

15300

All materials to be used and works to be carried out to comply in full with building regulations.

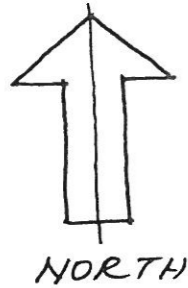
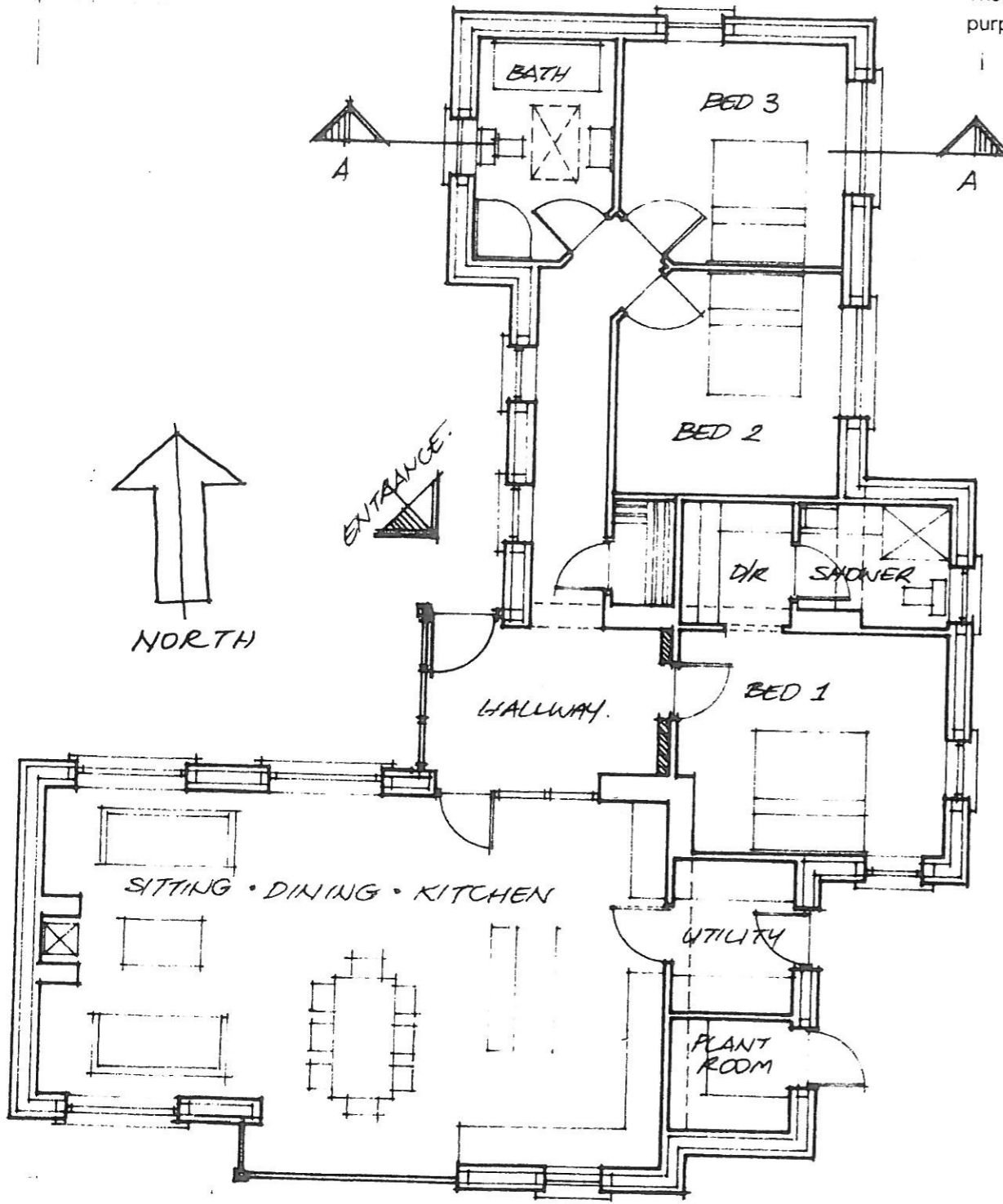
It is the responsibility of the client to appoint an engineer to supervise and certify all works to be carried out.

The attached drawings are for planning application purposes only. They are not to be used as building or tender drawings for the purposes of construction or engaging a builder

It is the responsibility of the client to appoint a BER assessor to prepare a report to ascertain proposed materials to be used and works to be carried out in order to achieve a high BER.

Universal access to be provided as per current building regulations.

Provide where necessary all stepped, parcelled, vertical and horizontal DPCs together with all cavity trays, flashings and tanking as per engineers spec. and details.



ENTRANCE

HALLWAY

BED 1

BED 2

BED 3

BATH

DIR

SHOWER

UTILITY

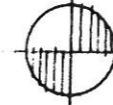
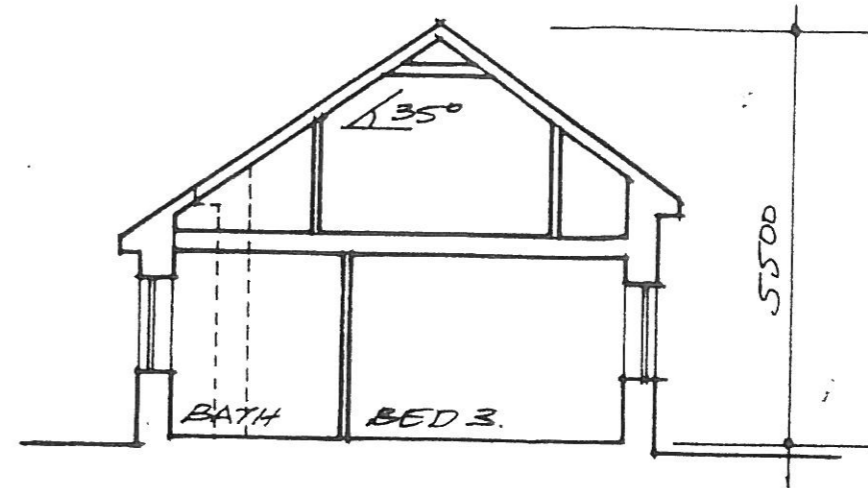
PLANT ROOM

SITTING • DINING • KITCHEN

GROUND FLOOR PLAN

SCALE 1:100 AREA = 140 m²

= 1,504 SQ.FT



SECTION AA
SCALE 1:100

Foundations: All proposed foundations to be designed by structural engineer to suit site conditions

Ground Floors: Conc floor slab with insulation, DPM, radon barrier and sumps to later design and detail.

External Walls: Proposed walls to be cavity block construction with cavity insulation and insulated plaster board to inside leaf of all external walls

Internal Walls: All proposed walls to be conc block partitions where possible. Timber stud partitions with sound insulation to be used where required. All to later design and detail.

Roof: Traditional timber cut roof construction to engineers spec and detail. Provide required air tightness membrane, insulation and ventilation as required

Finishes:

Walls: Sand and cement Knapped plaster finish with smooth plaster band surround to window and door openings. Smooth recessed plinths. Client selected natural stone where shown.

Sills: Pre cast concrete sills to match existing

Windows and Doors: Treble glazed "Aluclad" or PVC windows and doors with divides and openings as per regulations.

Roof: Natural, fiber cement or concrete tile on traditional timber roof or water proof roof membrane to flat roof. Profiled PVC rainwater pipes and gutters.

Planning issue only

ger
o'dowd
architecture

PROPOSED DWELLING HOUSE AT FOSSA, KILLARNEY, CO
KERRY FOR PATRICK J. DONOVAN AND DIANA FAWSITT

DATE: 18 TH JULY 2018

SCALE: 1:100

DRN. NO: 05

DRN BY: GER O DOWD

TITLE: PLAN & SECT

REF NO: PJD