

**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 25N. 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 TF70 rigid insulation with 25mm Kingspan TF70 rigid insulation perimeter upstand on Monarflex Radon Barrier / DPM turned up at edges and overlapped with d.p.c. in wall on 50mm blinding on 250mm well compacted & consolidated hardcore to architects & engineers' specifications & details

Radon Control Systems 'Task-Sump' Radon sump & 'Cap-Link' 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. Joists to be fixed to 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 jamps to open with a stepped d.p.c. to be carried over all leads 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 galvanized 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 open to be draught sealed with air tightness tape

**EXTERNAL RENDER**

To be 3:1 sand/cement stud coat and float, finish coats of 1:2.3 sand/cement/lime. Total thickness to be 22.5mm

**WALL TIES**

To be stainless steel located at 600mm c/c horizontally and 450mm c/c vertically. Tie adjacent to window openings to be located at 225 c/c 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 manufacturers instructions with minimum 225 end bearing or pre-cast pre-stressed concrete in accordance with the manufacturers instructions.

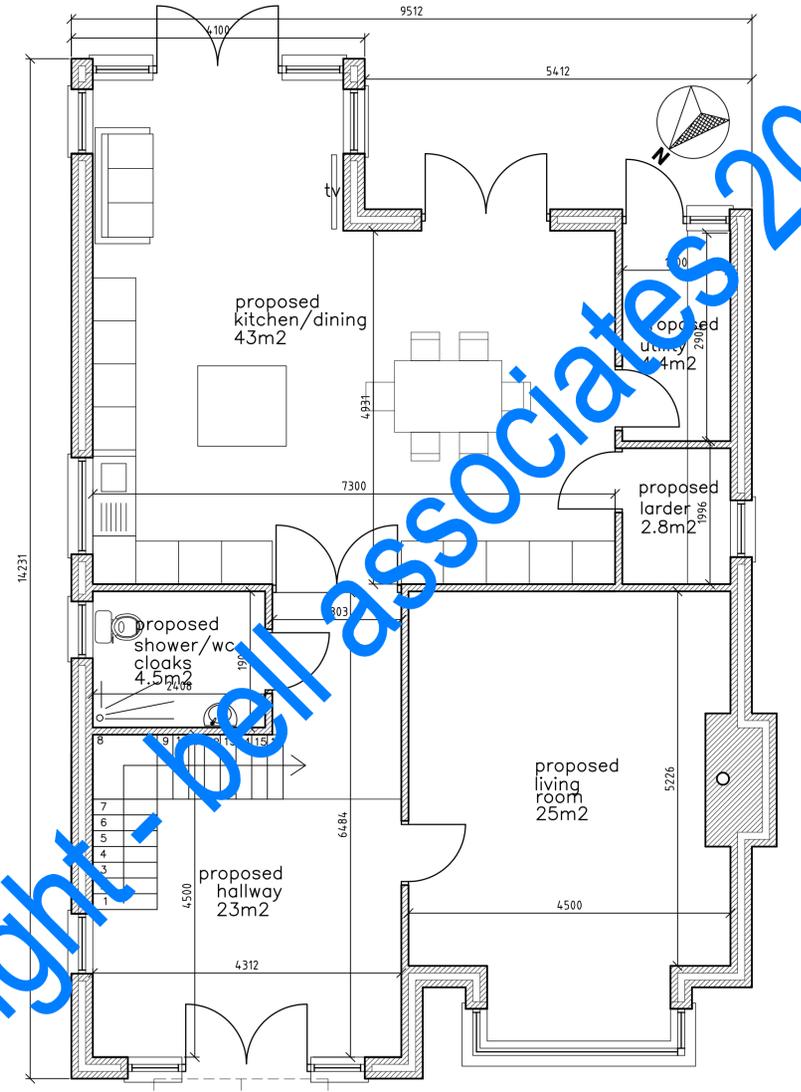
**ROOF**

Selected concrete roof tiles to match existing on 44 x 44 treated battens on untearable roofing felt on 50 x 200 rafters at 400 c/c. 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. 12.5mm plasterboard and skim with paint finish to underside.

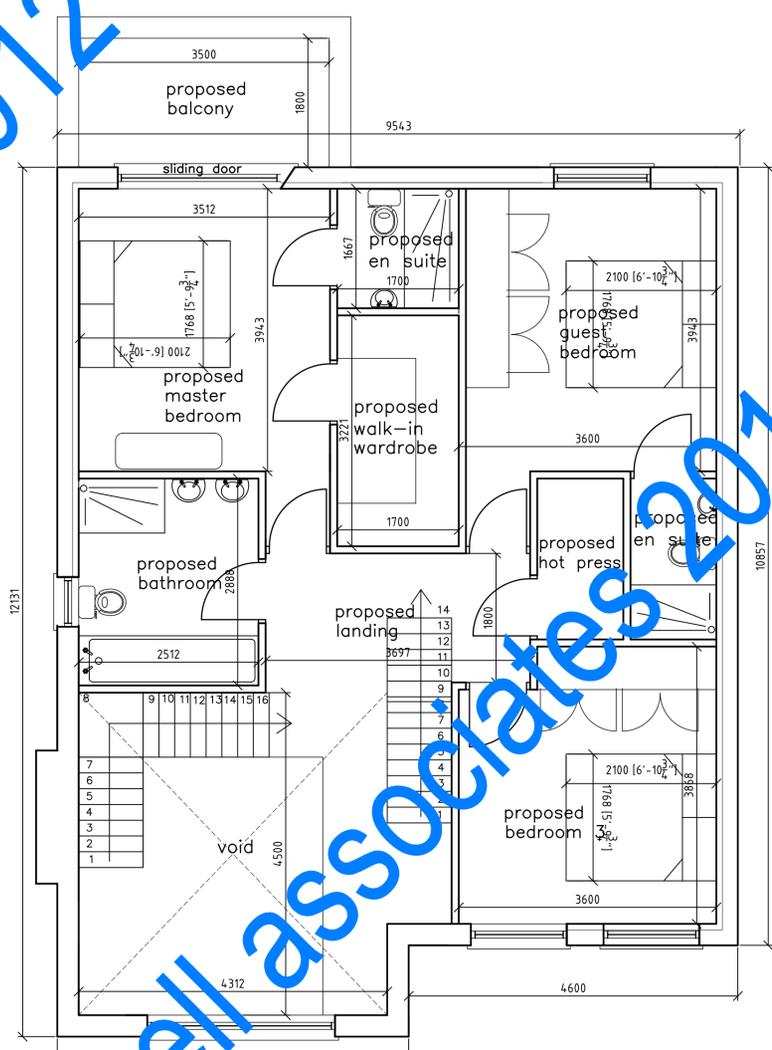
**INSULATION**

400mm insulation consisting of 2 member of 80mm crosslapped fibreglass quilt insulation on vapour barrier laid between rafter joists in roof space. This achieves a u-value of 0.18 W/m<sup>2</sup>K

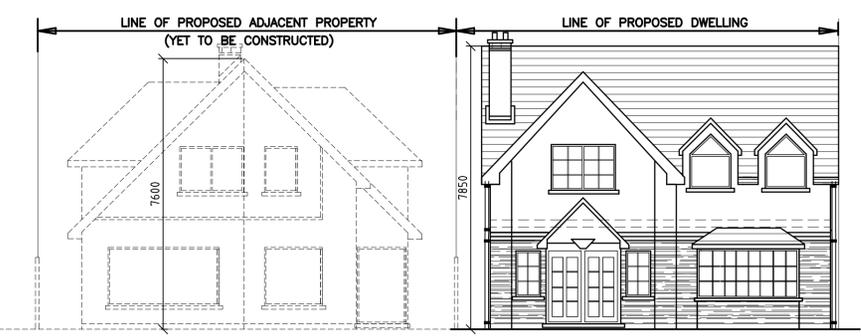
**100MM Kingspan 'Kooltherm' K8 board fixed between rafters with 65mm Kingspan 'Kooltherm' K7 board fixed underneath rafters**



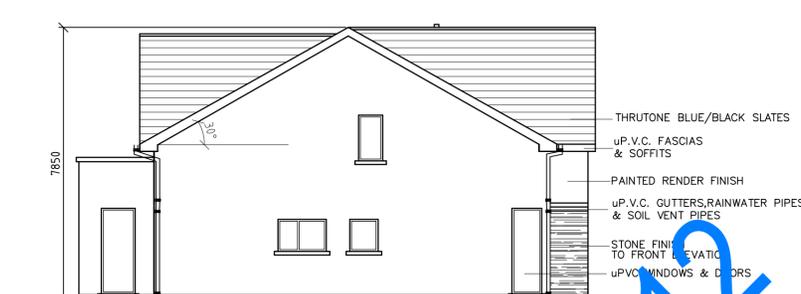
PROPOSED GROUND FLOOR PLAN (107M2)



PROPOSED FIRST FLOOR PLAN (97M2)



PROPOSED FRONT - CONTIGUOUS ELEVATION (1:100)



PROPOSED NORTH-EAST ELEVATION (1:100)



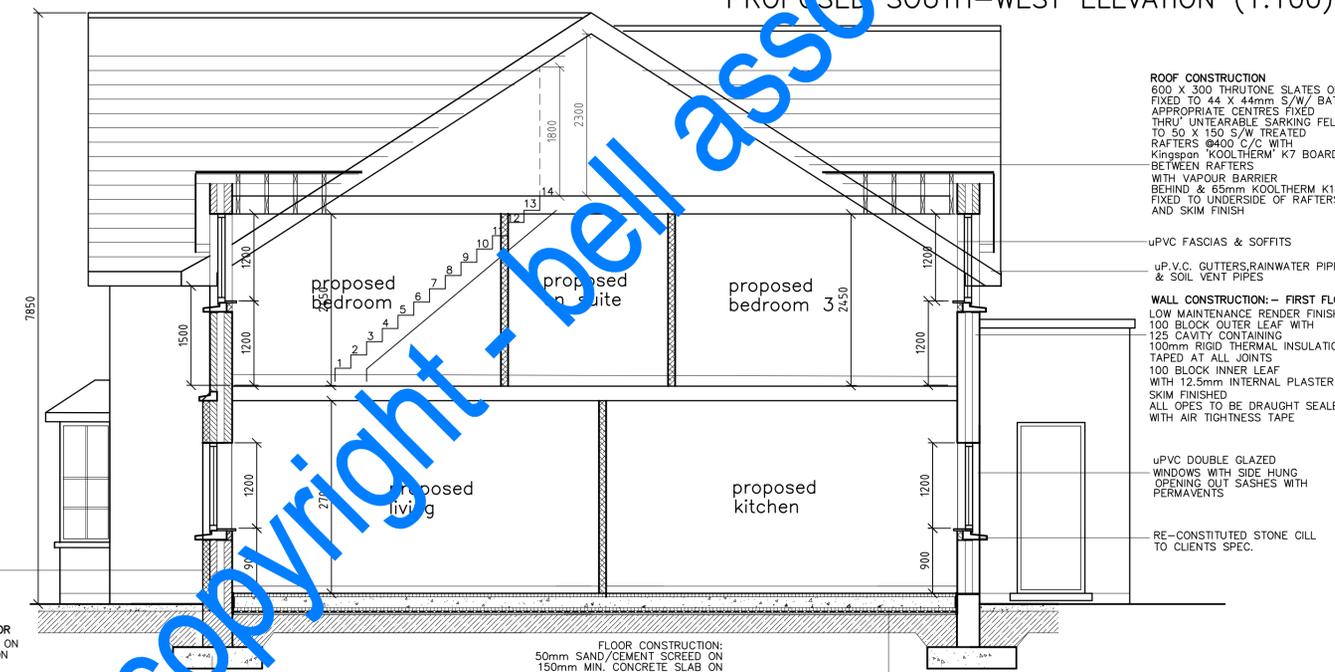
PROPOSED SOUTH-WEST ELEVATION (1:100)



PROPOSED NORTH-WEST ELEVATION (1:100)



PROPOSED SOUTH-EAST ELEVATION (1:100)



PROPOSED SECTION A-A

**WINDOWS & DOORS**

all windows & doors to be double glazed with perma-vent strips windows to be side hung opening out sashes minimum opening section 800 x 500mm all windows to have a rating of less than 1.8W/m<sup>2</sup>k all external doors to have a rating of less than 3.0W/m<sup>2</sup>k

**ALL STRUCTURAL TIMBER**

to be pressure impregnated preservative treatment.

**RAINWATER GOODS**

Eaves gutter and down pipe shall comply with the requirements of I.S. 71. All gutters to be 155mm 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 6500mm<sup>2</sup> 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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**WALL CONSTRUCTION - GROUND FLOOR**

100 STONE FINISH TO CLIENTS SPEC. ON 100 CONCRETE BLOCK OUTER LEAF ON 100 CAVITY WITH 65 RIGID THERMAL INSULATION ON 100 CONCRETE BLOCK INNER LEAF WITH 12.5mm INTERNAL PLASTER FINISH

**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 &

**FOUNDATIONS' DEPTH, WIDTH & DETAILS ETC. TO ENGINEERS' SPEC. & DETAILS**

**ROOF CONSTRUCTION**

800 x 300 THRUTONE SLATES OR SIMILAR FIXED TO 44 x 44mm S/W/F BATTENS APPROPRIATE CENTRES FIXED THRU UNTEARABLE SARKING FELT 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

uPVC FASCIAE & SOFFITS

uP.V.C. GUTTERS, RAINWATER PIPES & SOIL VENT PIPES

**WALL CONSTRUCTION - FIRST FLOOR**

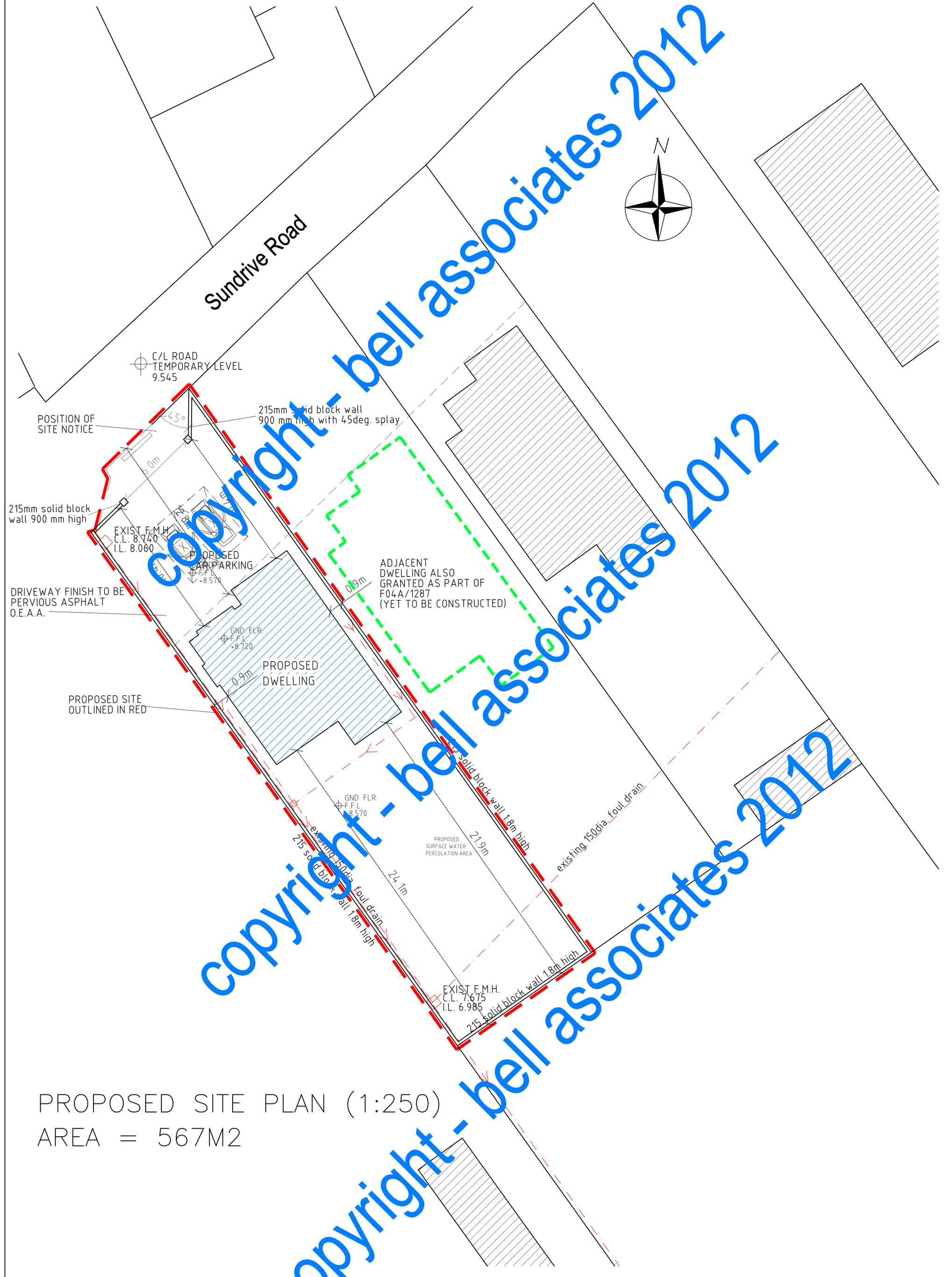
LOW MAINTENANCE RENDER FINISH ON 100 BLOCK OUTER LEAF WITH 125 CAVITY CONTAINING 100mm RIGID THERMAL INSULATION TAPED AT ALL JOINTS 100 BLOCK INNER LEAF WITH 12.5mm INTERNAL PLASTER AND SKIM FINISHED

ALL OPEN TO BE DRAUGHT SEALED WITH AIR TIGHTNESS TAPE

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

RE-CONSTITUTED STONE CILL TO CLIENTS SPEC.

PROJECT		CLIENT		LOCATION		REV. AMENDMENT		DATE		INT.		REV. AMENDMENT		DATE		INT.		DRAWING TITLE:		SCALE: 1:50, 1:100		DATE: JUN 10		STAGE		DRAWN BY: R.O.B.		CHECKED:		DRAWING NUMBER:		REV.	
<b>PROPOSED NEW STOREY AND A HALF DWELLING</b>		<b>SUNDRIVE ROAD, RUSH, CO. DUBLIN</b>																<b>PROPOSED PLANS, SECTION &amp; ELEVATIONS</b>		1:50, 1:100		JUN 10				R.O.B.				41-11-02A			
DO NOT SCALE THIS DRAWING. ONLY STATED DIMENSIONS TO BE USED. ANY DISCREPANCIES TO BE IMMEDIATELY NOTIFIED TO ARCHITECT. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS PROTECTED BY COPYRIGHT.																																	



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PROPOSED SITE PLAN (1:250)  
 AREA = 567M2

<p>PROJECT <b>PROPOSED NEW STOREY AND A HALF DWELLING</b></p>	<p>CLIENT [Blank]</p> <p>LOCATION <b>SUNDRIVE ROAD, RUSH, CO. DUBLIN</b></p> <p>REV.A BOUNDARY/DRIVEWAY TREATMENT INDICATED 15-09-09</p>	<p>DRAWING TITLE: <b>PROPOSED SITE PLAN</b></p>	<p> <b>BELL ASSOCIATES</b>        Rogerstown, Rush, Co. Dublin. 01-8430267        Muchgrange, Greenore, Co. Louth. 042-9383865        Planning &amp; Building Consultants        E-mail: bellassociates@eircom.net        Mobile: 087-2371984        Fax: 042-9383865</p>
<p>DO NOT SCALE THIS DRAWING. ONLY STATED DIMENSIONS TO BE USED. ANY DISCREPANCIES TO BE IMMEDIATELY NOTIFIED TO ARCHITECT.        ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS PROTECTED BY COPYRIGHT.</p>		<p>SCALE: 1:250    DRAWN BY: C.C.        DATE: Jul '09    CHECKED:</p>	<p>DRAWING NUMBER: <b>41-11-02A</b>    REV.</p>