DETAILS

GENERAL SPECIFICATION

CAVITY WALL:
360MM CAVITY WALL, 100MM CONCRETE BLOCK WALL (20KG, 7.5N/MM2) OUTER LEAF, 150MM FULFIL CAVITY INSULATION, (LAMBDA=0.021W/MK), 100MM CONCRETE BLOCK WALL INNER LEAF. CAVITY WALL U-VALUE= 0.13 W/M2K. ALL WALLS TO HAVE A NAPP PLASTER FINISH.

INTERNAL PATITIONS
100mm TIMBER STUD PARTITION OR BLOCK WALL TO INTERNAL PARTITIONS AS SPECIFIED ON DETAIL.

STORAGE SHED WALLS
215MM CONCRETE BLOCK RISING WALLS LAID FLAT (20KG, 7.5N/MM2, DENSITY GREATER THAN 1900KG/M3). STEEL FRAME ON 900mm SQAURE PAD FOUNDATIONS 203x102 STEEL FRAMES X 4 WITH FRONT OVERHANG INFILL TIMBER PURLINS IN WEB 200x100 C16 TIMBER 80mm INSULATED CLADDING TO ROOF & REAR ELEVATION TIMBER CLADDING T&G CEDAR TO CLIENT SELECTION WITH CORNER TRIMS AND WINDOW/DOOR REVEALS EXTERNAL WALL WITH 100mm X 50mm TIMBER STUDS AT 600C/C WITH DOUBLE SOLE AND HEAD AND BRIDGING AT 1.2M CENTRES TO PERIMETER OF SHED WITH VAPOUR MEMBRANE TO PERIMETER WITH 50mm BATTON TO RECEIVE CLADDING FINSIH VENTILATED AT BASE.

ROOF:
MAKE GOOD EXITING ROOF WHERE CHIMENY REMOVED AND REPLACE ALL TILES WITH NEW NATURAL FIBRE CENMENT SLATES THROUGHTOUT. INSTALL WHERE REQURIRED NEW CUT ROOF AT 400MM CENTRES, THE DESIGN OF CUT ROOF AS PER DETAILS AND SUPPORT STRUCTURE TO BE REVIEWED AND INSPECTED BY ENGINEER DURING WORKS AND APPROVED.

NEW BREATHER MEMBRANE, (IRISH AGREMENT CERT APPROVED.) SOLITEX MEMBRANE WATERPROOF PRINTED SIDE UPPERMOST WITH 150MM LAPS SEALED TO ENSURE WIND-PROOF CONDITIONS FOR RAFTER INSULATION. DRAPE MEMBRANE SLIGHTLY TO ENSURE VENTILATION UNDER SLATES AND RAIN-WATER RUN-OFF. AT RIDGE LAY DOUBLE THICKNESS OF MEMBRANE TO CROSS RIDGE. WHERE VENTS OPES OCCUR IN THE BREATHER MEMBRANE, THE PIECE MUST BE CUT WITH A STAR-SHAPE AND NOT REMOVED.

BATTENS, PRE-TREATED WITH A SUITABLE PRESERVATIVE IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES FOR TIMBER TRUSSES. BATTENS TO BE LAID TO GIVE A MINIMUM END LAP OF
100MM. DOUBLE BATTENING AND TILTING FILLETS TO BE FIXED AT RIDGES EAVES AND VERGES AS NECESSARY.

ROOF COVERING, NATURAL SLATE IN ACCORDANCE WITH MANUFACTURER'S INTRUCTIONS. GAUGE AND HEAP LAP (MIN.100 MM.) LEAD FLASHINGS SHALL BE CODE 5 MILLED SHEET
LEAD, COMPLYING IN ALL RESPECTS WITH B.S. 1178., LAPS SHALL BE NOT LESS THAN 150MM AND FLASHINGS SHALL BE FULLY TURNED INTO GROOVES WEDGED AND POINTED. ALL FLASHING STRIPS TO BE
CUT IN LENGTHS NOT EXCEEDING 1.5M AND TO BE INSTALLED IN ACCORDANCE WITH C.P. 143, PART 11.

112MM HALF ROUND UPVC GUTTERS, BLACK COLOUR FINISH. Ø68MM ROUND DOWNPIES, WHITE TO MATCH EXISTING FINISH.

NEW MONO PITCH ROOF WITH TRUSS ON SUPPORTING EXTERNAL WALLS WITH INSULATION AND STAND AND SEAM AS PER DETAIL. ALLOW FOR 6 NO. 1.6m x 1.2m ROOFLIGHTS IN MONOPITCH ROOF WITH CENTRE PIVOT OPENING FLASHED AND FINISHED TO MAUNACTURERS DETAILS.

SPACE HEATING AND WATER HEATING:
SPACE AND WATER HEATING SYSTEM WILL BE A CONTROLLED HEATING SYSTEM:
NEW 16 KW AIR TO WATER HEATPUMP TO BE INSTALLED WITH UNDERFLOOR HEATING THROUGHOUT DWELLING. TENDER TO PROVIDE SPECIFICATIONS AND HEATING DRAWINGS OF THE PROPOSED SYSTEM.

INSTALL NEW HEAT RECOVERY SYSTEM FOR NEW BUILDING TENDER TO PROVIDE SPECIFICATIONS AND DRAWINGS OF THE PROPOSED SYSTEM.

WINDOWS & DOORS:
UPGRADE ALL WINDOWS TO NEW UPVC, DOUBLE GLAZED CASEMENT WINDOWS AND DOORS, COLOUR TO BE SELECTED BY CLIENT AND APPROVED BY ENGINEER. GLAZING BELOW 800MM. FROM FLOOR LEVEL TO BE TOUGHENED. FRAME TO BE THERMAL BREAK. DOORS TO HAVE A U-VALUE: 1.3W/M2K. DOORS TO HAVE ACCESSIBLE THRESHOLD UNITS, MAX HEIGHT 15MM. TO COMPLY WITH CURRENT PART M, 2010 "ACCESS & USE". WINDOWS TO HAVE AN U-VALUE: 1.2W/M2K.
UNITS TO EXISTING AND PROPOSED BE TAPED USING AIRTIGHTNESS TAPE TO OPES.

TGD L COMPLIANCE:
BUILDING ENVELOPE WILL BE AIRTIGHT. AIR PERMEABILITY (Q50) SHALL BE 4M3/H/M2 OR LESS IN ACCORDANCE WITH IS EN 13829. THERMAL BRIDGING SHALL BE REDUCED IN ACCORDANCE WITH "LIMITING THERMAL BRIDGING AND AIR INFILTRATION ACCEPTABLE CONSTRUCTION DETAILS, 2011". DWELLING TO MEET NZEB REQUIREMENTS.

GENERAL SPECIFICATION

RISING WALLS:
360mm/225mm SOLID RISING WALL
CONCRETE BLOCK WALL
(20KG, 7.5N/MM2)
RISING WALLS TO MATCH WIDTH OF CAVITY AND WALL ABOVE AS PER DETAIL

PROVIDE:
215mm X 100mm X 100mm GAPS AT 1M CENTERS IN RISING WALLS BELOW
RADON BARRIER LEVEL TO ALLOW RADON GAS
RADON SUMP BOX AS SHOWN

INTERNAL WALLS
215MM WALL CONCRETE BLOCK WALL
(20KG, 7.5N/MM2)

VENTILATION
INSTALL HEAT RECOVERY VENTILATION UNIT BY CERTIFIED INSTALLER WITH SUPPLY & EXTRACT AS PER TGD

WINDOWS
WINDOWS IN PVC TREBLE GLAZING (1.1W/msqK)
ALL WINDOW GLASS BELOW 800mm TO BE SAFETY GLASS IN COMPLIANCE WITH REQUIREMENTS OF TGD-K.

STRUCTURAL TIMBERS
ALL STRUCTURAL TIMBERS ARE TO BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TGD-A OF THE BUILDING REGULATIONS AND THE DESIGN OS ENGINEER

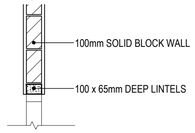
FIRE DETECTION / FIRE SAFETY
LD2 FIRE ALARM SYSTEM IN ACCORDANCE WITH TGD-B
FIRE DETECTION SYSTEM FOR DOMESTIC SYSTEM

ELECTRICAL PROVISIONS
DESIGNED AND INSTALLATION OF ELECTRICAL SYSTEM TO BE CARRIED OUT BY COMPETENT ELECTRICAL CONTRACTOR
ELECTRICAL SUB-CONTRACTOR TO BE REGISTERED OF RECI.
EXISTING HOUSE POWER TO BE RETAINED IN ONE LCOATION AND ALL OTHER EXISTING ELECTRICAL REMOVED AND STRIPPED OUT.
PROVIDE NEW AND EXISTING HOUSE WITH SUITABLE LAYOUT OF SOCKETS/LIGHTING TO BE CONFIRMED BY ARCHITECT PRIOR TO COMMENCEMENT INCLUDING 3 DOUBLE SOCKETS AND USB TO ALL BEDROOMS KITCHEN WITH 5 DOUBLE SOCKETS AND ALL APPLIANCES AS PER DRAWINGS LIVING/DINING AND ANCIALLY ROOMS PROVIDED WITH MIN 4 DOUBLE SOCKET PER ROOM
INTERNET AND TELEPHONE PROVIDE AT TV POINTS AS PER LAYOUT PROVIDED.
VENTILATION SYSTEM TO BATH / ENSUITE
MOVEMENT DETECTOR AND EXTENRAL LIGHTING TO 4 SIDES OF HOUSE
*KITCHEN LAYOUT TO BE CONFIRMED

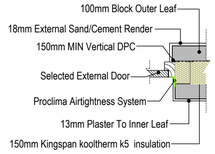
SANITATION
ALL SANITARY FITTINGS CONNECTED TO SINGLE DRAIN SYSTEM TO HAVE ANTI-SYPHONAGE PIPE BS 5572

SANITARY WARE PROVIDED BY CLIENT AND FITTED BY CONTRACTOR

Notes:
All measurements, heights, areas, levels, and constructural details to be checked and verified by the contractor and Architect/Engineer prior to commencement of any works or agreements
Do not scale any drawing. Work to figured dimensions only



TYPICAL PRECAST LINTEL
DETAIL 1
SCALE 1:25



DOOR JAMB DETAIL
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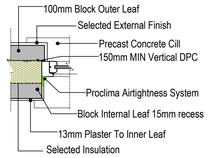

WINDOW JAMB DETAIL
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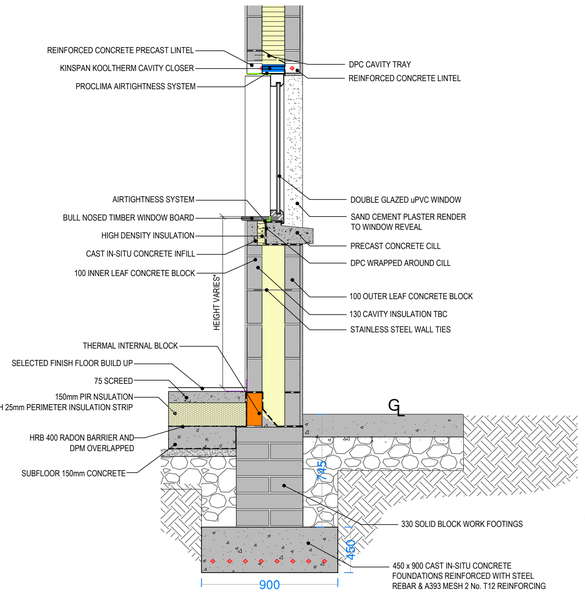
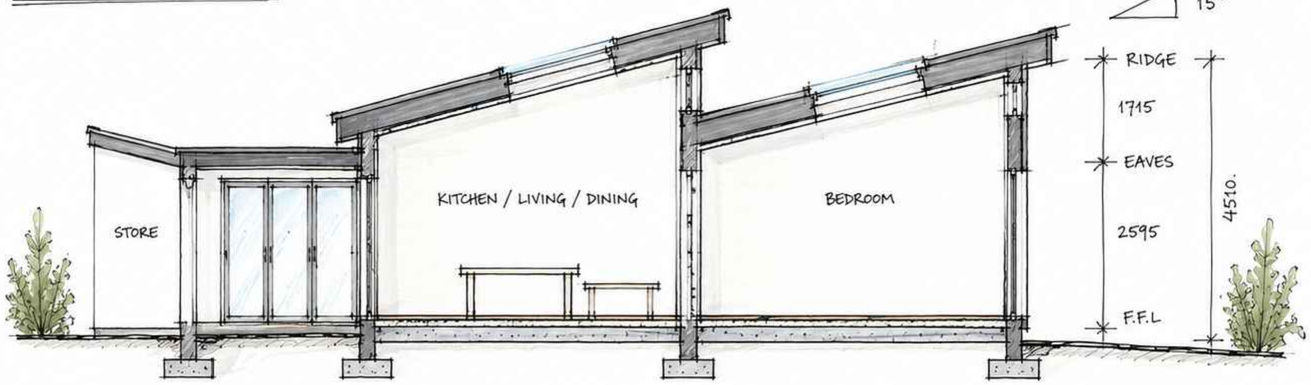
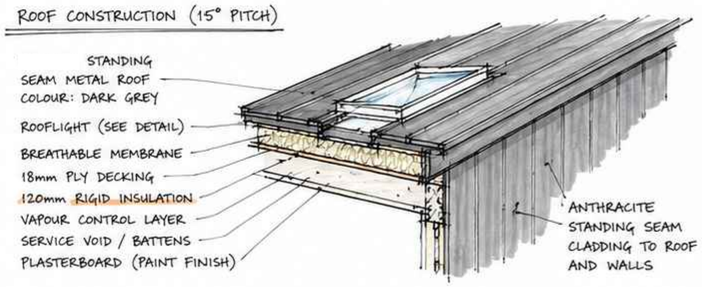


EXTERNAL WALL DETAIL
SCALE 1:25

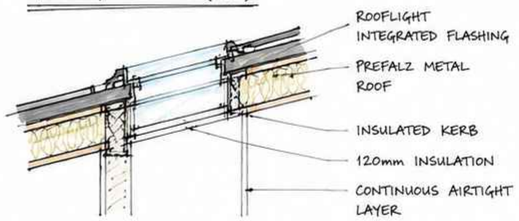
PROPOSED GUEST HOUSE



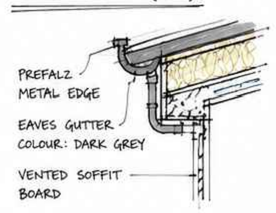
ROOF CONSTRUCTION (15° PITCH)



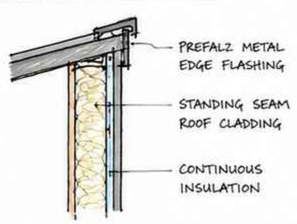
ROOFLIGHT DETAIL (TYP.)



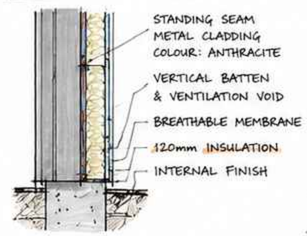
EAVES DETAIL (LOW)



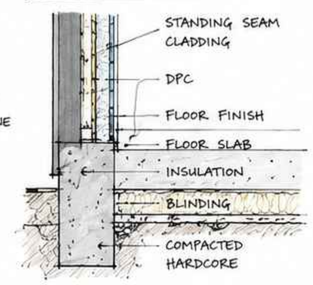
PREFALZ METAL EDGE (HIGH)



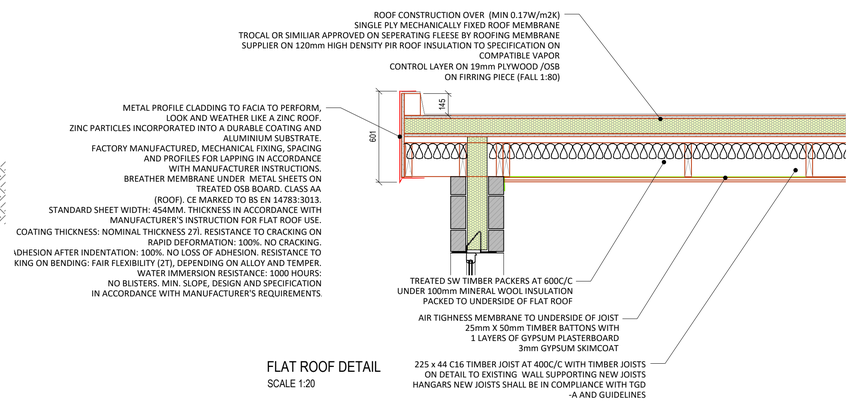
WALL CLADDING DETAIL



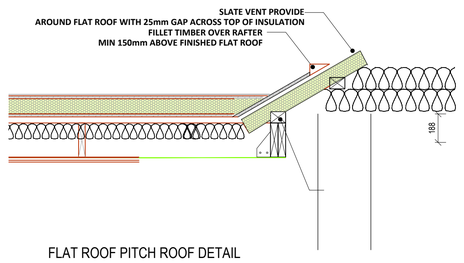
BASE / FLOOR DETAIL



GENERAL NOTES
- ALL METALWORK COLOUR: ANTHRACITE GREY
- ROOFLIGHTS TO PROVIDE NATURAL DAYLIGHT
- 120mm INSULATION TO ROOF, WALLS & FLOOR
- AIRTIGHTNESS LAYER CONTINUOUS THROUGHOUT
- VENTILATED CAVITY BEHIND CLADDING



FLAT ROOF DETAIL
SCALE 1:20



FLAT ROOF PITCH ROOF DETAIL
SCALE 1:20

TENDER

FOR TENDER PURPOSES ONLY

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PROJECT **FENTON WHITE**
PROPOSED AMENDMENTS TO EXISTING DWELLING TO INCLUDE A SINGLE STOREY EXTENSION TO THE REAR AND CHANGE OF USE TO TOURIST/GUEST ACCOMMODATION WITH 1 NO. ONE BEDROOM & 1 NO. TWO BEDROOM SELF-CONTAINED UNIT. DEMOLITION OF EXISTING SHED, UPGRADE OF ACCESS, PARKING, BICYCLE PARKING, STORAGE SHED/GARAGE AND ALL ANCILLARY SITE WORKS AT CREEVAGH BEG, BALLYMAHON, CO. LONGFORD

DATE	SCALE	REV.	JOB NO.	DRWG NO.
20.06.25	1:20' 1:50'	R0	25104	P05

DRWG TITLE. DETAILS & SPECIFICATIONS

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