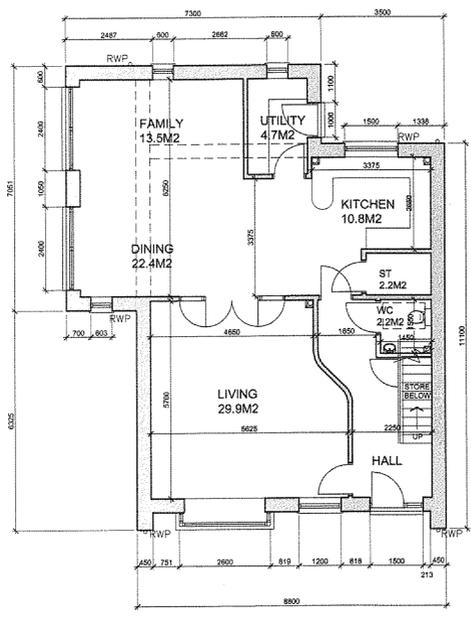
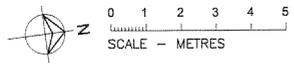
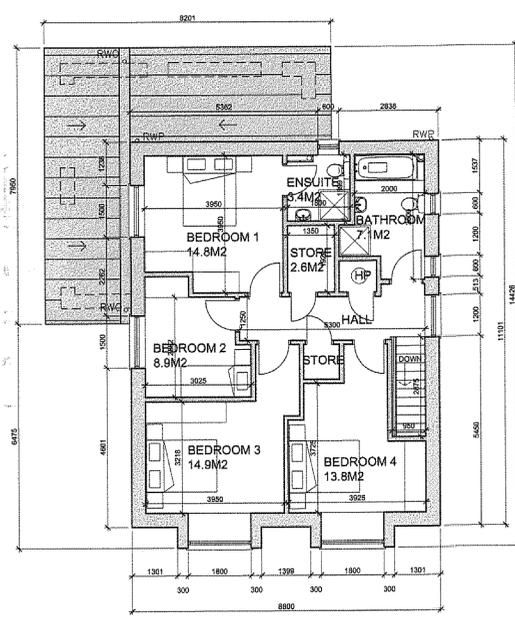


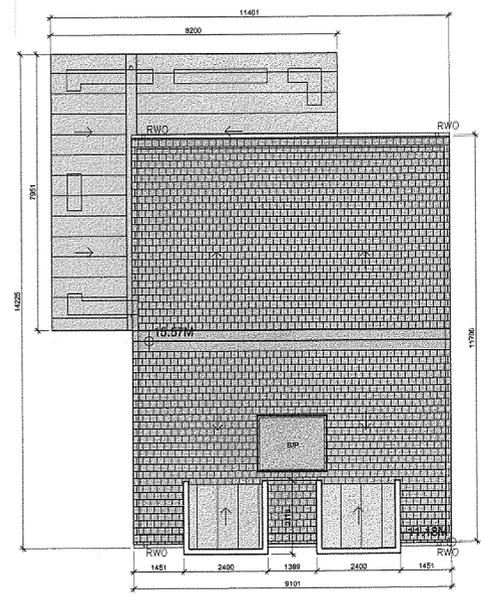
COPYRIGHT AND OWNERSHIP OF THIS DRAWING IS VESTED IN JAMES A. KEANEY ASSOCIATES WHOSE PRIOR WRITTEN CONSENT IS REQUIRED FOR ITS REPRODUCTION/PUBLICATION IN ANY FORM. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES NOTIFIED TO JAMES A. KEANEY ASSOCIATES. DO NOT SCALE.



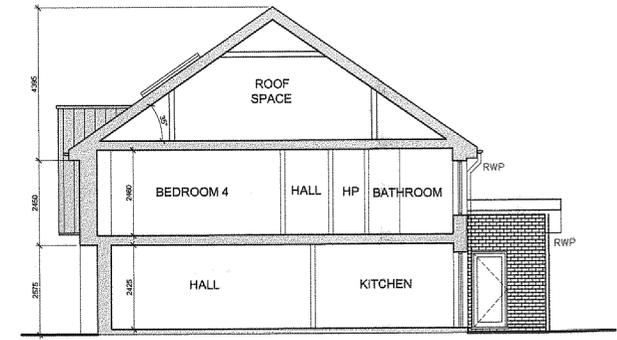
GROUND FLOOR - PLOT 1  
AREA: 101.1 m<sup>2</sup>  
SCALE - 1:100



FIRST FLOOR - PLOT 1  
AREA: 82.2 m<sup>2</sup>  
SCALE - 1:100  
TOTAL AREA: 183.3M<sup>2</sup>



ROOF PLAN - PLOT 1  
SCALE - 1:100



SECTION - PLOT 1

**OUTLINE SPECIFICATION NOTES**

**FOUNDATIONS, STRUCTURE AND SUB-STRUCTURE**  
All structural elements and roof structure to be designed and constructed in strict accordance Structural Engineers details & specification.

**DAMP PROOF COURSES**  
In all ground floor walls to have DPC's lagged and bonded with DPM / Radon Barrier. Located at a minimum of 150mm above external ground level. Vertical DPC's to be inserted at all joints to windows and external door openings. DPC cavity trays to be incorporated over all open & to be well lagged and bonded at all junctions and angles with vertical dpc's at wall joints. Horizontal DPC's to be carried under and folded up at backs and sides of all cells.

**EXTERNAL WALLS**  
External walls shall consist of solid concrete block inner leaves, solid concrete block with self coloured render or facing brickwork outer leaves, cavity with high performance insulation boards. Wall ties shall be stainless steel in accordance with Structural Engineers details and specifications. Internal face of wall to have composite plasterboard & high performance insulation directly fixed to blockwork. Tegral "Cedra" Weatherboarding panels to face of Wall and base of bay windows as indicated on the drawings.

**INTERNAL WALLS**  
**GROUND FLOOR**  
Generally 100 & 225mm thick solid concrete blockwork walls with mortar joints fully bedded & jointed with 12.5mm Gypsum half wall plaster finish to both sides. Party walls between terrace units to fully comply with the requirements of Part E - Sound of the Building Regulations.

**FIRST FLOOR**  
Generally 125mm nominal thick studwork with sound insulation batts between studs. Moisture resisting plasterboard to be used in areas of high humidity.

**FLOORS**  
**GROUND FLOOR**  
65mm thick cement/sand trowelled screed on 150mm in-situ i.e. concrete slab on high performance insulation on high performance Radon barrier slabs with associated surface & pipework on min 150 clean, selected wet compacted sand blinding hardcore bed. All to be in strict accordance with Structural Engineers details & specification.

**FIRST FLOOR**  
Timber floors to be of ex. 150mm x 25mm SW T&G boarding on 225 x 50mm S/W joists @ 400 max. c/c. with solid bridging/strutting at max. 1300mm c/c. Joists to be double-up under stud partitions and screwed together at 600mm c/c. in accordance with Structural Engineers details and specifications. All structural timber to be pressure impregnated with approved preservative. All galvanised iron strapping/joint hangers etc. to be used in accordance with current Building Regulations and relevant I.S., B.S. and Din Standards.

**ROOFS**  
**ROOF CONSTRUCTION GENERALLY**  
Selected roof finishes on treated timber battens and counter battens vapour permeable membrane on high performance insulation boards over and between trusses / rafters, to provide continuous "warm roof" construction on prefabricated timber trusses design as indicated on the drawings to Structural Engineers' details and specification. All in accordance with the current Building Regulation requirements. Tegral "Cedra" Weatherboarding panels to front Gables as indicated on the drawings.

**LEAD / ZINC ROOFING / WALLING FLASHINGS**  
Lead / zinc gutters to be in strict accordance with the Lead / Zinc Development Association details and specifications. Metal to be laid on separation membrane on marine quality plywood deck / backing on vapour permeable air/water membrane, ventilation gap to be provided above high performance insulation on prefabricated timber trusses / or cut timber framing design as indicated on the drawings to Structural Engineers' details and specification. All in accordance with the current Building Regulation requirements. Code 4 lead / zinc flashings to be provided to roof abutments.

**CEILING**  
Ceilings generally to be 12.5mm "Gyproc" plasterboard and skim with foil backed plasterboard.

**DOORS**  
**INTERNAL**  
Internal doors to be timber solid core flush doors with approved veneer finish, fire rated as required to current Building Regulations.

**EXTERNAL**  
External doors, frames and sills to be of Aluwood as indicated on the elevations and with all glazing to be double glazed and thermally broken. Door widths to comply with the current Building Regulations. Fixed within opens achieving robust detailing to avoid cold bridging to be fitted with approved permeants.

**WINDOWS**  
Windows to be of Aluwood as indicated on the elevations with tilt and turn mechanism to facilitate cleaning. Windows to be fitted with approved permeants. Fixed within opens achieving robust detailing to avoid cold bridging.

**VENTILATION**  
All habitable rooms to be provided with permeants & openings to comply with current Building Regulation requirements. Internal bathrooms, WCs and kitchens to be mechanically ventilated through interface with light switches providing required air changes and overrun to WCs and bathrooms. Extractor fan to kitchens to be in conjunction with cooker hood to manufacturer's details.

**SANITATION - Generally:**  
Sanitary fittings & installation of plumbing to be in accordance with the current British Standards of Codes and Practice, and Building Regulations.

**INSULATION & SUSTAINABILITY**  
Wall, floor and roof insulation boards to be installed to provide a continuous insulation envelope with robust cold bridge detailing. Air tightness membrane to be provided to minimise air leakage. Roof mounted solar panels to be provided ergonomically located as required by the orientation of the individual units. Mechanical and Electrical systems to be provided with control mechanisms in accordance with Part L of the Building Regulations. The requirements of Section 9.0 "Sustainable Design" of the Donabate Local Area Plan June 2008 in relation to energy efficiency & renewable energy will be addressed in the development of the detailed design information of the house types.

**STAIRCASES**  
Internal timber staircases to be in accordance with B.S.558 Part 1 1989 with rise and going to be in accordance with Part K of the Building Regulations.

**RAINWATER GOODS**  
Gutters and r.w.p.'s to be rigid upvc or equal approved.

**FASCIA SOFFIT AND BARGE BOARDS**  
Generally consisting of rigid upvc on treated timber backing and framing.

**JOINERY**  
Selected h/w skirtings and architraves to be provided incorporating o/gl safety glazed panels.

**DECORATION GENERALLY**  
All walls, ceilings and joinery surfaces to be fully decorated. Prior to decoration all timber to be knotted & primed, all other surfaces to be dry and properly prepared.

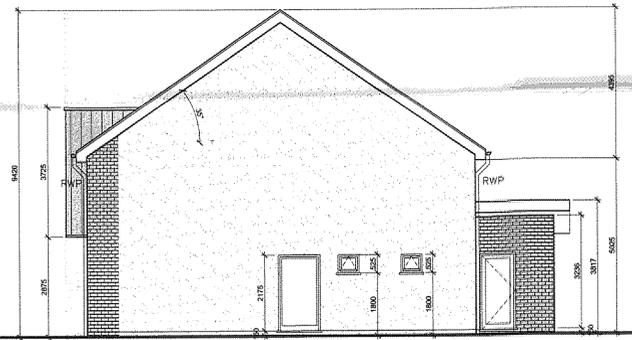
**DRAINAGE**  
All private Foul and Surface water drainage to be 100 & 225mm dia. upvc. Drainage passing under building to be protected in strict accordance with Structural Engineers details, all inspection chambers to be in accordance with the Building Regulations.

**EXTERNAL WORKS FINISHES**  
External works paving works to be in accordance with the Landscape Consultant & Civil Engineers details and specifications.

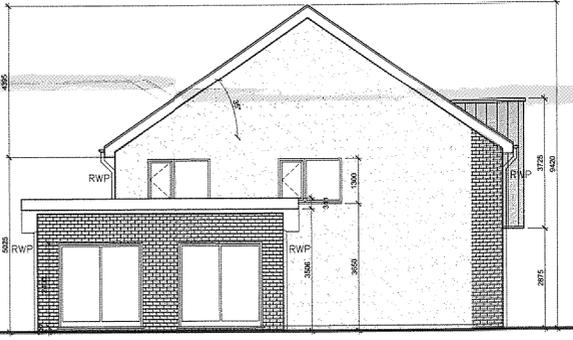
**GENERAL**  
The above specification to be read in conjunction with the Consultants drawings, details, specifications and the relevant sections of the Building Regulations.



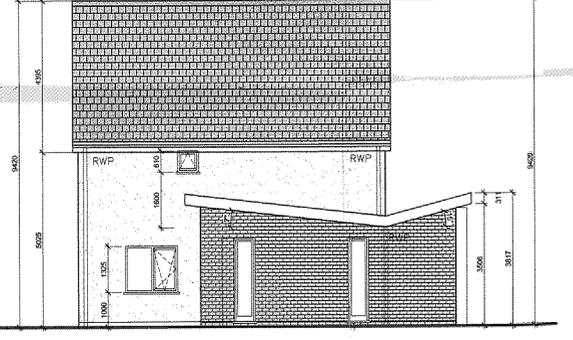
FRONT ELEVATION - PLOT 1  
SCALE - 1:100



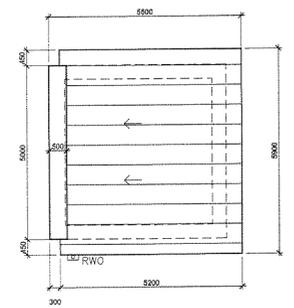
NORTH ELEVATION - PLOT 1  
SCALE - 1:100



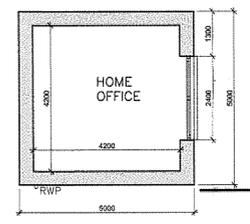
SOUTH ELEVATION - PLOT 1  
SCALE - 1:100



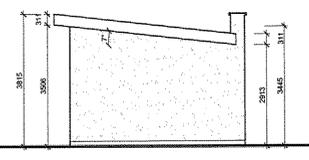
WEST ELEVATION - PLOT 1  
SCALE - 1:100



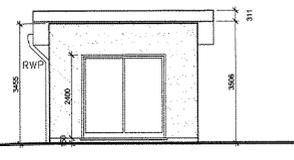
OFFICE ROOF PLAN - PLOT 1  
SCALE - 1:100



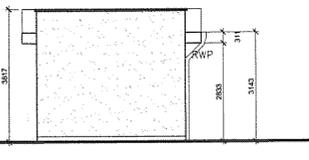
OFFICE FLOOR PLAN - PLOT 1  
SCALE - 1:100



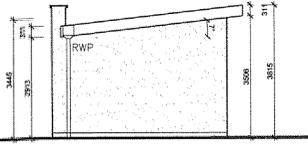
OFFICE WEST ELEVATION - PLOT 1  
SCALE - 1:100



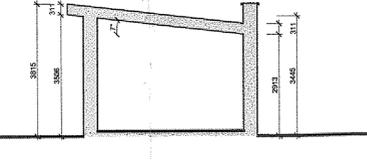
OFFICE NORTH ELEVATION - PLOT 1  
SCALE - 1:100



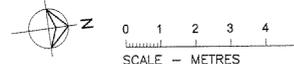
OFFICE SOUTH ELEVATION - PLOT 1  
SCALE - 1:100



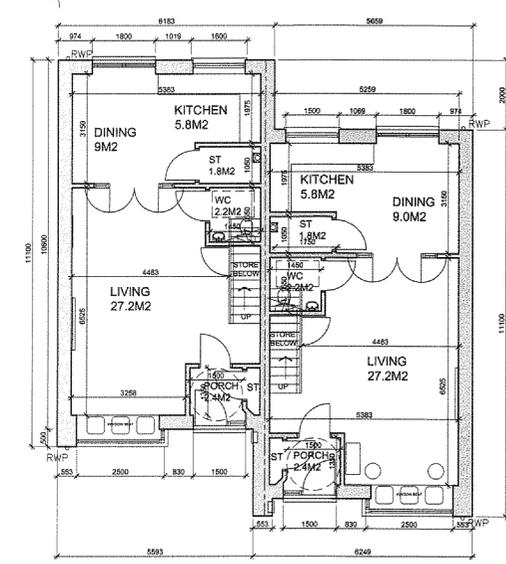
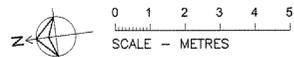
OFFICE EAST ELEVATION - PLOT 1  
SCALE - 1:100



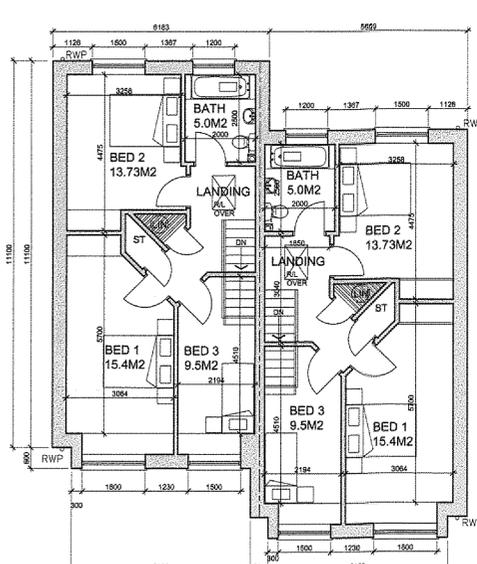
OFFICE SECTION - PLOT 1  
SCALE - 1:100



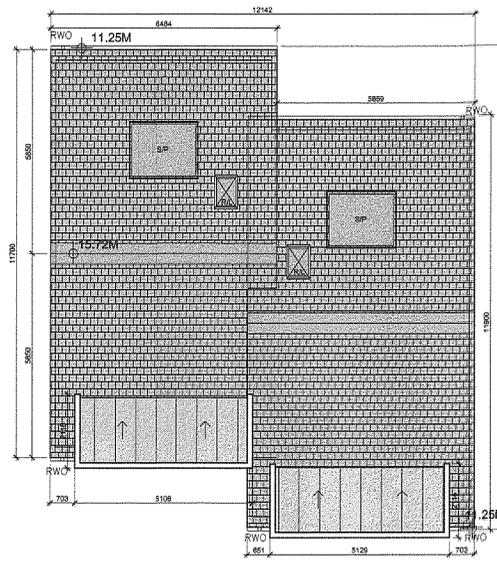
PROJECT PROPOSED DEVELOPMENT.	SCALE 1:100 @ A1.	<b>James A. Keane Associates</b> Architecture • Architectural Technology • Project Management 46, Upper Mount Street, Dublin 2, Ireland. 34, Gelling Close, Luton, Bedfordshire, England, LU4 0TZ. • Telephone: +353 (0) 1 661 6537 • M Mobile: +353 (0) 86 824 0952 • UK Mobile: +44 (0) 7952 298429 • Email: jamesakeaney@gmail.com • Web: jake-architecture.com
LOCATION LANDS TO REAR OF "SKOMER" DONABATE, COUNTY DUBLIN.	DRAWN J.A. KEANEY.	
CLIENT MR & MRS THOMAS KIERNAN.	DATE APRIL 2015.	
TITLE PLOT 1 - PLANS, SECTIONS & ELEVATIONS	PURPOSE PLANNING	
	DRAWING NUMBER 1410.PL.03	



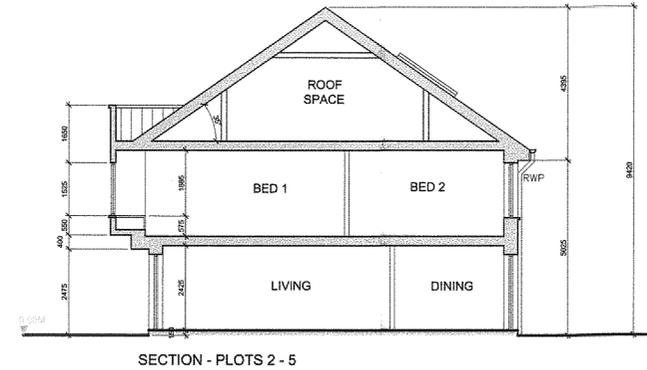
GROUND FLOOR - PLOTS 2 - 5  
AREA PER PLOT: 54.6m²  
SCALE 1:100



FIRST FLOOR - PLOTS 2 - 5  
AREA PER PLOT: 57.8m²  
SCALE 1:100  
TOTAL AREA PER PLOT: 112.4M2



ROOF PLAN - PLOTS 2 - 5  
SCALE 1:100



SECTION - PLOTS 2 - 5

OUTLINE SPECIFICATION NOTES

**FOUNDATIONS, STRUCTURE AND SUB-STRUCTURE**  
All structural elements and roof structure to be designed and constructed in strict accordance Structural Engineers details & specification.

**DAMP PROOF COURSES**  
In all ground floor walls to have DPC's lagged and bonded with DPM / Radon Barrier. Located at a minimum of 150mm above external ground level. Vertical DPC's to be installed at all jambos to windows and external door openings. DPC cavity trays to be incorporated over all open & to be well lagged and bonded at all junctions and angles with vertical dpc's at wall jambos. Horizontal DPC's to be carried under and folded up at backs and sides of all cells.

**EXTERNAL WALLS**  
External walls shall consist of solid concrete block inner leaves, solid concrete block with self coloured render or facing brickwork outer leaves, cavity with high performance insulation boards. Wall ties shall be stainless steel in accordance with Structural Engineer's details and specifications. Internal face of wall to have complete plasterboard & high performance insulation directly fixed to blockwork. Tegral "Cedra" Weatherboarding panels to face of Wall and base of bay windows as indicated on the drawings.

**INTERNAL WALLS**  
**GROUND FLOOR**  
Generally 100 & 225mm thick solid concrete blockwork walls with mortar joints fully bedded & jointed with 12.5mm Gypsum hardwall plaster finish to both sides. Party walls between terrace units to fully comply with the requirements of Part E - Sound of the Building Regulations.

**FIRST FLOOR**  
Generally 125mm nominal thick studwork with sound insulation batts between studs. Moisture resisting plasterboard to be used in areas of high humidity.

**FLOORS**  
**GROUND FLOOR**  
65mm thick cement/sand trowelled screed on 150mm in-situ r.c. concrete slab on high performance insulation on high performance Radon barrier along with associated sumps & gaskets on 150 clear selected well compacted sand bladed hardcore bed. All to be in strict accordance with Structural Engineers details & specification.

**FIRST FLOOR**  
Timber floors to be of ex. 150mm x 25mm SW TAG boarding on 225 x 60mm SW Joists @ 400 max. ctrs with solid bridging/strutting at max. 1350mm ctrs. Joists to be double-up under stud partitions and screwed together at 900mm ctrs. In accordance with Structural Engineer's details and specifications. All structural timber to be pressure impregnated with approved preservative. All galvanised mix strapping joist hangers etc. to be used in accordance with current Building Regulations and relevant S.B. and Dn Standards.

**ROOFS**  
**ROOF CONSTRUCTION GENERALLY**  
Saturated roof finishes on treated timber battens and counter battens vapour permeable sarking membrane on high performance insulation boards over and between trusses / rafters, to provide continuous "warm roof" construction on prefabricated timber truss design as indicated on the drawings to Structural Engineer's details and specifications. All in accordance with the current Building Regulation requirements Tegral "Cedra" Weatherboarding panels to front Gables as indicated on the drawings.

**LEAD / ZINC ROOFING / WALLING FLASHINGS**  
Lead / zinc gutters to be in strict accordance with the Lead / Zinc Development Association details and specifications. Metal to be laid on separation membrane on marine quality plywood deck / backing on vapour permeable sarking membrane, ventilation gap to be provided above high performance insulation on prefabricated timber trusses or cut timber framing design as indicated on the drawings to Structural Engineer's details and specification. All in accordance with the current Building Regulation requirements. Code 4 lead / zinc flashings to be provided to roof gutters.

**CEILING**  
Ceilings generally to be 12.5mm "Gyproc" plasterboard and skim with foil-backed plasterboard.

**DOORS**  
**INTERNAL**  
Internal doors to be timber solid core flush doors with approved veneer finish, fire rated as required by current Building Regulations.

**EXTERNAL**  
External doors, frames and sills to be of Aluwood as indicated on the elevations and with all glazing to be double glazed and thermally broken. Door widths to comply with the Building Regulations. Fixed with open achieving robust detailing to avoid cold bridging to be Doors to be fixed with approved permeants.

**WINDOWS**  
Windows to be of Aluwood as indicated on the elevations with tilt and turn mechanism to facilitate cleaning. Windows to be fixed with approved permeants. Fixed with open achieving robust detailing to avoid cold bridging.

**VENTILATION**  
All habitable rooms to be provided with permeants & openings to comply with current Building Regulation requirements. Internal bathrooms, WCs and kitchens to be mechanically ventilated through intake with light switches providing required air changes and return to WCs and bathrooms. Extractor fan to kitchens to be in conjunction with cooker hoods to manufacturer's details.

**SANITATION - Generally:**  
Sanitary fittings + installation of plumbing to be in accordance with the current British Standards of Codes and Practice, and Building Regulations.

**INSULATION & SUSTAINABILITY**  
Wall, floor and roof insulation boards to be installed to provide a continuous insulation envelope with robust cold bridge detailing.  
Air tightness membrane to be provided to minimise air leakage.  
Roof mounted solar panels to be provided strategically located as required by the orientation of the individual units.  
Mechanical and Electrical systems to be provided with control mechanisms in accordance with Part L of the Building Regulations.  
The requirements of Section 9.0 "Sustainable Design" of the Donabate Local Area Plan June 2006 in relation to energy efficiency & renewable energy will be addressed in the development of the detailed design information of the house type.

**STAIRCASES**  
Internal timber staircases to be in accordance with B.5.685 Part 1 1986 with rise and going to be in accordance with Part K of the Building Regulations.

**RAINWATER GOODS**  
Gutters and r.w.p.'s to be rigid upvc or equal and approved.

**FASCIA SOFFIT AND BARGE BOARDS**  
Generally consisting of rigid upvc on treated timber backing and framing.

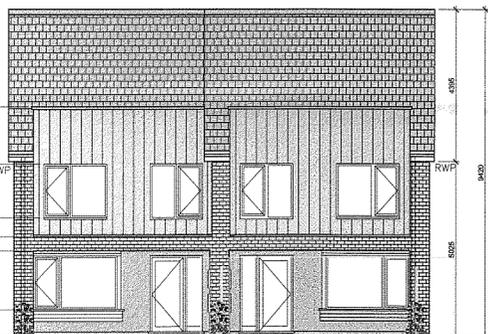
**JOINERY**  
Selected h/w skirtings and architraves to be provided incorporating opal safety glazed panels.

**DECORATION GENERALLY**  
All walls, ceilings and joinery surfaces to be fully decorated.  
Prior to decoration all timber to be knotted & primed, all other surfaces to be dry and properly prepared.

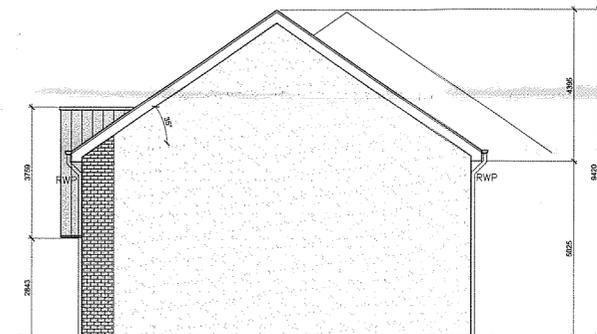
**DRAINAGE**  
All private Foul and Surface water drainage to be 100 & 225mm dia. upvc. Drainage passing under building to be protected in strict accordance with Structural Engineers details, all inspection chambers to be in accordance with the Building Regulations.

**EXTERNAL WORKS FINISHES**  
External works paving works to be in accordance with the Landscape Consultant & Civil Engineers details and specifications.

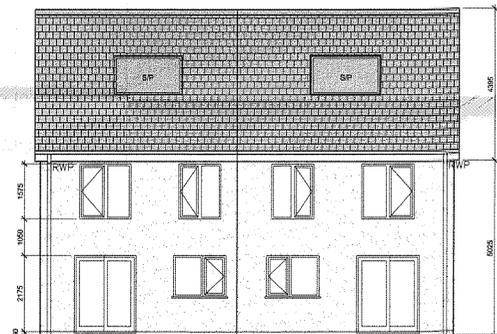
**GENERAL**  
The above specification to be read in conjunction with the Consultants drawings, details, specifications and the relevant sections of the Building Regulations.



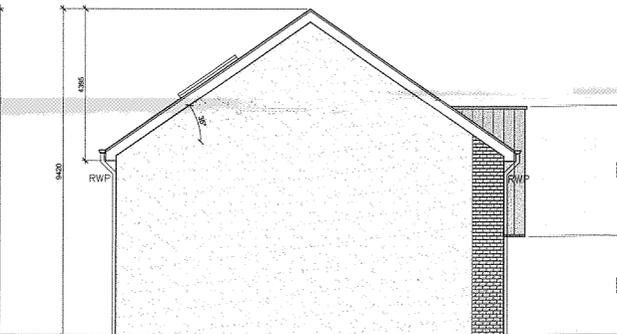
FRONT ELEVATION - PLOTS 2 - 5



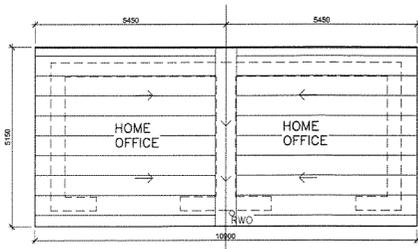
SOUTH ELEVATION - PLOTS 2 - 5



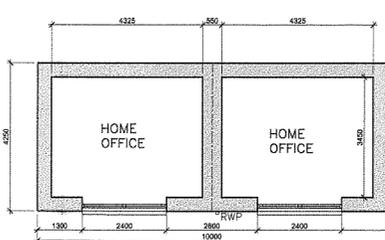
EAST ELEVATION - PLOTS 2 - 5



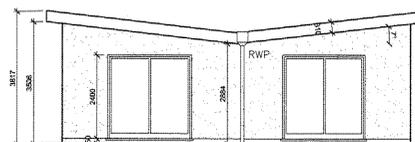
NORTH ELEVATION - PLOTS 2 - 5



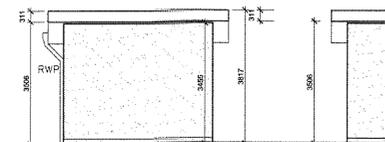
HOME OFFICE ROOF PLAN - PLOTS 2 - 5



HOME OFFICE FLOOR PLAN - PLOTS 2 - 5

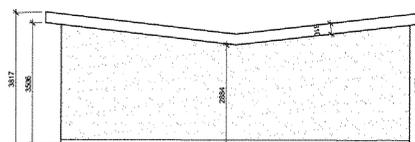


HOME OFFICE FRONT ELEVATION - PLOTS 2 - 5

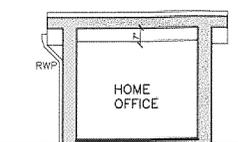


HOME OFFICE SOUTH ELEVATION - PLOTS 2 - 5

HOME OFFICE NORTH ELEVATION - PLOTS 2 - 5



HOME OFFICE EAST ELEVATION - PLOTS 2 - 5



HOME OFFICE SECTION - PLOTS 2 - 5



PROJECT PROPOSED DEVELOPMENT.	SCALE 1:100 @ A1.	<b>James A. Keaney Associates</b> Architecture • Architectural Technology • Project Management 49, Upper Mount Street, Dublin 2, Ireland. 34, Gelling Close, Luton, Bedfordshire, England, LU4 0TZ. • Telephone: +353 (0) 1 881 6837 • If Mobile: +353 (0) 86 824 9862 • UK Mobile: +44 (0) 7902 056429 • Email: jamesakeaney@gmail.com • Web: jakea-architecture.com
LOCATION LANDS TO REAR OF "SKOMER" DONABATE, COUNTY DUBLIN.	DRAWN J.A. KEANEY.	
CLIENT MR & MRS THOMAS KIERNAN.	DATE APRIL 2015.	
TITLE PLOTS 2-5 PLANS, SECTIONS & ELEVATIONS	PURPOSE PLANNING	DRAWING NUMBER 1410.PL.04