

Note: houses to be in accordance with Part M of Building Regulations doorbells, door handles, light switches to be located at a height between 900mm and 1200mm above floor level letter plates to be located at a height between 760mm and 1450mm above ground level

THESE DRAWINGS ARE PLANNING PERMISSION DRAWINGS ONLY. THE DRAWINGS ARE NOTED WITH AN OUTLINE SPECIFICATION ONLY FOR THE PROPOSED WORKS. FULL DETAILS HAVE NOT BEEN PREPARED FOR CONSTRUCTION OF THE BUILDING. SITE INVESTIGATION HAVE NOT BEEN CARRIED OUT TO DETERMINE THE GROUND CONDITIONS. THEREFORE THERE IS NO RESPONSIBILITY FOR WORK CARRIED OUT ON SITE FROM THESE DRAWINGS.



GLIDEVALE VENTILATED DRY RIDGE.

BLACK FLAT CONC. ROOF TILES ON 50x50mm TREATED S.W. TIMING BATTENS ON SARKING ROOFING FELT ON 115x35mm S.C.B. TREATED TIMBER RAFTERS AT 400mm C/C IN ACCORDANCE WITH S.R.11

175x44mm S.C.B. TREATED TIMBER COLLAR AT EVERY 4TH RAFTER.

225x76mm S.C.B. TREATED TIMBER PURLIN SUPPORTED AT EVERY 4TH RAFTER WITH 100x44mm S.C.B. TREATED TIMBER STRUT WITH 100x44mm TREATED TIMBER HANGERS AND RUNNERS.

100x75mm TREATED S.W. WALLPLATE SECURED TO INT. LEAF WITH GALVANISED STEEL STRAPS AT 2M CRS. OF MIN. CROSS SECTION 30x5mm CARRIED DOWN MIN. 2 FULL COURSES. WHERE WALL PLATES ARE BUTT JOINTED STRAPS TO BE PROVIDED AT MAX. 400mm EITHER SIDE OF JOINT.

SELECTED COLOUR P.V.C. GUTTER ON SELECTED COLOUR P.V.C. FASCIA FIXED TO 18mm W.B.P. PLYWOOD GROUNDS WITH 25mm WIDE CONTINUOUS GLIDEVALE SOFFIT VENTILATION IN ACCORDANCE WITH B.S. 8280 AND BUILDING REGULATIONS PART F WITH SLOTS DESIGNED TO EXCLUDE LARGE INSECTS.

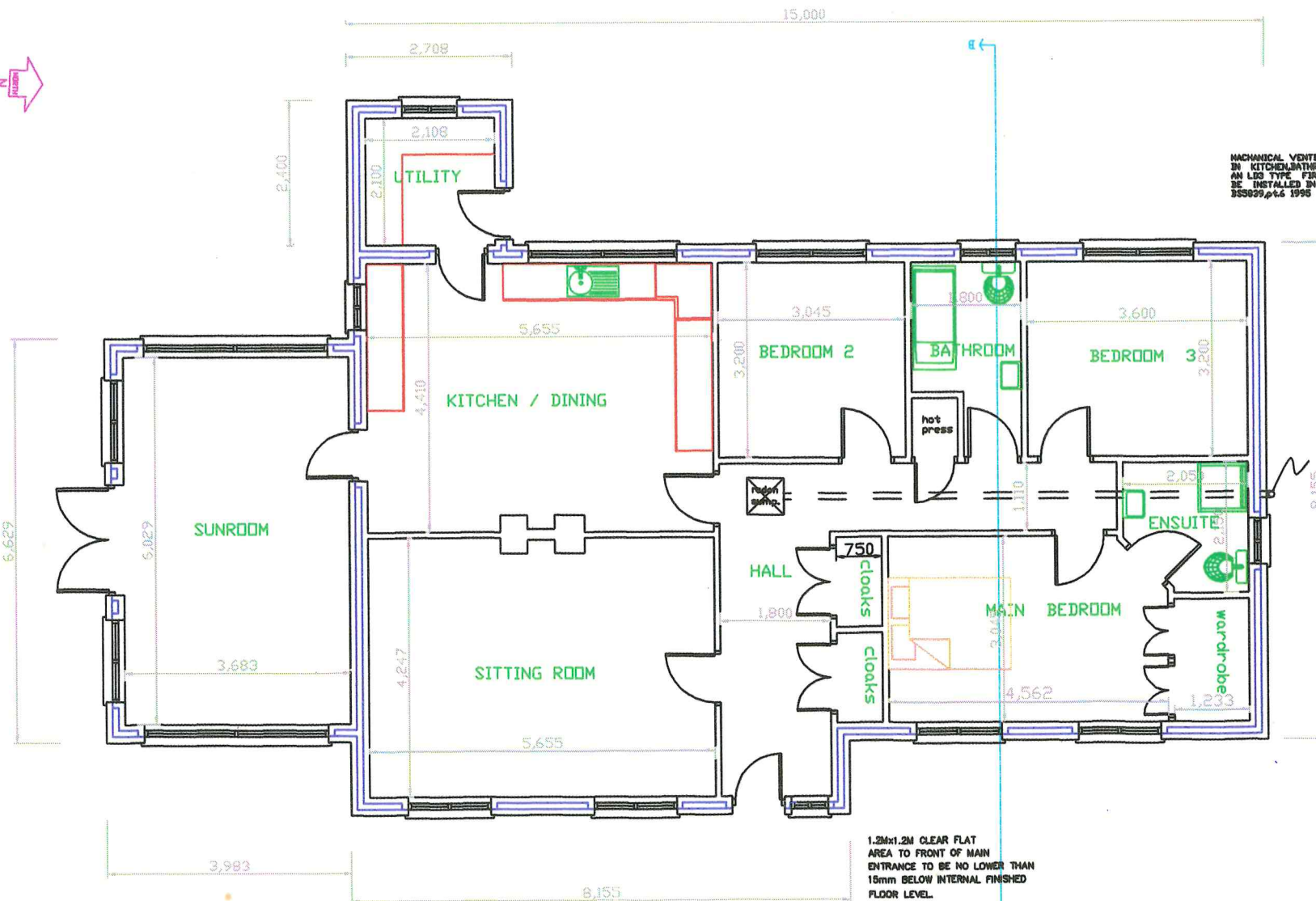
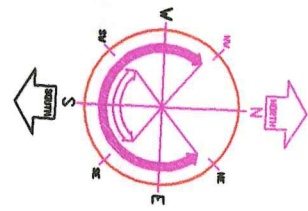
EXTERNAL WALLS TO BE FINISHED WITH KNAPP PLASTER SCRATCH AND SOUNDED COATS ON 100mm CONCRETE BLOCK EXTERNAL LEAF WITH 50mm CLEAR CAVITY WITH 60mm POLYURETHANE BOARD (full faced both sides) INSULATION WITH 100mm CONCRETE BLOCK INTERNAL LEAF WITH HARDWALL PLASTER FINISH ON SCRATCH AND SOUNDED COATS.

STAINLESS STEEL TWIST TYPE WALL TIES AT 450mm CRS. VERTICALLY AND 750mm CRS. HORIZONTALLY AND AT EVERY COURSE AROUND WINDOW AND DOOR OPES.

150mm POWER FLOATED CONCRETE FLOOR SLAB ON 60mm HYTHERM EXTRUDED POLYSTYRENE INSULATION WITH 25mm HYTHERM EXPANDED POLYSTYRENE PERIMETER INSULATION ON MONARLEX R.I.B. 300 RADON BARRIER ON 50mm SAND BLINDING ON MIN. 250mm ROLLED/COMPACTED HARDCORE.

GLAZING AT CRITICAL LOCATIONS TO BE TOUGHENED IN ACCORDANCE WITH BS 6262

Front Elevation



MACHICAL VENTILATION TO BE INSTALLED IN KITCHEN, BATHROOM, UTILITY, ENSUITE AND LID TYPE FIRE DETECTION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH BS5599:4& 1995

CAPPED P.V.C. PIPE FROM RADON SUMP.

1.20m x 1.20m CLEAR FLAT AREA TO FRONT OF MAIN ENTRANCE TO BE NO LOWER THAN 15mm BELOW INTERNAL FINISHED FLOOR LEVEL.

Ground Floor Plan

ROOF:

GABLE WALLS TO BE SUPPORTED ALONG ROOF SLOPE. GROUND & FIRST FLOOR CEILING LEVEL WITH GALVANIZED MILD STEEL STRAPS AT 2M CRS. SECTIONAL SIZE 30x5mm TO SPAN AT LEAST 2 JOISTS/RAFTERS AND ANCHORED TO UNCUIT CONCRETE BLOCKS. RAFTERS AND JOISTS TO BE PACKED AND HOGGED OFF WALL. ALL ROOF TIMBERS TO S.R.11:1988 TO BE STRESS GRADED AND MARKED ACCORDINGLY.

FLASHINGS TO CONSIST OF: NON-FERROUS METAL (CODE 5 LEAD) MIN. 150mm UPSTAND IN ALL CASES, WITH INDIVIDUAL LENGTHS NOT EXCEEDING 1.8M WITH LAPS NOT LESS THAN 100mm.

CONCRETE LINTELS: MIN. BEARING 150mm FOR SPANS UP TO 1.5M

LINTELS TO BEAR ONTO UNCUIT BLOCKS AND BEDDED IN MORTAR. LINTELS TO BE PROPPED AT MAX. 1.2M CRS. UNTIL MASONRY HAS MATURED. D.P.C. TO EXTEND MIN. 100mm BEYOND END OF LINTEL.

PRESSED METAL LINTELS: MIN. 200mm BEARING FOR LINTEL. D.P.C. TRAY TO EXTEND 100mm BEYOND END OF LINTEL.

SELECTED P.V.C. DOUBLE GLAZED WINDOW ON PRE-CAST CONCRETE CILL WRAPPED IN 1200 GAUGE D.P.C. WITH MIN. 25mm HYTHERM EXPANDED POLYSTYRENE INSULATION TO REAR OF CILL WITH CONCRETE PACKING.

REINFORCED CONCRETE CILL WITH WEATHERING AND THROTING AND PROVIDED WITH DRIP TO BE WRAPPED IN 1200 GAUGE D.P.C. PRIOR TO INSTALLATION.

THE CONCRETE FILL SHALL BE SLOPED TO APPROX 45° AND TROWELLED SMOOTH, TOP OF WHICH SHOULD BE AT LEAST 150mm BELOW D.P.C. LEVEL.

SIZE AND DEPTH OF A252 MESH REINFORCED CONCRETE STRIP FOUNDATION SUBJECT TO SITE CONDITIONS AND ENGINEERS DETAILS/SPECIFICATION. SIZE OF FOUNDATION SHALL ONLY APPLY WHERE GOOD GROUND CONDITIONS OCCUR.

PROPOSED DWELLING HOUSE AT CLONASSY, MULLINAVAT, CO. KILKENNY FOR KITTY FOSKIN	SCALE: 1:50; DATE: DECEMBER 07 DRAWN: WRW
PLAN & ELEVATION	JOB NO. 07/KF-03
W. RAYMOND WALSH DIP. ARCH. BALLINLAW, SLEEVETRIE, WATERFORD TELEPHONE 087 2868888	