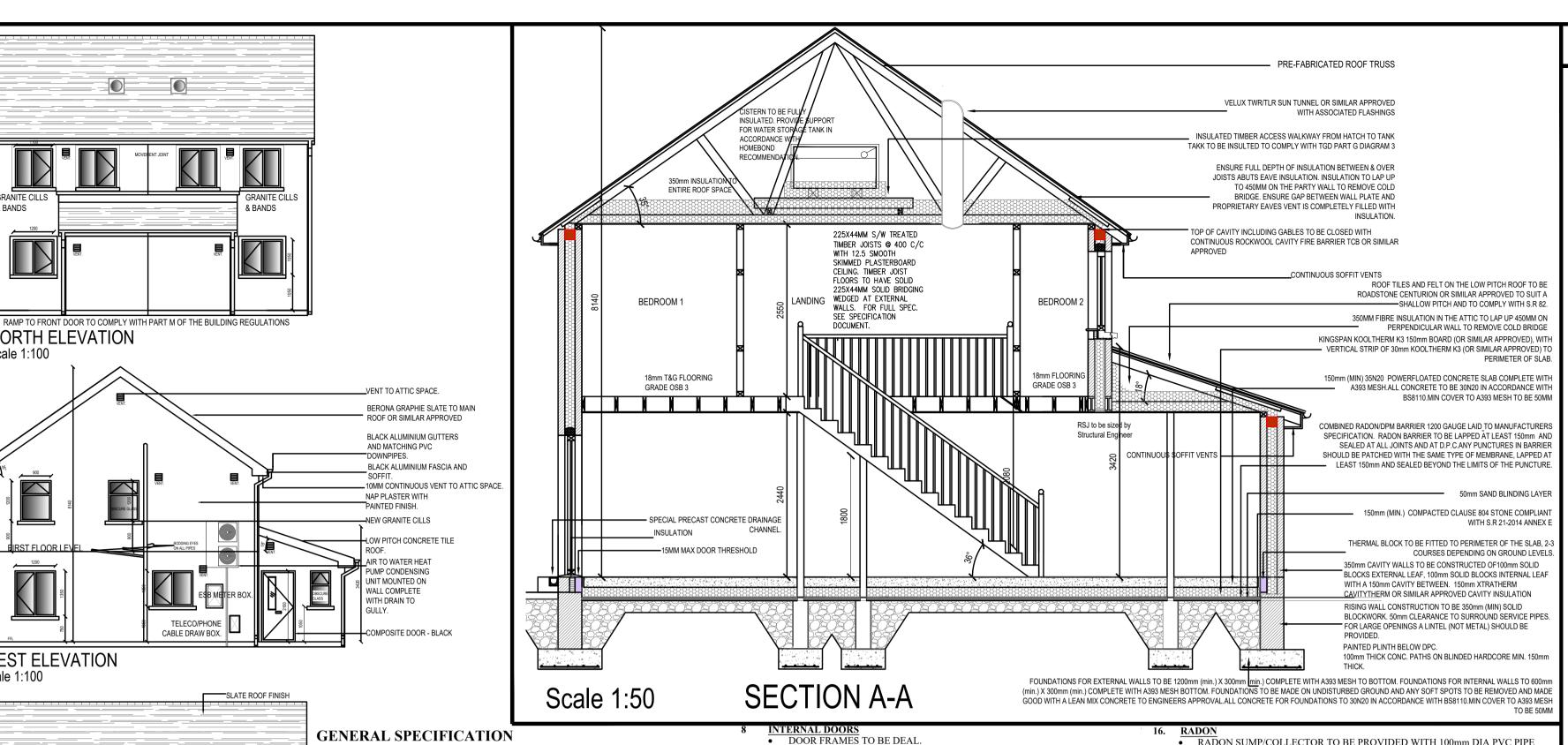


DWELLING PLAN, ELEVATIONS AND SECTION

CONNECT

RADON CAP TO BE



- CONCRETE STRIP FOUNDATIONS TO ENGINEERS DETAILS AND SUBJECT TO • 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
- 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 MIN COVER TO A393 MESH TO BE 50MM

HOUSE UNIT ON

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

150mm (MIN.) STRUCTURAL UNBOUND GRANULAR FILL GRADED AGGREGATE MATERIAL REFER TO STRUCTURAL ENGINEERS SPEC &

- DETAIL FOR EACH HOUSE UNIT ON 200mm (MIN.) GRADED UNBOUND GRANULAR FILL GRADED AGGREGAT MATERIAL REFER TO STRUCTURAL ENGINEERS SPEC & DETAIL FOR EACH
- 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
- 150mm (MIN) POWERFLOATED CONCRETE SLAB_TO ENGINEERS DETAIL • KINGSPAN KOOLTHERM K3 150mm BOARD, WITH VERTICAL STRIP OF 30mm KOOLTHERM K3 TO PERIMETER OF SLAB.
- THERMAL BLOCK TO BE FITTED TO PERIMETER OF THE SLAB, 2-3 COURSES DEPENDING ON GROUND LEVELS. • 350mm CAVITY WALLS TO BE CONSTRUCTED OF 100mm SOLID BLOCKS
- EXTERNAL LEAF, 100mm SOLID BLOCKS INTERNAL LEAF WITH A 150mm • STEEL LINTELS 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). AUSTENITIC STAINLESS STEEL VERTICAL TWIST DOVETAILED WALL TIES WITH CLIPS FOR INSULATION POSITIONED EVERY 450mm (MIN) HORIZONTALLY AND 450mm (MIN) VERTICALLY.
- ADDITIONAL TIES TO BE USED AT OPES AND JAMBS CAVITY CLOSERS KINGSPAN THERMABATE OR EQUIVALENT • CONCRETE CILLS ON PVC DPC TURNED UP AT BACK AND SIDES.
- NAP RENDER FINISH, PAINTED WITH MIN. 2 COATS DULUX WEATHERSHIEL OR EQUIVALENT IN COLOUR TO BE AGREED WITH ENGINEER.
- NAIL 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,
- CONNECT ROOF TRUSS TO WALL PLATE USING PROPRIETARY TRUSS CLIPS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS • EAVE VENTILATORS TO BE FITTED. ROOF VENT TILE TO BE FITTED AT
- RIDGE LEVEL AS PER MANUFACTURES 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 MANUFACTURES SPECIFICATION AND DETAIL.

• PROVIDE ADEQUATE BRACING TO ROOF.

• DRY VERGE SYSTEM. EASY TRIM VERGE U COMPLETE WITH RIDGE CAPS, STARTER CAPS AND END CAPS.

NEW RADIATOR

- ALL LEAD TO BE CODE 5- JOINTS TO BE NO LONGER THAN 1.2M WITH 100MM LAPS 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 UP-STAND 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
- LEADWORK TO COMPLY WITH BSEN 12588

BLACK PVC DOWN PIPES.

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

- 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
- DPC CAVITY TRAY OVER ALL OPES DPC TO BE USED UNDER WALL PLATE
- DPC OVER OPES 160MM X 65MM EXTERNAL ROW OF MASONRY MESH REINFORCEMENT FOR FULL LENGTH OF FRONT
- BACK WALL ABOVE LINTELS ALUMINUM THERMALLY BROKEN DOUBLE GLAZED ARGON FILLED SOFT
- LOW-E WINDOWS, WITH THIN FRAMES. MANUFACTURER'S CERTIFICATE FOR WINDOW & DOOR U-VALUES CERTIFICATION BFRC OR WEP (MIN. 1.2) IS TO BE OBTAINED AND GIVEN TO
- 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, (IN COMPLIANCE WITH CURRENT BUILDING REGS) TO ALLOW ADEOUATI
- BEDROOM WINDOWS, NON LOCKABLE HANDLES TO BE FITTED. • GLAZING TO ALL TOILETS & BATHROOMS TO BE OBSCURED PRECAST CONCRETE SILLS (TO REAR) WITH DPC TO SIDES, BACK &
- UNDERNEATH TO BE USED THROUGHOUT. GRANITE CILLS TO FRONT OF 19MM BULLNOSE WHITE DEAL WINDOW BOARDS, PAINTED. WINDOW BOARDS IN KITCHEN AND BATHROOM TO BE TILED.
- DOORS & WINDOWS TO INCLUDE ALL NECESSARY IRONMONGERY RECEIVER TYPE ON EXTERNAL DOORS TO BE OF THE HOOKED TYPE. 5 POINT LOCKING SYSTEM.
- FRONT DOOR TO HAVE THRESHOLD HEIGHT OF 15mm, WITH EXPOSED EDGES CHAMFERED. 12. 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 EXLUDER 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 A PLASTERBOARD OR 12.5MM TYPE F PLASTERBOARD ON CEILINGS 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). 112MM X 20MM BULLNOSED SOFTWOOD SKIRTING THROUGHOUT.
- WALL TO BE TILED IN KITCHEN TO UNDERSIDE OF OVERHEAD UNITS, STANDARD 100x100 CERAMIC PILKINGTON OEA. APPROPRIATE ADHESIVE AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND
- TIMBERS TO BE PRIMED BEFORE APPLYING UNDERCOAT AND PAINT ALL SHOWER AND BATH FITTING TO BE FITTED TO WALL USING CLASSI-SESAL OR E/A FLEXIBLE WATERPROOF UPSTAND ONE ROW OF TILING TO BE PROVIDED ABOVE WASH-HAND BASIN IN

FLUSH SOLID DOORS PAINTED WITH UNDERCOAT AND SATIN WOOD PAINT

- BATHROOM. WALLS SURROUNDING BATH TO BE TILED TO CEILING. STANDARD 200X200 CERAMIC PILKINGTON 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 AAC125HPCWL – RYTONS COWLED SUPER 19. 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 HOOD.
- FITTED KITCHEN AS PER PLANS. 18mm MDF CARCASS AND FRAME. PVC FOIL 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). 20. • 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 760MM IN DEPTH. THE TRAP DOOR SHALL BE CONSTRUCTED WITH 75 X 22MM STOP FILLE 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

- WHICH IS TO TERMINATE OUTSIDE EXTERNAL WALL WITH BEND, CAPPEI
- FLUSH WITH PATH. PIPE CAN BE EXTENDED AND FAN FITTED SHOULD SUBSEQUENT READINGS REQUIRE IT 100mm MIN. TO BE LEFT EVERY 4TH BLOCK IN COURSE BELOW RADON
- BARRIER TO PROVIDE AIRFLOW TO RADON SUMP PROVIDE REINFORCED RADON BARRIER WITH TEAR RESISTANCE > OR = 00N WITH VAPOUR TRANSMISSION OF < OR = 0.4/M2/24 HOURS WITH ELONGATION (AT MAX. LOAD) OR, > OR =12 WHEN TESTED IN
- ACCORDANCE WITH 10S 1421 • OR, > OR =12 WHEN TESTED IN ACCORDANCE WITH 10S 1421.
- PLUMBING & HEATING AIR TO WATER HEATING SYSTEM (SEE SEPARATE SPECIFICATION
- ALL PRIMARY PIPEWORK TO BE INSULATED AS DETAILED IN TABLE 11 OF TH DOEHLG "HEATING AND DOMESTIC HOT WATER SYSTEMS FOR DWELLINGS ACHIEVING COMPLIANCE WITH PART L 2008".
- ALL PIPES IN ATTIC TO BE LAGGED WITH 19mm ARMAFLEX INSULATION. ALL PIPES, VALVES AND SWITCHES TO BE VISIBLE AND CLEARLY LABELED.
- INCLUDE FOR SUPPLY AND INSTILLATION OF ALL NEW SANITARY WARF TOILETS.SEATS.SINKS.TAPS. SHOWER DOORS. BATH.TOILET ROLL HOLDE TO COMPLETE ALL BATHROOMS IN FULL. ALL TO BE ARMITAGE SHANK
- WHITE ARMITAGE SHANKS 'SANDRINGHAM CLASSIC O.E.A SANITARY WARE TO BE INSTALLED. LEVER TAPS TO BE INSTALLED. 1700x700 PLAIN ENAMELLED STEEL BATH, DRILLED FOR TAP HOLES. ANTI-SLIP. EARTH CONNECTION. BATH TO BE SUPPORTED WITH TIMBER BATTENS WHERE I' MEETS WALL.PROVIDE COLD WATER STORAGE TANK OF APPROX. 350 LITRE CAPACITY IN ROOF SPACE. PROVIDE EXPANSION TANK OF APPROXIMATELY 45 LITRE CAPACITY. EACH TANK SHOULD BE PROVIDED WITH APPROPRIATE COVER AND SUPPORTED IN ACCORDANCE WITH
- GUIDELINES AS SET OUT IN THE BUILDING REGULATIONS. INSULATED WALKWAY TO BE LAID IN ATTIC FROM TRAP DOOR TO WATER TANK. LIGHT AND SMOKE ALARM TO BE FITTED IN ATTIC.
- ALL SANITARY FITTING AND APPLIANCES TO HAVE FLEXIBLE PENNYVALVE FEEDS. • FIT 'COMBIMATE' WATER SOFTENER TO ALL HOUSES.
- FIT 'MAGNACLEAN PROFESSIONAL' FILTER SYSTEM. GULLY TO BE INSTALLED UNDERNEATH HEAT PUMP SYSTEM TO COLLECT
- WATER EXTRACT FROM SYSTEM. GULLY TO BE LINKED TO FOUL WATER DRAINAGE SYSTEM. PVC DROP TO BE INSTALLED FROM UNIT TO GULLY UNDERNEATH TO ALLOW FOR CONDENSATION RUNOFF • 50mm (min) DRAIN ADJACENT TO THE WATER TANK UNIT OF THE HEAT PUMP - PLUMPED TO THE OUTSIDE TO ALLOW FOR OVERFLOW.
- BATHROOM & EXTERNAL LIGHTS TO HAVE LED 12 WATT COOL WHITE BULBS FITTED.
- ALL SMOKE/HEAT DETECTORS TO BE LINKED.
- ALL ELECTRICAL WORK TO BE TO CURRENT RECI STANDARDS NO WALL SOCKETS ARE TO BE BACK TO BACK ON PARTY WALL

ELECTRICA

- ALL SMOKE / HEAT / C02 DETECTORS TO BE WIRED BACK TO INDICATOR PANEL UNIT, LOCATED BESIDE FUSE BOARD
- SHOWER INSTALLATIONS TO HAVE ESB CABLE TAILS FROM METER TO BOARD TO BE 16 SQUARE, AND CABLE FROM BOARD TO SHOWER MUST E
- 10 SQUARE. BATHROOM LIGHT TO BE ON AN RCD. CEILINGS IN THE GROUND FLOOR TO RECEIVE A 30 MINUTE FIRE
- RESISTANCE TO COMPLY WITH TGD PART B.
- PLASTERBOARD IN THE CEILINGS TO CONSIST OF 15MM TYPE A PLASTERBOARD OR 12.5MM TYPE F PLASTERBOARD DECKING ON THE FLOORS TO BE 18MM T&G OSB 3, PLYWOOD OR P5
- REOUIREMENTS REGARDING FIRE PROOFING. ALL PENETRATIONS IN THE 30 MINUTE CEILING TO BE FIRE PROOFED TO COMPLY WITH TGD PART B
- ALL HOLES IN THE CEILING UP TO 40MM ARE TO SEALED USING FIRE MASTIC TO A DEPTH OF 20MM IN COMPLIANCE WITH MANUFACTURERS REQUIREMENTS. FIRE COLLARS TO BE INSTALLED ON PIPES GREATER IN DIAMETER THAN 40MM

CHIPBOARD. ENGINEERED JOISTS MUST COMPLY WITH MANUFACTURERS

- WHERE PIPES, WIRES AND SERVICES PENETRATE THE CEILING IN CLOSE PROXIMITY TO EACH OTHER AN ABLATIVE COATED BATT SHOULD BE USED IN CONJUNCTION WITH AN APPROVED FIRE MASTIC TO SEAL ALL PENETRATIONS. ABLATIVE BATT TO BE INSTALLED TO COMPLY WITH
- MANUFACTURER REQUIREMENTS. ALL CAVITIES SHOULD BE CLOSED TO COMPLY WITH TGD PART B. CAVIT BARRIERS SHOULD BE USED AROUND THE EXTERNAL PERIMETER OF THI EXTERNAL WALL
- AIR TIGHTNESS TEST CONTRACTOR IS TO INCLUDE FOR CARRYING OUT AN AIR TIGHTNESS.
- TEST. REQUIRED RESULT IS AIR PERMEABILITY RATE (O50) OF NOT GREATER THAN 4 CUBIC METRES PER HOUR PER SQUARE METRE OF EXPOSED ENVELOPE AREA, TO ALLOW AN ENTRY INTO THE DEAP SOFTWARE FOR ADJUSTED RESULT OF AIR PERMEABILITY TEST IN AC/
- ADJ OF NOT GREATER THAN 0.2. ALL WINDOWS/DOORS TO BE INSTALLED WITH AIRTIGHT FOAM AND TAPES TO ENSURE AN AIRTIGHT SEAL
- ALL EXTERNAL CEILINGS TO RECEIVE AN AIRTIGHT MEMBRANE LAPPED DOWN PAST THE WALL-PLATE LEVEL AND SEALED TO THE EXTERNAL WALLS. ALL JOINTS TO BE SEALED WITH AIRTIGHT TAPE ALONG WITH PENETRATIONS SEALED WITH AIRTIGHT SEALANT/FOAM
- **BUILDING ENERGY RATING (BER) CERTIFICATE** CONTRACTOR IS TO PROVIDE BER CERTIFICATE ON COMPLETION OF CONSTRUCTION - MINIMUM ACCEPTABLE BER RATING IS A2

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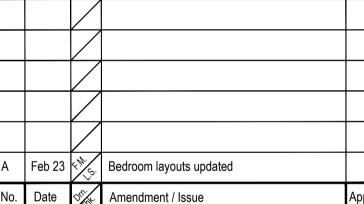
NOTES

if in doubt ask.

SPACE PROVISION CALCULATION. LOOR AREA (m2) LIVING ROOM (m2) AGGREGATE AGGREGATE STORAGE (m



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CARLOW COUNTY COUNCIL HOUSING DEPARTMENT

Director Of Services: Michael Brennan Tullow Civic Offices, Inner Relief Road, Tullow, Co. Carlow Phone: (059)9136296 Fax: (059)9152156 Email: secretar@carlowcoco.ie

Carlow Local Authorities, A CPD Accredited Company

2 SEMI-DETACHED **DWELLINGS & ALL** ASSOCIATED SITE WORKS AT BORRIS, CO. CARLOW.

DWELLING PLAN, **ELEVATIONS &** SECTION.

| Drawn hw | ГΜ | lah Mai | |
|--------------|--------|----------|------|
| Drawn by: | F.M. | Job No: | |
| Checked by: | L.S. | Drw Loc: | |
| Approved by: | L.S. | Drg. No: | Rev: |
| Scale: 1/50 | @ A1 | 105 | Α |
| Data: 02/01 | 2/2023 | | |