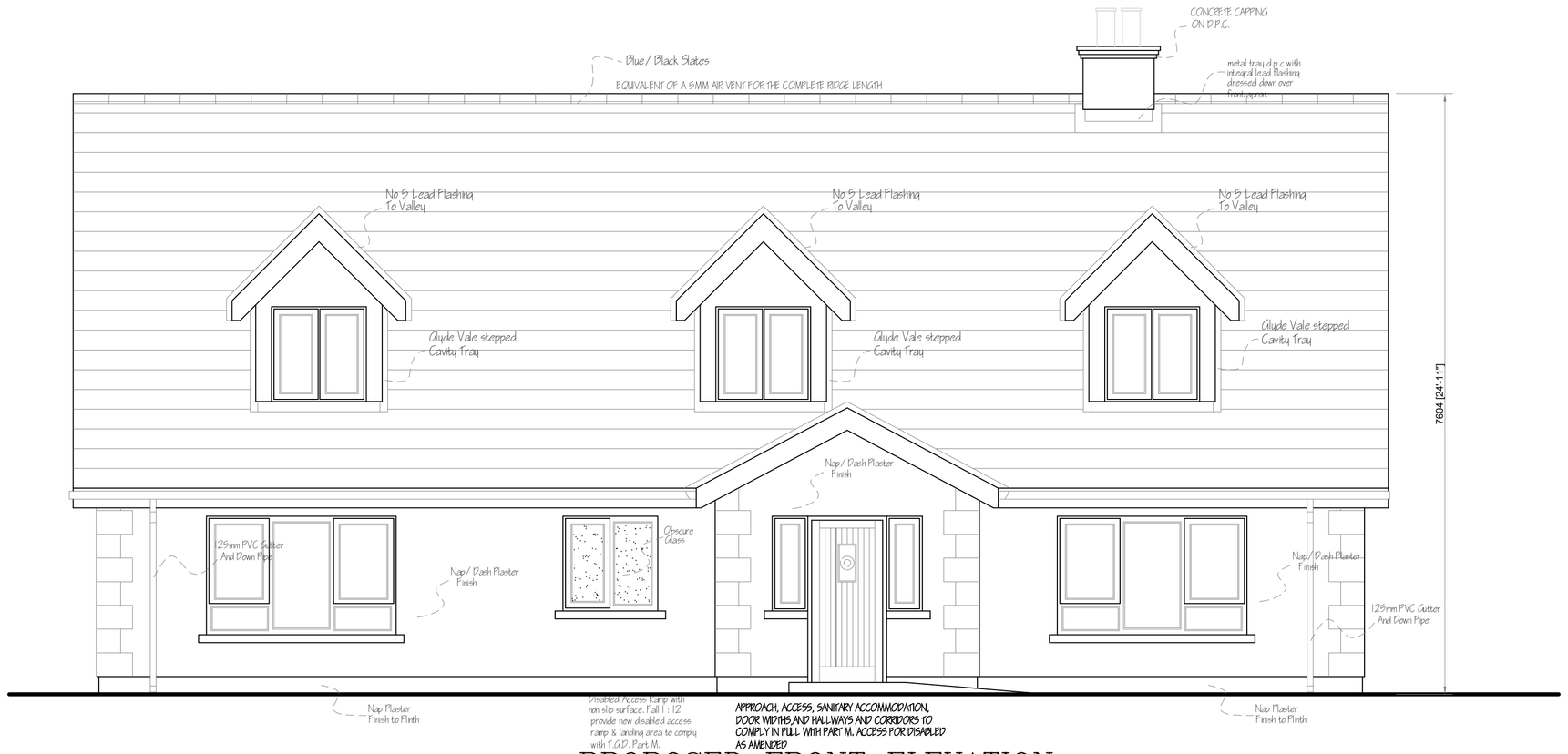
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY AND THEREFORE IS LIMITED IN ITS CAPACITY TO CONVEY THE TOTAL INFORMATION. ANY WORKS CARRIED OUT WHICH IS NOT COVERED HERE WILL BE THE RESPONSIBILITY OF THE PERSON CARRYING IT OUT. AS THESE DRAWINGS ARE PREPARED AS PLANNING DRAWINGS ONLY, IT IS STRONGLY RECOMMENDED THAT BEFORE ANY WORK COMMENCES, THE COMPANY BE CONSULTED, IN ORDER THAT FULL WORKING DRAWINGS, DETAILS AND SPECIFICATIONS BE PREPARED



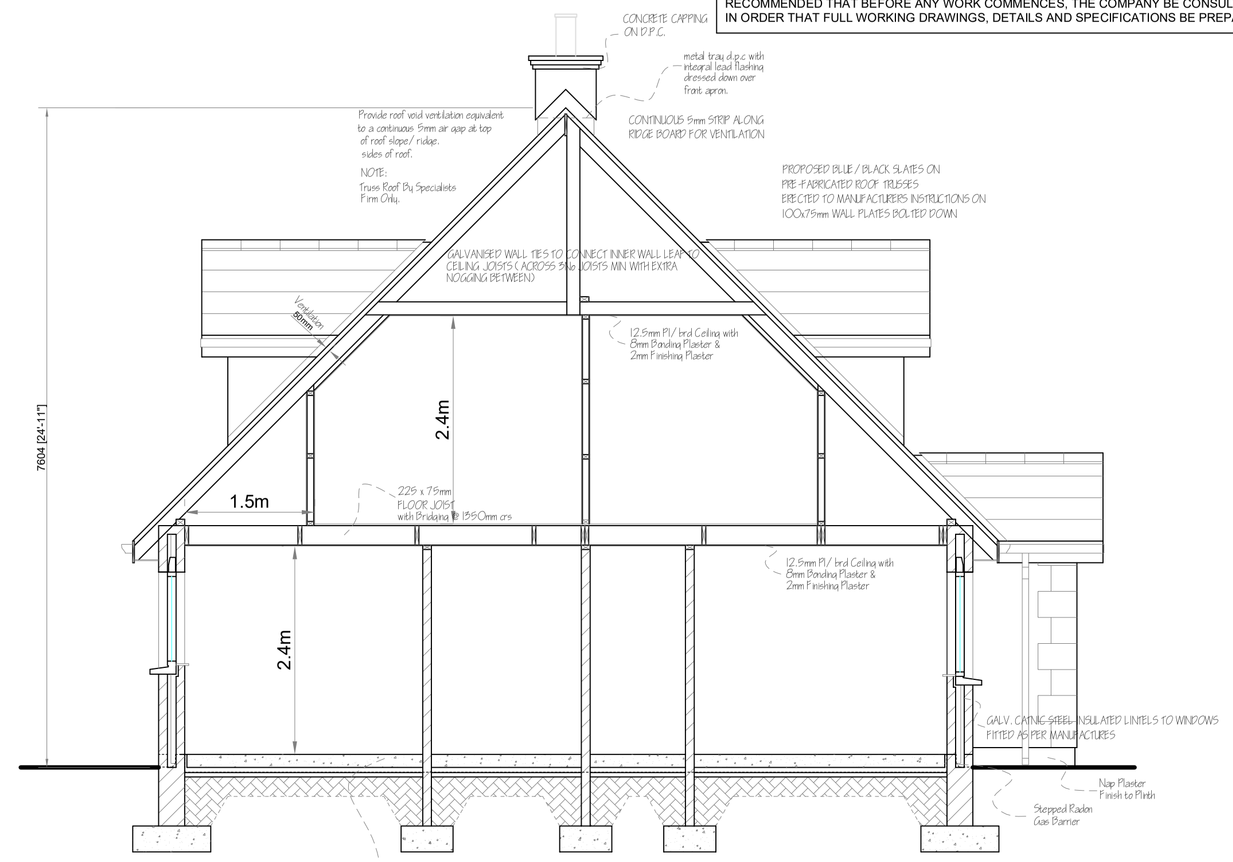
APPROACH, ACCESS, SANITARY ACCOMMODATION, DOOR WIDTHS AND HALLWAYS AND CORRIDORS TO COMPLY IN FULL WITH PART M. ACCESS FOR DISABLED AS AMENDED

PROPOSED FRONT ELEVATION

SCALE 1 : 50

The execution of these works are to comply with the Building Regulations and latest Amendments and relevant Codes of Practice. All materials to comply with the relevant Irish and European Standards.
The Drawings are not to be scaled. Contractors are to use written dimensions and are to check such dimensions on site. The Drawing is to be read in conjunction with the Specification and Consultant Reports. A copy of all Drawings and Specs to be kept on site at all times. Any variance in Drawings and Specs to be checked with the Architect prior to commencement of work on site.
WINDOWS to be uPVC double glazed to match exist. All openings formed by Insulated Steelite or Cantic Insulated lintels. Opening sizes as indicated on Elevation Drawing. Window openings minimum 5% of floor area.
Any drainage passing beneath building, paved areas, etc to be encased in 150mm thick concrete. Bends at base of stacks to have a minimum radius of 300mm. All ventpipes to terminate with wire cage or suitable cowl 900mm min above all window openings within 3m from vent pipe.
Provide 2 course concrete lintels above drains where drains pass beneath wall, provide anti-vermin mesh where pipe runs through wall.
Internal doors, M.D.F. Colonial Panel type, minimum 35mm thick, hinged to 129 x 29mm S.W. linings with planted stops. All doors to have Hardwood thresholds. External doors to have storm boards.
Provide Galvanised Mild Steel restraint straps at 1200 centres at eaves level and at gable verge line to tie to ceiling joists and rafters to external elevation.
D.P.C. Minimum 150mm above external ground level, 450mm maximum according to site conditions. D.P.C. level flush with ground floor finish.
All timber is to be Vacpac treated or tantalised timber. Any defect, excessive shrinkage or other faults which appear within 6months of hand over are to be made good by the Contractor.
All rubbish and spoils to be removed from the site. The Public's Right of Way in public areas is to be maintained at all times.
Double up trusses each side of windows in roof and dormers.

MAINS POWERED INTER LINK SMOKE DETECTOR @ CEILING LEVEL TO B.S. 5839 PART 6 1995
ESCAPE WINDOWS TO COMPLY WITH PART 1 : 9 : 6 T.G.D. B.



SECTION A – A

SCALE 1 : 50

PROPOSED FLOOR CONSTRUCTION

100mm SAND / CEMENT SCREED ON
150mm CONCRETE SLAB WITH A393 ANTI CRACK REINFORCEMENT BEING 25mm FROM PERIMETER ON
INSULATION TO CURRENT REGULATIONS ON
RADON PROOF MEMBRANE ON
50mm MIN. SAND BLINDING ON
225mm MIN. HARDCORE COMPACTED IN LAYERS NOT EXCEEDING 225mm.

CONCRETE FLOORS

Lay 150mm conc floor slab with power floated finish on Kingspan T.F. floor insulation on Radon Gas Barrier / D.P.M. on 50mm dry sand blinding on 225mm min hardcore fill well consolidated. 225mm solid conc block wall taken at footing as called up elsewhere and to under side of roof, plastered both sides in scratch coat cement sand 1:1:6 and finished in gypsum based plaster skim.

FOUNDATIONS TO BE DESIGNED SUBJECT TO LOCAL GROUND CONDITION SURVEY
SUBJECT TO ENGINEER'S DETAIL
PROVISION TO BE MADE FOR RADON GAS BARRIER & SUMP
IN ACCORDANCE WITH CURRENT BUILDING REGS.

Maximum depth of hard-core beneath floor slab to be 900mm compacted in layers 225mm deep with a vibrating roller. Minimum 65mm solid slab insulation beneath screed laid in accordance with Manufacturer's Instructions & Recommendations
External walls insulated with Isoform 65mm thick cavity wall

DAMP PROOF COURSE :

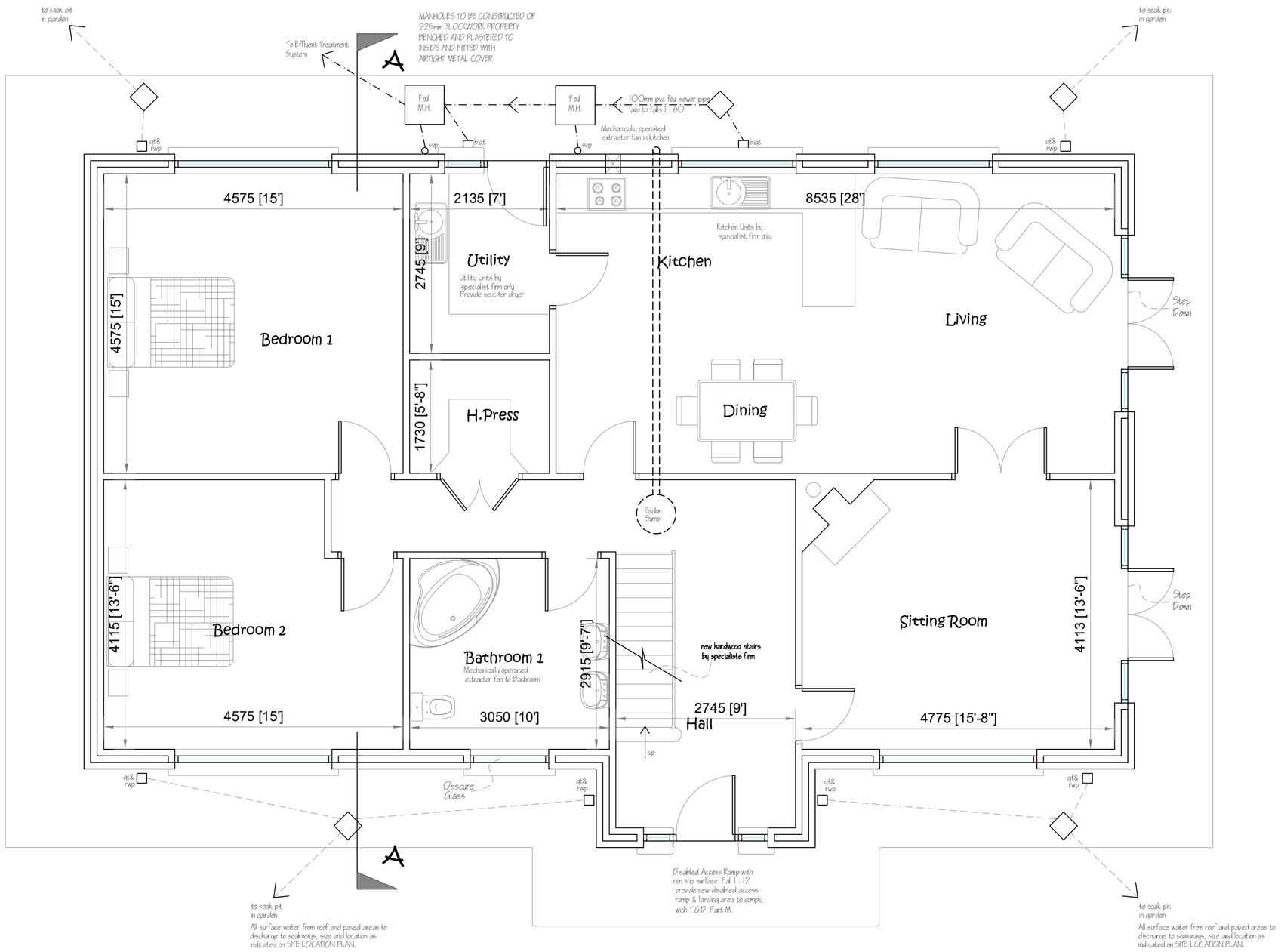
APPROVED QUALITY D.P.C. TO BE AS FOLLOWS :
(A) IN ALL RISING WALLS AT A MIN HEIGHT OF 150mm ABOVE GROUND LEVEL
(B) TO THE INSIDE FACE OF WALL OUTER LEAFS AT ALL DOOR AND WINDOW JAMBS
(C) DRESSED UNDER AND UP THE BACKS AND SIDES OF ALL WINDOWS CILLS AND DOOR SILLS
(D) STEPPED DOWN INSIDE TO OUTSIDE OVER ALL DOOR AND WINDOW OPES, AND UNDER ALL WALLPLATES

EXTERNAL AND INTERNAL WALLS

Thickness of all external & internal walls as detailed in Section A-A Drawing. Wall ties Stainless Steel throughout. Cavities 100mm width. External walls 100mm width. Internal walls 100mm thick throughout.(Unless Otherwise Stated)
Solid ground floor. 150mm thick 1:2:4 concrete, reinforced with A393 Reinforcement Mesh, 50mm cement sand screed, all laid on Radon Gas Barrier / DPM
By Specialists Firm on 50mm sand blinding.

CONCRETE STRIP FOUNDATION Concrete mix 1:2:4
Depth of foundation 675mm min below existing ground level (see Drawings for details.) Foundation Reinforced with a single layer of A393 Reinforcement Mesh (minimum 50.0mm lap.). 150mm concrete cover. Size of foundation and substructure block work to be verified by Engineer. Cavities to substructure block work filled with fine concrete to 150mm below d.p.c. level. Cavity drained by open proprands at 1200 centres.

ALL WORKS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.



PROPOSED GROUND FLOOR PLAN

SCALE 1 : 50

NOTE SITE CONDITION SHALL FINALLY DETERMINE TYPE OF FOUNDATION TO BE USED.

Note Before any work commences check dimensions on site, any discrepancies to be brought to the immediate attention of the Architect.

VENTILATION :

ALL LIVING ROOMS KITCHEN & SLEEPING ROOM TO HAVE STANDARD 229 X229mm WALL VENTS & OPENING WINDOWS TO BE 1/ 20th OF FLOOR AREA LOUNGE & LIVING ROOM TO HAVE ADDITIONAL 229 X 229 VENTS TO PROVIDE SEPARATE SUPPLY TO FIREPLACES ELECTRICAL EXTRACT FAN & DUCT TO BE LOCATED IN KITCHEN

PROPOSED FLOOR AREA:
Ground Floor = 139m² (1496sq. ft.)
First Floor = 87.7m² (944 sq. ft.)
TOTAL = 226.7M² (2440 SQ. FT.)

Rev.	Date	Description	By

Client
EILIS KELLY

Project
PERMISSION CONSEQUENT FOR DWELLINGHOUSE AT BROUGHATTIN, RAVENSDALE, DUNDALK, CO. LOUTH

Title
PROPOSED FRONT ELEVATION, SECTION AND GROUND FLOOR PLAN

Scales
As Shown

Drawn By:	Date
Eugene P. Mc Closkey	November 2008

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Drawing No. **EK - 001.** Revision