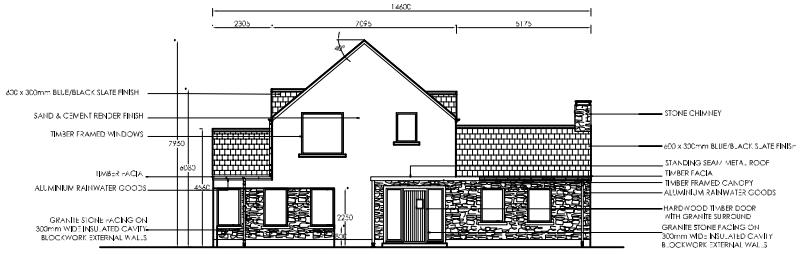

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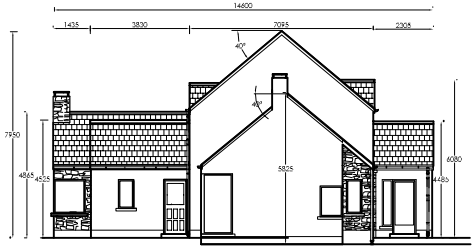
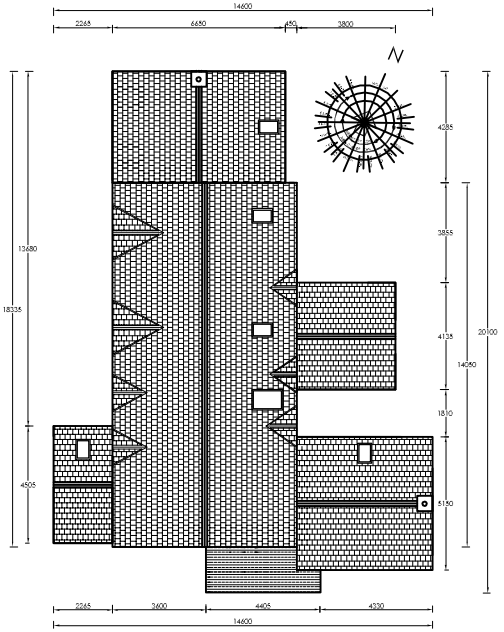
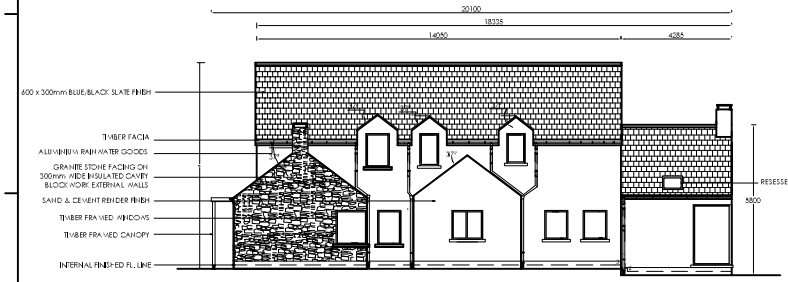


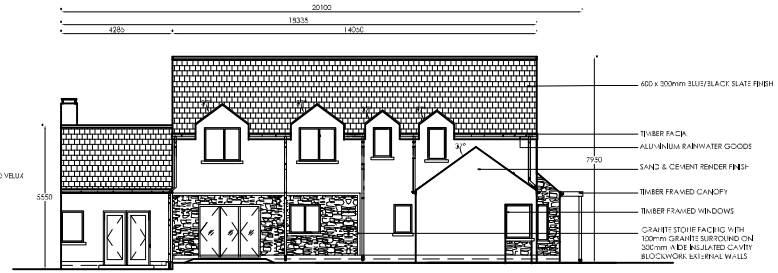
Rear Elevation



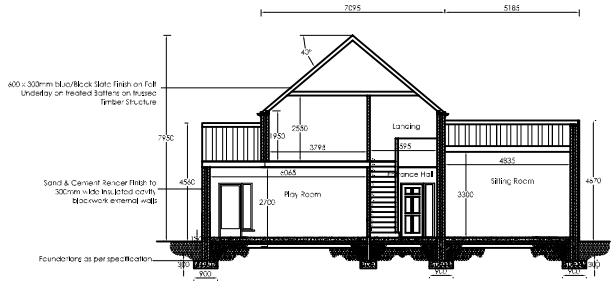
Roof Plan



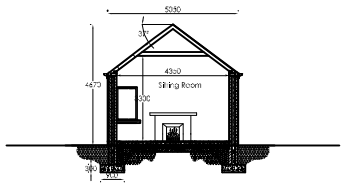
Side Elevation



Side Elevation



Section A-A



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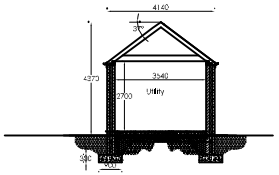

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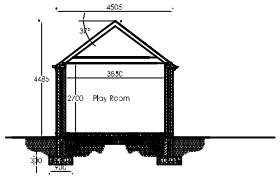

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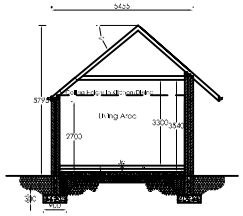

Section E-E

Specification Notes:

External Walls:

100mm clay brick on external leaf with 20mm ventilated cavity and painted rendered blockwork finish. 100mm granite stone facing on blockwork (see elevations). 300mm cavity with 60mm Thermaset TW50 zero ODP bituminous board insulation, or equal and approved (to comply with TGD, Part L 2002) with 100mm clay brick and internal leaf with Plasterboard finish (see detail to 12mm "Gyproc" sandtop board with 2 no. coats of "Gyproc" emulsion or dry lining and finish or similar and approved).

Cavity wall ties to be stainless steel vertical twist "Ventaclip" cavity wall tie or similar approved to comply with B.S. 2817 "PB" to be spaced 900 apart horizontally and 450 apart vertically, and staggered with 150mm at all jambs.

Rising wall to be built off an approved foundation (see drawings), to be filled with lean mix concrete to 225mm below DPC level with weep holes at 900 centres in external leaf.

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

Ground Floor Slab:

75mm sand/cement screed on 150mm thick concrete floor slab (to be given specification) on 50mm "Kingspan Thermaroof TP10 zero ODP" or similar and approved to achieve U-value of 0.25 W/m2k as set out in TGD, Part L 2002 with 25mm extra over insulation, or equal and approved (to comply with TGD, Part L 2002 "PB" filled in accordance with the manufacturers instructions or Precast Concrete Units to be approved "Semi Floor" or equivalent complying with B.S. 2482 "PB" filled in accordance with the manufacturers instructions.

Stepped DPC's to be incorporated over all assemblies approximately 450mm centres above for drainage of the cavity. All mortar droppings to be cleared off DPC and all weep holes.

Lintels: all lintels to be fully clad and 150mm vertical DPC with insulation to be incorporated. DPC to be installed at base of outer leaf. Cills to be of pre-DPC layer which should be folded up at back and end of all and insulation layer continued to the front cold air gap.

Minimum 150mm high Code 5 lead over flashing to roof abutments.

Foundations:

Foundations shall be approved 30N/mm2 ready-mix concrete to Irish Standard and shall be laid and drained in accordance with A.S.R.3 mean trench, and shall be executed with approved excavation equipment.

Ground Floor Slab:

75mm sand/cement screed on 150mm thick concrete floor slab (to be given specification) on 50mm "Kingspan Thermaroof TP10 zero ODP" or similar and approved to achieve U-value of 0.25 W/m2k as set out in TGD, Part L 2002 with 25mm extra over insulation, or equal and approved (to comply with TGD, Part L 2002 "PB" filled in accordance with the manufacturers instructions or 50mm sand drifting and finished with 150mm well compacted hardcore.

Radon membrane to be "500 gauge" "Membrane" Radon Proofing membrane or equal and approved or similar to be certified through Irish Water. Membrane to have min. 150mm lapped joints and fully sealed around services.

Internal Block Walls Construction:

Internal walls to be 100mm concrete block walls built in 7N Mortar with "Gyproc" sandtop board with 2 no. coats of "Gyproc" emulsion or hardwall finish or similar and approved.

Internal Partitions Ground Floor:

Internal Partitions to be 75 x 50mm softwood studs at 600mm centres with softwood head and sole plates and nogging at 400mm centres vertically, with 12.5mm plasterboard finish to both sides. All finish to be to decorative finish.

Partitions at first floor level to have double studs under each ridge running perpendicular to joists to ridge double joists under. Header of partition above door and window to be double joists. If partition is at right angles to the joists or if the partition is parallel to the joist should be fixed to solid nogging at 400mm spacing fixed between joists.

First Floor Construction:

Ceilings of at least 25mm plasterboard with two layers with joints staggered and finish an approved skim coat of at least 100mm thick mineral fibre fill on the ceiling.

Solid bridging of 150mm centres, bracing to external walls to be provided by 50 long x 50 x 5mm galvanized steel straps at max 2m centres fixed across 3 joists. Trusses to be in accordance with BS 5268 Part 3. Joists to be sized and under centres and designed at 400mm centres. Notching and drilling of floor joists for services should be kept to a minimum and only to the extent approved by the Engineer. Joists to be aligned prior to carrying out of all works.

Roofs:

Timber roof joists to be in accordance with BS5268 Part 3 "Recommendations for Timber Loading". Roofs to have 800mm clear width between rafters. Rafters to be sized and spaced at least and adjacent and at 400mm centres, measuring from the centre of the joists. All bracing, purlins to be 100mm above finished floor level.

Roof Construction:

Selected "Tegral" natural clay tiles. Battens min. 50 x 38mm treated SW battens on roofing felt to BS 747 prior to manufacturers instructions.

Roof structure to be "Self" roof with all bracing, layout and fixing details to Structural Engineers design. Structural Engineer able to design cooling of cold water storage tanks. Timber roof joists to be 100 x 75mm treated timber fixed to wall at max 2m centres with galvanized steel straps 150mm long x 30 x 5mm.

Roofs to have min. 150mm "Kingspan Thermaroof TP10 Zero ODP" insulation between and across ceiling joists and where shown in accordance with Building Regulations (to comply with TGD, Part L 2002). Ceiling finish to be 1 layer of 12.5mm plasterboard with 2 no. 2mm coats of "Gyproc" emulsion or hardwall finish or similar.

Wooden Fascia and soffits are WBP plywood or similar approved and shall incorporate adequate ventilation. "Slidex board" or similar approved with inset mesh to centres equivalent to 25mm continuous strip.

Ventilation:

Ventilation to roof space to be provided by proprietary eaves ventilation to centres equivalent to 25mm continuous strip and equivalent to 5mm continuous strip at ridge level.

Habitable rooms to have an minimum of 5000mm2 area eaves and ventilation provided by means of certified trickle window ventilation in room or to [illegible] rooms, at least six 100mm x 10mm ventilators and vents on front and out and rear roof at least vents where indicated on drawings.

Insulation:

Notes: All insulation values to comply with TGD, Part L 2002 and where a deviation is made not to use the insulation specified the insulation used must still comply with the stated values.

U value to be achieved in roofs = 0.20 W/m2k
U value to be achieved in walls = 0.27 W/m2k
U value to be achieved in ground floors = 0.25 W/m2k.

Windows:

All windows to timber. Double glazed on outer frame only.

Radon:

A cavity tray located "Membrane" Radon barrier to be located centrally as per drawings and in accordance with the building regulations. 100mm stone to be installed internally into cavity and painted outside of building. All joints to be sealed. Where pipes pass through external wall pipe should be capped off just above ground level.

General:

Rainwater pipes to be to be integral insulated installation and rainwater feed from cylinder to be insulated for the first metre.

ISSUE	DESCRIPTION	DRWN	CHKD	DATE
1	Issued for Planning	BH	JM	BH	08.05.08

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OTHER CONSULTANTS

CLIENT

DRAWING NAME
Proposed Elevations, Section Elevations & Roof Plan

PROJECT No. 01027.5

A1 SCALE 1: 100

DRAWING No 01027.5-002

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

Print: A1 10 mm Width A1