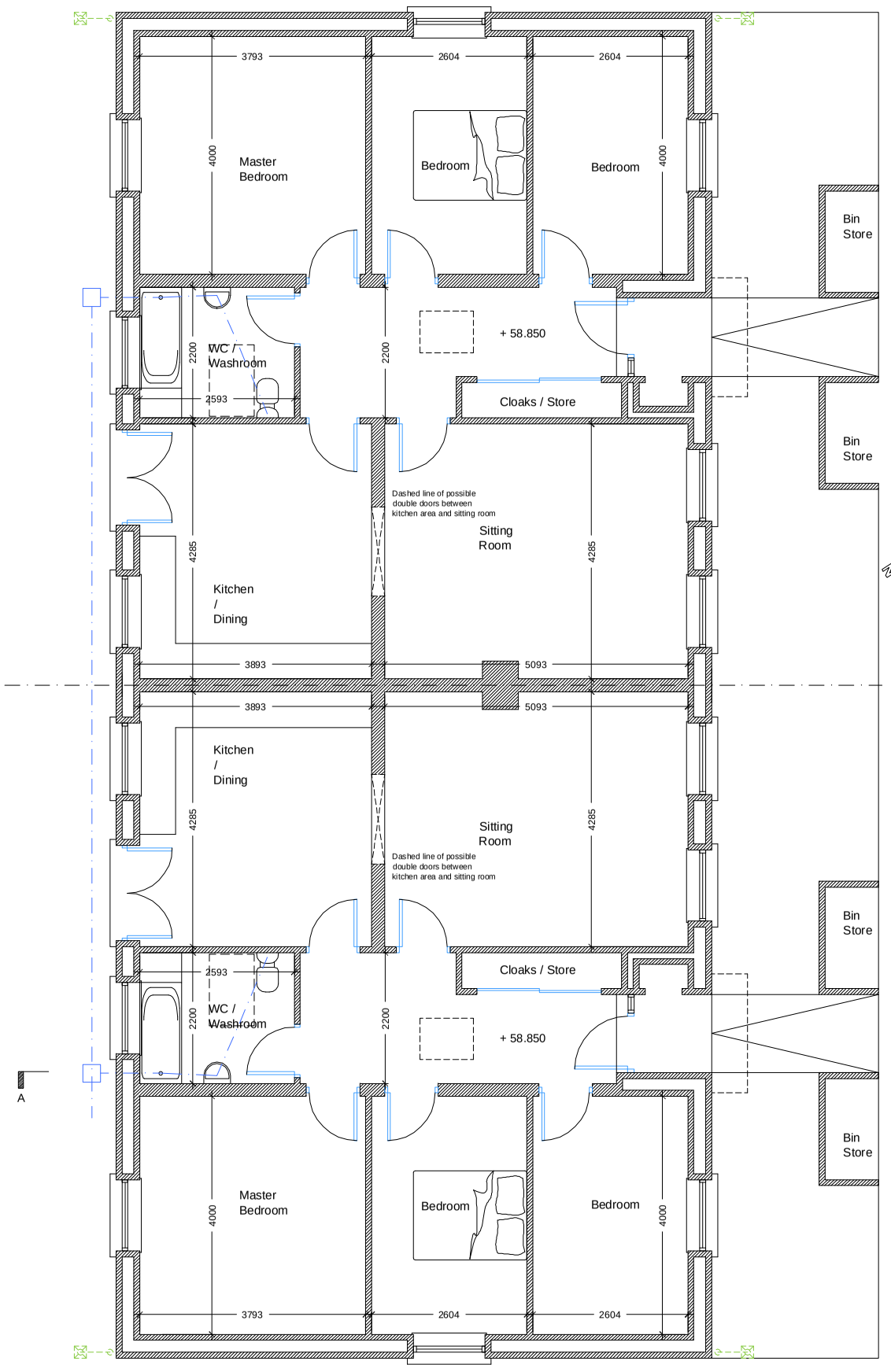
# Part 8 Planning Application




## Proposed Ground Floor Plan

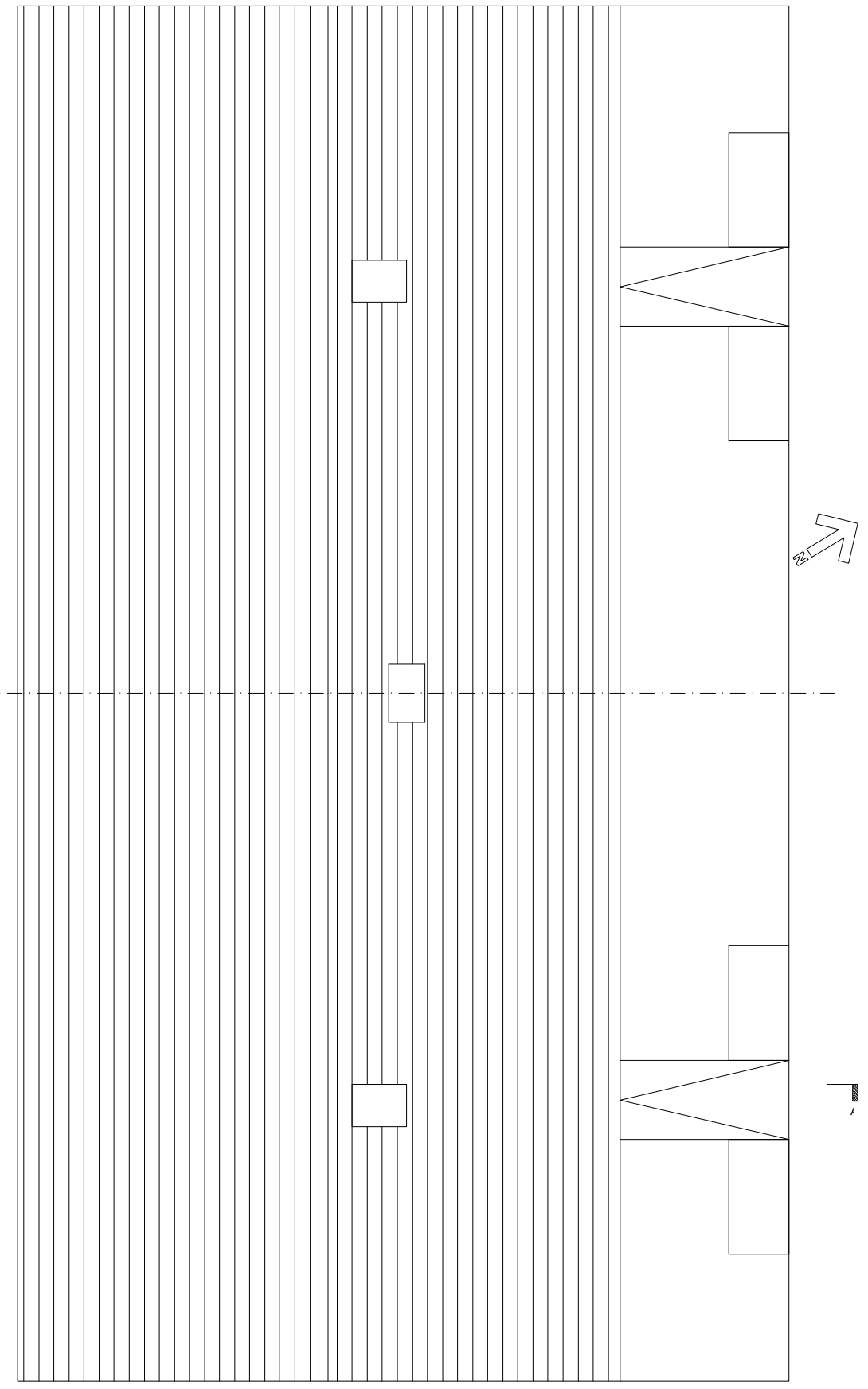
Scale : 1:100

G.F. Area 96 X 2 = 192 Msq.

New work shown thus

Foul water drainage

Surface water drainage



## Proposed Roof Plan

Scale : 1:100

MATERIALS AND WORKMANSHIP
ALL MATERIALS TO COMPLY WITH IRISH/EUROPEAN STANDARDS, PRODUCT CERTIFICATION SCHEMES, QUALITY ASSURANCE SCHEMES, NSAI AGREEMENT CERTIFICATION, CONSTRUCTION PRODUCTS DIRECTIVE (CPD) - CE MARKING ALL MATERIALS AND PRODUCTS TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND WORKMANSHIP TO BE AS PER BS8200: WORKMANSHIP ON BUILDING SITES PART 1-16 (LATEST EDITION).

FOUNDATIONS:
FOUNDATIONS TO BE CONSTRUCTED MIN. 600mm BELOW FINISHED GROUND LEVEL ON FIRM, NATURAL, UNDISTURBED GROUND OF ADEQUATE BEARING CAPACITY. STRIP FOUNDATION TO BE MIN. 900mm WIDE X 300mm DEEP WITH CONC STRIDGIRN C20/25. FOUNDATIONS TO BE LOCATED CENTRALLY UNDER ALL EXTERNAL, PARTY AND INTERNAL LOAD BEARING WALLS. STEPS IN FOUNDATION LEVEL SHOULD NOT EXCEED ITS THICKNESS AND SHOULD OVERLAP BY TWICE ITS DEPTH. ONE LAYER OF A393 MESH REINFORCEMENT TO BE PROVIDED WITH MIN. COVER OF 75mm. ALL TO CONSULTING ENGINEERS DETAILS.

RISING WALLS:
WALLS BELOW DPC LEVEL UP TO 0.9m DEEP, TO BE CONSTRUCTED 325mm WIDE WITH 215x440x100mm 5N/mm2 CONC. BLOCKS. (10N/mm2 FOR 3-STOREY UNITS). ENGINEERING BRICK PLINTH TO BE PROVIDED 215mm BELOW DPC ON THE EXTERNAL LEAF. WALLS GREATER THAN 0.9m IN HEIGHT TO CONSULTING ENGINEER'S DETAILS.

STRUCTURE:
ALL STRUCTURAL ELEMENTS TO CONSULTING ENGINEERS DETAILS AND SPECIFICATIONS.

GROUND BEARING SOLID CONC. FLOOR SLAB:
TOPSOIL AND ORGANIC MATTER TO BE CLEARED FROM OVER THE SITE. 150mm REINFORCED CONCRETE SLAB TO BE POWER FLOATED (TO CONSULTING ENGINEER'S DETAILS) ON SEPARATION LAYER ON 100mm XTRATHERM XT/AF (OR SIMILAR APPROVED) PIR FLOOR GRADE INSULATION WITH THERMAL CONDUCTIVITY OF 0.022W/m/K. WITH 50mm UPSTAND PERIMETER INSULATION TO EDGES, ON DPM, LAPPED AND SEALED AT ALL JOINTS AND LAPPED WITH DPC ON WALLS, on MIN. 150mm (900mm MAX.) CLEAN WELL COMPACTED (ON LAYERS NOT EXCEEDING 225mm) HARDCORE TO BS EN 13242:2002 AND SR21:2004 AND A1:2007. AS PER TGD PART C & LATEST EDITION) (MAXIMUM ELEMENTAL U-VALUE FOR GROUND FLOOR CONSTRUCTION TO BE 0.21 W/m2 K. AS SET OUT IN TGD PART L FOR DWELLINGS (2011).

RADON:
CENTRALLY LOCATED PROPRIETARY RADON SUMP TO BE INSTALLED IN HARDCORE UNDER FLOOR SLAB WITH 100mm PIPE TAKEN HORIZONTALLY FROM SUMP AND PIPED TO OUTSIDE THE BUILDING. CAPPED AND MARKED TO IDENTIFY. PIPE SHOULD BE CAPPED OFF JUST ABOVE GROUND LEVEL.

VENTILATION:
VENTILATION PROVISION TO MEET THE REQUIREMENTS OUTLINED IN TGD PART F (LATEST EDITION) MECHANICAL VENTILATION IS TO BE PROVIDED TO THE ROOMS, LISTED BELOW, DIRECTLY DUCTED TO THE OUTSIDE. MECHANICAL VENTILATION TO ROOMS WITHOUT OPENABLE WINDOWS TO BE LINKED TO LIGHT OPERATION, AND TO HAVE 15 MINUTES OVER-RUN AND A 10mm GAP UNDER THE DOOR FOR AIR SUPPLY. MECHANICAL VENTILATION TO BE DUCTED IN PROPRIETARY INSULATED DUCTS TO OUTSIDE THROUGH WALLS TO PROPRIETARY VENT OR THROUGH ROOF SPACE TO PROPRIETARY ROOF TILE OR SOFFIT VENT.

HABITABLE ROOMS
-BACKGROUND VENTILATION TO BE PROVIDED GIVING A TOTAL AREA OF NOT LESS THAN 5000 SQ MM
-RAPID VENTILATION TO BE PROVIDED HAVING A TOTAL AREA OF NOT LESS THAN 1/20TH OF THE ROOMS FLOOR AREA

KITCHENS & UTILITY ROOMS:
-BACKGROUND VENTILATION TO BE PROVIDED GIVING A TOTAL AREA OF NOT LESS THAN 2500 SQ MM
-WINDOW WITH OPENING SECTION TO BE PROVIDED FOR THE PURPOSE OF PURGE VENTILATION
-MECHANICAL EXTRACT VENTILATION - 60L/S EXTRACT OR IRRITATELY IN KITCHENS, 30L/S WHERE ADJACENT TO COOKER AND 30L/S IN UTILITY ROOMS

BATHROOM AND SANITARY ACCOMMODATION:
-BACKGROUND VENTILATION TO BE PROVIDED GIVING A TOTAL AREA OF NOT LESS THAN 2500 SQ MM
-WINDOW WITH OPENING SECTION TO BE PROVIDED FOR THE PURPOSE OF PURGE VENTILATION
-MECHANICAL EXTRACT VENTILATION (15 L/S EXTRACT OR 6L/S WHERE THERE IS NO SHOWER OR BATH)

NOTE:
VENTILATION RATES TO BE DETERMINED BY AIR PERMEABILITY ACHIEVED. MINIMUM TOTAL EQUIVALENT AREAS OF VENTILATORS TO BE ADJUSTED AS PER THE GUIDANCE SET OUT IN 1.2.2.1 OF TGD PART F (LATEST EDITION).

AIR BARRIER OPTIONS:
AIR LEAKAGE WILL BE LIMITED IN THE BUILDING FABRIC BY SEALING AT ALL EXTERNAL DOOR AND WINDOW FRAMES, SERVICE PENETRATIONS TO WALLS, FLOORS , JOISTS AND CEILINGS TO BE SEALED IGO INTERNALLY AND EXTERNALLY WITH PROPRIETARY SEALING PRODUCTS SUCH AS MASTIC SEALANTS, EXPANDING FOAM AND APPROVED TAPE. PRESSURE TESTING TO BE CARRIED OUT IN COMPLIANCE WITH PART L (LATEST EDITION).

EXTERNAL WALL CONSTRUCTION SOLID CONC. BLOCK/FACING BRICK CAVITY :
PEBBLE DASH RENDER FINISH APPLIED IN THREE COATS AT LEAST 16-20mm THICK OVERALL TO REAR WALL SHOWN AS RENDER.100mm OUTER LEAF. 100mm CAVITY WITH 10mm PARTIAL-FILL XTRATHERM XT/CW PIR INSULATION (OR SIMILAR APPROVED). 100mm DENSE CONCRETE BLOCK INNER LEAF. 3.6mm TREATED S/W BATTENS FIXED VERTICALLY AT 600mm c/c's SERVICE AREA. 37.5mm XTRATHERM XT/TL (OR SIMILAR APPROVED) COMPOSITE BOARD COMPRISING 25mm PIR INSULATION AND 12.5mm PLASTERBOARD WITH ALL JOINTS TAPED (WALLS, CEILINGS AND FLOORS). WITH A SKIMMED AND PAINTED FINISH. EXTERNAL RENDER TO BE FINISHED ONTO AN APPROVED DURABLE RENDER STOP BEADS. ANGLE BEADS AND JOINTING SECTIONS. EXPANSION BEADS, ALL AS PER MANUFACTURER'S INSTRUCTIONS. WALLS TO BE BUILT WITH 1:6 CEMENT MORTAR AND TIED WITH APPROVED 230mm LONG S/S WALL TIES, BUILT 75mm INTO EACH WALL LEAF. TO BE SPACED AS PER MANUFACTURER'S INSTRUCTIONS, TYPICALLY 750mm MAX. HORIZONTALLY, 450mm MAX. VERTICALLY AND 225mm MAX. AT REVEALS, VERGES AND CLOSINGS FOR CAVITIES. MORTAR JOINTS TO BE FULL Y POINTED AND SEALED, TO PREVENT AIR LEAKAGE. ALL MORTAR DROPPINGS TO BE CLEANED OFF DPCs, AND CAVITIES TO BE KEPT CLEAN. GENERALLY, OF ALL MORTAR DROPPINGS, CONTINUOUS HORIZONTAL DPC TO ALL WALLS TO BE A MIN. OF 150mm ABOVE FINISHED GROUND LEVEL, AND TO BE TAPED AND SEALED TO DPM/MEMBRANE TO FORM A CONTINUOUS MEMBRANE. _(MAXIMUM ELEMENTAL U-VALUE FOR EXTERNAL WALL CONSTRUCTION TO BE IN ACCORDANCE WITH TGD PART L FOR DWELLINGS (LATEST EDITION).

EXTERNAL WALLS TO BE PROVIDED WITH ADEQUATELY SPACED AND SIZED EXPANSION JOINTS. IN ACCORDANCE WITH MASONRY MANUFACTURER'S AND CONSULTING ENGINEER'S DETAILS. ADEQUATE TYING OF MASONRY LEAVES TO EACH SIDE OF EXPANSION JOINT USING S/S WALL TIES AND SEALED EXTERNALLY WITH PROPRIETARY FLEXIBLE MASTIC SEALANT. NORMALLY EXPANSION JOINTS ARE 10-12mm WIDE AND SPACED VERTICALLY AT 12m c/c's. WALLS TO BE RESTRAINED AT INTERMEDIATE FLOOR, CEILING AND GABLE WALLS BY PROVISION OF 30x5x 100mm LATERAL RESTRAINT STRAPS, OR SIMILAR APPROVED, IN COMPLIANCE WITH IRISH STANDARDS/EURO CODES AT MAX. 2m c/c's. CARRIED ACROSS AT LEAST TWO JOISTS/RAFTERS WITH A MIN. 38mm WIDE BY 3/4 DEPTH NOGGIN. PROPRIETARY FIRE STOP CAVITY CLOSERS TO BE PROVIDED TO ALL CAVITY OPENINGS, ALONG TOPS OF WALLS AND AT PARTY WALL JUNCTIONS WITH OTHER PROPERTIES.

DPC'S TO EXTERNAL WALLS:
PROPRIETARY MANUFACTURED LINTELS TO IRISH STANDARDS/EURO-CODES ARE TO BE PROVIDED OVER ALL STRUCTURAL OPENINGS, TO CONSULTING ENGINEER'S DETAILS AND IN ACCORDANCE WITH IS 240:1990. PC LINTELS ARE ONLY TO BE USED WHERE AN ADEQUATE NUMBER OF SOLID BLOCK WORK COURSES CAN BE INCORPORATED OVER. STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. MIN. BEARING OF ALL LINTELS TO BE 150mm EACH SIDE. POSITION, TYPE, SIZE, BEARING ETC. OF LINTELS TO BE IN COMPLIANCE WITH LINTELS MANUFACTURER'S STANDARD LINTELS SUITABLE FOR THE PROPOSED LOADINGS AND CLEAR SPANS. STOP END AND DPC TRAYS TO BE PROVIDED ABOVE ALL INTERNALLY LOCATED LINTELS IN COMPLIANCE WITH LINTEL MANUFACTURERS DETAILS, WITH WEEP HOLES AT 450mm c/c's. AT LEAST TWO PER OPENING. NON PROPRIETARY BEAMS, INCLUDING PAD STONE, TO BE FABRICATED AND INSTALLED IN COMPLIANCE WITH DETAILS AND STRUCTURAL CALCULATIONS AS PER CONSULTING ENGINEERS DETAILS. DPCS TO BE PROVIDED ABOVE ALL EXTERNALLY LOCATED BEAMS, WITH WEEP HOLES AT 450mm c/c's. AT LEAST TWO PER OPENING. STEPPED AND HORIZONTAL DPCS/CAVITY TRAYS TO BE PROVIDED OVER ALL OPENINGS. ROOF ABUTMENTS/PROJECTIONS: WITH WEEP HOLES AT 450mm c/c's TO ALLOW FOR DRAINAGE OF THE CAVITY. PROPRIETARY VERTICAL DPC, WITH INSULATION BEHIND, TO BE INCORPORATED TO ALL CLOSINGS, RETURNS, ABUTMENTS TO CAVITY WORK. JAMBS AND OPENINGS PRECAST CONCRETE CILLS TO BE SET ON DPC LAYER WHICH SHOULD BE FOLDED UP AT BACK AND END OF CILL AND LAPPED WITH VERTICAL _LAMB DPC. PROVIDE INSULATION LAYER BEHIND CILL TO PREVENT COLD BRIDGING. DETAILS CONTAINED IN "LIMITING THERMAL BRIDGING AND AIR INFILTRATION-ACCEPTABLE CONSTRUCTION DETAILS" PUBLISHED BY THE DoE. TO BE USED THROUGHOUT.

HEAT PRODUCING APPLIANCES:
AS PER TGD PART J (LATEST EDITION), PROVISIONS SHALL BE MADE FOR ALL HEAT PRODUCING APPLIANCES REGARDING THE FOLLOWING: ADEQUATE AIR SUPPLY TO APPLIANCE; ADEQUATE PROVISION FOR THE DISCHARGE OF PRODUCTS OF COMBUSTION FROM THE APPLIANCE; PROTECTION OF THE BUILDING FROM CATCHING FIRE; LOCATION OF GAS STORAGE TANK SPACE AND HOT WATER HEATING METHOD TO BE SUPPLIED VIA A HIGH EFFICIENCY CONDENSING GAS or OIL FIRED BOILER. WITH THE FLUE DISCHARGING 600mm MIN. AWAY FROM ANY OPENINGS INTO THE BUILDING. THE BOILER WILL HAVE AN EFFICIENCY TO COMPLY WITH TGD PART L (LATEST EDITION). THE BOILER WILL BE PROVIDED WITH AUTOMATIC TIME AND ZONE CONTROL FOR SPACE HEATING AND HOT WATER. HOT WATER CYLINDER TO BE INSULATED WITH 30mm FACTORY APPLIED PU FOAM ALL SPACE AND HOT WATER SYSTEMS TO BE INSTALLED, COMMISSIONED, CALIBRATED AND CERTIFIED BY A SUITABLY QUALIFIED/REGISTERED INSTALLER.

RENEWABLE ENERGY SYSTEM :
PROPRIETARY PV PANELS TO BE INSTALLED ON ROOF AS PER MANUFACTURER'S INSTRUCTIONS. ALL RENEWABLE ENERGY SYSTEMS TO BE INSTALLED, COMMISSIONED, CALIBRATED AND CERTIFIED BY A SUITABLY QUALIFIED/REGISTERED INSTALLER.

MASONRY PARTY WALL:
PARTY WALL TO BE CONSTRUCTED OF 215mm SOLID DENSE CONC. BLOCK WITH SAND AND CEMENT PLASTER TO BOTH SIDES. WITH MORTAR JOINTS FULLY POINTED UP TO THE UNDERSIDE OF THE ROOF AND FIRE STOPPED WITH MINERAL WOOL, (OR SIMILAR APPROVED) PRODUCT TO ACHIEVE A MIN. 53dB FOR AIRBORNE SOUND INSULATION. THE PARTY WALL IS TO BE BONDED/TIED TO THE INNER LEAF AND THE JUNCTION OF THE CAVITIES TO BE FIRE STOPPED THROUGHOUT ITS LENGTH WITH A PROPRIETARY CAVITY CLOSER WHERE SERVICES DICTATE. THE SAND AND CEMENT PLASTERED BLOCKWORK WILL HAVE 50mm SOFTWOOD BATTENS, AT 600mm c/c's. MECHANICALLY FIXED VERTICALLY, WITH SOUND INSULATING QUILT FITED BETWEEN AND 12.5mm SKIMMED PLASTERBOARD TO ACHIEVE A MIN. 53dB FOR AIRBORNE SOUND INSULATION.

ROOF CONSTRUCTION:
SELECTED BRUMBLA OR SLATES. AND ASSOCIATED RIDGES. MECHANICALLY FIXED IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS FOR PITCH AND EXPOSURE TILES FIXED TO 25x50mm TREATED S/W TIMBER BATTENS, ON SIGA AAA-DOA TUNTEX ARLIE BREATHABLE ROOF UNDERLAY (OR SIMILAR APPROVED) AND TRIMMED AT EAVES LEVEL ONTO PROPRIETARY uPVC EAVES SILL. ROOF VERGES TO BE FITTED WITH PROPRIETARY DRY VERGE SYSTEM. ALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ROOF STRUCTURE CONSTRUCTED USING SPECIALIST DESIGNED AND MANUFACTURED PRE-FABRICATED ROOF TRUSSES AT 400mm c/c's. MAX. TO BS EN 1995 - 1:2005 EUROCODE 5 DESIGN OF TIMBER STRUCTURES-PART 1 AND I.S 193:1986. TRUSSES TO BE MECHANICALLY FIXED TO 100x75mm TREATED S/W WALL PLATE VIA. GAL VANISED STEEL TRUSS CLIPS. 30x5x 1000mm GALVANISED WALL PLATE HOLDING DOWN STRAPS REQUIRED AT 2m c/c's. LATERAL RESTRAINT STRAPS ACROSS AT LEAST TWO TIMBERS AT CEILING AND VERGES LEVELS. ALL BRACING LAYOUT AND FIXING DETAILS BY MANUFACTURER, SUBJECT TO CONSULTING ENGINEERS APPROVAL. LEAD WORK, FLASHING, SOAKERS VALLEYS AND GUTTERS TO BE FORMED FROM CODE 4 OR 5 LEAD SHEET AS PER I.S EN 12588:2006 LEAD AND LEAD ALLOYS. TO BE FULL Y SUPPORTED ON VALLEY BOARDS ETC., AND TO HAVE A MIN. 150mm JOINT LAP, AND NOT IN LENGTHS EXCEEDING 1.5m. ALL LEAD SUPPORTS TO REQUIRE A COATING OF PAINTWATION OIL APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DETAILS OF BEARING FOR COLD WATER STORAGE TANK TO BE SUPPLIED AT ROOF TRUSS DESIGN STAGE. TIMBER WALL PLATE TO BE 100x75mm TREATED TIMBER, FIXED TO WALL AT MAX 2.0m CENTRES WITH GALVANISED STEEL STRAP 30x5x1500mm. SELECTED ROOF WINDOWS LOCATED ON THE ROOF AS PER THE DRAWINGS, TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

ROOF INSULATION:
ROOF SPACE TO BE INSULATED WITH MIN. 300mm FIBRE GLASS INSULATION TO BE TIGHTLY PACKED BETWEEN AND LAID OVER CEILING JOISTS. SLOPED SECTIONS TO BE AT INSULATED AT RAFTER LEVEL WITH 100mm PIR INSULATION BETWEEN RAFTERS AND 62.5mm PIR INSULATED DRYLINING BOARD UNDER RAFTERS, SKIMMED AND PAINTED PROVIDE MINERAL FIBRE INSULATION OVER WALL PLATE (INSURING 50mm MIN. VENTILATION MAINTAINED OVER FASCIA BOARD. ALL ABOVE AS PER MAXIMUM ELEMENTAL U-VALUE FOR PITCHED ROOF CONSTRUCTION TDG PART L FOR DWELLINGS (LATEST EDITION).

ROOF VENTILATION:
ROOF INSULATION TO BE CONTINUOUS WITH WALL INSULATION BUT STOPPED BACK AT EAVES OR AT JUNCTIONS WITH RAFTERS TO ALLOW A 50mm AIR GAP WITH INSTALLATION OF PROPRIETARY RAFTER ROLL VENTILATION STRIP. CROSS VENTILATION TO BE PROVIDED BY PROPRIETARY EAVES VENTILATION STRIP EQUIVALENT TO A 10mm CONTINUOUS GAP AT EAVES LEVEL (25mm GAP WHERE LINE OF CEILING FOLLOWS LINE OF ROOF) WHERE LINE OF CEILING FOLLOWS LINE OF ROOF CONTINUOUS GAP EQUIVALENT TO 5mm TO BE PROVIDED AT RIDGE LEVEL. ALL AS PER MANUFACTURER'S INSTRUCTION AND AS PER TGD PART F SECTION 2 (LATEST EDITION).

EAVES CONSTRUCTION :
PROPRIETARY uPVC FASCIA AND SOFFIT BOARDS FIXED TO TRUSSES WITH FIXING BRACKETS. ALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTION . COLOUR TO BE SELECTED. SOFFIT VENTILATION TO BE PROVIDED AS ABOVE.

FIXED INTERNAL LIGHTING :
ALL FIXED INTERNAL LIGHTING TO BE LOW ENERGY LIGHT FITTINGS, FITTED WITH LAMPS WHICH MUST HAVE A LUMINOUS EFFICIENCY GREATER THEN 40 LUMENS PER CIRCUIT WATT AND A TOTAL OUTPUT GREATER THAN 400LAMP LUMENS.

INTERNAL DOORS :
INTERNAL DOORS TO BE SELECTED PANEL DOOR SETS. ALL FITTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DOOR WIDTHS TO HABITABLE ROOMS TO BE IN A ACCORDANCE WITH PART M (LATEST EDITION), PRIMARILY 775mm CLEAR OPENING WHERE UNOBSTRUCTED CORRIDOR WIDTH IS 1050mm. AND 850mm CLEAR OPENING WHERE UNOBSTRUCTED CORRIDOR WIDTH IS 900mm. DOOR HANDLES AT 900mm ABOVE FLOOR LEVEL.

ACCESS FOR PEOPLE WITH DISABILITIES :
ADEQUATE PROVISION TO BE MADE FOR PEOPLE WITH DISABILITES TO SAFETLY AND INDEPENDENTLY ACCESS AND USE THE DWELLING. SPECIFICALLY REGARDING APPROACH TO THE BUILDING, ACCESS INTO THE BUILDING, CIRCULATION WITHIN THE BUILDING AND SANITARY CONVENIENCE AT ENTRY LEVEL, ALL AS PER TGD PART M (LATEST EDITION). SANITARY CONVENIENCE TO BE PROVIDED AT ENTRY LEVEL TO THE BUILDING FOR USE BY PERSONS WITH DISABILITIES WC TO BE AS PER TGD PART M SECTION 2 (LATEST EDITION).

FOUL AND SURFACE WATER DRAINAGE :
FOUL AND SURFACE WATER DRAINAGE TO CONSIST OF 100mm DIA. PROPRIETARY uPVC UNDERGROUND DRAINAGE PIPES LAID AT MIN. 1:80 SURROUND BY PEA GRAVEL A MIN. DEPTH OF 300mm IN DRIVEWAYS, AND 400mm ELSEWHERE.
PROPRIETARY uPVC 450mm DIA. INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL AND /OR DIRECTION. ALL GULLIES TO BE TRAPPED AND HAVE RODDING ACCESS WHERE SERVING BRANCHES. INSPECTION CHAMBER COVERS TO BE MECHANICALLY FIXED AND SUITABLE FOR VEHICULAR LOADS IN DRIVEWAYS.
PROPRIETARY uPVC RAINWATER GUTTERS AND DOWNPIPES, SIZE AND NUMBER TO BE SUITABLE FOR THE ROOF AREA TO BE DRAINED AND FIXED IN COMPLIANCE WITH MANUFACTURER'S DETAILS AND TGD PART H (LATEST EDITION).

WINDOWS & DOORS :
SELECTED uPVC WINDOWS AND DOORS WITH ARGON FILLED DOUBLE GLAZED UNITS. COLOUR TO BE SELECTED. AS PER MANUFACTURER'S INSTRUCTIONS. AVERAGE U-VALUE OF EXTERNAL DOORS AND WINDOWS TO BE AS PER TGD PART L SECTION 1.3 (LATEST EDITION) e.g. WHERE MAX. COMBINED AREA OF EXTERNAL DOORS, WINDOWS AND ROOFLIGHTS EXPRESSED AS A % OF FLOOR AREA IS 25%, WINDOWS, DOORS AND ROOFLIGHTS TO HAVE AVERAGE U-VALUE OF 1.6 W/m2k. ALL LOW LEVEL GLAZING TO BE TOUGHENED SAFETY GLASS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 6262 PT. 4. WINDOWS FROM ALL BEDROOMS AND HABITABLE ROOMS SHALL BE SUITABLE FOR ESCAPE OR RESCUE PURPOSES, IN ACCORDANCE WITH TGD PART B SECTION 1.5.6 (LATEST EDITION). ESCAPE WINDOWS SHALL HAVE A CLEAR OPENING WIDTH OF 450mm. A MIN. CLEAR OPENING DIMENSION OF 0.33 sq m (TYPICALLY 450mm WIDE BY 750mm HIGH) LOCATED 800-1100mm ABOVE FLOOR LEVEL. PEDESTRIAN BARRIERS TO BE PROVIDED TO ALL WINDOWS AND DOORS IN ACCORDANCE WITH TGD PART K SECTION 2 (LATEST EDITION). OPENING WINDOWS AND DOORS LOCATED 800mm OR LESS ABOVE UPPER FLOOR LEVELS. TO BE PROVIDED WITH A NON-CLIMBABLE GUARDING. ULTRA-TECH FRONT ENTRANCE DOORS TO COMPLY WITH PART M (LATEST EDITION), WITH A MIN. CLEAR OPENING WIDTH OF 800mm.
INTERNAL DOORS TO BE HARDWOOD SOLID CORE FLUSH DOORS, FINISH TO BE SELECTED. WITH BRUSHED ALUMINIUM IRONMONGERY.

INTERNAL TIMBER STUD PARTITIONS (NON-LOAD BEARING):
NON-LOAD BEARING STUD PARTITIONS TO BE CONSTRUCTED OF 75x35mm S/W TIMBERS AT 400mm VERTICAL CENTRES WITH HEAD AND SOLE PLATES AND TWO ROWS OF INTERMEDIATE NOGGINS. INTERNAL STUDS SHALL BE PLACED ON A DPC AT GROUND FLOOR LEVEL AND FIXED TO EXTERNAL AND PARTY WALLS USING DRILLED SCREW FIXINGS AT THE TOP, AND AT EACH OF THE NOGGINS. EACH SIDE OF THE STUD TO RECEIVE A 9mm PLASTERBOARD AND SKIM COAT. WET AREAS TO RECEIVE 12.5mm MOISTURE RESISTANT PLASTERBOARD AND SKIM COAT.

S/VP PIPE BOXING-CODE
S/VP PIPE BOXING TO CONSIST OF S/W FRAMING ADEQUATELY FIXED AND FINISHED WITH 12.5mm PLASTERBOARD WITH SKIM COAT. VOID TO BE FILLED WITH MINERAL FIBRE QUILT FOR SOUND INSULATION AND FIRE/SMOKE STOPPING. BOXING TO BE SEALED AT GROUND FLOOR CEILING . ALL GAPS AND VOIDS TO BE SEALED TO PREVENT ANY AIR LEAKAGE.

RAMPS:
ALL STAIRWAYS, LADDERS, RAMPS AND GUARDS TO BE IN ACCORDANCE WITH TGD PART K (LATEST EDITION).

TGD PART L 2011 CONSERVATION OF FUEL AND ENERGY - NEW DWELLINGS :
OUTLINE SUMMARY OF KEY ISSUES RELATING TO COMPLIANCE FOR NEW DWELLINGS, ALL TO BE IN ACCORDANCE WITH TGD PART L (2011) CONVERSATION OF FUEL AND ENERGY - DWELLINGS:
A) PRIMARY ENERGY CONSUMPTION AND RELATED CO2 EMISSIONS:
-CALCULATED USING DEAP
-ENERGY PERFORMANCE COEFFICIENT (EPC) TO BE NO GREATER THAN MAX. PERMITTED ENERGY PERFORMANCE COEFFICIENT (MEPC)-CARBON PERFORMANCE COEFFICIENT (CPC) TO BE NO GREATER THAN MAX. PERMITTED CARBON PERFORMANCE COEFFICIENT (MPCPC)
B) USE OF RENEWABLE ENERGY SOURCES :
MIN. LEVEL OF ENERGY PROVISION FROM RENEWABLE ENERGY TECHNOLOGY:
-10 kWh/M2/ANNUM CONTRIBUTING TO ENERGY USE FOR HOT WATER HEATING, SPACE HEATING OR COOLING OR
-4 kWh/M2/ANNUM OF ELECTRICAL ENERGY . OR
-COMBINATION OF ABOVE WHICH WOULD HAVE EQUIVALENT EFFECT RENEWABLE ENERGY SOURCES COULD INCLUDE: SOLAR THERMAL SYSTEMS, SOLAR PHOTO-VOLTAIC SYSTEMS, BIOMASS SYSTEMS, HEAT PUMPS, ETC.
C) FABRIC INSULATION:
-FABRIC INSULATION FOR EACH OF THE PLANE ELEMENTS OF THE BUILDING TO BE AS PER MAXIMUM ELEMENTAL U-VALUES AS SET OUT IN TABLE 1 AND TABLE 2, AS ALSO OUTLINED ABOVE.
-REASONABLE PROVISIONS ARE MADE FOR THE LIMITATION PO THERMAL BRIDGING, AS PER SECTION 1.3.3. E.G. ADOPT DOE "LIMITING THERMAL BRIDGING AND AIR INFILTRATION-ACCEPTABLE CONSTRUCTION DETAILS" ON SITE
D) AIR TIGHTNESS:
-PROVISIONS ARE MADE TO LIMIT THE AIR PERMEABILITY OF THE BUILDING ENVELOPE, AS PER SECTION 1.3.4. E.G. ADOPT DOE "LIMITING THERMAL BRIDGING AND AIR INFILTRATION-ACCEPTABLE CONSTRUCTION DETAILS" ON SITE. MIN. 7.0 CUBIC METERS / hr/.m²SHOULD BE ACHIEVED.
E) BOILER EFFICIENCY:
FOR A FULLY PUMPED HOT WATER BASED CENTRAL HEATING SYSTEM (OIL/GAS) THE BOILER SEASONAL EFFICIENCY TO BE 90 %, AND NOT LESS THAN 86%, AS PER THE DEAP MANUAL AND AS PER SECTION 1.4.2.
F) BUILDING SERVICES CONTROLS :
PROVIDED FOR SPACE HEATING AND HOT WATER SUPPLY SYSTEM CONTROLS AS PER THE MIN. REQUIREMENTS OF SECTION 1.4.3.
G) INSULATION OF PIPES, DUCTS, AND VESSELS :
LIMIT THE HEAT LOSS FROM PIPES DUCTS AND VESSELS USED FOR THE TRANSPORT OR STORAGE OF HEATED WATER OR AIR AS PER SECTION 1.4.4.
H) MECHANICAL VENTILATION SYSTEMS:
WHERE A MECHANICAL VENTILATION SYSTEM IS INSTALLED IT MEETS REASONABLE PERFORMANCE LEVELS AS PER SECTION 1.4.5.
I) PERFORMANCE OF COMPLETED BUILDING :
REASONABLE MEASURES TO BE TAKEN DURING CONSTRUCTION AND APPROPRIATE CHECKS CARRIED OUT PRIOR TO COMPLETION OF WORKS TO ENSURE COMPLIANCE WITH PART L THESE INCLUDE:
-INSULATION CONTINUITY AND AIR PERMEABILITY - ENSURE ALL WORKS ARE PROPERLY CONSTRUCTED PRIOR TO COVERING UP, AS PER SECTION 1.5.2.
-THERMAL BRIDGING - ENSURE ALL WORKS ARE PROPERLY CONSTRUCTED PRIOR TO COVERING UP, AS PER SECTION 1.5.3.
-CARRY OUT AIR PERMEABILITY PRESSURE TESTS , AS PER SECTION 1.5.4.
-FULLY COMMISSIONED SPACE AND WATER HEATING SYSTEMS AT COMPLETION, AS PER SECTION 1.5.5.
J) USER INFORMATION : PROVIDE ADEQUATE OPERATING AND MAINTENANCE INSTRUCTIONS TO FACILITATE OPERATION IN AN ENERGY EFFICIENT MANNER, AS PER SECTION 1.6.

FIRE ALARM
FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH TGD PART B SECTION 1.5 (LATEST EDITION). AT LEAST GRADE D TYPE 5 SYSTEM . ALL SMOKE AND HEAT ALARMS TO BE INTERCONNECTED SO THAT DETECTION BY ONE UNIT PROVIDED AN AUDIBLE ALARM FROM EACH. MAINS OPERATED , AND BATTERY BACK UP FIRE DETECTION AND FIRE ALARM TYPE LD2 SYSTEM TO BS 5839-6:2004 , WITH SUITABLY LOCATED INTERCONNECTED DETECTORS IN ALL AREAS THAT FORM PART OF THE ESCAPE ROUTE, FIXED AT CEILING LEVEL NOT MORE THAN 7.5m FROM ANY HABITABLE ROOM DOOR AND IN ALL HIGH RISK AREAS SUCH AS KITCHENS AND LIVING ROOMS. HEAT DETECTORS TO BE FITTED IN KITCHENS.

CARBON MONOXIDE ALARM
MAINS OPERATED CARBON MONOXIDE ALARM TO BE FITTED IN ANY ROOM CONTAINING A GAS or EQUAL APPLIANCE. APPLIANCE TO BE POSITIONED ON THE CEILING AT LEAST 300mm FROM WALLS AND BETWEEN 1m AND 3m HORIZONTALLY FROM THE APPLIANCE.

ELECTRICAL INSTALLATIONS :
ALL ELECTRICAL INSTALLATIONS TO COMPLY WITH NATIONAL RULES FOR ELECTRICAL INSTALLATIONS PRODUCED BY THE ELECTRO-TECHNICAL COUNCIL OF IRELAND.

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE

| REV. | DATE. | DRN. | CHKD. | APP. | DESCRIPTION |
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| REV. | DATE. | DRN. | CHKD. | APP. | DESCRIPTION |
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NOTES:


MOORE ARCHITECTURE
Petite Maison, Meath Road, Bray, Co. Wicklow
M: 086 3307404
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IMEG_Arch_colour.jpg

THE ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND FOUNDED 1839

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|---|---|---|---|---|---|
| JOB TITLE | New Dwellings at Ballinteskin Halting Site, Co. Wicklow. | | | DWG NO | P-03 |
| CLIENT | Wicklow County Council | | | REVISION | - |
| DRAWING | Proposed Floor Plan & Roof Plan - Semi-detached | | | | |
| JOB NO | 15/10 | SCALE 1:/100 | DATE 07/12/2017 | DRN. SDCM | CHKD. - / APP. - |