

FOUNDATION CONSTRUCTION:
Concrete to be grade 20 N. Lean concrete to be grade 15 N. All excavations to be taken down to firm bearing stratum. Soil areas to be cleaned and filled with lean concrete. Immediately after excavation place a min of 50mm blinding in excavation. Blinding levels to be made up in lean concrete. Underfloor pit to be completed in 150mm layers of hardcore using 10 tonne roller.

350mm Concrete Block Cavity Construction:
150mm concrete block outer leaf with selected finish. 150mm cavity with 110mm Downpipe. Thereafter 750mm 100mm concrete block inner leaf with 40mm Internal Kingspan insulation with hardwall plaster finish. weak concrete inR to cavity walls to within 150mm of ground level d.p.m. to be turned up and over d.p.c. at block wall and floor slab junctions brick fence to be used to blockwork over and under all window sills and over all door sills details available on request from Bury Architects. cavity walls to be closed at ends of all windows and doors and a vertical d.p.c. to be installed between inner and outer leaf.

22mm Stone Cladding To Front Bay Areas As Shown

100MM CONCRETE BLOCK PARTITION
100mm concrete block wall with hardwall plaster finish to 600 x 300mm strip foundation with 5 No. T12 bars with RB links at 450mm c/c. double at corners and 150mm layers using 10 tonne roller. 50mm from top of the foundation, all brought down to good bearing ground 50mm lean concrete to all foundations.

FLOOR CONSTRUCTION:
25mm screed on 150mm concrete floor slab on 100mm Thermalfloor 1770 rigid urethane or equivalent insulation on Radon protection barrier on 75mm blinding on consolidated hardcore and in 150mm layers using 10 tonne roller. Radon protection provided with a pump as manufactured by Hicoflex, Co. Wicklow and connected to an outside vent pipe with a solid 100mm dia. pipe 1/2" min with the protection barrier.

Ceilings shall be fixed with plaster board, bonded and skinned with hardwall plaster aluminium putter and downpipes fixed to timber truss and soffit with 15mm continuous ventilation gap as indicated by the arrows.

P.C. Intel and stepped d.p.c. to all exts. selected double glazed windows. p.c. d/s and hardwood internal d/s.

Roof Construction:
Blue/black slates on 44 x 22mm treated s.w. battens on Tegal waterproof membrane, on precast concrete rafters to manufacturer's specifications. 4" soaker and flashing. Galvanized steel straps fixed to first three end joists at 1m c/c and fixed to inner leaf gable with barge at same centre. Lead tray fix. 4" soaker and flashing. Selected clay chimney pots with P.C. concrete coping with wet mix around flues.

Provide 150mm felt insulation between joists and an additional 300mm felt above joists. Insulate pipes and water storage tank. Provide Eaves ventilator. Trays above roof insulation.

Roof Construction in the Attic:
150 x 44 mm treated s.w. rafters - 400mm c/c's
225 x 44 mm treated s.w. ceiling joists - 400 mm c/c's
150 x 44 mm treated s.w. ceiling joists - 400mm c/c's
225 x 75 mm treated s.w. purlins supported - 2400 mm c/c's by 200 x 200 x 40 UC or timber beams and
150 x 44 mm treated s.w. struts on 150 x 44 mm minivers
225 x 44 mm treated s.w. floor joists at 300 mm c/c's

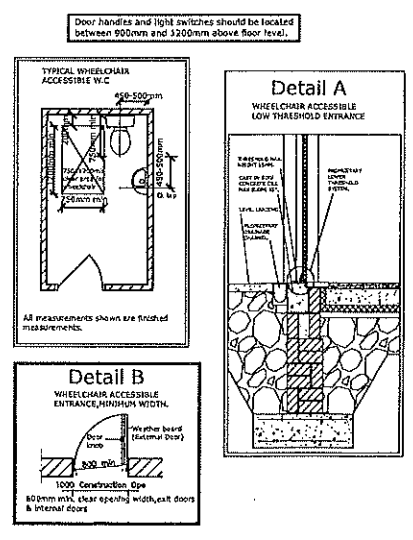
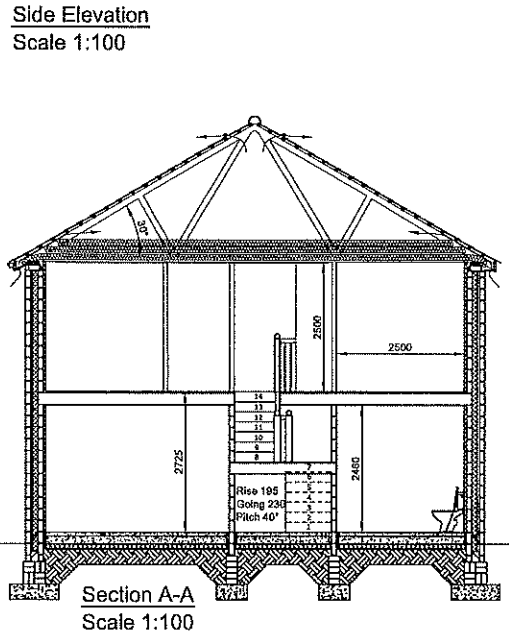
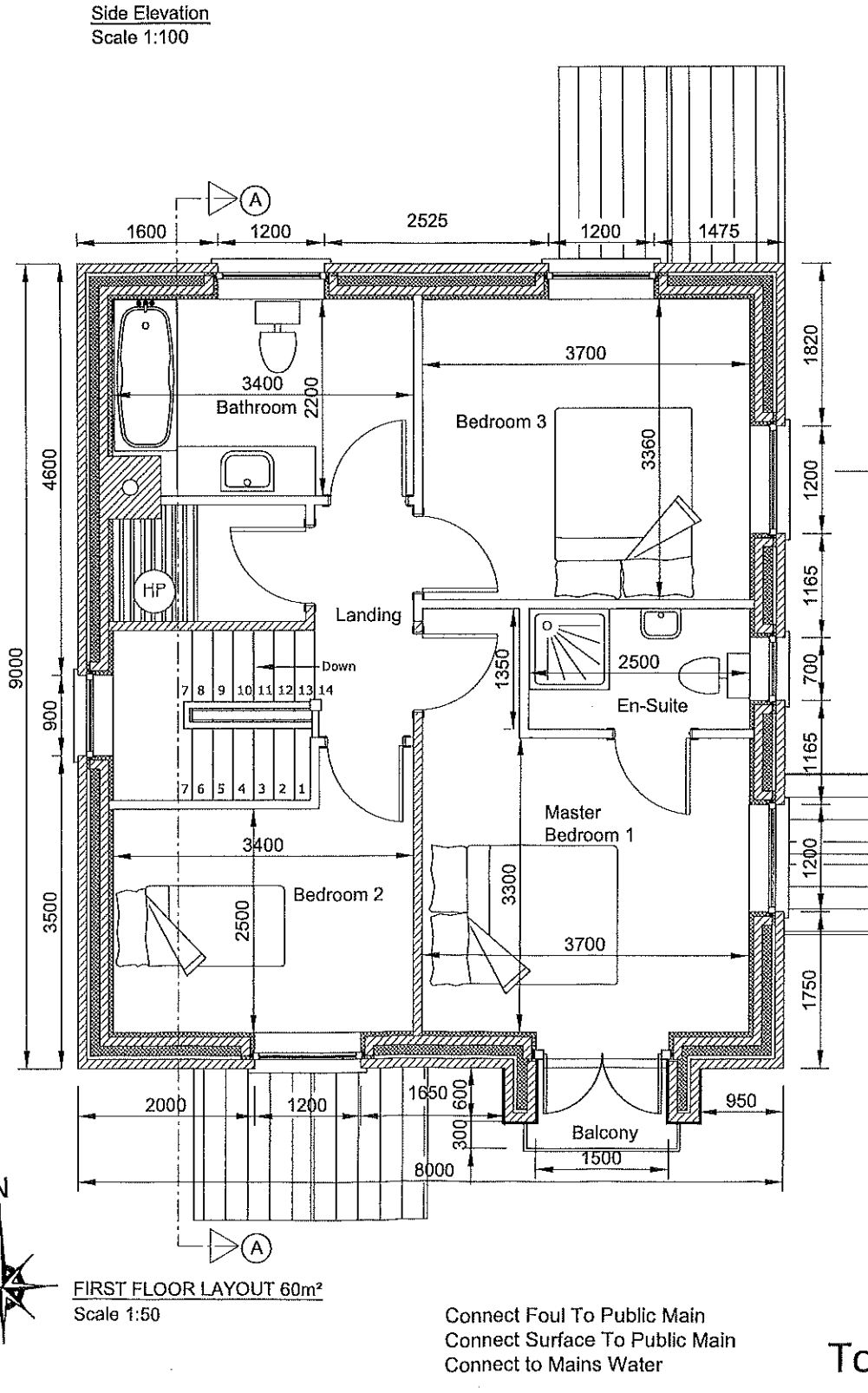
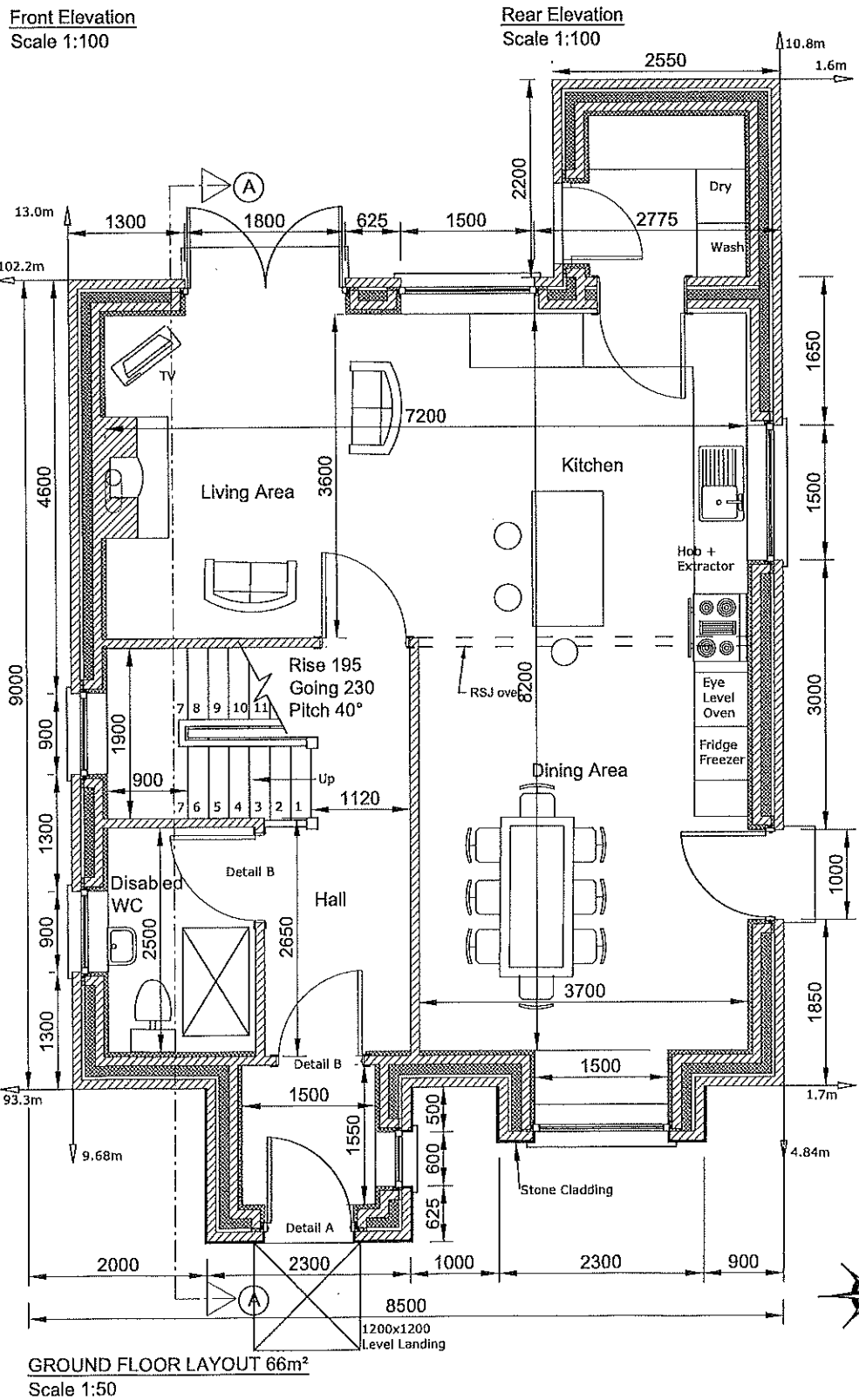
Double all joists under the struts and all sanitary ware. Galvanized steel straps fixed to first three end joists at 1m c/c's and fixed to inner leaf gable with barge at same centre. All timbers to be trimmed minimum of 50mm from concrete block chimney stack. All timbers shall be finished around chimney etc. Ceilings shall be fixed with full backed plaster board, bonded and skinned with hardwall.

Provide 275mm wall vents to every habitable room provide mechanical ventilation with a minimum extraction rate of 15 litres/sec to all W.C's Bathrooms and utility provide mechanical ventilation with a minimum extraction rate of 60 litres/sec (30 litres/sec if cooker extractor hood fitted) to kitchen.

Fix:
Optical type smoke alarm to be provided in the ground floor hallway and an evacuation route to be provided on the first floor landing. All fire doors are to be provided in situ, with a smoke sealer provided in all living rooms. All bedrooms and all rooms to be provided with escape windows as follows: The bottom of the window opening should be between 800mm and 1100mm above ground level (800mm in the case of rooflights), the opening should be a minimum of 0.30m² with a minimum width and height of 800mm.

Heating System:
To IS 161.
Air-To-Water Heat Pump System to Heat Domestic Water.
The heating is to have a maximum of two zone, each zone to be controlled by a separate thermostat. Provide a time clock for the central heating and the hot water requirements. The controls are to include separate hot water heating if required. An electric thermostat to start is provided it should be fixed with a thermostat.

Conservation of Fuel and Energy, (TGD part L 2017):
Carbon Dioxide (CO₂) Emission Rate, (CEDR) and Heating Energy Rating to be calculated prior to construction. Please note that the wall and ceiling thermal performance and may require the increase in specification for insulation, glazing, boiler efficiency etc. TGD part L 2017 also requires that some form of renewable energy be used as part of the overall energy requirements, please consult with a qualifying engineer prior to construction.



- NOTES:-**
1. This drawing is for planning permission purposes only.
 2. All dimensions prevail over scale.
 3. Check all dimensions on site.
 4. Clients are obliged to inform Bury Architects of any changes to the original drawings.
 5. All works to be carried out in accordance with current Building Regulations.
 6. Clients are obliged to forward a Commencement Notice to their Planning Authority at least 14 days prior to commencement of works on site.

House Type A
3 Bedroom
Total Floor Area 126sq.m

Client	James Kearins
Project	4no. Detached Houses + 4no. Semi-Detached Houses
Location	Fair Green, Dromore Td, Dromore West, Co. Sligo
 Bury Architects	
Address : Bury Street, Ballina, Co. Mayo Email : buryarchitects@gmail.com Tel (096) 72635 Mob (087) 2543409	
Drawing	House Type A
Date	18/10/2018
Scale	As Shown - A2
Drawn By	Nigel Coleman
Checked By	MC
Job. No.	185
Drg. No.	P04

Connect Foul To Public Main
Connect Surface To Public Main
Connect to Mains Water