

All work to comply with:

- (a) Building Regulations
- (b) Relevant Irish Standards Specification (IS) or British Standards (BS)
- (c) Accepted Codes of Practice
- (d) Requirements of the Department of the Environment
- (e) Conditions of Grant of Planning Permission

The work throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind

The works are to comply with Department of Environment/Homebond/Sustainable Energy Authority Ireland - Acceptable Construction Details. The Main Contractor should provide Clients with Checklist and Comments that the building has been completed correctly

KITCHEN FITTINGS:

KITCHEN TO BE SUPPLIED AND FITTED BY OTHERS. EXACT LAYOUT TO BE CONFIRMED WITH CLIENT, CONTRACTOR TO MAKE ALL NECESSARY M&E ATTENDANCES TO SUIT. PROVIDE MECHANICAL EXTRACT FAN TO COOKER HOOD. PROVIDE WASTE/WATER SUPPLY TO DISHWASHER, ALL KITCHEN WASTE PIPES TO BE CONCEALED WITH NO SURFACE MOUNTED PIPEWORK

UTILITY FITTINGS:

UTILITY FITTING BY OTHERS. CONTRACTOR TO CONFIRM WITH CLIENT POSITION OF ALL APPLIANCES & FITTINGS TO BE INSTALLED WITHIN UTILITY ROOM PRIOR TO COMMENCEMENT. PROVIDE ADDITIONAL VENT FROM TUMBLE DRYER AS REQUIRED. CONTRACTOR TO MAKE ALL NECESSARY ATTENDANCES

WC/BATHROOM/EN-SUITES:

ALL BATHROOM/WC & EN-SUITE LAYOUTS FOR SANITARYWARE ARE PROVISIONAL ONLY. CONTRACTOR TO SEEK FINAL LAYOUT DETAILS AND APPROVAL FROM CLIENT PRIOR TO CONSTRUCTION & INSTALLATION

STRUCTURAL STEELWORK:

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR EXACT POSITION & SPECIFICATION OF ALL STEELWORK. SEE ENGINEERS CALCULATION SHEETS FOR CONCRETE PADSTONE BEARING SIZES AND SPECIFICATIONS

MOVEMENT JOINTS:

MOVEMENT JOINTS TO BE USED IN STRUCTURE AS SET OUT IN NSAI RECOMMENDATIONS TO EUROCODE 6 FOR THE DESIGN OF MASONRY STRUCTURE IN IRELAND WHERE A MAXIMUM DISTANCE BETWEEN THE MOVEMENT JOINTS IN MASONRY WILL NOT BE GREATER THAN 7M. THESE MOVEMENT JOINTS SHOULD BE 10mm WIDE AND THERE SHOULD BE WALL TIES ON BOTH SIDES OF THE JOINT AT 225mm C/C VERTICALLY

GROUND FLOOR CONSTRUCTION -

To provide - 0.11 U-Value (W/m2K)
- See Finishes Schedule for Selected Floor Finish.
- 50mm Concrete (Sand & Cement) Floor Screed structural where required incorporating Underfloor Heating Pipes attached to mesh in floor.
- Vapour barrier
- 150mm Xtratherm HYF Floor Insulation installed in 2 x 75mm layers staggered from bottom layer with 50mm Perimeter Insulation Boards.
- 150mm Concrete floorslab
- Monarflex RMB350 Radon Barrier, or similarly approved, strictly to manufacturers installation instructions.
- 50mm well compacted Sand Blinding.
- 150mm min. hardcore to Engineers Specification.

PITCHED ROOF (along ceiling) CONSTRUCTION -

To provide 0.12 U-Value (W/m2K)
blue/black or fibre cement slate on treated sw batten, on pro clima solitex plus breather membrane on rafters to engineer's specification above attic void
Ceiling Joist -
200mm fibre insulation laid over joists with 200mm fibre insulation between joists to comply with part L of the building regulations (T.G.D.'s) and as per preliminary BER specification, on pro clima INTELLO@ PLUS airtight barrier with all joints taped and sealed on 25mm service cavity with 12.5mm plasterboard and 3 mm skim & painted emulsion finish

FLAT ROOF CONSTRUCTION -

To provide 0.13 U-Value (W/m2K)
fibreglass roof finish by specialist installer or single-ply membrane by "Trocal" or similar approved manufacturer on 18mm O.S.B. ply on 160mm Xtratherm FR/ALU over rafters to meet B.E.R. spec u-value of 0.13 or greater on vapour control layer (NB: Full buildup as per manufacturers recommendations and specification) on selected O.S.B board on tapered furring pieces on timber ceiling joists to engineers specification and detail, installed to manufactures specification.

PART A - STRUCTURE

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART A, SECTIONS 1 TO 3 INCLUSIVE.

PART B - FIRE

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART B, SECTIONS 1 TO 5 INCLUSIVE.

PART C - SITE PREPARATION AND RESISTANCE TO MOISTURE

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART C, SECTIONS 1 TO 5 INCLUSIVE.

PART D - MATERIALS AND WORKMANSHIP

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART D, SECTIONS 1 AND 2 INCLUSIVE.

PART E - SOUND

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART E, SECTIONS 1 AND 4 INCLUSIVE.

PART F - VENTILATION

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART F, SECTIONS 1 AND 2 INCLUSIVE.

PART G - HYGIENE

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART G, SECTIONS 1 AND 3 INCLUSIVE.

PART H - DRAINAGE & WASTE DISPOSAL

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART H, SECTIONS 1 AND 3 INCLUSIVE.

PART J - HEAT PRODUCING APPLIANCES

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART J, SECTIONS 1 AND 4 INCLUSIVE.

PART K - STAIRWAYS, RAMPS AND GUARDS

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART K, SECTIONS 1 AND 4 INCLUSIVE.

PART L - CONSERVATION OF FUEL AND ENERGY

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART L, SECTIONS 1 AND 3 INCLUSIVE.

PART M - ACCESS FOR PEOPLE WITH DISABILITIES

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS, TECHNICAL GUIDANCE DOCUMENT, PART M, SECTIONS 1 AND 3 INCLUSIVE.

Notes:

Rev	Description	Chkd	Date

Boyne TCEM

Riverbank
Keils business park
Keils
Co. Meath
boyne.enterprises@outlook.com
+353 87 359 5720

Client

Katherine McKenna

Project

46 Heatherview Road
House

Drawing

Drawing Notes
Scale 1:100

Stage

Construction

Drawn by

Jack S on behalf of Boyne TCEM

Drawing Number

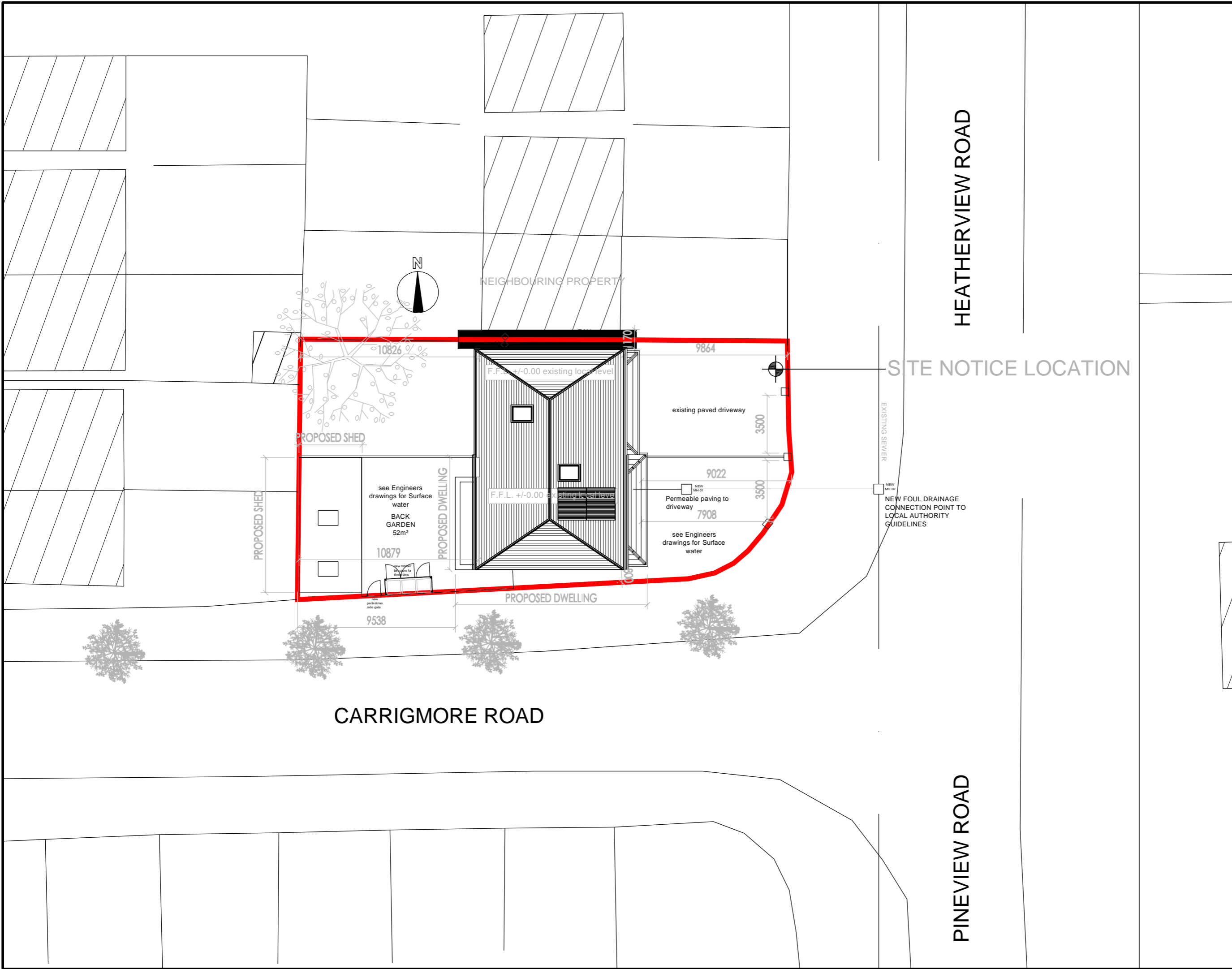
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Date

Feb-22

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Notes:
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 WITH NOTES ON DRAWING
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Boyne TCEM

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 +353 87 359 5720

Client
 Katherine McKenna

Project
 46 Heatherview Road
 House

Drawing
 Site Layout Plan
 Scale 1:200

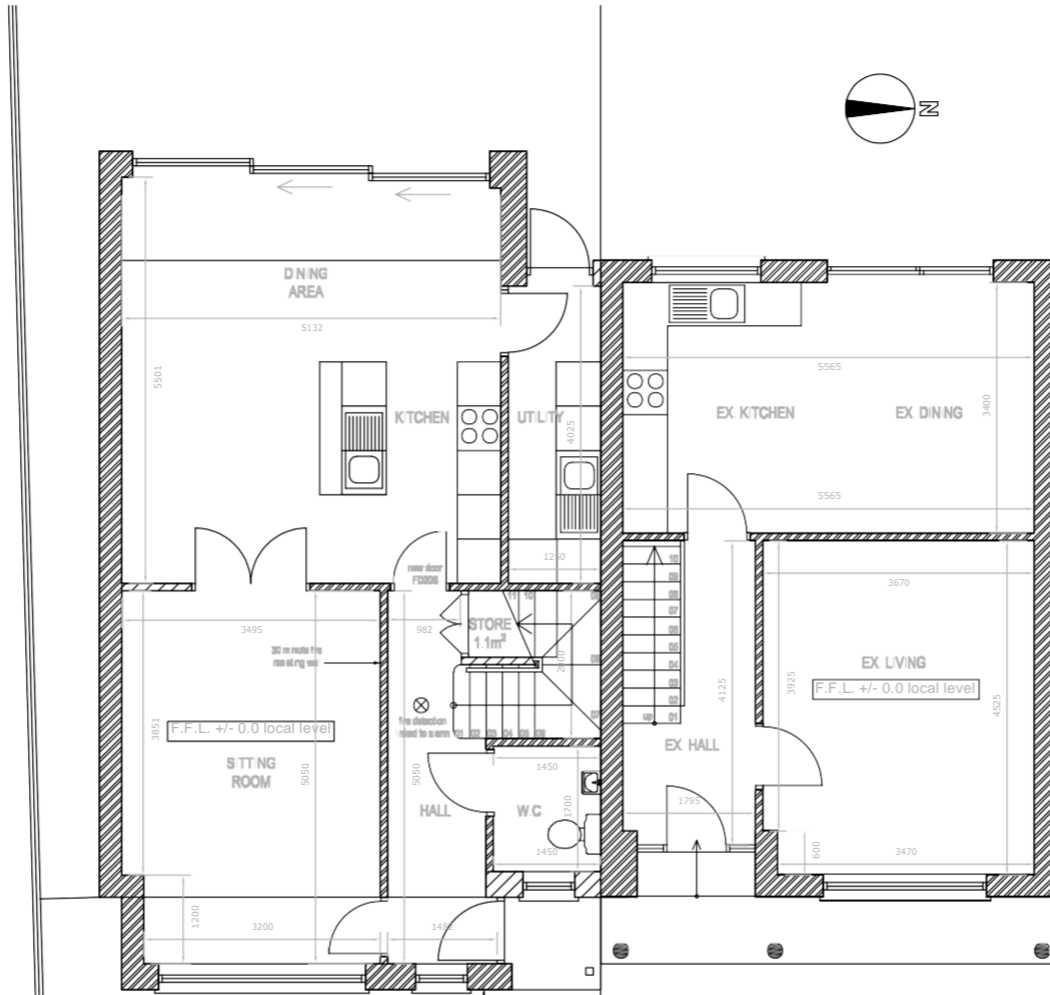
Stage
 Construction

Drawn by
 Jack S on behalf of Boyne TCEM

Drawing Number 01022022-2	Date Feb-22
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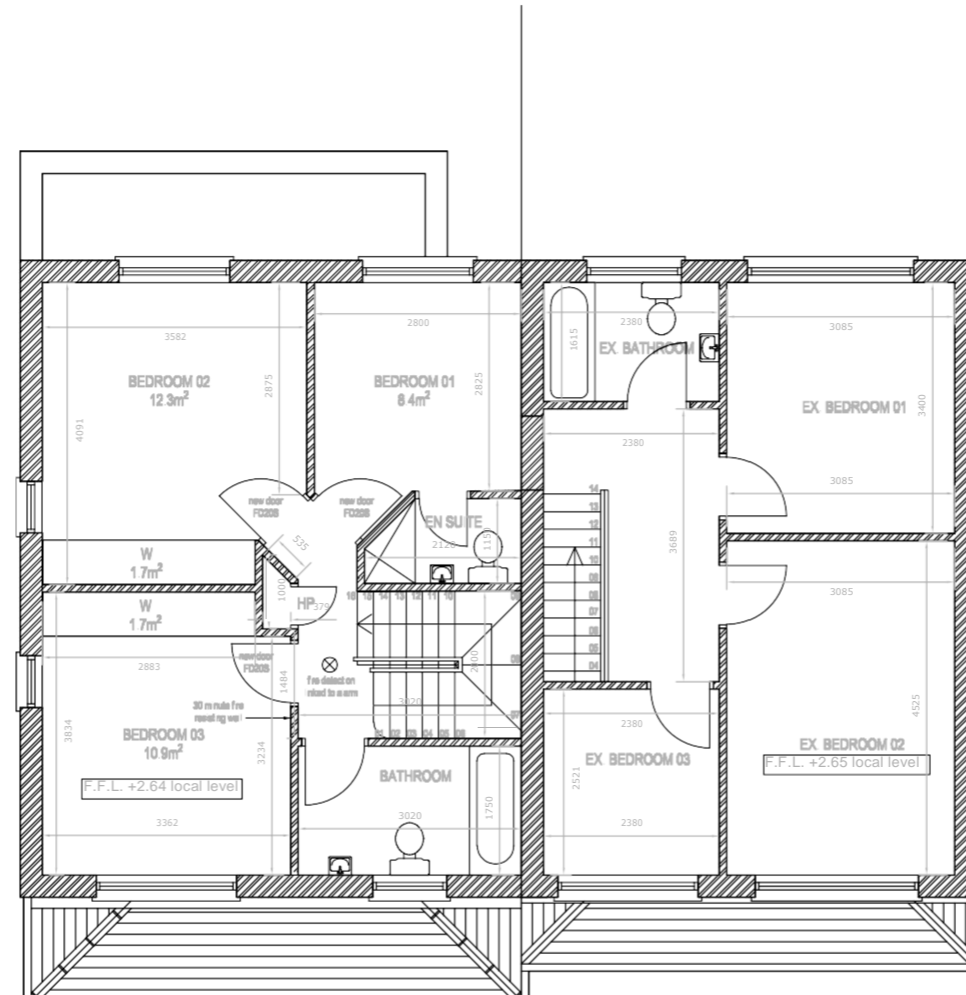
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NEW WALL BRICK FINISH:
 3mm skim coated 2 x 12.5mm
 plasterboard on dabs
 100mm block inner leaf,
 150mm cavity with
 140mm full fill cavity Kingspan Aerofullfil
 Platinum insulation
 100mm Brick outer leaf, client to advise on
 brick colour and type

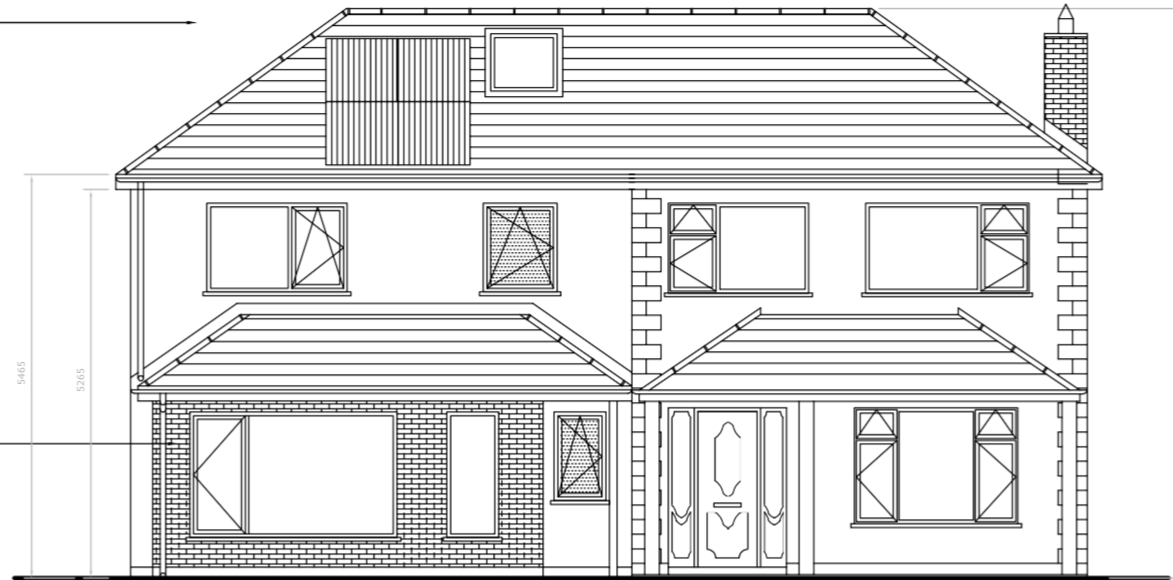
GROUND FLOOR PLAN



FIRST FLOOR PLAN

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<p>Boyne TCEM Riverbank Kells Business Park Kells Co. Meath boyne.enterprises@outlook.com +353 87 359 5720</p>			
<p>Client Katherine McKenna</p>			
<p>Project 46 Heatherview Road House</p>			
<p>Drawing Plans Scale 1:100</p>			
<p>Stage Construction</p>			
<p>Drawn by Jack S on behalf of Boyne TCEM</p>			
<p>Drawing Number 01022022-3</p>			<p>Date Feb-22</p>
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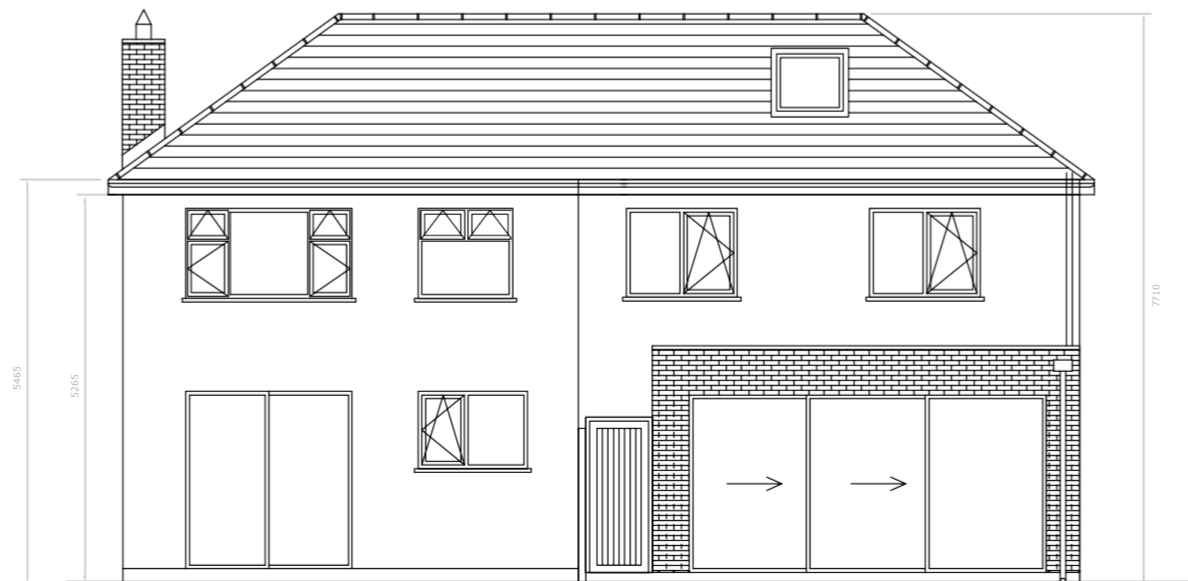
NEW PITCHED ROOF:
 tiles to match existing fixed to
 38x50 s.w. battens on
 tyvek vapour permeable membrane
 on
 roof joists to be 175x44mm @ 400
 c/c to eng. spec.
 ceiling joists to be 175x44mm @
 400 c/c to eng. spec.



PROPOSED FRONT ELEVATION

NEW WALL BRICK FINISH:
 3mm skim coated 2 x 12.5mm
 plasterboard on dabs
 100mm block inner leaf,
 150mm cavity with
 140mm full fill Kingspan Aerofullfil
 Platinum insulation
 100mm Brick outer leaf, client to advise on
 brick colour and type

NEW ROOF:
 trocal 1.5mm or eq. app. fixed strictly
 in accordance with manufacturers
 recommendations on underlay on
 150mm Kingspan Therमारoof TR31
 between joists with
 175x44 joists @ 400c/c with
 12.5mm plasterboard with skim
 plaster finish under



PROPOSED REAR ELEVATION

Notes:
 TO BE READ IN CONJUNCTION
 WITH NOTES ON DRAWING
 01022022-1

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Client
 Katherine McKenna

Project
 46 Heatherview Road
 House

Drawing
 Front & Rear Elev.
 Scale 1:100

Stage
 Construction

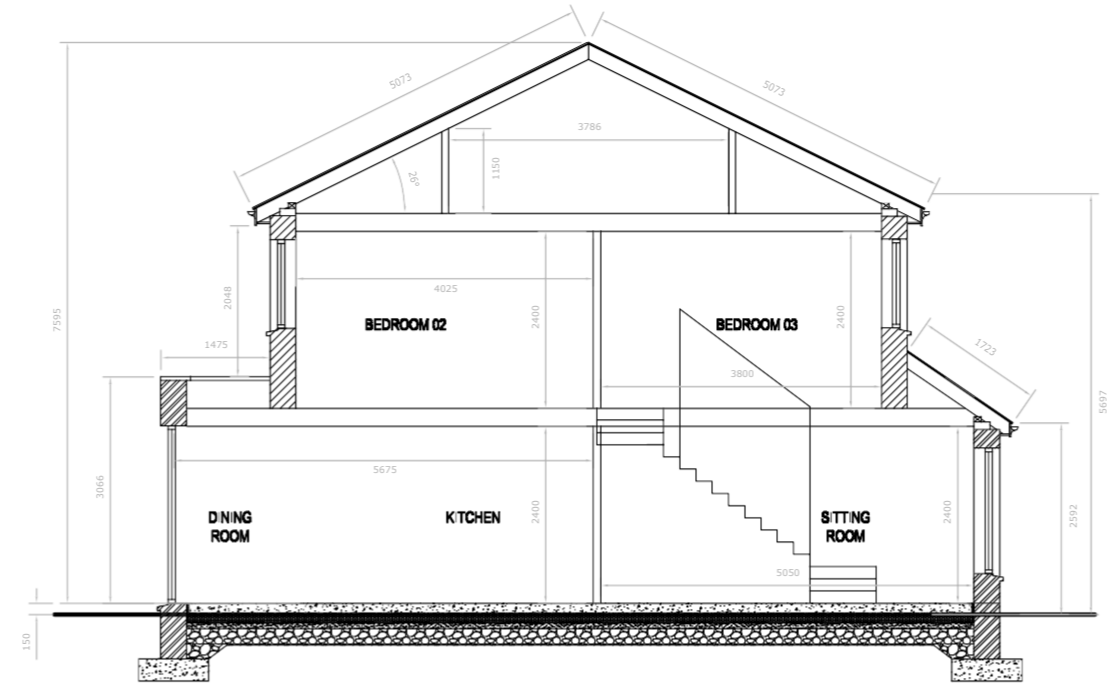
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Drawing Number
 01022022-5

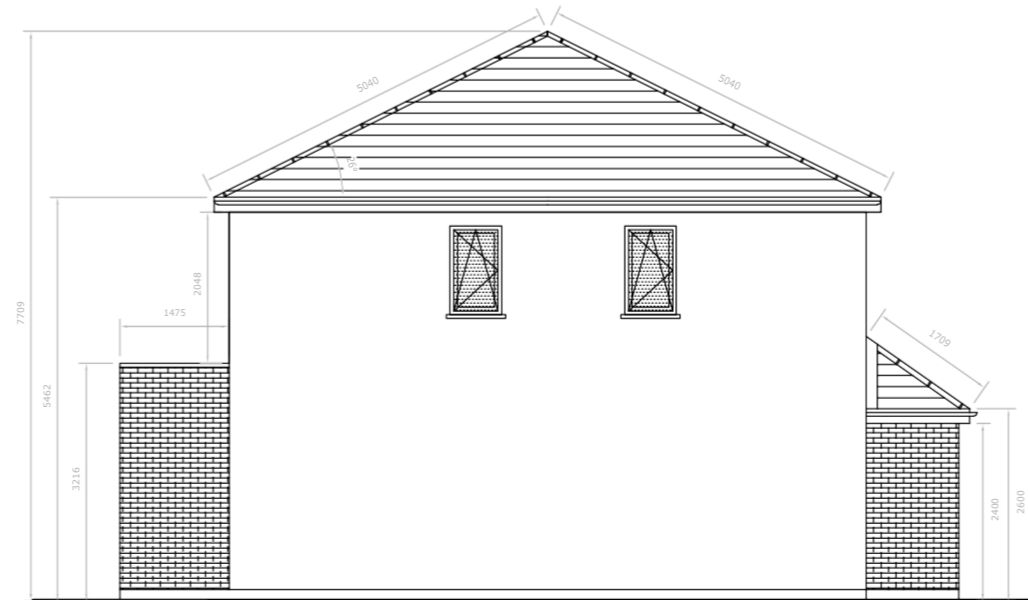
Date
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PROPOSED SECTION A-A



PROPOSED SIDE ELEVATION

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Client
 Katherine McKenna

Project
 46 Heatherview Road
 House

Drawing
 Side Elev. & Section
 Scale 1:100

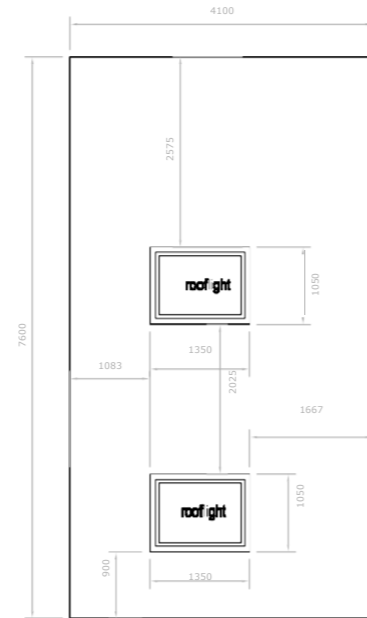
Stage
 Construction

Drawn by
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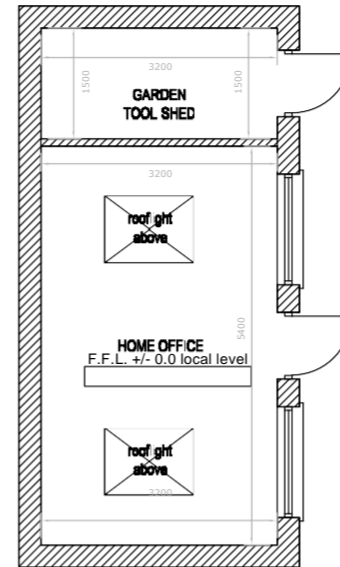
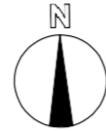
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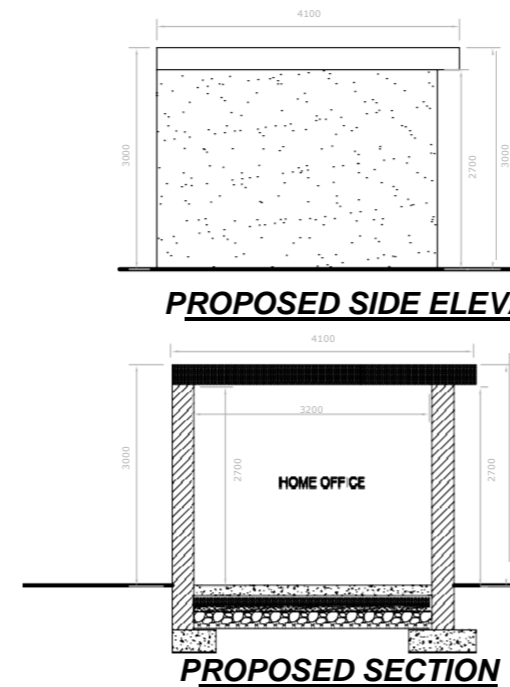
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PROPOSED SHED ROOF PLAN

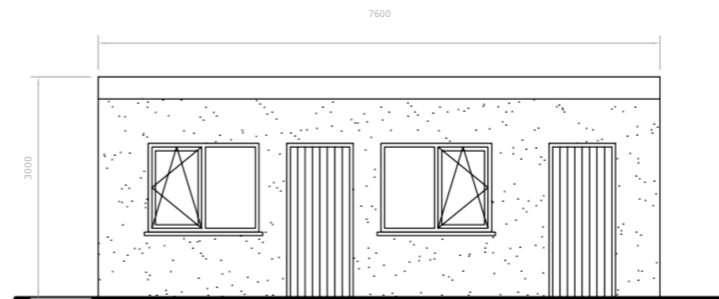


PROPOSED SHED PLAN

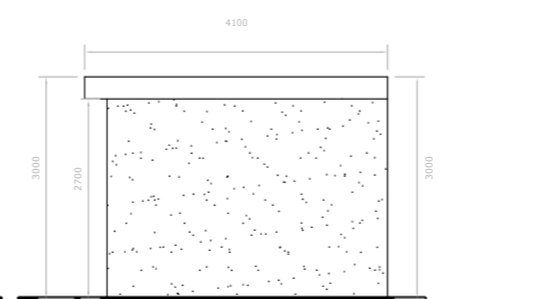


PROPOSED SIDE ELEVATION

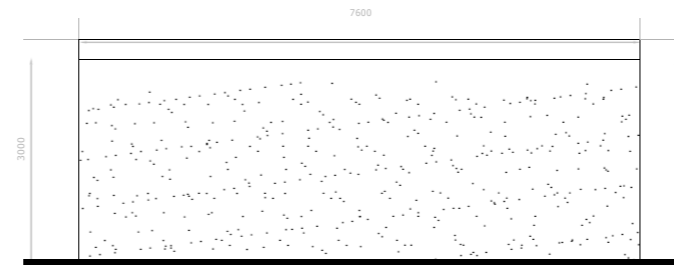
PROPOSED SECTION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

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Client
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Project
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 House

Drawing
 Shed Drawings
 Scale 1:100

Stage

Construction

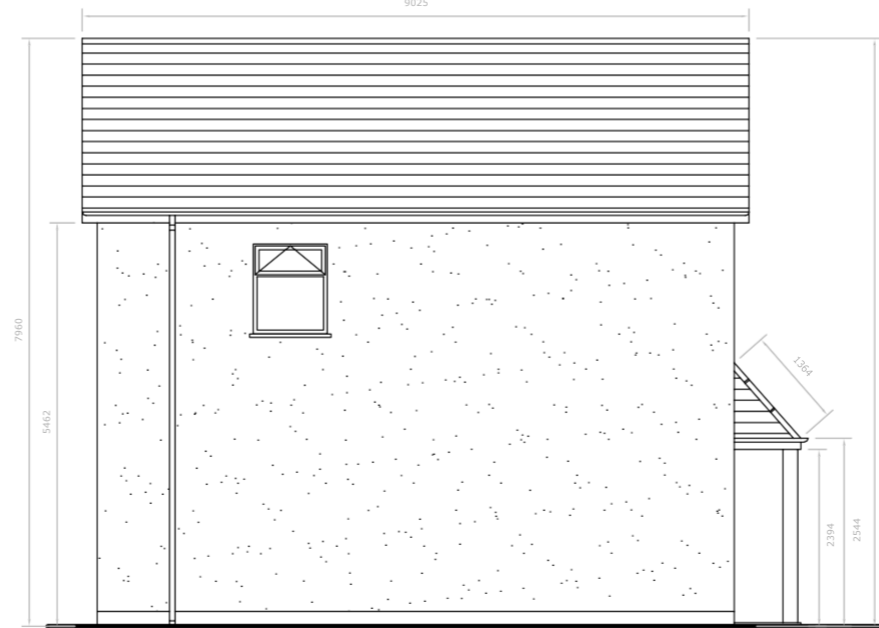
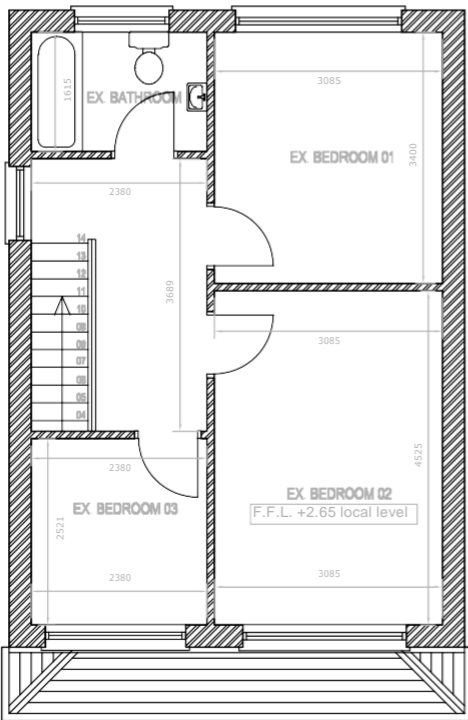
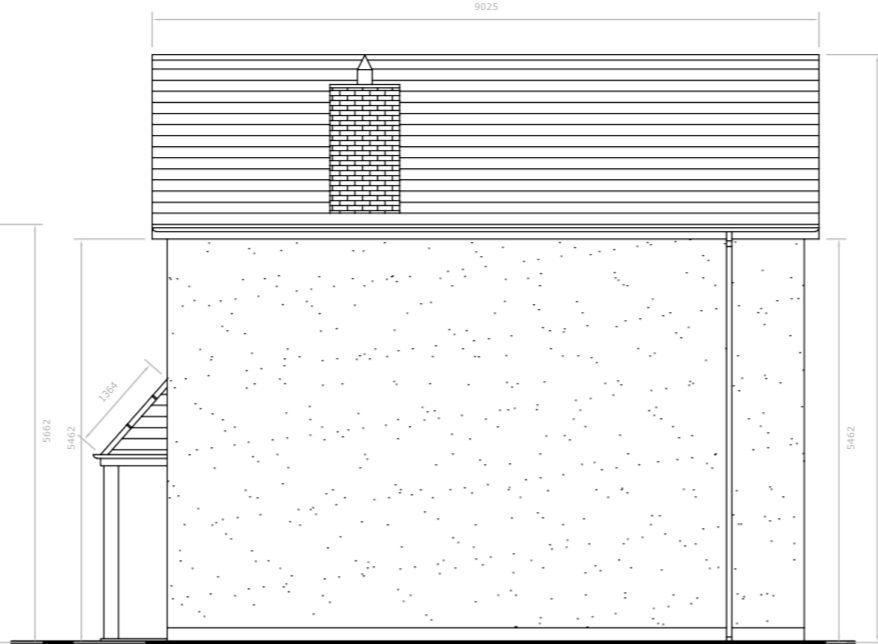
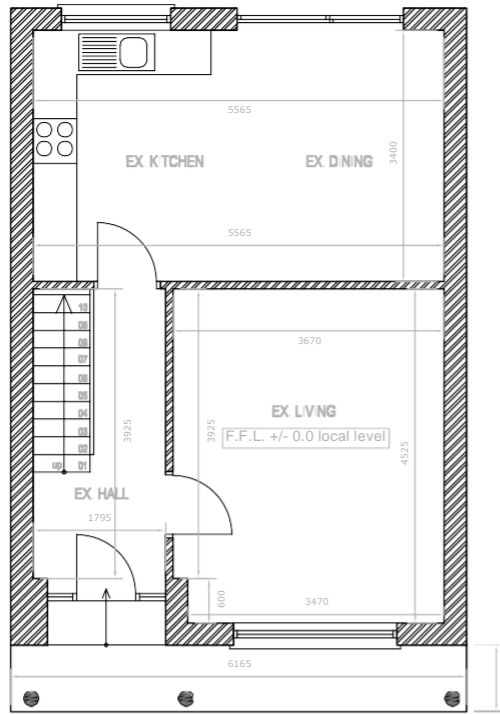
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Date
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Client
 Katherine McKenna

Project
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 House

Drawing
 Existing Drawings
 Scale 1:100

Stage
 Construction

Drawn by
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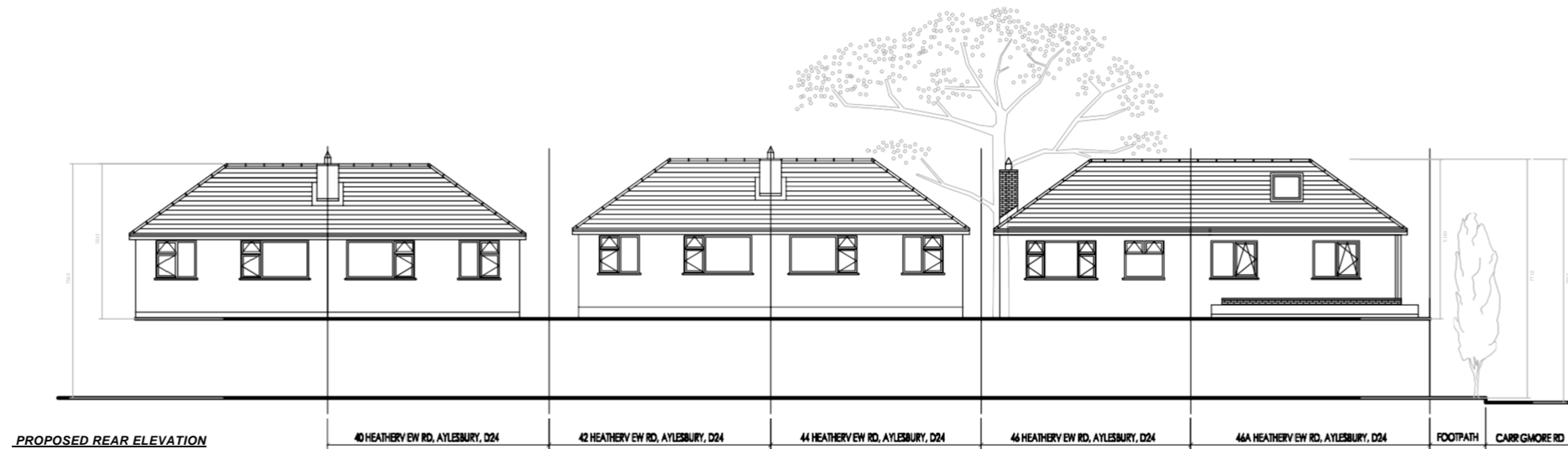
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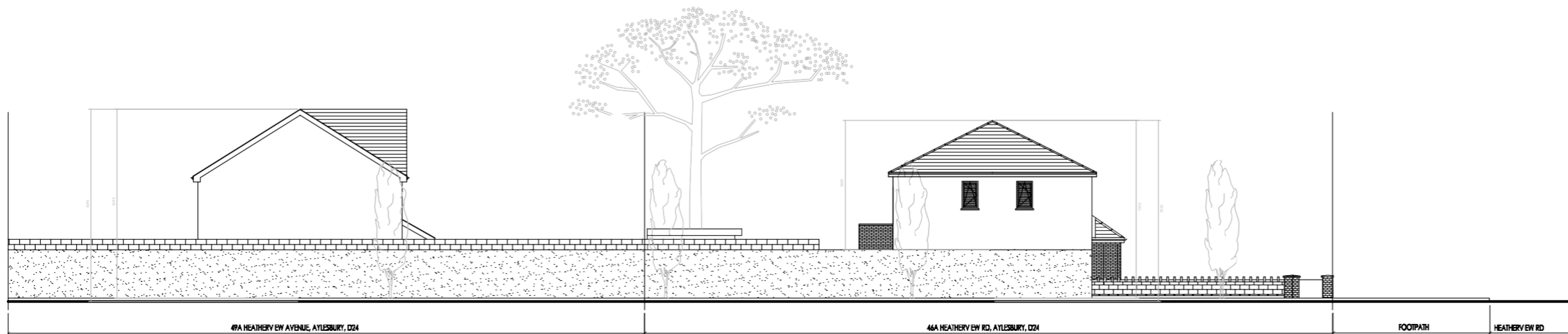
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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

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Client
 Katherine McKenna

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 House

Drawing
 Site Elevations
 Scale 1:200

Stage
 Construction

Drawn by
 Jack S on behalf of Boyne TCEM

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