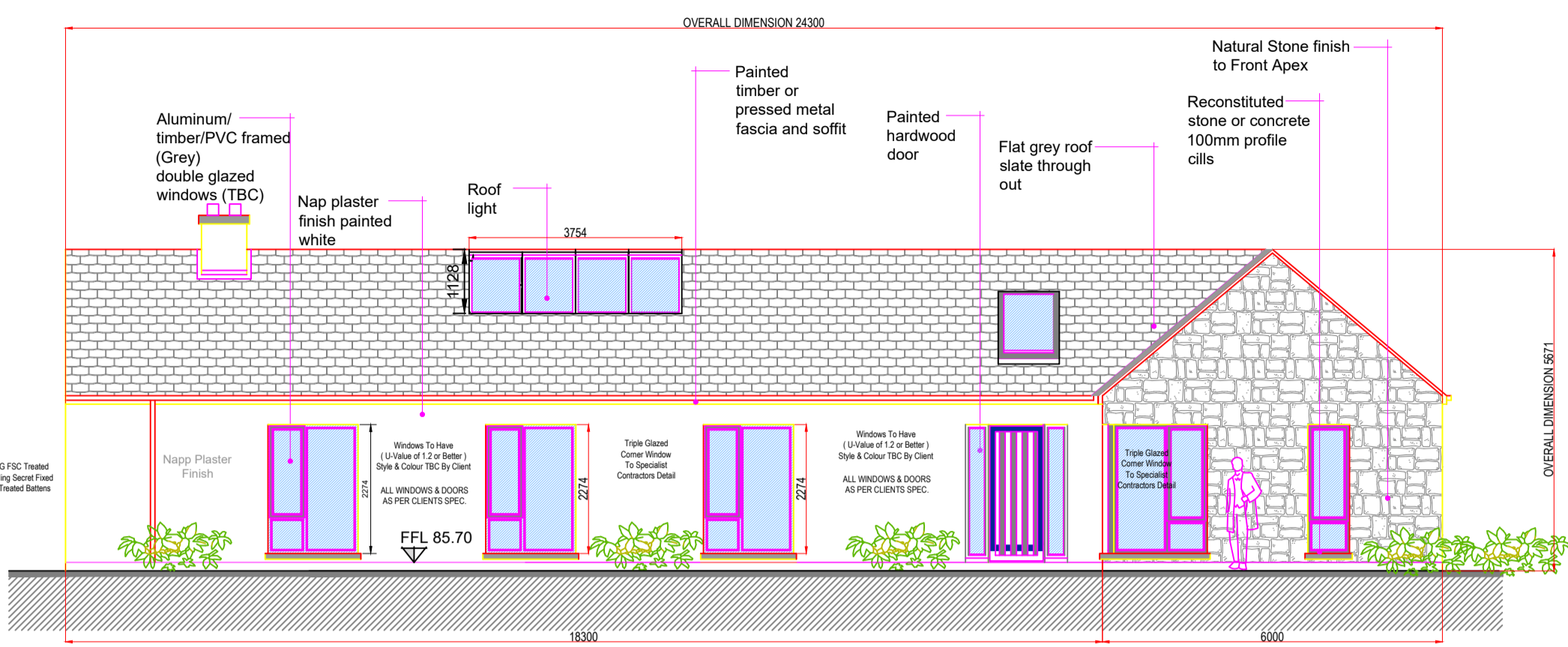
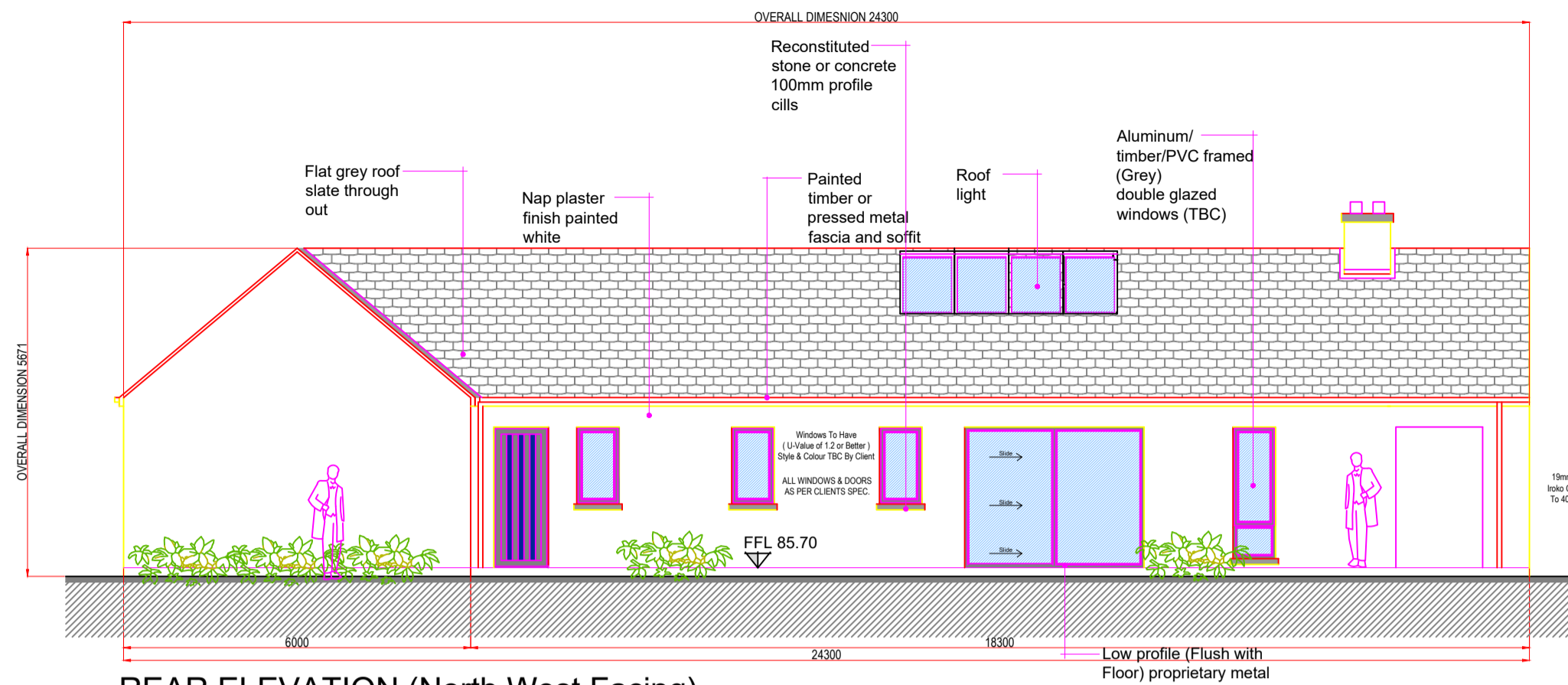


# THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS



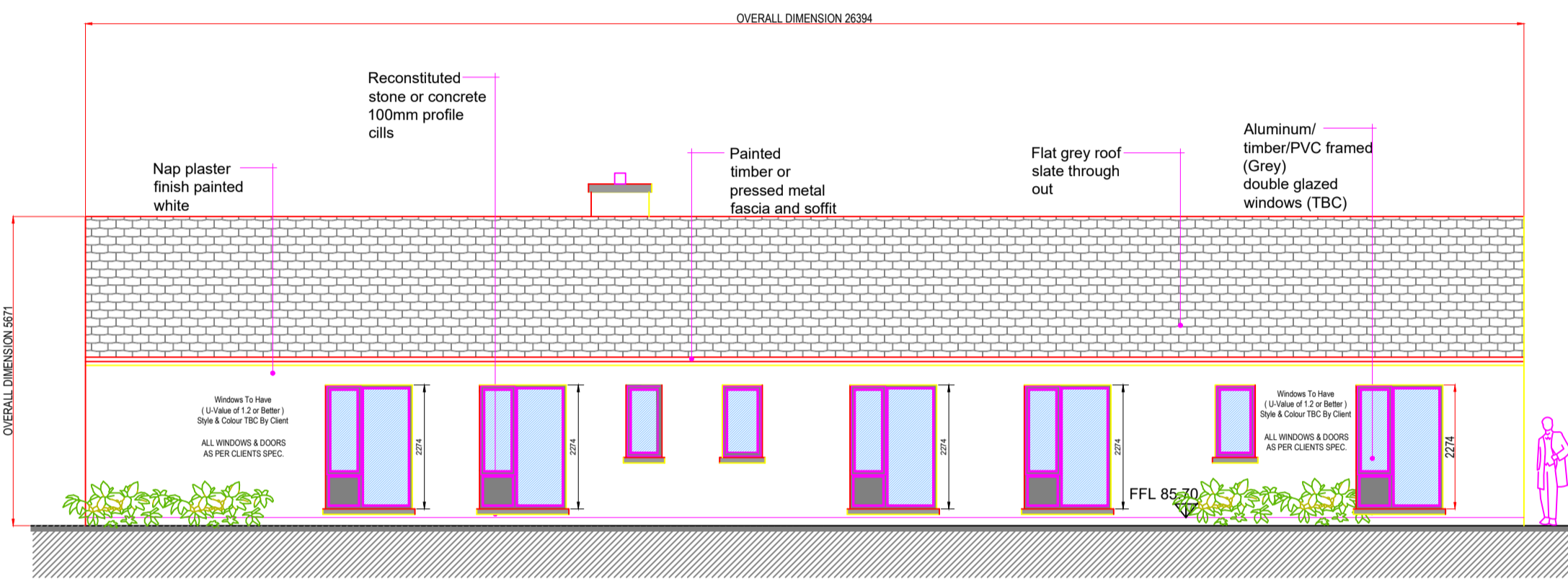
FRONT ELEVATION (North Facing)

SCALE 1:100



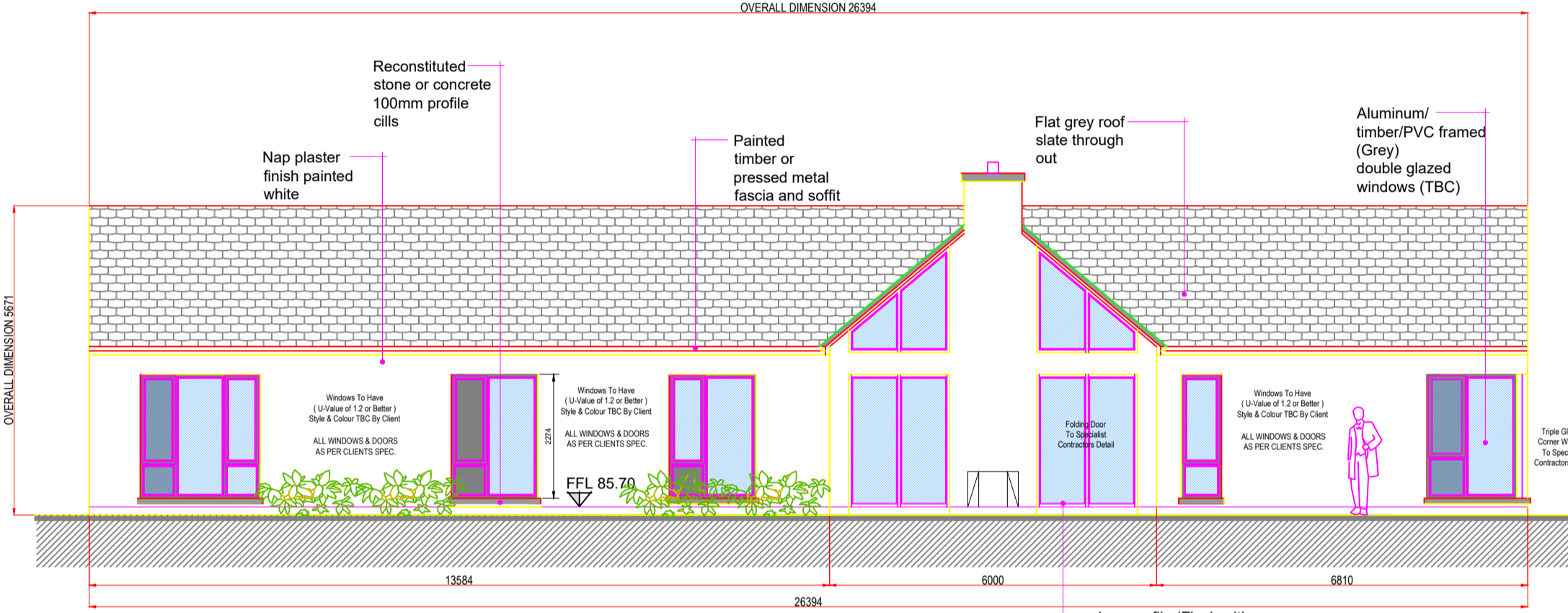
REAR ELEVATION (North West Facing)

SCALE 1:100



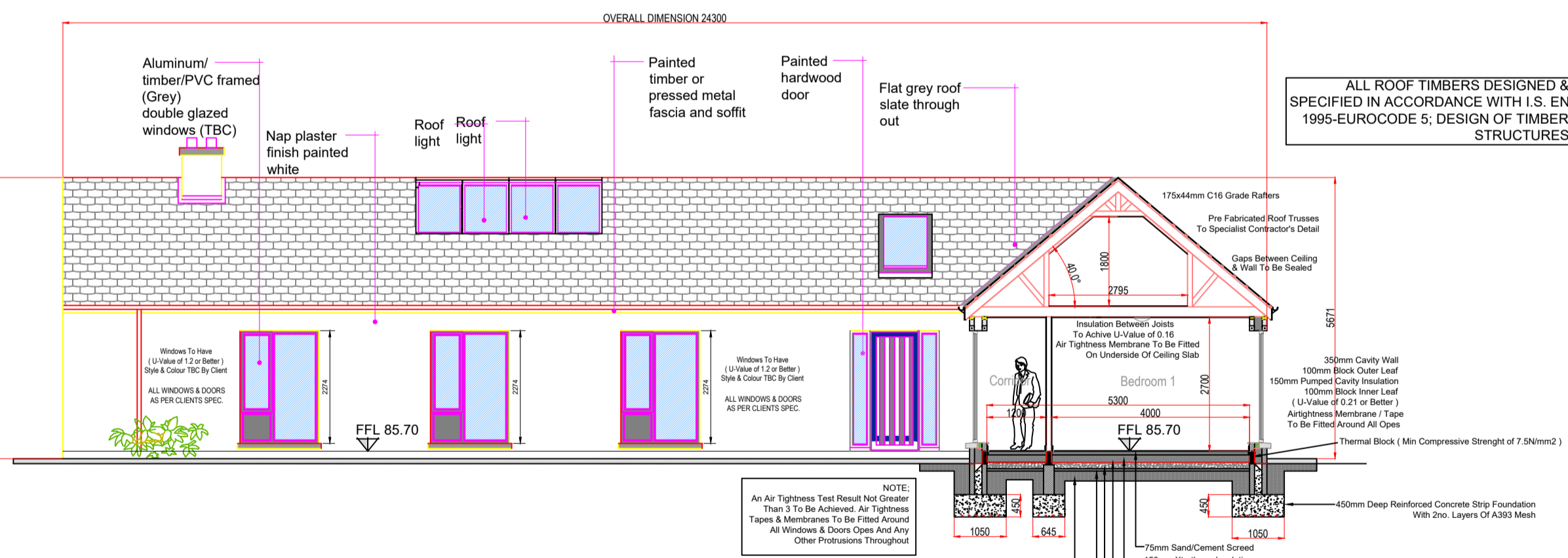
SIDE ELEVATION (West Facing)

SCALE 1:100



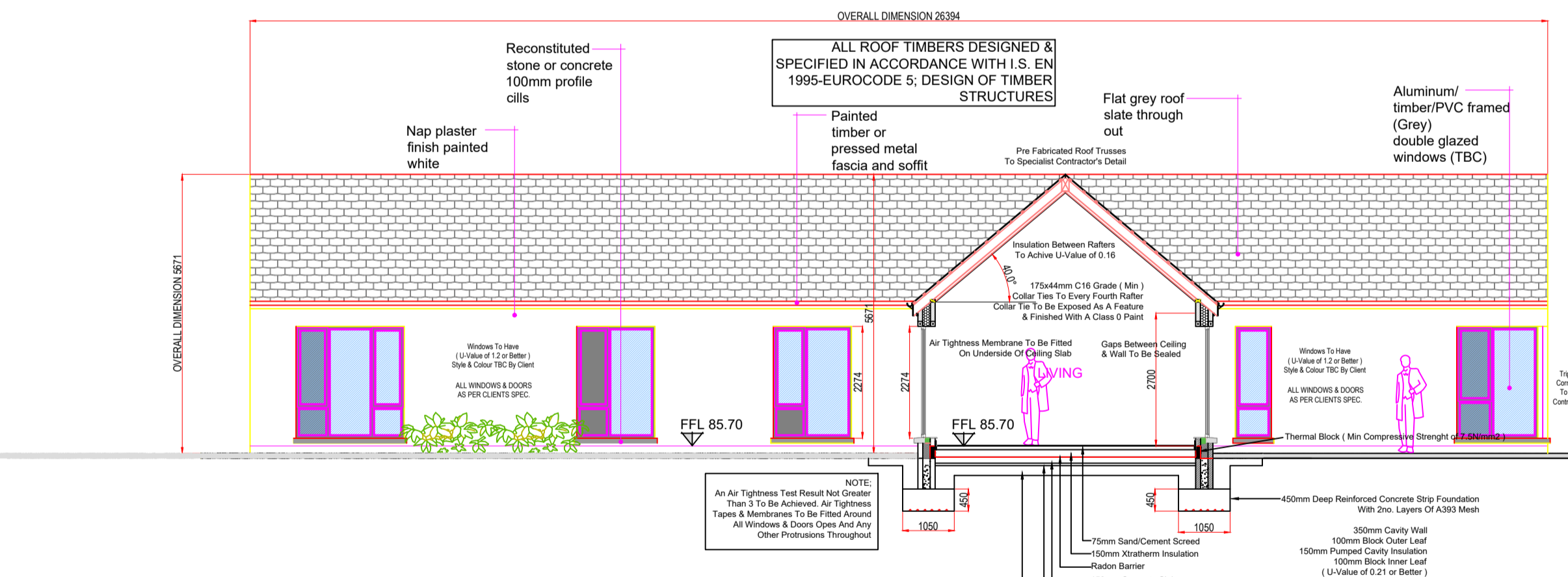
SIDE ELEVATION (North/East Facing)

SCALE 1:100



SECTION B-B (North Facing)

SCALE 1:100



SECTION A-A (East Facing)

SCALE 1:100

**Floor Area Of Proposed Dwelling : 235.02m<sup>2</sup> / 2530.00q.ft.**

**WALL TIES**  
STEEL CAVITY WALL TIES TO BE INSTALLED @ 450mm VERTICAL & HORIZONTAL CENTRES & EMBEDDED 50mm INTO BLOCKWORK

**RADON:** (DWELLINGS OUTSIDE OF HIGH RADON AREAS)  
A SUMP IS TO BE LOCATED IN THE MOST CENTRAL PART OF THE HOUSE / EXTENSION WITH PIPEWORK EXTENDING TO EXTERNAL WALLS & CAPPED @ ENDS.  
RADON BARRIER IS TO BE LAID AS PER MANUFACTURERS INSTRUCTIONS. LEAVE GAPS IN RISING WALLS FOR RADON TO PASS THROUGH.

**ESCAPE / RESCUE WINDOWS**  
ALL WINDOWS TO BEDROOMS WHICH ARE USED AS A MEANS OF ESCAPE/RESCUE MUST PROVIDE AN UNOBSTRUCTED CLEAR OPENING WITH A MINIMUM WIDTH OF 500mm & HEIGHT OF 850mm. THE BOTTOM OF THE WINDOW OPENING SHOULD BE NOT MORE THAN 1100mm AND NOT LESS THAN 800mm (600mm IN THE CASE OF A ROOF LIGHT) ABOVE THE FFL & ALL MUST COMPLY WITH TGD PART B

**CILLS**  
WINDOW CILLS SHALL BE PRECAST CONCRETE BRIDGING CILLS & COMPLIANT WITH I.S. 89 PART 1  
CILLS ARE TO BE INSTALLED WITH A D.P.C. TO BOTTOM, BACK & ENDS WITH 75mm RIGID INSULATION & CONC. PACKING BEHIND

**ACCESS FOR PEOPLE WITH DISABILITIES:**  
RAMP TO BE AT 1:12 OVER A MAXIMUM OF 6m, 900mm WIDE BETWEEN 75mm HIGH KERBS. PROVIDE A LEVEL AREA AT THE ENTRANCE DOOR OF 1.2m x 1.2m WITH AGCO TYPE DRAIN AT THE THRESHOLD. HEIGHT OF THRESHOLD NOT TO EXCEED 15mm. THE ENTRANCE DOOR SHALL HAVE A MINIMUM CLEAR OPENING OF 800mm. ALL DOORS TO HABITABLE ROOMS TO HAVE A CLEAR OPENING OF 775mm AND SADDLE BOARDS WHERE PROVIDED ARE TO BE BEVELLED TO A MAX HEIGHT OF 10mm.  
DOOR HANDLES TO HABITABLE ROOMS TO BE LOCATED AT A HEIGHT OF 900mm TO 1200mm ABOVE FFL AND LIGHT SWITCHES ARE TO BE LOCATED AT A SIMILAR HEIGHT. DOOR BELL TO BE LOCATED AT A HEIGHT OF BETWEEN 900mm AND 1200mm ABOVE LANDING LEVEL.

**LINTELS:**  
100 x 150mm PRECAST CONCRETE LINTELS ON D.P.C. FOR OPENS UP TO 1.0m WIDE, 100 x 225mm PRECAST CONCRETE LINTELS ON D.P.C. FOR OPENS 1.0m TO 1.8m WIDE. ALL OPENINGS IN EXCESS OF 1.8m WIDE ARE TO HAVE A STEEL LINTEL SIZED BY SUPERVISING ENGINEER.  
CATHNIC LINTELS (GALVANISED) FOR ALL STONEWORK AND APEX OPENINGS (TO ENGINEERS DETAILS)  
LINTELS TO HAVE A BEARING OF 300mm FOR SPANS UP TO 1.5m & 450mm FOR SPANS ABOVE 1.5m. LINTELS TO BE BEDDED IN MORTAR @ THE SUPPORTS. MASONRY SHELL BE CONSTRUCTED IN SUCH A WAY THAT THE LINTELS BEAR ON WHOLE BLOCKS.  
LINTELS MUST BE PROPPED @ AT MAX OF 1.2m CENTRES UNTIL COMPOSITE MASONRY OF BLOCKWORK HAS FULLY MATURED. ALL JOINTS TO BE FULLY FILLED AROUND LINTEL.

**WALL FINISHES:**  
EXTERNAL FACES OF WALLS ARE TO BE SCUDD WITH A MIX OF 1:1 1/2 TO 2 CEMENT-SHARP SAND & FINISHED WITH 2 COATS OF RENDER MIXED IN THE PROPORTIONS OF 1:1:6 CEMENT:LIME:SAND OR 1:5 SAND OR 6 CEMENT:SAND WITH PLASTICISER ADDED AS PER MANUFACTURERS INSTRUCTIONS. THE UNDER COAT SHALL BE 8-16mm DEEP WITH THE FINAL COAT BEING LESS THAN 6mm THICK.  
INTERNAL FACES OF WALLS ARE TO BE SCUDD FROM 3-5mm DEEP WITH A SLURRY MIX OF 1 PART SAND TO 2 PARTS CEMENT. SCRATCH COAT TO BE APPLIED FROM 10-16mm DEEP USING A 1 : 1.6 MIX OF CEMENT:SAND:LIME WITH A SURFACE SCRATCHED THOROUGHLY TO PROVIDE A FINISH OF 2mm DEEP GYPSUM PLASTER

**VENTILATION:**  
ALL HABITABLE ROOMS ARE TO HAVE SUITABLE OPENINGS FOR BACKGROUND VENTILATION. ALL VENTILATION MUST COMPLY WITH PART F OF THE CURRENT BUILDING REGULATIONS. KITCHENS & UTILITY ROOMS:  
A VENTILATION OPENING SUITABLE FOR BACKGROUND VENTILATION HAVING A TOTAL AREA OF NOT LESS THAN 6500mm<sup>2</sup>, AND A VENTILATION OPENING SUITABLE FOR RAPID VENTILATION HAVING A TOTAL AREA OF AT LEAST 1/20TH OF THE FLOOR AREA, AND MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF 60 LITRES PER SECOND (OR AT A RATE OF 30 LITRES PER SECOND WHERE THE VENTILATION EXTRACT IS INCORPORATED IN A COOKER HOOD).  
BATHROOMS & SANITARY ACCOMMODATION:  
A VENTILATION OPENING SUITABLE FOR RAPID VENTILATION HAVING A TOTAL AREA OF AT LEAST 1/20TH OF THE FLOOR AREA, AND MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF 15 LITRES PER SECOND.

**HEATING SERVICES (TO BE AGREED WITH CLIENT)**  
**HEAT SOURCE: EXTERNAL AIR-TO-WATER HEAT PUMP SYSTEM WITH 180 LITRE RAPID RE-HEAT CYLINDER. UNIT TO BE LOCATED EXTERNALLY AND PROVIDED WITH INSULATED DUCT TO DWELLING.**

**FIRE DETECTION & ALARM SYSTEMS:**  
DWELLING HOUSES WITH UP TO THREE STOREYS ABOVE GROUND LEVEL SHOULD HAVE AT LEAST A CATEGORY LD2 SYSTEM. AN LD2 SYSTEM INCORPORATES DETECTORS IN ALL CIRCULATION SPACES THAT FORM PART OF THE ESCAPE ROUTE FROM THE DWELLING AND IN ALL AREAS, SUCH AS KITCHENS AND LIVING ROOMS, WHICH PRESENT A HIGH FIRE RISK OTHER THAN TOILETS, BATHROOMS AND SHOWER ROOMS.

IN A TYPICAL TWO STOREY HOUSE A MIX OF OPTICAL AND IONISATION SMOKE DETECTORS ARE RECOMMENDED. DETECTORS SHOULD BE LOCATED IN ALL ESCAPE ROUTES AND IN THE GROUND FLOOR HALLWAY, FIRST FLOOR LANDING AND HALLWAYS, ALL LIVING / DINING AREAS, KITCHEN, UTILITY ROOM AND ALL BEDROOMS.

IN A TYPICAL TWO STOREY DWELLING HOUSE, AN OPTICAL TYPE SMOKE ALARM SHOULD BE USED ON THE GROUND FLOOR AND AN IONISATION TYPE ON THE UPPER FLOOR. A HEAT DETECTOR SHOULD BE INSTALLED IN THE KITCHEN. NO DOOR TO A HABITABLE ROOM SHOULD BE FURTHER THAN 7.5M FROM THE NEAREST SMOKE ALARM.

**NOTE:**  
**AIR TIGHTNESS TEST TO BE CARRIED OUT BY SPECIALIST CONTRACTOR PRIOR TO PLASTER BOARDING**  
AIR PERMEABILITY RATE OF 3m<sup>3</sup>/(m<sup>2</sup>·h) 50 PA TO BE ACHIEVED. (4/20=0.2 a/gh)

**SECONDARY HEATING:**  
**ANY SOLID FUEL STOVE TO BE FITTED WITH TWIN WALLED RIGID FLUE OR FLUE LINED CHIMNEY STACK WITH FLEXIBLE FLUE LINER. EFFICIENCY AS PER BER SPECIFICATION**

**GENERAL:**  
ALL MEASUREMENTS, HEIGHTS, AREAS, LEVELS & CONSTRUCTION DETAILS ARE TO BE CHECKED & VERIFIED BY THE BUILDING CONTRACTOR / SUB CONTRACTOR / DIRECT LABOURER PRIOR TO COMMENCEMENT OF ANY WORKS OR AGREEMENTS. ANY DISCREPANCIES MUST BE REPORTED TO SUPERVISING ENGINEER.  
THE DEVELOPER SHALL ENSURE THAT ALL METHODS OF CONSTRUCTION, WORKMANSHIP & MATERIALS USED ARE STRICTLY IN ACCORDANCE WITH THE CONDITIONS LAID DOWN BY THE LOCAL AUTHORITY & COMPLY WITH ALL CURRENT BUILDING REGULATIONS WHETHER SHOWN ON DRAWINGS OR NOT.  
DO NOT SCALE FROM DRAWINGS, USED FIGURED DIMENSIONS ONLY.  
ANY DISCREPANCIES MUST BE REPORTED TO SUPERVISING ENGINEER.  
THE CONTRACTOR SHALL BE DEEMED TO TAKE ON THE ROLE OF PROJECT SUPERVISOR UPON ACCEPTANCE OF THE CONTRACT & SHALL BE RESPONSIBLE FOR HEALTH & SAFETY ON THE SITE INCLUDING THE PROVISION OF ALL RELEVANT SIGNAGE, HOUSE KEEPING & ALL OTHER RELATED ITEMS.

**FOUNDATIONS:**  
A CONCRETE MIX FOR FOUNDATIONS IS TO BE 1:2:4 CRUSHING STRENGTH TO BE 35N/mm<sup>2</sup> @ 28 DAYS.  
OUTER FOUNDATIONS TO BE 1050 x 400mm & TO BE REINFORCED AS DIRECTED BY THE SUPERVISING ENGINEER.  
FOUNDATIONS ARE TO BE TAKEN DOWN TO A FIRM LOAD BEARING STRATA WITH A MINIMUM COVER OF AT LEAST 600mm.  
ALL FOUNDATION DESIGN MUST BE AGREED & AND AS PER SUPERVISING ENGINEERS DETAILS & INSTRUCTION.  
RISING WALLS TO BE CONSTRUCTED FROM 400mm SOLID BLOCKS INTERNAL FOUNDATIONS ARE TO BE 675 x 450mm REINFORCED WITH 3no. T16 BARS OR A393 MESH.  
ALL THESE WORKS MUST BE CARRIED OUT & APPROVED UNDER THE SUPERVISION OF THE SUPERVISING ENGINEER.  
NO WORKS SHOULD BE CARRIED OUT IN ADVERSE WEATHER.  
ALL WORKS MUST BE APPROVED BY SUPERVISING ENGINEER BEFORE PROCEEDING WITH NEXT PHASE OF WORKS.

**FLOOR CONSTRUCTION:**  
75mm SAND / CEMENT FINISHED SCREED ON 150mm XTRATHERM OR SIMILAR FLOOR INSULATION ON RADON BARRIER INSTALLED AS PER MANUFACTURERS INSTRUCTIONS ON 150mm CONCRETE SLAB ON 50mm SAND BLINDING ON A MINIMUM OF 200mm COMPACTED HARD CORE MATERIAL WHICH IS TO BE FREE OF PYRITE & IS TO BE PERMEABLE TO ALLOW THE VENTING OF RADON GASSES WHICH ARE TO BE COLLECTED IN A RADON SUMP AND RELEASED EXTERNALLY MIN U-VALUE OF FLOOR TO BE 0.21  
A 25mm STRIP OF VERTICALLY INSTALLED INSULATION IS TO BE PROVIDED TO PERIMETER OF EXTERNAL WALLS TO PREVENT COLD BRIDGING  
ALL WORKS TO BE CARRIED OUT AS PER SUPERVISING ENGINEERS DETAILS & INSTRUCTIONS  
ALL WORKS MUST BE APPROVED BY SUPERVISING ENGINEER BEFORE PROCEEDING WITH NEXT PHASE OF WORKS.

**DPC & DPM:**  
DPM TO BE TURNED UP AT EDGE OF SLAB. ENSURE THE DPM LAPS UNDER THE DPC FOR THE FULL THICKNESS OF THE INNER LEAF TO FORM A CONTINUOUS BARRIER INCLUDING UNDER DOOR SILLS. LAY THE DPC ON A SMOOTH BED OF FRESH MORTAR IN ONE CONTINUOUS LENGTH. IT SHOULD SPAN THE FULL WIDTH OF THE LEAF INCLUDING ANY FINISHES SUCH AS RENDER. ALL JOINTS & ANGLES TO HAVE AT LEAST 100mm OF AN OVERLAP. THE DPC MUST NOT OBSTRUCT THE CAVITY. ENSURE THE EXTERNAL EDGE OF THE DPC IS VISIBLE AND NOT BRIDGED BY MORTAR WHEN COMPLETING THE POINTING OF THE MORTAR JOINT. EXTERNAL RENDER MUST NOT BRIDGE THE DPC. ENSURE THE LEAN MIX CAVITY FILL IS AT LEAST 225mm BELOW DPC LEVEL. DO NOT PIERCE THE DPC WITH ANY SERVICES OR FIXINGS.  
ALL WORKS MUST BE APPROVED BY SUPERVISING ENGINEER BEFORE PROCEEDING WITH NEXT PHASE OF WORKS.

**WALL CONSTRUCTION:**  
350mm CAVITY WALL CONSTRUCTION TO COMPRISE OF:  
100mm CONCRETE BLOCK OUTER LEAF  
150mm FULLFILL PUMPED CAVITY INSULATION  
100mm CONCRETE BLOCK INNER LEAF  
DPC'S TO BE PROVIDED TO ALL DOOR & WINDOW JAMBS BETWEEN LINTELS UNDER ALL SIDES & TO REAR OF CILLS TO COMPLETELY SEPARATE OUTER LEAF FROM INNER LEAF WALLPLATE TO BE TREATED TIMBER FIXED DOWN @ A MAXIMUM OF 1.5m C/C USING 30x2.5mm GALVANISED STRAPS OR BOLTS @ 100mm C/C  
ALL WORKS MUST BE APPROVED BY SUPERVISING ENGINEER BEFORE PROCEEDING WITH NEXT PHASE OF WORKS

**ROOF CONSTRUCTION:**  
**RAFTERS:**  
RAFTERS ARE TO BE 175x44mm C16 GRADE TIMBER INSTALLED AT 400mm CENTRES AS PER TABLE ON PAGE 212 OF THE LATEST EDITION OF THE HOMBOND MANUAL.  
**PURLINS:**  
PURLINS ARE TO BE 225x75mm C24 GRADE TIMBER OR STEEL BEAM SUITABLE TO FULFILL SAME PURPOSE SUPPORTED 100x75mm STRUTS. DESIGN & DETAILS TO BE AGREED AND APPROVED AS PER SUPERVISING ENGINEERS INSTRUCTIONS.

**CEILING JOISTS:**  
CEILING JOISTS ARE TO BE 225x44mm C16 GRADE TIMBER AT 400mm CENTRES AS PER TABLE ON PAGE 210 OF THE LATEST EDITION OF THE HOMBOND MANUAL.  
**COLLAR TIES:**  
COLLAR TIES ARE TO BE 175x44mm C16 GRADE TIMBER & INSTALLED ON EVERY 4TH RAFTER MINIMUM  
**BRIDGING:**  
ALL BRIDGING IS TO MATCH THE TIMBER IT IS BEING INSTALLED ON. I.E. 175x44mm FOR RAFTERS & 225x44mm FOR JOISTS. THE SAME APPLIES TO ALL TRIMMERS & STRUTS.  
SPANS IN EXCESS OF 2.7m IN LENGTH SHOULD HAVE SOLID BRIDGING INSTALLED AT 1.35m CENTRES ALONG THE LENGTH OF THE JOIST. END BRIDGING SHOULD BE INSTALLED WHERE HANGARS DO NOT PROVIDE ADEQUATE LATERAL STABILITY. THESE WORKS ARE TO BE APPROVED BY SUPERVISING ENGINEER BEFORE PROCEEDING WITH NEXT PHASE OF WORKS.



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Client : SHANE & RUTH KEENAN		
Development : Proposed Dwelling House		
Address : Ratharney, Abbeyshrule Co. Longford		
Drawing : Plans, Section & Elevations Of Proposed Dwelling		
Scale : 1:100 @ A1	Dwg No : 001	Rev : ---
Date : 12/10/2021	Drawn By : Shane Keenan	