

**NOTES**

- a. Provide open vertical joints at 90mm c/c for draining the cavity. The concrete fill shall be sloped at a angle of 45 degrees and trowelled smooth, top of which shall be at least 150mm below D.P.C. level.
- b. Allow 18mm W.B.P. plywood floor to Bathroom/Toilet to allow for non-slip floor tile finish.
- c. 100mm x 65mm and 150mm x 65mm prestressed, reinforced concrete lintels with 1000 gauge D.P.C. with 50mm Hytherm expanded polystyrene packed between both lintels.
- d. Stainless steel twist type wall ties to be used at 450mm C/C vertically and 750mm C/C horizontally and around every window and door opening.
- e. Allow for two airtightness to be carried out. The first when the windows are fitted and before internal plastering of the walls so any problems can be rectified. The second on completion of the project.

**ESCAPE WINDOWS:**

All habitable to have window opening section of min. 850mm x 500mm with cill between 800mm and 1100mm above FFL. All fire escape Velux to be between 0.6 - 1m above Finished Floor Level.

**WINDOWS:**

Selected Alu-Clad or UPVC triple glazed windows to manufacturers specification. minimum U-Value 0.80 W/sqmK in accordance with (Part L, Building Regulations). Trickle vents **should not** be installed on all windows.

**APPROACH TO A DWELLING:**

The new rear entrance should be accessible to wheelchair users. A clear level area of 1.2m x 1.2m to be provided at the front door. (Part M, 2000, Building Regulations) - as shown on plan.

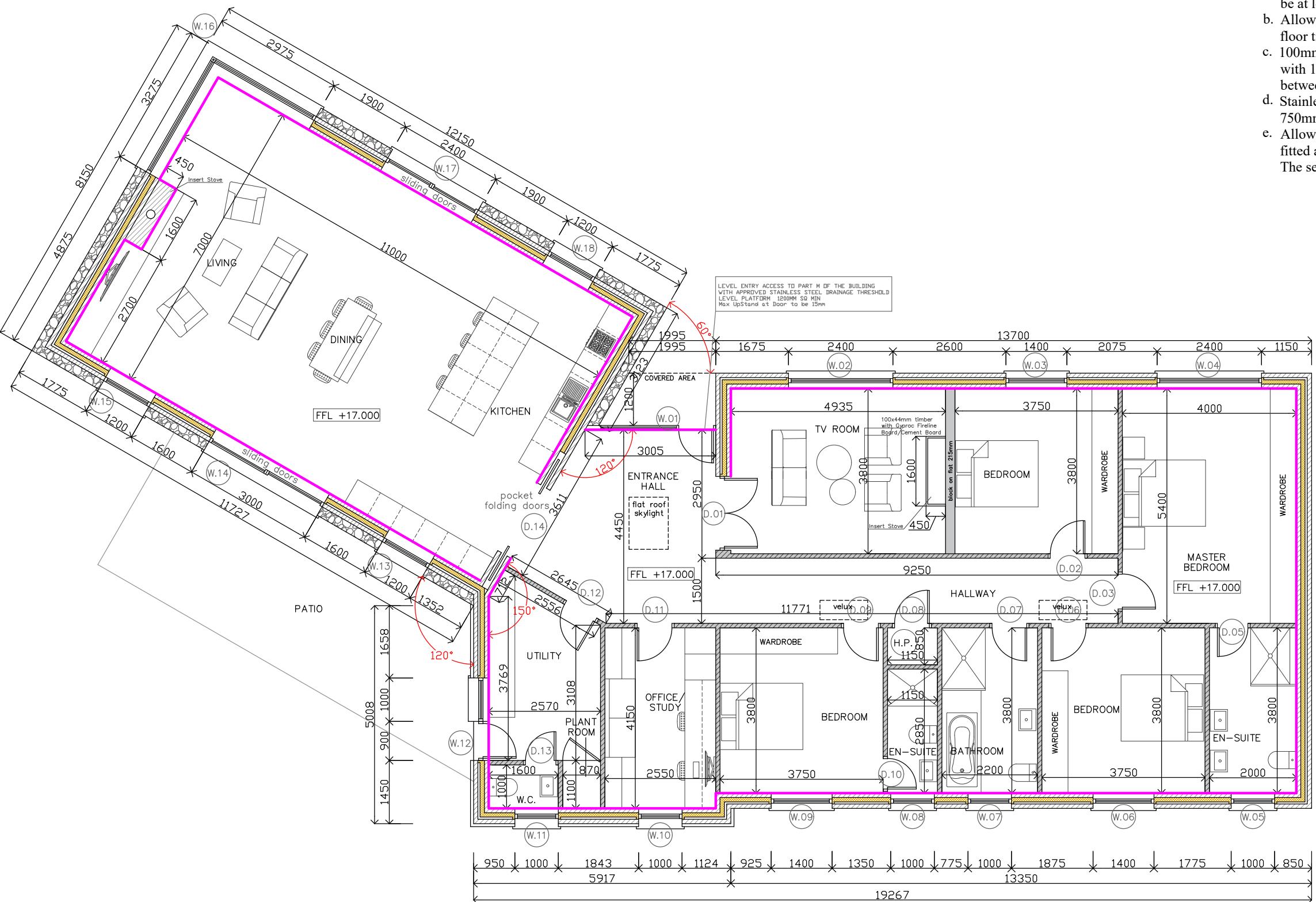
**INSULATION & AIR TIGHTNESS**

Air Permeability of 2.0 m<sup>3</sup>/hr/sqm. I would advise that 2No. tests are carried out. The first when the house is weather tight and before any finishing works begin so any problems can be rectified. The second on completion of the project.

Floor, 150mm Kingspan K3 (k=0.021) or similar.  
Horizontal ceilings, 400mm Rockwool or similar.  
Sloped ceilings, 150mm Xtratherm Rafterloc (k=0.021) or similar.  
Walls 100mm Kingspan K8 insulation (k=0.020) or similar with 100mm - 100mm cavity block on 62.5mm insulated plasterboard.

**LEGEND - GENERAL DETAILS**

- EXTERNAL WALL 1**  
EXTERNAL SMOOTH PLASTER FINISH WITH WATER PROOF ADDITIVE  
350 MM CAVITY WALL CONSTRUCTION :  
100 MM EXTERNAL BLOCKWORK, 50 MM AIR GAP, 100 MM K8 KINGSSPAN® INSULATION, 100 MM INTERNAL BLOCKWORK  
62 MM INSULATED PLASTERBOARD WITH SKIM FINISH
- EXTERNAL WALL 2**  
225 MM LOCAL STONE CLADDING  
350 MM CAVITY WALL CONSTRUCTION :  
100 MM EXTERNAL BLOCKWORK, 50 MM AIR GAP, 100 MM K8 KINGSSPAN® INSULATION, 100 MM INTERNAL BLOCKWORK  
62 MM INSULATED PLASTERBOARD WITH SKIM FINISH
- EXTERNAL WALL 3**  
QUARTZ ZINC CLADDING ON 18 MM PLY, 38 X 78 mm BATTEN TO CREATE VENTILATED VOID  
SAND-CEMENT SCRATCH COAT  
350 MM CAVITY WALL CONSTRUCTION :  
100 MM EXTERNAL BLOCKWORK, 50 MM AIR GAP, 100 MM K8 KINGSSPAN® INSULATION, 100 MM INTERNAL BLOCKWORK  
62 MM INSULATED PLASTERBOARD WITH SKIM FINISH
- INTERNAL WALL**  
100 MM BLOCK WALL WITH PLASTERBOARD AND SKIM FINISH ON BOTH SIDES



**GENERAL ARRANGEMENT GROUND FLOOR PLAN LAYOUT**  
SCALE 1:100  
TOTAL = 234.74 sqm

**NOTE: CONSTRUCTION DRAWINGS**

**Notes:**  
This drawing and any design hereon is copyright and must not be reproduced without written consent.  
**DO NOT SCALE** from drawing use figured dimensions only  
All dimensions to be checked on site and any discrepancies reported immediately to the engineer before work proceeds.  
All Dimensions in mm unless stated.

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Revisions		
Date	Description	NO.

**PROJECT TITLE:**  
Proposed Dwelling House at Aughrus More, Claddaghduff, Co. Galway

**DRAWING TITLE:**  
General Arrangement Ground Floor Plan Layout

<b>CLIENT:</b> Eimear Heaney		
<b>DATE:</b> 9th February 2021	<b>DRAWN BY:</b> AN	<b>CHECKED BY:</b> EOM
<b>SCALE:</b> 1:100 @ A3		
<b>PROJECT NO:</b> 1650	<b>DRAWING NO:</b> PP-04	<b>REVISION NO:</b> R-