

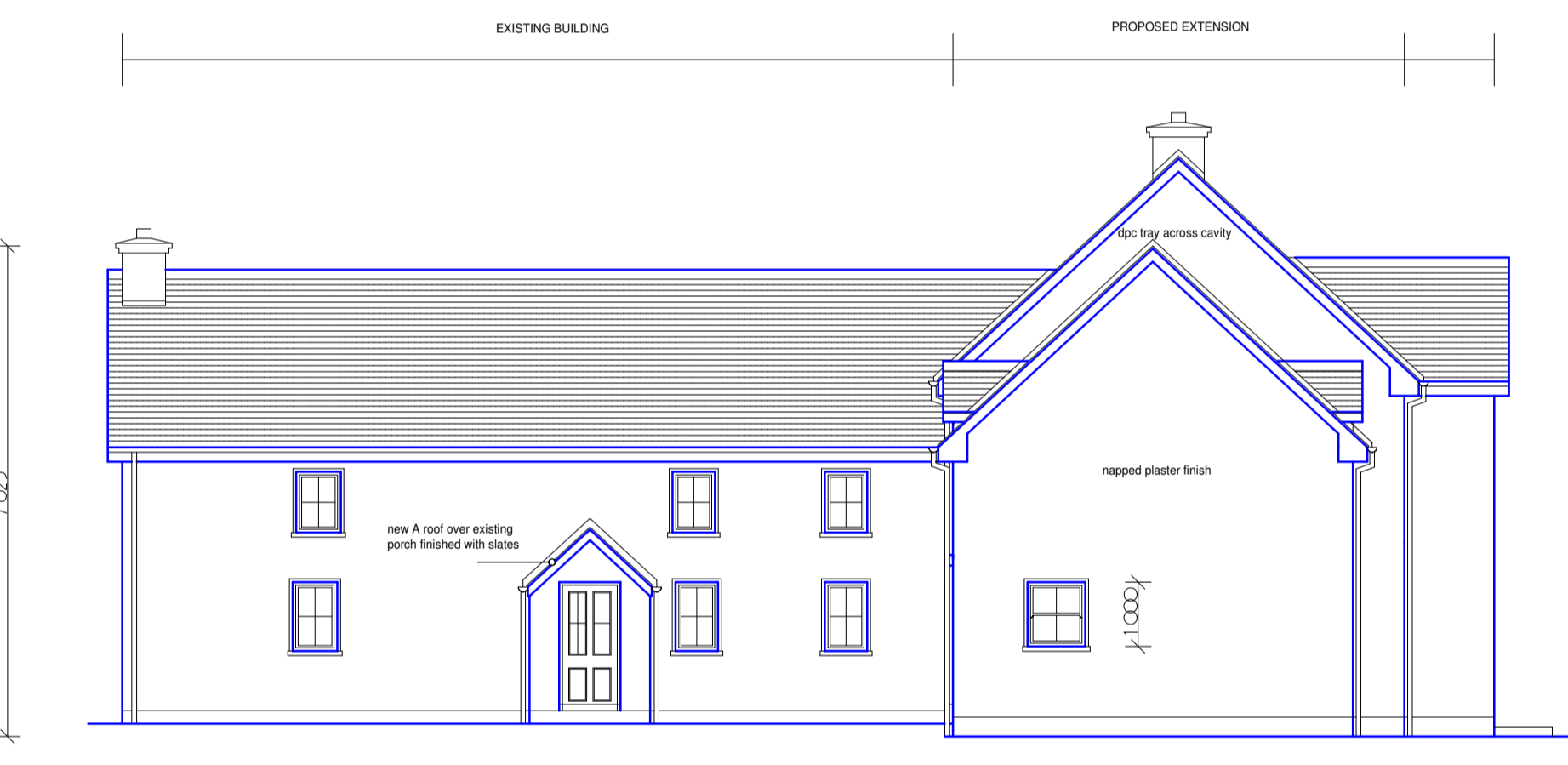
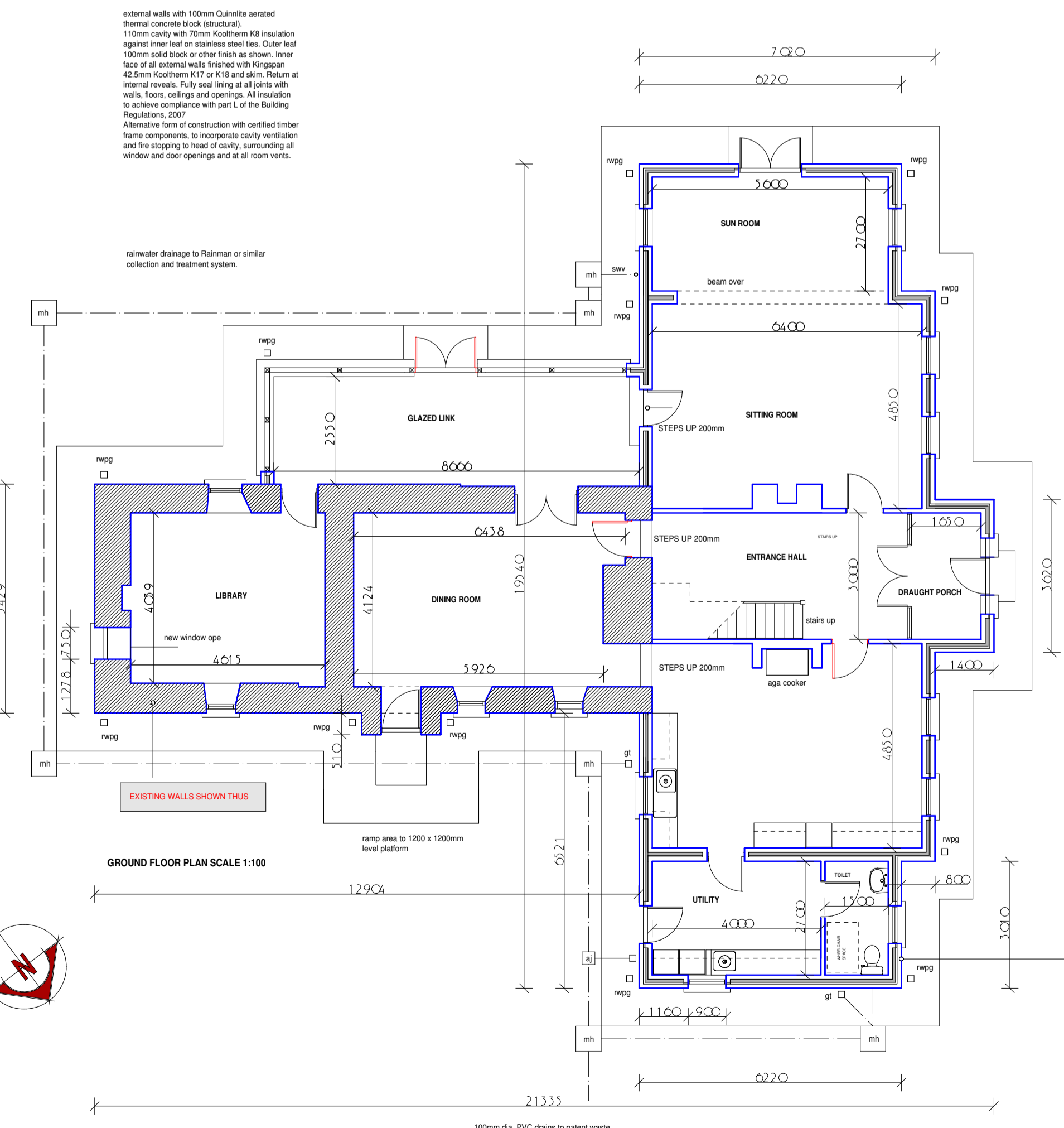
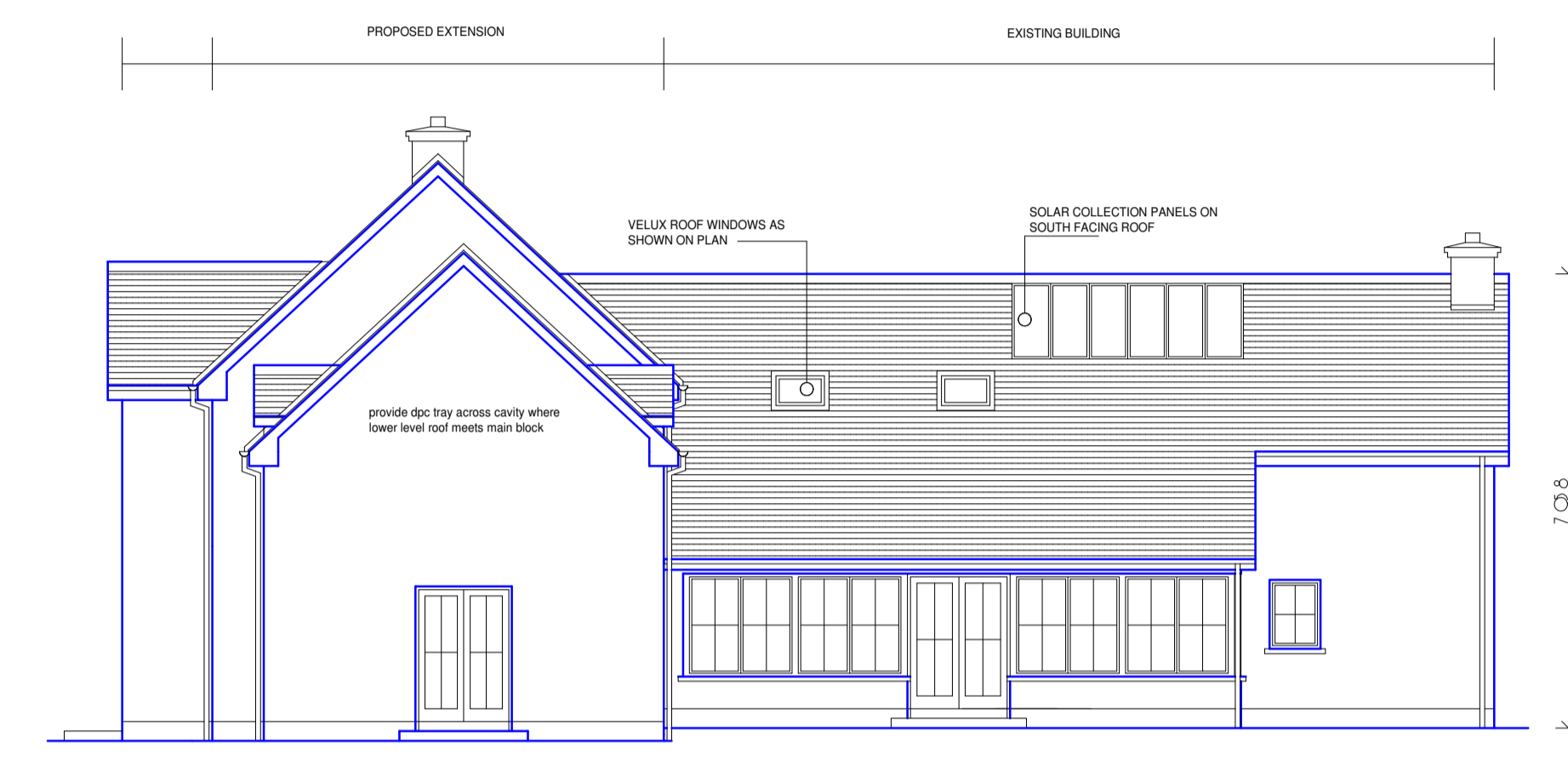
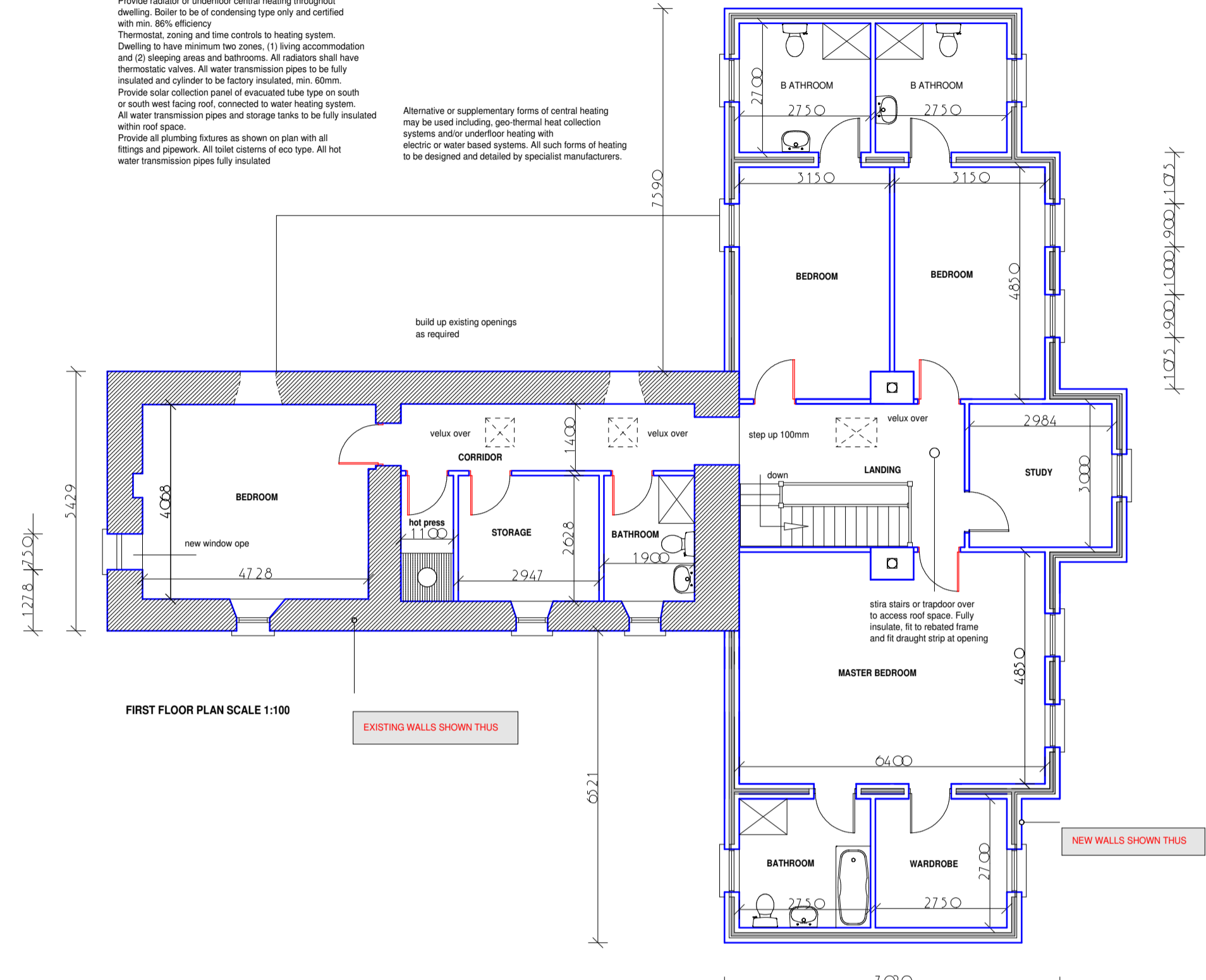
main operated fire detection and alarm system to BS 5839 part 6: 1995, Type L22 or better.

Provide radiator or underfloor central heating throughout dwelling. Boiler to be of condensing type only and certified with min. 85% efficiency. Thermal zoning and time controls to heating system. Dwelling to have minimum two zones, (1) living accommodation and (2) sleeping areas and bathrooms. All radiators shall have thermostatic valves. All water transmission pipes to be fully insulated and cylinder to be factory insulated, min. 50mm. Provide solar collection panel of equivalent size to be on south or south west facing roof, connected to water heating system. All water transmission pipes and storage tanks to be fully insulated within roof space. Provide all plumbing fixtures as shown on plan with all fittings and pipework. All boiler systems 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 installed by specialist manufacturers.

windows all around in prefinished hardwood or uPVC to design shown. Provide permanent ventilation in window head frames and permanent room vents at roof level in all rooms with patient cavity spaces over spec. Windows for escape/ rescue provision with operable section providing an unobstructed clear open area of min 0.33 sq.m with a min width and height of 800mm. Bottom of window not more than 1100mm and not less than 800mm above floor. In all cases comply with TGD B-2006. All windows double glazed, except otherwise stated, with 16mm gap, argon filled and with U.L. 4, 4, 1.0, 4, 1.0, 4, 1.0. All windows shall be 100% draught sealed.

COMPLETE ALL WORKS IN COMPLIANCE WITH THE BUILDING REGULATIONS



Mechanical ventilation shall be provided with heat recovery vents to kitchen, utility rooms and all bathrooms. Fans shall have a three minute run-on period. The ventilation system may form part of an overall mechanical heat recovery ventilation system. Ducted ventilation standards shall comply with the Building Regulations.

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

reinforced concrete foundations to min. dimensions indicated. Final width, depth and design of foundations to be determined on site by Engineer. Standard stip 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.

provide a complete electrical installation to ESB and ETCI regulation, with required number of lights and power points in all rooms and circulation areas. Cooker and tap points in kitchen. Bad point at front entrance. In-situ heater in hot press. If required, Light on vacuum switch in attic space. External lights as required. Provide cableducting for structure alarm, television and telephone as required. All light fittings and bulbs shall be of low energy type.

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 of ends of house and over ceiling joists to satisfy regulations. 38mm x 38mm battens and similar dimension counter battens if required on approved breathable backing membrane. Stone or tiles laid to manufacturer's specification and to roof angle shown. Handover or over eaves and ventilated soffits and approved soffit ventilation trays.

Stairs to upper floor with required number of risers as shown. Handover reveals, string handrail and banisters. Risers and treads in red steel or other approved timber. Stairs construction and height/depth of nose and treads shall satisfy regulations.

platform min 1200mm x 1200mm at entrance, level with floor level. Ramp from platform to path level. Drain with and threshold detail to Homebond detail. Ramp, consider width, door width, bathroom layout and location of electrical fittings to satisfy part M of Building Regulations 2000.

Insulation to comprise in total 300mm Kingspan Kooltherm, laid between and over ceiling joists. Insulation shall extend to eaves level as shown and caution to be taken to avoid thermal bridge. Ceiling at roof level to comprise Kingspan Kooltherm K17 45.5m, mechanically fixed and with built-in radon check layer. Insulation at all collar levels where shown with Actis Trisepac 10 suitable.

ceilings under roof level shall be finished with Kingspan Kooltherm K17 or K18 and with approved mechanical frame, skinned finish. Design calculations for ceiling joists shall allow for such. Ceilings shall include over all openings with spec tray. Steel trims to incorporate insulation facing interior of house. Precast concrete or reconstructed stone window sills on spec. Concrete capping on full with spec to chimneys. Lead or copper flashing, DPC trays across cavities as required.

ROOF ANGLE 42.8 DEGREES

NEW ROOF ON EXISTING BUILDING INCREASED HEIGHT 527 mm

replace existing intermediate timber floor and joists as required and set at required levels and ceiling heights

new concrete ground floor, insulated, in existing building, to incorporate radon barrier and collector jumps. Detail as for new building and set at level required. External path to finish minimum 150mm below new floor level

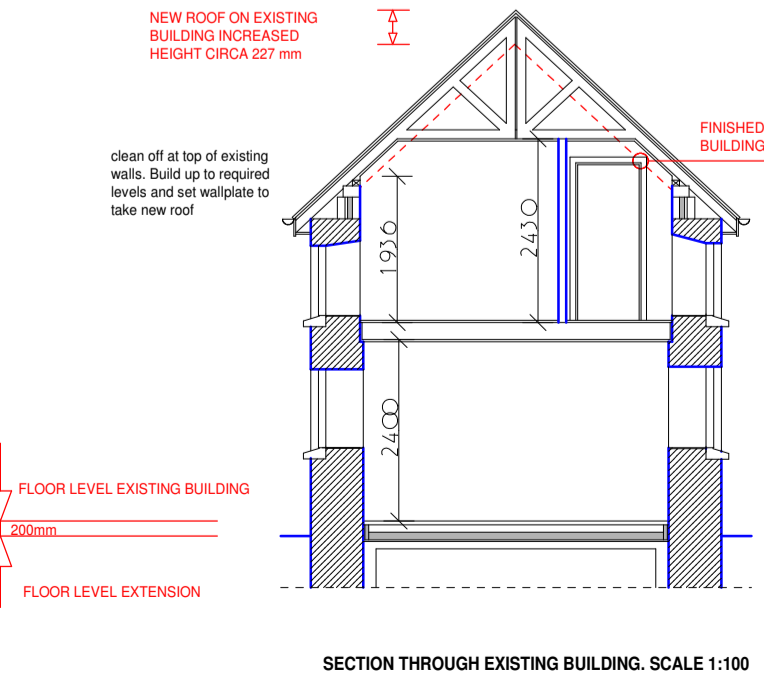
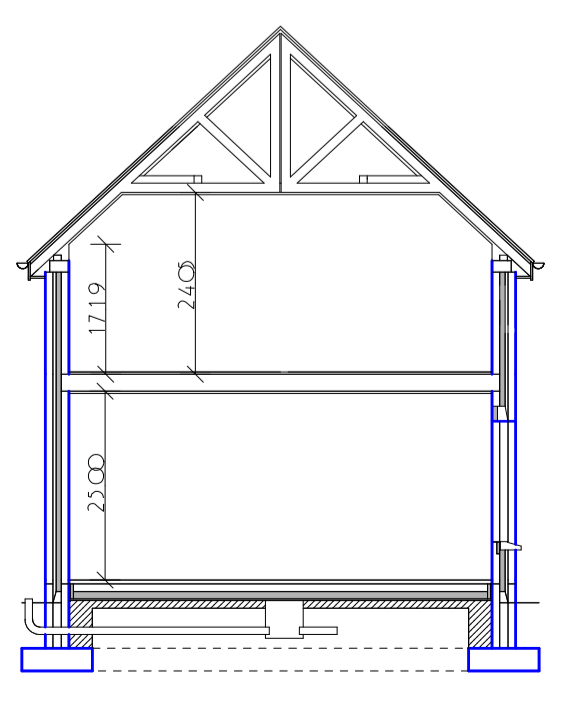
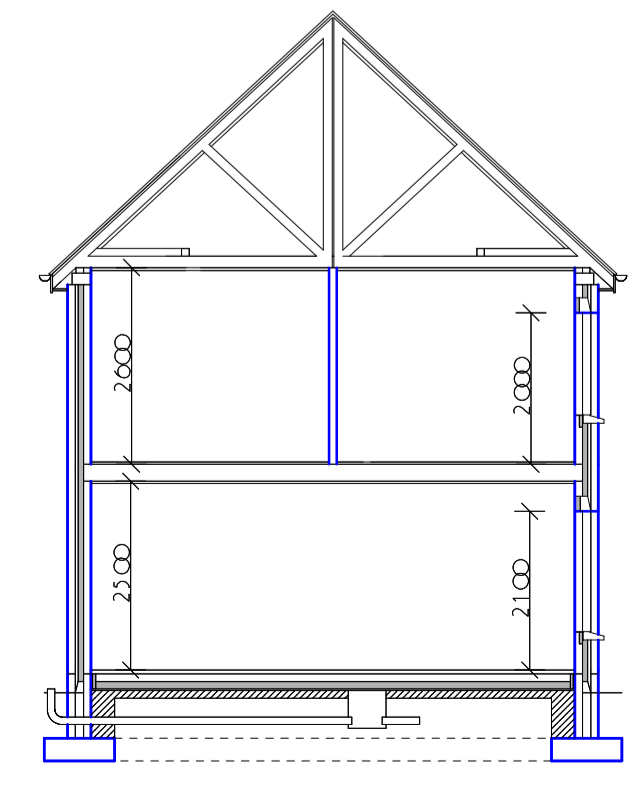


Table containing project information: REVISIONS, CLIENT, PROJECT, DRAWING TITLE, DESIGNING, SCALE, DATE, DRAWING FILE NO. Includes contact details for Michael J. Allen, MRAM, MRICS, ASCS, FAS, FCOB, CEur.