

O' MUIRCHEARTAIGH AGUS O' BAMBARE

INNEALTOIRÍ SIBHIALTA
AGUS COMHARLEOIRÍ PLEANNÁLA
SÉAD AN tOIGHEALTA
AN DANGAN, CO. CHAMRAÍ.
FÓN: (066) 912323
FÁX: (066) 912327

OUTLINE SPECIFICATION FOR CONSTRUCTION - NEW BUILD EXTENSIONS

FOUNDATION: concrete over either one of building foundations or on a foundation of concrete on all vegetation, boggy soil etc.
FOUNDATIONS: 300mm cavity walls with 200mm stone base shall have 1100 x 300mm strip foundations of 30N concrete with 400, 12mm high yield ribbed steel bars tied with 100mm staggered lap. The foundations shall have 100mm internal block walls to have 450 x 300mm strip foundations of 30N concrete with 300, 12mm steel bars bented ground corners and to have minimum 50mm cover.
WALLS: external walls shall be 300mm cavity walls consisting of 2no. 100mm concrete block, bats with 100mm cavity and 60mm high density. Leaves shall be tied together with stainless steel wall ties spaced 750mm horizontally and 450mm max. ground floor external walls where shown shall be faced with 200mm thick dressed stone bonded to ties in external block face every 750mm horizontally and 450mm vertically.
FIRST FLOOR: internal walls to be 100mm stud walls with horizontal plaster finish unless otherwise stated.
ROOFING: ground floor shall be 75mm screed on 200mm concrete slab on 60mm high density insulation on 600 gauge 25mm profile corrugated metal roof sheet. ALTERNATIVE FLOOR BUILD UP TO BE AGREED BETWEEN FIRST FLOOR: unless otherwise stated shall consist of 19mm french pine 1kg floor boards W/P plywood on 225mm x 50mm floor joists to suitable spans with polystyrene and slat under side. ROOFING: roof finish shall be blue/black slate to match existing on 50 x 38mm battens on lych roof (all on 44 x 150mm C18 @200mm C/C with intermediate purlin support 150mm quilt insulation with 50mm clear ventilation gable to be bolted out to provide 50mm ventilation gap where necessary provide proper support of gable walls along roof ridge. ROOFING: roof trusses shall be of section size 30 x 50mm of 2.0m centres to span at least two other blockwork only pack and lag the rafters off the wall. Alternatively, prefabricated roof trusses can be used subject to approval.

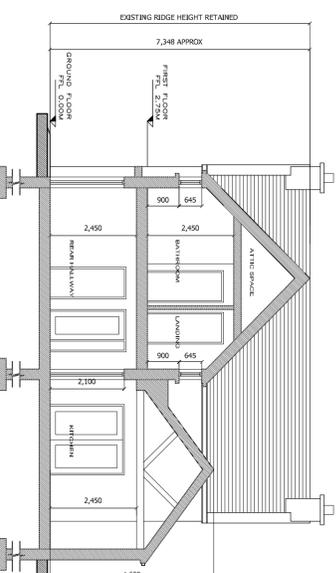
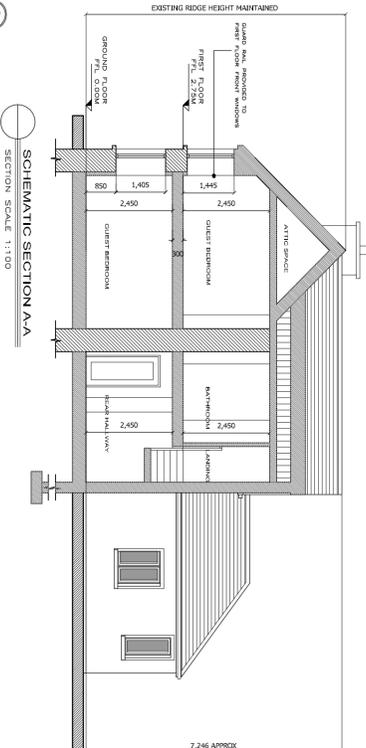
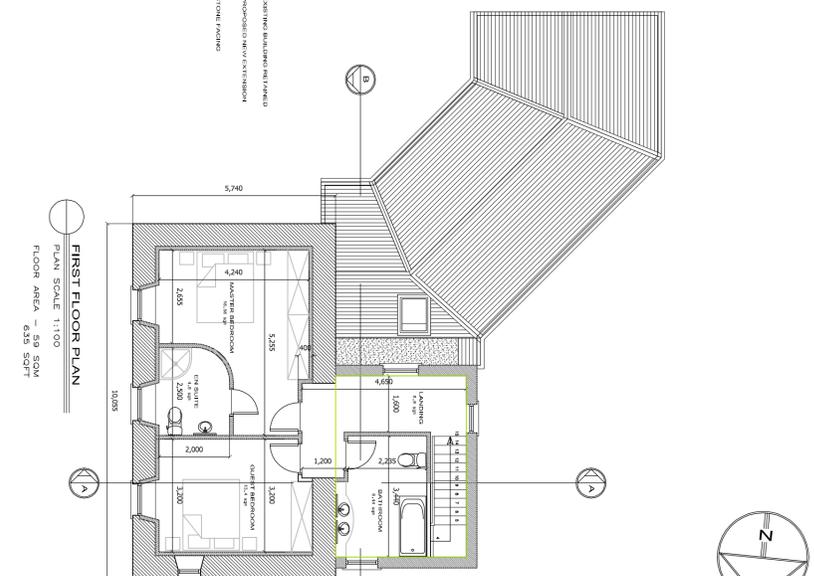
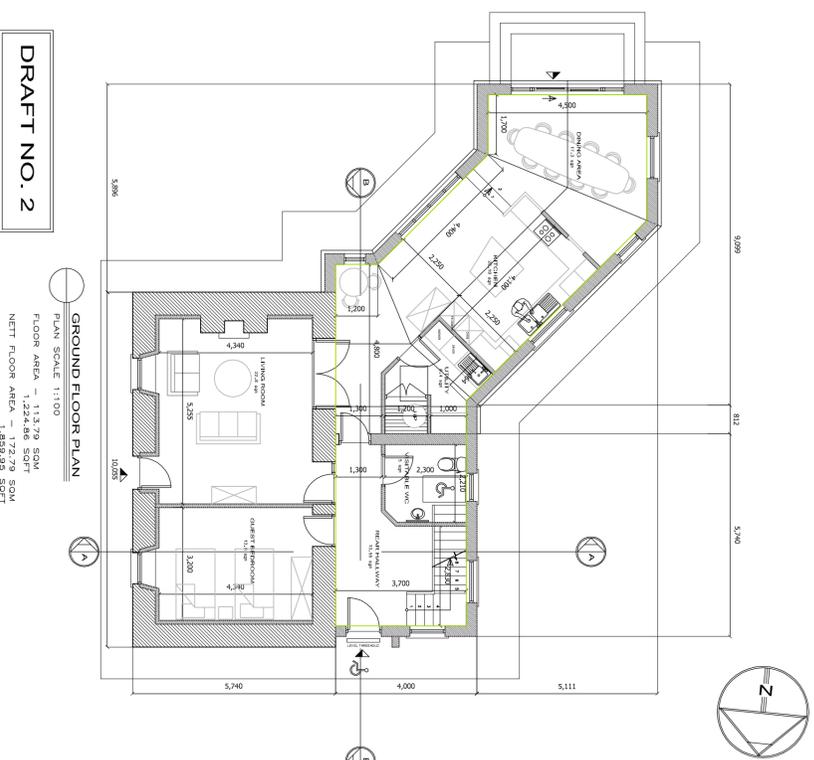
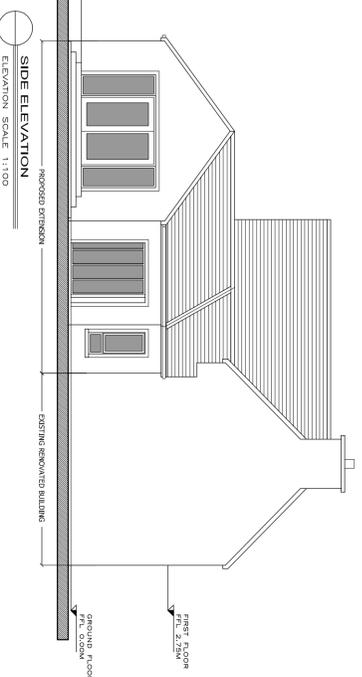
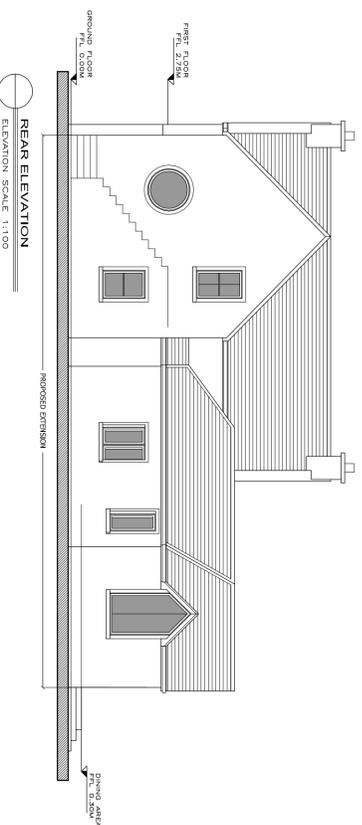
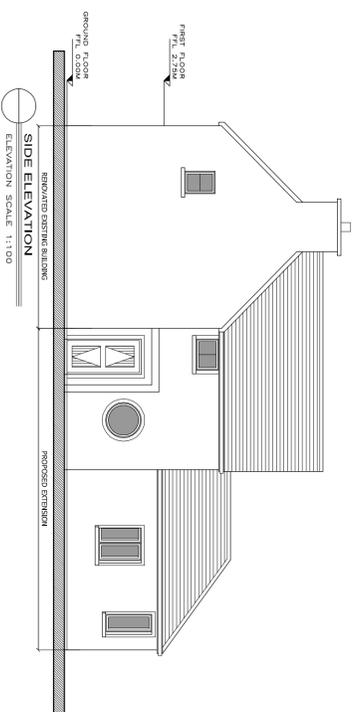
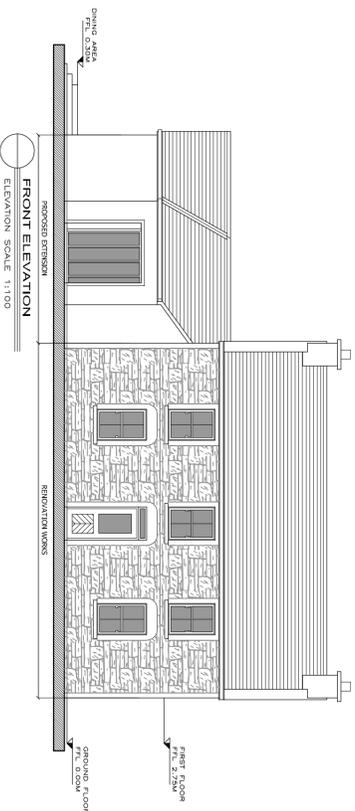
EXTERNAL FINISHES: to later detail ARCHITECTURE: to be 100mm moulded red deal SPRINGING: to be 150mm moulded red deal INTERNAL DOORS: to be 6 panel RED DEAL to be agreed. HEATING SYSTEM: internal oil burner, Freidrid or similar approved BATHROOM FINISHES: to clients specification and plan layout. VENTILATION: provide minimum 6000cm³/hr rooms as per building regulations (i.e. wall vents or window vents) RADON PROTECTION: provide a radon sump and batten as per Home Bond and Building Regulations FIRE DETECTION: provide 2no. smoke detectors connected to ESB supply (not battery operated) ALL CONSTRUCTION TO COMPLY WITH PART OF PLANNING ISSUE # UNSURE PLEASE CONSULT ON SITE ENGINEER OR ARCHITECT

- PLANNING DRAWINGS ONLY
NOT TO BE USED AS CONSTRUCTION DRAWINGS
- (1) These Drawings Are For Planning Application Purposes Only.
 - (2) All Building Works Shall Be Carried Out In Accordance With Current Building Regulations.
 - (3) Do Not Scale From Drawing. Scaled Figures To Be Taken Only.

FEDERAL AGUS AIR
PROPOSED RENOVATION AND EXTENSION WORKS TO DWELLING HOUSE AT REASK, BALLYFERRIER

CLIENT:
MS. KATHRYN CORKEN

FEDERAL UNIFORMITY
PROPOSED NEW WORKS
SCALE: AS SHOWN
DATE: JAN '06
UNDOCTRIN: EK
NUMBER: 01-06-1001-04



OUTLINE SPECIFICATION FOR CONSTRUCTION - RENOVATION WORKS

FOUNDATIONS: EXISTING WALLS BEING RETAINED ARE TO BE REINFORCED WITH STEEL REINFORCEMENT. ANY DEFECTED FOUNDATIONS SHALL BE PROPPED AND SHORED LOCALLY AND SUPERSEDED AND INSTRUCTED BY STRUCTURAL ENGINEER

WALLS: EXISTING PASTER TO BE BACKED OFF INTERNALLY AND EXTERNALLY. THE UNITS ARE TO BE REPLACED WITH PRECAST CONC. MATCHING EXISTING DEFECTIVE SILLS ARE TO BE REPLACED WITH PRECAST CONC. MATCHING EXISTING ALL NEW OPENINGS PROVIDED IN THE EXTERNAL WALL ARE TO BE ADEQUATELY PROPPED AND SHORED PRIOR TO PLACING OF NEW UNITS. THE INSIDE OF THE EXTERNAL WALLS ARE TO BE ONE LIME AS FOLLOWS:
75MM X 50MM PRESERVATIVE TREATED SOFTWOOD BATTENS AT 600MM C/C
MICHANICAL TIED TO INSIDE WALL WITH 100MM STAGGERED LAP
50L BRICKS INSULATION RADIATION BARRIED
VAPOUR CONTROL LAYER
REINFORCED CONCRETE TO CONSIST OF 100MM THICK REINFORCED WITH 100MM DIA. STEEL BARS AND 20MM SAND AND 20MM COMPACTED MACROCORRE.
SOME SAND TO BE TYPED UP AT SOLE EDGE AND DAPPED WITH BRICKEN MEMBRANE TO DRY LIME
THE EXISTING FIRST FLOOR SHALL BE COMPLETELY REMOVED AND THE NEW FIRST FLOOR BUILD UP SHALL BE AS STATED IN NEW BUILD WORKS AND THE NEW ROOF SHALL BE AS PER NEW BUILD SPEC.

OUTLINE SPECIFICATION OF FINISHES

CONCRETE: GAP TO CHIMNEY STACKS - UNUSED CHIMNEYS BLANKED OFF BLUE BLACK THURSTONE SLATES TO REPLACE DOUBLE ROMAN TILE UPVC BLACK PANDA 65 SPORT QUATERS SPOON PRESS EXTERIORS PVC GOLDEN OAK WINDOWS AND PATIO DOORS WHERE SHOWN WINDOWS: ESCAPE AND RESCUE FOR BEDROOMS TO COMPLY WITH PART B PLASTER NAP FINISH TO WALLS PRECAST CONCRETE SILLS TO RENOVATED AND NEW WORKS PLASTER NAP FINISH TO WALLS WHERE SHOWN ON ELEVATIONS SMOOTH PLASTER PLINTH