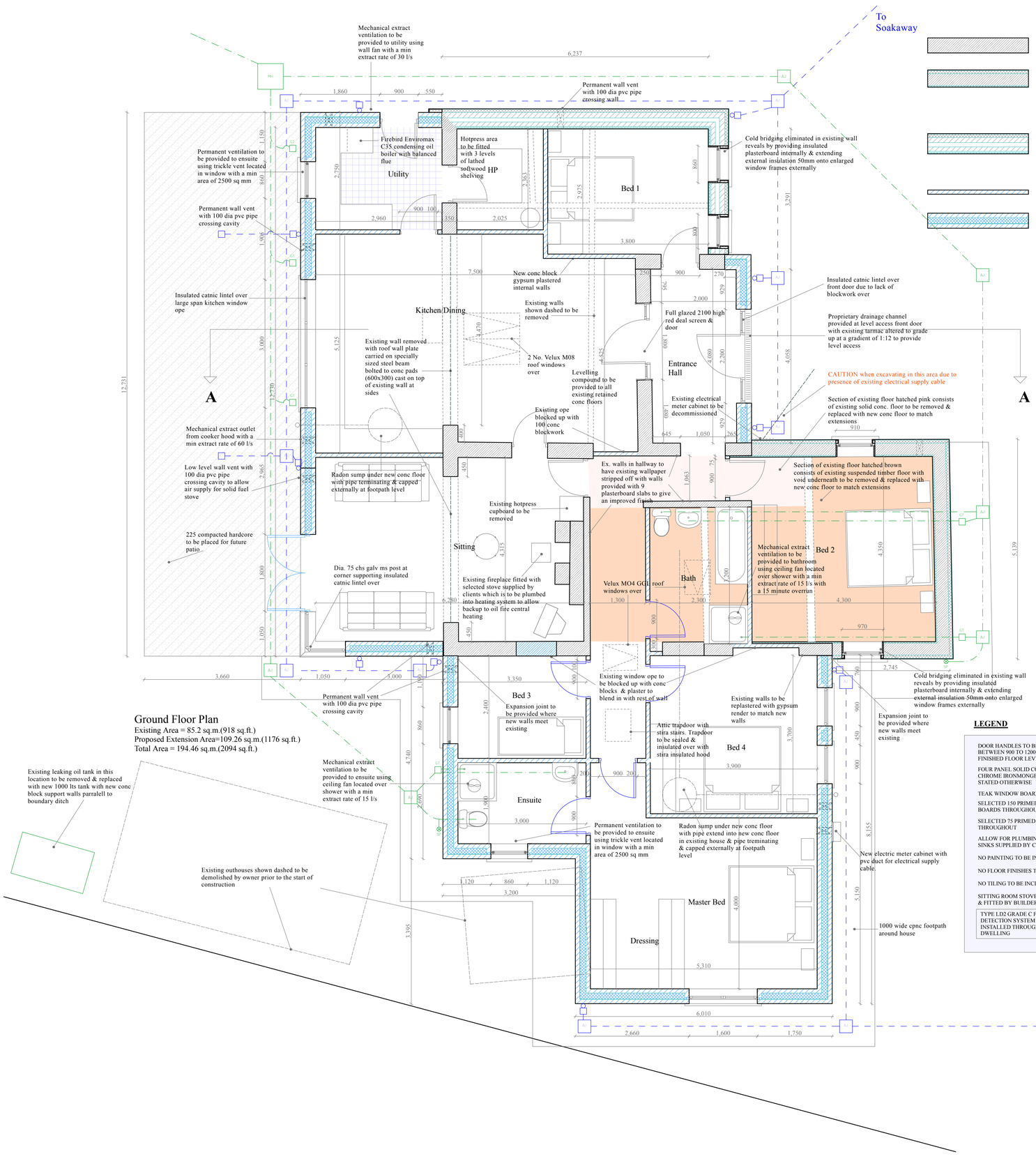

Ground Floor Plan

Existing Area = 85.2 sq.m.(918 sq.ft.)
Proposed Extension Area=109.26 sq.m.(1176 sq.ft.)
Total Area = 194.46 sq.m.(2094 sq.ft.)

LEGEND

DOOR HANDLES TO BE LOCATED BETWEEN 900 TO 1200 ABOVE FINISHED FLOOR LEVEL.

FOUR PANEL SOLID CORE DOORS WITH CHROME IRONMONGERY THROUGHOUT UNLESS STATED OTHERWISE

TEAK WINDOW BOARDS THROUGHOUT

SELECTED 150 PRIMED BEVELLED MDF SKIRTING BOARDS THROUGHOUT

SELECTED 75 PRIMED BEVELLED MDF ARCHITRAVES THROUGHOUT

ALLOW FOR PLUMBING OF KITCHEN/UTILITY ROOM SINKS SUPPLIED BY CLIENT

NO PAINTING TO BE INCLUDED IN TENDER

NO FLOOR FINISHES TO BE INCLUDED IN TENDER

NO TILING TO BE INCLUDED IN TENDER

SITTING ROOM STOVE TO BE SUPPLIED BY CLIENT & FITTED BY BUILDER

TYPE LD2 GRADE C FIRE DETECTION SYSTEM TO BE INSTALLED THROUGHOUT DWELLING

DOUBLE GLAZED WINDOWS COMPRISING OF SOFT COAT LOW E GLASS, ARGON FILLED AND GAP OF 24mm BETWEEN PANES

ENSURE GLAZING BELOW 800mm IS TOUGHENED SAFETY GLASS. BEDROOM TO HAVE OPENING SECTIONS FOR EMERGENCY ESCAPE AS SHOWN

ALL WINDOWS TO BEDROOMS TO BE FREE FROM LOCKS

INCLUDE FOR STANDARD WHITE ARMITAGE SHANKS OR SHIRES SANITARY WARE. WC TO BE DUAL FLUSH WITH TIMBER TOILET SEAT. BATH TO HAVE MIXER TAP WITH SHOWER HEAD ATTACHMENT AND TIMBER BATH PANEL. SHOWER TRAYS TO BE PROVIDED WITH SELECTED GLASS SHOWER SCREENS WITH ALUMINIUM FRAMES

COMPACTED HARDCORE BASE TO BE PROVIDED FOR FUTURE PATIO AS SHOWN ON DRAWINGS

PROVIDE FOR ALL SERVICE CONNECTIONS & ALTERATIONS

ALL DRAINS & SEWERS ARE TO BE WATER TESTED BEFORE BACKFILLING SO THAT THEY ARE CAPABLE OF WITHSTANDING A WATER TEST TO A PRESSURE EQUAL TO 1.5M HEAD OF WATER PRESSURE ABOVE THE INVERT AT THE HEAD OF THE DRAIN.

Existing internal wall

Existing solid conc external wall to be upgraded using the Weber.therm XM External Insulation System incorporating 75 Kingspan Kooltherm K5 EWB PIR insulation with selected Weber render applied to the outside with the installation carried out by Weber trained applicators & 38 Gypthane insulated plasterboard with gypsum plaster finish to the inside.

Existing cavity block external wall to be upgraded using the Weber.therm XM External Insulation System incorporating 75 Kingspan Kooltherm K5 EWB PIR insulation with selected Weber render applied to the outside with the installation carried out by Weber trained applicators & 38 Gypthane insulated plasterboard with gypsum plaster finish to the inside.

New 100 conc block internal wall brought down to new foundation 700 wide x 300 deep

New 350 cavity wall with 150 cavity containing 140 Aerobord aeromark platinum cavity fill insulation

N

Notes.

Figured dimensions only to be taken from this drawing. All dimensions to be checked on site.

Designers to be informed immediately of any discrepancies before work proceeds.

ROOF CONSTRUCTION.

PITCHED ROOF CONSTRUCTION. TO CONSIST OF TEGRAL BLUE/BLACK ROOF SLATES ON 50x35 SOFTWOOD BATTENS TO GAUGE ON TYVEK BREATHER MEMBRANE OR SIMILAR ON CUT TIMBER RAFTERS WITH TREATED ENDS MEETING AT RIDGEBOARD & BIRDSMOUTH JOINTED OVER 100x75 PRESERVATIVE TREATED WALLPLATE. WALLPLATES TO BE FIXED AND HELD IN POSITION WITH GALVANIZED HOLDING DOWN STRAPS @ 2M c/c MAX AND CARRIED DOWN 450MM ON INSIDE OF WALL. WHERE WALLPLATES ARE BUTT JOINTED STRAPS ARE TO BE PROVIDED AT 400 c/c ON EITHER SIDE OF JOINT. TIMBER SIZES FOR NEW ROOF - CEILING JOISTS 44 X 175 C14 @ 400 C/C, RAFTERS 44 X 115 C14 @ 400 C/C, PURLINS 75 X 225 C14 PROPPED @ 2.8M C/C

FLAT ROOF CONSTRUCTION TO CONSIST OF SINGLE PLY EPDM ROOFING MEMBRANE(TROCAL OR SIMILAR) ON ISOLATING MEMBRANE ON 120 THICK KINGSPAN THERMAROOF TR27 LPC/FM INSULATION TO GIVE A U-VALUE OF 0.18 W/M2K ON 1000 GAUGE POLYTHENE VAPOUR BARRIER ON 18 MARINE PLYWOOD DECK LAID TO A 3 DEG PITCH ON PRESERVATIVE TREATED SW TIMBER FILLETS ON 44X175 STRUCTURAL TIMBERS @ 400C/C WITH AN AIRTIGHT MEMBRANE TO INSIDE OF JOISTS WITH CEILING FORMED USING 13 PLASTERBOARD WITH GYPSUM PLASTER FINISH.

INSULATION - 400 ROCKWOOL INSULATION TO FLAT CEILING CONSISTING OF 200 FITTED BETWEEN JOISTS & ADDITIONAL 200 LAID OVER, WITH 2 LAYERS 60 KINGSPAN PIR RIGID INSULATION ON SLOPED CEILINGS FITTED BETWEEN & BELOW RAFTERS TO GIVE A U-VALUE OF 0.15 W/M2K WITH GLIDEVALE EAVES VENTILATOR OR SIMILAR TO BE LOCATED AT EAVES TO ENSURE 25MM CONTINUOUS VENTILATED AIR GAP TO ROOF SPACE. 12.5 PLASTERBOARD & SKIM FINISH TO UNDERSIDE OF JOISTS. AN AIRTIGHT MEMBRANE TO BE FITTED TO INSIDE OF RAFTERS/CEILING JOISTS & APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
EXISTING ATTIC SPACE TO HAVE EXISTING INSULATION UPGRADED BY PROVIDING AN ADDITIONAL 100 FIBREGLASS QUILT INSULATION ON TOP OF EXISTING.

ALL LEAD USED IN ROOF CONSTRUCTION TO BE CODE 4 OR 5 LEAD TO BS. 1178.
LEAD TO VALLEYS TO BE NOT LESS THAN 500 WIDE AND IN LENGTHS OF NOT MORE THAN 1.5M TO BE LAPPED 150 AT EACH LENGTH. LEAD VALLEYS TO BE SUPPORTED ON TREATED VALLEY BOARDS. SLATES TO BE CUT & RAKED ALLOWING 100 OPEN CHANNEL. ALL ROOF CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL HOUSE BUILDING GUARANTEE SCHEME MANUAL AND CURRENT BUILDING REGULATIONS.

WALL CONSTRUCTION.

NEW EXTERNAL WALLS TO CONSIST OF SELECTED PLASTER FINISH ON 100 CONCRETE BLOCK OUTER LEAF, 150 CAVITY CONTAINING 140 AEROBORD AEROMARK PLATINUM INSULATION FIXED TO 100 CONCRETE BLOCK INNER LEAF USING STAINLESS STEEL WALL TIES SPACED AT 750 c/c ON HORIZONTAL AND 450 c/c ON VERTICAL & STAGGERED. PROVIDE TIES ALSO AT 225 c/c ON VERTICAL 150 AWAY FROM ANY OPENING. PROVIDE 100 WIDE LAYER OF HORIZONTAL D.P.C. TO ALL 100 BLOCK LEAFS 150MM MIN ABOVE GROUND/ FOOTPATH LEVEL. CAVITY TO BE FILLED EITHER OF BLOCKWORK OR SAND/CEMENT MORTAR TO AT LEAST 150 BELOW D.P.C. LEVEL.

EXISTING EXTERNAL WALLS TO BE UPGRADED USING WEBER. THERM XM EXTERNAL INSULATION SYSTEM INCORPORATING 75 KINGSPAN KOOLTHERM K5 EWB PIR INSULATION & FINISH EXTERNALLY WITH SELECTED WEBER RENDER M INSTALLATION CARRIED OUT & CERTIFIED BY WEBER TRAINED APPLICATORS. EXISTING WALL TO BE FINISHED INTERNALLY WITH 38 GYPTHANE INSULATED PLASTERBOARD WITH GYPSUM PLASTER FINISH.

INTERNAL WALLS TO CONSIST OF 100 CONCRETE BLOCK WITH 2 NO. COATS SCUD & SCRATCH COAT & GYPSUM PLASTER SKIM FINISH.

FLOOR CONSTRUCTION
TO CONSIST OF 50 SCREED ON 100 CAST-IN-SITU CONCRETE SLAB OR 150 POWERFLOATED CONCRETE SLAB ON 500 GAUGE POLYTHENE MEMBRANE ON 100 KINGSPAN POLYURETHANE RIGID INSULATION WITH VERTICAL UPSTAND TO PERIMETER & INNER WALLS, ON RADON PROTECTIVE D.P.M. ON 50 SAND BLINDING ON 225 COMPACTED & CONSOLIDATED HARDCORE. D.P.M./RADON MEMBRANE TO LAP UNDER HORIZONTAL D.P.C. FOR FULL THICKNESS OF INNER LEAF. HARDCORE TO CONSIST OF CRUSHED & GRADED STONE FREE FROM SHALE MAX SIZE 100MM.

FOUNDATIONS
1050 X 350 REINFORCED CONCRETE FOUNDATIONS TO EXTERNAL WALLS.
800 X 350 REINFORCED CONCRETE FOUNDATIONS TO INTERNAL WALLS

WINDOWS / DOORS.
TO BE SELECTED PVC FRAMED DOUBLE GLAZED UNITS WITH 24MM ARGON FILLED CAVITY, SOFT COAT LOW E GLASS & WARM EDGE SPACER BAR WITH A U-VALUE OF 1.4 W/M2K TO SELECTED COLOUR. PROVIDE D.P.C TO BOTTOM , BACK & ENDS OF CILLS WITH VERTICAL D.P.C. 150 WIDE AND E.P.S. INSULATION TO BE LOCATED AT ALL OPENINGS WITH D.P.C. HELD IN POSITION BY OUTER LEAF. CAVITY WALL INSULATION TO BE CARRIED UP BEHIND CONC. CILLS TO PREVENT COLD BRIDGING. ENSURE THAT ALL WINDOW & DOOR OPES ARE SEALED TO THE WINDOWS & DOORS USING PROPRIETARY TAPES & SEALANTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS

AT LEAST ONE WINDOW TO EACH ROOM IS TO HAVE AN UNOBSTRUCTED OPENING SECTION OF AT LEAST 850 HIGH & 500 WIDE FOR EMERGENCY ESCAPE PURPOSES WITH THE CILL OF THE OPENING SECTION NOT LESS THAN 800 & NOT MORE THAN 1100 ABOVE FINISHED FLOOR LEVEL. ALL GLAZING WITH THE CILL BELOW 800 TO BE FITTED WITH SAFETY GLAZING.

FASCIAS / SOFFIT.
TO BE BLACK P.V.C. WITH INCORPORATED PROPRIATORY VENTS IN SOFFIT. AREA TO BE AT LEAST EQUAL TO AREA OF 25 WIDE CONTINUOUS GAP RUNNING FULL LENGTH OF EAVES. WHERE PITCHED ROOF MEETS FLAT ROOFS, VENTILATION TO BE PROVIDED USING KLOBER UNILINE FLUSH VENT SLATES OR SIMILAR.
BLACK P.V.C DOWNPIPES WITH MATCHING OGEE GUTTERS THROUGHOUT.

VENTILATION
HABITABLE ROOM
PROVISIONS TO BE MADE FOR BACKGROUND VENTILATION BY A PERMANENT WALL VENT HAVING A TOTAL AREA NOT LESS THAN 5000 MM SQ. RAPID VENTILATION TO BE PROVIDED FOR BY ONE OR MORE VENTILATION OPENINGS HAVING A TOTAL AREA OF AT LEAST 1/20th. FLOOR AREA OF ROOM. I.E. OPENING WINDOW.

BATHROOM/ EN-SUITE
PROVISIONS TO BE MADE FOR BACKGROUND VENTILATION BY A SECURE PERMANENT OPENING HAVING A TOTAL AREA NOT LESS THAN 2500 MM SQ. TO BE INCORPORATED IN WINDOW TRICKLE VENT. PROVISIONS TO BE MADE FOR RAPID VENTILATION BY ONE OR MORE OPENINGS HAVING A TOTAL AREA OF AT LEAST 1/20th. FLOOR AREA OF ROOM. I.E. OPENING WINDOW, AND MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF 15LITRES PER SECOND, WHICH MAY BE OPERATED INTERMITTENTLY.

KITCHEN.
PROVISIONS TO BE MADE FOR BACKGROUND VENTILATION BY A PERMANENT WALL VENT HAVING A TOTAL AREA NOT LESS THAN 5000 MM SQ.PROVISIONS TO BE MADE FOR RAPID VENTILATION BY ONE OR MORE OPENINGS HAVING A TOTAL AREA OF AT LEAST 1/20th. FLOOR AREA OF ROOM. I.E. OPENING WINDOW, AND MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF 60 LITRES PER SECOND, WHICH IS TO BE INCORPORATED IN THE COOKER HOOD.

UTILITY ROOM
AS WITH KITCHEN EXCEPT MECHANICAL EXTRACT VENTILATION INCORPORATED IN EXTRACT FAN CAPABLE OF EXTRACTING AT A RATE OF 30 LITRES PER SECOND, WHICH MAY OPERATE INTERMITTENTLY.

ALARM SYSTEM
A TYPE LD2 FIRE ALARM SYSTEM IS TO BE INSTALLED IN DWELLING IN ACCORDANCE WITH B.S 5839 PART 6 1995

HOUSE TO BE WIRED FOR A BURGLAR ALARM WITH CONTROL PAD INSIDE FRONT DOOR & IN MASTER BEDROOM

TENDER DRAWINGS-REV A 9/11/11 PRE TENDER

Client

EXTENSION & ALTERATIONS TO EXISTING DWELLING

Vincent Murray
Tel : 051-646841
Mob: 087-9969403
email : vinnymhome@eircom.net

Architectural Designs
Ballythomas, Rathgormack,
Carrick-on-Suir, Co. Waterford.

Drawn	V.MURRAY	**Date**	
Checked	V.MURRAY	**Scale**	1:50
Revisions	A	**Drg. No.**	1

Drawing Title FLOOR PLAN