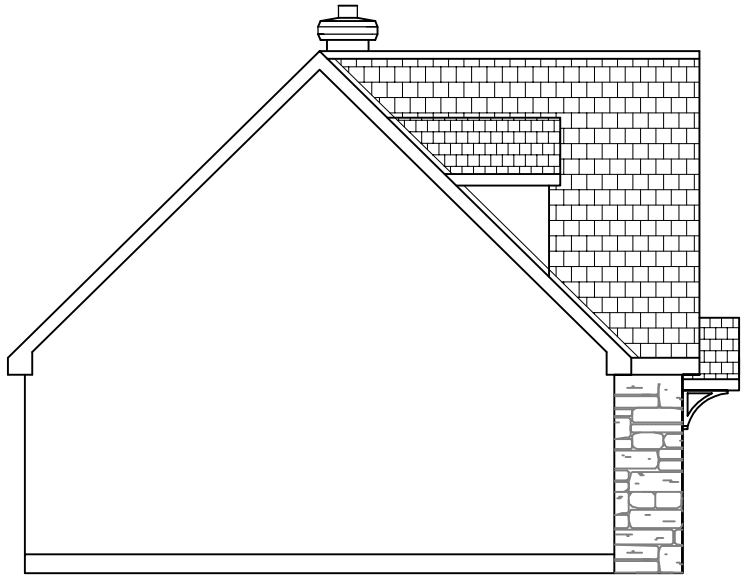
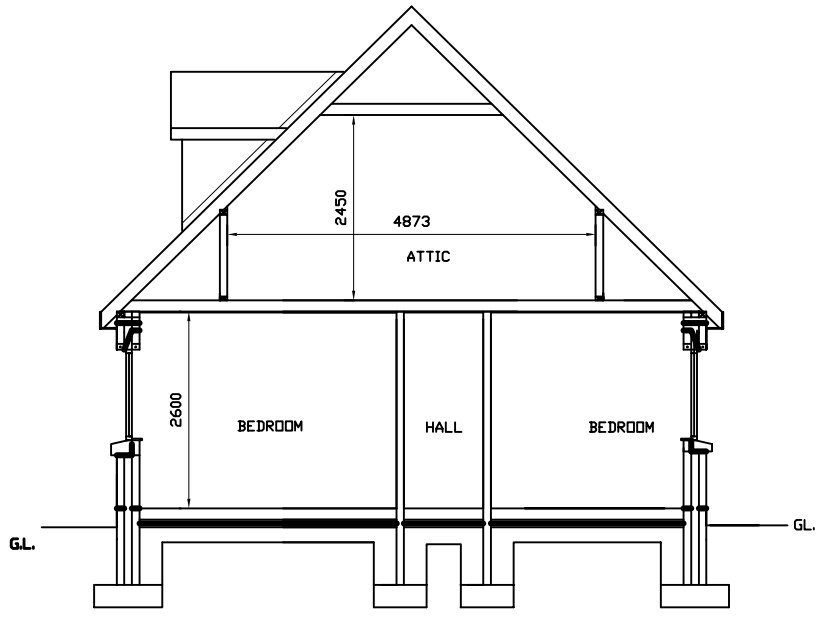


End Elevation

End Elevation



Section

Specification

Roof: Black tiles or slates on 50 x 35 mm treated battens on breather membrane on 175 x 50 mm. rafters, 175 x 50 mm. collars, 225 x 75 mm. purlin ,100 x 50 mm.struts 100 x 50 mm. runners , 225 x 50mm.ceiling joists , 115 x 38 mm. hangers, 175 x 25 mm. fascia backing board. Provide lateral support to gables at roof level and at first floor level. Provide 400mm insulation to flat attic space. Provide 100mm kingspan insulation between rafters with 62mm insulated slab underneath, skimmed.

Walls: 300 mm cavity wall
100 mm. inner wall ... plastered and skimmed
100 mm. cavity - full fill. kingspan or similar insulation, S/S wall ties
100 mm. outer leaf , two coats rendering , sand/cement finished . Natural stone finish to front as shown.
Insulated slab internally (62mm) and skimmed.
Provide dpc to all vertical openings, cavity trays over openings, tanked dpc to all cills and dpc at floor level.

Cills; 100mm front to cills.

Floors: Ground floor - 150 mm. cone slab (25N conc. Powerfloated) on 100 mm . Kingspan or similar insulation, on radon barrier sealed joints) on sand blinding on 150 mm. min. compacted hardcore .

Foundations: Outer walls - 900 x 300 mm. 30N conc. with steel reinforcement.
Inner walls - 500 x 300 mm. 30N conc. reinforced.

Windows: P.V.C. D/G .

Doors: External -- Composite.
Internal - -as per client .

Stairs; As per client .

Fascia:

Soffit: Upvc.

Downpipe:

Gutter : Aluminum or upvc.

Heating: Air to water central heating system, solar panels and radiators.

Vents: To be provided in each room.

Skirting; 150mm moulded -red deal.

Architrave; 70mm moulded - red deal.

Ventilation; To be provoided in accordance with part F of Building Regulations. Mechanical extractor fans to utility, kitchen, bathrooms and en-suites.

Heating; To comply with part L of Building Regulations.

Fire Safety; To comply with part B of the Building Regulations.
All escape windows, min unrestricted opening 750 x 450mm.
Bottom of all escape windos min 800mm over floor and not more than 1100mm. Where less than 800mm, provide additional support for safety reasons.
Dormers or velux's not more than 1.7m from edge of roof, measured on roof plane.

Note: Wheelchair access to be provided to dwelling house.
All other details as per draft building regulations.
All measurements to be checked on site, prior to construction.

IMPORTANT NOTICE:

The drawing and specification takes Into account the 1990 Building Control Act and The Building Regulations 1997, and are to be used as a guide to the works. The construction shall Include all works inferred as necessary, though they may not necessarily be described in the drawing or specifications. All tradesmen operations shall be carried out by fully qualified tradesmen, each to his own trade. Sub-contractors are ultimately responsible for ensuring compliance with the regulations within their own trade.
All works, services and Installations and methods of workmanship shall comply In full with the 1990 Building Control Act and the Building Regulations 1997 and relevant codes of practice at the time of construction. The builder should monitor all the work with regard to the regulations at all times and check dimensions on site.

All drawings to be checked on site by the contractor before any work shall commence. Designer to be Informed of any discrepancy Immediately. Figured dimensions only to be taken from this drawing.

All drawings are copyright.

NO:	REVISIONS	DATE

Martin Holden.
Coolmore,
Knocktopher,
Co. Kilkenny.
Phone: 087 6637560

Title;
Proposed Dwelling House At; Sheepstown, Knocktopher, Co.Kilkenny.

Client;
Alan and Christine Gipp.

DATE	SCALE
02/09/14.	*1/100.*

DRAWING NO:
14/14.