TENDER DRAWINGS

Client: - Kara McFadden and Jamie Lewis

Date: Tuesday 16 June 2020

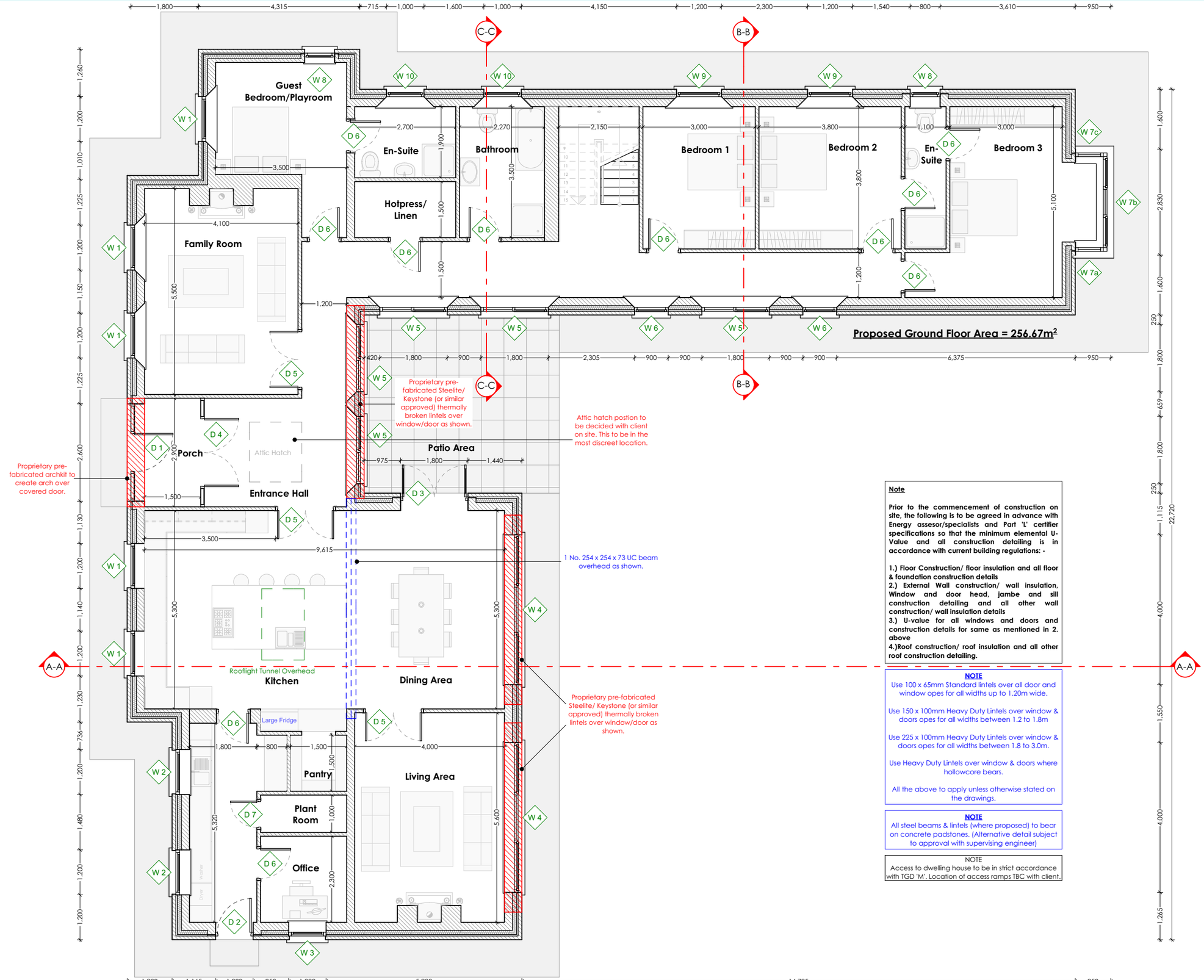
Client: Kara McFadden and Jamie Lewis

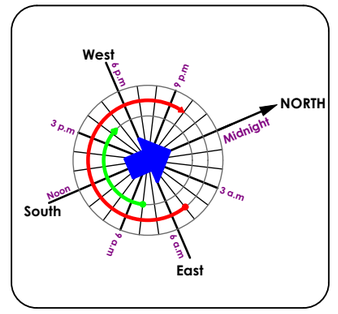
Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-02

Drawn By: - Edel Bailey

TENDER PURPOSES ONLY





Note

Prior to the commencement of construction on site, the following is to be agreed in advance with Energy assesor/specialists and Part 'L' certifier specifications so that the minimum elemental U-Value and all construction detailing is in accordance with current building regulations: -

1.) Floor Construction/ floor insulation and all floor & foundation construction details
2.) External Wall construction/ wall insulation, Window and door head, jambe and sill construction detailing and all other wall construction/ wall insulation details
3.) U-value for all windows and doors and construction details for same as mentioned in 2. above
4.)Roof construction/ roof insulation and all other roof construction detailing.

NOTE
Use 100 x 65mm Standard lintels over all door and window opes for all widths up to 1.20m wide.

Use 150 x 100mm Heavy Duty Lintels over window & doors opes for all widths between 1.2 to 1.8m

Use 225 x 100mm Heavy Duty Lintels over window & doors opes for all widths between 1.8 to 3.0m.

Use Heavy Duty Lintels over window & doors where hollowcore bears.

All the above to apply unless otherwise stated on the drawings.

NOTE
All steel beams & lintels (where proposed) to bear on concrete padstones. (Alternative detail subject to approval with supervising engineer)

NOTE
Access to dwelling house to be in strict accordance with TGD 'M'. Location of access ramps TBC with client.

Proposed Ground Floor Layout 1:100

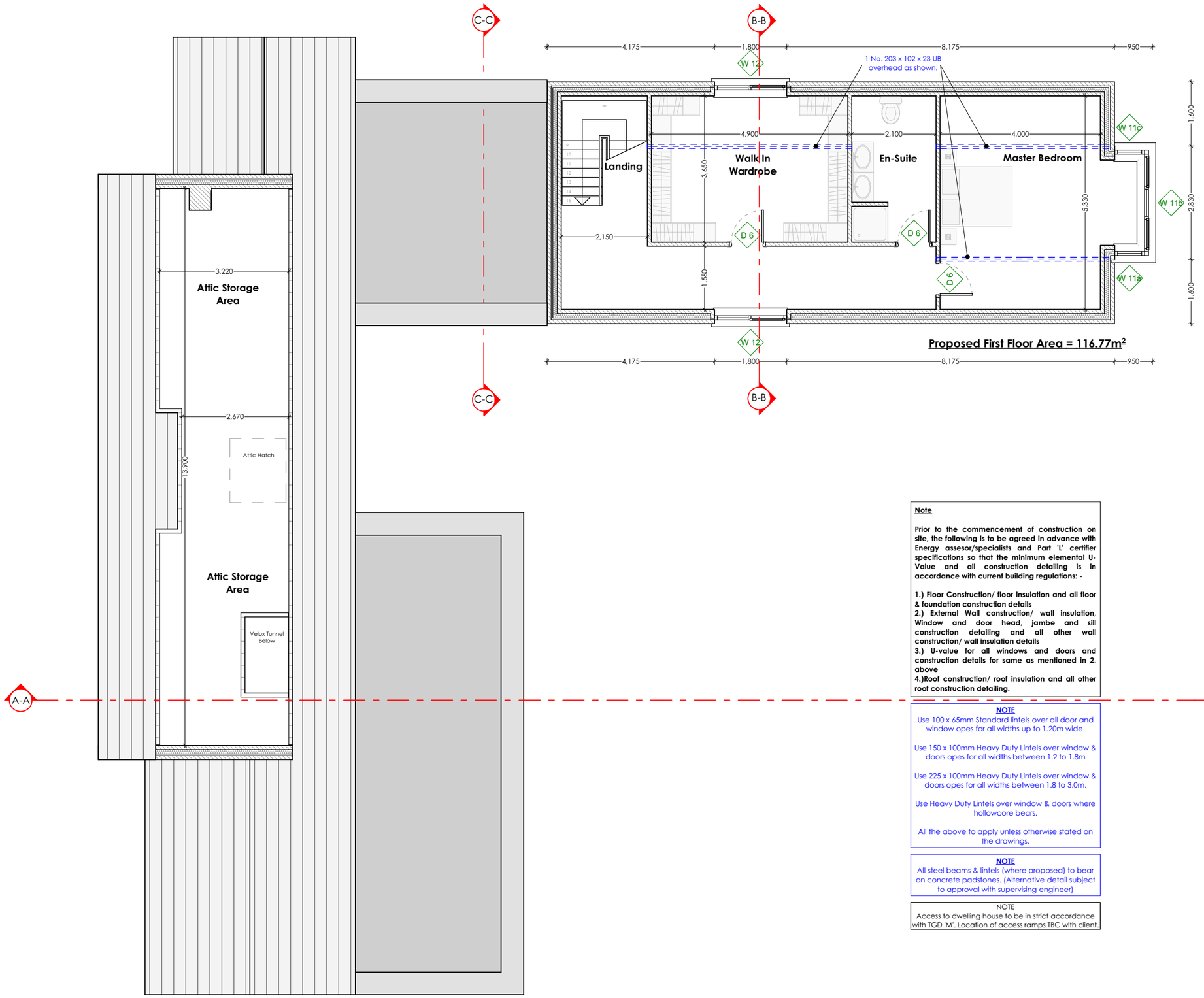
Client: Kara McFadden and Jamie Lewis

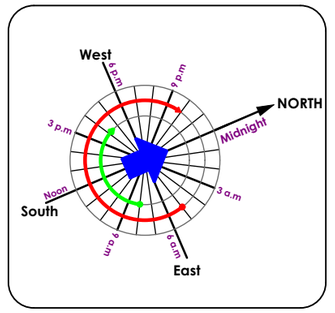
Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-03

Drawn By: - Edel Bailey

TENDER PURPOSES ONLY





Proposed First Floor Area = 116.77m²

Note

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NOTE
All steel beams & lintels (where proposed) to bear on concrete padstones. (Alternative detail subject to approval with supervising engineer)

NOTE
Access to dwelling house to be in strict accordance with TGD 'M'. Location of access ramps TBC with client.

Proposed First Floor Layout 1:100

Client: Kara McFadden and Jamie Lewis

Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-04

Drawn By: - Edel Bailey

TENDER PURPOSES ONLY

Proposed South Elevation 1:100

Proposed North Elevation 1:100

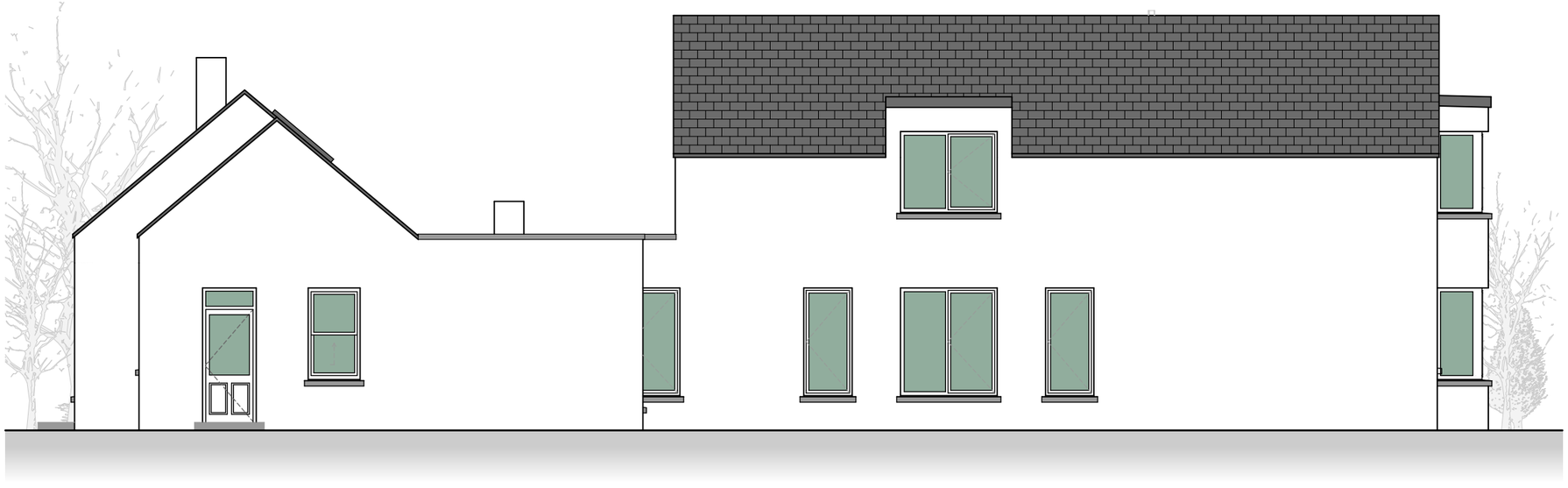
Client: Kara McFadden and Jamie Lewis

Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

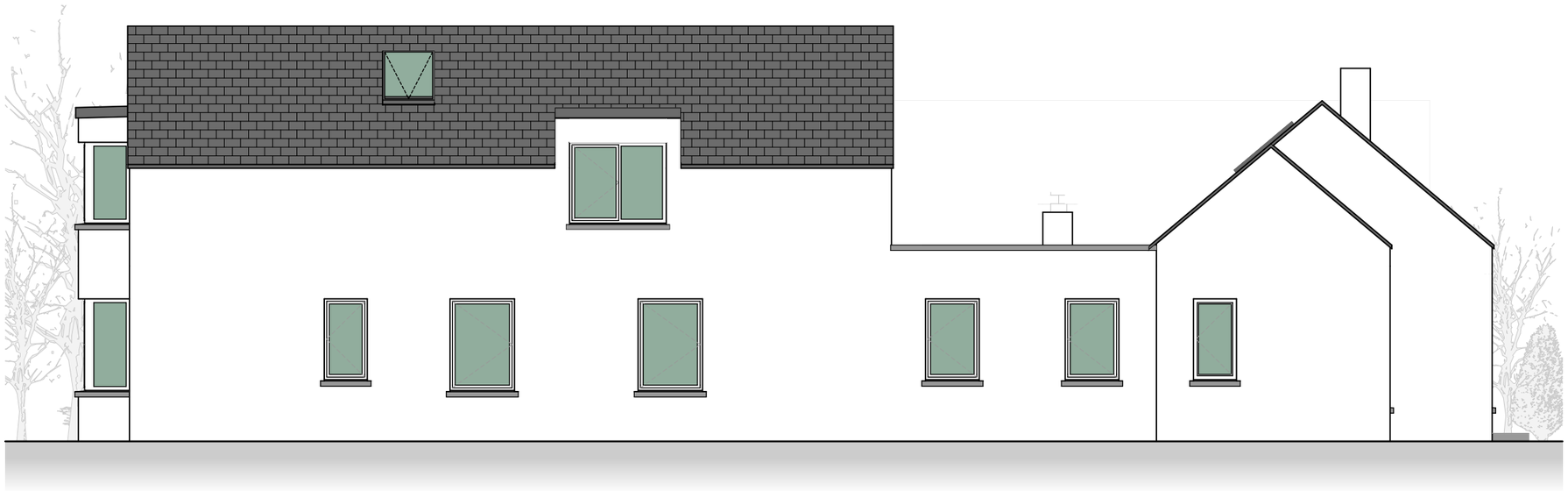
Drawing No. - SBA-17-128-05

Drawn By: - Edel Bailey

TENDER PURPOSES ONLY



Proposed East Elevation 1:100



Proposed West Elevation 1:100

Client: Kara McFadden and Jamie Lewis

Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-06

Drawn By: - Edel Bailey

TENDER PURPOSES ONLY

Building Specification
All works to be in accordance with current building regulations.

Foundation - Raft Foundation
150mm RC raft foundation on approved radon barrier on 300mm min. (or to good bearing ground) compacted clause 804 below lowest point of concrete.
Concrete to be 35 N20 concrete (Characteristic Strength 35/Nmm, maximum coarse aggregate size 20mm, water content ratio 0.55 maximum, minimum cement content 315kg/m and maximum cement content 400kg/m).
Note: Engineer to be notified prior to foundation excavation in order that an inspection can be carried out.

Radon Barrier & Sump
Radon barrier to be provided in accordance with foundation details mentioned above, with all joints fully sealed.
Provide proprietary radon sump pended in permeable hardcore with 100mm Ø pipe extending horizontally to the outside of the extension and capped at finished ground level. All services penetrating through the radon barrier to be fully sealed.

Ground Floor Construction
Selected Floor covering on 75mm sand/cement screed laid on 150mm Xtratherm XT/UF floor insulation to achieve a U-value to Energy Specialists Specification. 50mm bevelled to 25mm perimeter floor insulation to Energy Specialists Specification.
150mm raft foundation slab as mentioned previously.
All insulation to have Irish Agrement Certification and to be in compliance with current building regulation requirements

External Wall Construction
100mm concrete block outer leaf with nap plaster finish, to clients specification, (selected local natural cut stone/timber cladding where shown on the drawings). 150mm cavity filled with 110mm Xtratherm Xtrowall Plus cavity insulation to Energy Specialists details and to current Building Regulations.
Use 'Vartry Engineering' Stainless Steel wall ties (or similar approved product). Wall ties to be installed in strict accordance with wall tie manufacturers specifications.
215/100mm concrete block inner leaf with hard wall plaster finish.
(Note: All insulation to energy specialists specification)
Horizontal and vertical DPC's to be provided at all cavity closures. DPC tray above all door and window opes.
Precast concrete sills with D.P.C to bottom, sides & back. Provide 50mm min. insulation to back of sills behind DPC.
QuinnLite blocks are to be used for the first courses of internal ground floor blockwork and on the inner leaf of the external cavity wall.
Vertical D.P.C. to be installed between inner & outer leafs, Stepped D.P.C, to cavity wall overhead of all external window & door openings. Walls should be properly bonded and solidly put together with mortar and constructed with blocks with a compressive strength of 5N/mm^2, Mortar for block work shall be 1 part cement and 3 parts sand with an approved plasticiser complying with a B.S. 4887 and sand to B.S. 1200. Block work shall be built in accordance with B.S. code of practice 121: part 1 1973. The contractor should be conscious of stability of blockwork walls during construction, particularly with wide cavities.

Internal Wall
100/215/350mm blockwork wall as per floor layout drawing. (Alternative internal non-loadbearing wall construction subject to approval.)

First Floor Construction - Hollowcore Floor slabs
Selected floor covering (to clients choice) on 75mm floor screed on 50mm insulation to Architects specification on 150/200mm Hollowcore floor slabs to manufacturers design and specification.
Suspended ceiling to underside of slabs with plasterboard and skim finish to same.
Hollowcore floor slabs to be wrapped on all sides to maintain air-tightness. Recommended membrane is Solitex Plus roofing membrane. Slabs to be laid on a bed of mortar to prevent tears on the membrane. Care to be taken so that slabs are laid perfectly in position without need for levering using heavy bars. Membrane to be fixed to inside of inner leaf both above and below hollowcore

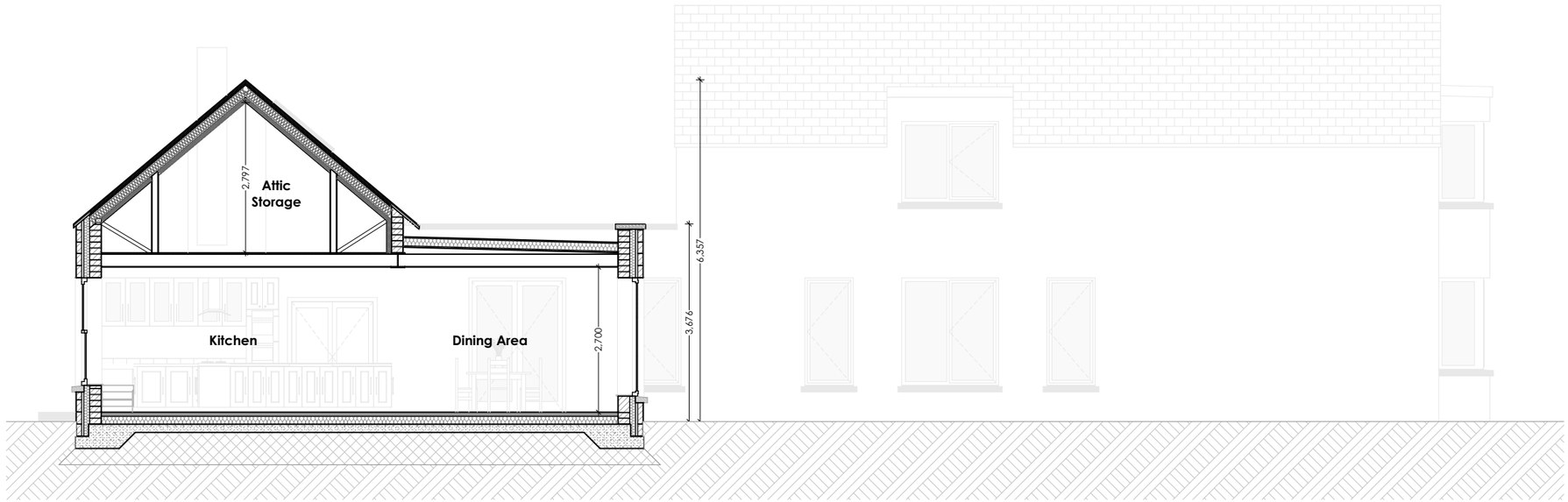
Windows & Doors
Finish and style of windows and doors to client specifications. Openings to windows to be as indicated on the drawings unless otherwise approved.
U-value to all windows and doors in accordance with current building regulations and to energy specialists specification.
All window and door openings to be in compliance with the latest building regulations and thermal bridging regulations.

Roof Construction - Pitched Roof
Berona Structured Slates (600x300mm) (or similar approved) on 50x35mm treated battens on slaters felt type 1f, and with tail crampion, on 175x44mm C16 rafters @ 400mm c/c fixed to 100 x 75mm wallplate, bedded on a continuous bed of mortar & strapped at 2.0m c/c.
150x44mm C16 collar ties.
225x75mm purlin roof support, supported on 100x75mm min. strut supports carried down to load bearing walls (or 2 No. 225 x 44mm C16 joists, bolted together at 1.0m c/c. subject to confirmation by engineer).
175x44mm C16 ceiling joists at 400mm c/c. Airtightness membrane fixed to underside of ceiling joists in accordance with manufacturer's instructions with foil-backed plasterboard finish to ceiling - all to energy specialists confirmation.
Provide strip of type 5U felt along eaves. Provide patent eaves ventilators and fix as per manufacturer's instructions.
Provide min. 450mm loft roll insulation attic insulation (or similar approved with U-value to current building regulations and Energy Specialists Specification) above and between ceiling joists.
Selected floor finish to attic space (if required) on 225mm counter joists or similar approved detail to attic storage area ONLY to prevent over compaction of the proposed attic insulation

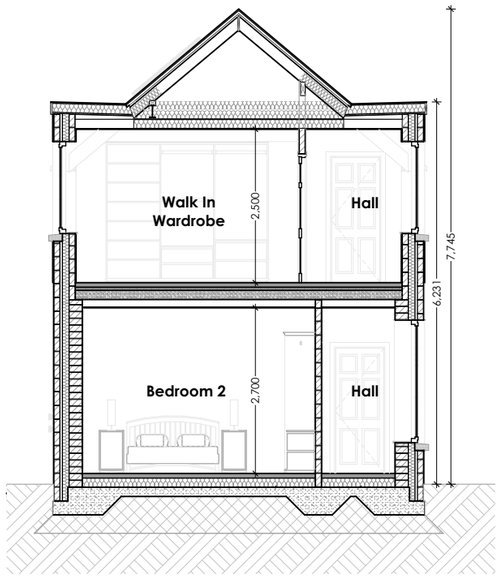
Flat Roof Construction
Trocol roof covering (or silmilar approved) to specialists detail on 150mm foil faced Kingspan TR 26 or similar approved insulation to current building regulations on bitumous vapour control layer on decking on tapered firring piece (min. 1:40) on 225x44mm C16 ceiling joists at 300mm c/c.
Provide 300mm min. upstand insulation (measured from the bottom of the flat roof insulation) to the outside face of the parapet wall.
Airtightness membrane fixed to underside of joists in accordance with manufacturer's instructions with foil-backed plasterboard finish to ceiling.
All work to be in accordance with DoEHLG Acceptable Construction Details.

Vaulted Ceiling
Provide 150mm Xtratherm Rafterlock Insulation bewteen rafters with 82.5mm thermal board insulation to underside of rafters to all sloped ceilings

(Note: All insulation to energy specialists specification)



Section A-A **1:100**



Section B-B **1:100**

Section C-C **1:100**

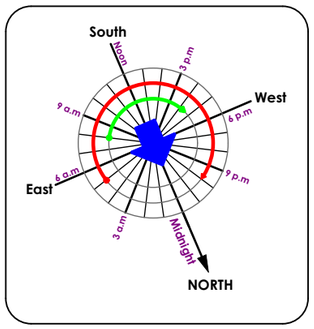
Client: Kara McFadden and Jamie Lewis

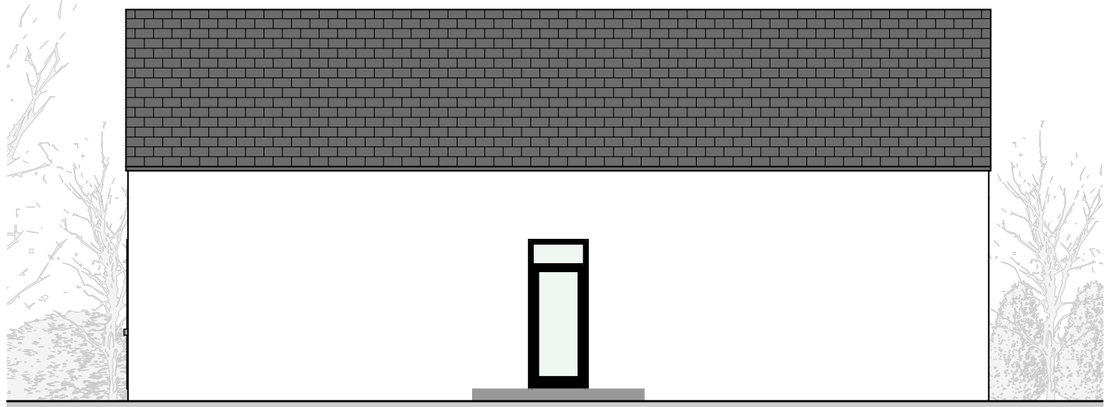
Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-07

Drawn By: - Edel Bailey

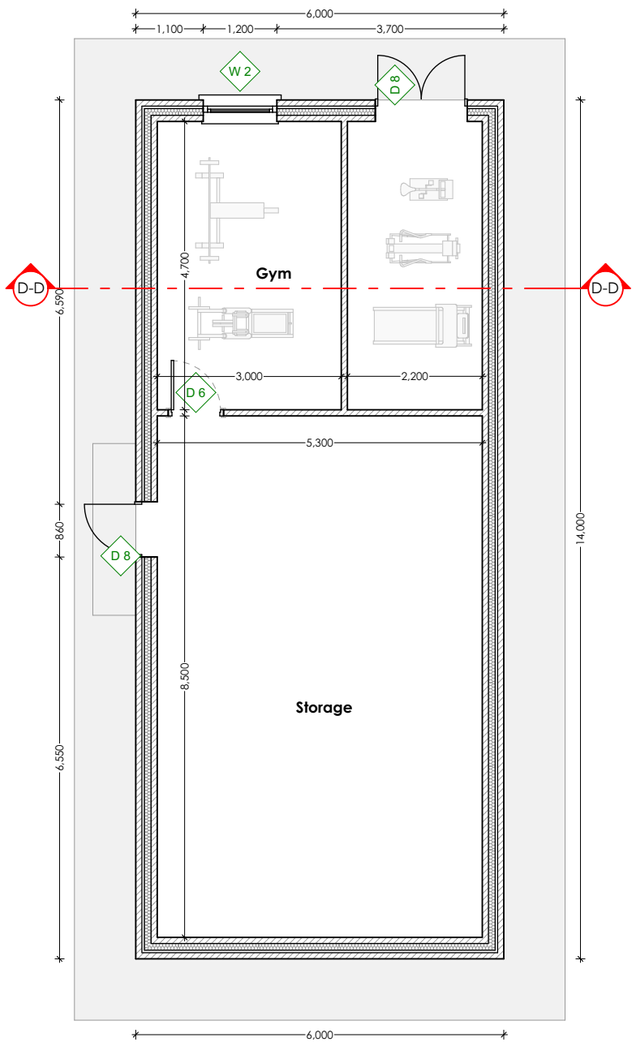
TENDER PURPOSES ONLY





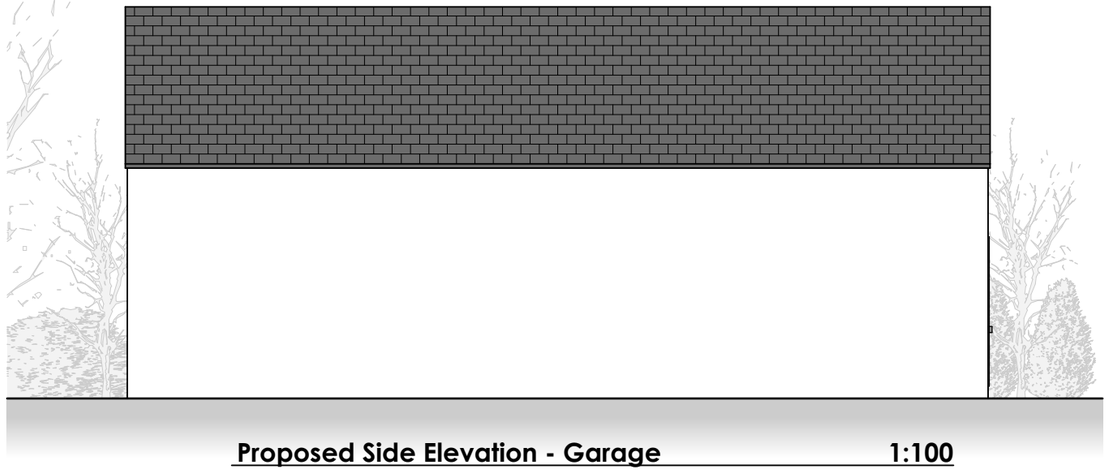
Proposed Side Elevation - Garage 1:100

Proposed Front Elevation - Garage 1:100

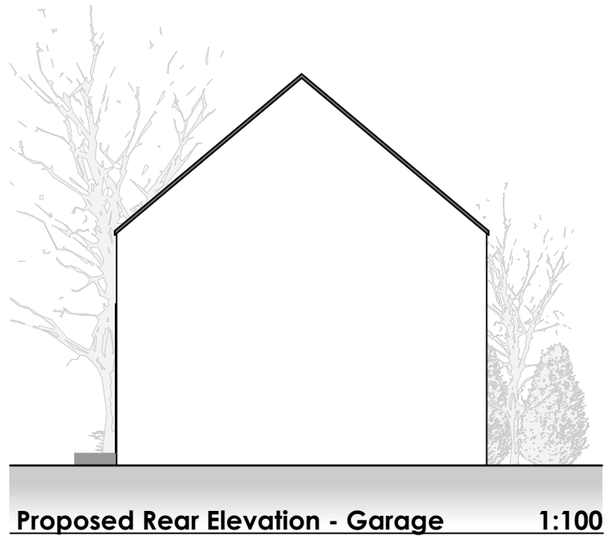


Proposed Garage Floor Area = 70.50m²

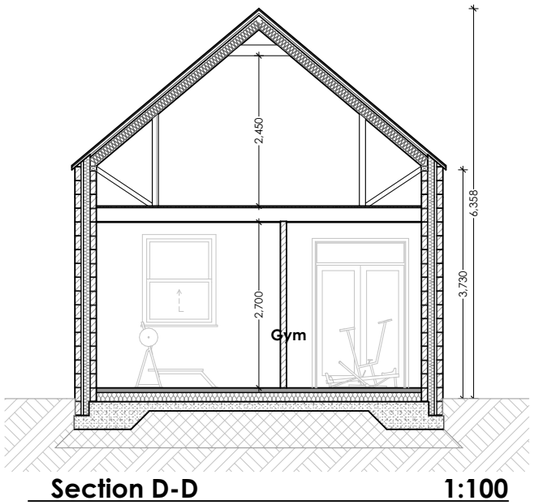
Proposed Floor Plan - Garage 1:100



Proposed Side Elevation - Garage 1:100



Proposed Rear Elevation - Garage 1:100



Section D-D 1:100

Proposed Front Elevation - House and Garage 1:200

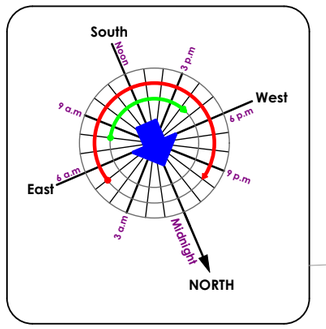
Client: Kara McFadden and Jamie Lewis

Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-08

Drawn By: - Edel Bailey

TENDER PURPOSES ONLY



Proposed Site Layout 1:500

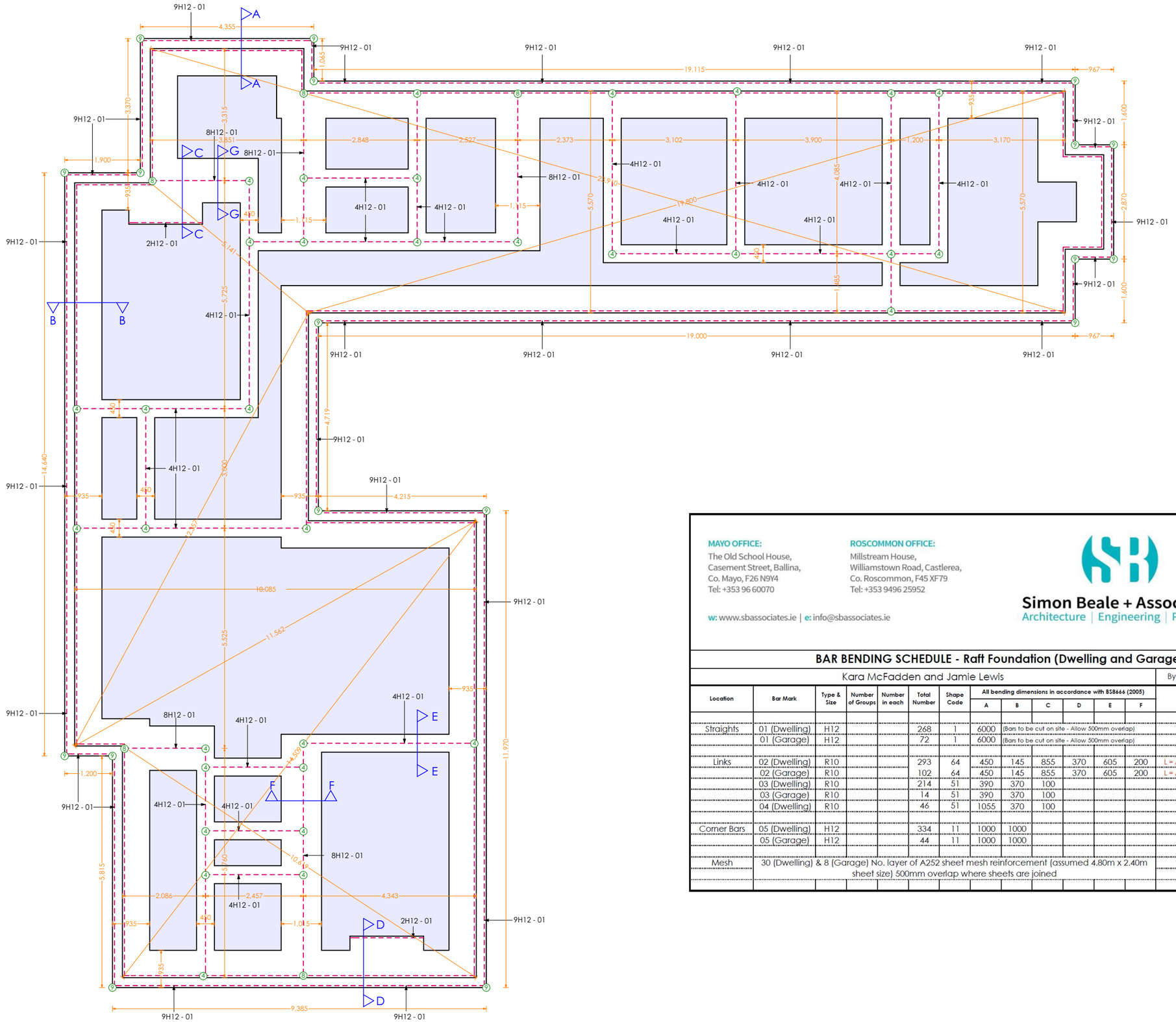
Client: Kara McFadden and Jamie Lewis

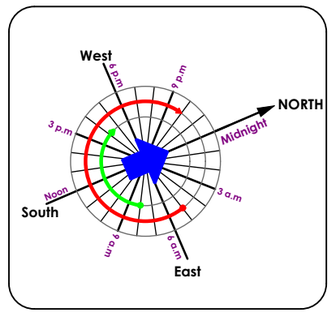
Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-09

Drawn By: - Edel Bailey

TENDER PURPOSES ONLY





MAYO OFFICE:
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Williamstown Road, Castlerea,
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Simon Beale + Associates
Architecture | Engineering | Planning

BAR BENDING SCHEDULE - Raft Foundation (Dwelling and Garage)

Kara McFadden and Jamie Lewis — By: - S. Beale Date: 17th June 2019

Location	Bar Mark	Type & Size	Number of Groups	Number in each	Total Number	Shape Code	All bending dimensions in accordance with BS8666 (2005) A	B	C	D	E	F	Length Formula	TOTAL LENGTH
Straights	01 (Dwelling)	H12			268	1	6000	(Bars to be cut on site - Allow 500mm overlap)					L = A	6000
	01 (Garage)	H12			72	1	6000	(Bars to be cut on site - Allow 500mm overlap)					L = A	6000
Links	02 (Dwelling)	R10			293	64	450	145	855	370	605	200	L = A + B + C + 2D + E + F -3r - 6d	2875
	02 (Garage)	R10			102	64	450	145	855	370	605	200	L = A + B + C + 2D + E + F -3r - 6d	2875
	03 (Dwelling)	R10			214	51	390	370	100				L = 2(A+B+C) - 2.5r - 5d	1620
	03 (Garage)	R10			14	51	390	370	100				L = 2(A+B+C) - 2.5r - 5d	1620
	04 (Dwelling)	R10			46	51	1055	370	100				L = 2(A+B+C) - 2.5r - 5d	2950
Corner Bars	05 (Dwelling)	H12			334	11	1000	1000					L = A + B - 0.5r - d	1976
	05 (Garage)	H12			44	11	1000	1000					L = A + B - 0.5r - d	1976
Mesh	30 (Dwelling) & 8 (Garage) No. layer of A252 sheet mesh reinforcement (assumed 4.80m x 2.40m sheet size) 500mm overlap where sheets are joined													

Proposed Raft Foundation Layout 1:100

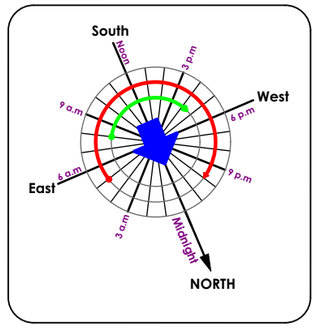
Client: Kara McFadden and Jamie Lewis

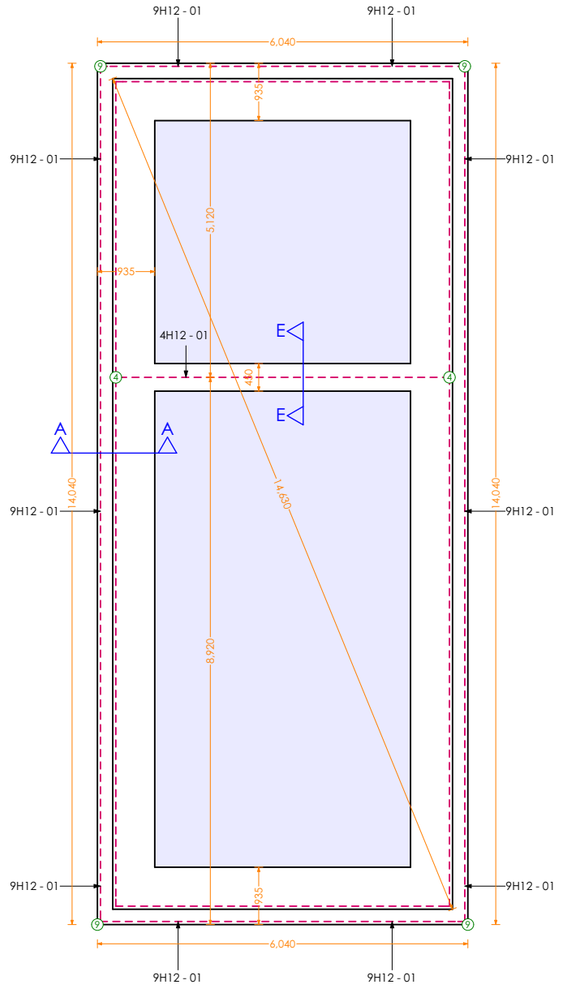
Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-10

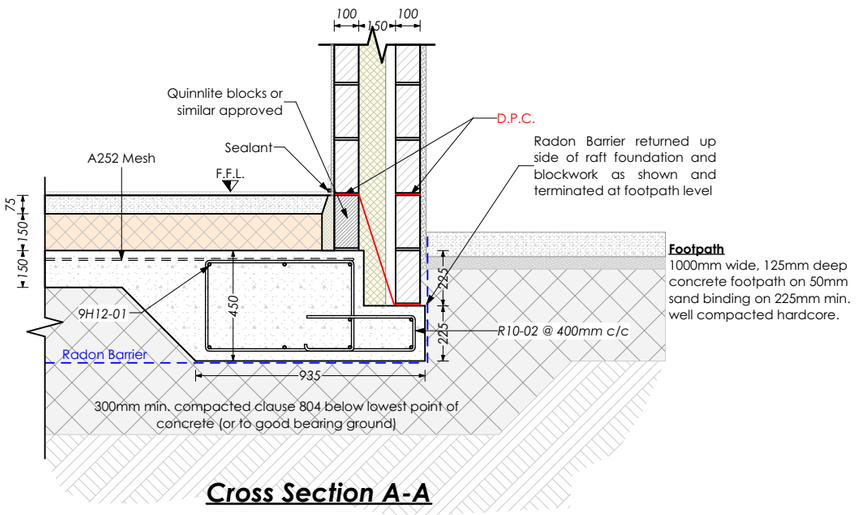
Drawn By: - Edel Bailey

TENDER PURPOSES ONLY

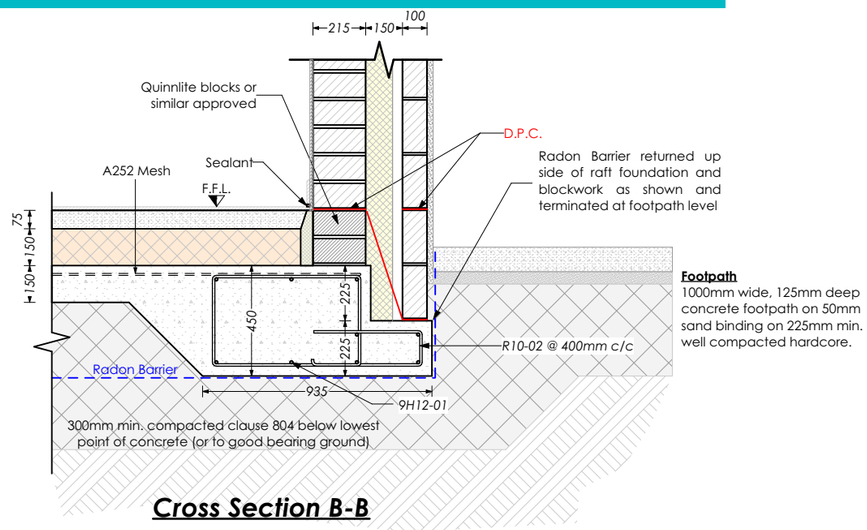




Garage - Raft Foundation Details 1:100



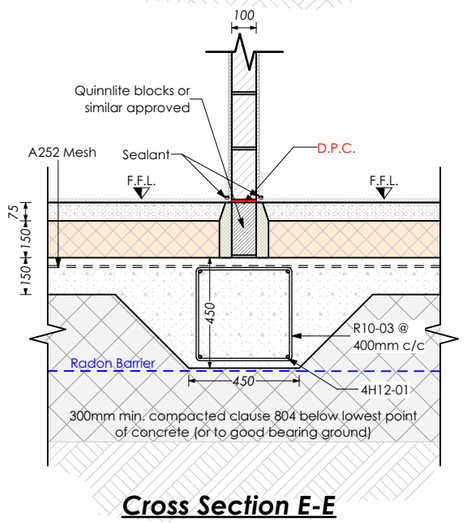
Cross Section A-A



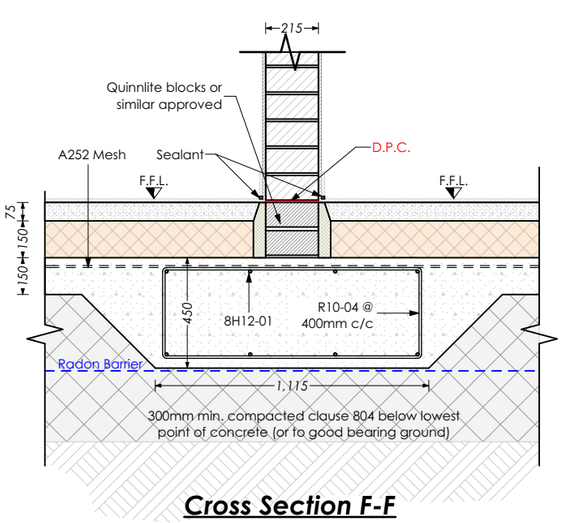
Cross Section B-B

Cross Section C-C

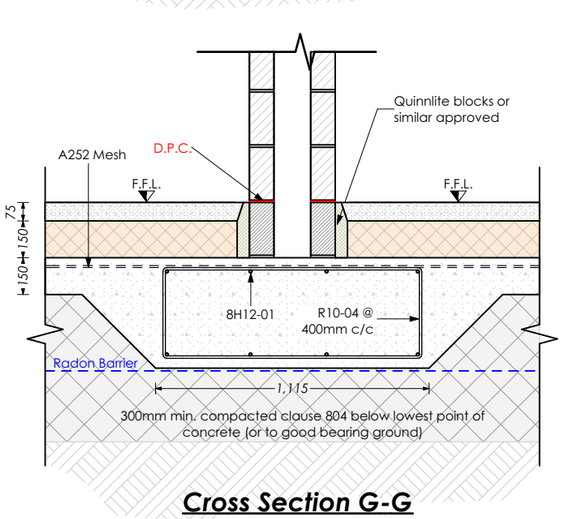
Cross Section D-D



Cross Section E-E



Cross Section F-F



Cross Section G-G

Raft Details 1:25

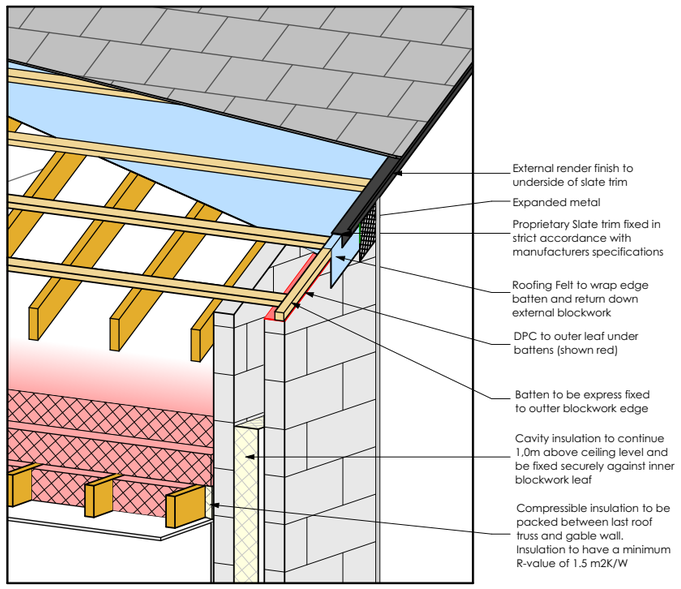
Client: Kara McFadden and Jamie Lewis

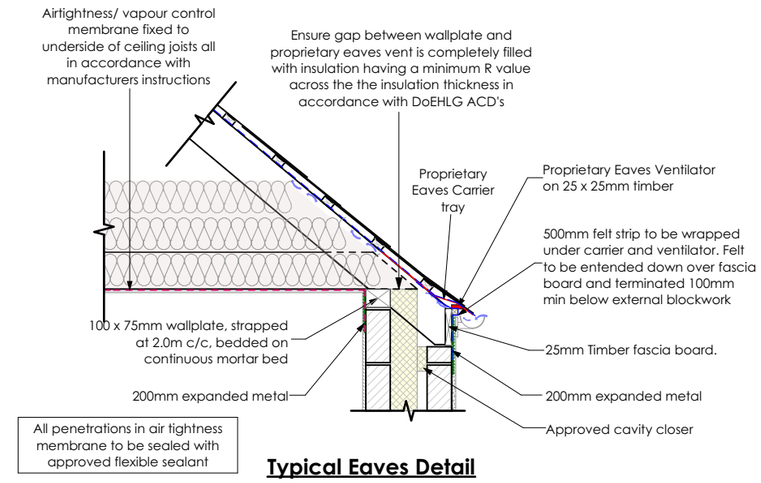
Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-11

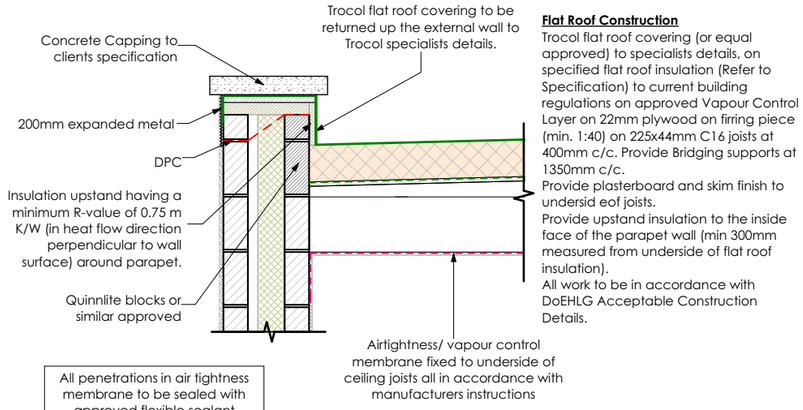
Drawn By: - Edel Bailey

TENDER PURPOSES ONLY





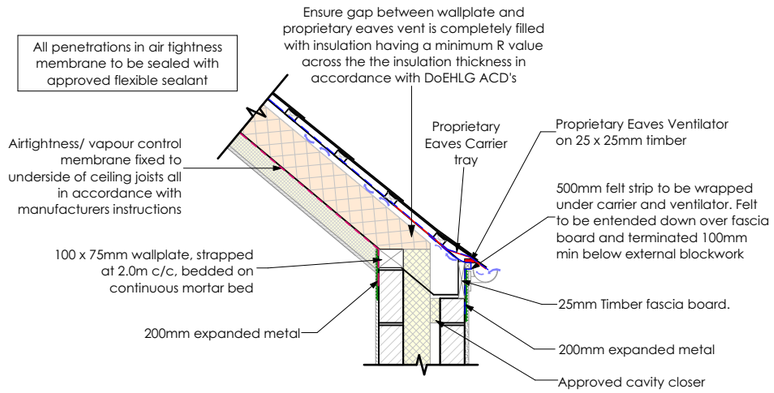
Typical Eaves Detail



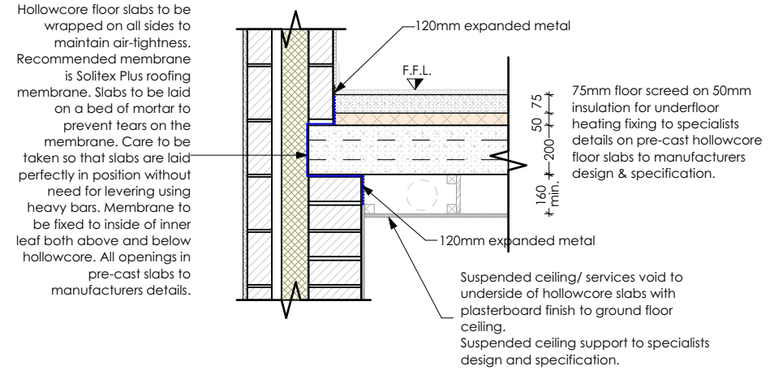
Flat Roof Construction

Trocol flat roof covering (or equal approved) to specialists details, on specified flat roof insulation (Refer to Specification) to current building regulations on approved Vapour Control Layer on 22mm plywood on firring piece (min. 1:40) on 225x44mm C16 joists at 400mm c/c. Provide Bridging supports at 1350mm c/c.
Provide plasterboard and skim finish to undersid eof joists.
Provide upstand insulation to the inside face of the parapet wall (min 300mm measured from underside of flat roof insulation).
All work to be in accordance with DoEHLG Acceptable Construction Details.

Flat Roof Parapet Detail

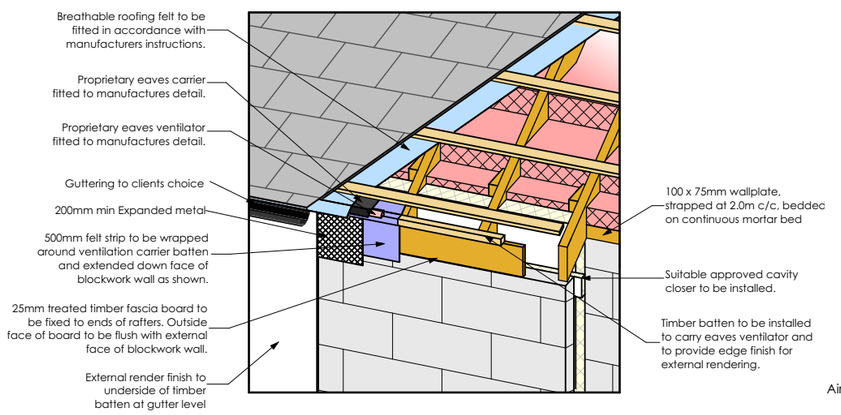


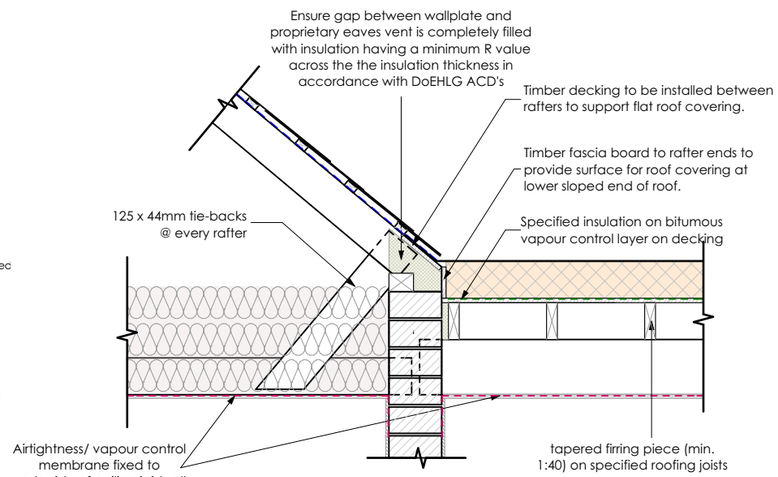
Typical Eaves Detail - Vaulted Ceiling



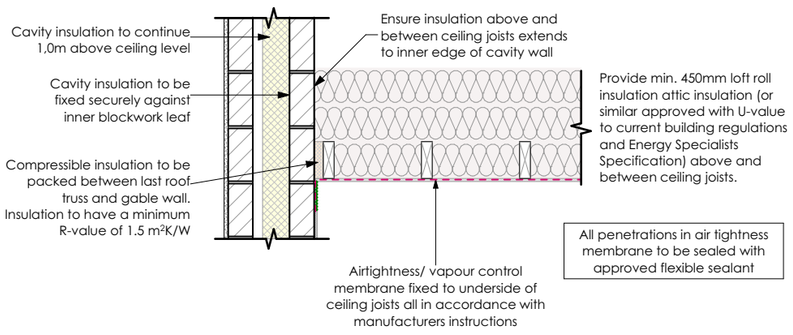
75mm floor screed on 50mm insulation for underfloor heating fixing to specialists details on pre-cast hollowcore floor slabs to manufacturers design & specification.

Typical Hollowcore Floor Slab Detail





Typical Eaves/Flat Roof Junction Detail @ 1/25



Ceiling Detail at Gable Walls

Construction Details 1:25

Client: Kara McFadden and Jamie Lewis

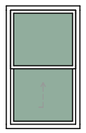
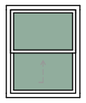
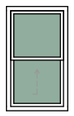
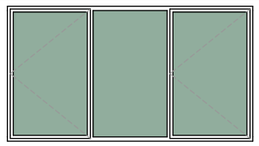
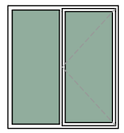
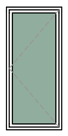
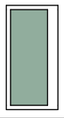
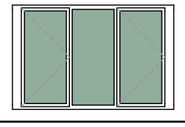
Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

Drawing No. - SBA-17-128-12

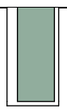
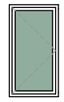
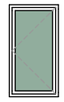
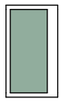
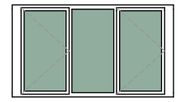
Drawn By: - Edel Bailey

TENDER PURPOSES ONLY

Window Schedule

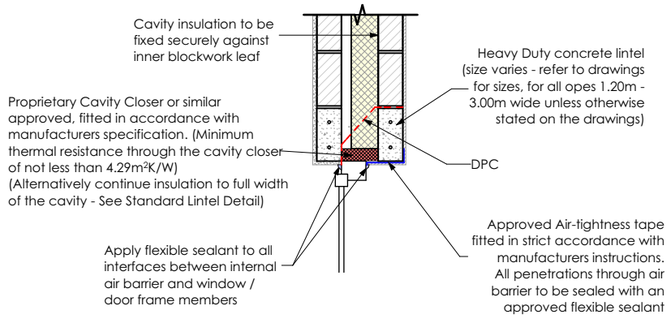
ID	Quantity	W x H Size (mm)	Window sill height (above FFL) mm	Window Elevation	Additional Information
W 1	5	1,200x2,000	500		Front Windows
W 2	3	1,200x1,500	1,000		Utility and Garage Windows
W 3	1	1,000x1,700	800		Office Window
W 4	2	4,000x2,200	300		Living and Dining Area Windows
W 5	5	1,800x2,000	500		Hallway Windows
W 6	2	900x2,000	500		Hallway Windows
W 7a	1	743x1,700	800		Bedroom 3 Window
W 7b	1	2,430x1,700	800		Bedroom 3 Window

Window Schedule

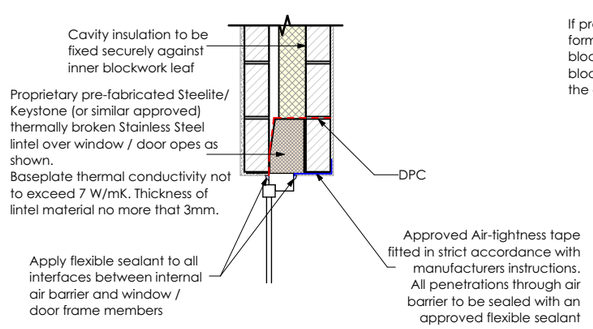
ID	Quantity	W x H Size (mm)	Window sill height (above FFL) mm	Window Elevation	Additional Information
W 7c	1	743x1,700	800		Bedroom 3 Window
W 8	1	800x1,500	1,000		
W 8	1	800x1,500	1,000		En-Suite Window
W 9	2	1,200x1,700	800		Bedroom 1, 2 and Guest Bedroom/ Playroom Window
W 10	2	1,000x1,500	1,000		Bathroom Window
W 11a	1	743x1,500	800		Master Bedroom Window
W 11b	1	2,430x1,500	800		Master Bedroom Window
W 11c	1	743x1,500	800		Master Bedroom Window

NOTE: Windows & Doors

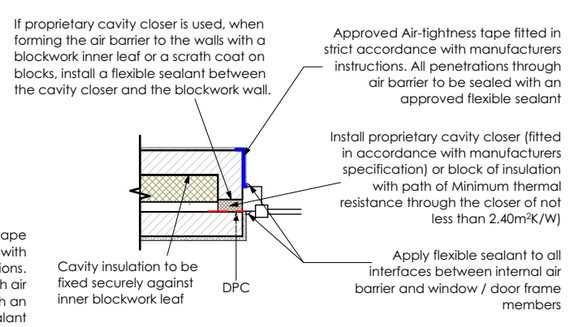
Finish and style of windows and doors to client specifications. Openings to windows to be as indicated on the drawings unless otherwise approved.
U-value to all windows and doors in accordance with current building regulations and to energy specialists specification.
All window and door openings to be in compliance with the latest building regulations and thermal bridging regulations.
All ope dimensions to be measured on site prior to the placing of any window and door order. Dimensions shown are target dimensions.



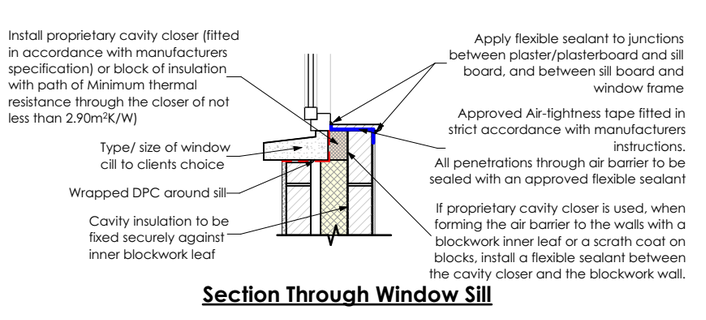
Section Through Window/ Door Head - Heavy Duty Lintels



Section Through Window/ Door Head - Proprietary Lintels



Section Plan Through Window/ Door Jambe



Section Through Window Sill

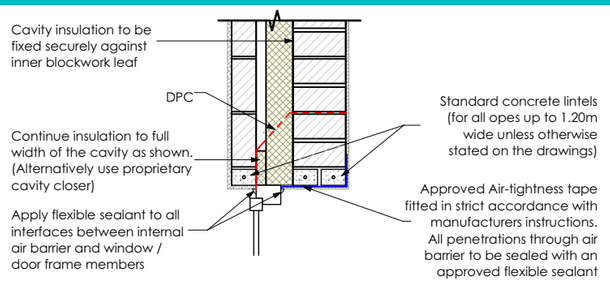
Client: Kara McFadden and Jamie Lewis

Project: Kara McFadden and Jamie Lewis at Breaghwy, Ballina, Co. Mayo.

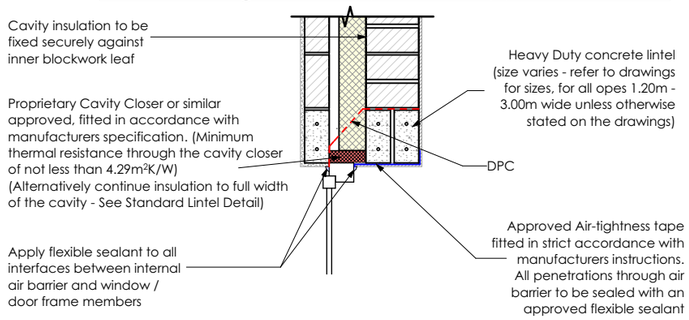
Drawing No. - SBA-17-128-13

Drawn By: - Edel Bailey

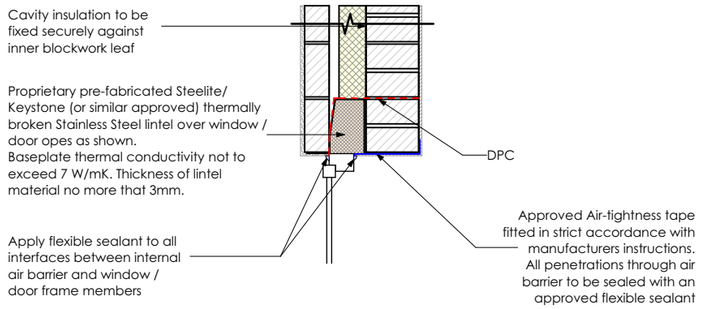
TENDER PURPOSES ONLY



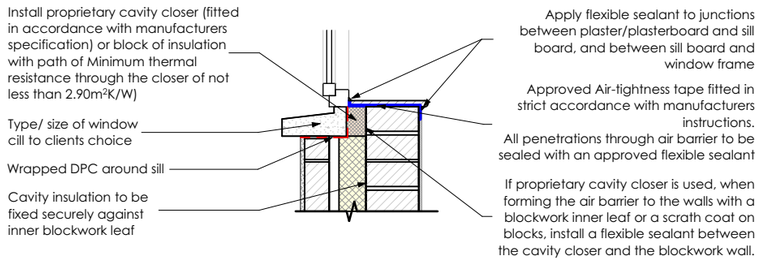
Section Through Window/ Door Head - Standard Lintels



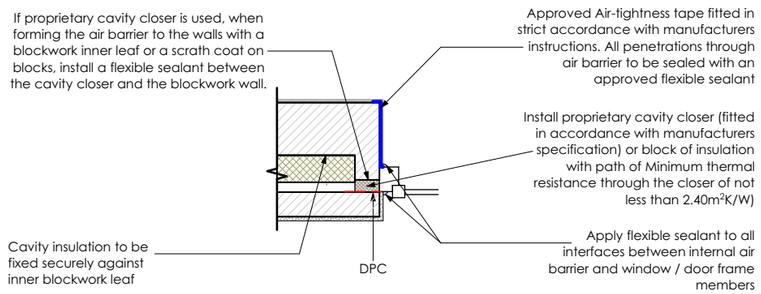
Section Through Window/ Door Head - Heavy Duty Lintels



Section Through Window/ Door Head - Proprietary Lintels



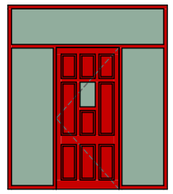
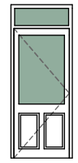
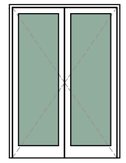
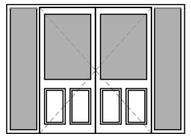
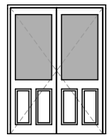
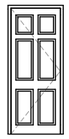
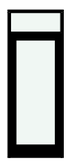
Section Through Window Sill



Section Plan Through Window/ Door Jambe

Window/Door Details 1:25

Door Schedule

ID	Quantity	W x H Size (mm)	Door Elevation	Additional Information
D 1	1	2,600x3,000		Front Entrance Door
D 2	1	1,000x2,500		Side Entrance Door with Transom
D 3	1	1,800x2,500		Double External Door (Patio Area)
D 4	1	2,900x2,100		Glazed Solid Double Internal Door with Sidelights
D 5	3	1,600x2,100		Glazed Solid Double Internal Doors
D 6	15	900x2,100		Solid Internal Doors
D 7	1	800x2,100		Solid Internal Door (Plant Room)
D 8	1	900x2,400		Garage Entrance Door

NOTE: Windows & Doors

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