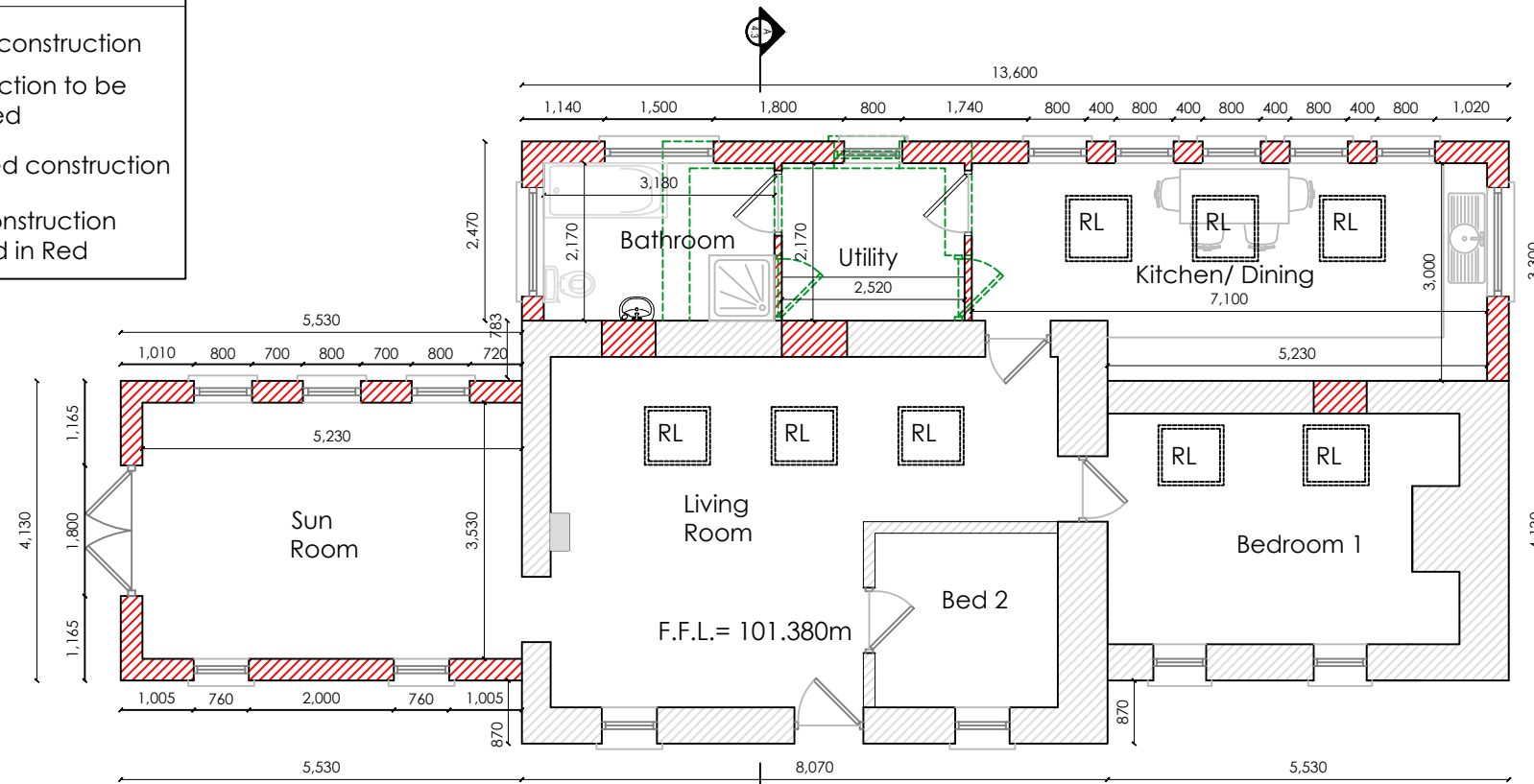
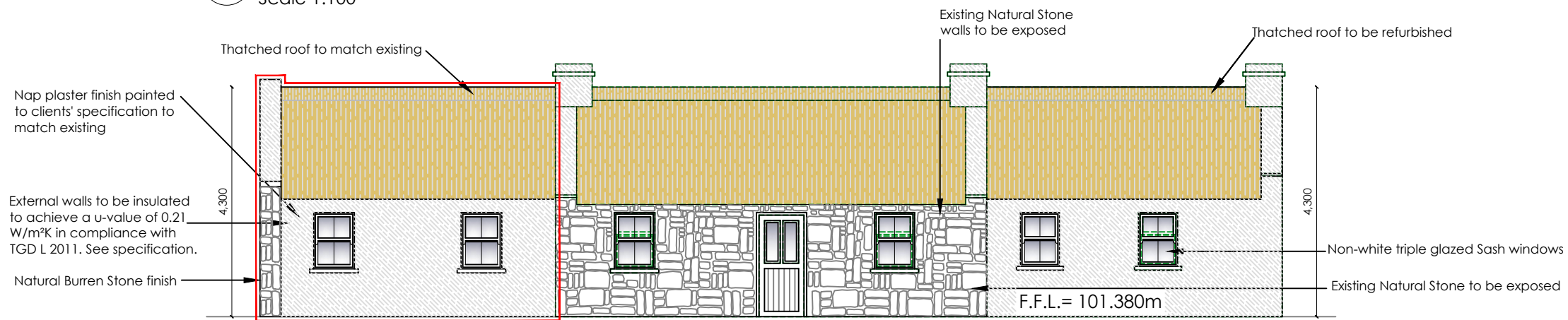


Legend:

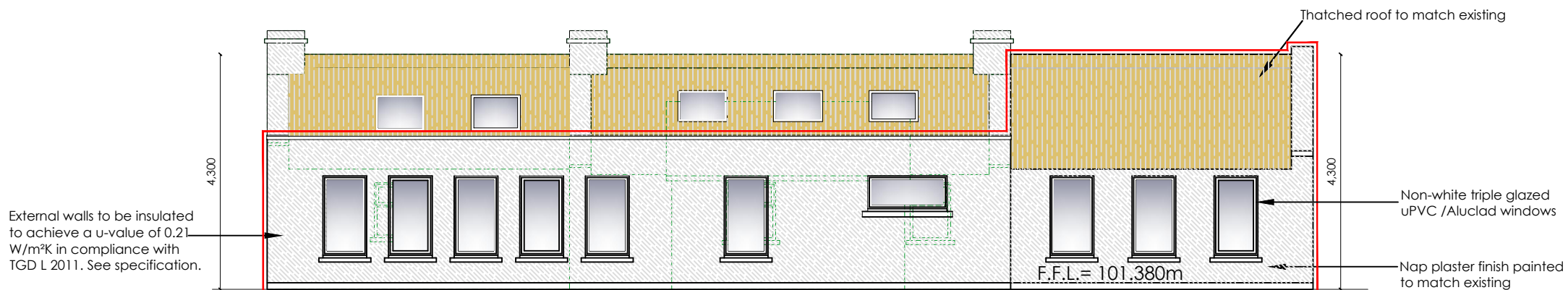
- Existing construction
- Construction to be Removed
- Proposed construction
- New Construction Outlined in Red



01 Ground Floor Proposed Plan
Scale 1:100



02 Proposed Front Elevation (North)
Scale 1:100



03 Proposed Rear Elevation (South)
Scale 1:100

PLEASE NOTE:
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Specifications for Proposed Works:
Building Regulations:
All Works must comply with the Department of the Environment Building Regulations as required under the Building Control Act of 1997 and all subsequent amendments.

Foundations:
Strip foundations to structural engineers design and specification.

Floor Construction:
75mm 30N x 10mm finished floor screed on 150mm "Kingspan Thermafloor TF70" or equivalent floor insulation on "Monarflex RMB 400" or equivalent radon barrier, lapped with gas tight joints using Proband tape, laid on 150mm 30N x 20mm cast in-situ concrete slab on 50mm sand bedding on minimum 225mm clause 804 hardcore, properly compacted.

Radon Gas:
Provide Ducting vented to footpath to eliminate radon gas emissions and radon barrier to be supplied and fitted by specialist contractors.

Roof:
Tegul Thrustone or equivalent Blue/Black roof slates with ridge file to match with all necessary vent tile to comply with Document F of the Building Regulations properly fixed to manufacturers' instruction on best quality "Niven" Breathable Membrane.
150mm x 44mm rafters @ 400mm centres on 100mm x 75mm wallplates fixed to walls with galvanised batt straps. 175mm x 38mm ridge board hip and valley rafters. 175mm x 75mm purlins as detailed on drawings 225mm x 25mm valley boards. 175mm x 25mm fascia backing, Dark colour p.v.c. fascias, soffits, gutters and downpipes with all necessary bends, brackets joiners etc. 225mm x 50mm First Floor Joist @ 400mm centres decked with flooring grade 20mm ply and sheathed with 125mm x 25mm red deal secret nailed flooring. 450mm x 5lb lead to valley. 150mm x 4lb lead counter flashing and 225mm x 4lb soakers. Refurbish existing thatch roof. New thatch roof on extension to match existing. New thatched roof to meet current regulations & be supplied & fitted by qualified contractor.

External Wall Construction:
22mm external plaster render. 100mm solid concrete block outer leaf. 140mm cavity containing 100mm "Kingspan ThermaWall TW50 ODP" or equivalent partial fill wall insulation, 100mm solid concrete block inner leaf, "Isover Vario KM Duplex UV" or equivalent air tightness membrane, 37.5mm "Kingspan Kooltherm K17" or equivalent insulated plasterboard finished with 12.5mm plaster skim.

Partition Walls - Ground Floor:
100mm solid block partition walls plastered and hardwalled on each side. 215mm solid block on flat load bearing wall between kitchen and entrance hall.

Ceilings:
Ground Floor 12.5mm 1/2 hour fire rated plasterboard ceilings with hardwall skim and 200mm Knaufinsulation insulation.

Internal Joinery:
Regency type hollow sectional panel doors, with frames, skirting and architrave's, deal window boards with deal slatted shelving to hot press.

External Joinery:
Windows to be triple glazed uPVC (colour to be chosen by client). Rear door unit to be EcoClad Sliding Patio Doors. All windows to be in compliance with Technical Guidance Document Part B, Section B1, Sub-Section 1.5.6.

Heating/ Plumbing/ Oil/ Solid Fuel/ Electrical: (As required by Client)
Central heating existing. All sanitary fittings selected by client, work to be carried out by specialist plumbing / heating contractors to current regulations.

Electrical:
All electrical services to be carried out by specialist electrical contractors, all works shall be complete to R.E.C.I. requirements and certificate to be issued on completion. Electrical contractor to provide smoke alarms as required by the Building Regulations.

Drainage:
facilities already in place.

Ventilation:
Provide permanent ventilation to all habitable rooms having a total floor area of 6500mm². Provide rapid ventilation by means of opening sashes having a total area not less than 1/20th of the floor area of a room with some part of the opening at least 1.75m over floor level. Provide roof ventilation at eaves and at ridge and provide air cavity of at least 50mm slope between insulation and felt. Ventilation to comply with Technical Document F of the Building Regulations.

DIARMUID KEANE + ASSOCIATES
Architecture | Engineering | Surveying

DKA

First Floor, Community Centre, Killee, Co. Clare.
M: 087-4679682
E: info@diarmuidkeane.ie
W: www.diarmuidkeane.ie

Project:
Proposed Renovation of Existing Thatch Cottage @ Oran Uisce, Ballyvaughan

Project Stage:
Further Information

Drawing:
Proposed Ground Floor Plan & Front Elevation

Drawing By: Niamh Linnane
Checked By: Diarmuid Keane
Client Ref No.: DKA / 1074

Date: 03-10-2017
Drawing No.: DKA / 1074 / 2

Scale: 1 : 100 @ A3