







QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES  
BY THE DEPARTMENT OF ENVIRONMENT, HERITAGE & LOCAL GOVERNMENT  
Section 5.3.2. and Table 5.1 Space requirements and room sizes.  
Family Dwellings 3 or more persons.

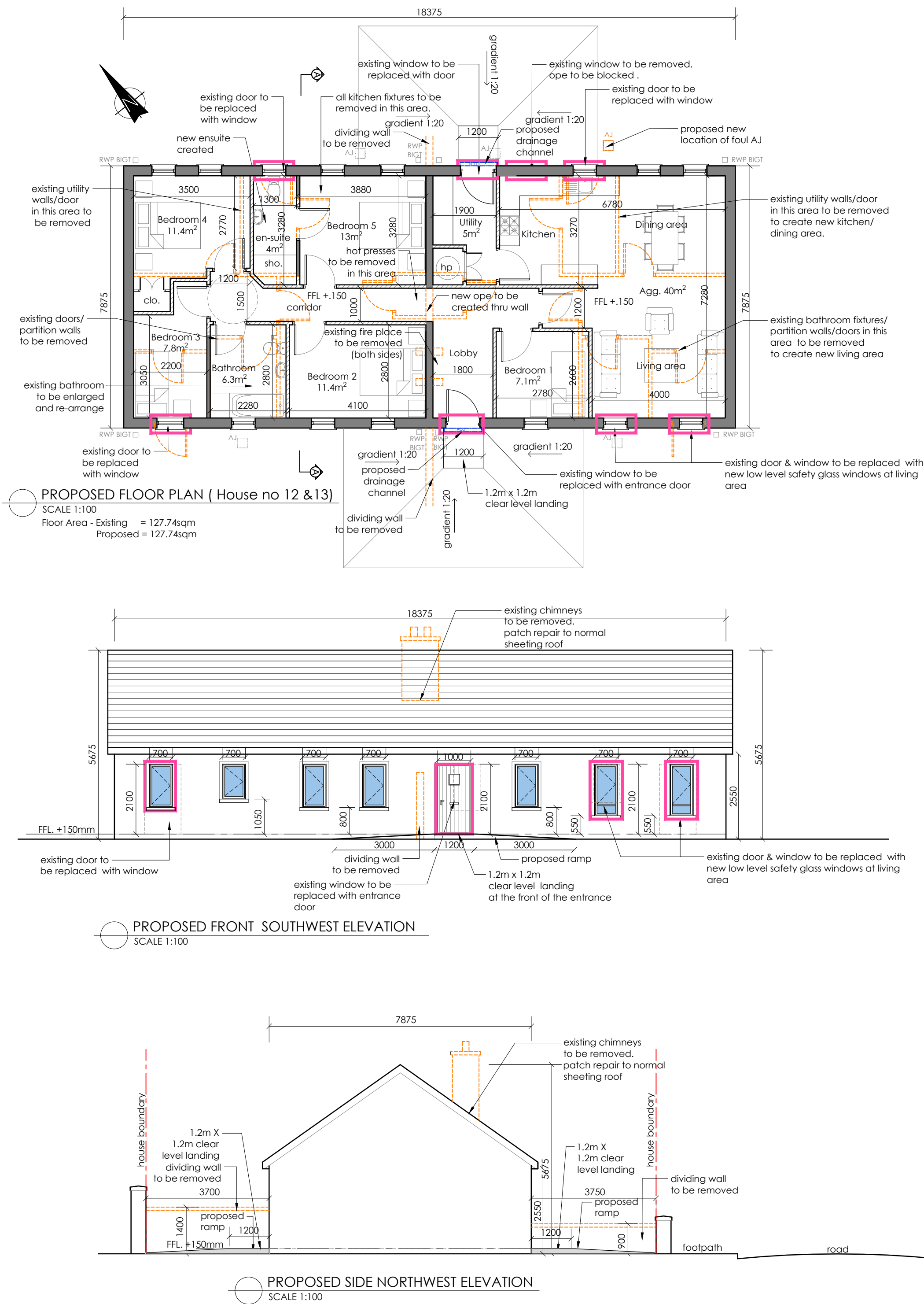
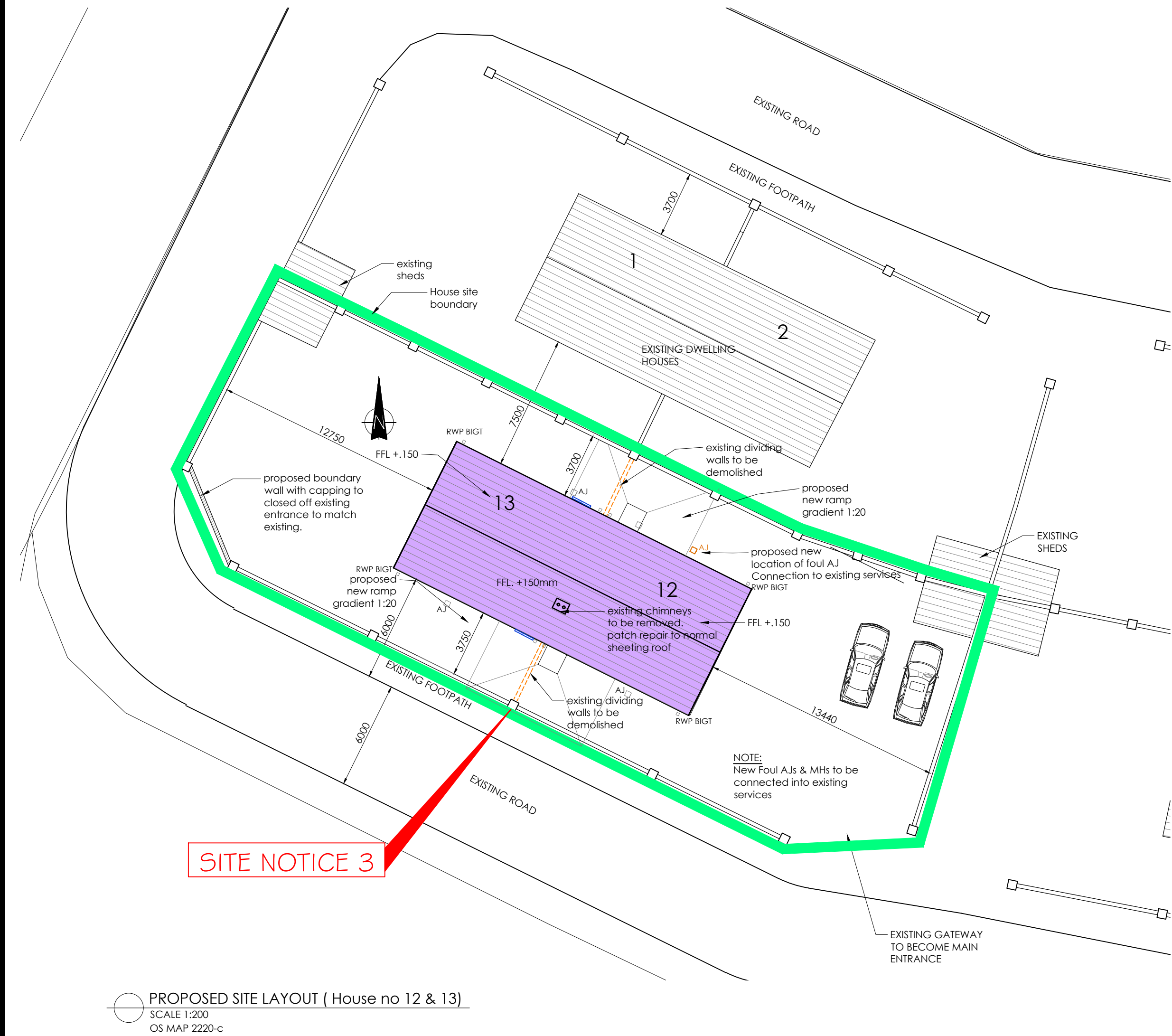
DWELLING TYPE	TARGET GROSS FLOOR AREA (M <sup>2</sup> )	MIN. MAIN LIVING ROOM (M <sup>2</sup> )	AGGREGATE LIVING AREA (M <sup>2</sup> )	AGGREGATE BEDROOM AREA (M <sup>2</sup> )	STORAGE (M <sup>2</sup> )
4BED/ 7P House (1 storey)	100	15	40	43	6

House no. 12 &amp; 13 - Proposed alteration to 5 Bedroom Detached House

DWELLING TYPE	GROSS FLOOR AREA (M <sup>2</sup> )	MAIN LIVING ROOM (M <sup>2</sup> )	AGGREGATE LIVING AREA (M <sup>2</sup> )	AGGREGATE BEDROOM AREA (M <sup>2</sup> )	STORAGE (utility) (M <sup>2</sup> )
5BD/ 7P House (1 storey)	129	15	40	50.7	6

LEGEND:

- |   |  |
|---|--|
|  | PROPOSED NEW WALL  |
|  | EXISTING WALL TO BE RETAINED   |
|  | EXISTING WALL/DOORS TO BE REMOVED  |
|  | EXISTING DOOR OR WINDOW<br>TO BE ALTERED.                                      |
|  | HOUSE SITE BOUNDARY<br>SUBJECT OF THIS APPLICATION<br>AREA = 660m <sup>2</sup> |
|  | PROPOSED HOUSE NO. 12 & 13<br>TO BE ALTERED.                                   |



GENERAL NOTES

Insulation values, air proofing and thermal bridging factor to be as per BER report. Target BER rating of A3 to be achieved throughout. Contractor to allow for air tight interlaster plaster finish to all external walls and selected air proof membranes to ceilings. Air tightness tests to be applied to all windows, doors and service open in building envelope and to all junctions as per manufacturers instructions. Design to be submitted for approval of local authority. Contractor to allow for air blower test to be carried out on all individual buildings prior to final BER assessment. Design thermal bridging factor value of 0.08W/sqm requires compliance with DOE approved construction details as supplied. Renewable technologies, heating and ventilation system to be specified and fitted to dwelling as per provisional BER assessment and to manufacturers guidelines.

Sound test to be carried out as per TGD part E.

Wheelchair accessible doors to have a minimum clear opening width of 775mm with a wheelchair accessible threshold of maximum height 15mm. 1.2m x 1.2m level access platform to be provided at wheelchair accessible entrance. Ramped access to platform to be minimum of 900mm wide and to have a maximum gradient of 1:12 for up to 6m long ramp. Ramps in excess of 6m in length to have a maximum gradient of 1:20. To maintain 150mm minimum level difference between finished floor level and the ground level proprietary drainage channels are to be fitted as required and connected to surface water drainage system. All ground floor doors to have a clear opening width of minimum 750mm. Wheelchair accessible WC and minimum 1 habitable room to be provided as per drawings.

All bedrooms to have escape windows as per TGD part B. Escape windows to have a minimum unobstructed clear opening area of 0.33sqm with a minimum clear opening width and height of 450mm. Bottom of opening section of escape windows are to be between 800mm and 1100mm above finished floor level. Safety retractors to be fitted to opening section of escape windows that limit the initial opening section of the window to 100mm but are readily openable in the event of a fire. Lockable handles or retractors that require the use of a removable key or tool are not to be fitted to escape windows. The ground beneath an escape window should be clear of any obstruction such as railing or horizontally hung windows and should be suitable for supporting a ladder safely.

All glazing below 800mm above finished floor level on windows and 1500mm on doors and sidelights to be toughened glass as per BS6262 part 4 and marked as per BS6206. All glass to comply with TGD part D 2013.

### Internal Wall

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 plaster on bonding as required to level. Stud partitions to be 100 x 100 x 440mm G16 plasterboard on both sides with 48 x 12.5mm timber batten, 100mm insulation and 10mm plaster on both sides. All plasterboard shall be fixed as per manufacturers requirements with all joints taped and skimmed and skim plaster finished. 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 be agreed with the client. All wet areas to be finished with a suitable waterproofing system, 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, quadrant and banded and trim pieces.

## 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 commissioning certification and maintenance options as required

All walls and ceilings to be finished internally with 3 no. coats selected satin emulsion paint, colour to clients specification, on smooth skimmed plaster finish. Selected vinyl paint to wet areas to include Kitchen, Bathroom, W.C. and utility room. Walls to 3 sides of bath to be tiled to a height of 2m above FFL with selected 150 x 150 x 5.5mm ceramic wall tiles. 300 x 600mm tiled splashback to be provided above all wash hand basins. Tiling above kitchen worktop to be 5 vertical rows of 100 x 100 x 6mm square wall tiles for full length of kitchen fittings and to underside of mechanical extract fan above hob.

Tiling shall include all chrome quadrant beading to corners and trims and for all levelling compound, adhesive and anti-fungal grout as may be required.

Windows and doors as per attached schedule or to clients specification. All window units(glazing and frames combined) to meet requirements of BER assessment and to have a U-Value of max. 0.72 W/M<sup>2</sup>K. Doors to have a max. U-Value of 1.2W/M<sup>2</sup>K.

## FIRE DETECTION & ALARM SYSTEM

System 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 IS, 3218: 2013.

**NOTES :**

*This drawing is copyright and may not be copied or altered without permission.  
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*

[illegible]

PROJECT:				ROSCOMMON COUNTY COUNCIL	
ADDRESS:				CONVERSION TO 5 BED SINGLE STOREY DETACHED HOUSES	
DRAWING NO.:				HARRISTOWN, CASTLEREA, CO. ROSCOMMON	
<p><b>HOUSES NO. 12 &amp; 13 -GENERAL ARRANGEMENT 1</b></p>					
SCALE:		DWG. NO.:			
20447		VARIOUS		20447-PLA-002	
DATE:		REV:			
09.07.2020					
RN					

