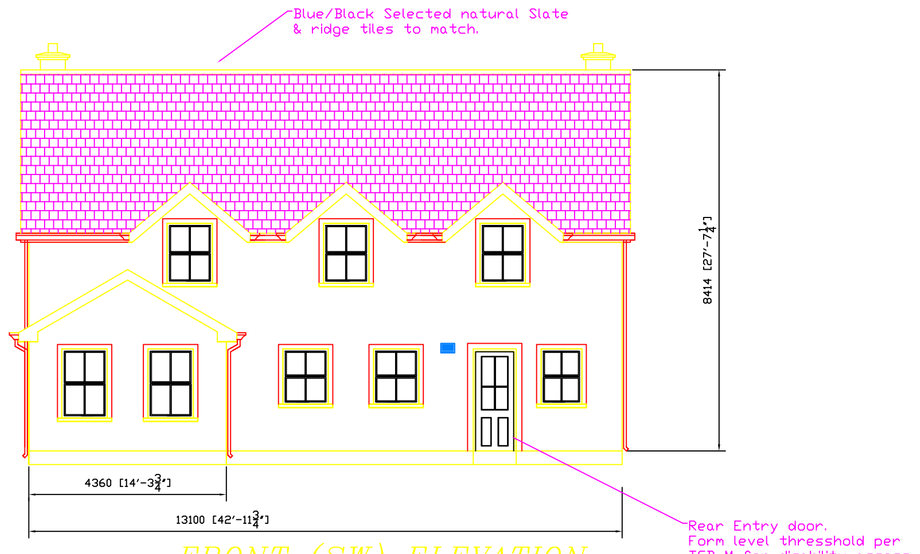
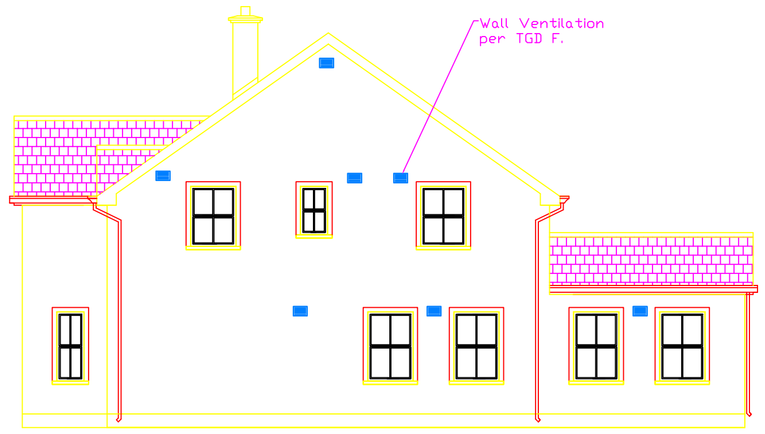
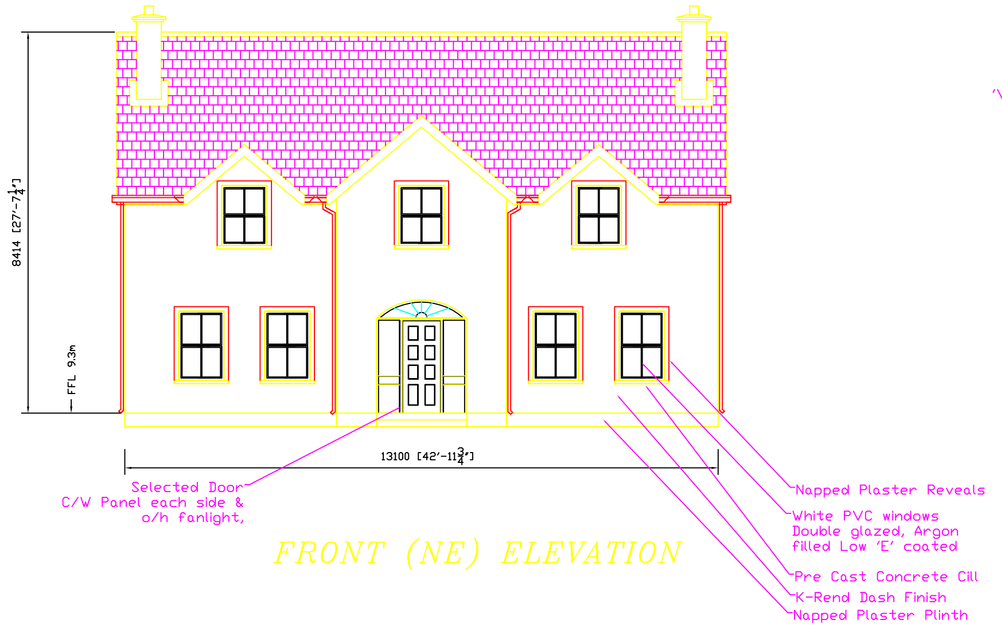


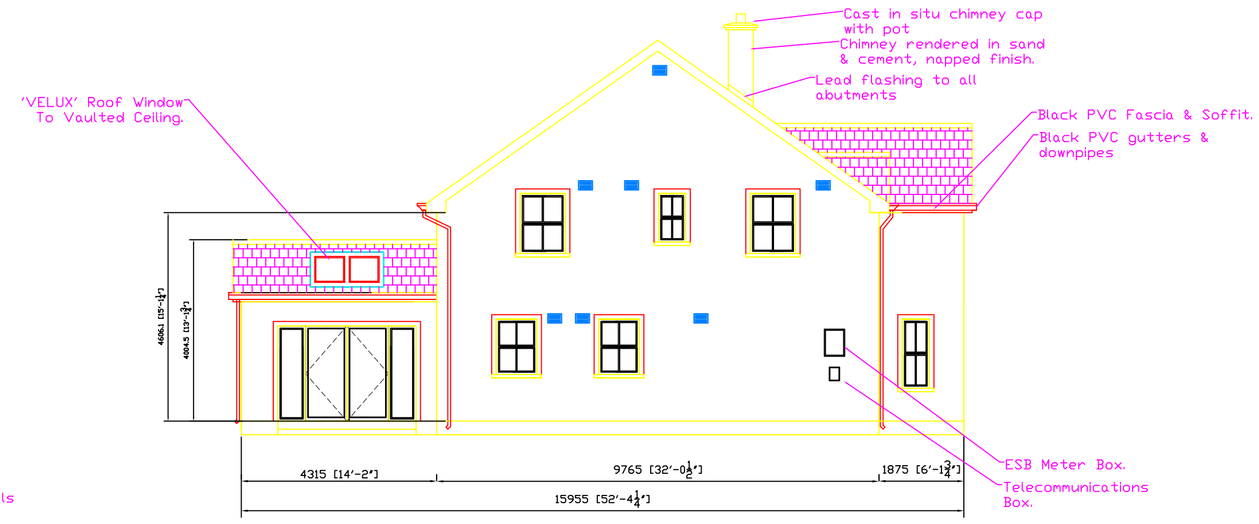
FRONT (SW) ELEVATION



NW SECTION



FRONT (NE) ELEVATION



SE SECTION

ROOF.
BLACK 'THRUTONE' SLATES ON 50X44 BATTENS ON ROOFING MEMBRANE, ON 150X44 RAFTERS @ 400 CTRS. WITH 150X44 COLLARS & 100X44 STRUTS & STEEL PURLINS.
100X75 TREATED WALL PLATE, BOLTED TO WALL @ 900 CTRS & FIXED WITH 30X5 GALV STEEL STRAPS @ 2000 CTRS, STAGGERED BETWEEN BOLT CTRS.
200X44 ATTIC FLOOR JOISTS.
175X44 RIDGE BOARD.
75X50 HANGERS & RUNNERS.

100mm XTRATHERM RAFTERLOC ROOF INSULATION BETWEEN JOISTS

ROOF SPACE INSULATION
100mm XTRATHERM RAFTERLOC PITCHED ROOF INSULATION BETWEEN JOISTS & WALL STUDS.
MAINTAIN CONTINUOUS AIR GAP OF 50mm
50mm XTRATHERM THIN-R/PF PITCHED ROOF BOARD INSULATION WITH 12mm COMPOSITE GYPROC TO UNDERSIDE OF RAFTER/JOIST SKIM COATED SMOOTH
CEILINGS 12mm PLAIN GYROC SLAB STAGGERED LAID & JOINTED & SKIM COATED SMOOTH

FIRECLAY FIREBACK SET IN WEAK CONCRETE MIX WITH P.C.C. FLUE GATHERER OVER.
CHIMNEYS LINED WITH ø200mm SOCKETED CLAY FLUES COMPLYING WITH I.S.SV1983:VOID FILLED WITH LIME/SAND MIX, 1:2.

CAVITY HEAD CLOSED WITH SOLID CONCRETE BLOCK

BLACK PVC FASCIA & SOFFIT.
BLACK PVC GUTTERS & DOWNPIPES.

SOFT e DOUBLE GLAZED ARGON FILLED 3 POINT LOCKING WHITE PVC WINDOW UNITS WITH OPENING TO MEET CURRENT FIRE REG.
25mm TEAK WINDOW BOARDS.

DPC OVER ALL WINDOW HEADS & UNDER ALL CILLS & VERTCALLY AROUND ALL WINDOW & EXTERNAL DOOR OPES.

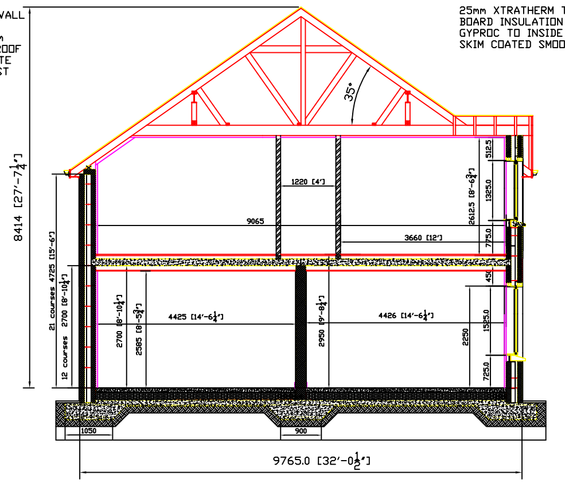
PRE CAST CONCRETE CILL WRAPPED IN DPC.

CAVITY WALL INSULATION TO EXTEND MIN 150-200mm BELOW DPC & FLOOR INSULATION.

CAVITY OF RISING WALL FILLED WITH WEAK CONCRETE MIX AND STRUCK TO BELOW 150-250mm BELOW DPC.

WALLS & EAVES TO BE STRAPPED TO ROOF WITH 30x5 M/S GALV STRAPS @ 2000 CTRS.
RESTRAINT STRAPS TO GABLE WALL @ RAFTER & CEILING LEVELS, 30x5 M/S GALV STRAPS, BUILT IN & FIXED TO MIN TWO TRUSSES.
EXTERNAL WALLS TO BE 2 NO. SOLID BLOCK LEAVES WITH 150mm CAVITY WITH 100mm XTRATHERM XT/CW WALL INSULATION.
WALLS TO BE SCUDDED, RENDERED IN SAND & CEMENT WITH DASHED FINISH.
WALL TIES TO I.S. 268, VERTICLE TWIST TYPE, STAINLESS STEEL @ 750mm HORIZONTAL SPACING & 450mm VERTCLE SPACING, STAGGERED.
300mm VERTICLE SPACING AT UNBONDED JAMBS & WITHIN 150mm OF ALL OPENINGS.
50mm WALL INSULATION IN CAVITY AT JAMBS & HEAD OF ALL EXTERNAL OPES & BEHIND CILLS.
DPC OVER ALL WINDOW HEADS & UNDER ALL CILLS & VERTCALLY ARGUND ALL WINDOW & EXTERNAL DOOR OPES, WITH PROPRIETARY INSULATED CAVITY CLOSERS PER TGD L.

25mm XTRATHERM THIN-R/TL THERMAL LINING BOARD INSULATION WITH 12mm COMPOSITE GYPROC TO INSIDE FACE OF EXTERNAL WALLS SKIM COATED SMOOTH



TYPICAL SECTION

FLAT CEILING ROOF INSULATION
50mm XTRATHERM THIN-R/TL THERMAL LINING BOARD INSULATION WITH 12mm COMPOSITE GYPROC TO UNDERSIDE OF JOIST, SKIM COATED SMOOTH, WITH 400mm GLASS FIBRE INSULATION BETWEEN & OVER JOISTS

ALL FIRST FLOOR INTERNAL WALLS 90X38 CLS GRADE 2 TIMBER STUD FRAME WITH 12mm GYPROC SLAB, JOINTED & SKIM COATED SMOOTH.

SCREED FINISH WITH TILES OVER FOR EN-SUITE & BATHROOM

25mm T&G FLOORING TO FIRST FLOOR ON BATTENS ON EASY FIX RUBBER FIXINGS TO SLAB

150mm PRECAST HOLLOW CORE FLOOR SLAB, WITH 35NN CONCRETE GROUTING TO JOINTS.

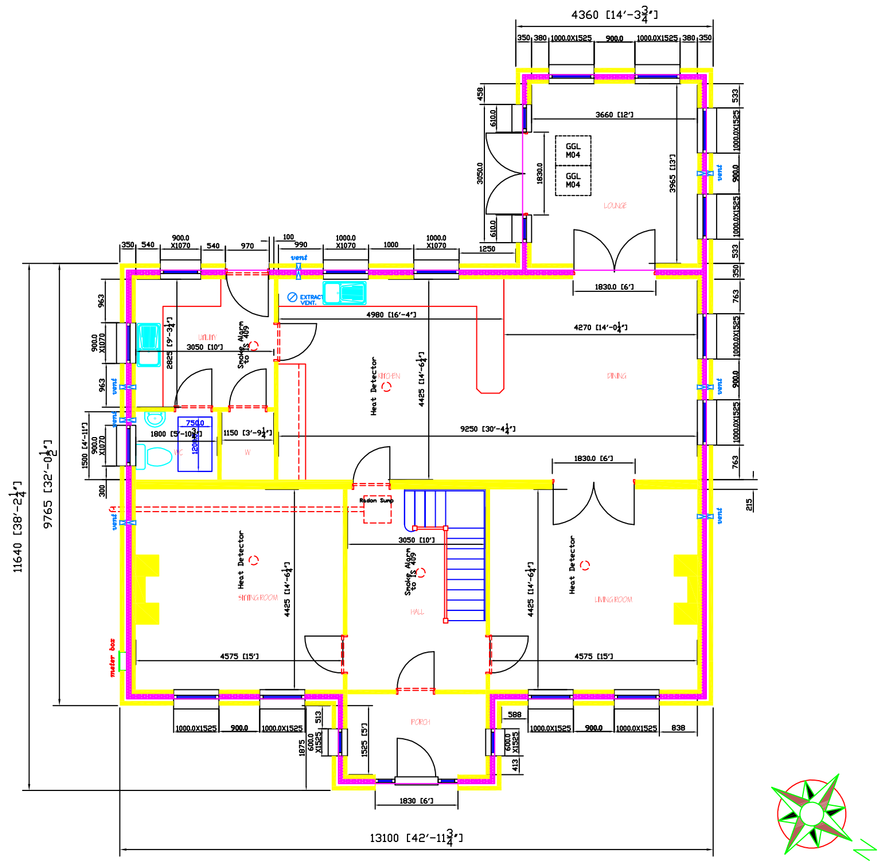
CEILINGS 12mm PLAIN GYROC SLAB STAGGERED LAID & JOINTED & SKIM COATED SMOOTH ON BATTENS FIXED TO UNDERSIDE OF CONCRETE FLOOR SLAB

SOLID DOORS WITH BRASS HINGES & LOCKSETS.
WHITE DEAL DOOR FRAMES.
WHITE DEAL MOULDED SKIRTING & ARCITRAVE.
RED DEAL SADDLES.

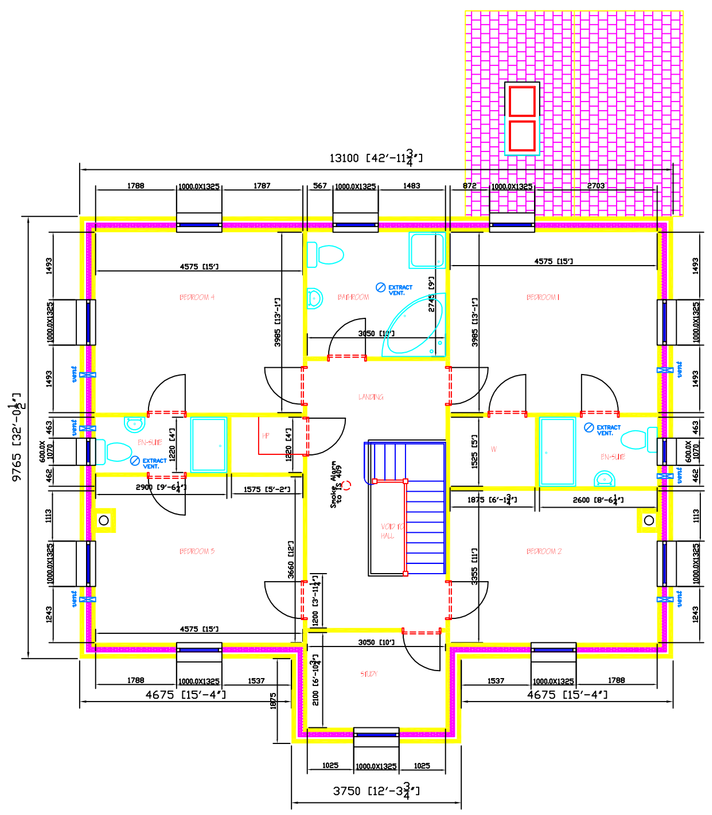
STD. GROUND FLOOR INTERNAL WALLS TO BE 100mm SOLID BLOCK, SCUDDED, RENDERED IN SAND/CEMENT & SKIM COATED.

MAIN SPINE WALL FOR CONCRETE FLOOR SLAB TO BE 215mm SOLID BLOCK, SCUDDED, RENDERED IN SAND/CEMENT & SKIM COATED.

100mm STRUCTURAL SCREED FINISH ON 150mm XTRATHERM THIN-R/UF FLOOR INSULATION ON RADON BARRIER/DPM ON 150mm CONCRETE SUB-FLOOR / RAFT FOUNDATION, THICKENED FOR PERIMETER WALLS & INTERNAL LOAD BEARING WALLS ON 25mm SAND BLINDING ON MIN 150mm BLINDED & COMPACTED HARDCORE. STEEL RE-BAR & FORMATION BASE LEVEL TO ENGINEERS SPECIFICATIONS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SERVICES:
EXACT POSITION OF SERVICES TO BE CLARIFIED WITH CONTRACTOR AT BUILDING STAGE, i.e. ELECTRICAL, PLUMBING, WATER, SEWER AND RAIN WATER DRAINS, ETC.

FLOOR AREA.
GROUND INTERNAL- 133.92sq.m. (1441 sq.ft)
FIRST FLOOR INTERNAL- 118.12sq.m. (1271 sq.ft)
TOTAL INTERNAL - 252.04sq.m. (2712 sq.ft)

FRONTAGE.
13..1m (42' 11 3/4")

DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.
IN ALL CASES, BUILDING REGULATIONS TECHNICAL GUIDANCE DOCUMENTS CURRENT EDITION, SHOULD BE ADHERED TO.
SEE OUTLINE SPECIFICATION PROVIDED.

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Project: PROPOSED DEVELOPMENT FOR, DERMOT & ALISON TOBIN @ QUINSPOOL SOUTH, PARTEEN, CO. CLARE.

Client: DERMOT & ALISON TOBIN, QUINSPOOL SOUTH, PARTEEN, CO. CLARE.

Scale: 1:100	Date: 18/09/09
Drawn by: B.England.	Checked by:
Revision:	Drawing No: A1_1767

Drawing Title:
PLANS, ELEVATIONS & SECTION.