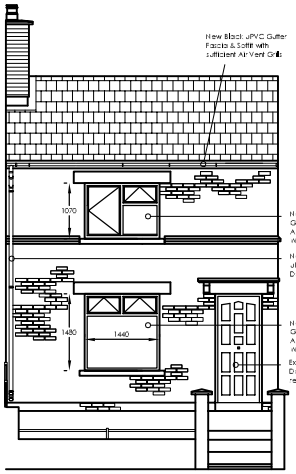
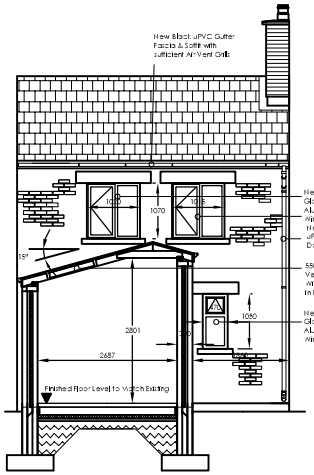
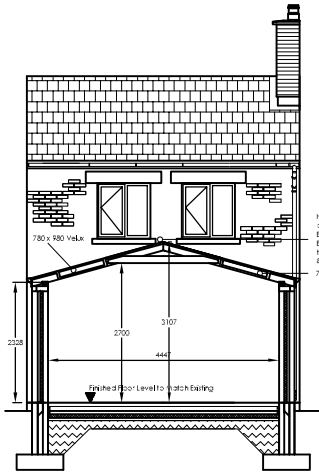


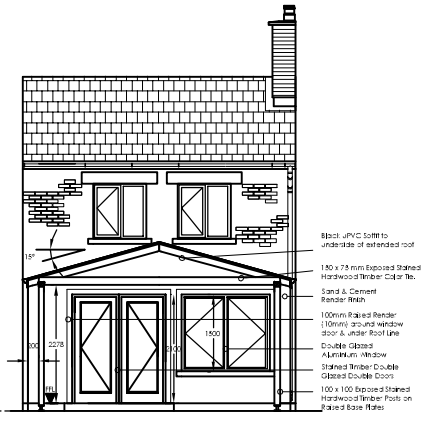
Proposed Front Elevation Scale 1:50



Section A-A Scale 1:50



Section B-B Scale 1:50



Proposed Rear Elevation Scale 1:50

Specification Notes:

External Walls:

100mm clockwork external leaf with 30mm cavity as plaster finish. 100mm cavity with 40mm thermoguard insulation (30% of cavity to be bonded insulation, or equivalent approved to comply with T.G.D., Part L 2000) with 10mm clearance on internal leaf, with 10mm mortar bed up to 5mm "Gyproc" bonding coat with 3 no. coats of "Gyproc" plaster finish as well as mortar finish on inside and upstairs.

Cavity wall tied to be proprietary galvanised vertical twist "Heradite" cavity wall ties or similar approved to comply with BS 2817/1987 to be spaced 900 apart horizontally and 450 apart vertically and staggered within 150mm of all jambs.

Blocking will be built in as work progresses, ready for our fixings with bituminous coating to 225mm below DPC level with wood fixings or 900 courses in external leaves.

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

Cavity External Walls:

Lintels to cavity walls to be either "Keystone" or equal and approved galvanised pressed metal lintels to accordance with manufacturer's specification and in accordance with the most recent manufacturer's Technical Guidance Lintels to be supported "Sparlin" or equal and approved complies with T.G.D.2000 Part D in accordance with the manufacturer's specifications.

Precast DPC's to be incorporated in all cavities with weepholes at 450mm centres to allow for drainage of the cavity. All mortar droppings to be cleared out of cavities.

Jambs of openings to be full closers and 150mm vertical DPC with insulation to cavities as per the elevations. DPC to be with a minimum of overlaps. Concrete Cills to be set on DPC layer which should be folded up in each end of all jambs and continued under cills, to prevent cold bridging.

Foundations:

Foundations shall be approved 200N/m2 made with concrete, 300mm deep and 900mm wide to A295 reinforcement mesh fitting well and compacted with adjacent vibration equipment.

Ground Floor:

75mm sand cement screed on 150mm thick concrete floor slab on 45mm "Kingspan Thermafloor TP7" Zero ODP" insulation and approved to achieve U-Value of 0.25 W/m2K as per the T.G.D., Part L 2000, with 25mm polythene, glassine on "Monarflex" 4G reinforced vapour membrane, installed in accordance with manufacturers instructions on 50mm sand blinding on minimum 150mm well compacted hardcore.

Radon membrane to be "Ashguard" "Monarflex" Radon resisting membrane or equivalent approved and to be continuous through lifting wall. Membrane to have min. 150mm welded laps and turned under ground render.

Internal Block walls Ground Floor:

Internal walls to be 100mm concrete block wall, built in 7N blocks with 10mm "Lengard" bonding coat with 3 no. coats of "Gyproc" plaster finish as detailed below in mortar and approved.

Roof Construction:

Selected "Regina Inclusive" Concrete Interlocking Tiles (or something similar on approved) on min 50 x 25mm Treated 25 battens on breathable roofing felt, e.g. Kingspan to BS 747 and included above insulation, laid as follows: Min 100 mm of 100mm between rafters, Roof of Acoustic to be "Acoustic" felt all hanging from joist and lying down all open in project Direction.

Timber wall plate to be 100 x 75mm treated timber fixed to wall at max 6m centres with galvanised steel strap installing + 30 x 5mm.

Roof to have min. 150mm "Kingspan Therma-pitch TP10 Zero ODP" insulation between and above ceiling joists as specified in T.G.D. Part L 2000. Ceiling then to be fitted plasterboard and finished 3mm coats of "Gyproc" plaster finish. All roof work British.

Black UPVC fascia and soffits to match (always or similar approved) building to incorporate eaves ventilation "Clearvent" or similar approved with trade mark. Ventilation equivalent to 25mm continuous strip to replace the existing front and rear fascia board.

Where new roof tie back to existing roof, it will be such that it will be in accordance with Code B Good Building practice. Insulation will be laid in such a way as to keep the cold air above and not to allow the "Lead on top of top hat" flashing. Also ensure that no air can leak through along joists.

Ventilation:

Ventilation to roof space to be provided by proprietary plastic vents to achieve equivalent to 25mm continuous strip and equivalent 10 mm continuous strip at top level.

Internal air vents to have an minimum of 4500mm2 free area giving cross ventilation provided in eaves of each side the windows. Permanent eave vents to be provided, at least as 10mm slot to each rafter and in the eaves inside and out. Rooms containing open-flued appliances to have permanent ventilation of not less than 100 mm2 and permanent vents of 30 x 100mm minimum. Alternative size & vent in technicals.

Kitchen will require to have permanent ventilation in accordance with manufacturers requirements.

Insulation:

Roof U-Value to comply with T.G.D. Part L 2000 and where a deration is made not to use the published specified insulation and must comply with the below values.

- U-Value to be circa 0.16 W/m2K
- U-Value to be circa 0.27 W/m2K
- U-Value to be circa 0.25 W/m2K
- U-Value to be circa 0.25 W/m2K

Windows:

All windows to be powder coated Double glazed 40mm AFS Aluminium frames patio and windows on ground floor. All Building Regulations to be replaced with same specification.

Ventilation:

Hot water cylinder to be a integral insulated jacket and hot water pipes from cylinder to be insulated for the first metre. Position of cylinder to be approved.

Allow for Dado to kitchen, bathroom and utility wall tiling, tiles to be selected by client.

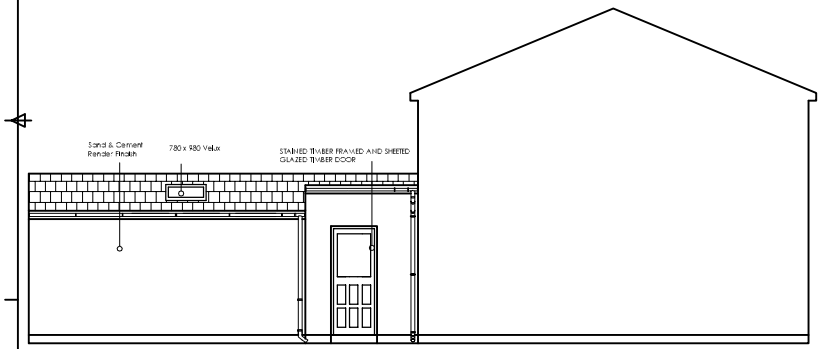
Allow for Sanitary ware & Tap fittings to be selected by client. Allow for Electric Shower fittings, Heritage Shower Screen Bathroom Plus Toilet & Spa. Bath to be 1700mm only in length.

Hobs to be connected to natural gas. Ovens are basically fitted, the above cooker hoods are supplied & fitted by Gas Company, Builder to supply and install other specialist items.

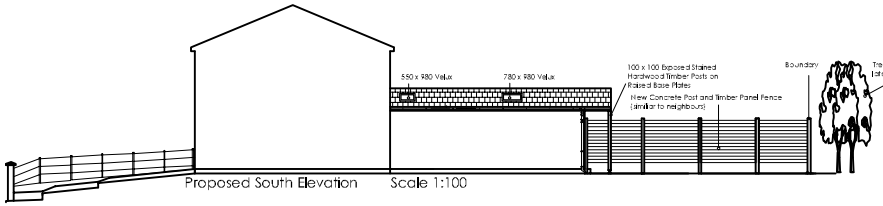
Electrical:

Allow for Recessed light fittings in Living room, 4 in bedroom, 3 in utility & 6 in Kitchen, all to be operated on dimmer switches which each room (except bathroom). Allow for 1 extend light switch tags & 1 13 Amp. Also Allow for extend fan in roof space and pull cord tags.

Allow for New TV point in living room. TV, Aerial & Phone Point in Corner. Allow for a quadruple double socket in Living Room, 10 double sockets in Kitchen (including 4 in the island units) and 1 in hall. Allow for Shaver light in bathroom.



Proposed North Elevation Scale 1:50



Proposed South Elevation Scale 1:100

Changes to Existing Ground Floor (In Addition to that on Drawings):

Living Room - Walls:

Remove existing plaster from internal walls and replace with new specification. Replace internal walls to 75mm "Gyproc" bonding coat with 2 no. coats of "Gyproc" plaster finish and finish off to match other approved. Room underside to be removed as it.

Living Room - Fire Place:

Remove existing fire place hearth and surround. Remove redundant cast iron pipe work and plumbing lines from fire place. New Gas line to be installed by client to allow for place necessary excess to floor and ready.

Living Room - Ceiling:

Remove existing ceiling, install new acoustic ceiling lights and place ceiling to new Specification: Ceiling to be to be fitted to plasterboard with 2 no. 2mm coats of "Gyproc" plaster finish with fire resistant.

Living Room & Bathroom Windows:

Existing Windows to be replaced with new specification. All windows to be to be coloured powder coated Double glazed 40mm AFS Aluminium frames polycarbonate windows.

Changes to Existing First Floor:

Bedroom Windows & Doors:

All changes on the first floor are limited to the replacement of windows in each bedroom. All new windows shall comply with the Building Regulations regarding the escape from residential rooms. All windows shall be dark coloured powder coated Double glazed 40mm AFS Aluminium frames polycarbonate windows.

Notes:

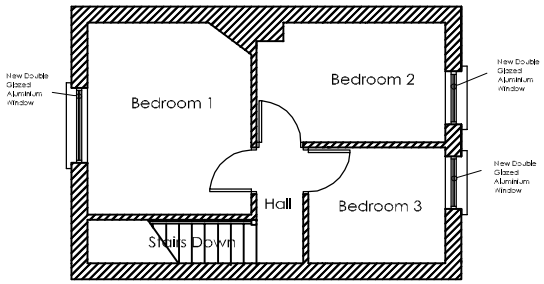
Note 1: All Dotted Walls are shown thus thus. All New Walls are solid.

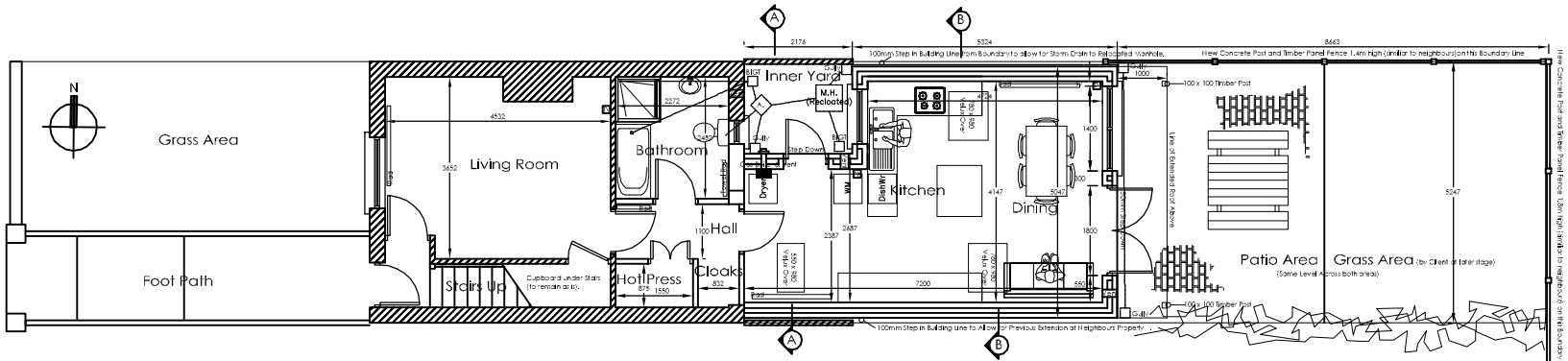
Note 2: Builder NOT to PRICE for any painting, decoration, applied floor coverings, or bathroom wall tiling coverings, furniture or fit out.

Note 3: New Floor Area 34 square metres (366 square feet) & for this along with other relevant Simple Form Planning Application Requirements.

Note 4: Builder to supply and install all second fit carpentry items such as doors, ironmongery and skirtings. New internal doors to existing rooms on ground floor only, one to new porch door. Doors to be fitted with cylinder mortise locks and lever furniture. Doors to be painted with Dulux Brilliant White. Skirtings to be to match existing profile.

Note 5: All windows to be fitted with chain (manually operated only, with tool).





Proposed Ground Floor Elevation Scale 1:50

ISSUE	DESCRIPTION	DRWN	CHECK	DATE
3	Revision (changes to dormitory as built as per site survey)	BH	BH	31.01.06
2	Issued for Construction (Plan to Accept, Ridge, eaves flat, gaps to admin)	BH	BH	18.10.05
1	Issued for Tender	BH	BH	26.08.05

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OTHER CONSULTANTS

CLIENT

DRAWING NAME: PROPOSED LAYOUT, No 16 Creveen Terrace

PROJECT No. 010130

A1 | SCALE: As Shown | DRAWING No: 010130 - 002

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If Printed to Correct Scale these zones should be 10mm wide and total 100mm - Harmon McCarthy Projects Ltd

Print: A3 Q:\Jobs\010130