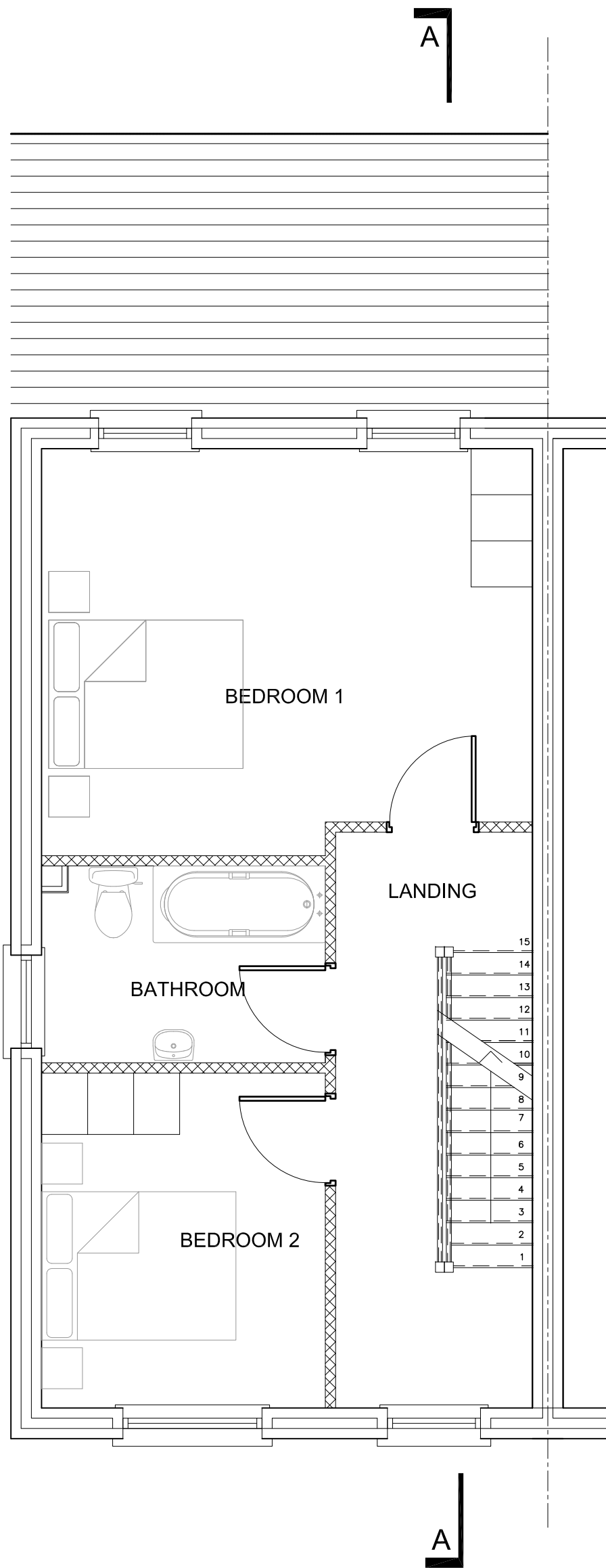
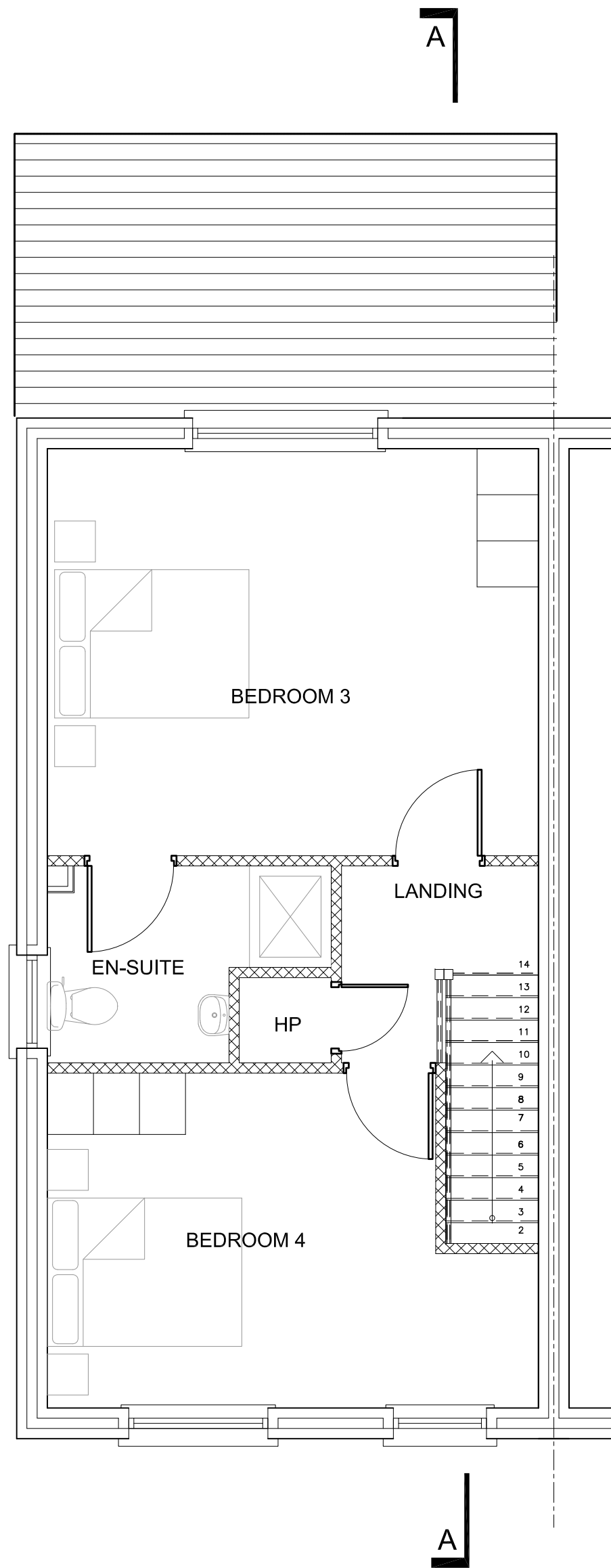


GROUND FLOOR LAYOUT (J2A)
SCALE 1:50



FIRST FLOOR LAYOUT (J2A)
SCALE 1:50



SECOND FLOOR LAYOUT (J2A)
SCALE 1:50

PITCHED ROOF (SLATE / TILE):
SELECTED TILE ROOF, ON
BATTENS, ON
CERTIFIED BREATHER MEMBRANE WITH ALL JOINTS
IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS,
PRE-FABRICATED ROOF TO MANUFACTURES SPECIFICATION AND DESIGN

SLOPED CEILING INSULATION
XTRATHERM POLYISO XT/PRZERO ODP BETWEEN RAFTERS 400C/C
XTRATHERM POLYISO XT/TL-MF ZERO ODP BELOW RAFTERS
AIR SEALING MEMBRANE
PLASTERBOARD 12.7MM
3mm COAT OF "GYPSUM" FINNICLE HARDWALL/SKIM FINISH, STEEL TROWEL
FINISHED.
U Value requirement 0.16W/m²K

FLAT CEILING (TO ATTIC) CONSTRUCTION
PRE-FABRICATED ROOF TO MANUFACTURES
SPECIFICATION AND DESIGN
TWO LAYERS OF SELECTED 200MM FIBERGLASS WOOL INSULATION
ON AIR SEALING MEMBRANE
U Value requirement 0.11W/m²K

FLAT CEILING (GRD & 1ST) CONSTRUCTION
200MM DEEP ECO-TRUSS CONSTRUCTION TO
MANUFACTURES SPECIFICATION AND DESIGN

EXTERNAL WALL (BRICKWORK / RENDERED):
100mm SELECTED BRICK EXTERNAL LEAF /
RENDERED BLOCKWORK, WITH
100mm CAVITY, WITH
60mm "XTRATHERM" POLYISO XT/CW T&G, WITH
(PREFORMED CORNER PANELS) INSULATION, WITH
100mm BLOCKWORK INTERNAL LEAF, WITH
37.5MM INSULATED PLASTERBOARD
ON DABS, WITH 3mm COAT OF SKIM FINISH,
STEEL TROWEL FINISHED.

VENTILATION
VENTILATION REQUIREMENTS TO BE ARCHIVED BY
MEANS OF A HEAT RECOVERY SYSTEM.
SEE DESIGN SYSTEM SPECIFICATION BY ORIGEN
OR SIMILAR APPROVED

GROUND FLOOR SLAB:
50mm SAND AND CEMENT SCREED, ON
500 GAUGE DMP SEPERATING MEMBRANE WITH
25mm PERIMETER UPSTAND "XTRATHERM" INSULATION, ON
125mm "XTRATHERM" POLYISO XT/UF ODP, ON
100MM DEEP CONCRETE FLOOR SLAB WITH A142 MESH
REINFORCEMENT, ON
RADON BARRIER, ON
60mm SAND BLINDING, ON
WELL COMPACTED HARDCORE, TO BE CONSOLIDATED IN LAYERS
NOT EXCEEDING 200mm IN THICKNESS, TO A TOTAL DEPTH NOT
EXCEEDING 900mm UNLESS A SUSPENDED SLAB IS USED,
1200 GAUGE "VISQUEEN" HIGH PERFORMANCE MEMBRANE TO BE
CONTINUOUS THROUGH RISING WALL.
MEMBRANE TO FULLY SEALED / JOINTED IN ACCORDANCE WITH
SUPPLIERS SPECIFICATION, CARE TO BE TAKEN TO ACHIEVE SEAL
AROUND ALL SERVICES OPES.

SEE FOUNDATION LAYOUT AND DETAILS DRAWING J14-129-(HOUSE
TYPE)-004 FOR FINAL DETAILS

APPROACH TO DWELLINGS

3.1.2.4 RAMPED ACCESS ROUTE

- WHERE A RAMPED ACCESS ROUTE IS NECESSARY DUE TO
SITE CONSTRAINTS IT SHOULD BE DESIGNED TO HAVE THE
SHALLOWEST GRADIENT PRACTICABLE, FOR THE PURPOSE
OF THIS GUIDANCE DOCUMENT A GRADIENT OF
- 1:20 OR STEEPER (BUT NOT EXCEEDING 1:12) IS
CONSIDERED TO BE A RAMP.
- IN ADDITION TO THE GENERAL GUIDANCE GIVEN IN 3.1.2.1
WHERE A RAMPED ACCESS ROUTE IS PROVIDED:
- (A) LEVEL LANDINGS SHOULD BE PROVIDED BETWEEN RAMP
FLIGHTS OR WHEREVER A CHANGE IN DIRECTION OCCURS.
A LEVEL LANDING IS CONSIDERED TO INCLUDE GRADIENTS
OF 1:50 OR LESS STEEP;
- (B) THE LENGTH OF ALL LANDINGS SHOULD BE NOT LESS
THAN 1200 MM EXCLUSIVE OF THE SWING OF ANY DOOR OR
GATE, WHICH OPENS ONTO IT;
- (C) WHERE THE GRADIENT IS BETWEEN 1:20 AND NOT
EXCEEDING 1:15 THE LENGTH BETWEEN LEVEL LANDINGS
SHOULD BE A MAXIMUM 10 M;
- (D) WHERE THE GRADIENT IS BETWEEN 1:15 AND 1:12 THE
LENGTH BETWEEN LEVEL LANDINGS SHOULD BE MAXIMUM
5 M.

DIMENSIONS

Figured dimensions only to be taken from this drawing.
All dimensions to be checked on site.
Architects to be informed immediately of any discrepancies
before work proceeds.

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NOTES:

REV	DATE	DETAILS
E	18/19/15	UNDER-STAIRS STORE REMOVED
D	24/04/15	FIRST FLOOR LAYOUT REVISED
C	20/04/15	ISSUED FOR CONSTRUCTION
A	09/04/15	ISSUED FOR COMMENCEMENT

jor

Joseph O'Reilly

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Unit 1, St. Therese's Place, Flowerhill, Navan, Co. Meath

CLIENT		TITLE			
AIKSECTOR2 CONSTRUCTION LTD		HOUSE TYPE J2A FOUNDATION LAYOUT & DETAILS			
PROJECT		SCALE	DATE	DRAWN BY: LS	
RESIDENTIAL DEVELOPMENT BELMOUNT, AIKENS VILAGE STEPASIDE, CO. DUBLIN		1:50 @ A1	JAN 2015	CHECKED BY: JOR	
JOB No.		DRAWING No.		REV	
J14-129		J2A-001		E	