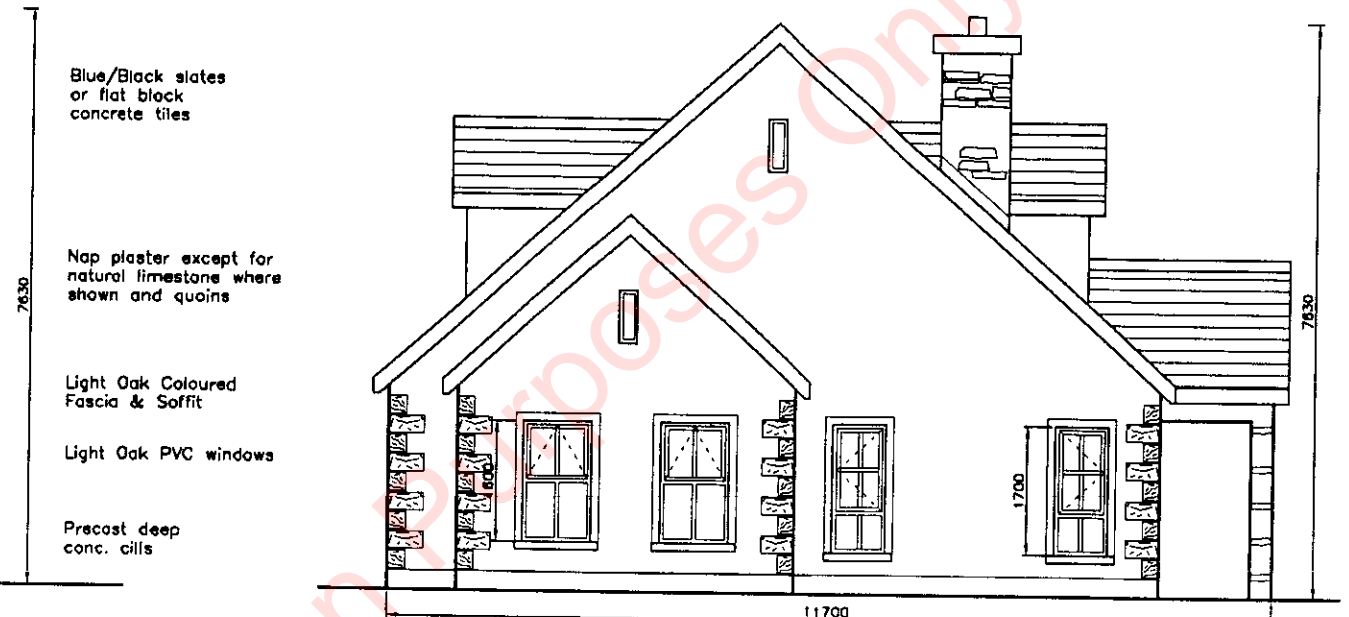




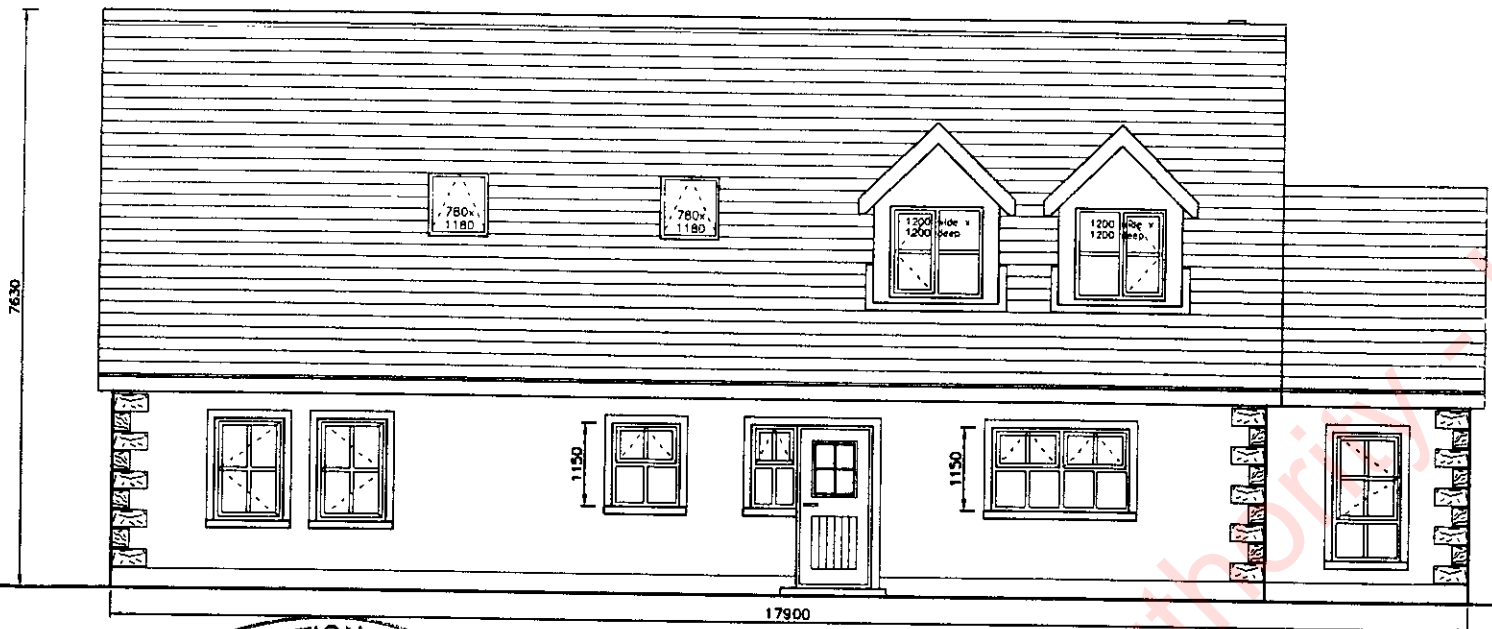
13



PROPOSED FRONT (East) ELEVATION



PROPOSED END (South) ELEVATION



PROPOSED REAR (West) ELEVATION



PROPOSED END (North) ELEVATION

- Blue/Black slates or flat black concrete tiles
- Nap plaster except for natural limestone where shown and quoins
- Light Oak Coloured Fascia & Soffit
- Light Oak PVC windows
- Precast deep conc. cills

PLANNING SECTION  
20 OCT 2006  
SLIGO CO.

**NOTE**

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**COMPLIANCE WITH BUILDING REGULATIONS**  
ALL MATERIALS AND WORKMANSHIP TO CONFORM IN FULL WITH CURRENT BUILDING REGULATIONS. CONTRACTOR TO BE FULLY AWARE OF ALL CURRENT BUILDING REGULATIONS BEFORE COMMENCEMENT OF WORK.

**SETTING OUT**  
CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, ETC., BEFORE COMMENCEMENT.

U-Values (<) to be achieved:

Floor : 0.25 W/m<sup>2</sup>K  
Walls : 0.27 W/m<sup>2</sup>K  
Roof : 0.16 W/m<sup>2</sup>K  
Windows: 2.2 W/m<sup>2</sup>K

|   |   |
|---|---|
| REV. NO.:   |   |
| <b>MICHAEL ROWLEY</b> B.E.M.I.E.I.<br>CONSULTING ENGINEERS,<br>CLOONFINISH, SWINFORD, CO. MAYO.<br>Tel: 094 92 51792 / 086 3995733. |   |
| PROJECT:  | PROPOSED DWELLING HOUSE, GARAGE, SEPTIC TANK SYSTEM, PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS AT BANADA, CO. SLIGO. |
| DRAWING:  | PROPOSED ELEVATIONS   |
| CLIENT:   | FERGUS & TINA RYAN  |
| DATE:   | 03/10/2006  |
| SCALE:  | 1:100 (A3) / 1:50 (A1)  |
| PROJECT NO.:  | 0609-08   |
| REV.:   | ORIG.   |

TYPICAL SPECIFICATION

**ROOF CONSTRUCTION**  
 Blue/Black slates or flat black concrete tiles on 44 x 22mm treated s.w. battens on Blizzard 150 breathable membrane, on 150 x 44mm treated s.w. rafters at 406mm c/c/s, 225 x 22mm ridge board.  
 Galvanised steel struts fixed to first three end rafters and fixed to blockwork 2m c/c/s with s.w. noggings at same centres.  
 Lead tray No. 4 soaker and flashing.  
 100 x 44mm treated s.w. collars - 406mm c/c/s  
 225 x 75mm treated s.w. purlins supported - 2400mm c/c/s by 100 x 75mm treated s.w. struts on 100 x 44mm runners.  
 100 x 44mm treated s.w. hangers.  
 100 x 44mm treated s.w. binders.  
 225 x 44mm treated s.w. ceiling joists at 406mm c/c/s with 250mm thick glass fibre insulation between.  
 100 x 50mm treated s.w. Uae to every second rafter.  
 100 x 75mm wallplates.  
 Double all joists under the struts and all sanitary ware.  
 Galvanised steel struts fixed to first three end joists at 1m c/c/s and fixed to inner leaf gable with bargeing at same centres.  
 Ceilings shall be slotted with plaster board, bonded and skimmed.

Profiled aluminium gutter and downpipes fixed to aluminium fascia and soffit with 10mm continuous ventilation gap as indicated by the arrows.  
 P.C. lintel and stepped D.P.C. to all apes.  
 Selected double glazed windows and P.C. sill and hardwood internal cills.

**300 mm CAVITY CONSTRUCTION**

100mm concrete block outer leaf with selected finish  
 100mm cavity with 65mm expanded polystyrene insulation, Kingspan ThermaWall or similar approved.  
 Galvanised wire wall ties at 900mm c/c/s horizontally and 450mm c/c/s vertically and 225mm vertically at apes.  
 100mm concrete block inner leaf scratch coated, bonded & skimmed.  
 Weak concrete infill to cavity walls to within 150mm of ground level. D.P.M. to be turned up and over D.P.C. at all block wall and floor slab junctions.  
 Cavity wall to be closed at sides of all windows and doors and a vertical D.P.C. to be installed between inner and outer leaves.  
 Horizontal D.P.C. to outer walls to be 150mm minimum above ground level.  
 Horizontal D.P.C. to inner walls to be at floor level.  
 Stepped D.P.C. to cavity wall over head of all external window and door apes.  
 Provide 225mm wall vents or else trickle vents incorporated in windows to every habitable room.

**100mm CONCRETE BLOCK PARTITIONS**

finish to 600 x 300mm strip foundation.

**FLOOR CONSTRUCTION**

65mm screed on 50mm high density rigid floor insulation on a 1200 gauge Radon protection barrier on 150mm concrete slab on 50mm blinding on consolidated hardcore laid in 150mm layers.  
 Radon protection provided with 100mm dia. pipe laid beneath the protection barrier and connected to a sump which in turn is connected to an external vent pipe.

Radon sump & vent to be installed in accordance with current building regulations.

**FOUNDATION CONSTRUCTION**

Foundations to Structural Engineer's specification all brought down to good bearing ground.  
 50mm lean mix to all foundation trenches.

**WINDOWS**

All bedroom windows should provide an unobstructed opening not less than 850mm high and 500mm wide. The bottom of the window opening should be not more than 1100mm and not less than 800mm (600mm in the case of a rooflight) above the finished floor level.

All habitable rooms to have natural light of 1/10th the floor area and natural ventilation of 1/20th of the floor area of each room.

**SMOKE ALARMS**

Provide 2 no. smoke alarms operated by battery and also wired electrically.

Blue/Black Natural Slates  
 Nap Plaster Finish & Natural Limestone trim  
 Aluminium Gutters & Downpipes  
 P.C. Cills  
 P.V.C. Windows & Doors  
 Provide Vent Slates to roof  
 All R.W.G.Ts to Surface Water Saakpit

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**COMPLIANCE WITH BUILDING REGULATIONS**

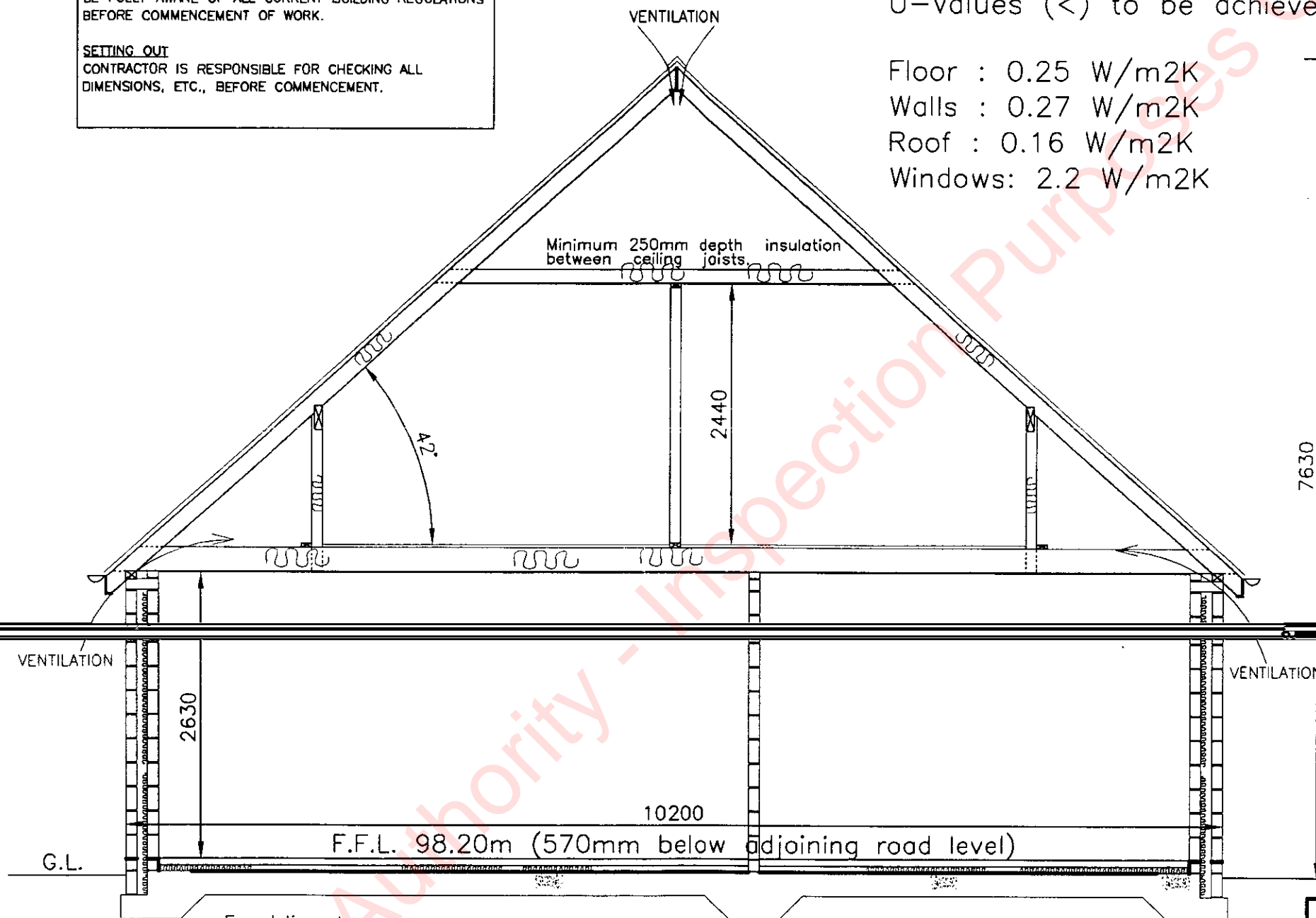
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**SETTING OUT**

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TYPICAL SECTION

**NOTE**

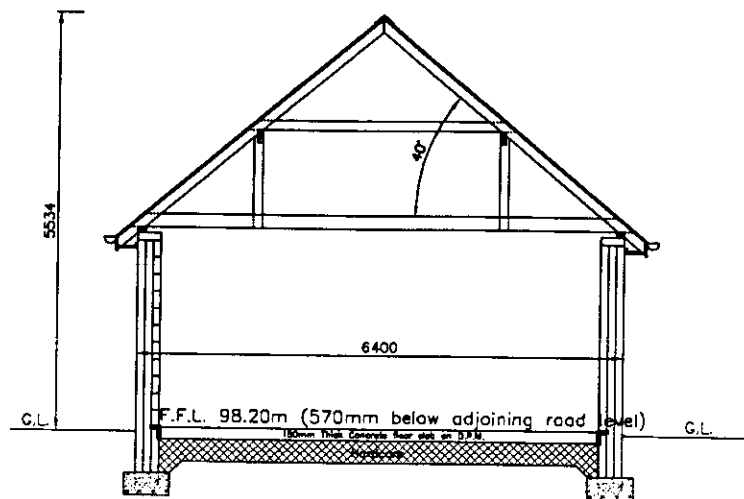
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PLANNING SECTION  
 20 OCT 2006  
 Sligo Planning Authority

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| <b>MICHAEL ROWLEY B.E. M.I.R.I.</b><br>CONSULTING ENGINEERS,<br>CLOONFINISH, SWINFORD, CO. MAYO.<br>Tel: 094 92 51792 / 086 3995733. |   |
| PROJECT:   | PROPOSED DWELLING HOUSE, GARAGE, SEPTIC TANK SYSTEM, PERCOLATION AREA AND ALL ASSOCIATED SITE WORKS AT BANADA, CO. SLIGO. |
| DRAWING:   | TYPICAL SECTION   |
| CLIENT:  | FERGUS & TINA RYAN  |
| DATE:  | 03/10/2006  |
| SCALE:   | 1:50 (A3)   |
| PROJECT NO.:   | 0609-08   |
| REV:   | ORIG.   |

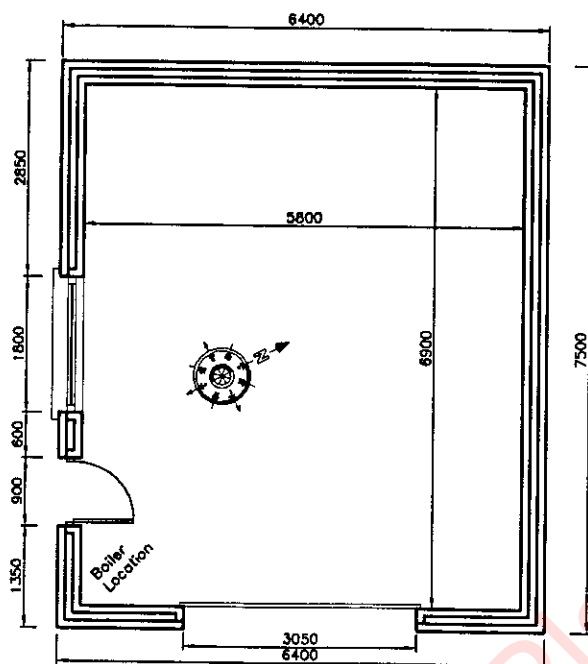
Approx. 1500 blocks to garage

A3



TYPICAL SECTION THROUGH GARAGE

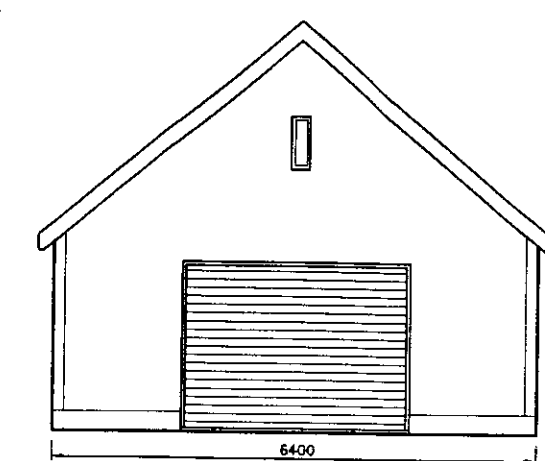
Total Floor Area of proposed garage  
= 40.0 m<sup>2</sup> = 430.6 sq. ft



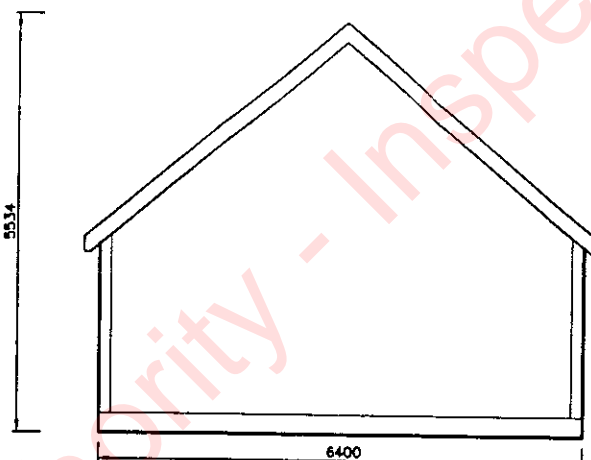
PROPOSED GARAGE FLOOR PLAN

**GARAGE SPEC:**

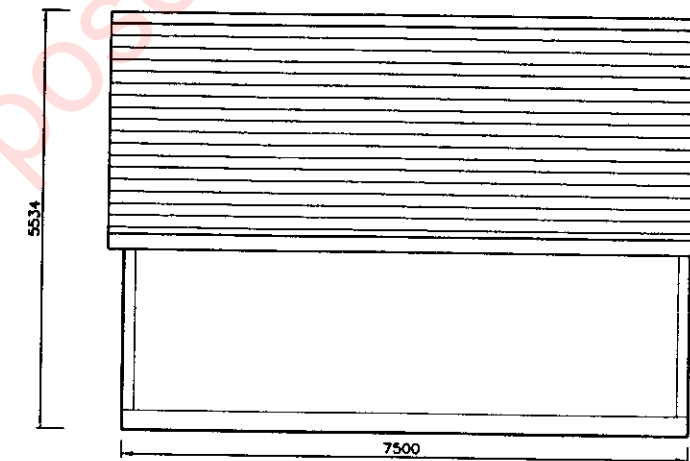
Blue/black slates on 44x22mm treated s.w. battens on waterproof membrane,  
on 125mmx44mm treated s.w. rafters @ 406c/cs  
225x25mm ridge board  
Galvanised steel straps fixed to rafters and fixed to blockwork.  
100x75mm wallplate.  
Profiled aluminium gutter and downpipes fixed to aluminium fascia and soffit.  
P.C. lintels and stepped D.P.C. to all opes.  
P.V.C. windows.  
Nap plaster finish & painted to match proposed dwelling.  
Concrete floor slab.  
Reinforced concrete foundations to structural engineer's specification.



PROPOSED FRONT ELEVATION OF GARAGE



PROPOSED REAR ELEVATION OF GARAGE



PROPOSED NORTH ELEVATION OF GARAGE



PROPOSED SOUTH ELEVATION OF GARAGE

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PLANNING SECTION  
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| DRAWING:  | PROPOSED GARAGE FLOOR PLAN, ELEVATIONS AND TYPICAL SECTION  |
| CLIENT:   | FERGUS & TINA RYAN  |
| DATE:   | 03/10/2006  |
| SCALE:  | 1:100 (A3) / 1:50 (A1)  |
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