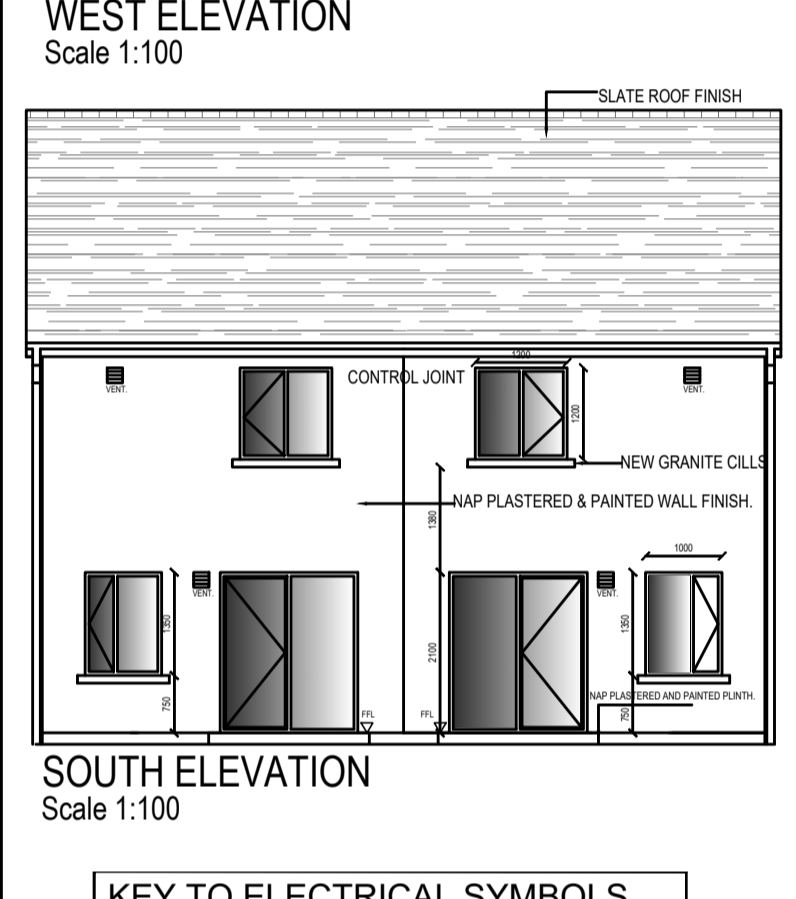
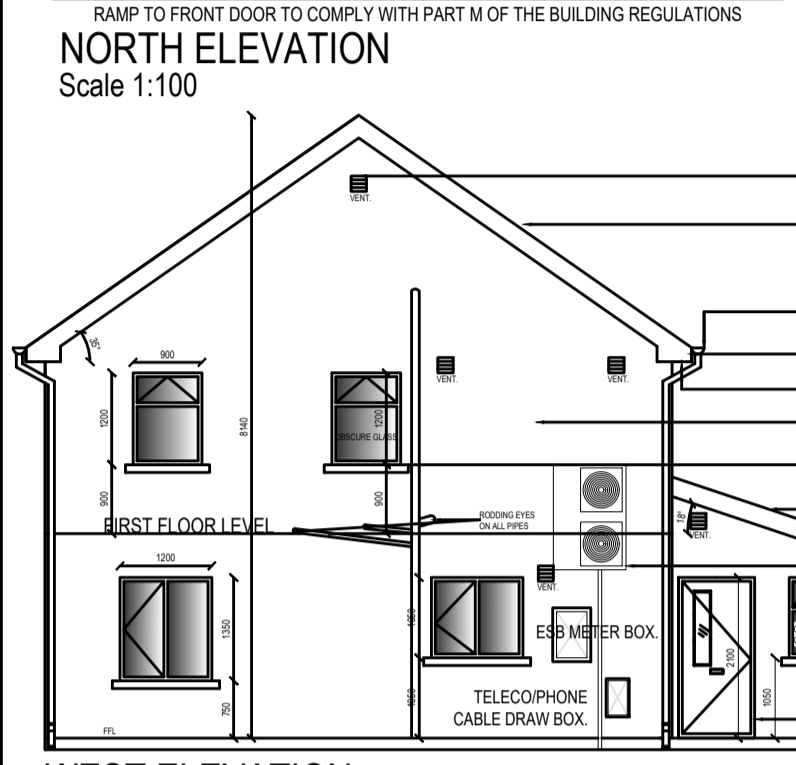
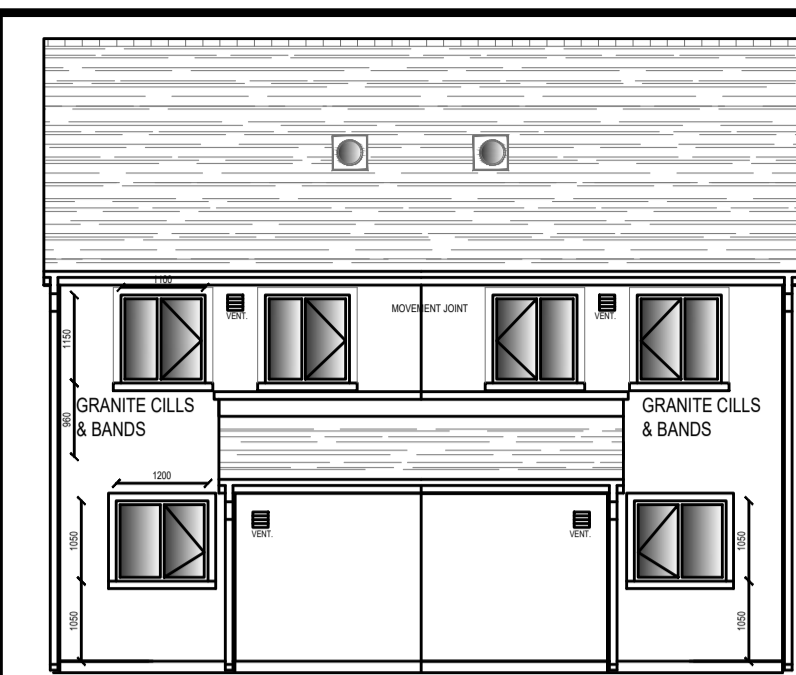
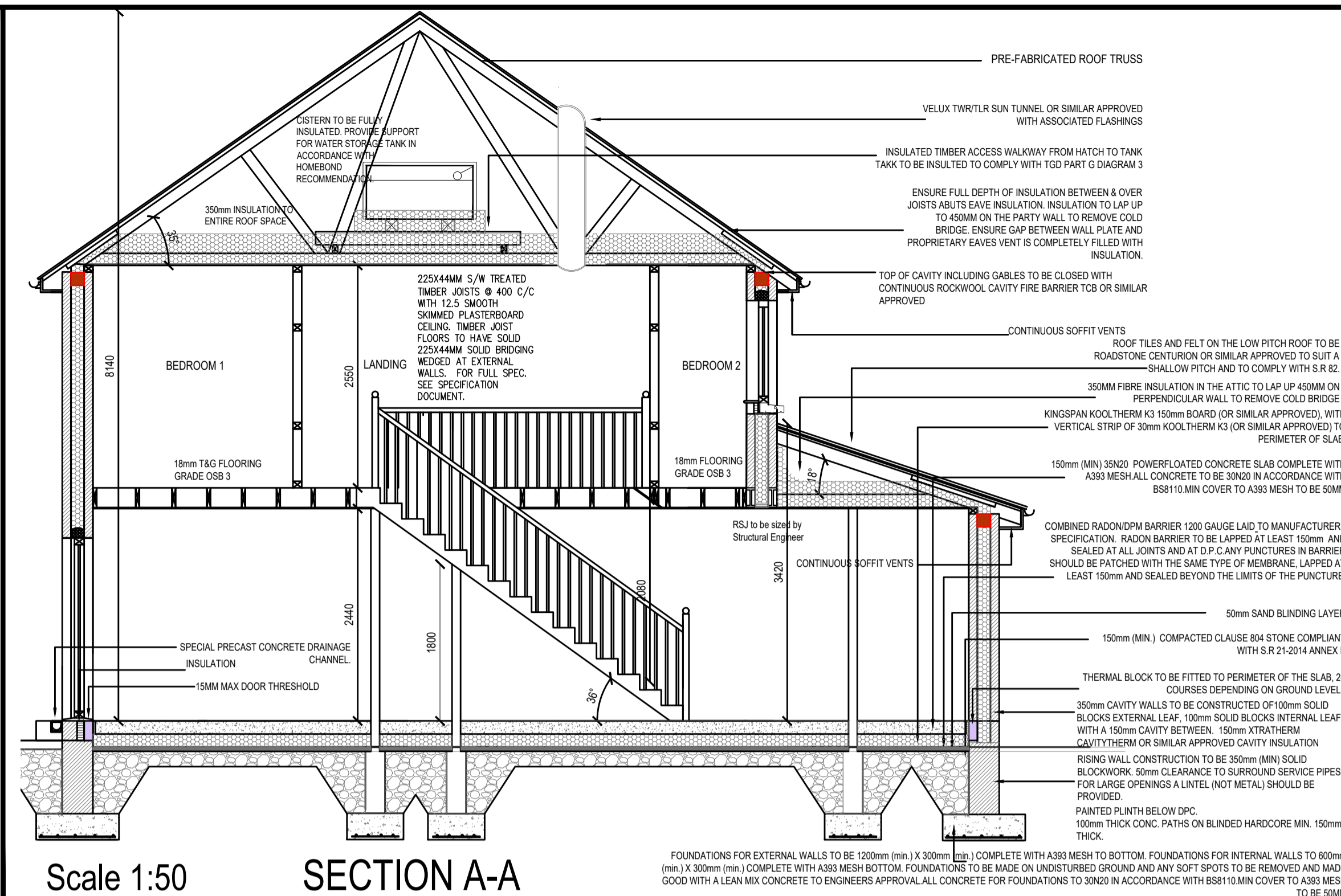


DWELLING PLAN, ELEVATIONS AND SECTION



GENERAL SPECIFICATION

- FOUNDATIONS**
 - CONCRETE STRIP FOUNDATIONS TO ENGINEERS DETAILS AND SUBJECT TO SITE CONDITIONS.
 - FOUNDATIONS FOR EXTERNAL WALLS TO BE 1200mm (min.) X 300mm (min.) WITH A393 MESH BOTTOM.
 - FOUNDATIONS FOR INTERNAL WALLS TO 750mm (min.) X 300mm (min.) WITH A393 MESH BOTTOM.
 - FOUNDATIONS TO BE MADE ON UNDISTURBED GROUND AND ANY SOFT SPOTS TO BE REMOVED AND MADE GOOD WITH A LEAN MIX CONCRETE TO ENGINEERS APPROVAL.
 - ALL CONCRETE FOR FOUNDATIONS TO 30N20 IN ACCORDANCE WITH BS8110.
 - MIN COVER TO A393 MESH TO BE 50MM.
- RISING WALLS**
 - RISING WALL CONSTRUCTION. REFER TO STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS FOR DETAILS. 50mm CLEARANCE TO SURROUND SERVICE PIPES. FOR LARGE OPENINGS A LINTEL (NOT METAL) SHOULD BE PROVIDED.
- FLOORS**
 - 150mm (MIN.) STRUCTURAL UNBOUND GRANULAR FILL GRADED AGGREGATE MATERIAL REFER TO STRUCTURAL ENGINEERS SPEC & DETAIL FOR EACH HOUSE UNIT.
 - 50mm SAND BLINDING LAYER ON.
 - NECOFLEX MONORFLEX RMB400 RADON BARRIER LAID TO MANUFACTURERS SPECIFICATION. RADON BARRIER TO BE LAPPED AT LEAST 150mm AND SEALED AT ALL JOINTS AND AT D.P.C. ANY PUNCTURES IN BARRIER SHOULD BE PATCHED WITH THE SAME TYPE OF MEMBRANE, LAPPED AT LEAST 150mm AND SEALED BEYOND THE LIMITS OF THE PUNCTURE.
 - 150mm (MIN) POWERFLOATED CONCRETE SLAB TO ENGINEERS DETAIL.
 - KINGSFAN KOOL THERM K3 150mm BOARD, WITH VERTICAL STRIP OF 30mm KOOL THERM K3 TO PERIMETER OF SLAB.
 - THERMAL BLOCK TO BE FITTED TO PERIMETER OF THE SLAB, 2-3 COURSES DEPENDING ON GROUND LEVELS.
- WALLS**
 - 350mm CAVITY WALLS TO BE CONSTRUCTED OF 100mm SOLID BLOCKS EXTERNAL LEAF, 100mm SOLID BLOCKS INTERNAL LEAF WITH A 150mm CAVITY BETWEEN.
 - STEEL LINTEL TO STRUCTURAL ENGINEERS SPEC & DETAIL TO BE USED.
 - 150mm XTRATHERM CAVITYTHERM plus OR SIMILAR APPROVED CAVITY INSULATION (FULL FILL BOARD, THERMAL CONDUCTIVITY 0.021 W/m°C).
 - AUTENTIC STAINLESS STEEL VERTICAL TWIST DOWELED WALL TIES WITH CLIPS FOR INSULATION POSITIONED AT 450mm (MIN) HORIZONTALLY AND 450mm (MIN) VERTICALLY.
 - ADDITIONAL TIES TO BE USED AT OPES AND JAMBS.
 - CAVITY CLOSERS KINGSFAN THERMABATE OR EQUIVALENT CONCRETE CILLS ON PVC DPC TURNED UP AT BACK AND SIDES.
 - NAP RENDER FINISH, PAINTED WITH MIN. 2 COATS DULUX WEATHERSHEL OR EQUIVALENT IN COLOUR TO BE AGREED WITH ENGINEER.
- ROOF**
 - NAILED EVERY ROW OF ROOF TILES, AND CLIP ALL PERIMETER TILES.
 - CONCRETE TILES ON 44mm X 35mm TREATED BATTENS ON TYVEC BREATHER MEMBRANE OEA ON.
 - NSAI APPROVED PREFABRICATED ROOF TRUSSES AT 400mm CENTRES ON 100X75 TREATED WALL PLATES.
 - ALL ROOF TIMBERS TO BE PRESSURE TREATED INCL. FASCIA, SOFFIT, BARGE AND GABLE LADDER TIMBERS.
 - INCLUDE FOR ALL NECESSARY PURLINS, HIPS, BEARERS, TILTING FILLETS, RIDGE BOARDS ETC.
 - PROVIDE ADEQUATE BRACING TO ROOF.
 - CONNECT ROOF TRUSS TO WALL PLATE USING PROPRIETARY TRUSS CLIPS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - LEAVE VENTILATORS TO BE FITTED ROOF VENT TILE TO BE FITTED AT RIDGE LEVEL AS PER MANUFACTURERS SPEC & DETAILS.
 - BATT ROOF/WALL STRAPS AT 2M CENTRES WITH 4 NO. FIXINGS TO WALLS, 3 NO. FIXINGS TO TRUSS AND 2 NO. FIXINGS TO WALL PLATE.
 - BERONA GRAPHITE SLATE TO MAIN ROOF OR SIMILAR APPROVED.
 - ROOF TILES AND FELT ON THE LOW PITCH ROOF TO BE ROADSTONE CENTURION OR SIMILAR APPROVED TO SUIT A SHALLOW PITCH AND TO COMPLY WITH S.R. 82.
 - 350mm FIBREGLASS (OEA) INSULATION.
 - PATINATION OIL FINISH TO ALL CODE 5 LEAD, TO MANUFACTURERS SPECIFICATION AND DETAIL.
 - DRY VERGE SYSTEM. EASY TRIM VERGE U COMPLETE WITH RIDGE CAPS, STARTER CAPS AND END CAPS.
- LEAD WORK**
 - ALL LEAD TO BE CODE 5. JOINTS TO BE NO LONGER THAN 1.2M WITH 100MM TAPS MINIMUM.
 - LEAD APRON TO BE MINIMUM OF 220mm LONG, EXTENDING DOWN THE LENGTH OF THE ROOF TO SUIT THE PITCH OF THE ROOF.
 - MUST HAVE A MINIMUM 100MM UPSTAND TO THE ABUTMENT WALL.
 - APRONS TO BE SECURED IN PLACE EVERY 450MM CENTERS WITH LEAD CLIPS. FLASHING TO BE BUILT INTO THE WALL 50MM MIN OR WEDGED IN 25MM MIN WITH LEAD WEDGES INSTALLED AT 450MM CENTERS.
 - COVER FLASHING TO EXTEND PAST THE ABUTMENT WALL 75MM MINIMUM.
 - LEADWORK TO COMPLY WITH BS EN 12588.
- FASCIA, SOFFIT AND DOWNPIPES**
 - BLACK ALUMINIUM FASCIA AND SOFFIT, 10mm CONTINUOUS VENT GAP BETWEEN FASCIA AND SOFFIT (250MM OVERHANG).
 - 125MM SEAMLESS ALUMINIUM GUTTERS (BLACK) WITH 75MM X 50MM BLACK PVC DOWN PIPES.



INTERNAL DOORS

- DOOR FRAMES TO BE DEAL.
- FINISH SIZE TO BE EX 150MM X 50MM REBATED WITH 75MM X 20MM SPLAYED ARCHITRAVES STANDARD TO FLUSH DOORS.
- SOLID PLY VENEER FLUSH DOORS THROUGHOUT.
- LOCKS AND HANDLES TO BE BRASS SONNATO BW450PB.
- 3 STEEL BUTT HINGES PER DOOR.
- 22mm WHITE/RED DEAL SADDLE BOARDS, VARNISHED.
- DOOR STOPS TO BE FITTED TO ALL DOORS.
- D.P.C.
- DPC CAVITY TRAY OVER ALL OPES.
- DPC TO BE USED UNDER WALL PLATE.
- DPC COVER OPES 160MM X 65MM EXTERNAL.
- OPES OF MASONRY MESH REINFORCEMENT FOR FULL LENGTH OF FRONT BACK WALL ABOVE LINTELS.
- WINDOWS & DOORS**
 - ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED ARGON FILLED SOFT LOW-E WINDOWS, WITH THIN FRAMES.
 - MANUFACTURERS CERTIFICATE FOR WINDOW & DOOR U-VALUES.
 - CERTIFICATION PER OR WEP (MIN. 1.2) IS TO BE OBTAINED AND GIVEN TO COUNCIL ENGINEER.
 - TRICKLE VENTS TO BE INSTALLED TO ALL WINDOWS.
 - SAMPLE OF DOOR & WINDOW TO BE PROVIDED PRIOR TO ORDERING.
 - ALL BEDROOM WINDOWS TO HAVE MIN. OPE OF 850x500mm, (1 IN COMPLIANCE WITH CURRENT BUILDING REGS) TO ALLOW ADEQUATE MEANS OF ESCAPE. CHILD SAFETY RESTRICTORS TO BE FITTED TO BEDROOM WINDOWS, NON LOCKABLE HANDLES TO BE FITTED.
 - GLAZING TO ALL TOILETS & BATHROOMS TO BE OBTAINED.
 - FRONT DOOR TO HAVE THRESHOLD HEIGHT OF 15mm, WITH EXPOSED EDGES CHAMFERED.
 - 5 POINT LOCKING SYSTEM.
 - FRONT DOOR TO HAVE THRESHOLD HEIGHT OF 15mm, WITH EXPOSED EDGES CHAMFERED.
- THERMAL BRIDGING**
 - ALL INTERNAL PLASTER FINISHES OF SAND/CEMENT SCRATCH COAT TO GO DOWN TO FLOOR LEVEL.
 - ALL ELECTRICAL CONDUIT IN ATTIC SPACE TO BE SEALED.
 - AFTER FITTING OF WINDOWS & DOORS ALL GAPS TO BE SEALED BEFORE PLASTERING.
 - ATTIC HATCH TRAP DOOR TO BE FITTED WITH LATCH AND DRAFT EXCLUDER STRIPS.
 - ALL PIPE AND SERVICE PENETRATIONS OF BUILDING ENVELOPE TO BE SEALED.
 - THERMAL BRIDGING & ACD DETAILS TO COMPLY WITH 2007 BUILDING REGULATIONS. REFER TO THE DOCUMENT 'LIMITING AIR INFILTRATION - ACCEPTABLE CONSTRUCTION DETAILS'.
- WALL & CEILING FINISHES**
 - 15MM TYPE F PLASTERBOARD OR 12.5MM TYPE F PLASTERBOARD ON CEILING WITH SKIM FINISH.
 - 13mm THICK PLASTER FINISH MADE UP OF SCUD COAT, SCRATCH COAT AND SKIM COAT.
 - MOISTURE RESISTANT PLASTERBOARD TO BE USED IN BATHROOM, FOLLOW MANUFACTURERS REQUIREMENTS FOR SKIMMING.
 - WALLS AND CEILING TO BE PAINTED WITH 3 COATS OF SOFT SHEEN EMULSION (COLOUR TO BE CHOSEN AT A LATER DATE).
 - 12MM X 20MM BULLNOSTED SOFTWOOD SKIRTING THROUGHOUT.
 - ONE ROW OF TILING TO BE PROVIDED ABOVE WASH-HAND BASIN IN BATHROOM. WALLS SURROUNDING BATH TO BE TILED TO CEILING. STANDARD 200X200 CERAMIC PLYKINGTON OEA. APPROPRIATE ADHESIVE AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS. PRIMER AND BAL TANKING SYSTEM TO BE APPLIED TO WALLS PRIOR TO TILING.
- VENTILATION**
 - ALL WALL VENTS TO BE 125MM AAC125HPWCL - RYTONS COWLED SUPER ACOUSTIC CONTROLLABLE VENTS.
 - MECHANICAL VENTILATION (VORTICE PUNTO EXTRACT FAN OEA) TO BE PROVIDED IN BATHROOM.
 - EXTERNAL GRILLS TO MECH. FAN OUTLETS TO BE FLAP TYPE WITH PROTECTIVE WIND BLOW.
- KITCHEN**
 - FITTED KITCHEN AS PER PLANS. 18mm MDF CARCASS AND FRAME. PVC FOLI WRAPPED DOORS, MAX. WIDTH 500mm. DOUBLE CARCASS ON HINGE SIDE OF DOORS. 30mm FORMICA COUNTER TOP. 180° DEGREE STAINLESS STEEL HINGES. WALL MOUNTED OVERHEAD CUPBOARDS.
 - STAINLESS STEEL SINK, 2 TAPS OR DECK MIXER ACCEPTABLE.
 - FIT INTEGRATED COOKER HOOD, WITH 150mm DUCTING PIPE TO VENT.
 - EXTRACTION RATE TO BE 150m³/H (ASSUMING 6 AIR CHANGES PER HOUR).
 - DECK MIXER TAPS TO BE INSTALLED AT KITCHEN SINK UNIT.
- TRAP DOOR**
 - FORM TRAP DOOR IN CEILING IN POSITION AS WILL BE POINTED OUT FOR ACCESS TO ROOF INTERIOR.
 - THE TRAP DOOR SHALL BE ACCOMMODATED WITHIN THE TRUSS SPACING AND SHALL BE 700mm IN DEPTH.
 - THE TRAP DOOR SHALL BE CONSTRUCTED WITH 75 X 22MM STOP FILLET AND 12MM THICK CHIPBOARD COVER WITH FIRE BARRIER ON THE BACK (1/2 HOUR FIRE RATING IS REQUIRED AS PER PART B OF THE BUILDING REGULATIONS) AND FINISHED WITH EX 75 X 19MM ARCHITRAVE.
 - WOODWORK TO BE PAINTED.

NOTES

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SPACE PROVISION CALCULATION

TARGET GROSS FLOOR AREA (m²)	MINIMUM MAIN LIVING ROOM (m²)	AGGREGATE LIVING AREA (m²)	AGGREGATE BEDROOM AREA (m²)	STORAGE (m³)
70	13	28	20	4
69	15.3	26.51	19.4	3.20

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No.	Date	Amendment / Issue	App.
A	Feb 23	Bedroom layouts updated	

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 Tullow Civic Offices, Inner Relief Road, Tullow, Co. Carlow
 Phone: (059)9136296 Fax: (059)9152156
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2 SEMI-DETACHED DWELLINGS & ALL ASSOCIATED SITE WORKS AT BORRIS, CO. CARLOW.

DWELLING PLAN, ELEVATIONS & SECTION.

Drawn by:	F.M.	Job No:	
Checked by:	L.S.	Drw Loc:	
Approved by:	L.S.	Drw. No:	
Scale:	1/50 @ A1		
Date:	02/02/2023	105	A