

GROUND FLOOR PLAN

SC: 1:150
 AREA 151.58M²
 TOTAL FLOOR AREA 219.57M²

GENERAL NOTES:
 SITE:
 SITE STRIPPED OF TOPSOIL AND STONED AROUND BUILDING AS SHOWN ON SITE PLANS
 TOPSOIL STOCK PILED ON SITE AT LOCATION AGREED WITH CLIENT. SEE SITEWORKS DRAWING FOR FURTHER DETAILS.
 FOUNDATIONS:
 TOP OF FOUNDATION TO BE MINIMUM 300mm BELOW STRIPPED SITE LEVEL.
 FORMATION TO BE CLEAR OF LOOSE MATERIAL DRY AND FIRM BEFORE POURING.
 USE MIN. 50mm LEAN MIX CONCRETE BLENDED IF INSTRUCTED BY ENGINEER.
 TRENCH SIDES TO BE CLEAN AND COMPACT.
 USE A393 MESH FABRIC, 300mm MIN. LAP WITH MIN. 75mm COVER TO SIDES AND UNDER - UNLESS OTHERWISE INSTRUCTED BY ENGINEER.
 BARS TO BE CUT AND BENT TO B.S. 4468. BARS MARKED T TO BE HOT ROLLED HIGH YIELD BARS TO B.S. 4449
 CONCRETE TO BE GRADE 35 N 20. WATER NOT TO BE ADDED ON SITE.
 1000x400mm FOUNDATIONS TO ALL CAVITY WALLS AND 215mm WALLS.
 100x400mm UNDER STONE FACED WALLS.
 600x400mm TO ALL 100mm BLOCK WALLS - UNLESS OTHERWISE STATED BY ENGINEER.
 ANY UNFAVORABLE GROUND CONDITIONS TO BE REPORTED TO ENGINEER IMMEDIATELY.
 FOUNDATIONS TO BE INSPECTED BY ENGINEER PRIOR TO POURING.
 WALLS:
 EXTERNAL WALLS:
 ALL EXTERNAL WALLS TO BE FITTED INTERNALLY WITH 62.5MM KINGSPAN K18 INTERNAL DRYCLING SYSTEM COMPLEMENTED 12.5MM CYCLAM PLASTERBOARD FINISH BONDED TO 50MM PHENOLIC FOAM INSULATION BOARD ON SCUDDLED AND SCRATCH COATED INNER LEAF.
 SLABS TO BE FINISHED WITH HARDWALL SKIM COAT

BLOCKWORK:
 ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH BS 526 PART 1 1986 AND BS 5628 PART 3 1985
 RISING WALLS MINIMUM 675mm TO FLOOR LEVEL.
 SOLID BLOCK - OR CONCRETE CAVITY FILL TO 225mm BELOW FLOOR LEVEL.
 SOAP BLOCK TO INNER LEAF TO ALLOW RADON BARRIER TO STEP UP-AND-OVER AT EXTERNAL WALL LOCATIONS. CAVITY TRAY DPC AT FLOOR LEVEL TAPED TO RADON BARRIER.
 PROVIDE GAPS IN BLOCKWORK TO INTERNAL WALLS BELOW RADON LEVEL.
 TO ALLOW RADON TO PASS THROUGH INTERNAL WALLS.
 CAVITIES TO BE KEPT CLEAN AT ALL TIMES.
 INSULATION TIGHT TO INNER LEAF AT ALL TIMES.
 LINTOLS TO HAVE MIN. 200mm BEARING - ROUGH SIDE UP.
 DPC TRAY TO EXTEND MIN. 150mm PAST END OF LINTOLS.
 CONCRETE LINTOLS MAX. 1500mm OPES, OTHERWISE, STEELITE LINTOL OR STEEL BEAMS AS INSTRUCTED BY ENGINEER.
 ANY WALLS CARRYING CONCRETE FLOORS OVER TO HAVE CONCRETE LINTOLS ON OPES MAX. 900mm - CONCRETE LINTOLS TO EXTEND OVER CILL.
 CILLS TO BE SHAPED IN DPC.
 INSULATION TO BE APPLIED INSIDE DPC AT ALL JAMB LOCATIONS.
 STAINLESS STEEL WALL TIES AT 450mm CRS, VERTICALLY AND HORIZONTALLY STAGGERED.
 450mm CRS, HORIZONTALLY STAGGERED.
 WALL TIES EVERY COURSE AT JAMB LOCATIONS.
 EXPANSION JOINTS, OR BRICKFORCE BED REINFORCEMENT AT ENGINEERS INSTRUCTION.
 INSTALL TELECOM AND ESB HOCKEY-STICK AND BLOCKWORK CONSTRUCTION STAGE.
 INSTALL 100mm PVC PIPES ACROSS CAVITY AT JAMB LOCATIONS, AT BLOCKWORK CONSTRUCTION STAGE.
 PROVIDE STRAPS AT FLOOR, CEILING AND RAFTER LOCATIONS - WHERE RUNNING PARALLEL WITH WALL - AT 2m CRS.
 PROVIDE 600mm LONG PRECAST CONCRETE LINTOL BEARING PAD UNDER ALL STEEL BEAMS.
 GABLES TO BE PROPPED UNTIL ROOF STRUCTURE IN PLACE.
 CHIMNEYS TO BE FILLED USING 12:1 SAND:CEMENT:1:6MIX DAMPENED MIX, FILING MAXIMUM FOUR COURSES AT A TIME.
 FLUE TO HAVE MIN. ONE BEND.
 GAB TO BE CONSTRUCTED IN INSITU CONCRETE ON DPC TO DIMENSION AGREED.

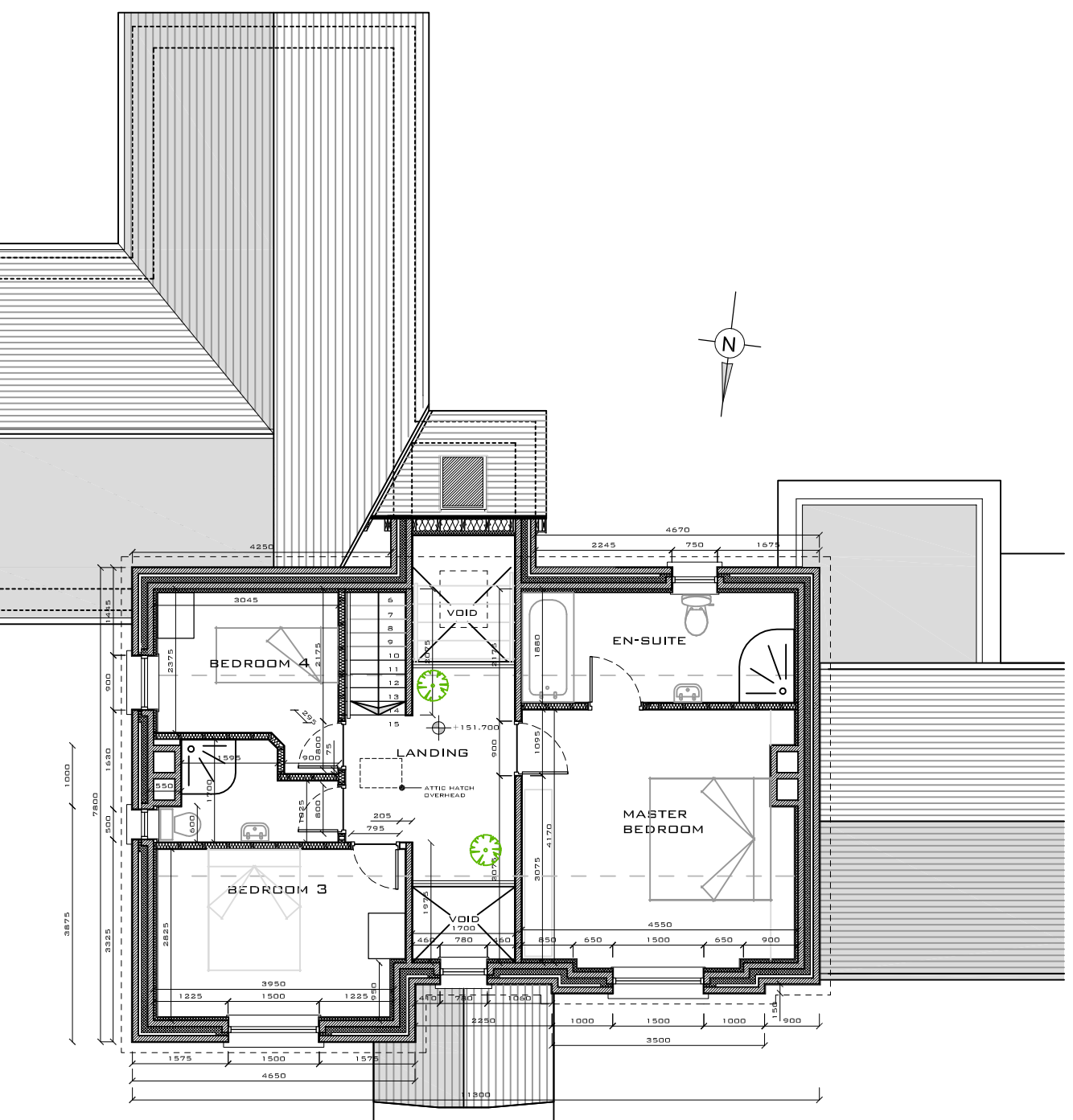
FLOOR:
 150mm POWER-SMOOTHED CONCRETE ON 100mm XTERRATHERM HD INSULATION ON RADON BARRIER ON SAND BLINDED, 225mm COMPACTED CRUSHED STONE TO CLAUSE 804 DOE (RADON BARRIER FULLY TAPED AND SEALED) ON 100mm DOWNBROKEN STONE FILLING WHERE REQUIRED, COMPACTED IN LAYERS OF 225mm ON CLEAN, COMPACTED SOLID GROUND, FREE OF ALL TOPSOIL AND VEGETABLE MATTER, 25mm INSULATION UPSTAND AT ALL EDGES INTERNAL AND EXTERNAL WALLS.
 MAX. FILL DEPTH 180mm.
 JOINTS OR MESH TO ENGINEERS INSTRUCTION.
 WHERE UNDERFLOOR HEATING IS INSTALLED USE 75mm CONCRETE HEATING SCREED WITH A142 MESH FABRIC WITH PROPRIETARY SPACERS TO LIFT MESH ABOVE HEATING PIPES HEATING PIPES FIXED TO INSULATION USING PROPRIETARY CLIPS.
 100MM HD INSULATION ON 100MM CONCRETE SUB FLOOR ON TYPICAL CRUSHED LIMESTONE FILL AS ABOVE
ROOF:
 TEGRAL PERAMO NATURAL ROOF SLATES WITH MATCHING RIDGE CAP ON TREATED 80x35mm TIMBER BATTENS ON TYVEK SUPRO BREATHER MEMBRANE ON RAFTERS.
 ENSURE MIN 50mm VENTILATION GAP BETWEEN FELT AND INSULATION.
 ENSURE TO MAINTAIN VENTILATION AT EAVES.
 PROVIDE EQUIVALENT OF 10mm CONTINUOUS VENTILATION TO SOFFIT (25mm IN DORMER ROOFS)
 TREAT ALL TIMBER WORK AT WALL LOCATIONS.
 WALL PLATES TO BE TIED AT CORNERS AT HP LOCATIONS
 PURLINS TO BE BUILT INTO BLOCKWORK AT GABLE LOCATIONS.
 PURLINS TO BE JOINED AT PROP LOCATIONS.
 PURLINS TO BE PROPPED AT 2m CENTRES ON TO LOADBEARING WALL OR SPECIALLY DESIGNED JOIST OR BEAM.
 RAFTERS AND CEILING JOISTS TO BE STRAPPED TO WALL AT GABLE LOCATIONS - 2m CENTRES.
 WALL PLATE TO BE BOLTED AND STRAPPED DOWN INSIDE WALL - AT 1.2m CENTRES.
 WALL PLATES TO BE TREATED.
 STRAPS TO BE STAINLESS STEEL STRAPS WITH MINIMUM 4 STEEL NAILS TO WALL
 WIDER NAIL SPACING TO BE ADOPTED.

AIR TIGHT MEMBRANE
 APPLY AIR TIGHT MEMBRANE ALL ROOF CEILING.
 APPLY AIR TIGHT MEMBRANE THROUGH AND OVER FLOOR JOISTS AT FIRST FLOOR LOCATIONS AND TAPE TO WALL ABOVE AND BELOW JOIST LEVEL USING PROPRIETARY CONTEGA TAPE.
WINDOW
 WINDOW AND DOOR OPES TO BE MEASURED BY MANUFACTURER PRIOR TO CONSTRUCTION.
 MAX. GAP 7mm ALL AROUND.
 USE EXPANDING FOAM ALL AROUND PRIOR TO PLASTERING.
 WINDOWS DOUBLE TRIPLE GLAZED, THERMALLY BROKEN, LOW-E GLASS.
 NO WINDOW LOCKS.
 FIRE ESCAPE OPENING SECTION TO ALL BEDROOMS.
 TOUGHENED GLASS USED BELOW 800mm.
GENERAL:
 DIMENSIONS IN MILLIMETRES.
 USED FIGURED DIMENSIONS ONLY - ANY DISCREPANCIES TO BE REPORT TO ENGINEER.
 ALL WORKS TO BE CARRIED OUT PER CURRENT BUILDING REGULATIONS.
 ALL TEMPORARY WORKS AND PROPPING TO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 CONTRACTOR TO BE HOME BOND REGISTERED.
 ALL DIMENSIONS AND SETTINGS OUT TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT.

EXTERNAL FINISHES, INCLUSIONS / EXCLUSIONS:
 CONTRACTOR TO EXCLUDE:
 PAINTING
 SITE FENCING, ENTRANCE WALLS, BOREWELL
 LAWN
 SERVICE CONNECTION CHARGES
 BULK DIG TO BE PRICED SEPARATELY - SEE SITE PLAN
 CONTRACTOR TO INCLUDE:
 WATER AND POWER TO WELL
 STONE YARD AND DRIVE AND PATIOS PER SPEC
 LEVELLING OF ALL TOPSOIL ON COMPLETION TO ENTIRE SITE
 ALL WATER, ESS, PHONE SERVICES TO HOUSE
 ALL DRAINAGE AND EFFLUENT TREATMENT SYSTEM AND PERCOLATION
 SCRAPERS AND LAND GRUBBERS AS SHOWN ON SITE PLAN
 BUILDING EXTERNAL FINISHES:
 PC SUM FOR WINDOWS AND EXTERNAL DOORS (SEE TENDER DOCUMENT)
 TEGRAL PERAMO NATURAL ROOF SLATES (WITH POSSIBLE SAVING FOR TEGRAL THRUTONE SLATES)
 GREY ALUMINIUM FACIAS AND T&G CEDAR BOARDS TO SOFFITS
 (WITH POSSIBLE SAVING FOR BLACK PVC FACIA AND SOFFITS)
 GREY ROUND ALUMINIUM DOWNPIPES AND HALF ROUND GUTTERS
 (WITH POSSIBLE SAVING FOR BLACK PVC GUTTERS AND DOWNPIPES)
 PRECAST CONCRETE GILLS 75mm FACE
 WEBBER WHITE PLASTER FINISH TO SPEC
 CEDAR BOARDING TO UTILITY AS SHOWN
 DRY JOINT SANDSTONE WALLING AS SHOWN

INTERNAL FINISHES, INCLUSIONS / EXCLUSIONS:
 CONTRACTOR TO EXCLUDE:
 PAINTING
 FITTED KITCHENS AND WARDROBES
 FLOOR FINISHES
 CONTRACTOR TO INCLUDE:
 PC SUM FOR HEAT RECOVERY SYSTEM (SEE TENDER DOCUMENT)
 PC SUM FOR SUPPLY OF INTERNAL DOORS AND IRONMONGERY
 DOOR SADDLES AT FIRST FLOOR LEVEL
 SQUARE CUT RED DIAL SHIRTING 125mm HIGH AND 75mm ARCHITRAVE, READY FOR PAINTING
 FIREBRICK AND STONE HEART TO FIRE PLACES WITH 225x225 SOLID TIMBER MANTLE
 FIT STOVES (SUPPLIED BY CLIENT)
 HOTPRESS FULLY SHELVED
 STRA TO UPPER GROUND FLOOR AND FIRST FLOOR ATTICS
 LEVEL ACCESS SHOWER IN LOWER GROUND FLOOR BATHROOM WITH STAINLESS STEEL GULLY TRAP
 DECORATIVE TRUSSES AND PURLINS IN LIVING ROOM
 PC SUM FOR SANITARY WARE (SEE TENDER DOCUMENT)

FIRST FLOOR PLAN
 SC: 1:100
 AREA 67.99M²



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Client: JOHN & NICOLA KEALY
 Job: PROPOSED DWELLING AT POULNAGUNOGE, CLOHMELE, Co. TIPPERARY
 Dwg title: GROUND AND FIRST FLOOR PLANS

Rev.	Date	Description	By	App.
1	July '12			

Scale: As shown
 Date: July '12
 Drawn: D.R. Butler
 Job No.: 11052
 Dwg. No.: 101
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