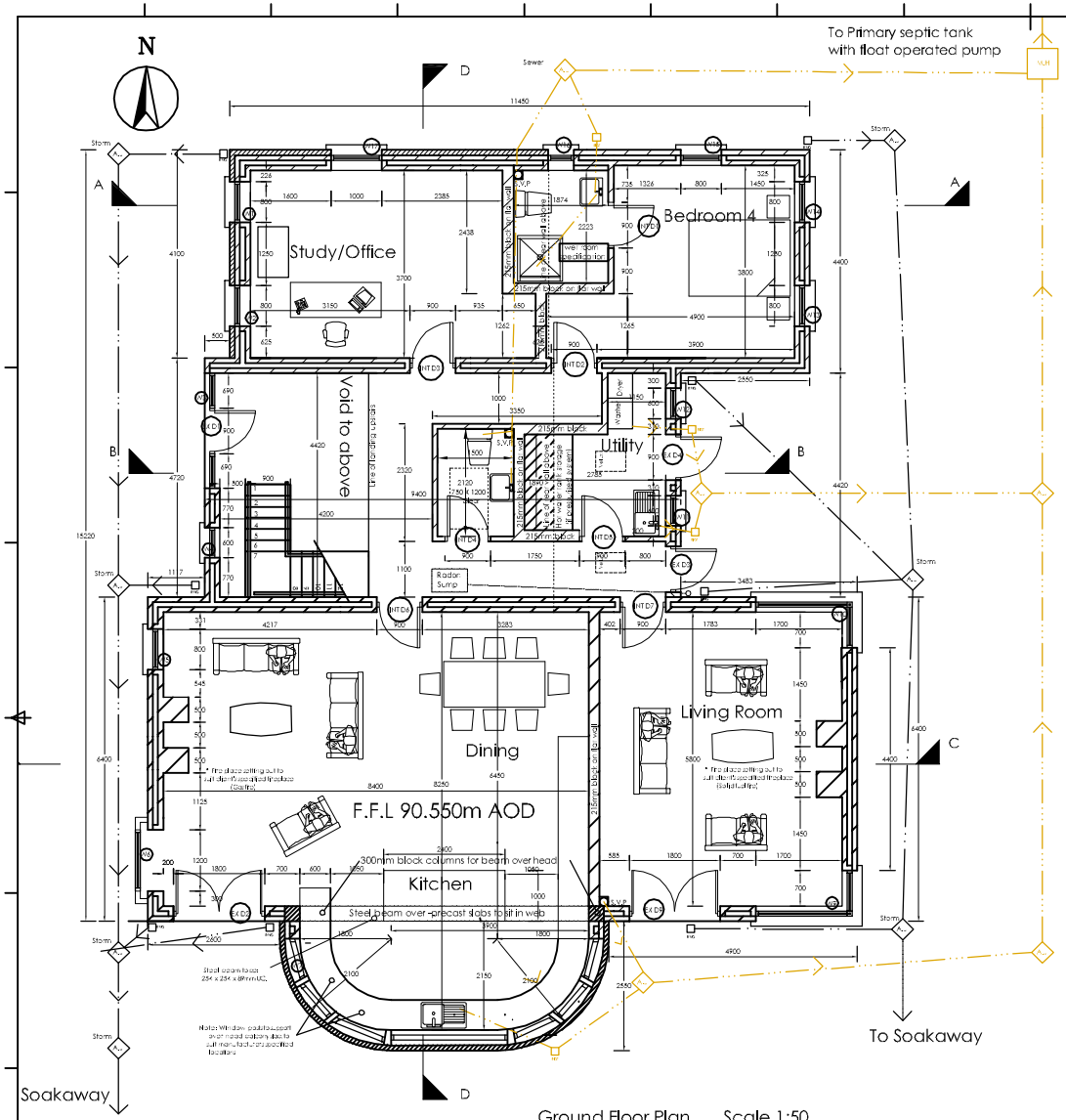
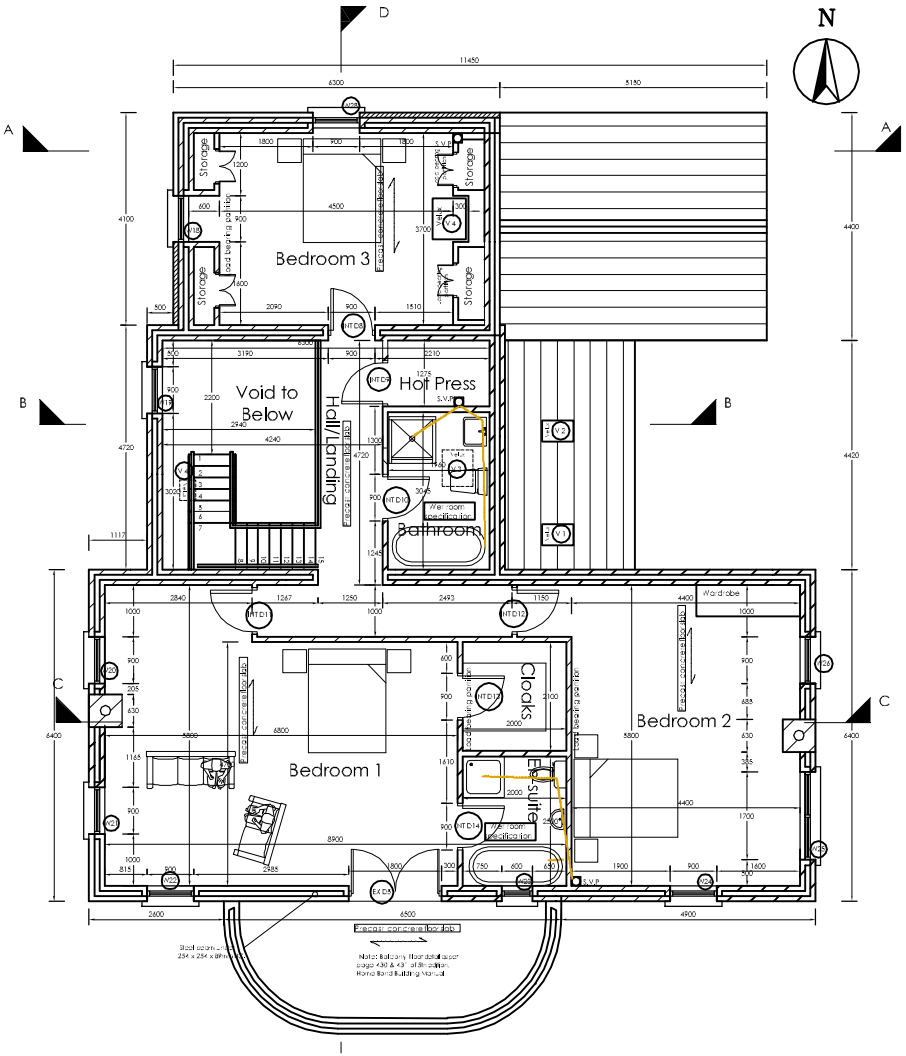


Ground Floor Plan Scale 1:50

Ground Floor Area =157.45m² -



First Floor Plan Scale 1:50

First Floor Area = 97.65m² - 1051.1ft²

Specification Notes:

External walls

100mm silicon-one external blockwork in 20mm selected cut stone / sand finish, nominal cavity 100mm cavity with 80mm thermecol wall tie at 225 centres, cavity insulation or equal and approved, the cavity shall be to I.S.326, Part 1, 2000 with 100mm thermecol insulated block with a fire barrier internal block to 12mm "Gypsum" skimming coat finish and one coat of "Gypsum" primer/sealer or all steel frame with plasterboard approved.

Cavity wall ties to be proprietary stainless steel vertical twist type to suit cavity as specified or similar approved, to comply with I.S. 236:1987 to be spaced 450 apart horizontally and 450 apart vertically and staggered when 100mm of insulation.

Wall ties to be built into cavity, as shown in drawings, cavity to be filled with concrete to 225mm depth. DPC level with weep holes at 900 centres external face.

DPC to be built to be a minimum of 150mm above finished ground level.

Roof to extensions

Initials to comply with to be either Nestone or one alone approved, galvanised steel, metal sheet decorating, insulation filled, as specified in accordance with the manufacturer's instructions or Roof Concrete Initials to be approved. "Sisalite" or equal in 4 inch profile with I.S. 230:1987 with 6mm perpendicular to the "Nestone" Wall reinforced in accordance with the manufacturer's instructions, on 6mm sand, blinding and minimum 150mm well compacted hard core.

Stepped DPC to be incorporated over all doors with weep holes at 900mm centres to allow for drainage of the cavity. All mortar droppings to be cleaned of DPC and all wall ties.

All trims of all eaves to be fully closed and 150mm vertical DPC in proof trims to be incorporated, DPC to be nailed at bottom of rafters, Reconstructed stone sills to be by Ingersoll Ltd., sills to be set on DPC layer with mortar bed, but at a course and of all face projection layer on eaves - drip prevent sill drapings.

Minimum 1.500mm high Cope & Black downpipes to rainwater outlets.

Internal walls

Internal partitions shall be approved 3.6N4 heavy weight concrete blockwork, concrete to 225mm depth. DPC level with weep holes at 900 centres external face.

DPC to be built to be a minimum of 150mm above finished ground level.

Internal walls

Internal partitions to be 1 no x 60mm soft wood stud at 600mm centres in insulated cavities and solid plaster, one nogging at 1.400mm centres vertically with 12mm plasterboard finish to both sides, all joints to be taped and skimmed.

Partitions at first floor level to be new double joists, one each uniformly performing plastic joists to new double side plates, heads of partitions to be sewed, not nailed to ceiling joists, if partition is at right angles to the joist of the partition is parallel the joist should be layered to allow nailing, nogging at 400mm spacing, less self-weight joists.

Internal Construction

Precast Concrete hollow core 200mm floor slab sections with 75mm screed, total floor depth 275mm.

Floors

Insulation to be to be in accordance with S.S.00 Part 1 1969 insulation and the building regulations (Part C) S.I.306 1997. Floors to have 300mm clearance with the ground, floors to be provided on all sides of the slab with a height 100mm with the exception of the strip of floor, all floor joists, joists to be 100mm cross timber floorboard, the strips are to fill as in managing with 4mm "Pressed Tones" in mahogany colour brown, managing not joined coats 32mm, managing to have a base no managing colour brown varnished.

Roof Construction

Selected "Marley" Plane cement tiles (to be as per the Client's sample) to 38mm treated 3in x 2in timber batten, felt to BS 747 Type No. 1 (Bitumen felt) underlay, structural trusses, to be "Cut" roof with all timber, gluing and nailing suitable Structural engineers design, Structural engineer also to design bracing details in relation to gable ends. Contractor to appoint suitably qualified engineers to design.

Insulation slab to be 100 x 70mm treated timber to be laid max 2m centres with galvanised steel strips laid lengthways.

Roofs to new rooms, 100mm "Kingspan Thermaroof" (Polyisocyanurate) insulation between and above ceiling joists and where shown on drawings and vertical surfaces to comply with I.S.326, Part 1, 2000. Ceiling joists to be of treated timber to 2nd 2mm joists of "Gypsum" plasterboard nailed and skimmed.

UPVC facade and soffit on wall style eaves or similar approved, soffit to be horizontal eaves ventilation "Sleeve Vent" or similar approved, with insect mesh, to be approved, ancient to 2mm continuous strip.

Ventilation

Ventilation to roof space to be provided by specially designed ventilators to achieve equivalent to 25mm continuous strip, one equivalent to 5mm continuous strip at ridge level.

Roof space access to have an minimum of 500mm x 400mm opening and ventilation provided by means of vents in the window, permanent ventilation of 1 rooms, at least 300mm x 150mm (at ceiling level) and cut out, mechanical extract vents where indicated on drawings, access opening covered and insulated, have permanent ventilation of not less than 10000mm2 area (permanent ventilation of 10 x 1000mm minimum), rooms with gas cooker to have permanent ventilation in accordance with manufacturers recommendations.

Insulation

Insulation values to be comply with I.S.326, Part 1, 2000 and where applicable, must not to use the insulation specified the insulation, see must be complying the native values.

U.V. Value to be achieved in roofs = 0.20W/m2K.
U.V. Value to be achieved in walls = 0.27W/m2K.
U.V. Value to be achieved in ground floor = 0.25W/m2K.

Windows

All windows to be powder coated, double glazed 30mm x 15 aluminium frames solid white windows on residential streets.

Doors

A centrally located "Manoclad" door comprised of solid timber panelling and in accordance with the building regulations, 100mm plastic sealed, supported, into sump and extension, outside of building, plastic sealed, in wall cross through an enhanced, well above ground level, cover, diffuser, ground level.

General

Either wether cylinder to have integral moulded insulation and not of timber formed cylinder

ISSUE	DESCRIPTION	DRWN	CHKD	DATE
3	Issued For Construction	BH	BH	27...ul-07
2	Issued For Further Information	BH	C.M.C	BH	24...an-07
1	Issued For Planning	BH	C.M.C	BH	02.Aug.06

HARMON McCARTHY PROJECTS LTD.
No. 8 Baldoyle Court, Ashbourne, Co. Meath
TEL: 01 8499800 FAX: 01 8499801
e-mail : info@hmp.ie
CHARTERED ENGINEERS, ARCHITECTURAL SERVICES, BUILDING SURVEYORS, PROJECT MANAGERS

OTHER CONSULTANTS

CLIENT

DRAWING NAME Proposed Floor Plans

PROJECT No. 010396

A1 SCALE 1: 50

DRAWING No 010396-003

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IF Printed to Correct Scale these boxes should be 10mm wide and total 100mm - Harmon McCarthy Projects Ltd
PRINT AS "Drawing.DWG"