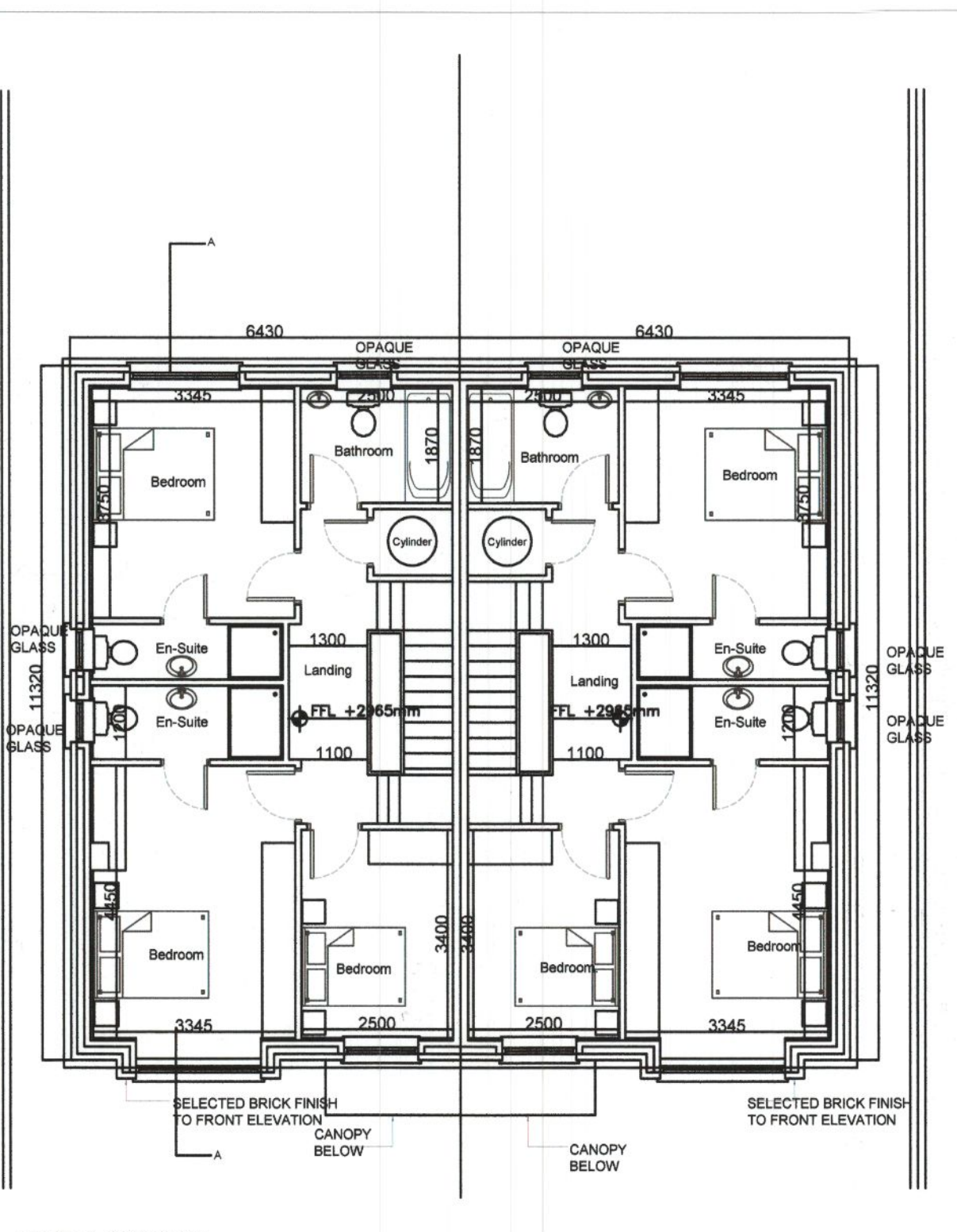
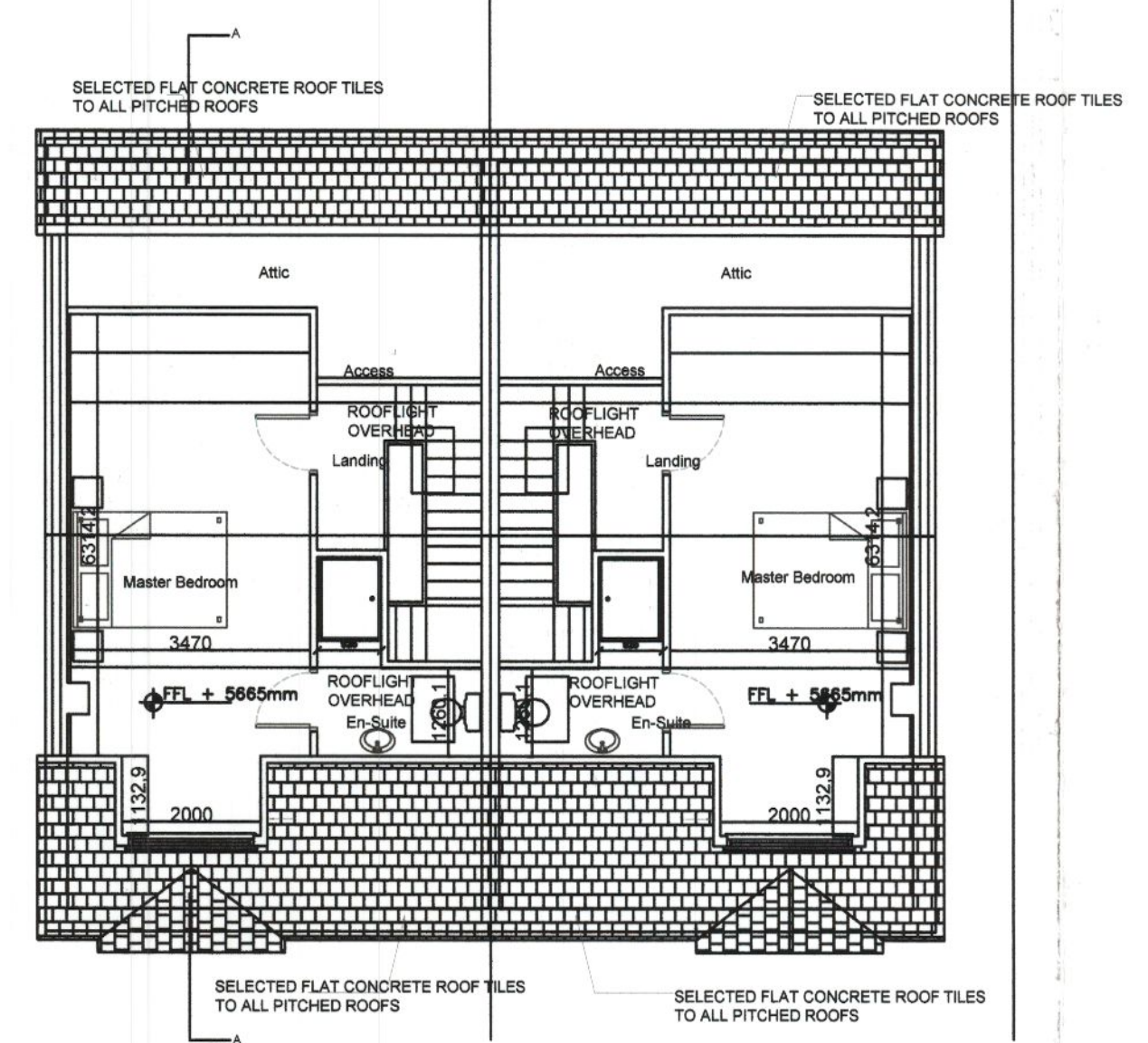


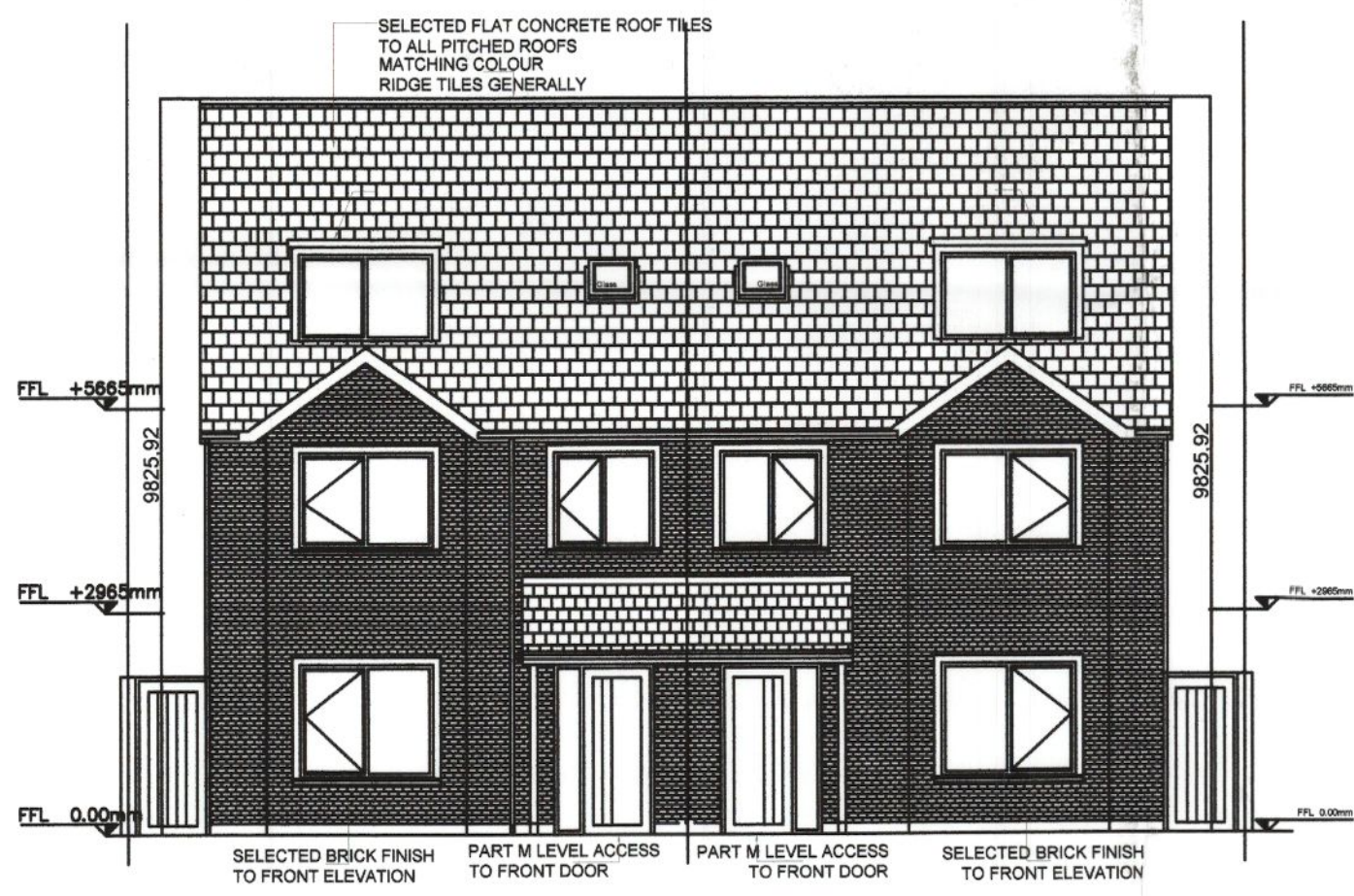
GROUND FLOOR PLAN
House Type 2



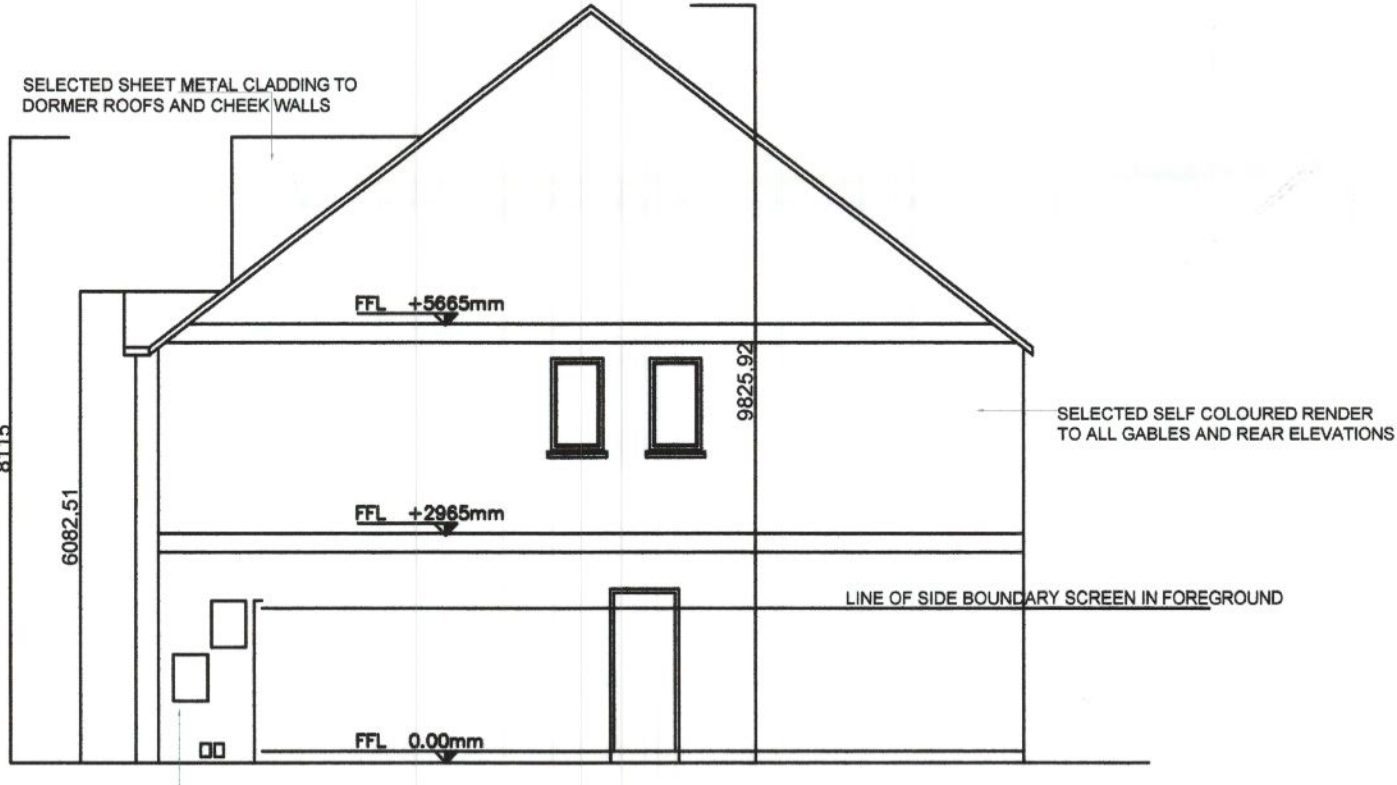
FIRST FLOOR PLAN
House Type 2



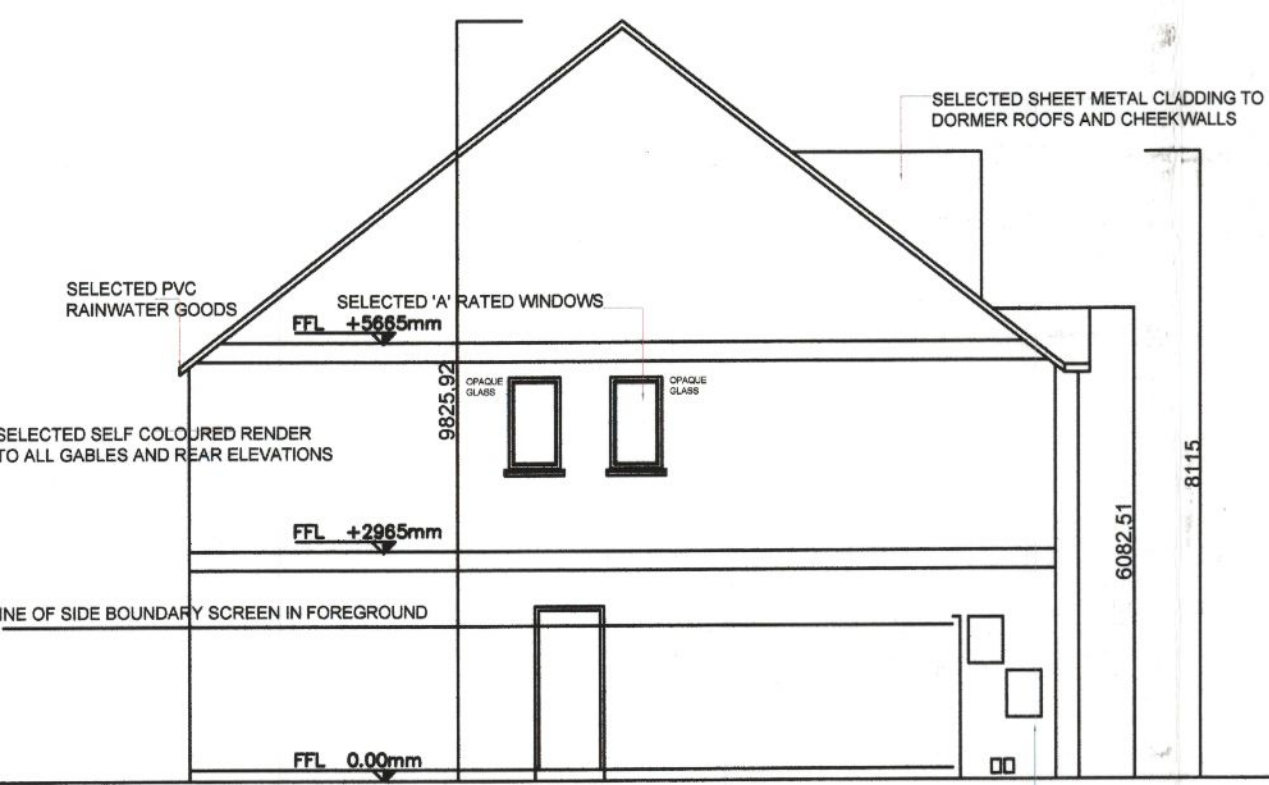
SECOND FLOOR PLAN
House Type 2



FRONT ELEVATION



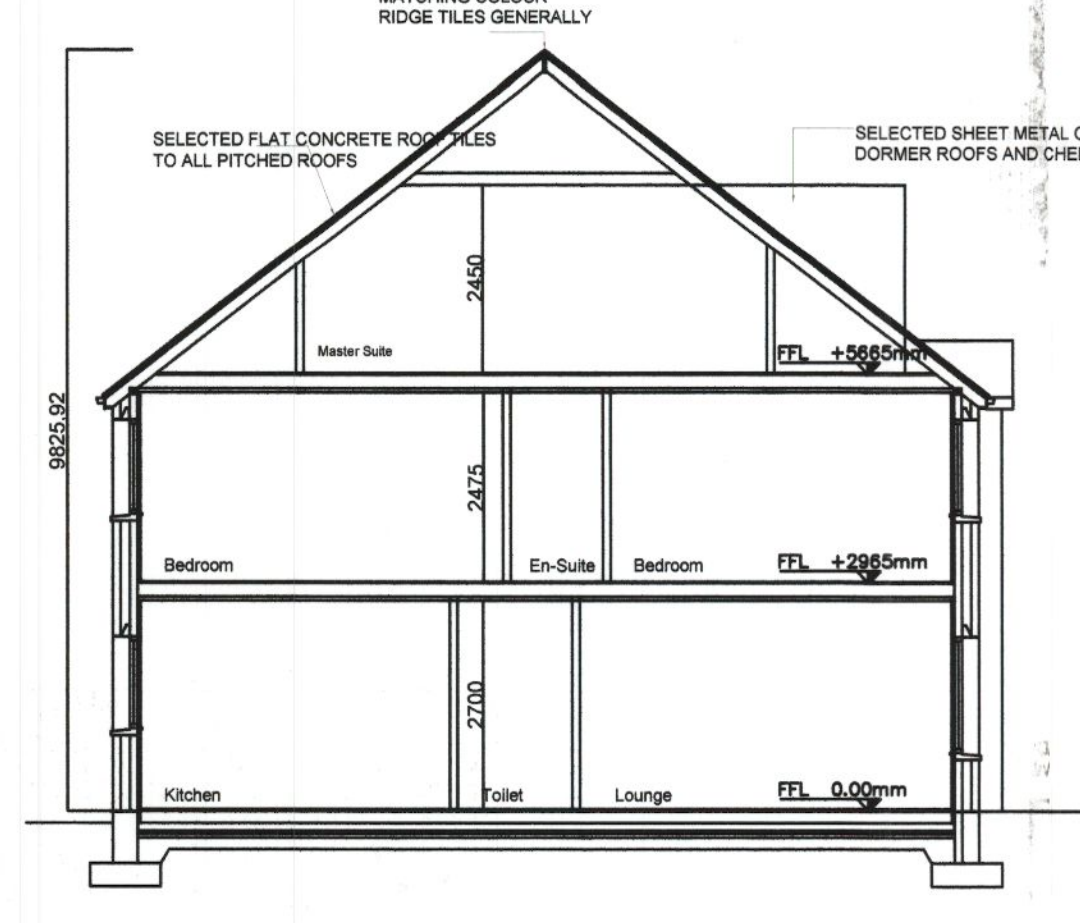
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



SECTION A-A

- 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 off 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. The DPC shall be lapped a minimum of 150mm at joinings.
 - Ground Floor:** 150mm powerfloated floor slab on 125mm HD insulation on radon barrier with radon sump on 250mm well compacted hardcore. (U-Value min. 0.15)
 - 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. (U-Value min. 0.16)
 - 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 Gyplite 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 joinings.
 - Lintels:** Shall be pre-cast pre-stressed concrete/keylite 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:** Ceilings to be 1 no. layer of 150mm Metek insulation layed between joists and to 1 no. layers of 150mm Metek insulation layed 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:** 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 stibbed with Gyplath plaster boards and finished with Artex in accordance with the manufacturer's instructions.
 - Wall Finishes:** Shall be plastered with Gyplite 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 "Roseal" 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 "Proton" or other approved make.

NO.	DATE	BY	REVISION

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McGRANE AND PARTNERS ARCHITECTS

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PROJECT : Proposed Residential Development Ardeevin Avenue, Lucan, Dublin		
STAGE : Planning		
CLIENT : Phoenix Croft Limited		
DRG. TITLE : Proposed	DATE : Sept 22	SIZE : A1
BY : L.Durnin	SCALE : 1/100	DRG. NO. : 2202 WD03



PROPOSED HOUSE TYPES