Part/Drg. no.
06-09-101

THIS DRAWING IS FOR PLANNING PURPOSES ONLY

ALL EXTERNAL FINISH TO MATCH EXISTING

NOTES

Drawing shall be checked by contractor before any work shall commence. Noel Lynch Draughting & Design Services to be informed immediately of any discrepancy. Figured dimensions only to be taken from this drawing.

All work, workmanship and materials to comply with the current Building Regulations at time of construction.

FOUNDATIONS

All external foundations to be 900 x 400 strip.(min.) with mesh to detail.
Internal foundations to be min. 700 x 400 with mesh to detail.
All chimney foundations to extend min. 300 beyond walls in all directions with mild steel bars @ 200 centers in both directions.
All steps in foundations, where applicable, to be raised in block sizes and overlap at least 600mm with mild steel bar placed horizontally and vertically.

Trenches to foundations to be taken down to a suitable bearing strata, but not less than 300 below dpc level. Rising walls to be min. of 700 high.

Internal rising walls to be broken for 100mm every 1800mm below radon barrier to allow for ventilation.

FLOOR CONSTRUCTION

75mm concrete screed on 100mm polystyrene insulation on 150mm concrete subfloor on radon barrier
on 50mm sand blinding on 225mm min. compacted hard-core fill. Radon barrier to be located in hard-core as indicated (lapped and sealed at joints) with 100mm dia outlet pipe capped at ground level to enable same to be vented at a later date should tests require.

ROOF CONSTRUCTION

Selected slate / tile to pitch on 50x38 treated softwood battens on untearable & breathable felt on
fabricated roof truss to specialist detail
on 100x75 wall plates rag bolted to
wall @ 900 ctr.
uPvc Fasia, Soffit & Guttering.

WALL CONSTRUCTION

All concrete blocks to IS. 20.

External Wall.
100mm block external leaf with selected stone cladding.
100mm cavity containing 60mm aeroboard insulation fixed
against inner leaf / injected bonded bead cavity insulation.
100mm block internal leaf to all walls with 25mm insulated 12mm plaster slab mechanically fixed to internal surface with skim finish.
Outer and inner leaf to be tied with approved wall ties @750mm crs horz.& 450mm crs vert. provide additional ties at each course within 225mm of all openings.

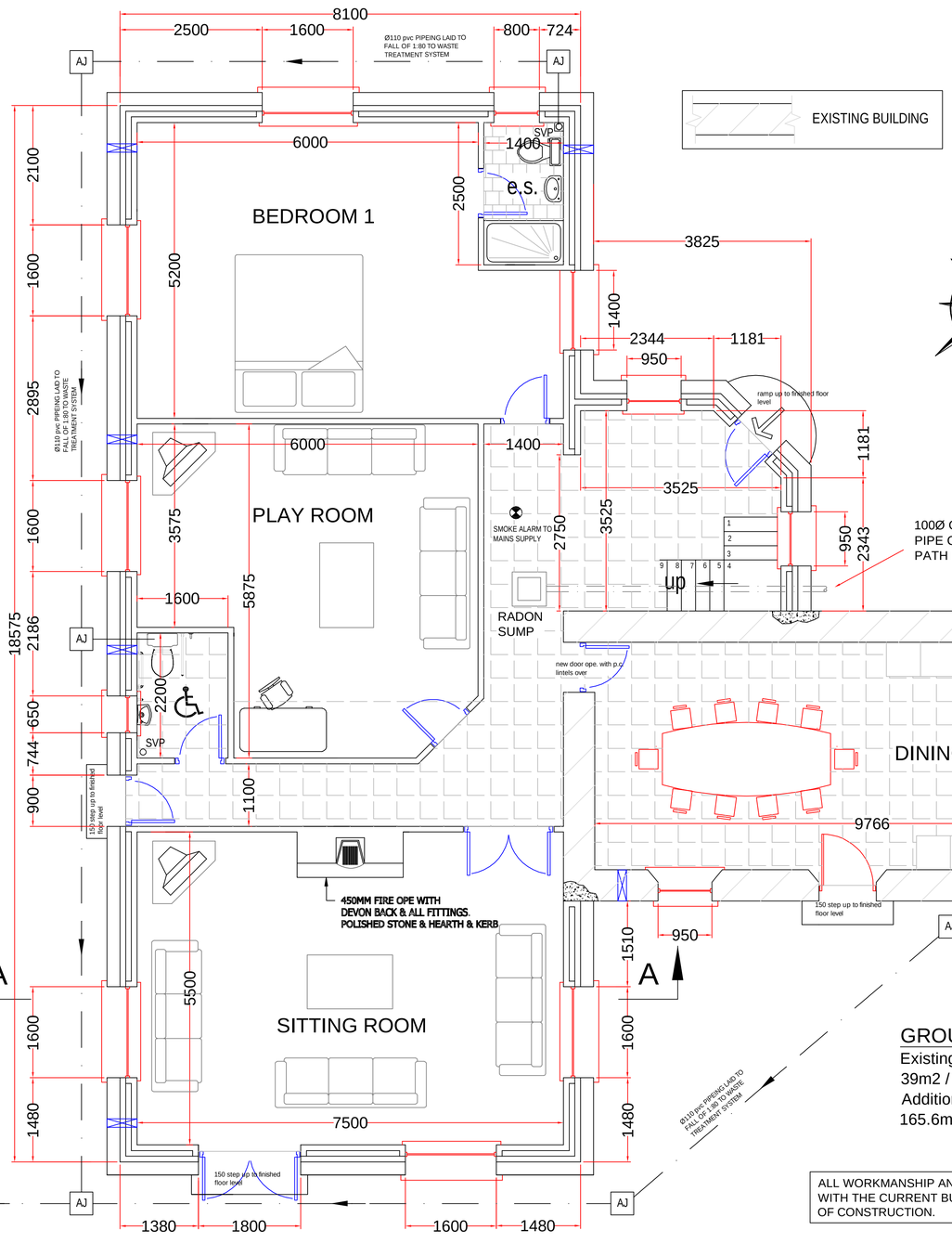
Rising walls to be carried up in 300 solid block work to ground level.

Internal Wall.
All internal walls to be 100mm concrete block with 12mm plaster slab on both sides with skim finish or 100mm stud partition walls as appropriate.

Stairs to be hardwood and fitted by specialists.
All external doors and windows to be uPVC double glazed.
Escape windows required for all bedrooms, ope not less than 850mm high x 500mm wide and having a cill height of 800mm-1100mm from floor level.
In case of Dormer Windows or Rooflights to bedrooms, cill height shall be 600mm-1100mm from floor and max. 1700mm from eves to roof light cill.

Ground floor entrance hall ceiling to be fitted with an optical type smoke alarm and first floor landing ceiling to be fitted with an ionisation type smoke alarm.
Both to be connected to mains power and with integral standby power supply.

All internal doors to be hardwood.
All door frames, architraves and skirting to be softwood.
All door opes to be fitted with red deal saddles.
Provide teak window boards to all windows.
All rooms to be ventilated to external air.
Provide extractor fan to cooker to external air.
Kitchen units to be manufactured and fitted by specialists.
Velux windows to roof as shown.
All rainwater through gully traps and 100mm uPVC pipes to soakaway laid on 100mm concrete bed to approved fall.



EXISTING BUILDING

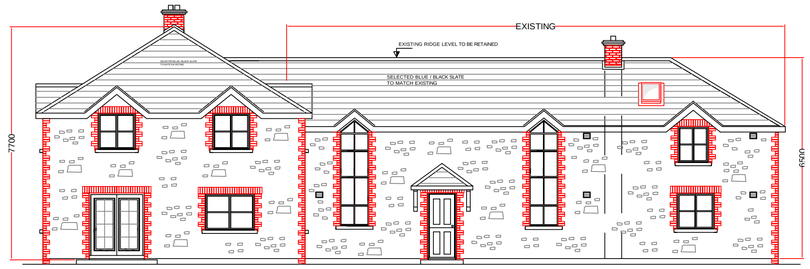
100Ø OUTLET PIPE CAPPED AT PATH LEVEL

EXISTING WALLS TO BE RE-CONSTRUCTED TO STRUCTURAL ENGINEERS DETAILS.

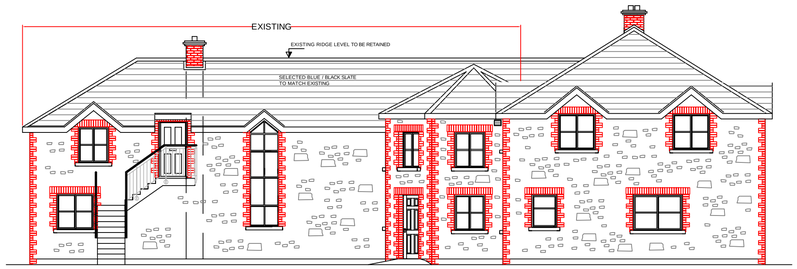
GROUND FLOOR PLAN

Existing floor area
39m2 / 420 ft.2
Additional floor area
165.6m2 / 1782 ft.2

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AT TIME OF CONSTRUCTION.



FRONT ELEVATION
(South-East)



REAR ELEVATION
(North-West)

HEATING & PLUMBING

All hot water pipe work to be lagged with approved lagging with wall thickness at least equal to outside diameter of pipe.
All pipe work to attic to be insulated as described and tanks to be fitted with 60mm rigid insulation to top and sides.
Copper pipe work to be used throughout.
Heating to be oil/gas fired as selected.

Hot water to be powered by solar panel / tube system to specialist detail.

Thermostatic controls to be fitted.
All heating to be separated into zones as selected on site.
Hot water cylinder to be B.S. 15661984 and factory insulated.
Immersion switch to be installed and used with separate type cylinder branched from main and of smaller diameter.

PVC water storage tanks to be sighted at highest point in attic and adequate structural support to be constructed under same and provision made for proper insulation.
Cold water tank to have min. capacity of 340 liters and be properly covered (not airtight).

PART M BUILDING REGULATIONS

FRONT DOOR TO HAVE MIN. CLEAR OPE. WIDTH OF 775mm AND INTERNAL DOORS TO HAVE MIN. CLEAR OPE. WIDTH OF 750mm WHEN APPROACHED HEAD ON. CLEAR OPE. WIDTH TO INCREASE INTERNALLY IF ACCESS IS AT RIGHT ANGLES AND CORRIDOR IS LESS THAN 1200mm WIDE BETWEEN SKIRTING.
A THREASHOLD OF MAX. 15mm TO BE PROVIDED AT FRONT DOOR. A LANDING PLATFORM OF 1200mm x 1200mm MIN. TO BE PROVIDED AT FRONT DOOR. A GRADUAL SLOPE IS REQUIRED TO THIS PLATFORM. DRIVEWAYS TO BE USED AS GRADUAL SLOPED AREA WHERE SUITABLE.

ALL DOOR BELLS, HANDLES, LETTER BOXES, LIGHT SWITCHES AND OTHER EQUIPMENT SHALL BE 900mm - 1200mm OVER FLOOR LEVEL. AN ACCESSIBLE BATHROOM SHALL BE PROVIDED. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIONING ALL SANITARY WARE TO ENSURE COMPLIANCE WITH REGULATIONS.

RADON GAS

PROVIDE 100mm Ø PERFORATED PIPING, WITHIN HARDCORE, FROM EACH ROOM TO CENTRALLY LOCATED SUMP. PROVIDE 100mm Ø VENT PIPE FROM SUMP TO EXTERNAL AIR. THIS VENT IS TO BE COVERED WITH A GALVANIZED VENT COVER AT PATH LEVEL. SUMP TO CONSIST OF 500x500x225 DEEP CHAMBER BUILT WITH 100mm BLOCK WORK AND COVERED WITH A 50mm PRECAST CONC. SLAB / GALVANIZED M.S. PLATE OR MANUFACTURED SUMP BY SPECIALISTS. RADON BARRIER TO BE LAID OVER SUMP WITH CONC. SUB FLOOR, INSULATION & SCREED OVER.

VENTILATION

PROVIDE AIR VENTS TO EACH ROOM MIN. CROSS SECTION AREA OF 6500sq. mm.
VENTS TO CONSIST OF:

1. PERMANENT VENTS FITTED TO WINDOW OR DOOR FRAMES, OR

2. 150mm Ø PVC PIPES BUILT INTO WALLS AND FITTED WITH HIT & MISS COVER INTERNALLY AND PERMANENT COVER EXTERNALLY, OR

3. 100mm Ø FLEXIBLE PIPING FITTED TO CEILINGS AND CONNECTED THROUGH ATTIC TO ROOF TERMINAL. PROVIDE 25mm CONTINUOUS VENTILATION SPACE AT EAVES OR SIMILAR USING PROPRIETARY SOFFIT VENTS.
IF USING PVC OR SIMILAR SOFFIT, VENTS ARE TO BE NOT MORE THAN 600mm APART IF 50mm WIDE AND 400mm APART IF 40mm WIDE. PROVIDE EXTRACTOR FAN TO KITCHEN AND BATHROOMS.

Rev.	Modification	Date
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Project: Proposed Development & Associated Site Works at Drumpeak, Kingscourt, Co Cavan.

Title: Proposed Ground Floor & Elevations

Part/Drg. no. 06-09-101

Client: Billy & Marie O'Connor, Corrygarry Hill, Kingscourt, Co Cavan.

Scale 1:50, 1:100.
Date 15.02.06
Sheet ISO A1