windows all around in prefinished hardwood or uPVC to design shown. Provide permanent ventilation in window head frames to satisfy regulations. Alternative, provide permanent room vents at lintol level in all rooms with patent cavity sleeves over dpc. Windows foe escape/ rescue purposes with open able section providing an unobstructed clear open area of min 0.33 sq.m. with a min width and height of 450mm. Bottom of window not more than 1100mm and not less than 800mm above floor. In all cases comply with TGD-B-2006.

Radiator central heating throughout from approved boiler with radiators in all rooms and circulation areas. Thermostat, zoning and time controls to heating system. Dwelling to have minimum two zones, (1) living accommodation and (2) sleeping accommodation and bathrooms. All radiators shall have thermostatic valves.

Provide all plumbing fixtures as shown on plan with all fittings and pipework. Water storage tanks in roof space, insulated on top and sides. Insulate hot water pipework within 1.00M of hot water storage vessels. Insulate hot water and heating pipework in unheated spaces.

external walls with 100mm solid block inner leaf. 100mm cavity with 65mm KINGSPAN insulation against inner leaf on stainless steel ties. Outer leaf 100mm solid block or other finish as shown. Inner face of all external walls finished with KINGSPAN or similar insulated plasterboard and skim. Return insulated plasterboard at all internal reveals. Alternative form of construction with certified timber frame components, to incorporate cavity ventilation and fire stopping to head of cavity, surrounding all window and door openings and at all room vents.

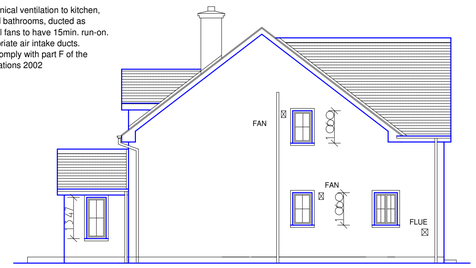
mains operated fire detection and alarm system to BS 5839: part 6: 1995. Type LD2 or better.

REAR ELEVATION. SCALE 1:100

FRONT ELEVATION. SCALE 1:100

CONSTRUCT ALL WORKS IN COMPLIANCE WITH THE BUILDING REGULATIONS

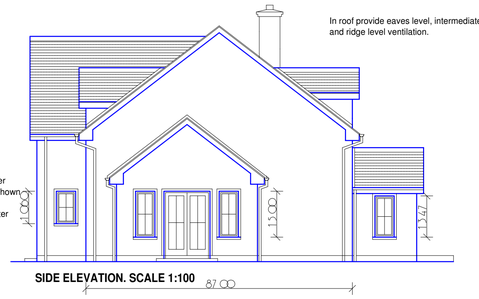
Provide mechanical ventilation to kitchen, utility room and bathrooms, ducted as required and all fans to have 15min. run-on. Provide appropriate air intake ducts. Ventilation to comply with part F of the Building Regulations 2002



SIDE ELEVATION. SCALE 1:100

In roof provide eaves level, intermediate level and ridge level ventilation.

napped plaster, dash finish or other approved finish to exterior, or as shown on drawings. 50mm wide patent reveals to openings. Napped plaster plinth.



SIDE ELEVATION. SCALE 1:100

roof with premade timber trusses to IS 193p and located to manufacturers specification. All trusses to be certified. Provide horizontal and diagonal bracing. Lateral bracing off ends of house and over ceiling joists to satisfy regulations. 38mm x 38mm battens on approved membrane. Slates as required and to roof angle shown. PVC facia, and vented soffit. 200mm KINGSPAN thermapitch insulation to roof space, continued to eaves level over patent eaves tray. Min. 50mm clear ventilation over eaves tray.

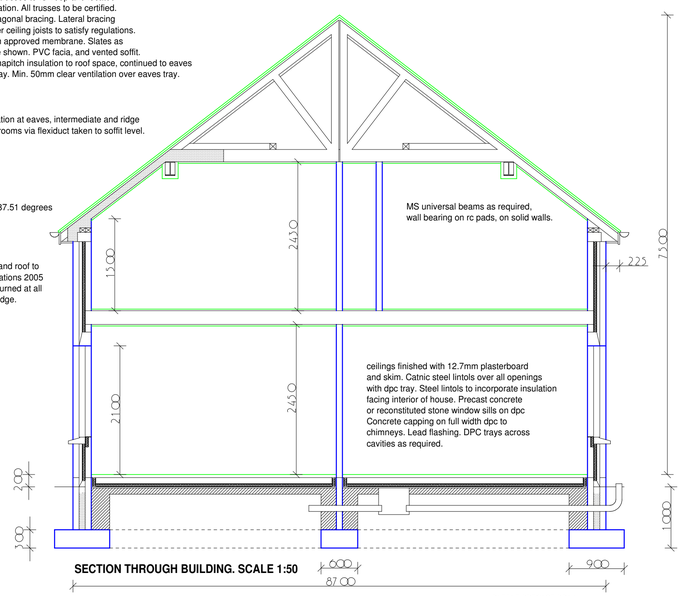
Dormer roof with ventilation at eaves, intermediate and ridge level. Ventilate dormer rooms via flexiduct taken to soffit level.

Roof angle 37.51 degrees

Insulation to walls, floors and roof to satisfy the Building Regulations 2005 part L. Insulation to be returned at all openings to avoid cold bridge.

MS universal beams as required, wall bearing on rc pads, on solid walls.

ceilings finished with 12.7mm plasterboard and skim. Catnic steel lintols over all openings with dpc tray. Steel lintols to incorporate insulation facing interior of house. Precast concrete or reconstituted stone window sills on dpc Concrete capping on full width dpc to chimneys. Lead flashing. DPC trays across cavities as required.



SECTION THROUGH BUILDING. SCALE 1:50

drawings generated with Drawing Express CAD.
all dimensions shall be checked on site,
do not scale from this drawing.
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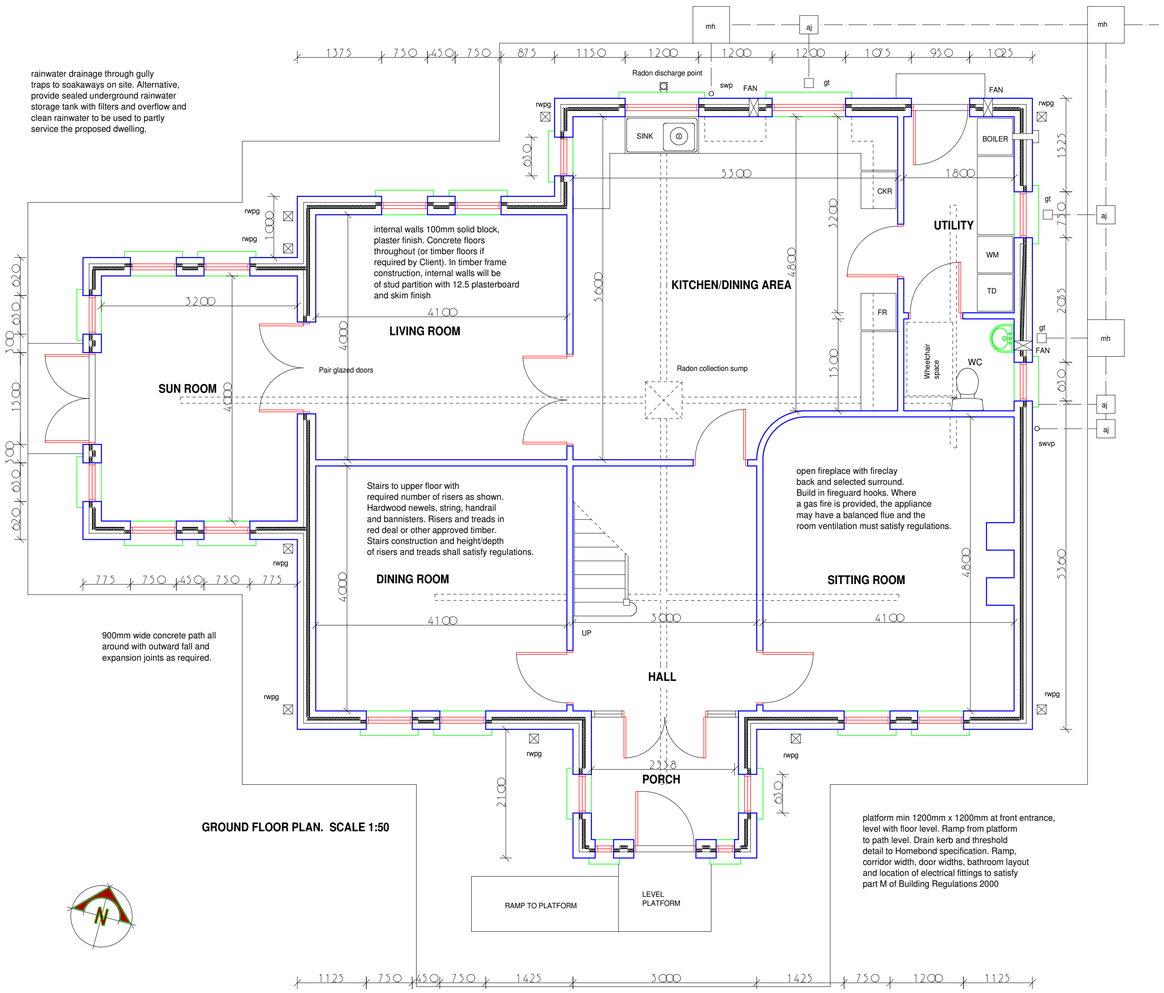
Intermediate floor is in concrete by CREAGH CONCRETE or similar, internal dividing walls 100mm solid concrete block, on upper floor.

rainwater drainage through gully traps to soakaways on site. Alternative, provide sealed underground rainwater storage tank with filters and overflow and clean rainwater to be used to partly service the proposed dwelling.

100mm dia. PVC drains to patent waste water treatment system, constructed and operated to EPA 2000 standards.



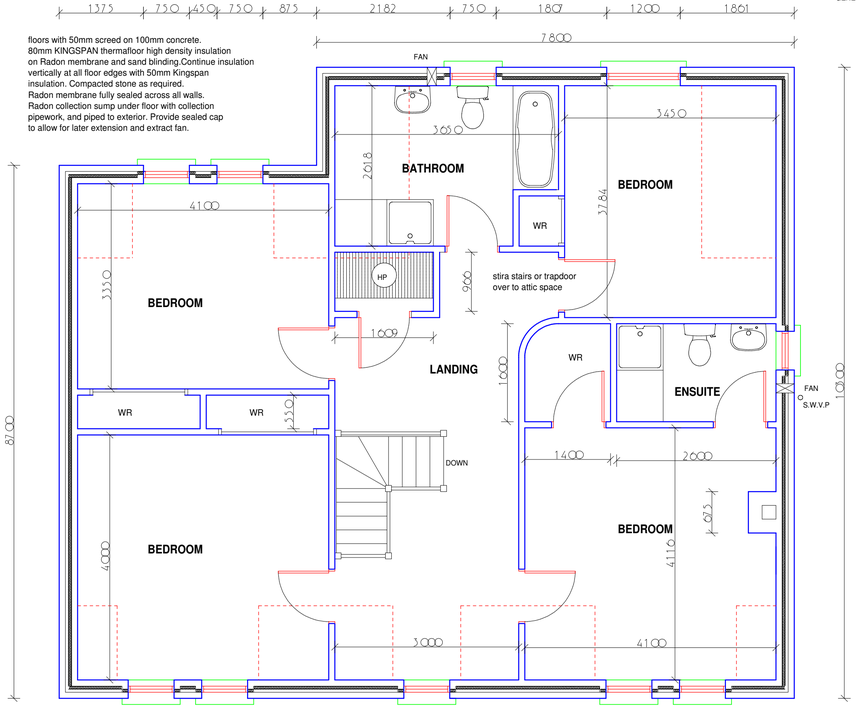
900mm wide concrete path all around with outward fall and expansion joints as required.

platform min 1200mm x 1200mm at front entrance, level with floor level. Ramp from platform to path level. Drain kerb and threshold detail to Homebond specification. Ramp, corridor width, door widths, bathroom layout and location of electrical fittings to satisfy part M of Building Regulations 2000

GROUND FLOOR PLAN. SCALE 1:50

reinforced concrete foundations to min. dimensions indicated. Final width, depth and design of foundations to be determined on site by Engineer

floors with 50mm screed on 100mm concrete. 80mm KINGSPAN thermafloor high density insulation on Radon membrane and sand blinding.Continue insulation vertically at all floor edges with 50mm Kingspan insulation. Compacted stone as required. Radon membrane fully sealed across all walls. Radon collection sump under floor with collection pipework, and piped to exterior. Provide sealed cap to allow for later extension and extract fan.



FIRST FLOOR PLAN. SCALE 1:50

PATENT PRECAST DRAIN KERB WITH REMOVEABLE GRID ACROSS ENTRANCE DOOR ASSEMBLY

TRANSITION BOARD

FLOOR FINISH

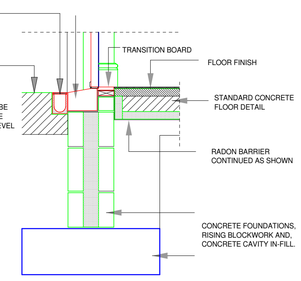
LEVEL PLATFORM

STANDARD CONCRETE FLOOR DETAIL

WALL DPC SHALL BE MIN. 150mm ABOVE GENERAL PATH LEVEL

RADON BARRIER CONTINUED AS SHOWN

CONCRETE FOUNDATIONS, RISING BLOCKWORK AND, CONCRETE CAVITY IN-FILL.



STANDARD THRESHHOLD DETAIL AT ENTRANCE DOOR ASSEMBLY. SCALE 1:20

Alternative or supplementary forms of central heating may be used including the provision of solar collection panels on south or west facing roof elevations, geo-thermal heat collection systems and/or underfloor heating with electric or water based systems. All such forms of heating to be designed and detailed by specialist manufacturers.

provide a complete electrical installation to ESB and ETCI regulation, with required number of light and power points in all rooms and circulation areas. Cooker and fan points in kitchen. Bell point at front entrance. Immersion heater in hot press. Light on vacuum switch in attic space. External lights as required. Provide cables/ducting for intruder alarm, television and telephone as required.

FLOOR AREA
GROUND FLOOR: 122.90 SQ.M.
FIRST FLOOR: 103.86 SQ.M.
TOTAL: 226.76 SQ.M.

REVISIONS

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CLIENT

PROJECT

DRAWING TITLE

DESIGN/DRAWING

SCALE

DATE

DRAWING FILE NO.