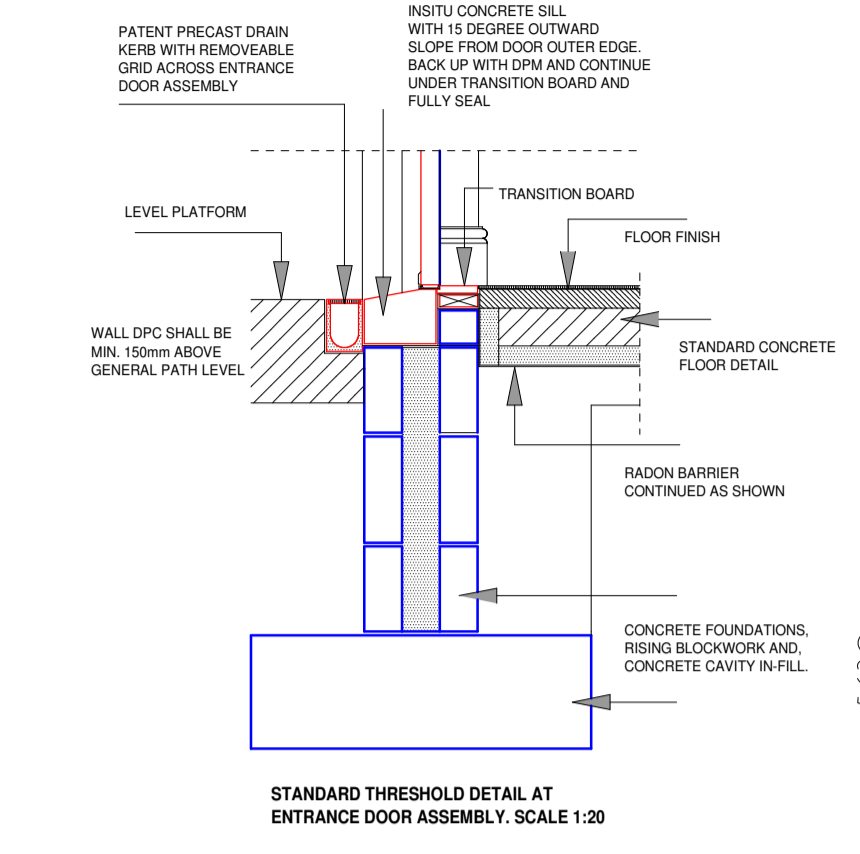
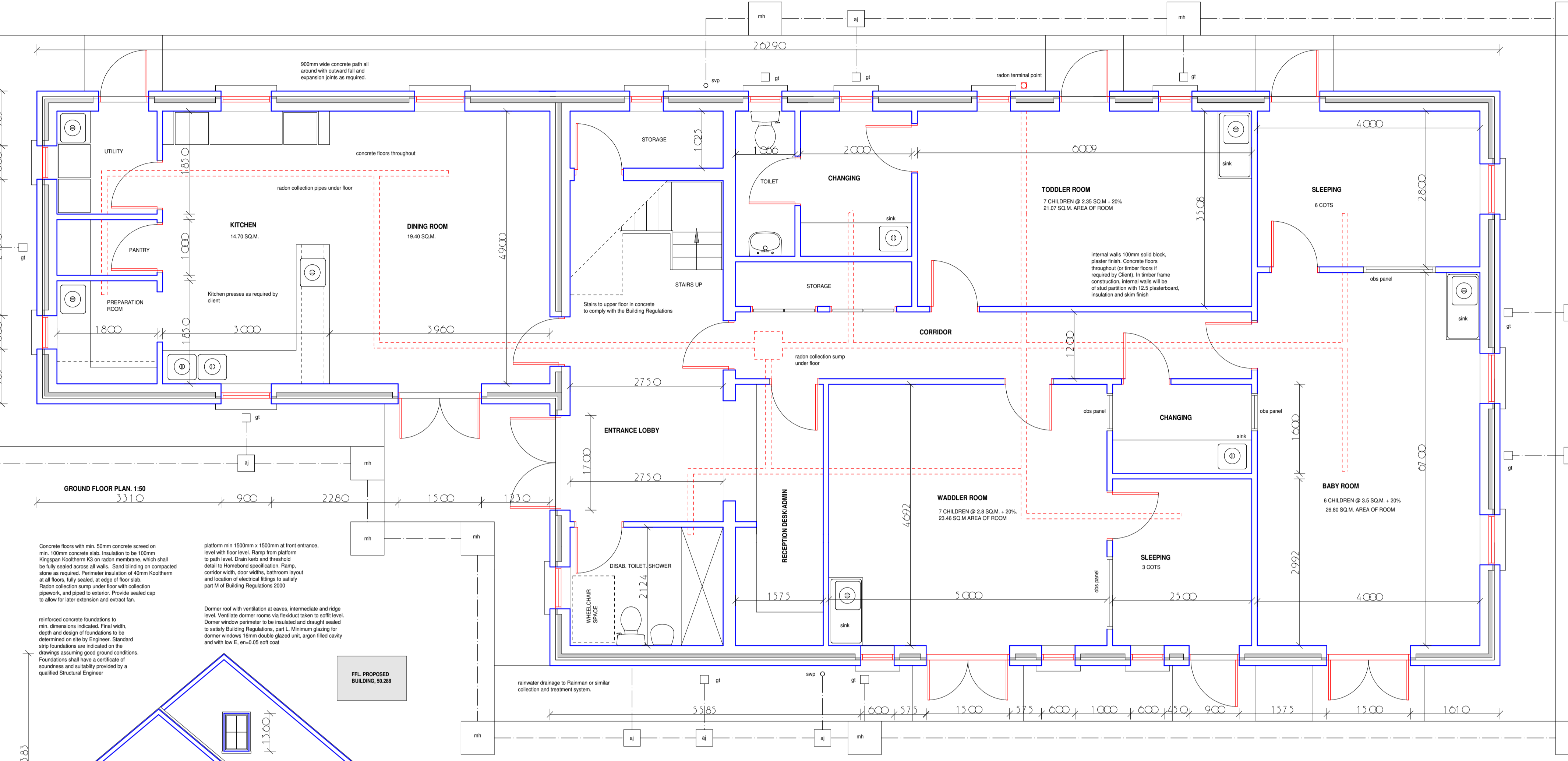
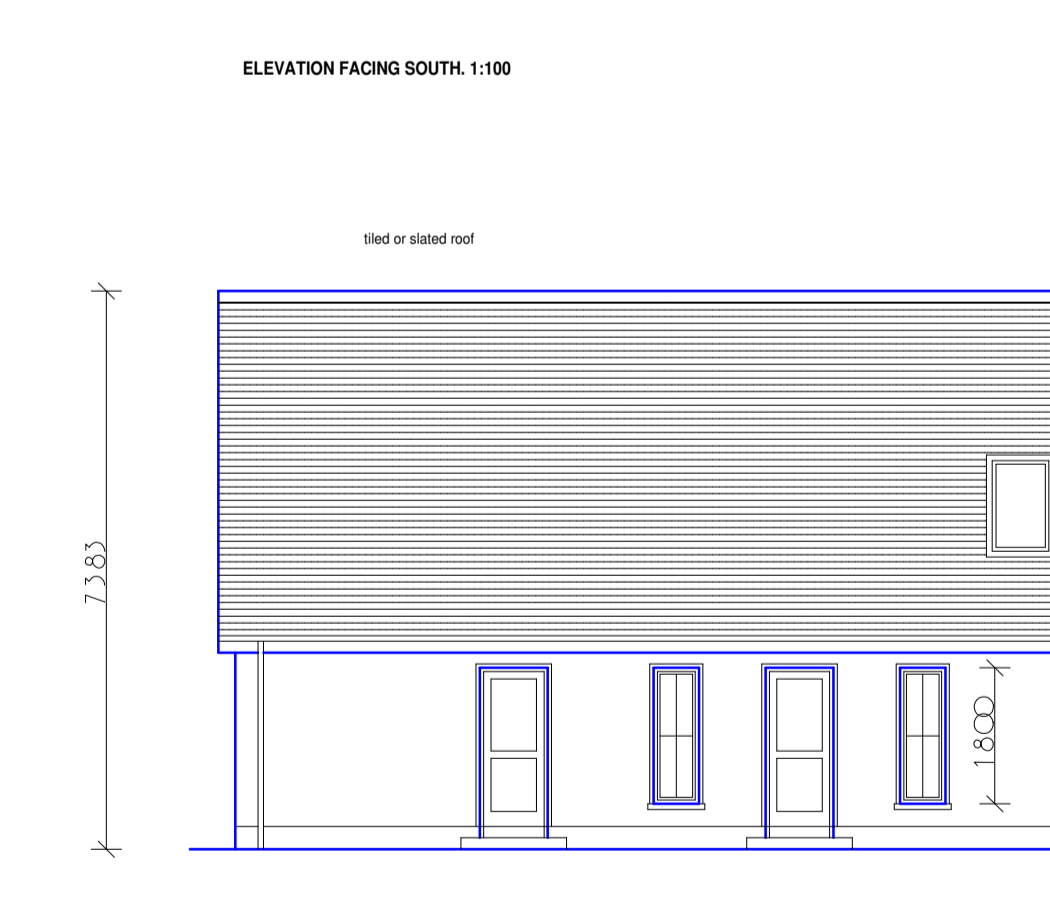
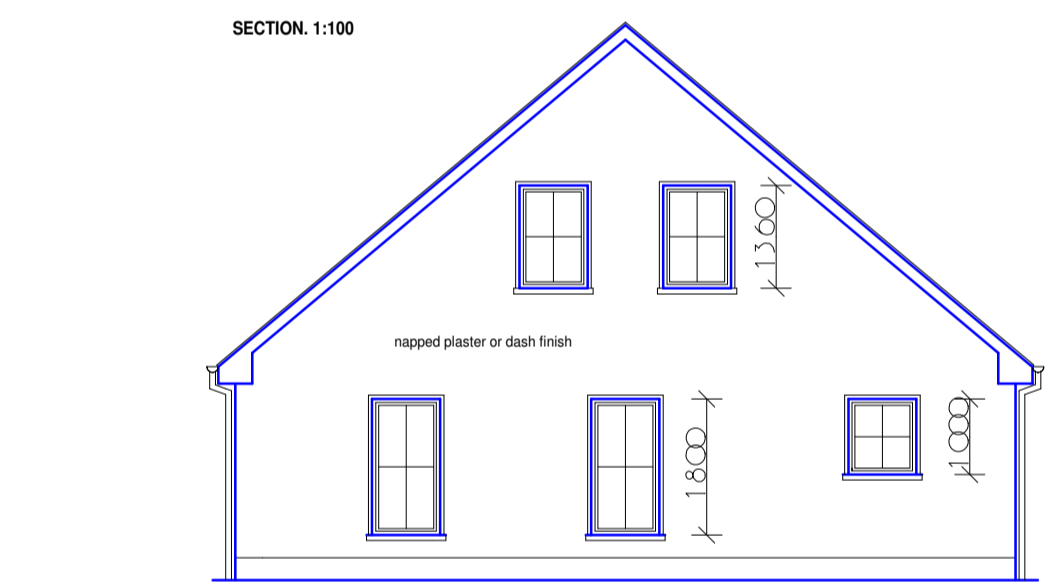
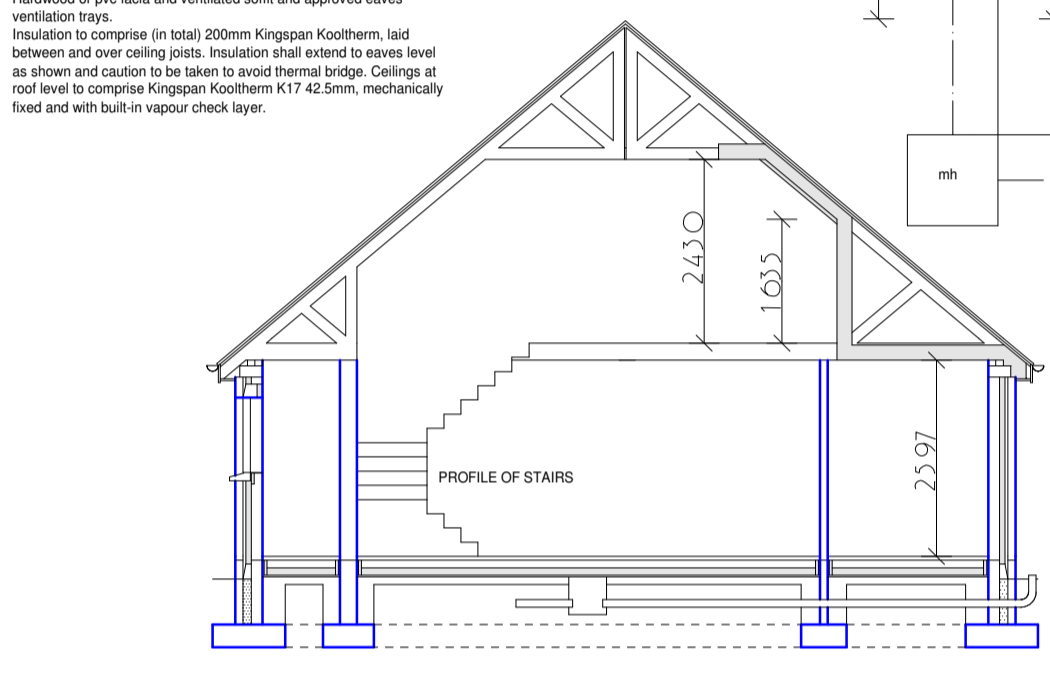


All dimensions shall be checked on site. The figured dimensions only and do not scale from this drawing. All errors and omissions must be reported to the Architect. The building has been designed taking into account the requirements of the Building Regulations. On completion the building owner shall commission an independent Assessor to prepare and have issued, a BER certificate based on an "as constructed" inspection, together with a report based on an air preservation test carried out by a qualified Assessor. This design is copyright and shall not be reproduced without consent.



Construct roof as described with factory manufactured timber trusses, which shall be fully certified and manufactured to satisfy the Building Regulations. The manufacturer shall supply certified Engineer's calculations for approval. Provide horizontal and diagonal bracing. Lateral bracing off ends of house and over ceiling joists to satisfy regulations. Sides to show battens and diagonal bracing. Diagonal bracing required on approved breathable sarking membrane. Sides or top laid to manufacturer's specification and to roof angle given. Hardwood or pvc fascia and ventilated soffits and approved eaves ventilation traps. Insulation to comprise (in total) 200mm Kingspan Kooltherm, laid between and over ceiling joists. Insulation shall extend to eaves level as shown and caulked to be taken to avoid thermal bridge. Ceilings at roof level to comprise Kingspan Kooltherm K17 42.5mm, mechanically fixed and with built-in vapour check type.

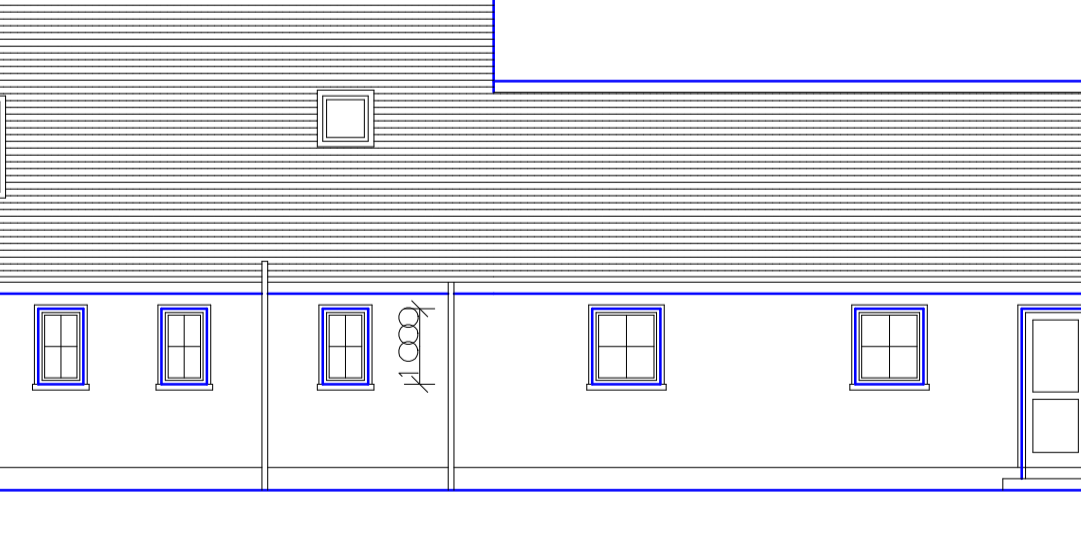


Concrete floors with min. 50mm concrete screed on min. 100mm concrete slab. Insulation to be 100mm Kingspan Kooltherm K3 on radon membrane, which shall be fully sealed across all walls. Sand bedding or compacted stone as required. Perimeter insulation of 40mm Kooltherm at all floors, fully sealed, at edge of floor slab. Radon collection sump under floor with collection pipework, and piped to exterior. Provide sealed cap to allow for later extension and extract fan.

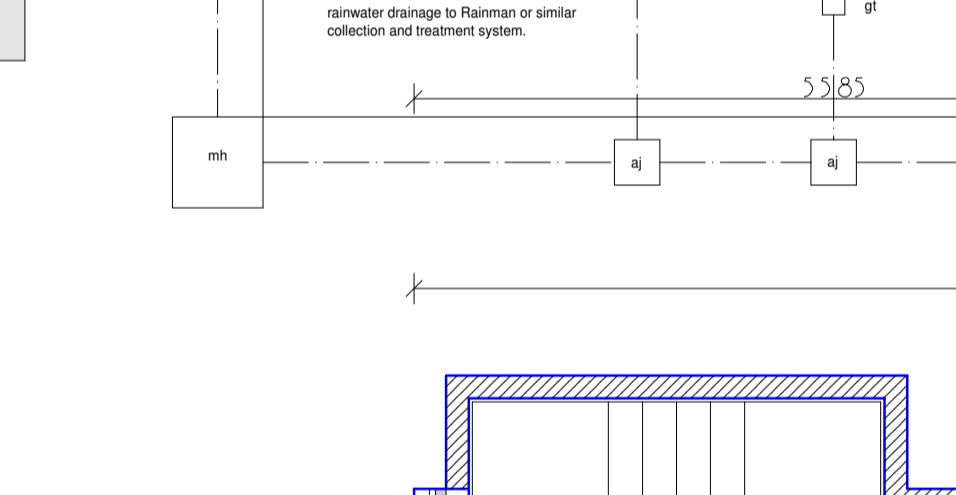
Domer roof with ventilation at eaves, intermediate and ridge level. Ventilate domer rooms via handcut taken to soffit level. Domer window perimeter to be insulated and draught sealed to satisfy Building Regulations, part L. Minimum glazing for domer windows. Term double glazed unit, argon filled cavity and with low E, em 0.05 soft coat.



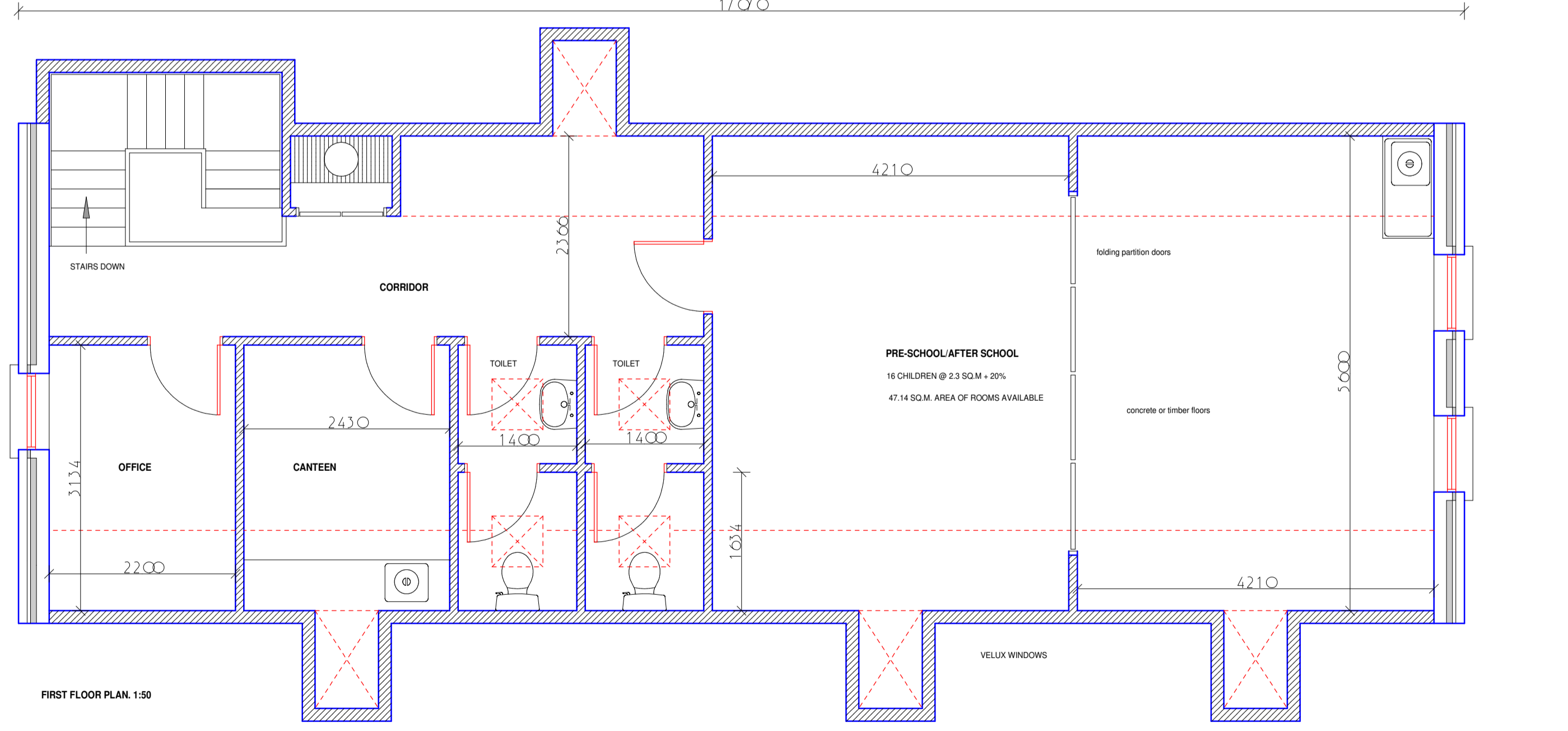
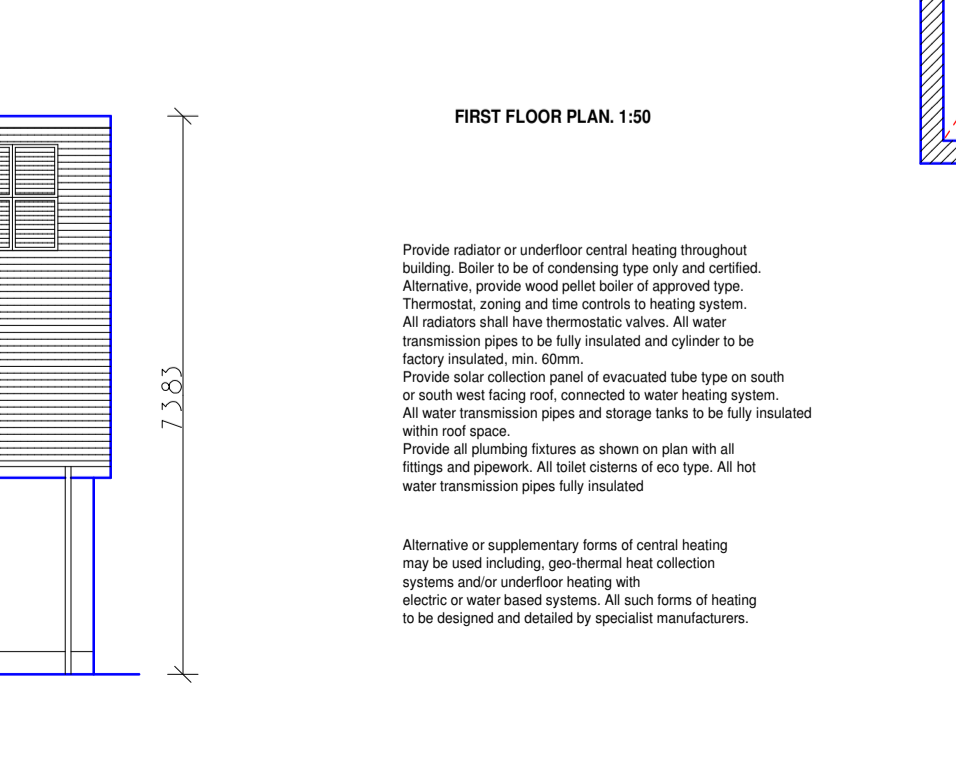
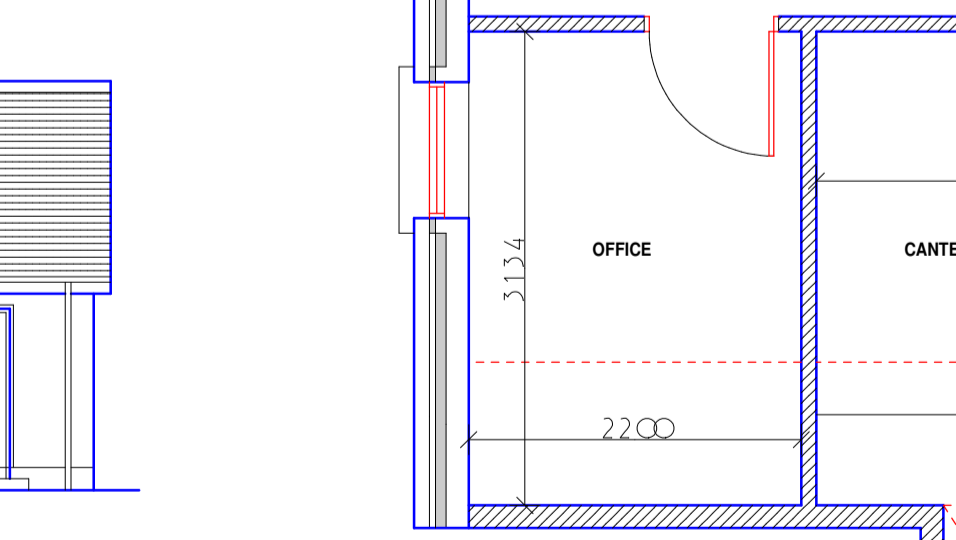
windows all around in prefinished hardwood or uPVC to design shown. Provide permanent ventilation in window head frames and permanent room vents at level level in all rooms with permanent cavity sleeves over gpc. Windows for escape/rescue purposes with operable section providing an unobstructed clear open area of min 0.33 sq.m. with a min width and height of 450mm. Bottom of window not more than 1100mm and not less than 800mm above floor. In all cases comply with TD20:2006. All windows double glazed, except otherwise stated, with 16mm gap, argon filled and with low E, em 0.05, soft coat. All windows shall be 100% draught sealed.



reinforced concrete foundations to min dimensions indicated. Finish with depth and design of foundations to be determined on site by Engineer. Standard strip foundations are indicated on the drawings assuming good ground conditions. Foundations shall have a certificate of soundness and suitability provided by a qualified Structural Engineer.



windows all around in prefinished hardwood or uPVC to design shown. Provide permanent ventilation in window head frames and permanent room vents at level level in all rooms with permanent cavity sleeves over gpc. Windows for escape/rescue purposes with operable section providing an unobstructed clear open area of min 0.33 sq.m. with a min width and height of 450mm. Bottom of window not more than 1100mm and not less than 800mm above floor. In all cases comply with TD20:2006. All windows double glazed, except otherwise stated, with 16mm gap, argon filled and with low E, em 0.05, soft coat. All windows shall be 100% draught sealed.



Provide radiator or underfloor central heating throughout building. Below to be of condensing type only and certified. Alternative, provide wood pellet boiler of approved type. Thermostatic zoning and time controls to heating system. All radiators shall have thermostatic valves. All water transmission pipes to be fully insulated and caulked to be factory insulated, min. 50mm. All water transmission pipes and storage tanks to be fully insulated with roof space. Provide all plumbing fixtures as shown or plain with all fittings and copperwork. All toilet castings of eco type. All hot water transmission pipes fully insulated.

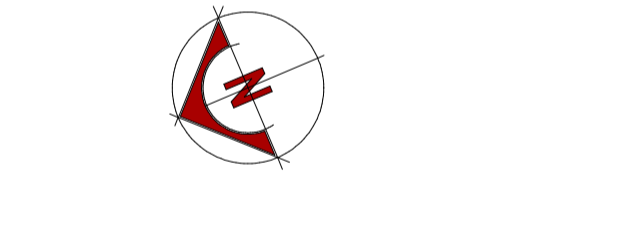
Alternative or supplementary forms of central heating may be used including, geo-thermal heat collection systems and/or underfloor heating with electric or water based systems. All such forms of heating to be designed and detailed by specialist manufacturers.

external walls with 100mm Quintherm lightweight thermal block structural for inner leaf. 110mm cavity with 70mm Kooltherm K3 insulation against inner leaf on stainless steel tie. Outer leaf 100mm solid block or other finish as shown. Inner leaf of all external walls finished with Kingspan 42.5mm Kooltherm K17 or K18 and slim. Return at walls, floors, ceilings and openings. All insulation to achieve compliance with part L of the Building Regulations, 2007. Alternative form of construction with certified timber frame components, to incorporate cavity insulation and tie stopping to head of cavity, surrounding all window and door openings and all room vents.

Building to be provided with a ducted air conditioning and heat recovery system by Pro-Air or similar, to comply with regulations.

insulation to walls, floors and roof to satisfy the Building Regulations 2007 part L. Insulation to be returned at all openings to avoid cold bridges. The overall building, taking into account the building fabric, insulation levels, glazing performance, air-tightness, cold bridging, heating system and controls, renewable energy specification etc. shall achieve a Building Energy Rating approved under regulation and the building, on completion, shall be examined by an independent BER Assessor and provided with a BER Certificate in accordance with regulation 5.

provide a complete electrical installation to ESB and ETCI regulation, with required number of light and power points, in all rooms and circulation areas. Cables and ter joints in kitchen. Best point at front entrance. Immersion heater in hot press. If required, Light on vacuum switch in attic space. External lights as required. Provide cablelocking for intruder alarm, television and telephone as required. All light fittings and bulbs shall be of low energy type.



ceilings under roof level shall be finished with Kingspan Kooltherm K17 or K18 with approved mechanical fixings, skimmed finish. Design calculations for ceiling joints shall allow for such. Ceilings shall be finished with Kingspan Kooltherm K17 or K18 with approved mechanical fixings, skimmed finish. Design calculations for ceiling joints shall allow for such. Ceilings shall be finished with Kingspan Kooltherm K17 or K18 with approved mechanical fixings, skimmed finish. Design calculations for ceiling joints shall allow for such. Ceilings shall be finished with Kingspan Kooltherm K17 or K18 with approved mechanical fixings, skimmed finish. Design calculations for ceiling joints shall allow for such.

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| REVISIONS |
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| CLIENT |
| PROJECT |
| DRAWING TITLE |
| DESIGN/DRAWING |
| SCALE |
| DATE |
| DRAWING FILE NO. |

CONSTRUCT ALL WORKS IN COMPLIANCE WITH THE BUILDING REGULATIONS