

# FOR PLANNING ONLY

**Internal Walls:**  
100mm Concrete Block walls thru' to foundations unless otherwise specified.

**Wall Ties:**  
To be Stainless Steel / Galvanised to IS 268 : 1986  
750mm horizontally and 450mm vertically.

**External Plaster:**  
External Render to be 3:1 Sand/Cement/acid coat and final finish coats of 1:2.3 Sand/Cement/Lime. Total Thickness 22.5mm  
Knap Plaster finish to all external Walls unless specified otherwise.

**Internal Plaster:**  
Skim coat/Handwall Plaster finish  
12.5mm Gyproc Plasterboard to ceilings.

**Ceilings:**  
12.5mm Gyproc Plasterboard and/fireline board where shown on drawings with skim coat Handwall finish.

**Units:**  
All units to be proprietary pressed metal units to be used strictly in accordance with the manufacturers instructions and details.

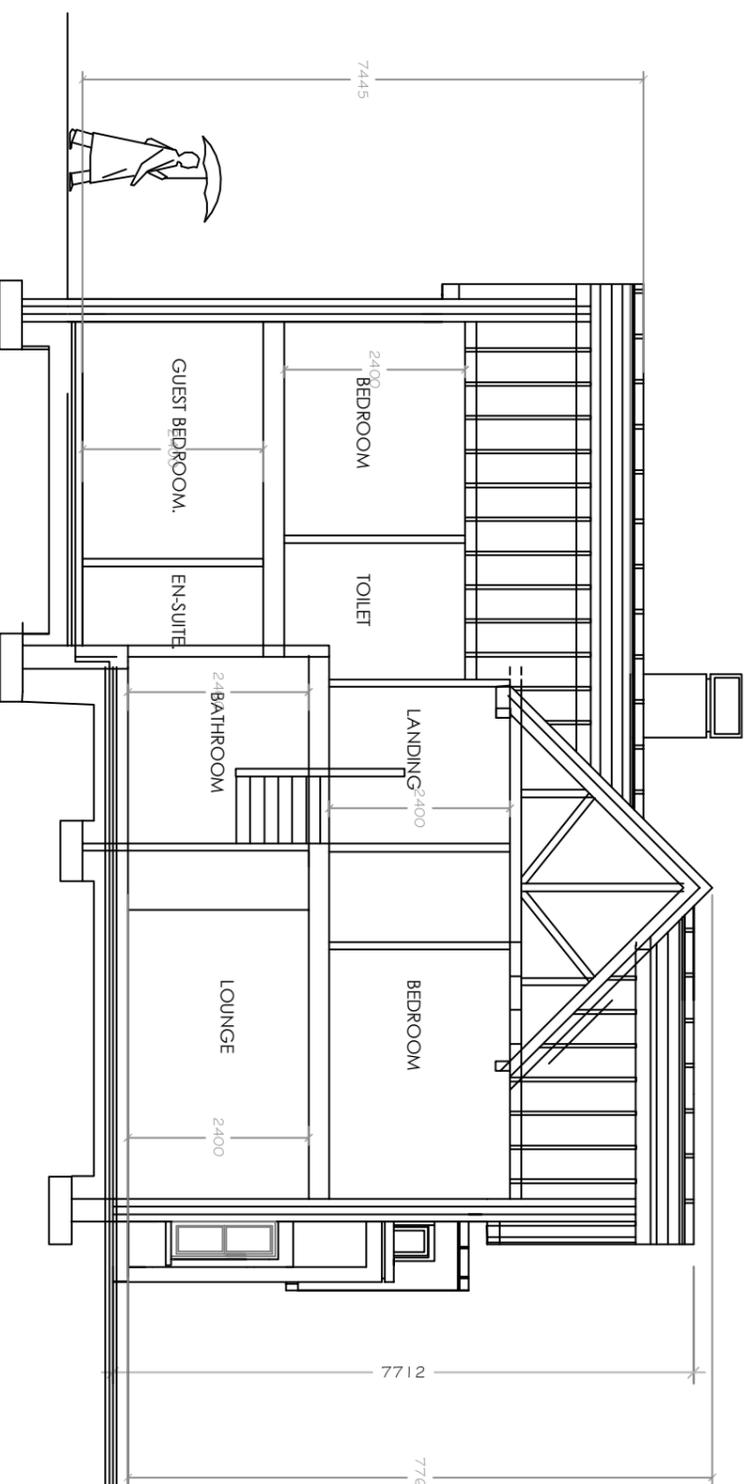
**Roof Construction:**  
Select Slate/Tile or equally approved with matching ridge saddle/Tile (Selected ridge vent tiles) on 25x50mm Treated timber battens @250mm centres on Mondol or equally approved roofing felt laid to manufacturers instructions on 175x225 x 44mm Treated Timber rafters @ 400mm centres on 75 x 100mm treated timber wall plate stepped down @ 2000mm centres with galvanised steel wall plate Ventilation at ridge to be equivalent to 25mm continuous strip.

Seamless Aluminium / Hardwood Soffit / Fascia / Barge Board System Fitted to manufacturers detail

**Doors and Windows:**  
Rationair or similar approved Hardwood/UPVC framed double glazed windows to profile indicated on drawings.  
Openings as shown on window schedule where appropriate.  
150mm precast Concrete cills wrapped with DPC underneath and sides.  
Vertical DPCs to all opens.  
Internal Doors and frames all to later architects detail and specification.  
Permanents to be provided to all rooms as required.

fire alarm system to be installed to comply with the current building regulation guidelines and connected to mains system.

light activated vent to be provided to all bathroom areas to be comply with all the current building regulations



**Insulation:**  
300mm quilt insulation on vapour barrier laid between joists in roof space and carried up sides and top of water tanks

All structural timbers to be pressure impregnated preservative treated.  
All Strappings to be in accordance with current regulations.

Seamless Aluminium/UPVC gutters and downpipes.  
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**Doors:**  
Internal doors to be red deal/Fine doors or equally approved to later architects detail.  
External doors to profiles shown in elevation to selected hardwood or similar approved.

All sanitary fittings connected to single stack to have deep sealed traps filled with anti siphonage pipe located 75 - 100mm downstream of traps.  
Single stack drainage system designed in accordance with BS 5572 : 1976 Code of Practice for Sanitary Prework.  
Soil Vent pipe to be provided.

**Foundations:**  
Cast in situ Concrete Strip foundations to be reinforced if necessary to Engineers Design and Specification.  
Note: Individual Ground conditions shall govern type and size of foundations to be used.  
Size indicated steel only apply where ground conditions are good.

**Ground Floor:**  
150MM Power Frosted reinforced concrete floor slabs on 60mm Expanded Polystyrene insulation under entire slab or similar to comply with current building regulations and uplinned at edges on 1000 gauge radon damp proof membrane on sand blinding on min 150mm well Consolidated Hardcore all to engineers design and specification.

**Damp Proof Courses:**  
In all Ground Floor walls to full width of wall and lapped as necessary with DPM to be minimum of 150mm above ground level.  
Vertical DPCs to be inserted at all joints to open with a stepped DPC to be carried over all heads to open and carried under and folded up at back and sides of cills.  
DPCs fitted under all wall plates.  
Polystyrene to BS 743 and all other relevant codes of practice at time of construction.

**External Wall:**  
300mm Cavity wall construction  
100mm Concrete Block/inter leaf with internal handwall finish unless otherwise specified  
60mm expanded polystyrene insulation to inner face see current building regulation documentation for all insulation values. 40mm clear cavity. all insulation to comply with current manufacturers product for approved applications. Vertical DPCs to external walls. consult manufacturers product for detail.  
100mm Concrete Block outer leaf with 15mm external render finish unless otherwise specified.  
All Cavity walls to be fire stopped horizontally and vertically as required for Building Regulations.

## PROPOSED SECTION

SCALE 1 : 100

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Section  
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