

GROUND FLOOR AREA = 203.63m² = 2191.85sqft

SUMMARY OF SPECIFICATION OF WORKS
Contractor should also refer to all relevant Building Regulations, codes of practice and Manufacturers specifications.)

NOTE:
ALL DIMENSIONS ARE NOMINAL.

ROOF :

BLACL FLAT CONCRETE TILE ON 50 x 30mm BATTENS ON ROOFING FELT ON CUT TIMBER ROOF WITH APPROPRIATE BRACING, PURLINS & STRAPS FIXED TO 100 x 75mm TREATED S.W. WALLPLATES STRAPPED TO WALLS WITH GALVANISED STRAPS @ 2m CRS. 250mm FIBREGLASS QUILT INSULATION 150mm LAID BETWEEN CEILING JOISTS, 100mm LAID ACROSS CEILING JOISTS AND 12.5mm FOLDBACKED PLASTERBOARD SLABS WITH ALL JOINTS TAPED AND FILLED AND GYPSUM BOARD FINISH FINAL COAT.

EXTERNAL WALLS :

100mm BLOCK OUTER LEAF WITH 110mm CAVITY, 100mm CONC. BLOCK INNER LEAF, 60 MM KINGSPAN TW50 WALL INSULATION, 12.5mm PLASTER TO INNER LEAF. WALL TIES TO BE STAINLESS STEEL IN ACCORDANCE WITH I.S. 268 AND SHOULD BE AT LEAST 200mm LONG AND LOCATED EVERY 750mm HORIZONTALLY AND 450mm VERTICALLY. ALL BLOCKWORK SHOULD BE 5mm TO I.S. 20. MORTAR MIX SHOULD BE 1:1 G CEMENT, LIME SAND OR 1:6 CEMENT, SAND WITH PLASTICISER ADDED AS PER MANUFACTURERS INSTRUCTIONS. PRECAST CONC. CILLS TO WINDOW OPES, CAVITY CLOSING BLOCKWORK WITH VERTICAL D.P.C. TO ALL OPE JAMBES. ALL CONCRETE CILLS TO BE WRAPPED IN D.P.C. TO BACK AND SIDES. D.P.C. COURSES TO BE A MIN. OF 150mm ABOVE GROUND. CAVITIES TO RISING WALLS TO BE FILLED TO A HEIGHT OF 150mm BELOW D.P.C. LEVEL WITH A LEAN CONCRETE MIX STEPPED D.P.C. TO BE USED AT ALL LINTOLS.

RADON:

RADON BARRIER & SUMP TO BE PROVIDED IN DWELLING.

GROUND FLOOR :

150mm CONCRETE FLOOR SLAB WITH POWER FLOAT FINISH ON 60mm KINGSPAN TF70 FLOOR INSULATION TO ACHIEVE 0.25 ELEMENTAL U-VALUE. RADON MEMBRANE TO BE TURNED UP AT ALL WALLS AND LAPPED UNDER D.P.C. COURSE ON 50MM SAND BLINDING ON MIN 40MM WELL COMPACTED HARDCORE WITH A MAX 100mm STONE SIZE.

FIRST FLOOR :

225x44mm TIMBER FLOOR JOISTS @ 400mm CRS WITH 22mm T & G FLOORBOARDS, UNO. UNDERSIDE OF JOISTS TO TAKE ONE LAYER OF 12.5mm PLASTERBOARD SLAB WITH ALL JOINTS TAPED AND FILLED AND GYPSUM BOARD FINISH SKIM COAT.

FOUNDATIONS :

AS PER ENGINEERS SPECIFICATIONS (MAY VARY IN TYPE THROUGHOUT THE SITE)

STUD PARTITIONS :

LOADBEARING : STRENGTH CLASS C16 AND INCORPORATING 50 x 100mm STUDWORK AT 400mm CRS, DOUBLE HEAD & SOLE PLATE, 2 ROWS OF BRIDGING 1 LAYER OF 12.5MM GYPSUM PLASTERBOARD SLABS WITH ALL JOINTS TAPED AND FILLED AND SKIM COAT OF GYPSUM BOARD FINISH TO BOTH SIDES.

NON-LOADBEARING : 75 x 50mm S.W. TIMBER STUDWORK WITH ONE LAYER OF 12.5mm PLASTERBOARD SLAB WITH ALL JOINTS TAPED AND FILLED AND GYPSUM BOARD FINISH SKIM COAT TO BOTH SIDES. QUILT INSULATION SOUND PROOFING TO STUD WALLS AS REQUIRED.

MOISTURE RESISTANT SLABS TO BATHROOMS.

INTERNAL FITTINGS :

AS PER SPECIFICATION

LIGHT & VENTILATION :

PURPOSE MADE UPVC DOUBLE GLAZED WINDOWS & DOORS. WITH A GLAZED AREA OF 10% OF THE FLOOR AREA & A MIN. OPENING SECTION OF 5% OF THE FLOOR AREA. ALL WINDOWS TO BE FITTED WITH PERMAVENT TYPE PERMANENT VENTILATION OF 6500mm³

NOTE:
ESCAPE WINDOW OPENING SECTIONS MUST BE A MINIMUM OF 850mm HIGH BY 500mm WIDE TO COMPLY WITH FIRE REGULATIONS.

DRAINAGE :

GUTTERS PVC RECTANGULAR DOWNPIPES AND FITTINGS CONNECTED TO BIGTS, GTs & AJs. BUILDING SERVICE DRAINAGE TO BE P.V.C. DRAINS WITH AJs AND MANHOLES AS SHOWN. ALL DRAINS AND FITTINGS TO BE INSTALLED AND LAID IN ACCORDANCE WITH THE REQUIREMENTS OF T.G.D. PART H - DRAINAGE AND WASTE DISPOSAL.

EXTERNAL RENDERING :

WOOD FLOAT PLASTER FINISH AS SHOWN

INTERNAL PLASTERING :

PLASTER FINISH TO BLOCKWORK TO CONSIST OF 10mm SCRATCH COAT AND 2mm FINISH COAT OF GYPSUM HARDWALL OR ALTERNATIVELY A COAT OF 9mm PROPRIETARY GYPSUM BASE COAT WELL SCRATCHED WITH A 2MM COAT OF GYPSUM HARDWALL

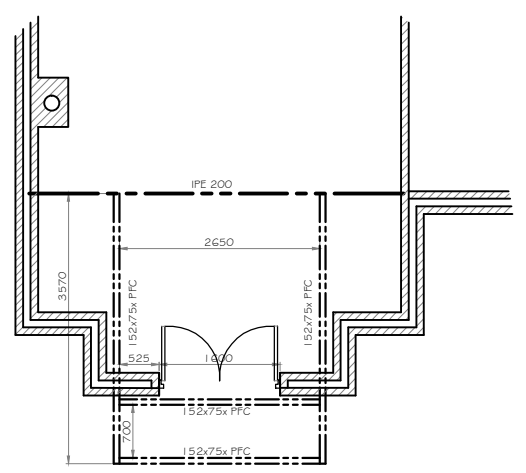
ELECTRICAL WORK :

ALL ELECTRICAL WORKS TO BE CARRIED OUT FULLY IN ACCORDANCE WITH THE ELECTRICAL-COUNCIL OF IRELANDS NATIONAL RULES FOR ELECTRICAL INSTALLATIONS. A SATISFACTORY COMPLETION CERTIFICATE IS REQUIRED ON COMPLETION OF THE WORKS.

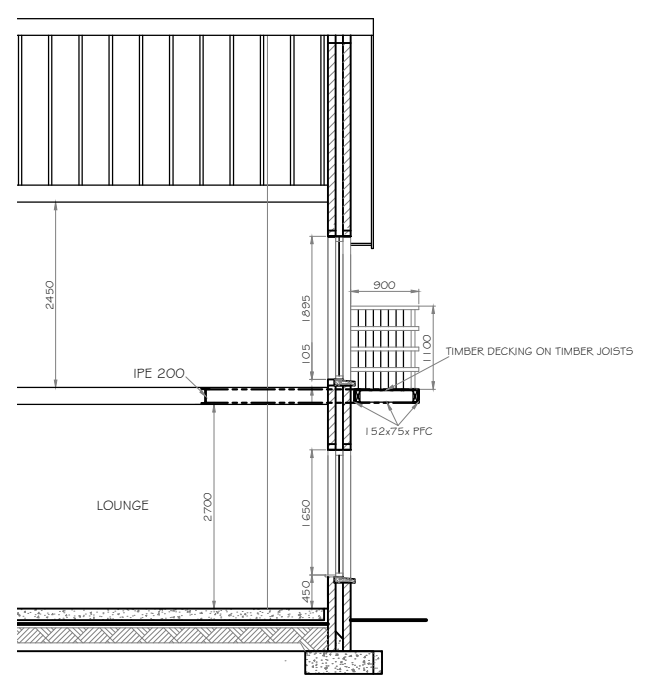
MATERIALS AND WORKMANSHIP :

ALL MATERIALS TO BE USED SHOULD BE FIT FOR THE USE FOR WHICH THEY ARE INTENDED AND FOR THE CONDITIONS IN WHICH THEY ARE TO BE USED. WHERE POSSIBLE THESE MATERIALS SHOULD CARRY THE RELEVANT I.S. OR B.S. STANDARDS. A PROPER STANDARD OF WORKMANSHIP IS ESSENTIAL TO COMPLY WITH BUILDING REGULATIONS AND ALL WORK ON SITE SHOULD BE CARRIED OUT IN ACCORDANCE WITH B.S. 8000 - WORKMANSHIP ON BUILDING SITES.

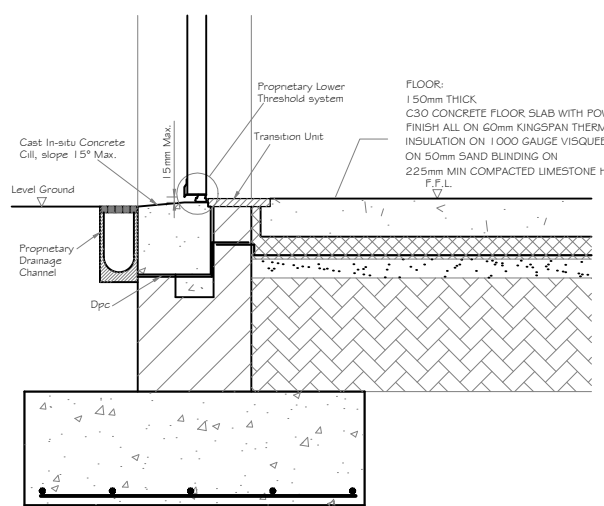
GROUND FLOOR PLAN
SCALE : 1:50



BALCONY STEEL LAYOUT
Scale 1:50



SECTION THROUGH BALCONY
Scale 1:50



Threshold Detail at Entrance Door
to Ground Floor Scale 1:10

I	J.P.			27.07.07	GENERAL REVISION & RE-ISSUED FOR CONSTRUCTION
O	J.P.	W.K.	C.O.S.	03.07.07	ISSUED FOR CONSTRUCTION
REV	DRAWN	CHKD	APPRVD	DATE	DETAILS

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PROPOSED DWELLING AT BELGOOLY,
CO. CORK. FOR MR. DON DESMOND

2197-02

GROUND FLOOR PLAN & BALCONY DETAILS

SCALE 1:50@A1,1:100@A3
DATE JULY 2007