

TRIPLE GLAZED PVC (MIN U VALUE 1.40) THERMALLY BROKEN WINDOWS AND DOORS. WINDOW CILLS, VERTICAL DPCS / CAVITY TRAYS AND INSULATION TO ALL OPENS PRECAST CONC. CILLS 100mm DEEP. NO PLASTER REVEALS AROUND WINDOWS

TRIPLE GLAZED PVC (MIN U VALUE 1.40) THERMALLY BROKEN WINDOWS AND DOORS. WINDOW CILLS, VERTICAL DPCS / CAVITY TRAYS AND INSULATION TO ALL OPENS PRECAST CONC. CILLS 100mm DEEP. NO PLASTER REVEALS AROUND WINDOWS

EXTERNAL WALLS TO BE CONSTRUCTED WITH 100MM BLOCKWORK, 200MM CAVITY WITH FULL FILL BEADED HIGH GRADE INSULATION AND 100 / 215MM CONCRETE BLOCK INNER LEAF AS SHOWN. BLOCKWORK SPECIFICATION AND GRADE AND STAINLESS STEEL WALL TIE CENTRES TO STRUCTURAL ENGINEER'S DETAIL.

EXTERNAL NATURAL STONE MAX 200mm THICK FIXED TO SCRATCHCOAT PLASTER WALL

FLOOR AREA:
 EXISTING GROUND FLOOR - 71.40m²
 PROPOSED GROUND FLOOR - 124.60m²
 PROPOSED FIRST FLOOR - 62.40m²
 TOTAL PROPOSED - 187.00m²
 PROPOSED + EXISTING FLOOR AREA TOTAL 258.40m²
 TOTAL PROPOSED + EXISTING - 2788 sq. ft.

EXISTING WALLS SHOWN: [Symbol]
 PROPOSED NEW WALLS SHOWN: [Symbol]
 WALLS TO BE REMOVED SHOWN: [Symbol]

GROUND FLOOR PLAN
 Scale 1 : 50

ALL DETAILS TO BE IN ACCORDANCE WITH THE CURRENT HOMBOND MANUAL, SEAL "ACCREDITED CONSTRUCTION DETAILS" & CURRENT BUILDING REGULATIONS

CONSTRUCTION NOTES: NEW BUILD
 External Walls: To be constructed with 100mm blockwork, 200mm cavity with high grade beaded insulation and 100 / 215mm concrete block inner leaf as shown. Blockwork specification and grade and stainless steel wall tie centres to structural engineer's detail. U-value required to be as per Part 6 of the Technical Guidance Documents.
 Ground Floor: Floor finished 15mm screed on 150mm Kingspan TPI insulation on rigid approved insulation, to achieve a minimum floor U-value of 0.12 W/m²K, on RC slab on radon DPM in accordance with structural engineer's specification. Allow for min. 30mm compatible vertical insulation to floor and wall junctions.
 First Floor: Prepare hollowcore floor to engineers specification with 40mm rigid insulation & 75mm screed finish. NB: finish of first floor to be finished where possible.
 Pitched Slate Roof: Selected slate fitted to manufacturer's instructions, on slating battens on Trevis Suro breather membrane underlaid or equal approved on timber rafters. Roof to be built up in accordance with standard Hombond details and engineer's construction details.
 Flat Ceiling Insulation: 150mm loose fill insulation between ceiling joists with 200mm over Sloped Ceiling Insulation: 150mm Kingspan TPI insulation between rafters with minimum 50mm minimum ventilation between insulation and breather membrane with an airtight membrane below rafters and 6.5mm Kingspan Kootherm 625 insulated plasterboard under roof to provide airtightness of rafters or equal approved insulation to achieve a minimum roof U-value of 0.16 W/m²K.
 Flat Roof: Non-burnable roof finish on 150mm Kingspan thermal roof 927 over joists on vapour barrier on 18mm membrane on 100mm concrete on joists to be fixed.
 Facias: Soffits to be finished with 100mm thick 100mm blockwork with 100mm rigid insulation and round down pipes to match. Length of downpipes shall be secured in accordance with manufacturers printed instructions. The final three metres over ground to be in rigid material.
 Windows to be triple PVC / AluClad or similar to chosen colour with internal finish. Entrance door to be triple glazed.
 DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS INFORMATION

GENERAL NOTES:

- 1. ROOF**
 (a) Roof finish to engineers specification and design
 (b) Roof finish to be finished where possible
- 2. WINDOWS**
 Each bedroom to have fire escape with min. clear opening as required by Part B of the Technical Guidance Documents
 Toughened glass to BS 6202 below 800mm & to all doors
- 3. INSULATION**
 Insulation to floors, walls, ceilings, roof to details and to achieve a value as indicated in Part 6 of the Technical Guidance Documents or contractor to supply certification of compliance in accordance with Heat Energy Rating methods. Provisional BER is drafted and based upon specifications attached here to this tender package. Any change from specification must be equal and approved and agreed with architect in advance.
- 4. WHEELCHAIR ACCESS**
 1. Ramp door to be provided with minimum external landing 1.2 x 1.2m level with floor.
 2. Ramp to landing at max 1:12 gradient
 4.5m Long
 3. Max threshold at main entrance to be 15mm and 10mm at all interior doors. Ext. doors to have a clear step of min 75mm, internal doors 750.
 4. Clear area measuring 1200x1500mm to be available adjacent to toilet bowl in downstairs WC.
 5. Internal drainage gully immediately outside floor door.
- 5. INTERNAL STAIRS**
 To be designed in accordance with Part K of the Technical Guidance Documents.
- 6. U-VALUE**
 U-value of window - external doors not to exceed 1.2 and 2.0 W/m²K where total area of such openings do not exceed 25% of floor area of house. Final value to be agreed as part of BER design for dwelling upon confirmation of preferred window system by client.
- 7. BATHROOM & UTILITY ROOMS**
 Provide mechanical extract fan to bathrooms, en-suites and utility rooms capable of extracting 15 litres of air per second.
- 8. GENERAL**
 All structural details to be engineers specification and detail
 DRAWINGS TO BE READ IN CONJUNCTION WITH ACCOMPANYING SPECIFICATIONS AND STRUCTURAL / SERVICES ENGINEERS DRAWINGS
 ANY ERRORS TO BE REPORTED TO ARCHITECT

EXTERNAL WALLS TO BE CONSTRUCTED WITH 215MM BLOCKWORK OUTER LEAF, 200MM CAVITY WITH FULL FILL BEADED HIGH GRADE INSULATION AND 215MM CONCRETE BLOCK INNER LEAF AS SHOWN. BLOCKWORK SPECIFICATION AND GRADE AND STAINLESS STEEL WALL TIE CENTRES TO STRUCTURAL ENGINEER'S DETAIL.

EXISTING WINDOWS REPLACED WITH NEW GLAZED TRADITIONAL STYLE WINDOWS

General Specification

Ground Floor Construction:
 75mm thick concrete screed on 1000 gauge separating layer on 150mm Kingspan Kootherm K10 insulation (U-value: 0.10W/m²K), 150mm Dp. RC slab, A... mesh on Monarflex RAC Radon barrier on sand blinding topped and finished in strict accordance with manufacturers instructions. Underfloor heating in concrete screed clipped through separating layer to insulation.

External Walls:
 See Wall Legend for wall thickness and build ups. External walls to incorporate stainless steel wall ties at maximum 450mm c/c vertically and 900mm c/c horizontally.

DPCS & Flashings to Masonry Walls:
 DPCS to be Ruberoll H-rod or equal approved. DPCS to be provided at a minimum of 150mm above ground level, over all ops and at jambs of cavity walls. All cills to be laid in DPC tray and turned up at ends. DPCS over flashings to extend a minimum of 150mm beyond joint ends.

Limits to Masonry Walls:
 Minimum lintel end bearing to be 150mm.

Stairs:
 Balustrade to be constructed in accordance with T.G.D. Part K so that 100mm diameter sphere cannot pass through and not to be readily climbable height at right 800mm above finished pitch line (line joining the front nosing edge steps), height at landing 1100mm above finished floor level.
 A vertical headroom clearance of 2.0m to be provided from pitch line of stairs to any ceiling over and 1.5m measured at right angles to pitch line. Finish soffit of stairs with 12.5mm gypsum wallboard fixed in accordance with manufacturer's instructions.

Roof Finish:
 Plain roof slope fixed in accordance with manufacturers instruction to include extra strapping at eaves/barges etc. as necessary for the exposure, roof slope etc. on felt membrane lapped min. 100mm vertically and min. 150mm horizontally on 50x25 saw treated battens spaced to provide gauge/rig of the as advised by the manufacturers for roof slope and the exposure, on roof structure as indicated on section, on 100x75 saw wall plate. All external masonry walls occurring at roof and attic ceiling level to be provided with lateral support strapping at eaves/roof level and at ceiling joist level. Straps minimum 900mm long galvanized mild steel, 30x3mm section, at maximum 2.0m centres.
 All lead/flashings to be minimum Code 5 lead. Fascia, soffit, barge linings - painted pre-treated s.w.

Ventilation:
 Certified mechanical heat recovery ventilation system to be provided with rigid, circular or oval ducting and back-draft filters.
 All kitchens, bathroom and utility rooms whether or not provided with operable windows or doors, shall have mechanical ventilation.

Glazing:
 All glazing to be certified triple-glazed PVC AluClad or PVC with safety glass in accordance with B.S. 6352 Part 4. Installation to manufacturers instructions.
 All bedroom windows to have opening sections to provide a minimum clear fire escape opening of 650mm high and 500mm wide and bottom of opening not more than 1100mm above finished floor level.

FIRST FLOOR PLAN
 Scale 1 : 50

FLOOR AREA:
 EXISTING GROUND FLOOR - 71.40m²
 PROPOSED GROUND FLOOR - 124.60m²
 PROPOSED FIRST FLOOR - 62.40m²
 TOTAL PROPOSED - 187.00m²
 PROPOSED + EXISTING FLOOR AREA TOTAL 258.40m²
 TOTAL PROPOSED + EXISTING - 2788 sq. ft.

EXISTING WALLS SHOWN: [Symbol]
 PROPOSED NEW WALLS SHOWN: [Symbol]
 WALLS TO BE REMOVED SHOWN: [Symbol]

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COTTAGE WALLS REMOVED & REPLACED (30-08-21)

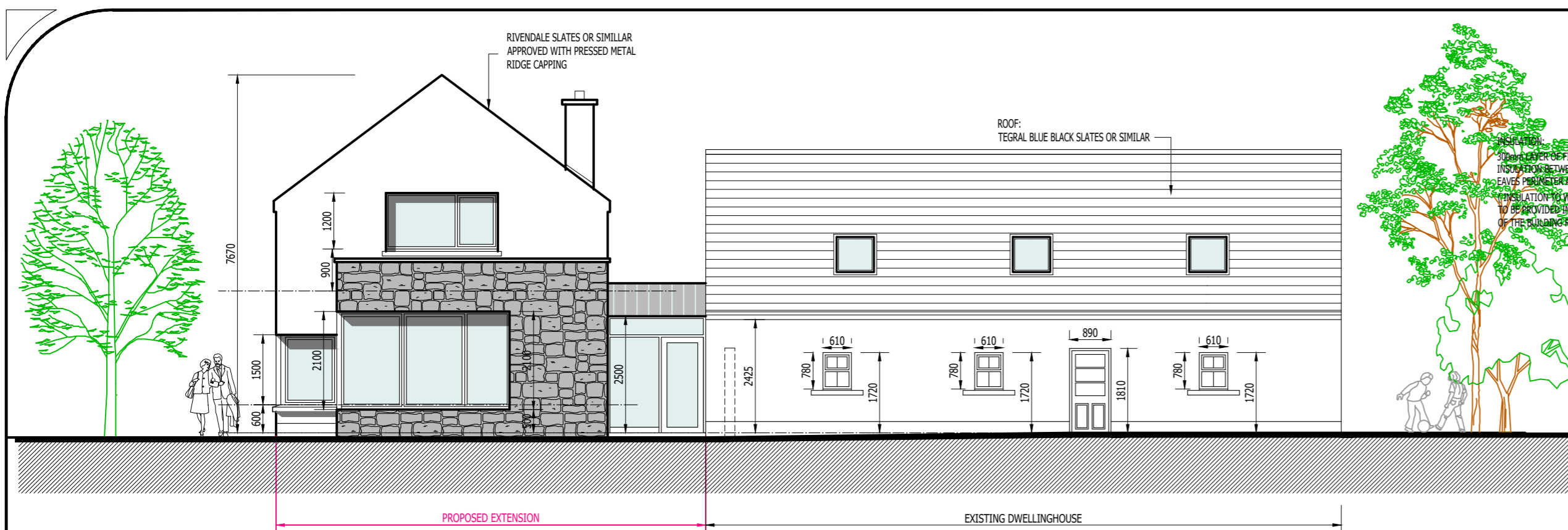
S.HANNIFFY & ASSOCIATES
 CONSULTING ENGINEERS
 CIVIL & STRUCTURAL ENGINEERS
 PLANNING, SURVEYING:

Project: PROPOSED DWELLINGHOUSE EXTENSION AT CARRONMORE, MAREE, CLARINBRIDGE, CO. GALWAY

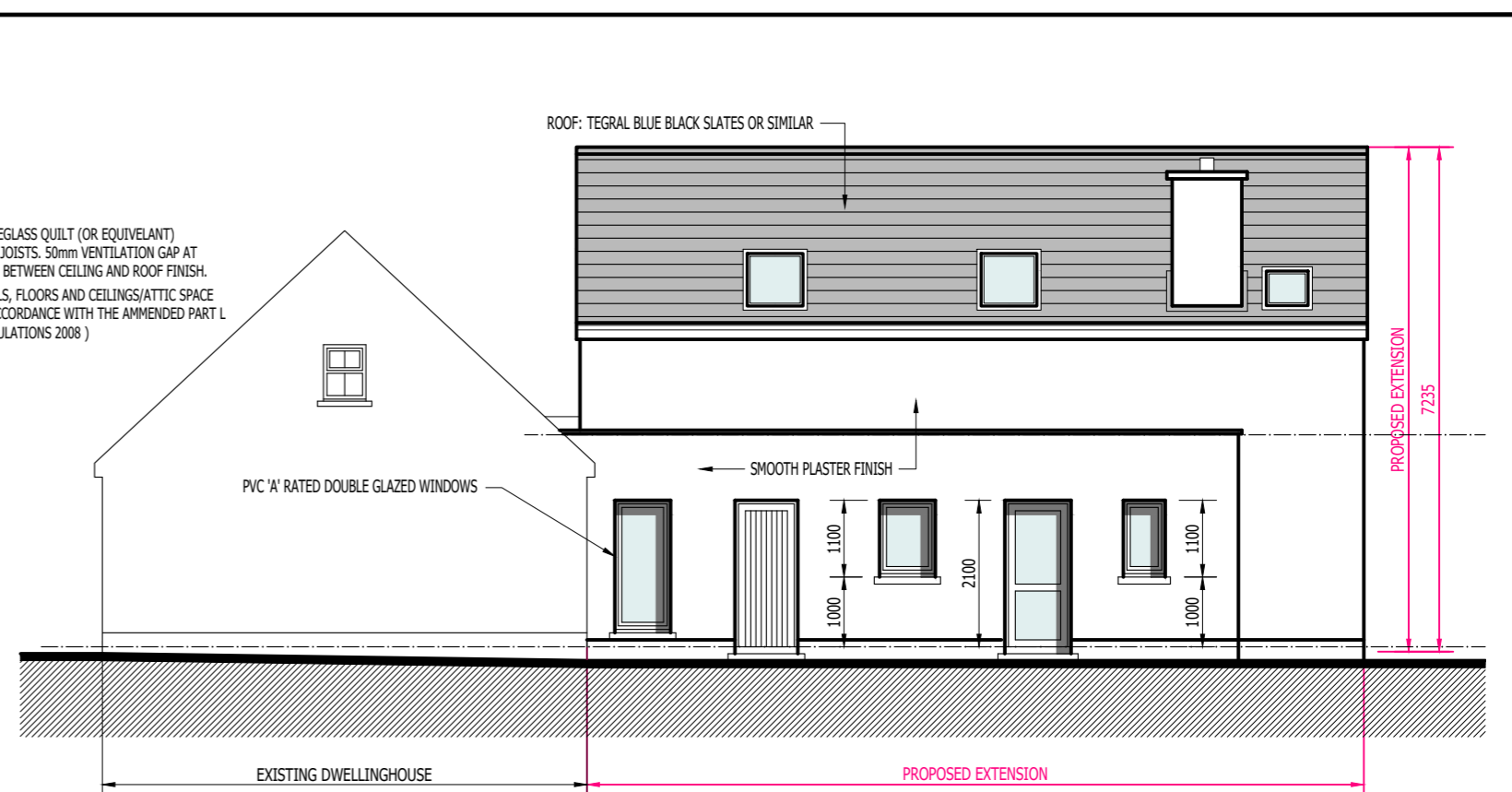
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Client: SHANE FINN

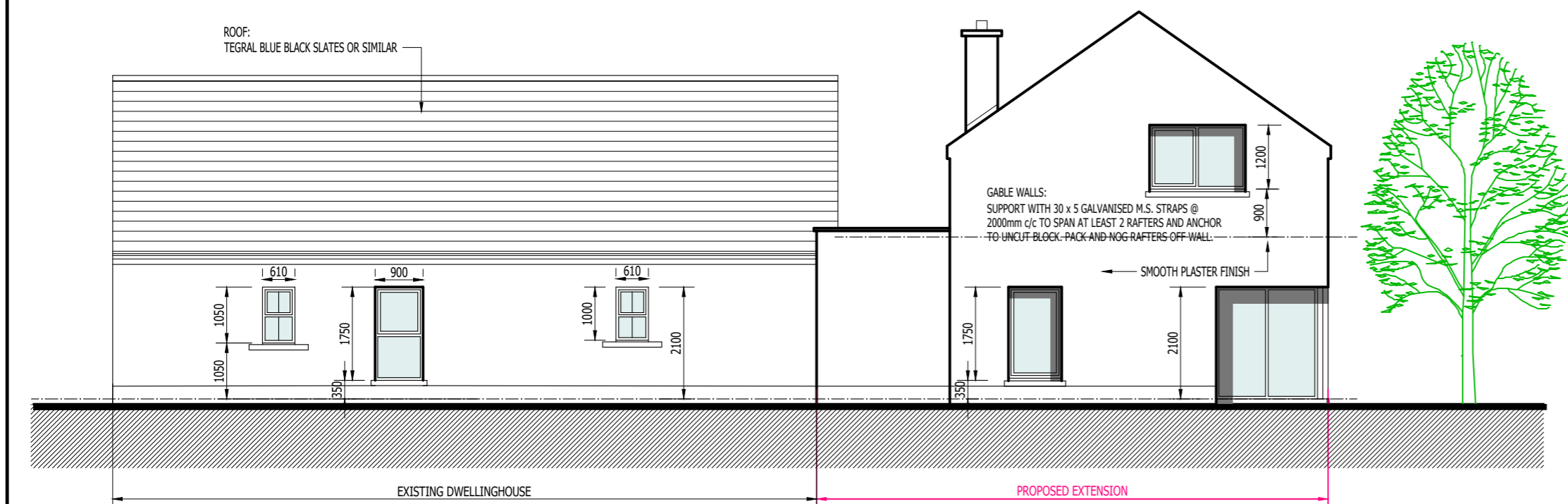
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| Date: MAY 2021 | Drawn By: N.C. |
| Scale: 1/50 @ A1 | Checked By: |
| Drawing No: 20128 - 10 | Rev: A |



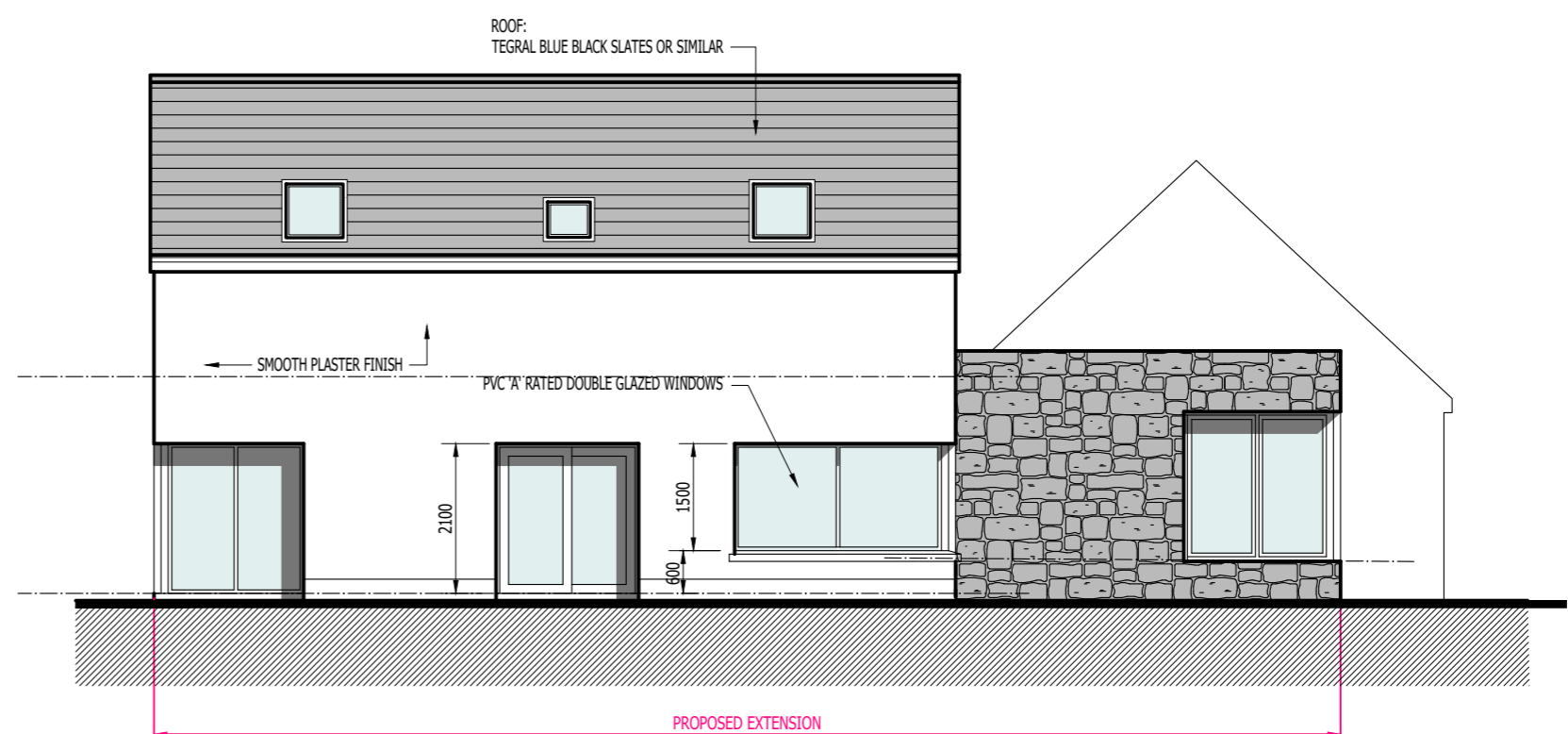
PROPOSED FRONT ELEVATION
Scale 1 : 100



PROPOSED SIDE ELEVATION (East)
Scale 1 : 100



PROPOSED REAR ELEVATION
Scale 1 : 100



PROPOSED SIDE ELEVATION (West)
Scale 1 : 100

GENERAL NOTES:

1. ROOF
(a) Roof design to engineers specification and design
(b) Roof finish to be selected metal deck standing seam roof

2. WINDOWS
Each bedroom to have fire escape with min. clear opening as required by Part B of the Technical Guidance Documents
Toughened glass to BS 6202 below 800mm & to all doors

3. VENTILATION
All ventilation to be in accordance with Part F of the Technical Guidance Documents and will be dictated by clients decision in relation to preferred method of ventilation (i.e. natural or mechanical or a combination of both systems). Minimum requirements are:
(a) Habitable Rooms: Ventilation must be provide either external wall or by means of controllable trickle vents to the windows and such ventilation must be equal to 5000 to 7000mm² depending on air permeability of dwelling. Window or door openings must also be equal to at least 1/20 of the room floor area in order to provide rapid ventilation.

(b) Bathrooms (including En-suites & utility rooms) to Provide ventilation by having a window opening equal to 1/20 of the floor area of the room (where available) and by means of a mechanical extract fan capable of extracting 15 litres of air per second.

(c) W.C.: Covered By HRV System
(d) Kitchen: Covered by HRV System and Charcoal Filter Extractor Fan.

4. INSULATION
Insulation for floors, walls ceiling+ roof to details and to achieve u values as indicated in Part L of the Technical Guidance Documents or contractor to supply certification of compliance in accordance with Heat Energy Rating methods. Provisional BER is drafted and based upon specifications attached here to this tender package. Any change from specification must be equal and approved and agreed with architect in advance.

5. INTERNAL STAIRS
To be designed in accordance with Part K of the Technical Guidance Documents.

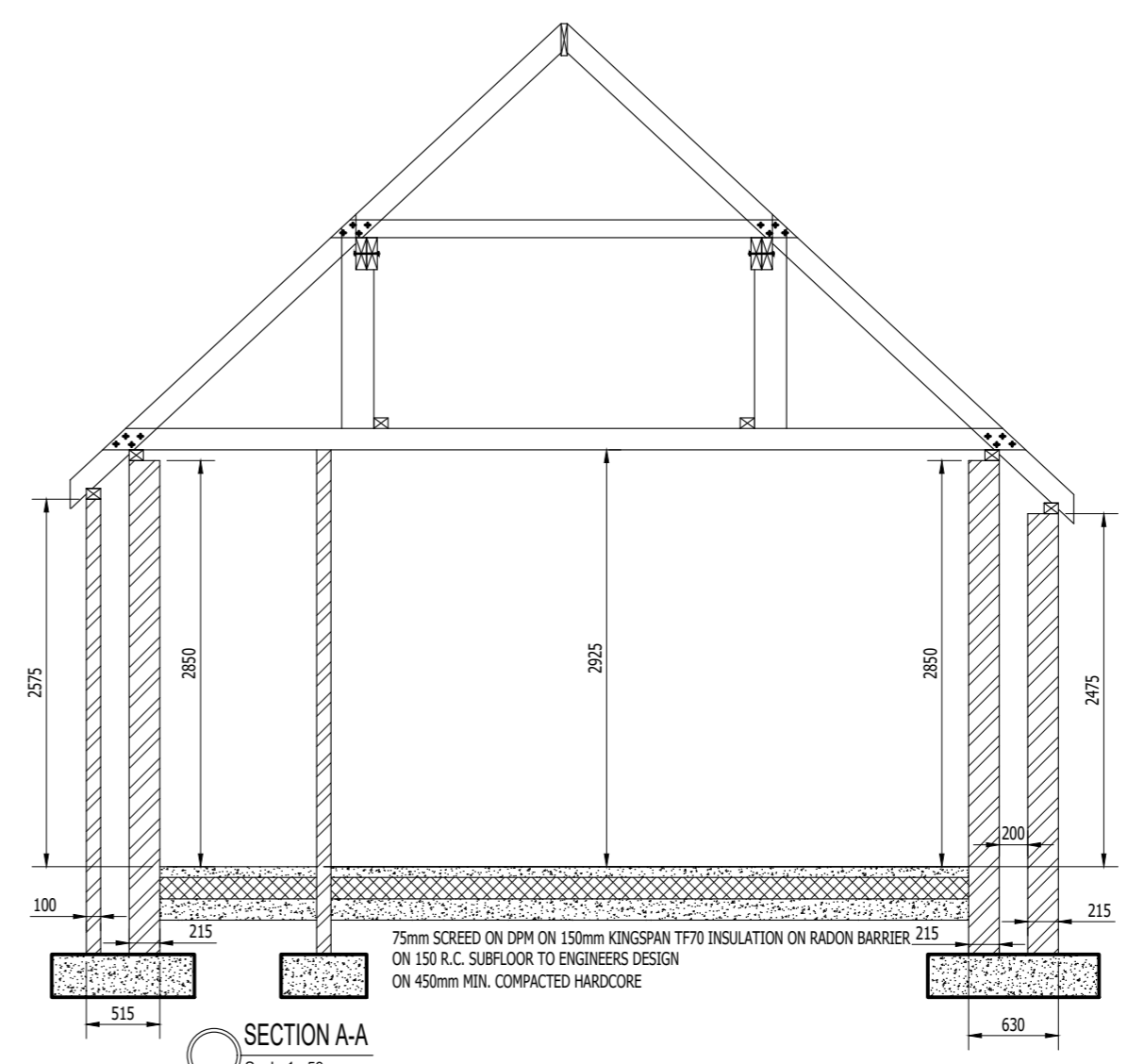
6. U-VALUE
U-Value of window + external doors not to exceed ≤ 0.8W/m²K. where total area of such openings do not exceed 25% of floor area of house. Final value to be agreed as part of BER design for dwelling upon confirmation of preferred window system by client

7. BATHROOM & UTILITY ROOMS
Covered by HRV Ventilation System

8. GENERAL
All structural details to engineers specification and detail

DRAWINGS TO BE READ IN CONJUNCTION WITH ACCOMPANYING SPECIFICATIONS AND STRUCTURAL / SERVICES ENGINEERS DRAWINGS

ANY ERRORS TO BE REPORTED TO ARCHITECT



SECTION A-A
Scale 1 : 50

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SECTION A-A ADDED (01-11-2021)

S.HANNIFFY & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL ENGINEERS:
PLANNING: SURVEYING:

COTTAGE, MAREE, DRANMORE, CO. GALWAY. TEL: 091 790452 FAX: 091 388480 MOBILE: 085 1435423/1435283 EMAIL: SHANNIFFY@EIRCOM.NET

Project: **PROPOSED DWELLINGHOUSE EXTENSION AT CARROWMORE, MAREE, CLARINBRIDGE, CO. GALWAY**

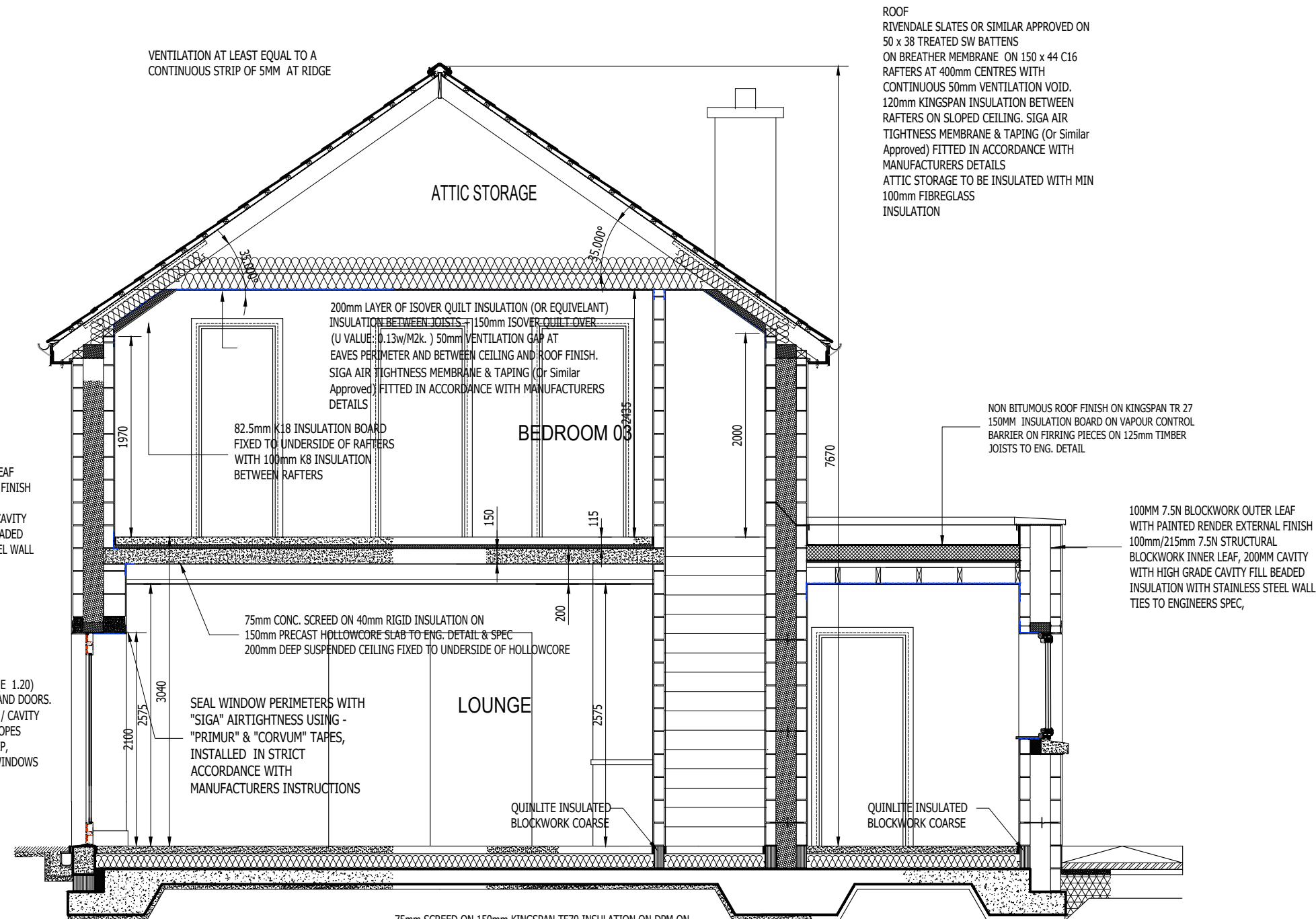
Drawing title: **ELEVATIONS**

Client: **SHANE FINN**

Date: **JUNE 2021** Drawn By: **N.C.**

Scale: **1/100 @ A2** Checked By:

Drawing No. **20128 - 11** Rev. **A**



VENTILATION AT LEAST EQUAL TO A CONTINUOUS STRIP OF 5MM AT RIDGE

ROOF
RIVENDALE SLATES OR SIMILAR APPROVED ON 50 x 38 TREATED SW BATTENS
ON BREATHER MEMBRANE ON 150 x 44 C16 RAFTERS AT 400mm CENTRES WITH CONTINUOUS 50mm VENTILATION VOID. 120mm KINGSPAN INSULATION BETWEEN RAFTERS ON SLOPED CEILING. SIGA AIR TIGHTNESS MEMBRANE & TAPING (Or Similar Approved) FITTED IN ACCORDANCE WITH MANUFACTURERS DETAILS
ATTIC STORAGE TO BE INSULATED WITH MIN 100mm FIBREGLASS INSULATION

ATTIC STORAGE

200mm LAYER OF ISOVER QUILT INSULATION (OR EQUIVELANT) INSULATION BETWEEN JOISTS + 150mm ISOVER QUILT OVER (U VALUE: 0.13w/M2k.) 50mm VENTILATION GAP AT EAVES PERIMETER AND BETWEEN CEILING AND ROOF FINISH. SIGA AIR TIGHTNESS MEMBRANE & TAPING (Or Similar Approved) FITTED IN ACCORDANCE WITH MANUFACTURERS DETAILS

BEDROOM 03

82.5mm K18 INSULATION BOARD FIXED TO UNDERSIDE OF RAFTERS WITH 100mm K8 INSULATION BETWEEN RAFTERS

NON BITUMOUS ROOF FINISH ON KINGSPAN TR 27 150MM INSULATION BOARD ON VAPOUR CONTROL BARRIER ON FIRING PIECES ON 125mm TIMBER JOISTS TO ENG. DETAIL

PROP. VENTILATION AT LEAST EQUAL TO A CONTINUOUS STRIP OF 5MM AT EAVES

100MM 7.5N BLOCKWORK OUTER LEAF WITH PAINTED RENDER EXTERNAL FINISH 100mm/215mm 7.5N STRUCTURAL BLOCKWORK INNER LEAF, 200MM CAVITY WITH HIGH GRADE CAVITY FILL BEADED INSULATION WITH STAINLESS STEEL WALL TIES TO ENGINEERS SPEC,

100MM 7.5N BLOCKWORK OUTER LEAF WITH PAINTED RENDER EXTERNAL FINISH 100mm/215mm 7.5N STRUCTURAL BLOCKWORK INNER LEAF, 200MM CAVITY WITH HIGH GRADE CAVITY FILL BEADED INSULATION WITH STAINLESS STEEL WALL TIES TO ENGINEERS SPEC,

75mm CONC. SCREED ON 40mm RIGID INSULATION ON 150mm PRECAST HOLLOWCORE SLAB TO ENG. DETAIL & SPEC 200mm DEEP SUSPENDED CEILING FIXED TO UNDERSIDE OF HOLLOWCORE

LOUNGE

SEAL WINDOW PERIMETERS WITH "SIGA" AIRTIGHTNESS USING - "PRIMUR" & "CORVUM" TAPES, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

QUINLITE INSULATED BLOCKWORK COARSE

QUINLITE INSULATED BLOCKWORK COARSE

TRIPLE GLAZED PVC (MIN U VALUE 1.20) THERMALLY BROKEN WINDOWS AND DOORS. WINDOW CILLS, VERTICAL DPCS / CAVITY TRAYS AND INSULATION TO ALL OPES PRECAST CONC. CILLS 50mm DEEP, NO PLASTER REVEALS AROUND WINDOWS

75mm SCREED ON 150mm KINGSPAN TF70 INSULATION ON DPM ON RAFT FOUNDATION TO ENGINEERS DESIGN ON RADON BARRIER ON 450mm MIN. COMPACTED HARDWARE

SECTION B-B

Scale 1 : 50

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SH S.HANNIFFY & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL ENGINEERS:
PLANNING: SURVEYING:

COTTAGE,
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CO. GALWAY. TEL. 091 790452
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Project: PROPOSED DWELLINGHOUSE EXTENSION AT CARROWMORE, MAREE, CLARINBRIDGE, CO. GALWAY

Drawing title: SECTION B-B

Client: SHANE FINN

Date: JUNE 2021 Drawn By: N.C.

Scale: 1/50 @ A3 Checked By:

Drawing No. 20128 - 12 Rev.