

CONSTRUCT ALL WORKS IN COMPLIANCE WITH THE BUILDING REGULATIONS



REAR ELEVATION SCALE 1:100

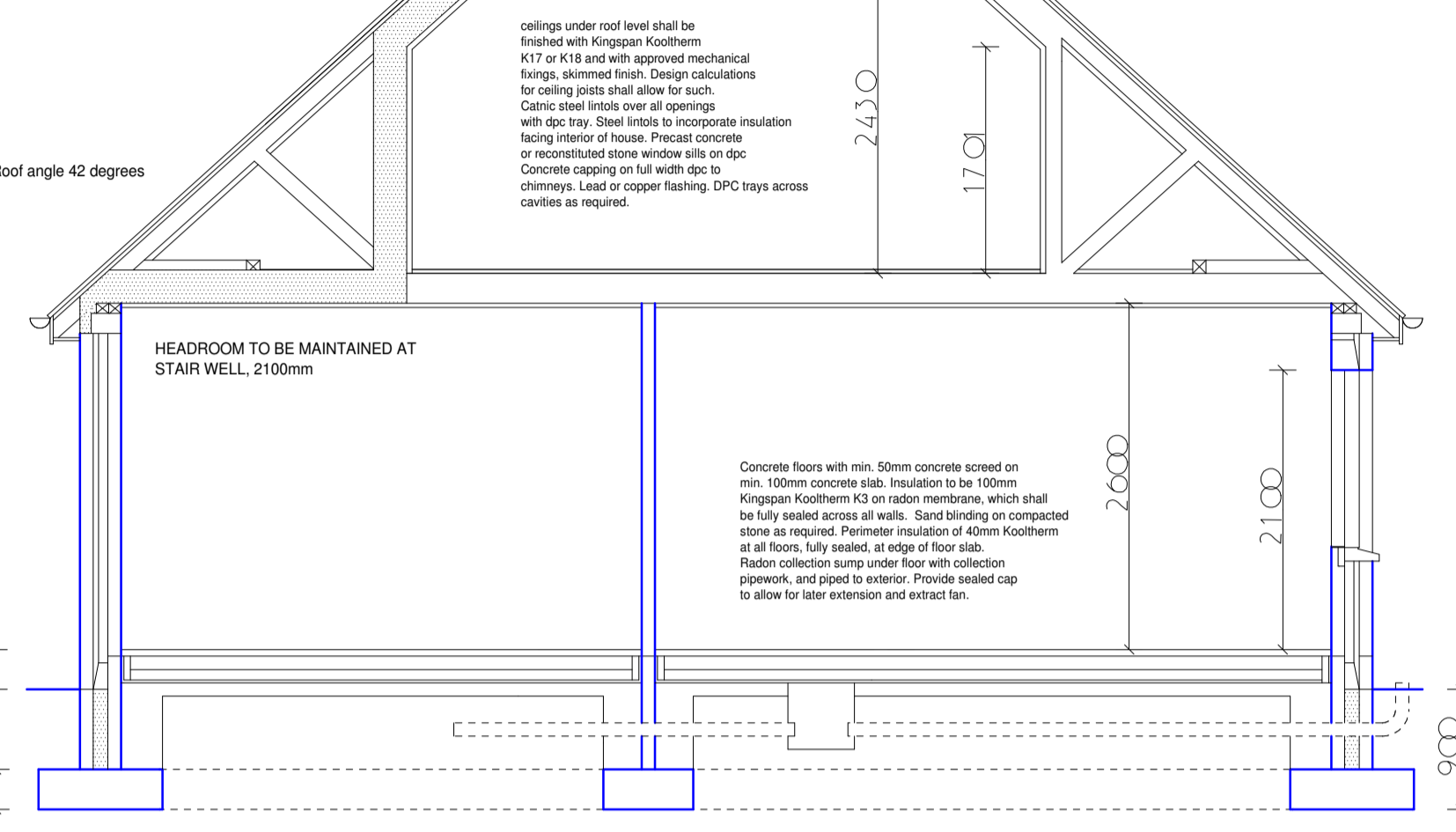


FRONT ELEVATION SCALE 1:50

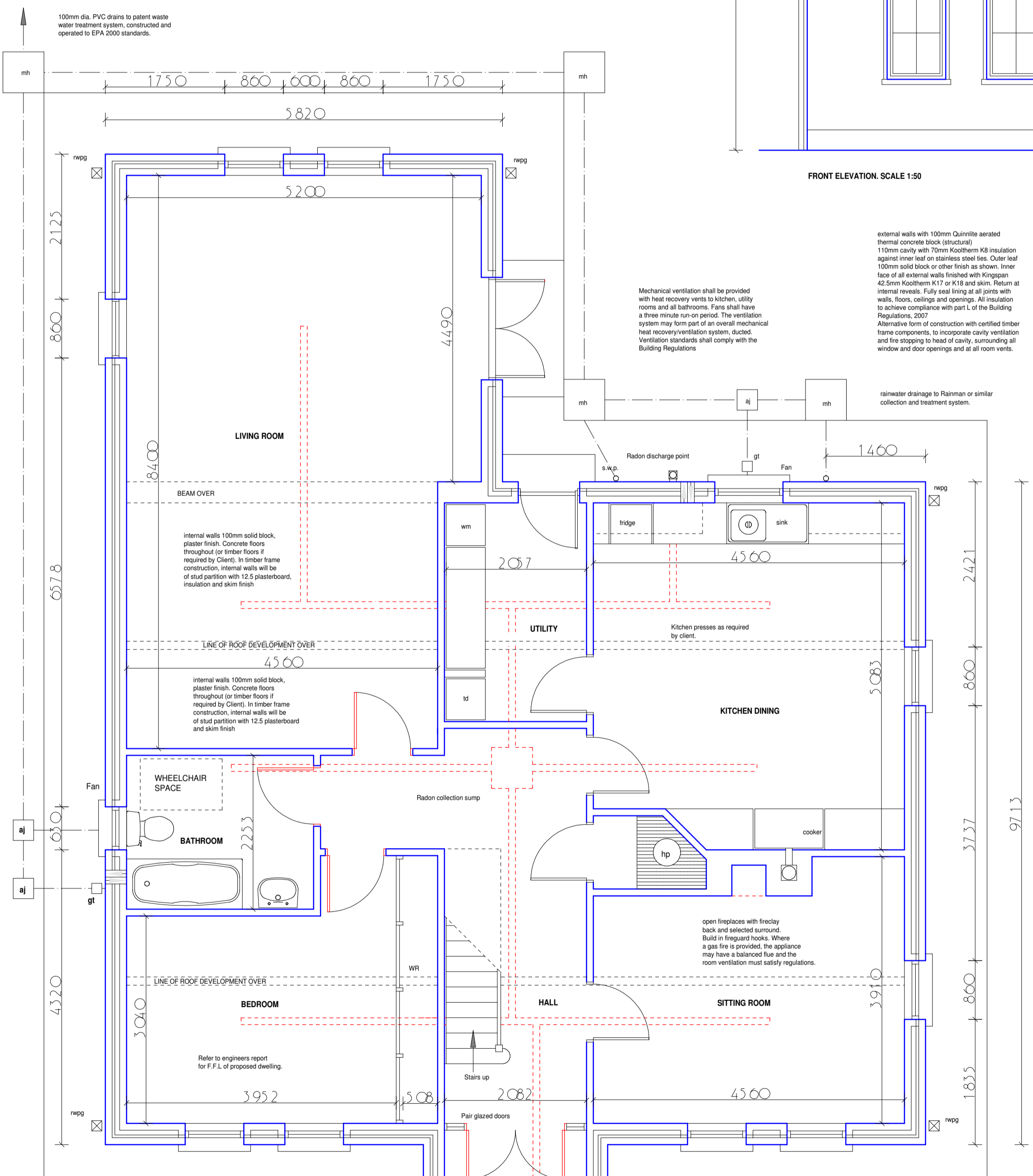
Construct roof as described by factory manufactured timber trusses, which shall be fully certified and manufactured to satisfy the Building Regulations. The manufacturer shall supply certified Engineer's calculations for approval. Provide horizontal and diagonal bracing. Lateral bracing of ends of house and over ceiling joists to satisfy regulations. Sill and head lead to manufacturer's specification and to roof angle shown. Handwork or wet face and ventilated soffits and approved eaves ventilation trays. Insulation to comprise (in total) 200mm Kingspan Kooltherm, laid between and over ceiling joists. Insulation shall extend to eaves level as shown and detail to be taken to avoid thermal bridge. Ceiling at roof level to comprise Kingspan Kooltherm K17 42.5mm, mechanically fixed and with built-in vapour check layer.

Dormer roof with ventilation at eaves, intermediate and ridge level. Ventilate dormer rooms via ferulduct taken to soffit level. Dormer window perimeter to be insulated and draught sealed to satisfy Building Regulations, part L. Minimum glazing for dormer windows 10mm double glazed unit, argon filled cavity and with low E, em=0.05, soft coat.

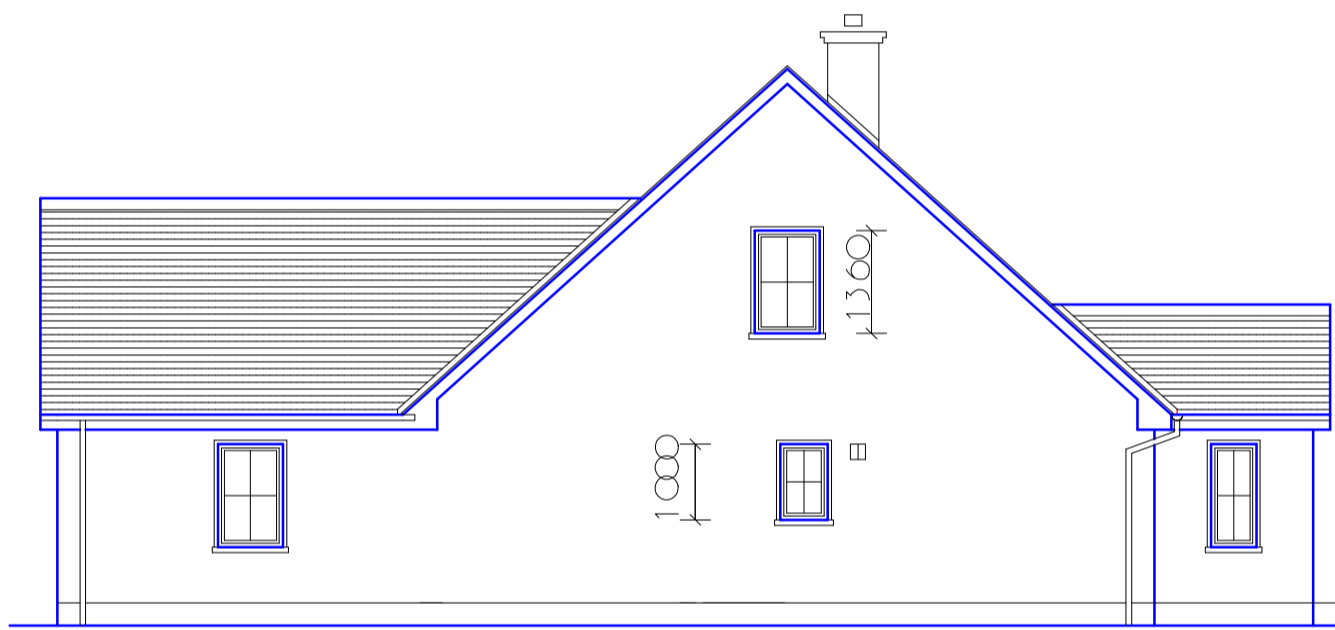
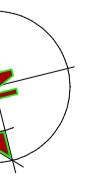
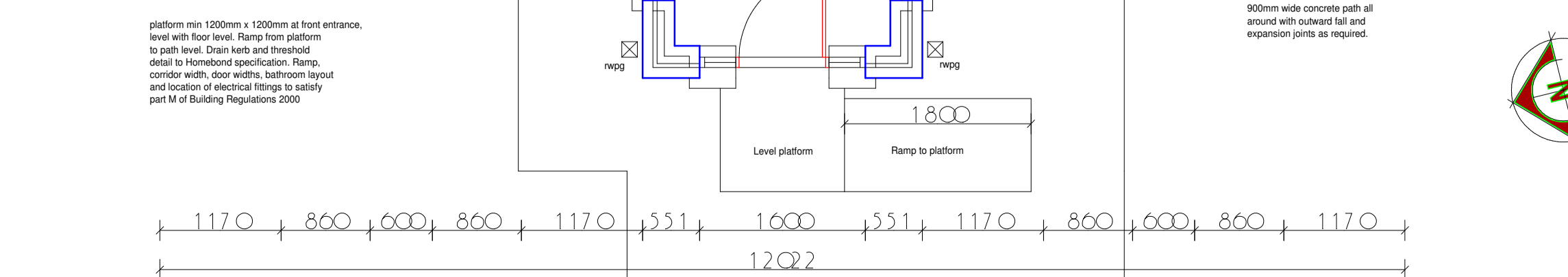
All dimensions shall be checked on site. Line figured dimensions only and do not scale from this drawing. All errors and omissions must be reported to the Architect. The building has been designed taking into account the requirements of the Building Regulations. On completion the building owner shall commission an independent Assessor to prepare and have issued, a BER certificate based on an 'as constructed' inspection, together with a report based on an 'as presented' test carried out by a qualified Assessor. This design is copyright and shall not be reproduced without consent.



SECTION THROUGH BUILDING SCALE 1:50



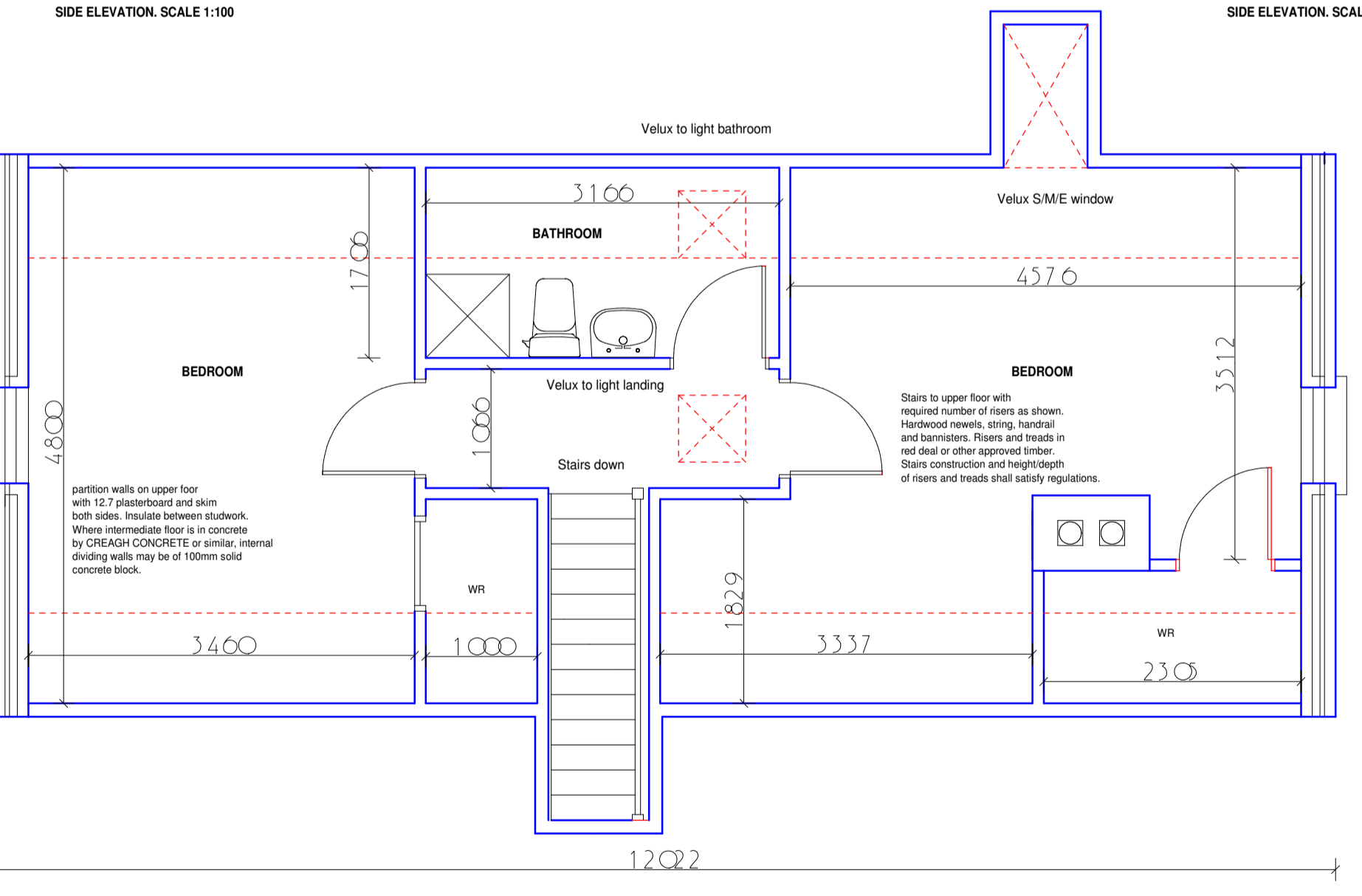
GROUND FLOOR PLAN SCALE 1:50



SIDE ELEVATION SCALE 1:100



SIDE ELEVATION SCALE 1:100

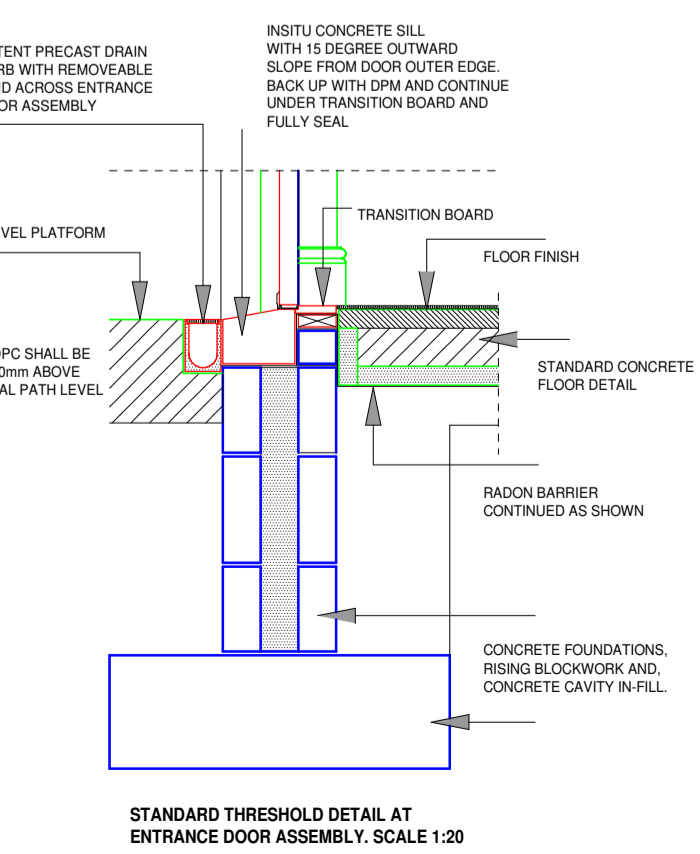


Insulation to walls, floors and roof to satisfy the Building Regulations 2007 part L. Insulation to be returned at all openings to avoid cold bridge. The overall building, taking into account the building fabric, insulation levels, glazing performance, air tightness, cold bridging, heating system and controls, renewable energy specification etc., shall achieve a Building Energy Rating approved under regulation and the dwelling, on completion, shall be examined by an independent BER Assessor and provided with a BER Certificate. provide a complete electrical installation to ESB and ETCI regulation, with required number of light and power points in all rooms and circulation areas. Cooler and hot points in kitchen. Bell point at front entrance. Immersion heater in hot press, if required. Light or vacuum switch in attic space. External lights as required. Provide cableducting for minor alarm, television and telephone as required. All light fittings and bulbs shall be of low energy type. windows all around in prefabricated hardwood or uPVC to design shown. Provide permanent ventilation in window head frames and permanent room vents at same level in all rooms with patent cavity screens over o/c. Windows for escape/ rescue purposes with operable section providing an unobstructed clear open area of min 0.33 sq.m with a min width and height of 800mm. Bottom of window well more than 1100mm and not less than 800mm above floor. In all cases comply with T02-B-2006. All windows double glazed, except otherwise stated, with 150mm gap, argon filled and with low E, em=0.05, soft coat. All windows shall be 100% draught sealed.

Provide radiator or underfloor central heating throughout dwelling. Boiler to be of condensing type only and certified. Thermostat, zoning and time controls to heating system. Dwelling to have minimum two zones. (1) living accommodation and (2) sleeping areas and bathrooms. All radiators shall have thermostatic valves. All water transmission pipes to be fully insulated and cylinder to be factory insulated, min. 60mm. Provide water collection panel of insulated fibre type on south or south west facing roof, connected to water heating system. All water transmission pipes and storage tanks to be fully insulated within roof spaces. Provide all plumbing fixtures as shown on plans with all fittings and pipework. All toilet cisterns of each type. All hot water transmission pipes fully insulated.

Alternative or supplementary forms of central heating may be used including, gas thermal heat collection systems and/or underfloor heating with electric or water based systems. All such forms of heating to be designed and detailed by specialist manufacturers.

GROUND FLOOR AREA: 133.01 SQ.M
FIRST FLOOR: 56.67 SQ.M
TOTAL AREA: 189.68 SQ.M



STANDARD THRESHOLD DETAIL AT ENTRANCE DOOR ASSEMBLY, SCALE 1:20

REVISIONS	

CLIENT	
PROJECT	
DRAWING TITLE	GENERAL DESIGN DRAWING
DESIGN/DRAWING	
SCALE	1:50, 1:100, 1:20
DATE	
DRAWING FILE NO.	

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