

DESIGN DRAWINGS ARE PREPARED FOR PLANNING AND CONSTRUCTION BUT ARE NOT COMPLIANCE DRAWINGS FOR THE PURPOSE OF COMMENCEMENT UNDER THE BUILDING REGULATIONS

THE DEVELOPMENT WILL BE CONFINED WITHIN THE EXISTING BUILDING, NO EXTENSIONS ARE PROPOSED

CONSTRUCT ALL WORKS IN COMPLIANCE WITH THE BUILDING REGULATIONS

provide a complete electrical installation to ESB and ETCI regulation, with required number of light and power points in all rooms and circulation areas. Cooker and fan points in kitchen. Bell point at front entrance. Immersion heater in hot press, if required. Light on vacuum switch in attic space. External lights as required. Provide cables/ducting for intruder alarm, television and telephone as required. All light fittings and bulbs shall be of low energy type. Provide an approved domestic fire detection and alarm system to satisfy current regulation including smokehead detectors, LED emergency ceiling lamps and carbon monoxide alarms.

Provide radiator central heating throughout dwellings. Source of heat to be from approved gas boilers. Thermostat, zoning and time controls to heating system. Dwellings to have minimum two zones, (1) living accommodation and (2) sleeping areas and bathrooms. All radiators in high efficiency aluminium and shall have thermostatic valves. All water transmission pipes to be fully insulated and cylinder to be factory insulated, min. 60mm. All water transmission pipes and storage tanks to be fully insulated with roof spaces. Provide all plumbing fixtures as shown on plan with all fittings and pipework. All toilet systems of eco type. All hot water transmission pipes fully insulated

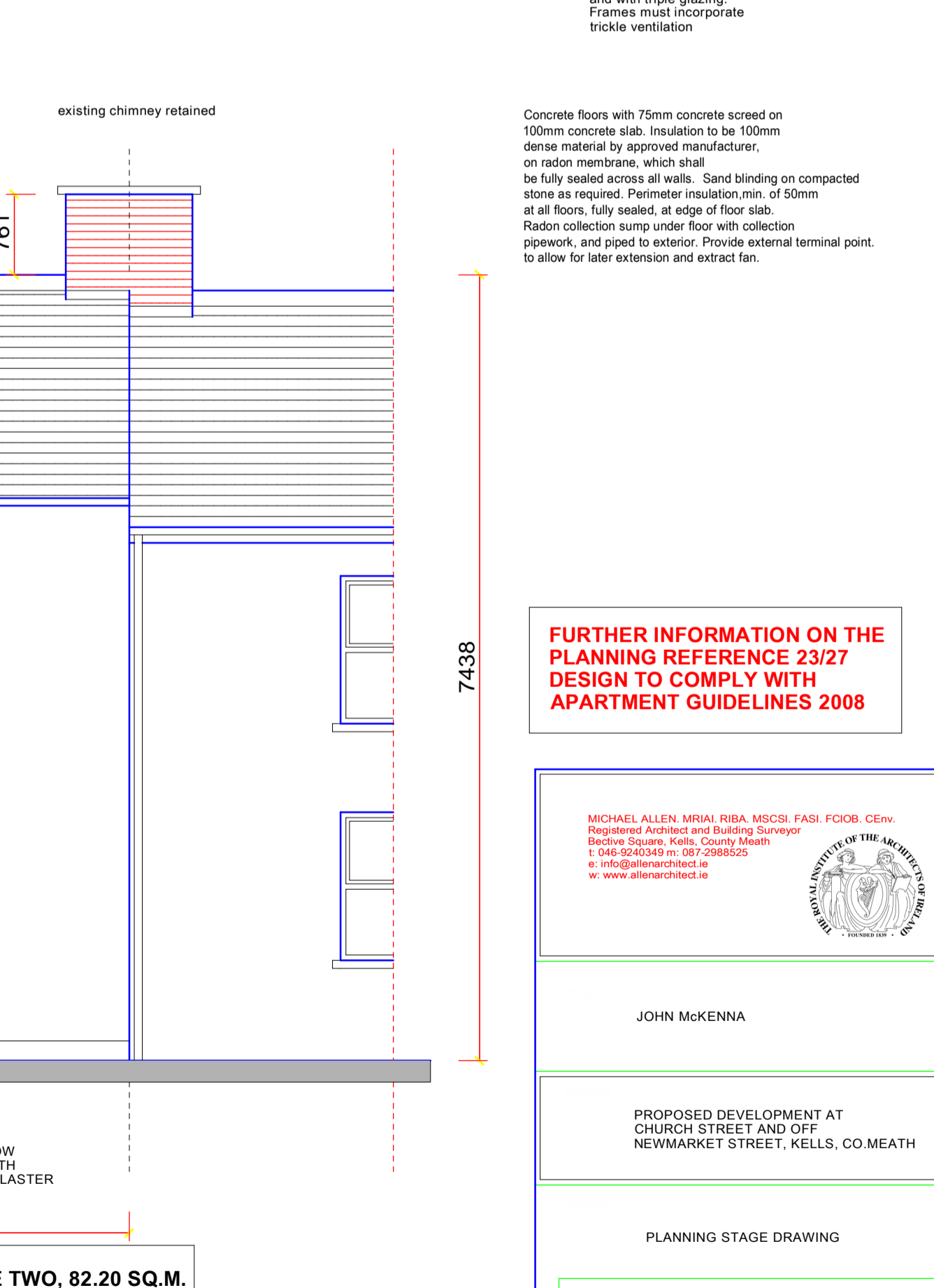
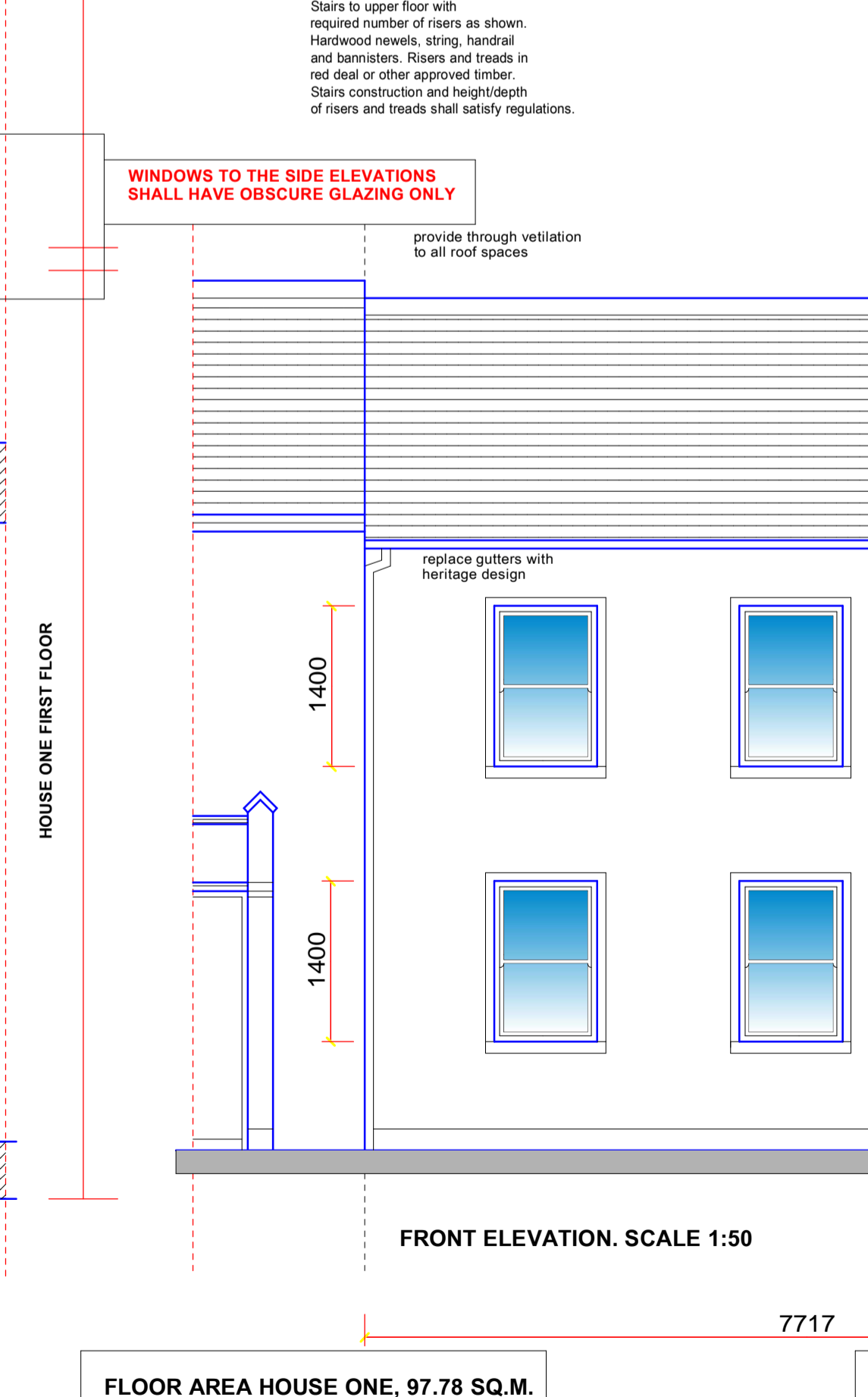
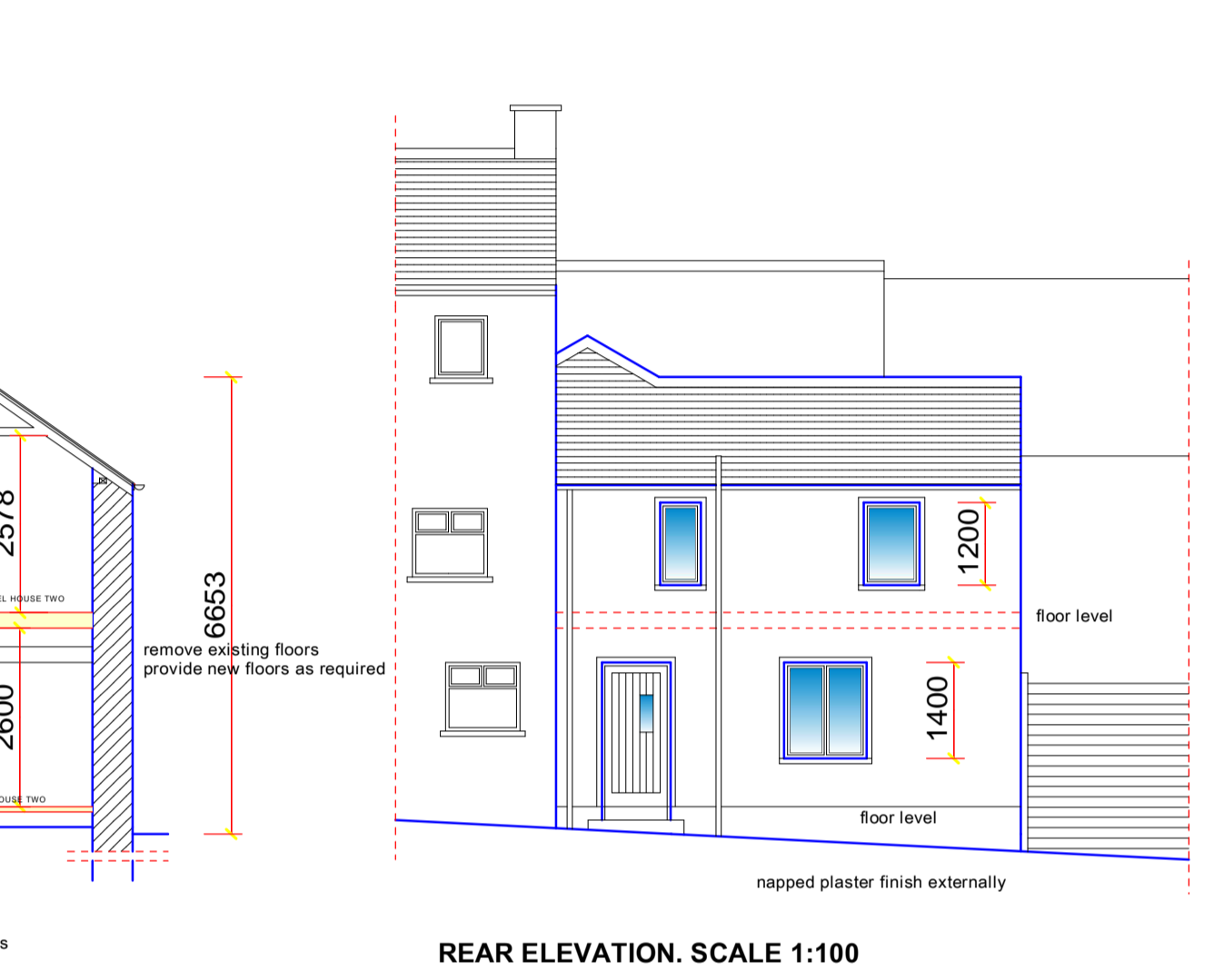
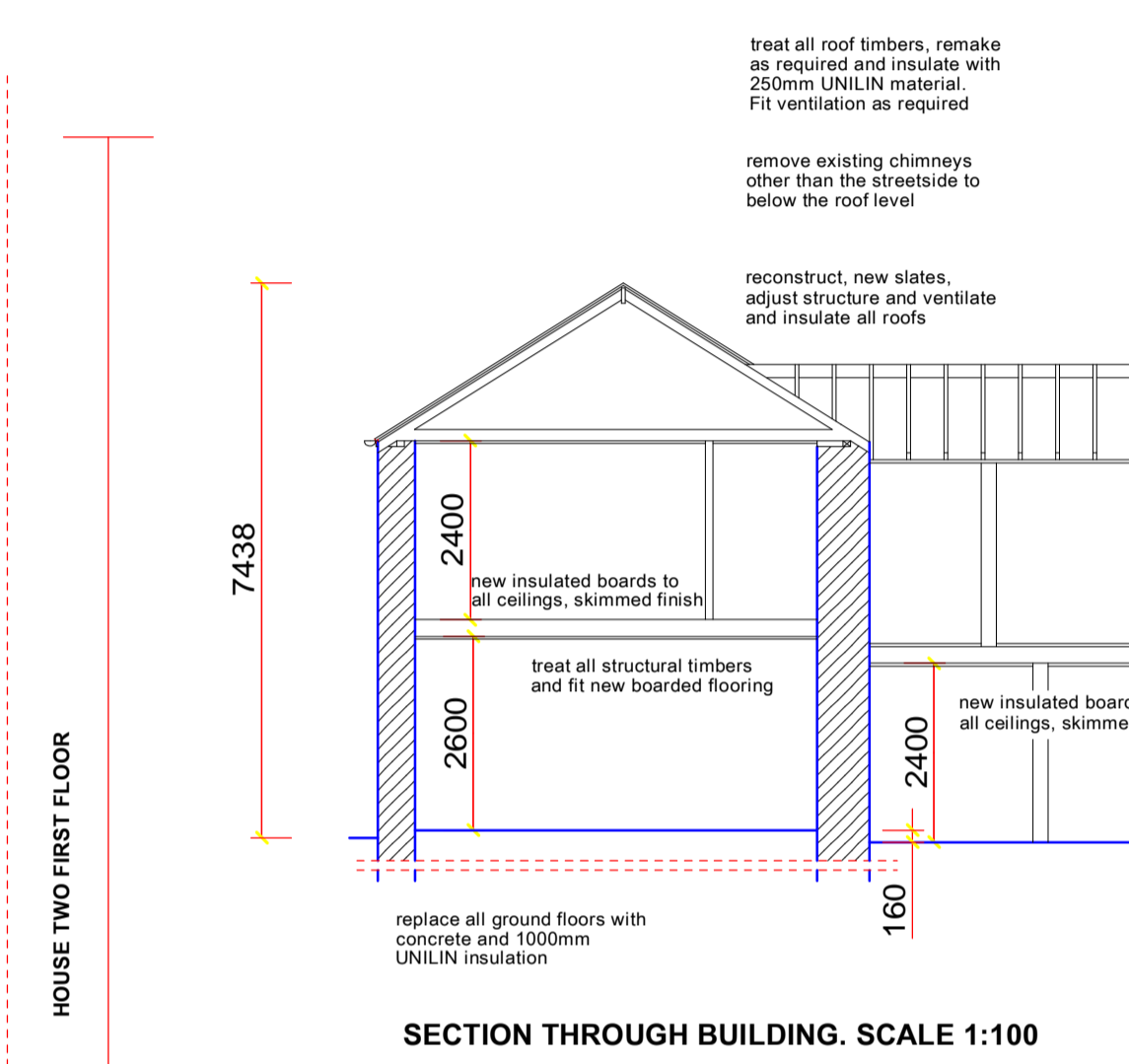
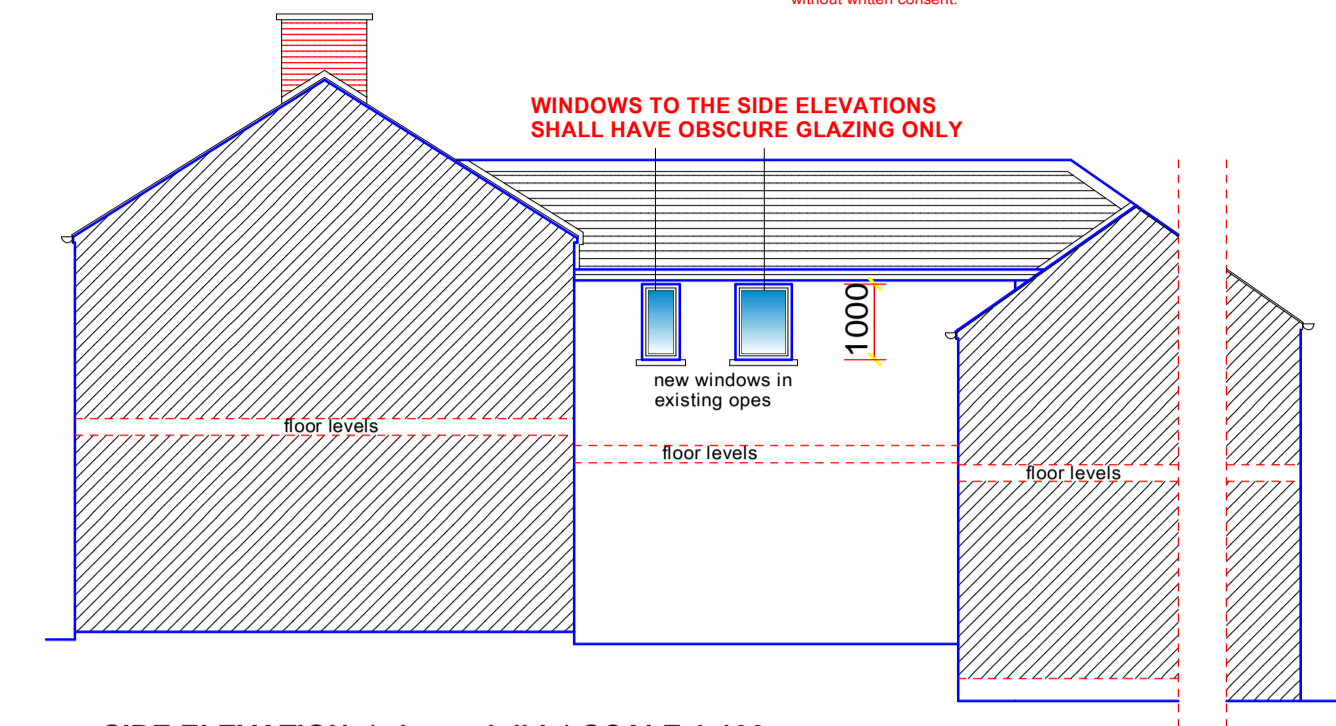
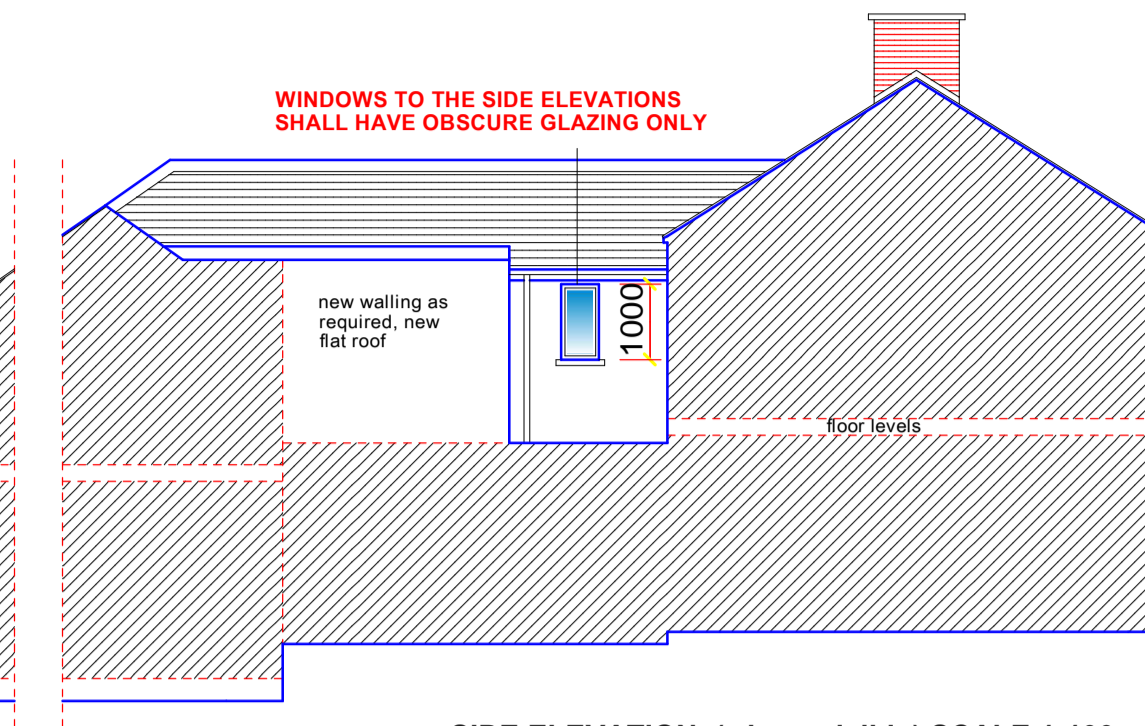
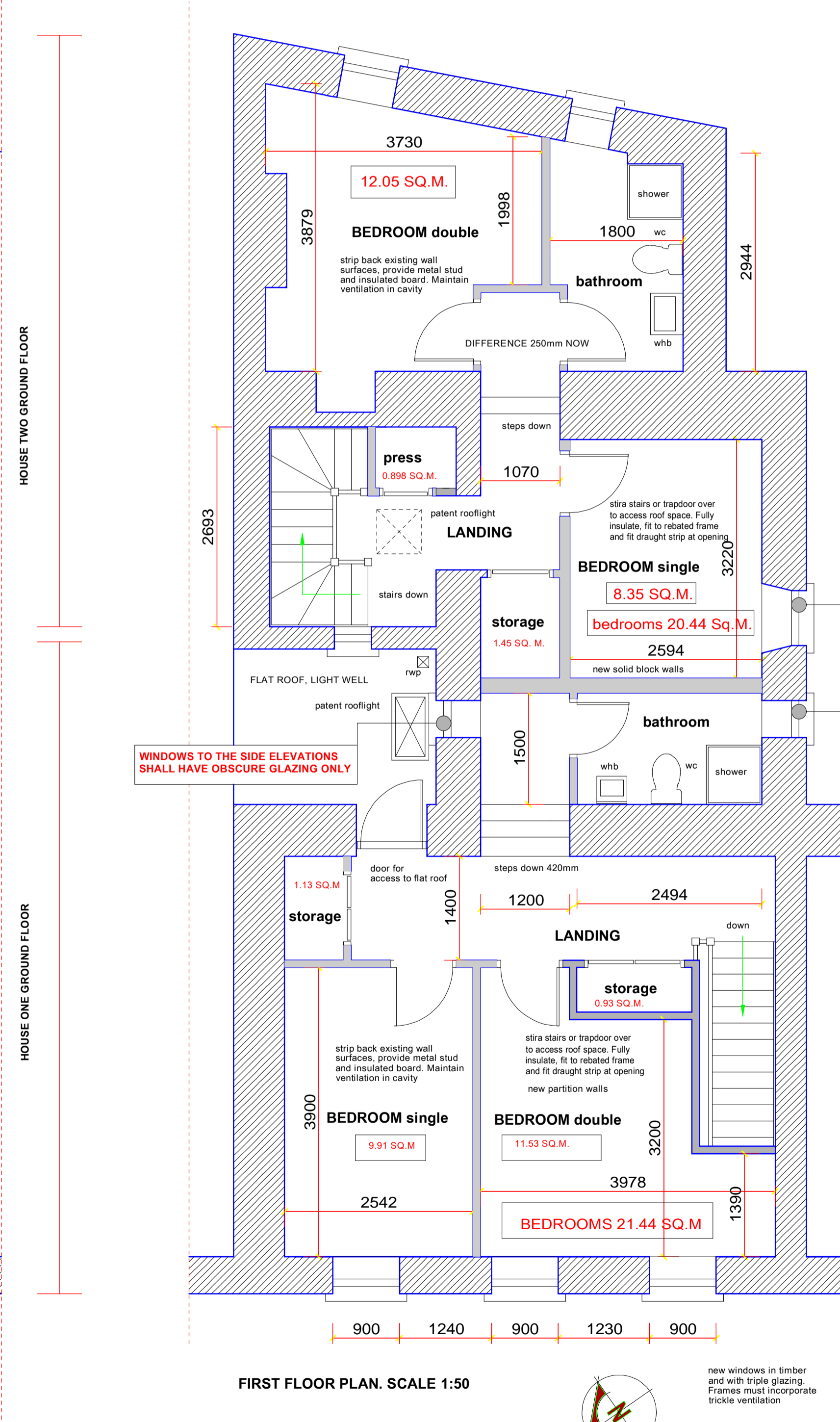
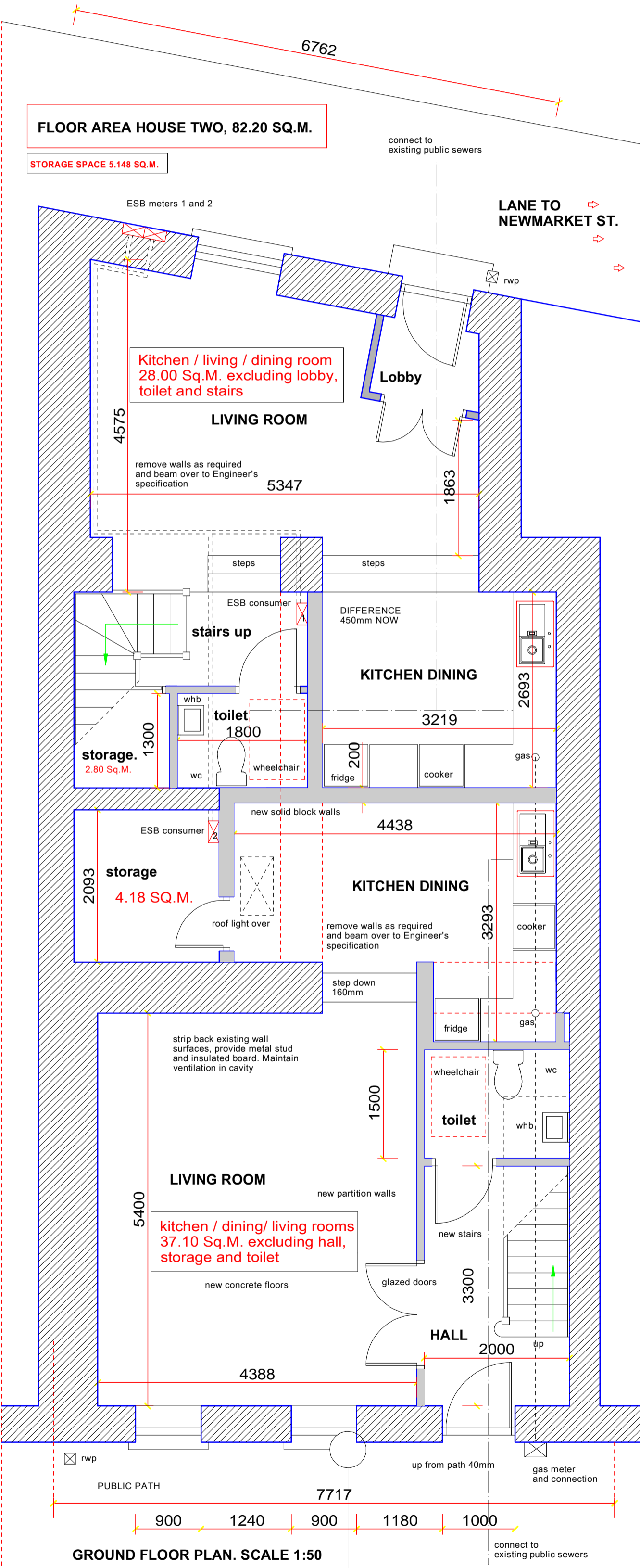
Mechanical ventilation shall be provided with heat recovery vents to kitchen, utility rooms and all bathrooms. The ventilation system to form part of an overall mechanical heat recovery/ventilation system, ducted. Ventilation standards shall comply with the current Building Regulations

windows all around in prefinished hardwood to design shown. Windows for escape/ rescue purposes with operable section providing an unobstructed clear open area of min 0.33 sq.m. with a min width and height of 450mm. Bottom of window not more than 1100mm and not less than 800mm above floor. In all cases comply with TGD-B. All windows double glazed, except otherwise stated, with 35mm gap, argon filled and with low-E, grr 0.05, soft coat. All windows shall be 100% draught sealed. Windows facing north and east to be triple glazed.

mains operated fire detection and alarm system to comply with current Building Regulations.

Insulation to walls, floors and roof to satisfy the Building Regulations (current edition) part L. Insulation to be returned at all openings to avoid cold bridge. The overall building, taking into account the building fabric-insulation levels, glazing performance, airtightness, cold bridging, heating system and controls, renewable energy specification etc., shall achieve an acceptable Building Energy Rating regulation. A pre-construction compliance report and a provisional BER shall be commissioned.

Dimensions taken at those parts of the building that are accessible from the interior only. All dimensions shall be checked on site. Use figured dimensions only and do not scale from this drawing. All errors and omissions must be reported to the architect. The building has been designed taking into account the requirements of current regulations. This design is copyright and shall not be reproduced without written consent.



FURTHER INFORMATION ON THE PLANNING REFERENCE 23/27 DESIGN TO COMPLY WITH APARTMENT GUIDELINES 2008

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PROPOSED DEVELOPMENT AT CHURCH STREET AND OFF NEWMARKET STREET, KELLS, CO MEATH

PLANNING STAGE DRAWING
MA
1:50
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