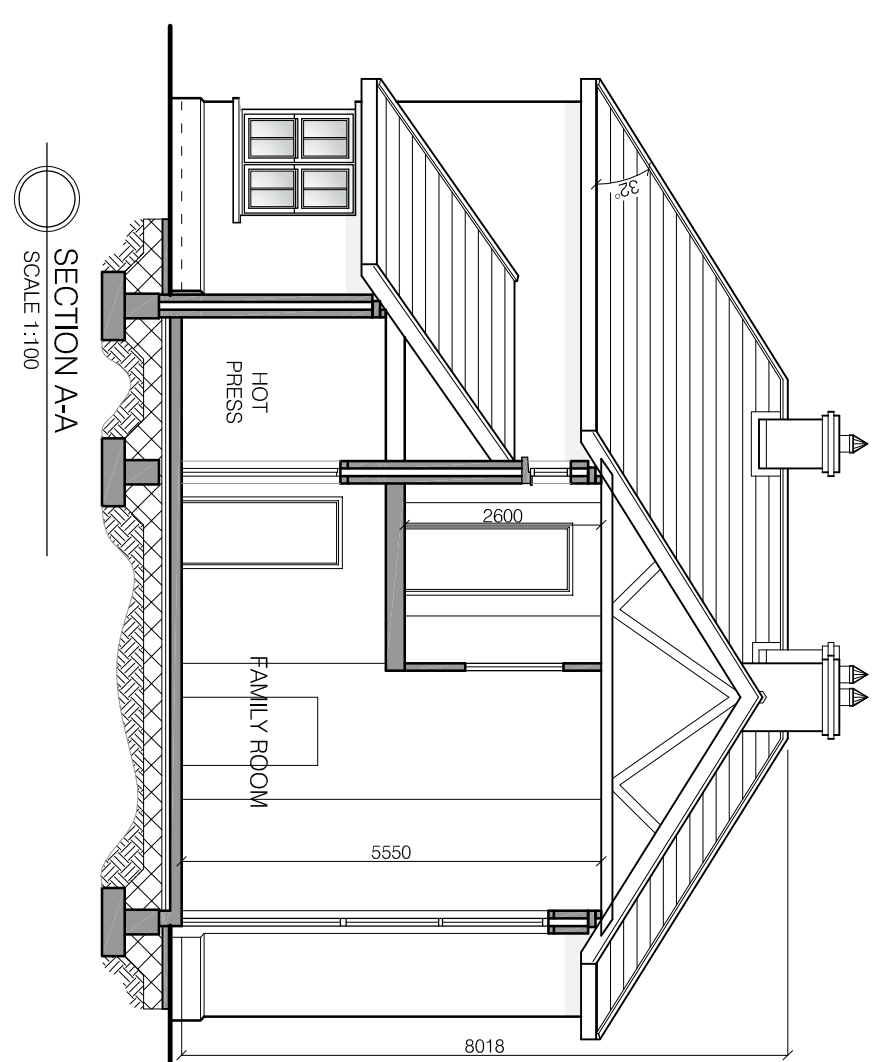
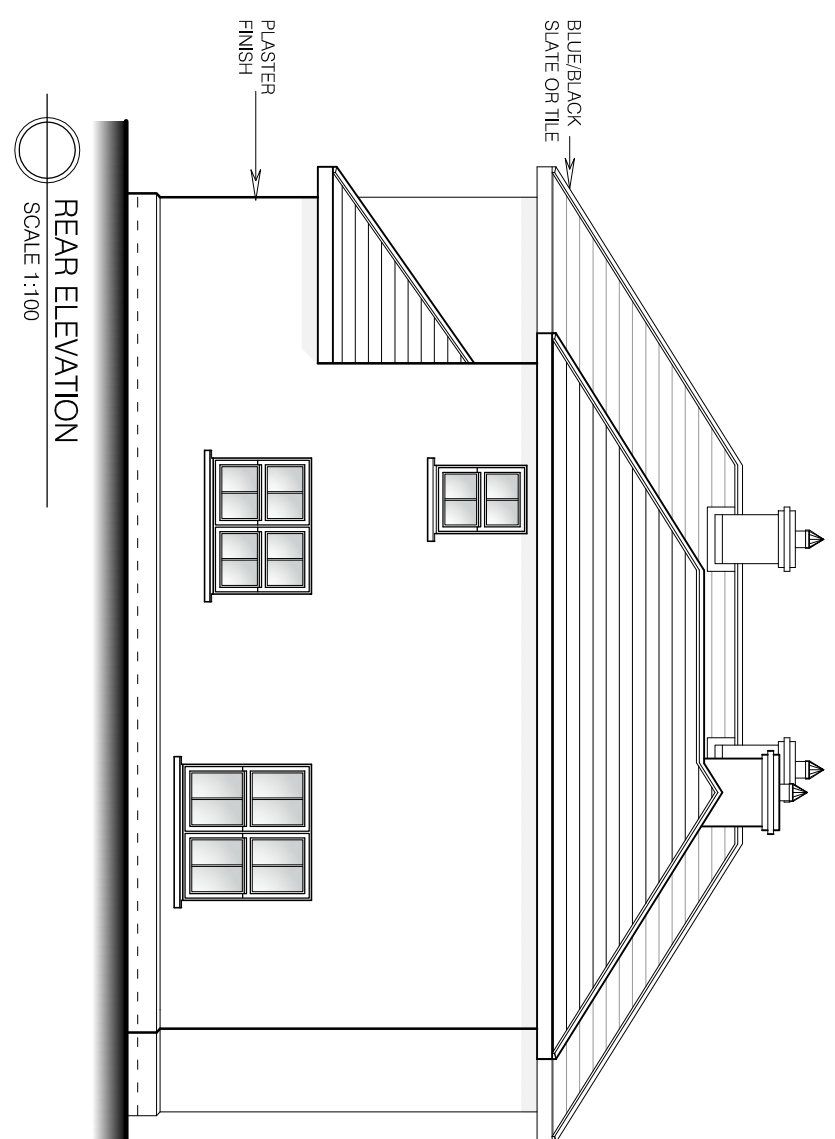
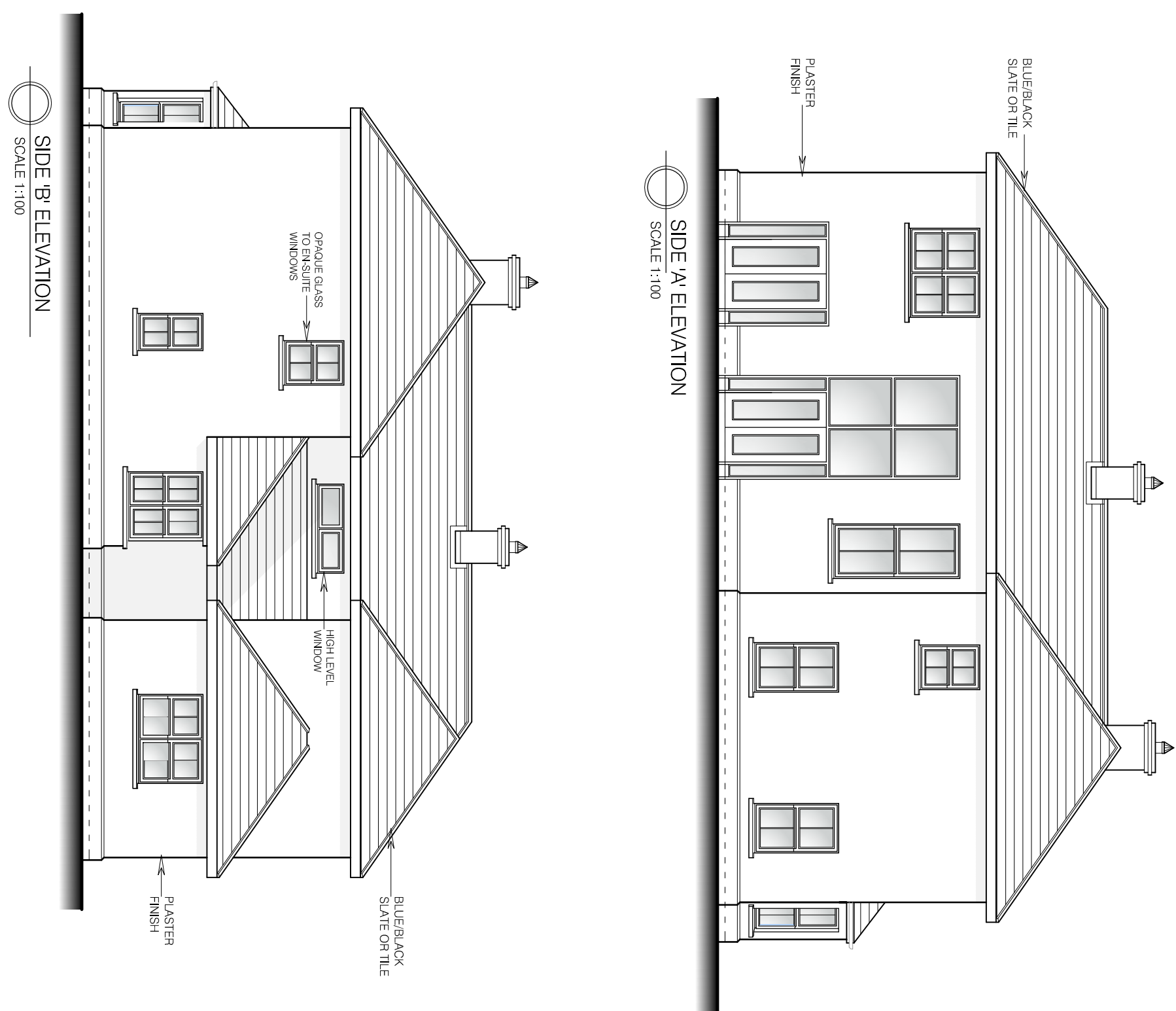
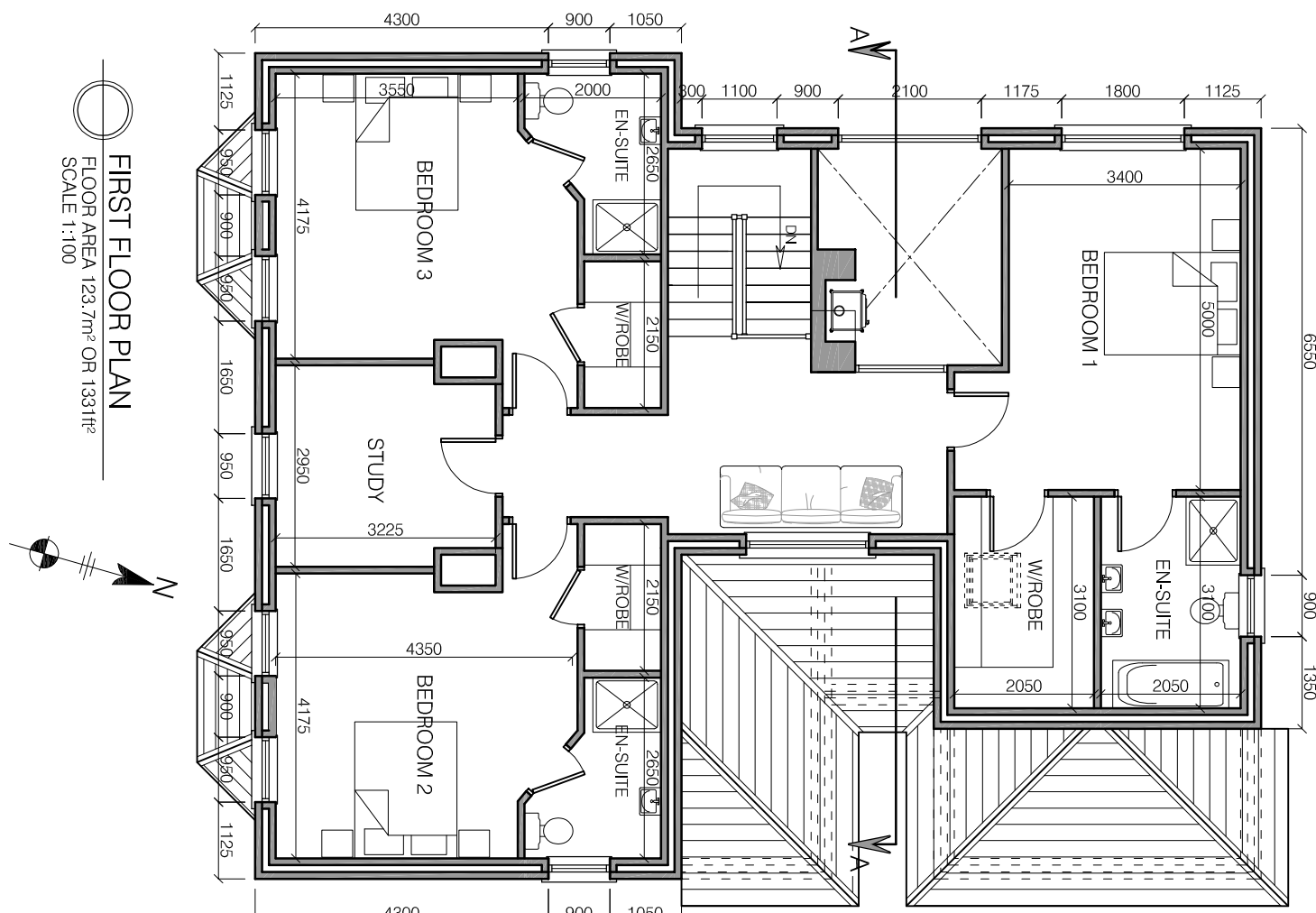
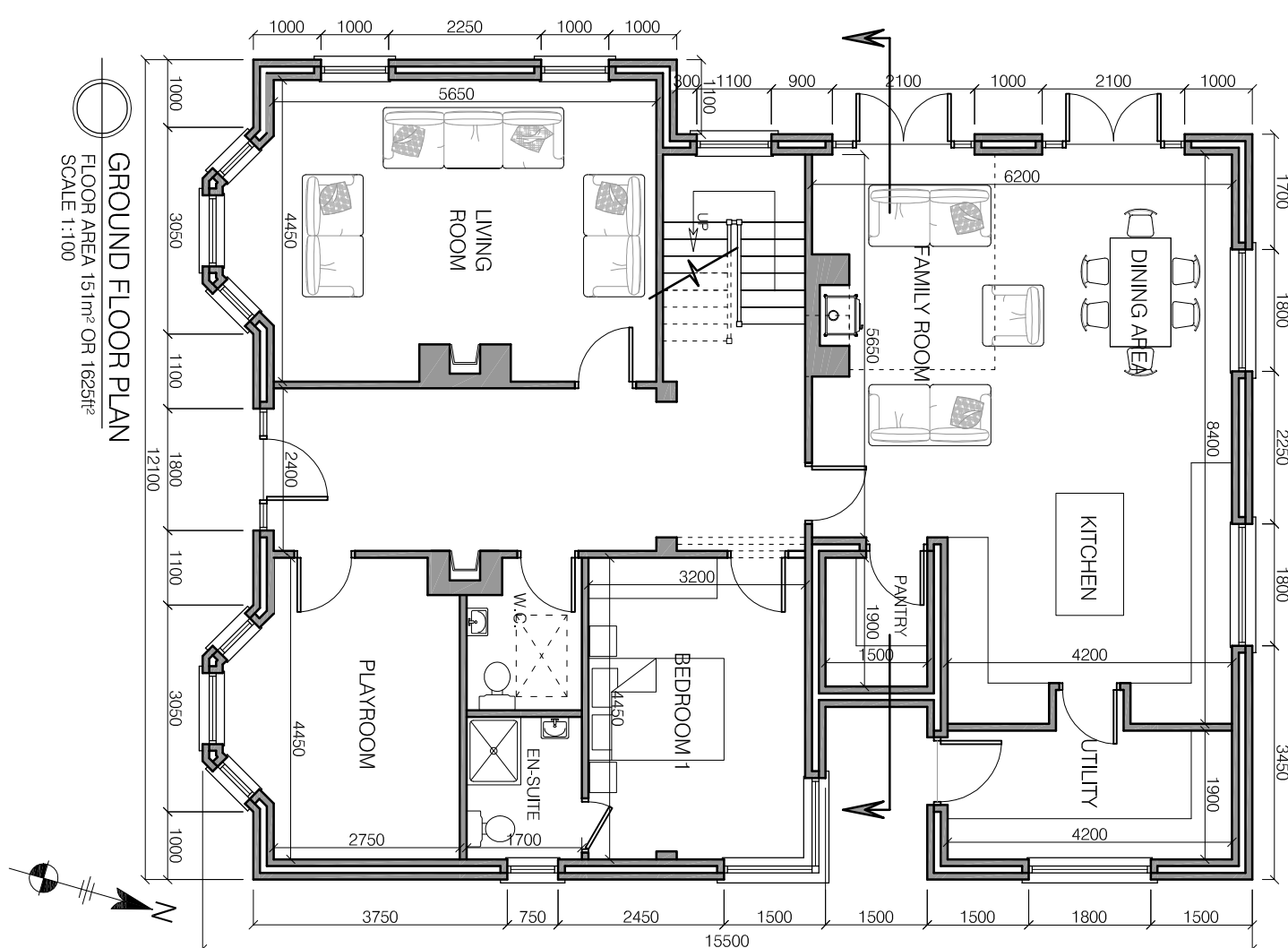


## HOUSE TYPE 1

[illegible]

Date:	07/30/2015	Client:	EAMONN & VALERIE COURTNEY	
Scale:	1:100	Job Title:	LANDS AT CASTLEBROUGH, KILPATRICK CO., KILPATRICK, CO. KERRY,	
Drawn By:	T.Horgan	Drawn:	HOUSE & PLANS, ELEVATIONS & SECTION	Revision No:
		Dwg. No.:	00/112/J05/01A	1.

**NOTES**  
All dimensions must be checked on site and not scaled from this drawing.  
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## OUTLINE SPECIFICATION FOR PLANNING DRAWINGS ONLY

**EXCAVATION:** Excavate over entire area of building, driveway, paths etc. to a depth sufficient to remove all vegetation. 300mm early wall shall have 900 x 300mm strip foundations of 30N concrete with 500, 12mm high yield ribbed steel bars tied with 12mm high yield steel bars @ 1m centres.

100mm internal block walls to have 600 x 300 mm strip foundations of 30N concrete with 400, 12mm high yield steel bars tied with 12mm high yield steel bars @ 1m centres.

high load bonded steel bases tied @ 1m centres.

steel base bonded around corners and to have mild

Ground condition and steel to be checked by engineer prior to pouring of concrete, note that foundation details may vary with on site conditions. WALLS: External walls shall be 300mm cavity walls consisting of 2no. 100mm concrete block leaves with 100mm cavity and insulation as per current building regulations unless otherwise stated. Leaves shall be tied together with stainless steel wall ties spaced 750mm horizontally and 450mm vertically.

max vertically, at unobstructed joints to all openings in cavity walls, provide wall ties at 225mm vertical centres, located within 150mm of opening. All wall ties should comply with is 2653:1986; metal wall ties for masonry walls.

Ground floor internal walls to be 100mm block walls with hardwall plaster; first floor operatives stand first floor internal walls to be stud partitions with 100x50x3mm timber studs @400 c/c with at least 1 no. tie of noggin, 12mm plasterboard joined on supports and finished with hardwall plaster skim.

ELOORS: Ground floor shall be 150mm concrete

1200 gauge damp proof membrane on 50mm sand blinding on 250mm well compacted hardcore. First floors, unless otherwise stated shall consist of 15mm red deal 18G floor boards on floor joists to suit spans & as per building regulations with bridging @ 335mm c/c. Provide lateral support at first floor level if gable is 1.8m high or more at ground floor ceiling level with galvanized steel straps of sectional size 30 x5mm @ 2m c/c to span at least 2no. joists. Pack and nog the joists off the wall.

HCOU-ND9000 rafters shall be precast concrete tie or Shale or 50 x 38mm timbers on full on prefabricated timber trusses or cut roof to suit site engineers specification with insulation as per building regulations and 50mm clear ventilation gap to comply with current building regulations rafters to be battened out to provide 50mm ventilation where necessary. Provide lateral support at gable walls along slope of roof with steel straps at sectional size 35 mm @ 2m c/c to span at least 2no. rafters. Fix straps to uncured blockwork only pack and external finishes. To be as shown on nog rafters off wall.

electrical and plumbing systems.

**INTERIOR FINISHES:** to clients specification

**HEATING SYSTEM:** to clients specification

**ELECTRICAL LAYOUT:** to clients specification.

**VENTILATION:** provide minimum 6500mm<sup>2</sup> permanent ventilation in all habitable rooms as per building regulations (ie wall vents or window vents)

**RADON PROTECTION:** provide a radon sump and bunker as per building regulations.

**FIRE DETECTION:** to be provided in accordance with paragraphs 1.5.5 to 1.5.5.3 of Part B Building Regulations 2006.

**ALL CONSTRUCTION TO COMPLY WITH**

**CONSULT ON SITE ENGINEER OR ARCHITECT PRIOR TO ANY CONSTRUCTION WORK.**  
These drawings are planning drawings only and do not purpose to contain all relevant technical or design information to comply with building regulations.  
Detailed working drawings may be needed prior to tendering and construction work.

rendering and construction work.