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Plant list:

- | | |
|-------------------|--------------------------|
| Aucuba Japonica | Japanese Laurel |
| Ceanothus Repens | Californian Lilac |
| Choisya Ternata | Mexican Orange |
| Cornus Alba | Dogwood |
| Cotinus | Smoke Bush |
| Coton Easter | carex - variegated grass |
| Erica | heather |
| Euonymus | _____ |
| Geranium | _____ |
| Garrya | silk tassel brush |
| Heuchra | coral bells |
| Hebe | shrubby veronica |
| Hypericum | st johns wort |
| Hosta | planin lily |
| Hydra Helix | ivy ground cover |
| Lavandula | english lavender |
| Mahonia Charity | _____ |
| Olearia | daisy bush |
| Phormium Tenax | new zealand flax |
| Potentilla | _____ |
| Santolina | cotton lavender |
| Senecio | _____ |
| Skimmia Japonica | _____ |
| Spiraea | _____ |
| Vibumumtinus | _____ |
| Vinca Major/Minor | common periwinkle |
| Yucca | _____ |

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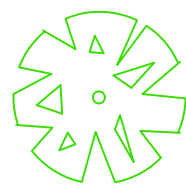
Bulbs & Tubers:

- | | |
|---------|----------|
| Anemone | daffodil |
| Crocus | _____ |
| Iris | _____ |
| Tulip | _____ |

Tree list:

- | | |
|------------------|-------------------------|
| Acer Platanoides | Norway Maple |
| Betula Pendula | Silver/White Birch |
| Carpinus Betulas | White Hornbeam |
| Crataegus | Hawthorn |
| Fagus Sylvatica | Common Beech |
| Fraxinus | Common Ash |
| Malus Flowering | Crab Apple |
| Pinus Sylvestris | Scotch Pine |
| Sorbus Aucuparia | Rowen Tree/Mountain Ash |

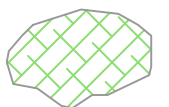
Symbol Key



Proposed Tree



Proposed Shrubbery

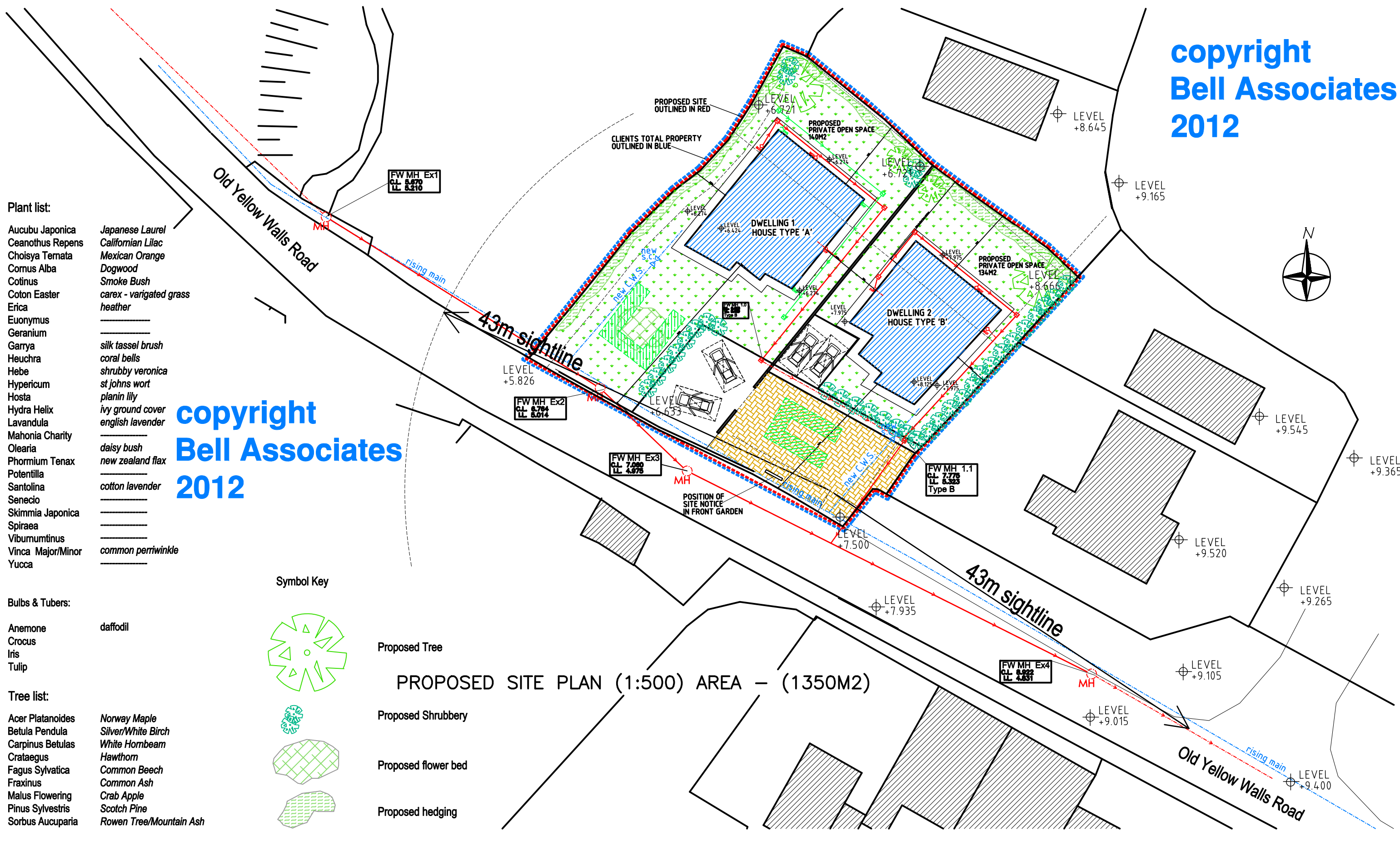


Proposed flower bed



Proposed hedging

PROPOSED SITE PLAN (1:500) AREA - (1350M2)



PROJECT

Demolition of existing dwelling house, and construction of 2no.new 2 storey detached dwelling houses, and associated site works

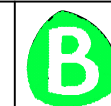
CLIENT

LOCATION
Malahide, Co. Dublin.

MAR. '10

DRAWING TITLE:

REVISED SITE PLAN



BELL ASSOCIATES

Rogerstown, Co. Dublin. 01-8430267
 Muchrannagh, Co. Louth. 042-9383865
 Planning & Building Consultants
 E-mail: bellassociates@eircom.net
 Mobile: 087-2371984
 Fax: 042-9383865

DRAWING NUMBER:
40-12-01A

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SCALE: 1:250
DATE: JUL. 08

DRAWN BY: R.O.B.
CHECKED:

REV.

INTRODUCTION
The works shall comply with:

A: Relevant Irish standard specification or British standard specification where there is no Irish equivalent.

B: National building regulations.

C: The regulations and requirements of local authorities and public utilities.

D: Accepted codes of practice.

E: Requirements of the Department of the Environment.

FOUNDATIONS
Foundations shall be strips of grade 25M, 900 x 300 reinforced concrete foundations subject to Engineers Specification.

Foundations to be re-inforced with 12mm @ 120c/c re-inforcing mesh, 100mm above base of foundation, and cross-lapped at all junctions minimum 900mm, all cross laps tied with steel wire.

RISING WALLS
Rising walls to be solid blockwork bedded in cement mortar.

GROUND FLOOR
50mm sand/cement screed on 150mm min. concrete slab.

100mm Kingspan T70 rigid insulation perimeter upstand on Honarflex Radon Barrier / DPH turned up at edges and overlapped with d.p.c. in wall on 50mm and blinding on 250mm well compacted & consolidated hardcore to architects & engineers' specifications & details.

Radon Control Systems 'Eas-Sump' Radon sump & 'Cap-Block' vent or similar fitted to manufacturers' specifications & details.

FIRST FLOOR
25mm T&G on 225 x 44mm timber joists @ 400c/c with two rows of solid strutting. Joists to be doubled under partitions.

with 12.5mm plasterboard fixed to the underside with skim finish.

DAMP PROOF COURSES
In all ground floor walls to full width of wall and lapped as necessary with d.p.m. and to be a min. of 150mm above ground level.

Vertical d.p.c.'s to be inserted at all jamba to open with a sloped d.p.c. to be carried over all heads to open and carried under and folded up at back and sides of cills.

D.p.c.'s fitted under all wallplates.

EXTERNAL WALLS
100mm brick external leaf
125mm cavity
100mm solid concrete block inner leaf

by means of galvanised wall ties at appropriate c/c, on 50 x 25 vertical battens @ 400 c/c with 100mm Kingspan TW50 rigid insulation with 12.5mm internal plaster and skim with paint finish. all opens to be draught sealed with air-tightness tape.

EXTERNAL RENDER
to be 3:1 sand/cement scud coat and float, finish coats of 1:2:3 sand/cement/lime. Total thickness to be 22.5mm.

WALLTIES
to be stainless steel located at 600mm cts. horizontally and 450mm cts. vertically. Ties adjacent to window openings to be located at 225 cts. vertically.

INTERNAL WALLS
to be 75 x 50 timber stud wall construction with 12.5 plasterboard both sides and paint finish. 100mm rockwool to be fitted in all stud partitions.

LINTELS
All lintels to be proprietary insulated pressed metal lintels used in accordance with the manufactures instructions with minimum Z25 and bearing or pre-cast pre stressed concrete in accordance with the manufactures instructions.

ROOF
Selected concrete roof tiles to match existing on 44 x 44 treated battens on untearable roofing felt on 50 x 200 rafters at 400 cts. with 100mm quilt insulation between with vapour barrier behind. Rafters fixed to 100 x 75 s/w treated wallplate, bracing to be in accordance with I.S. 5268. 10.5mm plasterboard and skim with paint finish to underside.

INSULATION
400mm insulation consisting of 2 no. layer of 80mm crosslapped fibreglass quilt insulation on vapour barrier laid between and over joists in roof space. This achieves a u-value of 0.19/m sq. deg.C.

100MM Kingspan 'Kooltherm K10' board fitted between rafters with 65mm Kingspan Kooltherm K10 bonded board fitted underneath rafters.

WINDOWS & DOORS
all windows & doors to be double glazed with perma-vent strips windows to be side hung opening out sashes. **all windows to have a rating of less than 3.0W/m² K.**

ALL STRUCTURAL TIMBER
to be pressure impregnated preservative treatment.

RAINWATER GOODS
Eaves gutter and rags shall comply with the requirements of I.S. 71. All gutters to be 115mm half round uPVC and downpipes to be 75mm dia. PVC.

SANITATION NOTES
All waste pipes to be 32mm dia. and all to have min 75mm trap seals.

VENTILATION
Habitable rooms (sleeping and living areas) to achieve permanent background ventilation of 4500mm² and rapid ventilation of 1/20th of floor area.

Communal spaces (hallways) to achieve rapid ventilation of 1/50th of the floor area.

Bathroom to achieve rapid ventilation of 1/20th floor area.

Mechanical ventilation may be used as an alternative means to ventilation, this shall comply with the requirements set out in the building regulations.

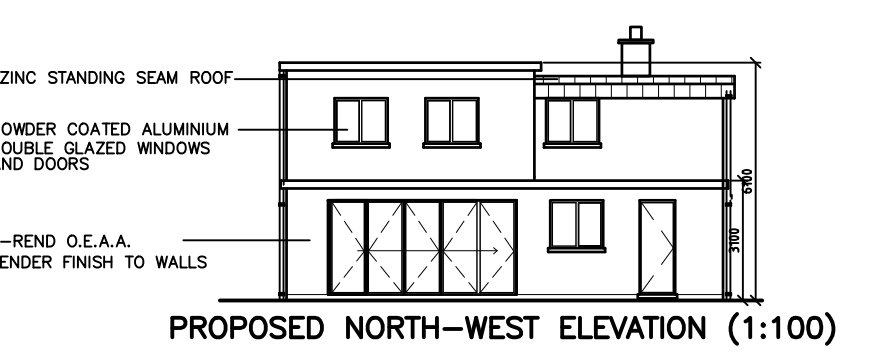
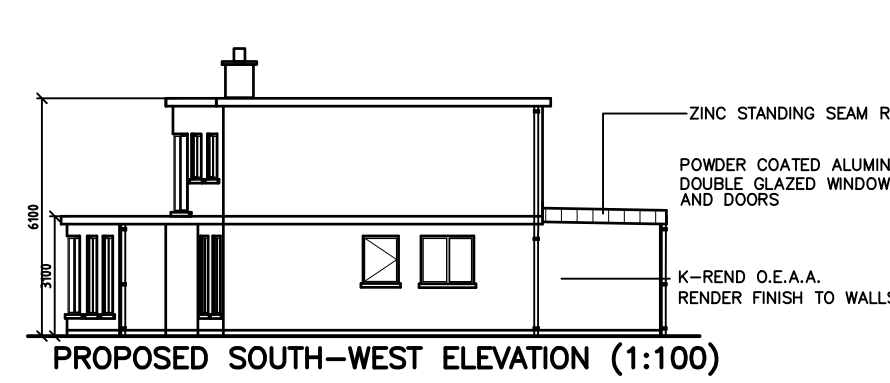
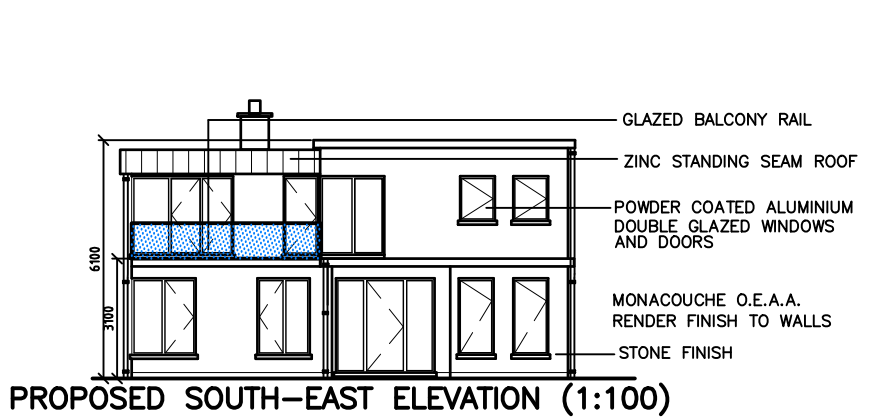
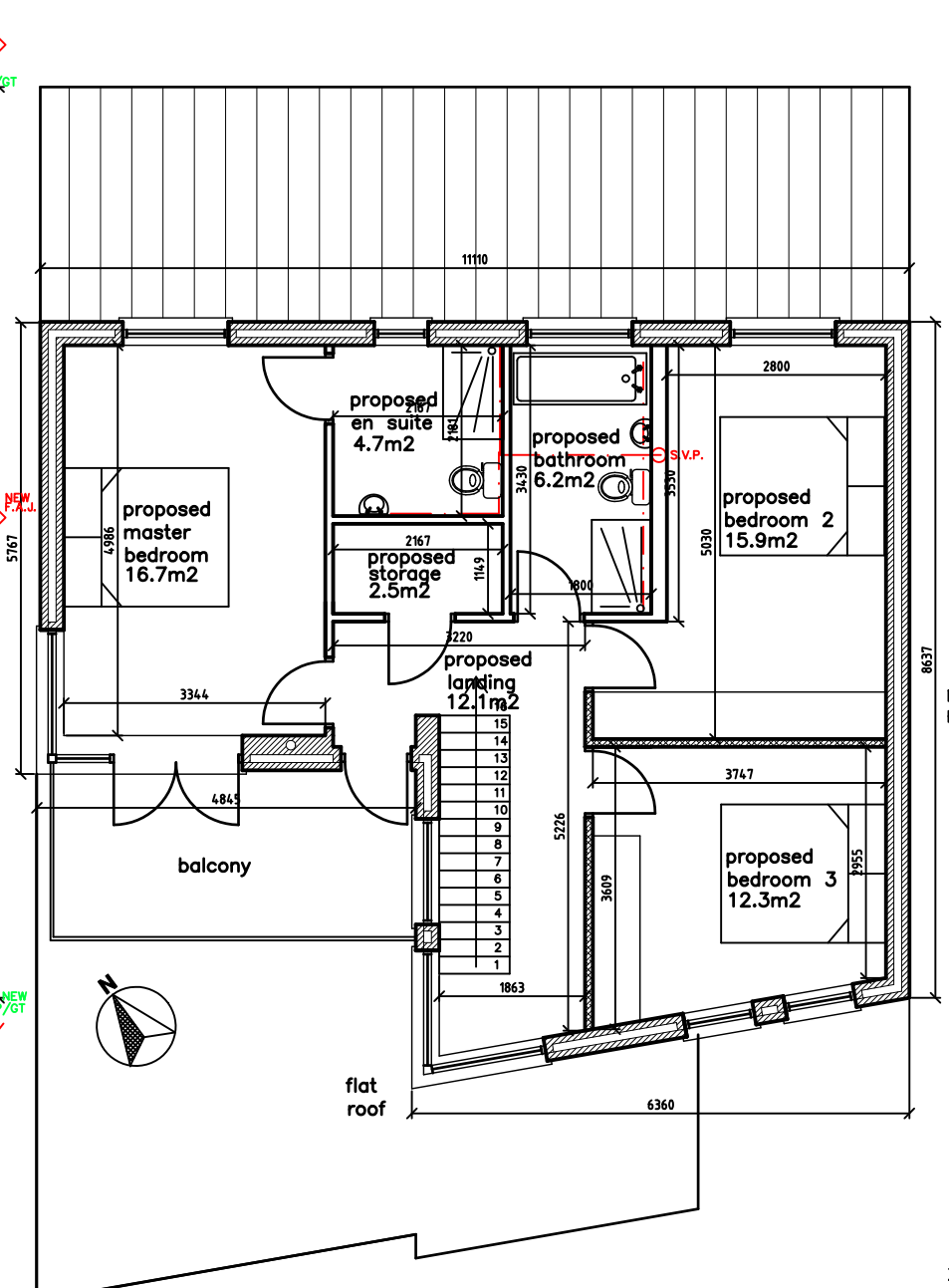
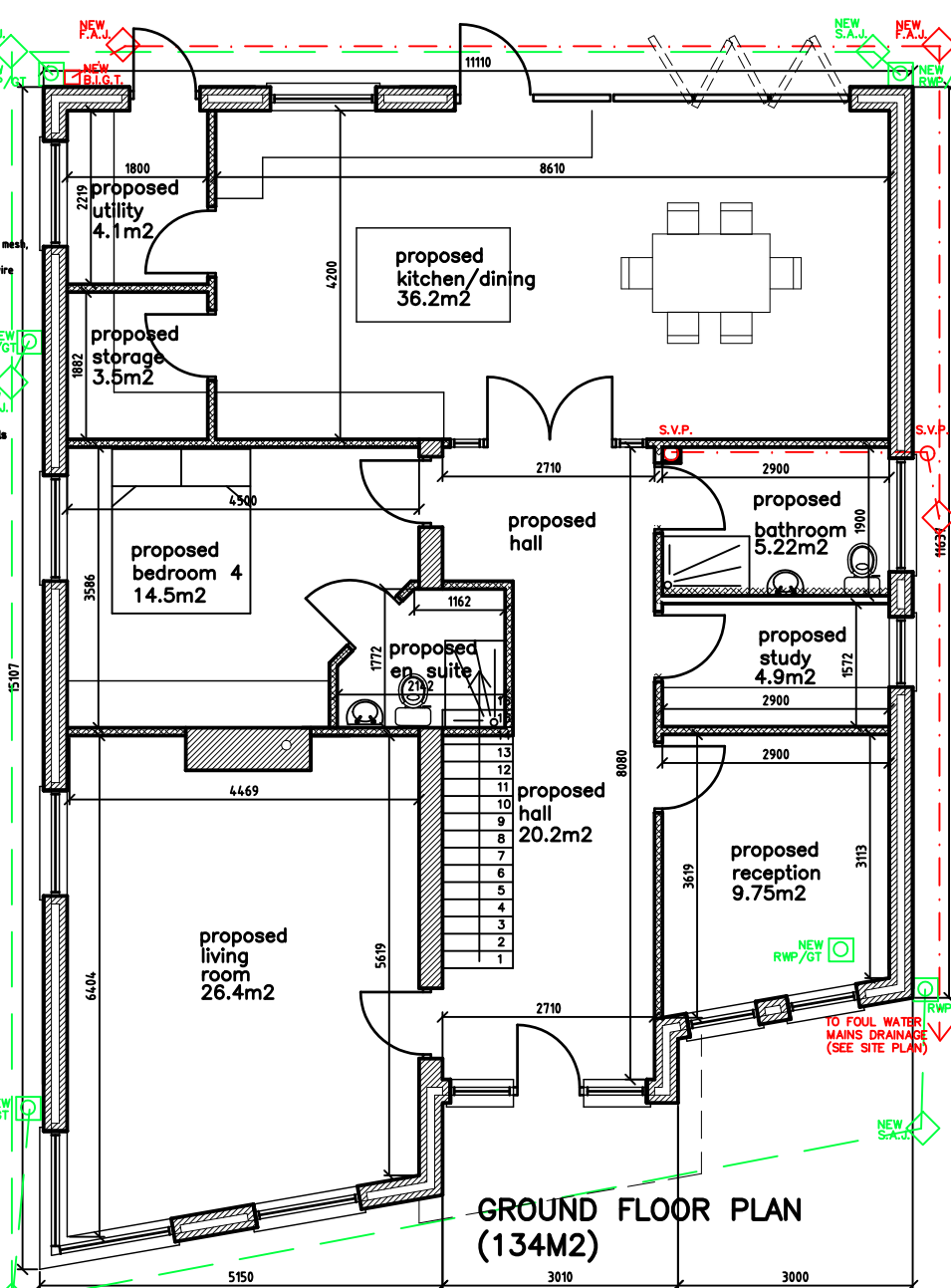
Ventilation to be provided by permavents installed in window units to the requirements outlined above.

Roof ventilation - for ceilings following roof pitch require ventilation air gap equal to a continuous strip 25mm wide, minimum 50mm air gap in roof construction and ridge ventilation equal to a continuous strip of 5mm wide.

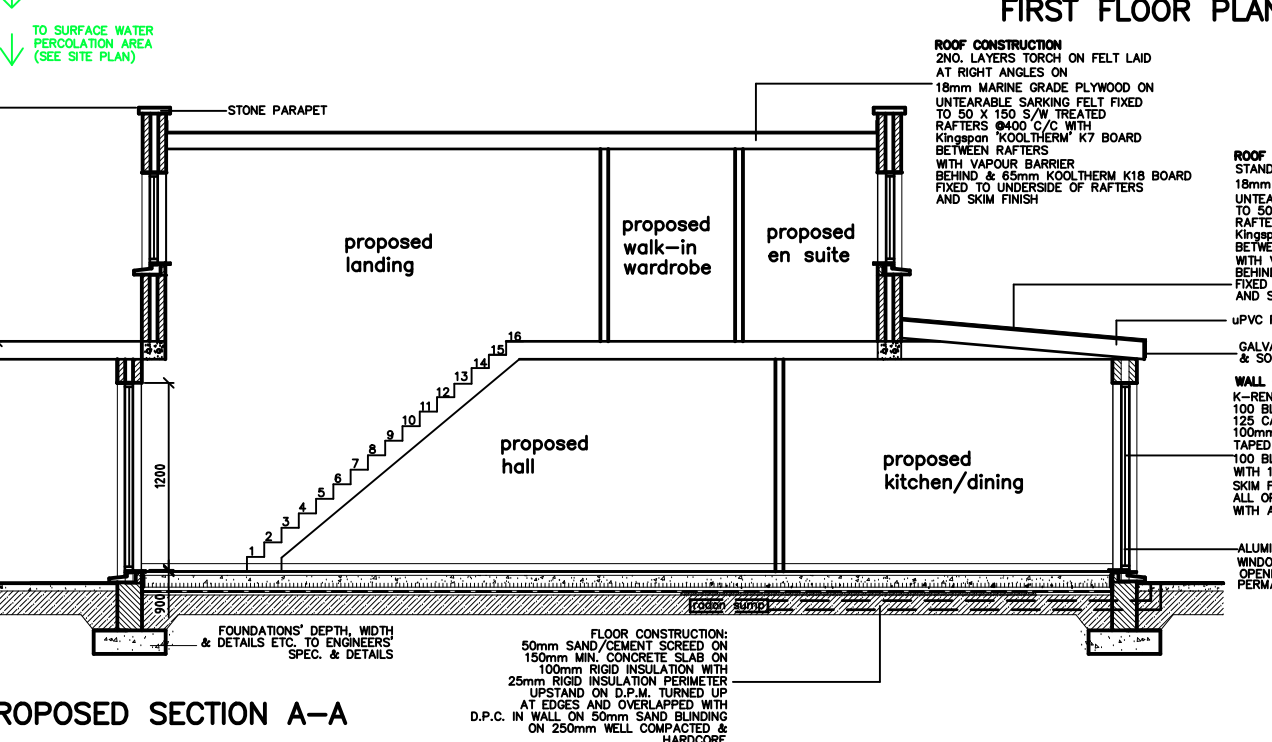
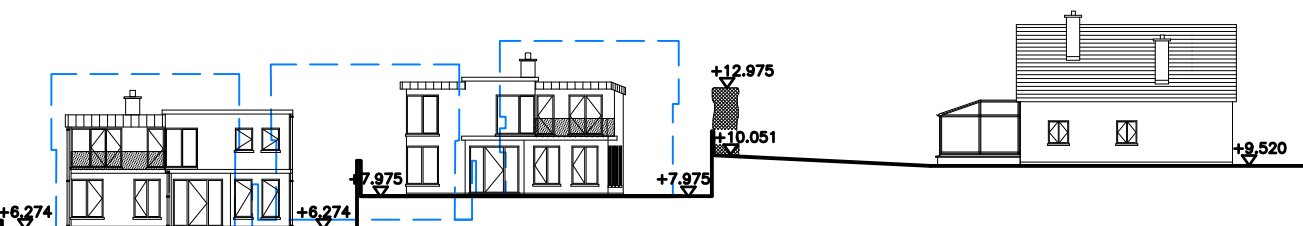
Slate replacing roof vents to be fitted @ 1500C/C.

SERVICES & DRAINAGE
To local Authority requirements.

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ROOF CONSTRUCTION
2NO. LAYERS TORCH ON FELT LAID AT RIGHT ANGLES ON 18mm MARINE GRADE PLYWOOD ON UNTEARABLE SARKING FELT FIXED TO 50 X 150 S/W TREATED RAFTERS @400 C/C WITH Kingspan 'KOOLTHERM' K7 BOARD BETWEEN RAFTERS WITH VAPOUR BARRIER BEHIND & 65mm KOOLTHERM K18 BOARD FIXED TO UNDERSIDE OF RAFTERS AND SKIM FINISH

ROOF CONSTRUCTION
STANDING SEAM ZINC ROOF SHEET ON 18mm MARINE GRADE PLYWOOD ON UNTEARABLE SARKING FELT FIXED TO 50 X 150 S/W TREATED RAFTERS @400 C/C WITH Kingspan 'KOOLTHERM' K7 BOARD BETWEEN RAFTERS WITH VAPOUR BARRIER BEHIND & 65mm KOOLTHERM K18 BOARD FIXED TO UNDERSIDE OF RAFTERS AND SKIM FINISH

WALL CONSTRUCTION
K-REND O.E.A.A. RENDER FINISH 100 BLOCK OUTER LEAF WITH 125 CAVITY CONTAINING 100mm RIGID THERMAL INSULATION TAPED AT ALL JOINTS 100 BLOCK INNER LEAF WITH 12.5mm INTERNAL PLASTER AND SKIM FINISHED ALL OPES TO BE DRAUGHT SEALED WITH AIR TIGHTNESS TAPE

ALUMINIUM DOUBLE GLAZED WINDOWS WITH SIDE HUNG OPENING QLT SASHES WITH PERMAVENTS

FLOOR CONSTRUCTION:
50mm SAND/CEMENT SCREENED ON 150mm MIN. CONCRETE SLAB ON 100mm RIGID INSULATION WITH 25mm RIGID INSULATION PERIMETER UPSTAND ON D.P.M. TURNED UP AT EDGES AND OVERLAPPED WITH D.P.C. IN WALL ON 50mm SAND COMPACTED & HARDCORE

PROJECT Demolition of existing dwelling house, and construction of 2no.new 2 storey detached dwelling houses, and associated site works		CLIENT Malahide, Co. Dublin.		REV. AMENDMENT		DATE		INT.		REV. AMENDMENT		DATE		INT.		DRAWING TITLE: DWELLING TYPE '1' PROPOSED PLANS, SECTION & ELEVATIONS		BELL ASSOCIATES Rogerstown, Rush, Co. Dublin. 01-8430287		Muckrange, Greenore, Co. Louth. 042-9383865		Planning & Building Consultants E-mail: bellassociates@bt.com Mobile: 087-2371984 Fax: 042-9383865									
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RISING WALLS
Rising walls to be solid blockwork bedded in cement mortar.

GROUND FLOOR
50mm sand/cement screed on 150mm min. concrete slab
100mm Kingspan T770 rigid insulation with 25mm Kingspan T770 rigid insulation perimeter upstand on Monarflex Radon Barrier / DPH turned up at edges and overlapped with d.p.c. in wall on 50mm and blinding on 250mm well compacted & consolidated hardcore to architects & engineers' specifications & details
Radon Control System: 'Eas-Sure' Radon sump & 'Cap-It' ventilator or similar fitted to manufacturers' specifications & details

FIRST FLOOR
25mm T&G on 225 x 44mm timber joists @ 400c/c with two rows of solid strutting. Joists to be doubled under partitions.
12.5mm plasterboard fixed to the underside with skim finish

DAMP PROOF COURSES
D.p.c. to be inserted at all jamba to open with a stepped d.p.c. to be carried over all heads to open and carried under and folded up at back and sides of sills.
D.p.c.'s fitted under all wallplates.

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100mm brick external leaf
125mm cavity
100mm solid concrete block inner leaf
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100MM Kingspan 'Kooltherm K18' board fitted behind rafters with 65mm Kingspan 'Kooltherm K18' bonded board fitted underneath rafters

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all windows & doors to be double glazed with perma-vent strips windows to be side hung opening out sashes minimum 3.0W/m² all windows to have a rating of less than 1.0W/m²k

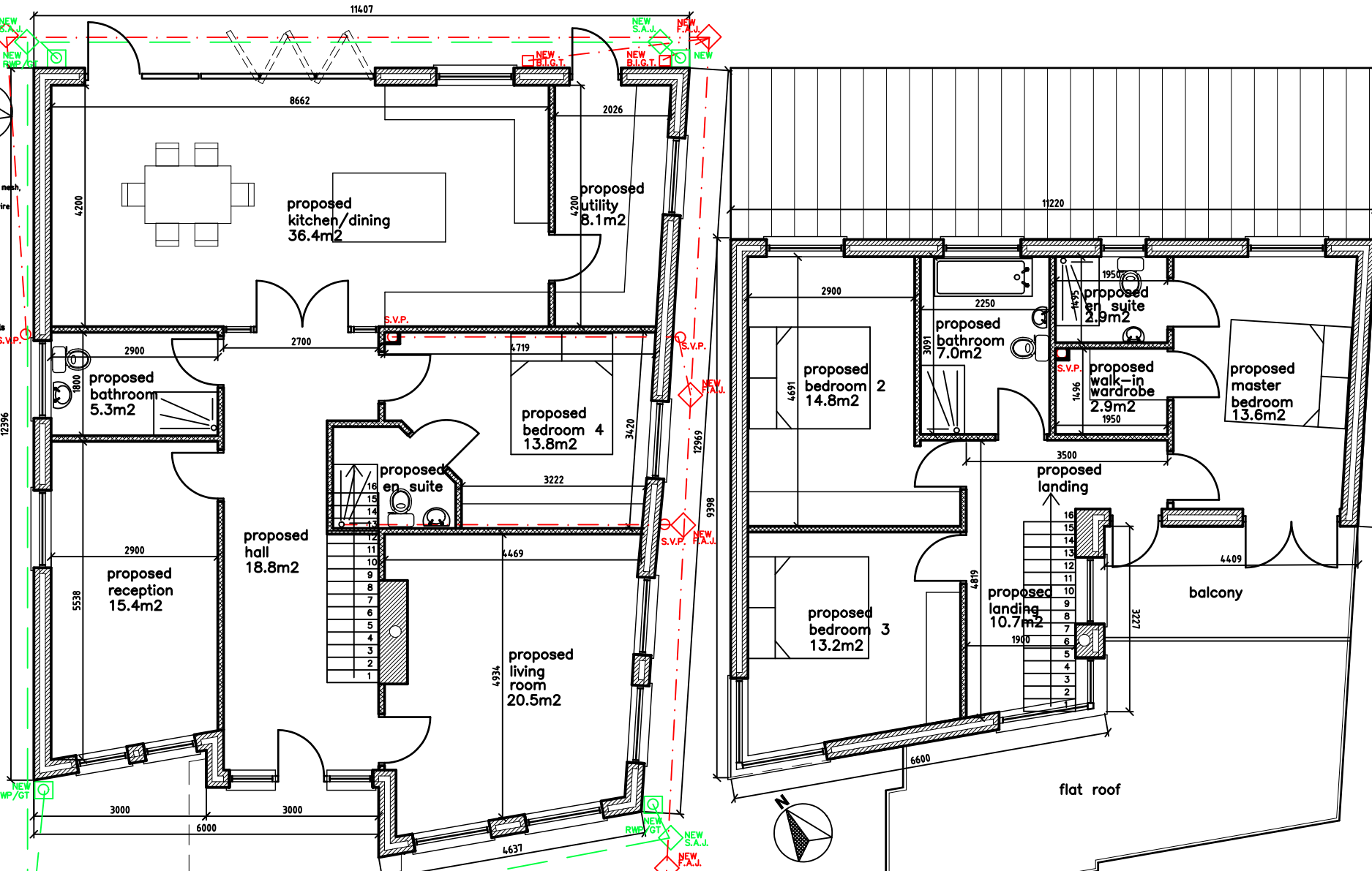
ALL STRUCTURAL TIMBER
to be pressure impregnated preservative treatment.

RAINWATER GOODS
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SANITATION NOTES
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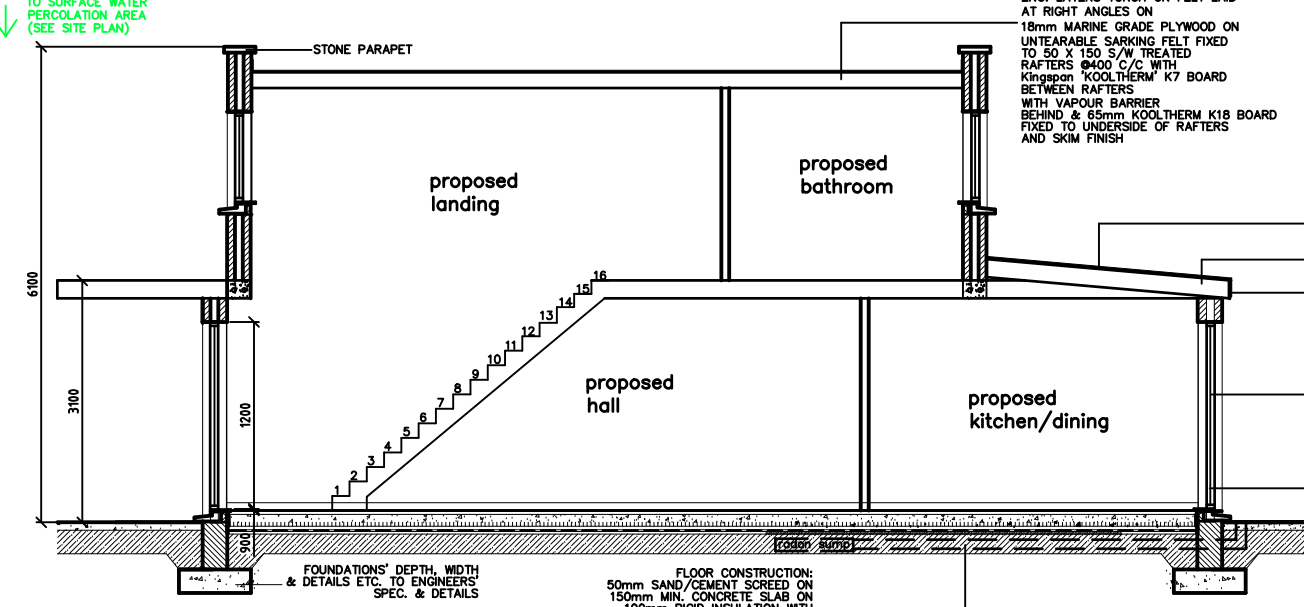
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**GROUND FLOOR PLAN (1:50)
(126M²)**

FIRST FLOOR PLAN (67.5M²) (1:50)



PROPOSED SECTION A-A

ROOF CONSTRUCTION
2NO. LAYERS TORCH ON FELT LAID AT RIGHT ANGLES ON 18mm MARINE GRADE PLYWOOD ON UNTEARABLE SARKING FELT FIXED TO 50 X 150 S/W TREATED RAFTERS @400 C/C WITH KINGSKAP 'KOOLTHERM' K7 BOARD BETWEEN RAFTERS WITH VAPOUR BARRIER BEHIND & 65mm KOOLTHERM K18 BOARD FIXED TO UNDERSIDE OF RAFTERS AND SKIM FINISH

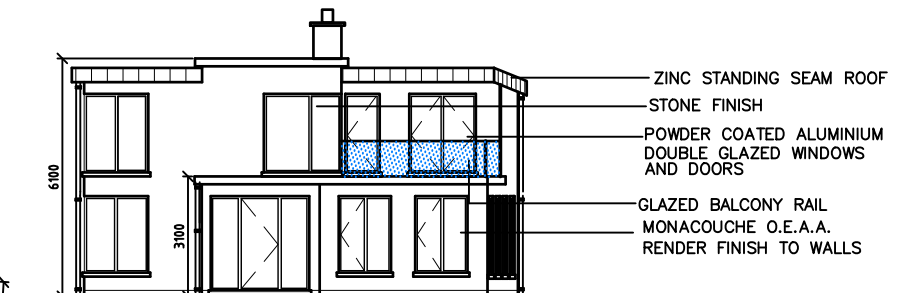
ROOF CONSTRUCTION
ZINC ROOF SHEETING MATERIAL ON 18mm MARINE GRADE PLYWOOD ON UNTEARABLE SARKING FELT FIXED TO 50 X 150 S/W TREATED RAFTERS @400 C/C WITH KINGSKAP 'KOOLTHERM' K7 BOARD BETWEEN RAFTERS WITH VAPOUR BARRIER BEHIND & 65mm KOOLTHERM K18 BOARD FIXED TO UNDERSIDE OF RAFTERS AND SKIM FINISH

uPVC FASCIAS & SOFFITS
GALVANISED STEEL GUTTERS, RAINWATER PIPES & SOIL VENT PIPES

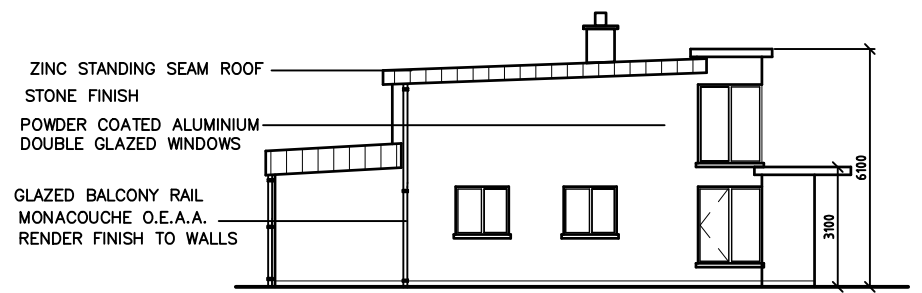
WALL CONSTRUCTION
LOW MAINTENANCE RENDER FINISH ON 100 BLOCK OUTER LEAF WITH 125 CAVITY CONTAINING 100mm RIGID THERMAL INSULATION TAPED AT ALL JOINTS 100 BLOCK INNER LEAF WITH 12.5mm INTERNAL PLASTER AND SKIM FINISHED ALL OPES TO BE DRAUGHT SEALED WITH AIR TIGHTNESS TAPE

ALUMINIUM DOUBLE GLAZED WINDOWS WITH SIDE HUNG OPENING OUT SASHES WITH PERMAVENTS

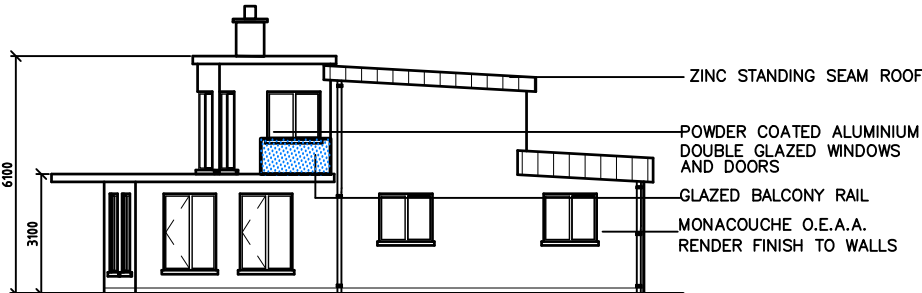
FLOOR CONSTRUCTION:
50mm SAND/CEMENT SCREED ON 150mm MIN. CONCRETE SLAB ON 100mm RIGID INSULATION WITH 25mm RIGID INSULATION PERIMETER UPSTAND ON D.P.M. TURNED UP AT EDGES AND OVERLAPPED WITH D.P.C. IN WALL ON 50mm SAND BLINDING ON 250mm WELL COMPACTED & HARD CORE



PROPOSED NORTH-EAST ELEVATION (1:100)



PROPOSED SOUTH-WEST ELEVATION (1:100)



PROPOSED NORTH-WEST ELEVATION (1:100)

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PROJECT Demolition of existing dwelling house, and construction of 2no.new 2 storey detached dwelling houses, and associated site works		CLIENT Malahide, Co. Dublin.		REV. AMENDMENT	DATE	INT.	REV. AMENDMENT	DATE	INT.	REV. AMENDMENT	DATE	INT.	DRAWING TITLE: DWELLING TYPE '2' PROPOSED PLANS, SECTION & ELEVATIONS	BELL ASSOCIATES Rogerstown, Co. Dublin. 01-8430267 Muchranga, Greenore, Co. Louth. 042-9383865 Planning & Building Consultants E-mail: bellassociates@bt.com Mobile: 087-2371984 Fax: 042-9383865
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