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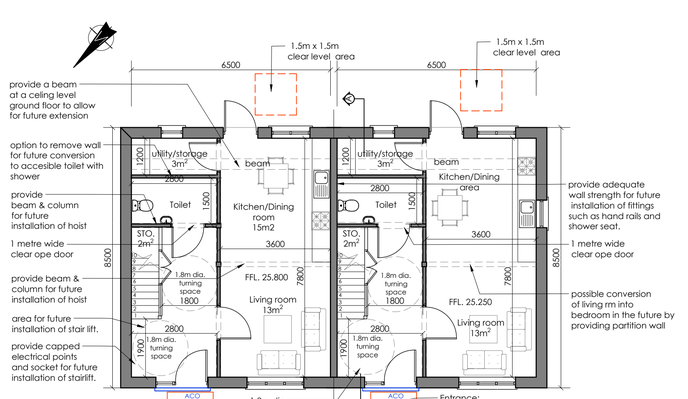
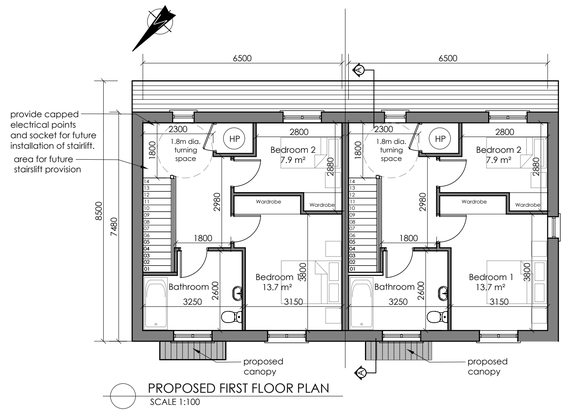


PROPOSED GROUND FLOOR PLAN
SCALE 1:100



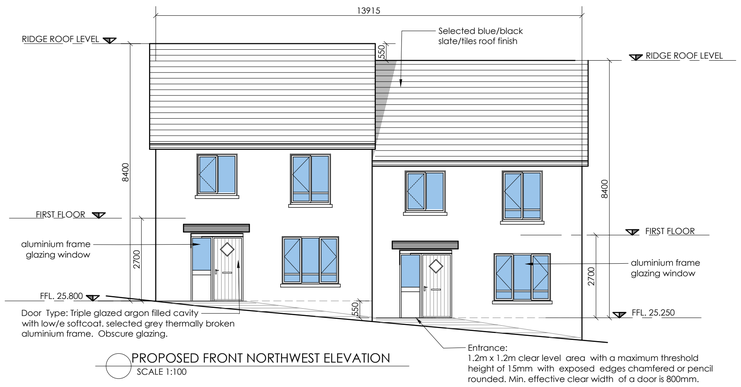
PROPOSED FIRST FLOOR PLAN
SCALE 1:100

Quality Housing For Sustainable Communities
By Department of the Environment, Heritage and Local Government

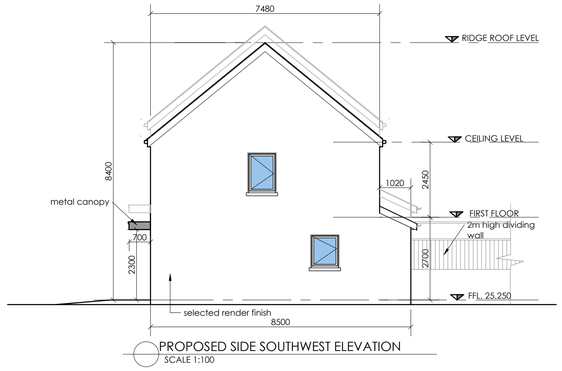
Semi Detached House Type B : 2 bedroom/3 persons

Relevant Area	Proposed Unit	DHPLG Guidelines
Bedroom 1	13.7	13
Bedroom 2	7.9	7.1
Total Bedroom	21.6	20.1
Living Area (aggregate)	28	28
Storage	5	3
Floor Area	94	80

Unit	Private open space provided (m^2)
3	$74m^2$
4	$62m^2$



PROPOSED FRONT NORTHWEST ELEVATION
SCALE 1:100



PROPOSED SIDE SOUTHWEST ELEVATION
SCALE 1:100

GENERAL NOTES

1. Provide level access at the front and rear of house and include min. 1m wide clear opening.
2. Provide capped electrical points for future installation of a stair lift, front door illumination adjacent to internal doors, above and beside window heads and at skirting level (for future automatic devices such as assisted door openings, ceiling hoists and automatic curtain/blind opening.)
3. Insert sockets at the top and buttom of stairs for future installation of stair lift and include two way or three way switching. In Addition, ensure sockets and switching (and window sills) are further 500mm from an internal corner and are at levels that are within easy reach and view for everyone should be allowed.
4. Provide a minimum of CAT 5 Cabling and ducting to every room.
5. Consider easy control and use of systems and the capability to integrate smart technology, energy efficient and security system or assistive technology.
6. In the entry level toilet, ensure that it is sufficient for future installation of a level access walk in shower including walls of adequate strength to take future fittings such as handrails and shower seat. Below floor drainage, level access, moisture resistance plaster board and light fittings and tanking of floor and walls up to height of 2m will also be necessary. Ensure that provision is made for future adaptation to a shower room including the features listed for the entry level toilet.
7. Provide a soft spot for future installation of acess door to a bedroom or to a walk in shower/toilet.
8. Provide hard spots in the ceiling for future hoist installation.
9. Ensure that all fixtures and fittings are age friendly such as lever door handles and lever taps.
10. Provide a beam at ceiling level ground floor as part of the rear wall to allow future extension in exceptional cases where design layouts cannot incorporate a future downstairs walk in shower and a future room for conversion to bedroom.
11. All electrical installations to comply with NSAI: 5th Edition National Rules for Electrical Installations, IS 10101:2020.

PRELIMINARY M&E SPECIFICATION

Fire detection & alarm
Fire detection and alarm system to be provided as per IS:3218-2013. System to be grade D system i.e. An installation of self-contained mains-powered smoke & heat alarms each provided with an integral standby power supply. Where multiple units are provided all devices shall be interconnected so that detection of fire by any one unit will provide an audible alarm from each unit. Installation interconnections may be by radio or wiring. Where radio interconnection is used, manufacturer's recommendations on testing of signal strength/reception at each device shall be carefully followed and records kept.

Smoke /heat alarms should be sited according to the following provisions:
(a) In circulation areas, no door to a habitable room should be further than 7.5 m from the nearest smoke alarm.
(b) Smoke and heat alarms should preferably be fixed to the ceiling, at least 300 mm from any wall or light fitting. The method of fixing and location/spacing should take into account instructions provided by the manufacturer of the alarms.
(c) It should be possible to reach all smoke and heat alarms to carry out, easily and safely, routine maintenance such as testing and cleaning. Instructions on maintenance requirements should be provided with all smoke alarm systems.
(d) A heat detector is to be provided in kitchen areas in accordance with the relevant provisions of I.S. 3218: 2013.
(e) All smoke detectors to be mains powered with battery back-up. All batteries to be "10 year" type

Heating
Space and water heating to be provided by air to water heat pump (to be sized and specified by BER assessor/M&E Engineer) with integrated hot water cylinder. Space heating to be supplied by low temperature, Aluminium, radiators at first floor level. Under floor heating on ground floor level. Heating controls to be full time and temperature zone controls with minimum of 3 heating zones (generally hot water, bedrooms and living areas.)

PRELIMINARY FINISHES SPECIFICATION

Doors, Skirting and Architraves
To later detail. Skirtings to be softwood with paint or varnish finish. MDF or PVC are not to be used.

Floor Finishes
To later detail. Selected vinyl flooring to bathroom to include 100mm vinyl upstand to perimeter of room. Selected vinyl floor tiles to kitchen and utility area. Vinyl to kitchen area of kitchen/dining to be finished in selected trim for tenants provision of floor finish to remainder of room. All other flooring to be provided by tenant.

Wall Finishes
All walls and ceilings to be finished internally with 3 no. coats satin emulsion paint, colour to clients specification, on skim coat plaster finish. Paint to wet areas to be selected vinyl paint

Kitchen Unit Specification
to later detail. Provide kitchen units to include selected stainless steel sink and taps. provide services and voids in kitchen unit for all white goods and appliances to be provided by tenant.

Bathrooms (*items specified for illustrative purposes only - approved alternatives will be considered*)
To later detail. Provide tiled splashback to whb and selected tiling to shower enclosure. Level access shower tray to be provided with rail and loops for shower curtain to be provided by tenant.

PRELIMINARY SPECIFICATION (Two Storey)

Roof construction:
Black concrete tiles on treated timber battens. Approved breather membrane to be fitted to roof rafters/trusses. Gables to be finished with approved dry verge system as appropriate. Air tightness membrane to be fitted to underside of rafters or ceiling joists as appropriate. Ceiling joists and rafters to engineers specification to be fixed to walls using proprietary galvanized steel joist hangers. Building joists into blockwork to be avoided. Wall plate to be 100 x 75mm treated timber bedded in mortar and strapped to internal leaf of external walls at maximum 2m centers using 30mm x 2.5mm galvanized steel straps to extend over minimum 2 courses of blockwork. Proprietary L-straps to be used on gable walls at minimum 2m centers and extending over 2 rafters.

External Walls
Walls to be finished externally with selected coloured pre-pigmented render generally *OR* Approved stone panel cladding to selected walls. External wall construction to be generally 100mm external leaf of blockwork with 150mm cavity with 140mm rigid insulation board (max. thermal conductivity of 0.033W/m²K.) Inner leaf to be 100mm concrete blockwork with lightweight thermal blockwork as required at junctions to comply with DOE approved thermal bridging details.

Wall ties to be provided at maximum 750mm horizontal centers and 450mm vertical centers and in every course around window and door opes and at max 300mm to gable walls. Wall ties to be stainless steel twist type unless otherwise specified and comply with IS268, Cavity to be kept clear of mortar droppings throughout.

Ceiling joists and rafters to engineers specification to be fixed to walls using proprietary galvanized steel joist hangers. Building joists into blockwork to be avoided. Wall plate to be 100 x 75mm treated timber bedded in mortar and strapped to internal leaf of external walls at maximum 2m centers using 30mm x 2.5mm galvanized steel straps to extend over minimum 2 courses of blockwork. Proprietary L-straps to be used on gable walls at minimum 2m centers and extending over 2 rafters.

Building to achieve an air tightness value of 3 Ac/Hr. Wall construction to achieve U-Value of 0.2W/m.K

Internal Walls
Internal walls to be 100 x 215 x 440mm 7.5n concrete blockwork with 10mm horizontal and vertical mortar joint finished both sides with skim coat plaster on bonding as required to level. Stud partitions to be 100 x 44mm C16 grade studs at max 400 c/c finished both sides with 12.5mm plasterboard slabs, fixed as per manufacturers requirements with all joints taped and skimmed and skim plaster finish. Approved sound insulation board to be incorporated into stud partitions around bathrooms and toilets to Irish Building Regulations TGD part E. Foil backed plasterboard slabs to ceilings above wet areas. Approved water resistant plasterboard to all walls and ceilings in wet areas. All plastered walls and ceilings to be finished internally with 3 no. coats satin emulsion paint, colour to clients specification. 150mm high Tiled splashbacks to be provided behind all wash hand basins, baths and above kitchen and utility worktops to clients approval. Walls behind showers to be tiled to a height of 2.1 m and tanked to shower tray/bath. Tiling shall include all colour matched pvc capping, corner and trim pieces.

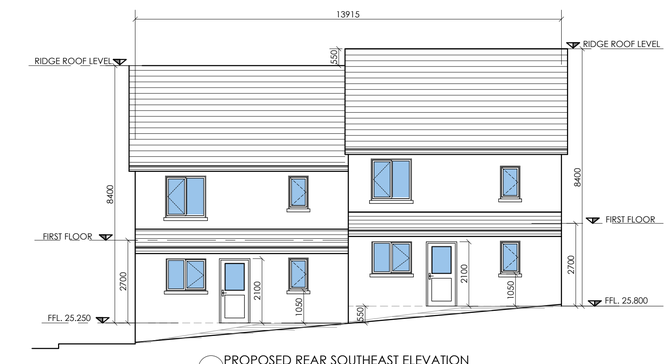
First Floor Construction
25mm t&g floor boards mechanically fixed to 225 x 44 C16 ceiling joists at 400 c/c (to be confirmed by structural Engineer) with staggered bridging at max. 1.38m c/c throughout. Air tightness tapes to be fitted to joist ends where penetrating air tightness layer at external walls. Underside of ceiling to be clad in 12.5mm plasterboard, fixed as per manufacturers requirements with all joints taped and skimmed and skim plaster finish.

First Floor Ceiling
ceiling joists/trusses to structural Engineers design. Mineral/Glass wool insulation to be provided between joists with a further layer laid perpendicular over. Depth of insulation will be generally 300mm overall but will vary depending on spacing of ceiling joists/trusses and thermal conductivity of insulation to be used. Roof construction to achieve a U-Value of 0.16W/m.K. Air tightness membrane to be fixed to underside of ceiling joist and bonded to wall/wallplate at junction. All penetrations of air tightness membrane to be sealed and sleeved. Service cavity to be provided for lighting cables using 35 x 44 battens, fixed perpendicular to underside of ceiling joists/trusses. Underside of battens to be clad in 12.5mm plasterboard, fixed as per manufacturers requirements with all joints taped and skimmed with skim plaster finish.

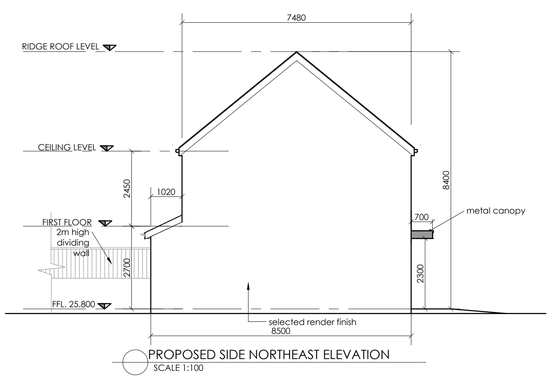
Party Wall Construction
Party walls between houses to be 350mm concrete blockwork. Insulated cavity blockwork from ceiling to roof level with 10mm horizontal and vertical mortar joint. Walls either side to be finished in approved air tightness parge coat plaster or similar air tightness layer. Vertical timber battens to be mechanically fixed to party wall on sound absorbent quilt insulation and slabbed with 12.5mm plasterboard finished in skim coat plaster. All joints in plasterboard to be taped and skimmed. External wall cavity at junction with party wall to be closed completely using proprietary vertical fire stopping cavity barrier. Void between top of party wall and underside of roof slates/tiles to be filled with firestopping material(both above and below roofing membrane.) There shall be no penetrations for sockets or services in the party wall. All voids to be filled with proprietary fire stopping material. Contractor to provide photographs of installed firestopping in all inaccessible areas prior to closing up.

Ground floor slab
Selected floor finish on 75mm concrete screed . 1000 gauge Vapour check layer on 150mm approved foil backed rigid PIR insulation board with a thermal conductivity of 0.022W/m²K. 2000 gauge reinforced radon barrier with all joints lapped and sealed on 150mm 25N concrete floor slab reinforced with A393 reinforcing mesh to have min. 50mm concrete cover in all areas. Reinforcing to be supported using non-hydroscopic materials. minimum of 250mm consolidated hardcore compacted in layers of 200mm using 10 ton vibrating roller. Radon sump to be provided to all houses, piped to outside footpath level and capped. Ground floor to achieve a U-Value of 0.11 W/m.K

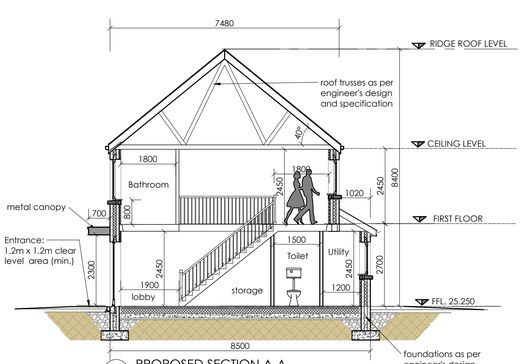
Ventilation
Continuous mechanical ventilation to be provided as per TGD Part F and as per attached layout. Kitchen extract hood to be piped to external independent of CMEV. CMEV system to be NSAI certified and to be installed by competent installer to include comissioning certification and maintenance options as required



PROPOSED REAR SOUTHEAST ELEVATION
SCALE 1:100



PROPOSED SIDE NORTHEAST ELEVATION
SCALE 1:100



PROPOSED SECTION A-A
SCALE 1:100

NOTES :

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Use only figured dimensions. Do not scale this drawing.
The contractor is responsible for checking all dimensions on site prior to construction.
The Architects are to be notified of any discrepancies prior to work commencing.
Levels and contours, shown on drawings, are relative to local datum unless specified

REVISION:	DATE:	DESCRIPTION:	INITIAL:

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CLIENT : LEITRIM COUNTY COUNCIL
PROJECT : Proposed Residential Development
ADDRESS : Drumahaire, Dromahair, Co. Leitrim
DRAWING : **PROPOSED HOUSE TYPE B - GENERAL ARRANGEMENT**
CAD REF: 20455 | SCALE : 1:100 | DWG. NO. : **20455-PLA -011**
DRAWN BY: RN | DATE: 2-Jun-21 | REV:

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