

Notes.
 Figured dimensions only to be taken from this drawing. All dimensions to be checked on site.
 Architects to be informed immediately of any discrepancies before work proceeds.

ROOF CONSTRUCTION
 TO CONSIST OF NATURAL SLATE FINISH BY TEGRAL ON 50x35 SOFTWOOD BATTENS TO GAUGE ON TEGRAL VENTEX BREATHER MEMBRANE OR SIMILAR ON 44x175 C14 RAFTERS @ 400 C/C WITH TREATED ENDS MEETING AT RIDGEBEARD & 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.
 200 ROCKWOOL INSULATION TO BE FITTED BETWEEN JOISTS ON FLAT CEILINGS WITH 2 LAYERS 60 KINGSPAN FIR RIGID INSULATION ON SLOPED CEILINGS 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.

ALL LEAD USED IN ROOF CONSTRUCTION TO BE CODE 4 OR 5 LEAD TO BS. 1078.
 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. TILES 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 THE 1997 BUILDING REGULATIONS.
WALL CONSTRUCTION
 EXTERNAL WALLS TO CONSIST OF 100 CONCRETE BLOCK OUTER LEAF, 100 CAVITY CONTAINING 60 KINGSPAN RIGID INSULATION FIXED TO 100 CONCRETE BLOCK INNER LEAF USING STAINLESS STEEL 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 LEAF'S 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.
 INTERNAL WALLS TO CONSIST OF 100 CONCRETE BLOCK WITH 2 NO. COATS SCUD & SCRATCH COAT & GYPSUM PLASTER SKIM FINISH.
 STUD WALLS WHERE USED ARE TO CONSIST OF 100 X 50 SOFTWOOD TIMBER STUD PARTITIONS - 100 X 50 LOAD BEARING VERTICAL STUDS @ 400 C/C FITTED WITH DOUBLE HEAD & SOLE PLATES AND 2 ROWS OF NODDINS WITH 100 FIBREGLASS INSULATION BETWEEN. 12.5 PLASTERBOARD AND PLASTER SKIM FINISH EITHER SIDE.

FLOOR CONSTRUCTION
GROUND FLOOR
 TO CONSIST OF 50 SCREEN ON 100 CAST-IN-SITU CONCRETE SLAB OR 150 POWERFLOATED CONCRETE SLAB ON 50 KINGSPAN UNDERFLOOR RIGID INSULATION WITH VERTICAL UPSTAND TO PERIMETER, ON RADON PROTECTIVE D.P.M. ON 50 SAND BLINDING ON 225 COMPACTED & CONSOLIDATED HARDWARE, D.P.M. TO LAP UNDER HORIZONTAL D.P.C. FOR FULL THICKNESS OF INNER LEAF. HARDWARE TO CONSIST OF CRUSHED & GRADED STONE FREE FROM SHALE MAX SIZE 100MM. A PREFABRICATED RADON SLIMP IS TO BE INSTALLED IN THE HARDWARE WITH A 100 DIA. PIPE EXTENDED FROM THE SLIMP TO THE OUTSIDE AND CAPPED ABOVE GROUND LEVEL.
FIRST FLOOR - TO CONSIST OF 16 THICK T&G FLOORBOARDING ON 44x225 C14 JOISTS @ 400 C/C SUPPORTED ON EXTERNAL WALLS WITH 90MM MIN END BEARING. 12.5 PLASTERBOARD & SKIM FINISH TO UNDERSIDE OF JOISTS.

FOUNDATIONS
 900 X 300 REINFORCED CONCRETE FOUNDATIONS TO EXTERNAL WALLS.
 600 X 300 REINFORCED CONCRETE FOUNDATIONS TO INTERNAL WALLS.
WINDOWS / DOORS
 TO BE SELECTED P.V.C. FRAMED DOUBLE GLAZED UNITS WITH 'K' GLASS TO SELECTED COLOUR. PROVIDE D.P.C. TO BOTTOM, BACK & ENDS OF PRECAST CONCRETE 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. PROVIDE 25 POLYURETHANE RIGID INSULATION TO REAR OF D.P.C. OF CONC. CILL.
 AT LEAST ONE WINDOW TO EACH BEDROOM IS TO HAVE AN UNOBTURATED 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 100 ABOVE FINISHED FLOOR LEVEL. ALL GLAZING WITH THE CILL BELOW 800 TO BE FITTED WITH SAFETY GLAZING.

EXTERNAL DOORS TO BE HARDWOOD FRAMED WITH DOUBLE GLAZED PANELS OR SIMILAR, PAINTED TO SELECTED COLOUR. INTERNAL DOORS TO BE SELECTED. PROVIDE 125 RED DEEL SKIRTINGS AND 75 ARCHTRAVES TO ALL ROOMS.
CHIMNEY CONSTRUCTION
 TO BE FITTED WITH 200 INTERNAL DIA. SPIGOTT AND SOCKET FLUE LINERS WITH SOCKET UPWARDS AND JOINTED WITH MORTAR ALL AROUND. FLUE LINERS TO BE PACKED WITH WEAK WETTED CEMENT MORTAR MIX. PRECAST CHIMNEY CAPPING WITH D.P.C. UNDER CAPPING. FLASHING TO CHIMNEYS TO HAVE 150 UPSTAND. CHIMNEY STACK TO BE RENDERED EXTERNALLY.
FASCIAS / SOFFIT
 TO BE OF BLACK G.P.V.C. WITH INCORPORATED PROPRIETARY VENTS IN SOFFIT. AREA TO BE AT LEAST EQUAL TO AREA OF 25 WIDE CONTINUOUS GAP RUNNING FULL LENGTH OF EAVES. GUTTERS TO BE BLACK P.V.C. WITH MATCHING DOWNPIPES.

VENTILATION
HABITABLE ROOM
 PROVISIONS TO BE MADE FOR BACKGROUND VENTILATION BY A SECURE PERMANENT OPENING HAVING A TOTAL AREA NOT LESS THAN 6500 MM². 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-SUITES/ TOILET
 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 15 LITRES PER SECOND, WHICH MAY BE OPERATED INTERMITTENTLY.
KITCHEN
 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 30 LITRES PER SECOND, WHICH IS TO BE INCORPORATED IN THE COOKER HOOD. PROVISIONS TO BE MADE FOR BACKGROUND VENTILATION BY A SECURE PERMANENT OPENING HAVING A TOTAL AREA NOT LESS THAN 6500MM SQ USING 225X225 STANDARD WALL VENTS
UTILITY ROOM
 AS WITH KITCHEN EXCEPT MECHANICAL EXTRACT VENTILATION INCORPORATED IN EXTRACT FAN CAPABLE OF EXTRACTING AT A RATE OF 60 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

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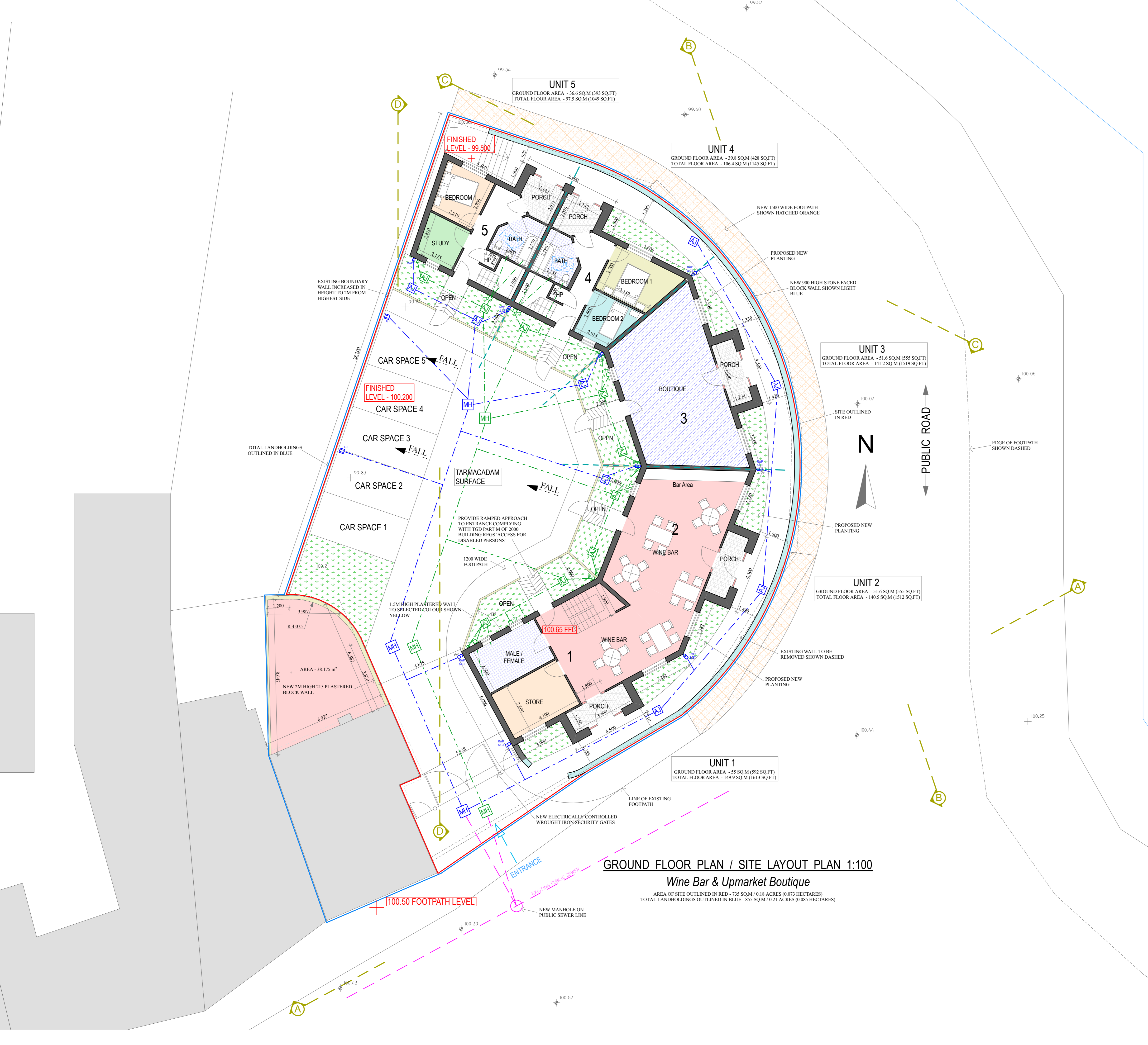
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GROUND FLOOR PLAN / SITE LAYOUT PLAN 1:100

Wine Bar & Upmarket Boutique

AREA OF SITE OUTLINED IN RED - 735 SQ.M (0.18 ACRES (0.073 HECTARES))
 TOTAL LANDHOLDINGS OUTLINED IN BLUE - 855 SQ.M / 0.21 ACRES (0.085 HECTARES)

SUGGESTED COMERCIAL / RESIDENTIAL DRAWINGS

Client	SUGGESTED COMMERCIAL / RESIDENTIAL DEVELOPMENT AT ARDMORE, CO. WATERFORD		
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Architects & Interior Designers			
18 Mitchell St., Dungarvan, Co. Waterford.			
Drawn	D. BYRNE	Date	09 APRIL 2008
Checked	S. FINNEGAN	Scale	1:100
Revisions		Dr. No.	1
Drawing title		GROUND FLOOR PLAN / SITE LAYOUT PLAN	