



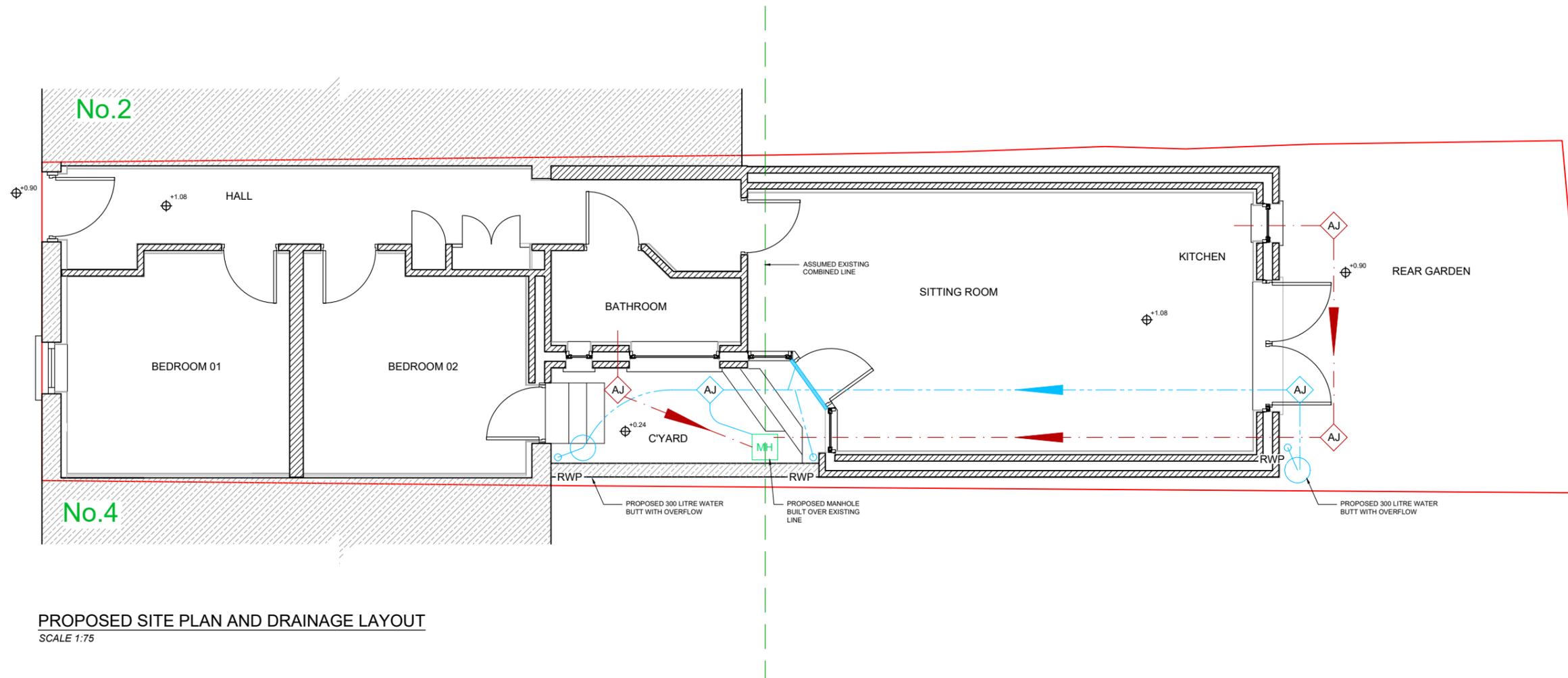
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**GENERAL NOTES:**

1. REFER TO DRAWING No. S1084/001 FOR GENERAL NOTES & STRUCTURAL SPECIFICATION & BUILDERS WORKS ITEMS
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL DRAWINGS FOR PROJECT S1084.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

**LEGEND:**

- SITE BOUNDARY
- - - PROPOSED SURFACE WATER DRAINAGE (100Ø PVC PIPEWORK U.N.O.)
- ◊ PROPOSED SURFACE WATER ACCESS JUNCTION
- - - EXISTING COMBINED WATER DRAINAGE
- - - PROPOSED FOUL WATER DRAINAGE (100Ø PVC PIPEWORK U.N.O.)
- ◊ PROPOSED FOUL WATER ACCESS JUNCTION
- ◻ PROPOSED COMBINED WATER MANHOLE



**PROPOSED SITE PLAN AND DRAINAGE LAYOUT**  
SCALE 1:75

A	24/10/23	Draft Issue	COC	DAM
rev.	date	description	drn by	chkd by



<b>CLIENT NAME</b>	Strange Ways Ltd.		
<b>PROJECT TITLE</b>	Alterations and Extension to		
<b>LOCATION</b>	No. 3 Hawthorn Avenue, East Wall, Dublin 3		
<b>DRAWING TITLE</b>	Proposed Drainage Layout		
<b>DRAWN BY</b>	COC	<b>CHKD BY</b>	DAM
<b>DATE</b>	24/10/23	<b>SCALE</b>	1:75 @ A3
<b>DRG. No.</b>	S1084-010	<b>REV.</b>	A

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**LEGEND:**

- EXISTING STRUCTURE
- 215/100 THICK SOLID BLOCKWORK
- METAL STUD PARTITIONS TO MANUFACTURERS SPECIFICATION (SP1)
- WALL CONNECTOR UNITS

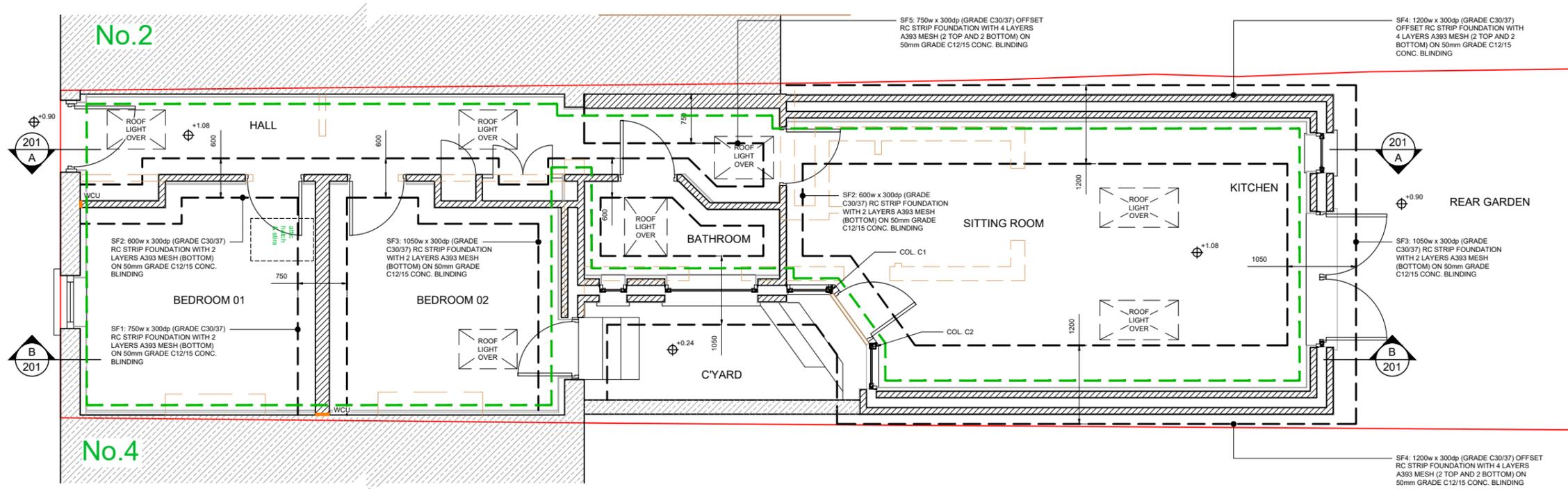
**LINTELS:** WHERE LINTELS MEET COLUMNS ALLOW FOR 200 x 200 EA 12 FOR CONNECTION. REFER TO SECTION 6.0 OF GENERAL NOTES (DRAWING No. 001) FOR ALL LINTEL SPECS

**150 GBS - GROUND BEARING SLAB:** FINISHES TO ARCHITECT'S DETAILS ON 50 THICK EASI SCREED ON INSULATION TO ARCHITECT'S DETAILS ON 150 THICK GRADE C30/37 RC GROUND BEARING SLAB WITH 100 LAYER A142 MESH (TOP) ON MIN. 1200 GAUGE DPM / RADON BARRIER ON 50 SAND BLINDING ON MIN. 150 THICK WELL COMPACTED CLAUSE 809 GRANULAR MATERIAL TO ANNEX E OF SR21.

**COLUMNS:** C1-C2: SEE SCHEDULE

COLUMN SCHEDULE - GROUND FLOOR		
COL. #	COLUMN SIZE	FINISH/COMMENTS
COL. C1	80 SHS 6.3	GRADE S355
COL. C2	80 SHS 6.3	GRADE S355

NOTE: ALL STEEL TO BE GRADE S275 U.N.O.  
NOTE: ALL STEEL TO BE EXECUTION CLASS 2 U.N.O.  
NOTE: ALL STEEL COLUMNS TO HAVE 12mm THICK STEEL CAP / BASE PLATES WITH 4 No. M16@ (GRADE 8.8) BOLTS  
NOTE: \*\* 1hr INTUMESCENT PAINT REQUIRED



**PROPOSED FOUNDATIONS AND GROUND FLOOR PLAN**

SCALE 1:75 @ A3

**GENERAL NOTES:**

HARDWARE SHALL COMPLY WITH ANNEXE E OF SR21 AND SHALL BE FREE OF PYRITES AND ANY OTHER DELETERIOUS OR SWELLING MATERIAL

DEPTH OF NEW FOUNDATIONS TO MATCH FORMATION LEVEL OF EXISTING BUILDING FOUNDATIONS. CONTRACTOR TO ALLOW FOR 150mm DEPTH FROM EXISTING GROUND LEVEL DOWN TO EXISTING FOUNDATION LEVEL AT DRAFT STAGE. FINAL DEPTH OF EXISTING BUILDING FOUNDATIONS TO BE CONFIRMED ON SITE BY CONTRACTOR. IF FOUNDATIONS ARE DEEPER THEN CONTRACTOR IS TO CONFIRM COSTS WITH CLIENT AND THEIR QS PRIOR TO COMMENCEMENT WITH FOUNDATIONS ON SITE

WHERE NEW FOUNDATIONS ARE POURED ALONGSIDE EXISTING FOUNDATIONS ALLOW FOR UNDERPINNING @ 300cc DOWELLED MIN. 300mm INTO EXISTING FOOTINGS.

ALLOW FOR UNDERPINNING\* AS REQUIRED WHERE EXISTING FOUNDATION DEPTH IS INSUFFICIENT.  
\*UNDERPINNING - 600w x 600dp. CAST IN 900 long SECTIONS WITH 4no. H16 600 LONG REBAR BETWEEN SECTIONS

ALL STRUCTURAL STEELWORK SHALL BE SHOT CLEANED TO SA 2½ AND SHALL BE PAINTED WITH 75 MICRONS OF ZINC RICH PHOSPHATE PRIMER OR SIMILAR APPROVED

ALL STEELWORK THAT IS AGREED TO BE INTUMESCENT PAINTED TO COMPLY WITH THE FIRE REQUIREMENTS OF THE PROJECT MUST BE SUPPORTED WITH THE FOLLOWING INFORMATION FOR AGREEMENT WITH MOCA

a. INTUMESCENT PAINT SYSTEM DESIGN FOR STEEL SECTION SIZE AND SPECIFIED FIRE RATING (1 HOUR etc.)

b. CONFIRMATION LETTER FROM PAINT SUPPLIER WITH INTUMESCENT PAINT DESIGN CONFIRMING MINIMUM WFT AND DFT THICKNESSES REQUIRED

c. WFT AND DFT READINGS MUST BE SUPPLIED ALONG WITH ASSOCIATED DRAWINGS AND MUST BE DETAILED AND COMPLY WITH THE ASPF YELLOW BOOK WITH REPORT ATTACHED

NO SITE WELDING OF STEELWORK WILL BE PERMITTED. CONTRACTOR TO ALLOW FOR ALL STEEL CONNECTIONS TO BE BOLTED. ANY CAP, BASE OR END PLATE WELDING MUST BE SHOP-FABRICATED. ALL PLATES TO BE MIN. 12mm THICK U.N.O. ALL BOLTS TO BE M20@ U.N.O.

STRAPS MUST BE INSERTED IN BLOCKWORK WALLS AS THEY ARE CONSTRUCTED IN ORDER TO TIE INTO JOISTS AS PER PART 'A' OF THE CURRENT BUILDING REGULATIONS

NOTCHING OR DRILLING OF TIMBER JOISTS IS **NOT** PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER

ALL UNDERGROUND DRAINAGE PIPEWORK OUTSIDE OF SITE BOUNDARIES TO BE WAV SPEC. S18 (OR SIMILAR APPROVED) TO IRISH WATER CODE OF PRACTICE

**N.B. PLEASE READ THIS NOTE !!!**

THE STRUCTURAL STEELWORK SUPPLIER SHALL TAKE ALL SITE DIMENSIONS NECESSARY, PRODUCE SHOP FABRICATION DRAWINGS AND SUBMIT THEM TO THE ENGINEER FOR INSPECTION. NO FABRICATION TO BE CARRIED OUT WITHOUT AGREEMENT FROM MOCA.

STEELWORK FABRICATOR MUST BE A CE CERTIFIED COMPANY AND A LETTER CONFIRMING SAME MUST BE SUPPLIED PRIOR TO COMMENCEMENT. STRUCTURAL STEELWORK WILL NOT BE CERTIFIED BY MOCA UNLESS THIS CE CERTIFICATION IS PROVIDED. A COPY OF THE STEEL MILL CERTIFICATES MUST ALSO BE SUPPLIED.

rev.	date	description	COC	DAM
A	24/10/23	Draft Issue		



<b>CLIENT NAME</b>	Strange Ways Ltd.		
<b>PROJECT TITLE</b>	Alterations and Extension to		
<b>LOCATION</b>	No. 3 Hawthorn Avenue, East Wall, Dublin 13		
<b>DRAWING TITLE</b>	Prop. Foundations & Ground Floor Plan		
<b>DRAWN BY</b>	COC	<b>CHKD BY</b>	DAM
<b>DATE</b>	24/10/23	<b>SCALE</b>	1:75 @ A3
<b>DRG. No.</b>	S1084-100	<b>REV.</b>	A

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**LEGEND:**

- EXISTING STRUCTURE
- SP1: TIMBER STUD PARTITIONS (SP1) (44 x 100 VERTICAL TIMBER STUDS @ 400c/c WITH HORIZONTAL NOGGINS @ 600c/c)
- WALLS BELOW

**LINTELS:** WHERE LINTELS MEET COLUMNS ALLOW FOR 200 x 200 EA 12 FOR CONNECTION. REFER TO SECTION 6.0 OF GENERAL NOTES (DRAWING No. 001) FOR ALL LINTEL SPECS

**BEARING PADS:**  
 BP1: 215mm WIDE x 440mm LONG x 225mm DEEP GRADE C30/37 MASS CONCRETE BEARING PAD  
 BP2: 215mm WIDE x 600mm LONG x 225mm DEEP GRADE C30/37 MASS CONCRETE BEARING PAD  
 BP3: 100mm WIDE x 440mm LONG x 225mm DEEP GRADE C30/37 MASS CONCRETE BEARING PAD

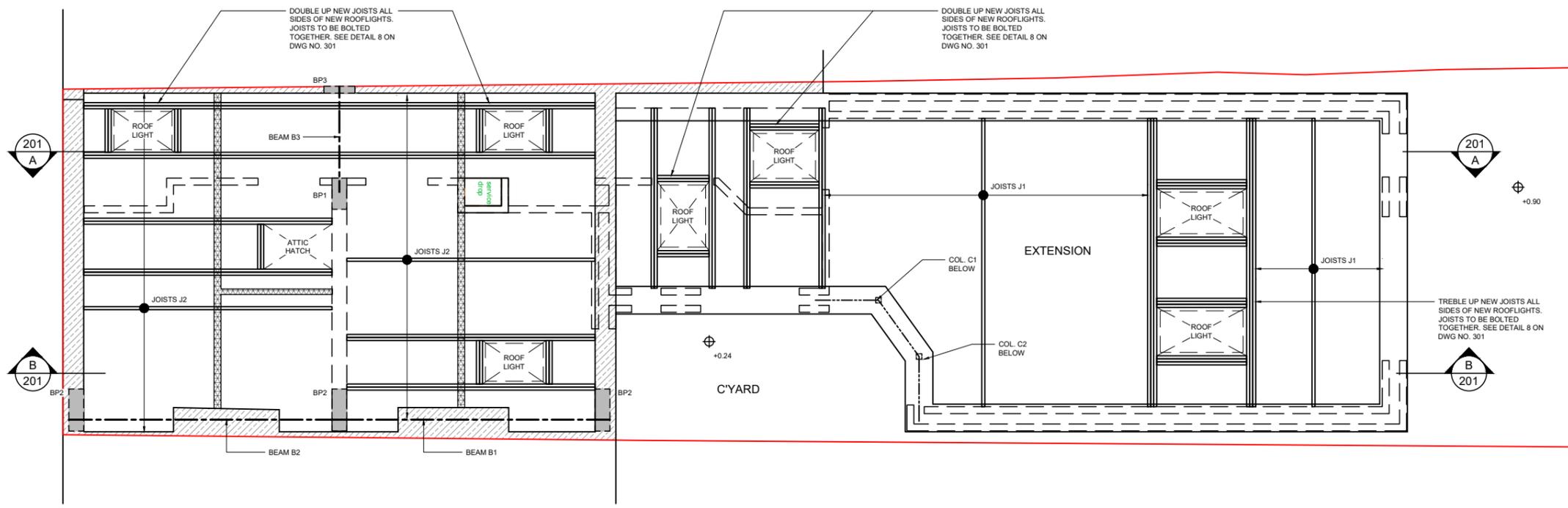
**JOISTS:**  
 J1: 44 x 225 TIMBER JOISTS (MIN. C16) @ MAX. 400c/c WITH FULL DEPTH SOLID BRIDGING @ MAX. 1200c/c AND 19mm MARINE PLYWOOD SCREW FIXED TO TOP  
 J2: 44 x 225 TIMBER JOISTS (MIN. C16) @ MAX. 400c/c WITH FULL DEPTH SOLID BRIDGING @ MAX. 1200c/c

**STRAPS:** ALL JOISTS TO BE STRAPPED TO BLOCK WALLS AS PER CURRENT BUILDING REGULATIONS.  
 TIMBER STRAPPING - SEE DRAWING No. S1084/001 FOR DETAILS

**BEAMS:** B1-B3: SEE SCHEDULE

BEAM SCHEDULE - FIRST FLOOR		
BEAM #	BEAM SIZE	COMMENTS
BEAM B1	203 UKC 46	
BEAM B2	203 UKC 46	
BEAM B3	203 UKC 46	

NOTE: ALL STEEL TO BE GRADE S275 U.N.O.  
 NOTE: ALL BEAMS TO HAVE MIN. 200mm END BEARING ON MASONRY WALLS U.N.O.  
 NOTE: STEEL BEAMS FIXED TO BEARING PADS WHERE REQUIRED WITH 2 No. M120 CHEMICAL ANCHOR BOLTS U.N.O.  
 NOTE: ALL STEEL TO BE EXECUTION CLASS 2 U.N.O.  
 NOTE: \*\* 1hr INTUMESCENT PAINT REQUIRED



**PROPOSED ATTIC FLOOR PLAN**  
 SCALE 1:75 @ A3

**GENERAL NOTES:**  
 HARDWARE SHALL COMPLY WITH ANNEXE E OF SR21 AND SHALL BE FREE OF PYRITES AND ANY OTHER DELETERIOUS OR SWELLING MATERIAL.  
 DEPTH OF NEW FOUNDATIONS TO MATCH FORMATION LEVEL OF EXISTING BUILDING FOUNDATIONS. CONTRACTOR TO ALLOW FOR 1500mm DEPTH FROM EXISTING GROUND LEVEL DOWN TO EXISTING FOUNDATION LEVEL AT DRAFT STAGE. FINAL DEPTH OF EXISTING BUILDING FOUNDATIONS TO BE CONFIRMED ON SITE BY CONTRACTOR. IF FOUNDATIONS ARE DEEPER THEN CONTRACTOR IS TO CONFIRM COSTS WITH CLIENT AND THEIR QS PRIOR TO COMMENCEMENT WITH FOUNDATIONS ON SITE.  
 WHERE NEW FOUNDATIONS ARE POURED ALONGSIDE EXISTING FOUNDATIONS ALLOW FOR H20 BARS @ 300c/c DOWELLED MIN. 300mm INTO EXISTING FOOTINGS.  
 ALLOW FOR UNDERPINNING\* AS REQUIRED WHERE EXISTING FOUNDATION DEPTH IS INSUFFICIENT.  
 UNDERPINNING - 600w x 600dp. CAST IN 900 long SECTIONS WITH 4no. H16 600 LONG REBAR BETWEEN SECTIONS

ALL STRUCTURAL STEELWORK SHALL BE SHOT CLEANED TO SA 2½ AND SHALL BE PAINTED WITH 75 MICRONS OF ZINC RICH PHOSPHATE PRIMER OR SIMILAR APPROVED  
 ALL STEELWORK THAT IS AGREED TO BE INTUMESCENT PAINTED TO COMPLY WITH THE FIRE REQUIREMENTS OF THE PROJECT MUST BE SUPPORTED WITH THE FOLLOWING INFORMATION FOR AGREEMENT WITH MOCA  
 a. INTUMESCENT PAINT SYSTEM DESIGN FOR STEEL SECTION SIZE AND SPECIFIED FIRE RATING (1 HOUR etc.)  
 b. CONFIRMATION LETTER FROM PAINT SUPPLIER WITH INTUMESCENT PAINT DESIGN CONFIRMING MINIMUM WFT AND DFT THICKNESSES REQUIRED  
 c. WFT AND DFT READINGS MUST BE SUPPLIED ALONG WITH ASSOCIATED DRAWINGS AND MUST BE DETAILED AND COMPLY WITH THE ASFP YELLOW BOOK WITH REPORT ATTACHED

NO SITE WELDING OF STEELWORK WILL BE PERMITTED. CONTRACTOR TO ALLOW FOR ALL STEEL CONNECTIONS TO BE BOLTED. ANY CAP, BASE OR END PLATE WELDING MUST BE SHOP-FABRICATED. ALL PLATES TO BE MIN. 12mm THICK U.N.O. ALL BOLTS TO BE M200 U.N.O.  
 STRAPS MUST BE INSERTED IN BLOCKWORK WALLS AS THEY ARE CONSTRUCTED IN ORDER TO TIE INTO JOISTS AS PER PART 'A' OF THE CURRENT BUILDING REGULATIONS  
 NOTCHING OR DRILLING OF TIMBER JOISTS IS **NOT** PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER  
 ALL UNDERGROUND DRAINAGE PIPEWORK OUTSIDE OF SITE BOUNDARIES TO BE WAV SPEC. SN8 (OR SIMILAR APPROVED) TO IRISH WATER CODE OF PRACTICE

**N.B. PLEASE READ THIS NOTE !!!**

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STEELWORK FABRICATOR MUST BE A CE CERTIFIED COMPANY AND A LETTER CONFIRMING SAME MUST BE SUPPLIED PRIOR TO COMMENCEMENT. STRUCTURAL STEELWORK WILL NOT BE CERTIFIED BY MOCA UNLESS THIS CE CERTIFICATION IS PROVIDED. A COPY OF THE STEEL MILL CERTIFICATES MUST ALSO BE SUPPLIED.

rev.	date	description	COC	DAM
A	24/10/23	Draft Issue		



<b>CLIENT NAME</b>	Strange Ways Ltd.		
<b>PROJECT TITLE</b>	Alterations and Extension to		
<b>LOCATION</b>	No. 3 Hawthorn Avenue, East Wall, Dublin 13		
<b>DRAWING TITLE</b>	Proposed Attic Floor Plan		
<b>DRAWN BY</b>	COC	<b>CHKD BY</b>	DAM
<b>DATE</b>	24/10/23	<b>SCALE</b>	1:75 @ A3
<b>DRG. No.</b>	S1084-101	<b>REV.</b>	A

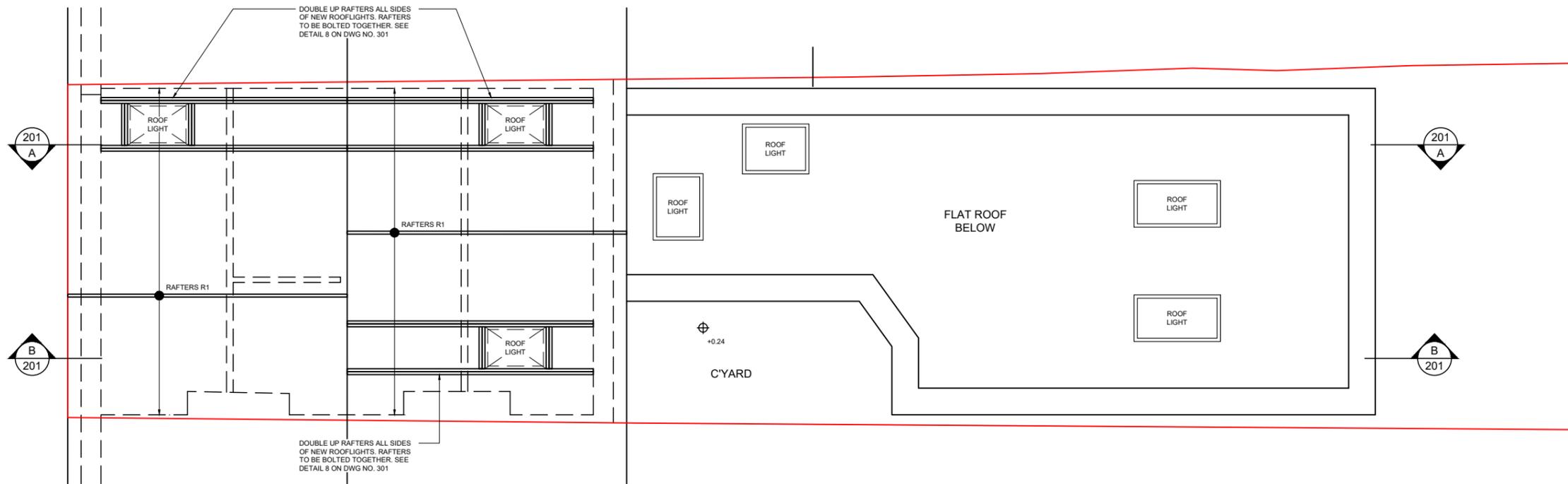
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**LEGEND:**

-  WALLS BELOW
- RAFTERS R1:**  
RT 44 x 225 TIMBER RAFTERS (MIN. C16) @ MAX. 400c/c
- STRAPS** ALL JOISTS TO BE STRAPPED TO BLOCK WALLS AS PER CURRENT BUILDING REGULATIONS.
- TIMBER STRAPPING -  SEE DRAWING No. S1084/001 FOR DETAILS



**PROPOSED ROOF PLAN**  
SCALE 1:75 @ A3

**GENERAL NOTES:**

HARDCORE SHALL COMPLY WITH ANNEXE E OF SR21 AND SHALL BE FREE OF PYRITES AND ANY OTHER DELETERIOUS OR SWELLING MATERIAL

DEPTH OF NEW FOUNDATIONS TO MATCH FORMATION LEVEL OF EXISTING BUILDING FOUNDATIONS. CONTRACTOR TO ALLOW FOR 1500mm DEPTH FROM EXISTING GROUND LEVEL DOWN TO EXISTING FOUNDATION LEVEL AT DRAFT STAGE. FINAL DEPTH OF EXISTING BUILDING FOUNDATIONS TO BE CONFIRMED ON SITE BY CONTRACTOR. IF FOUNDATIONS ARE DEEPER THEN CONTRACTOR IS TO CONFIRM COSTS WITH CLIENT AND THEIR QS PRIOR TO COMMENCEMENT WITH FOUNDATIONS ON SITE

WHERE NEW FOUNDATIONS ARE POURED ALONGSIDE EXISTING FOUNDATIONS ALLOW FOR H20 BARS @ 300c/c DOWELLED MIN. 300mm INTO EXISTING FOOTINGS.

ALLOW FOR UNDERPINNING\* AS REQUIRED WHERE EXISTING FOUNDATION DEPTH IS INSUFFICIENT.  
\*UNDERPINNING - 600w x 600dp. CAST IN 900 long SECTIONS WITH 4no. H16 600 LONG REBAR BETWEEN SECTIONS

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b. CONFIRMATION LETTER FROM PAINT SUPPLIER WITH INTUMESCENT PAINT DESIGN CONFIRMING MINIMUM WFT AND DFT THICKNESSES REQUIRED

c. WFT AND DFT READINGS MUST BE SUPPLIED ALONG WITH ASSOCIATED DRAWINGS AND MUST BE DETAILED AND COMPLY WITH THE ASFP YELLOW BOOK WITH REPORT ATTACHED

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A	24/10/23	Draft Issue	COC	DAM
rev.	date	description	dmr by	chkd by

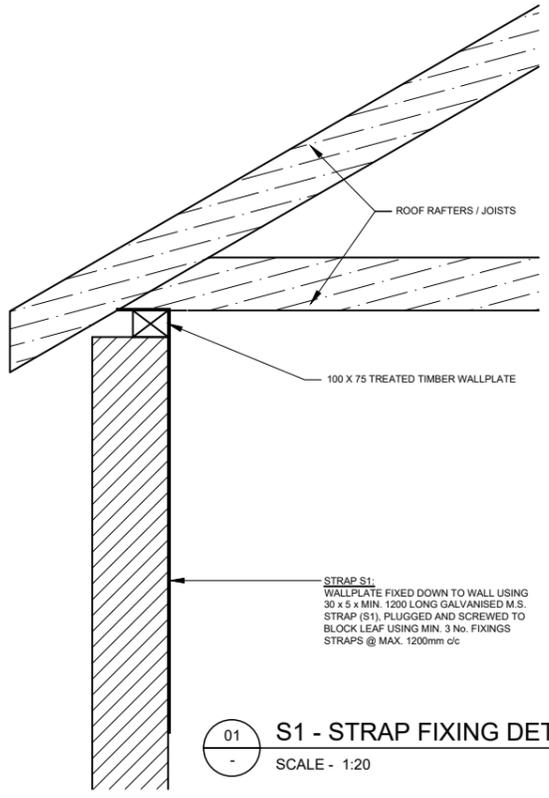


<b>CLIENT NAME</b>	Strange Ways Ltd.		
<b>PROJECT TITLE</b>	Alterations and Extension to		
<b>LOCATION</b>	No. 3 Hawthorn Avenue, East Wall, Dublin 3		
<b>DRAWING TITLE</b>	Proposed Roof Plan		
<b>DRAWN BY</b>	COC	<b>CHKD BY</b>	DAM
<b>DATE</b>	24/10/23	<b>SCALE</b>	1:75 @ A3
<b>DRG. No.</b>	S1084-102	<b>REV.</b>	A

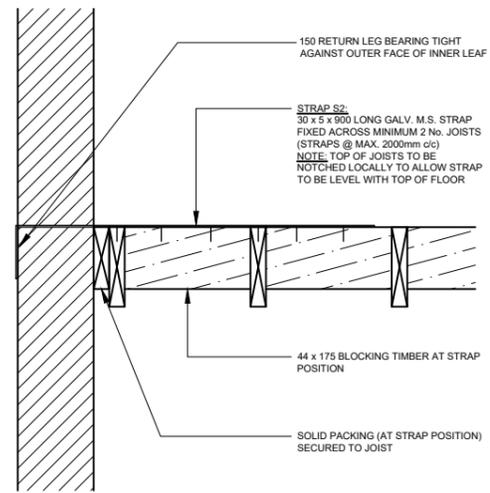
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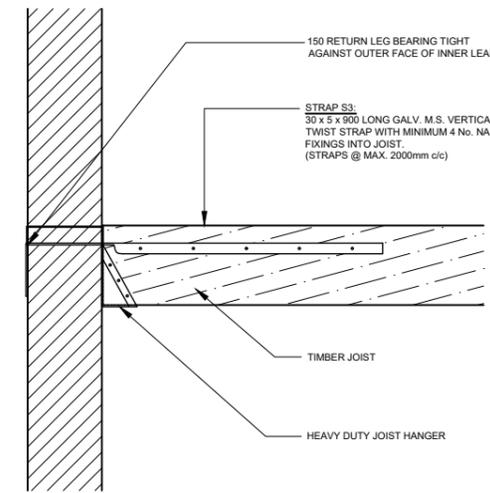
**LEGEND:**



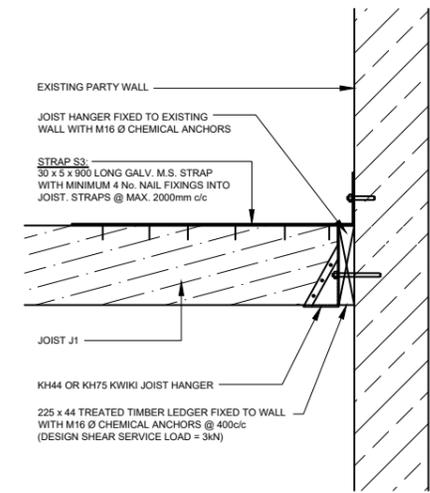
01 S1 - STRAP FIXING DETAIL  
SCALE - 1:20



02 S2 - STRAP FIXING DETAIL  
SCALE - 1:20



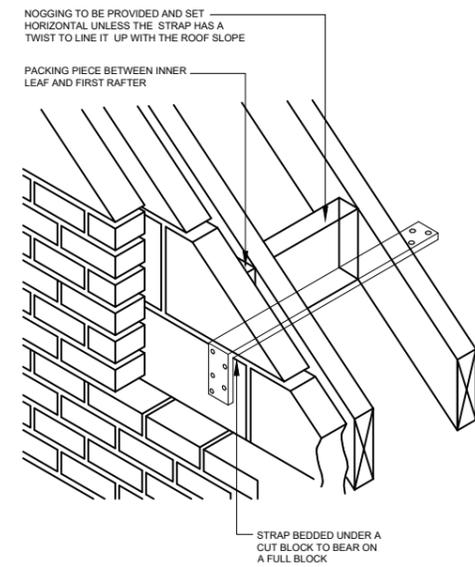
03 S3 - STRAP FIXING DETAIL  
SCALE - 1:20



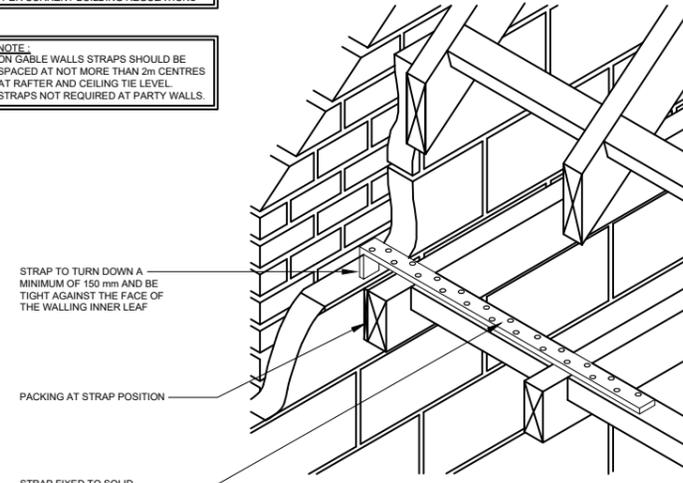
04 S3 - STRAP FIXING TO EXISTING WALL  
SCALE - 1:20

ALL STRAPPING TO BE INSTALLED AS PER CURRENT BUILDING REGULATIONS

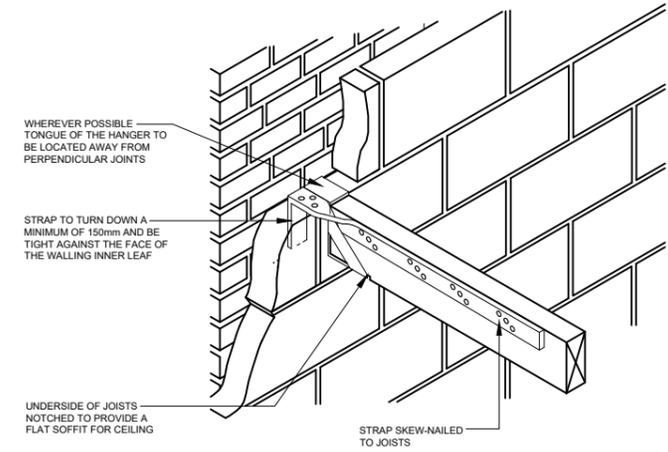
NOTE: ON GABLE WALLS STRAPS SHOULD BE SPACED AT NOT MORE THAN 2m CENTRES AT RAFTER AND CEILING TIE LEVEL. STRAPS NOT REQUIRED AT PARTY WALLS.



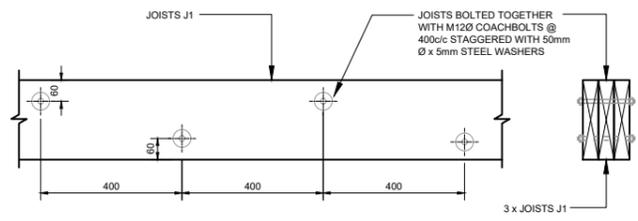
05 GABLE WALL STRAP (3D VIEW)  
SCALE - 1:20



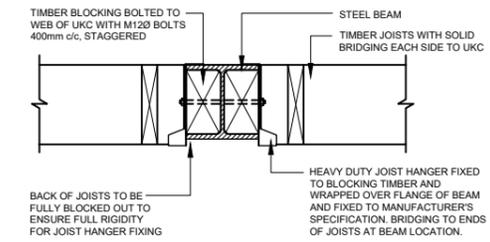
06 CEILING JOIST STRAP (3D VIEW)  
SCALE - 1:20



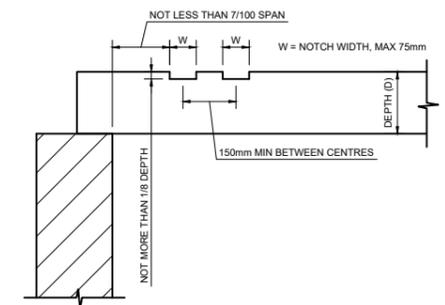
07 TYPICAL S3 STRAP FIXING (3D VIEW)  
SCALE - 1:20



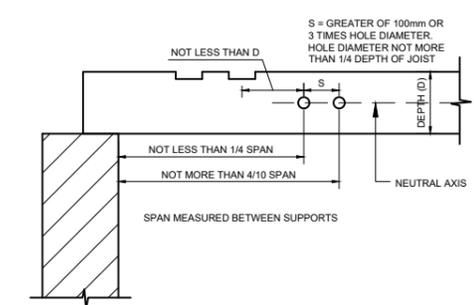
08 TYPICAL DOUBLE / TREBLE UP JOISTS  
SCALE - 1:20



09 TYPICAL JOIST TO STEEL CONNECTION  
SCALE - 1:20



10 LIMITATIONS FOR NOTCHING  
SCALE - 1:20



11 LIMITATIONS FOR DRILLING  
SCALE - 1:20

A	24/10/23	Draft Issue	COC	DAM
rev.	date	description	drn by	chkd by



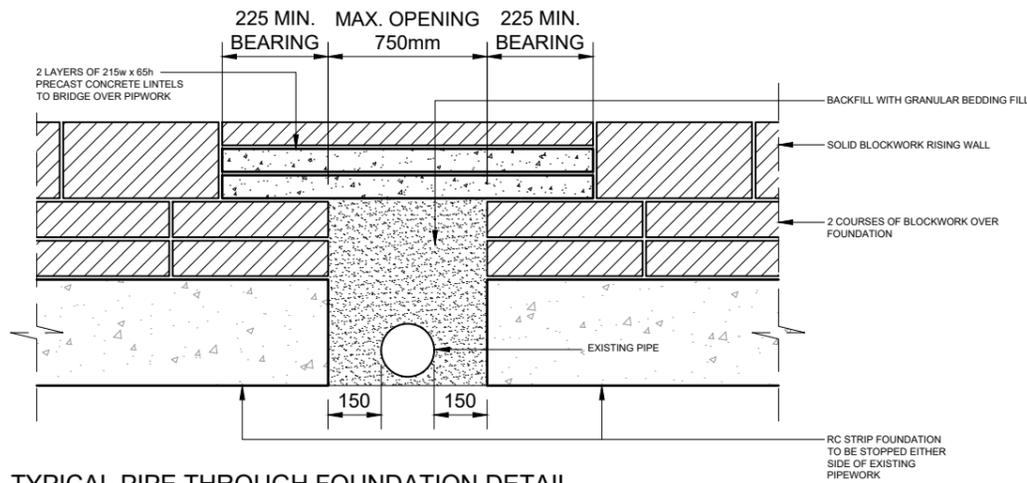
<b>CLIENT NAME</b>	Strange Ways Ltd.		
<b>PROJECT TITLE</b>	Alterations and Extension to		
<b>LOCATION</b>	No. 3 Hawthorn Avenue, East Wall, Dublin 3		
<b>DRAWING TITLE</b>	Typical Strapping and Joist Details		
<b>DRAWN BY</b>	COC	<b>CHKD BY</b>	DAM
<b>STATUS</b>	Draft		
<b>DATE</b>	24/10/23	<b>SCALE</b>	1:20 @ A3
<b>DRG. No.</b>	S1084-301	<b>REV.</b>	A

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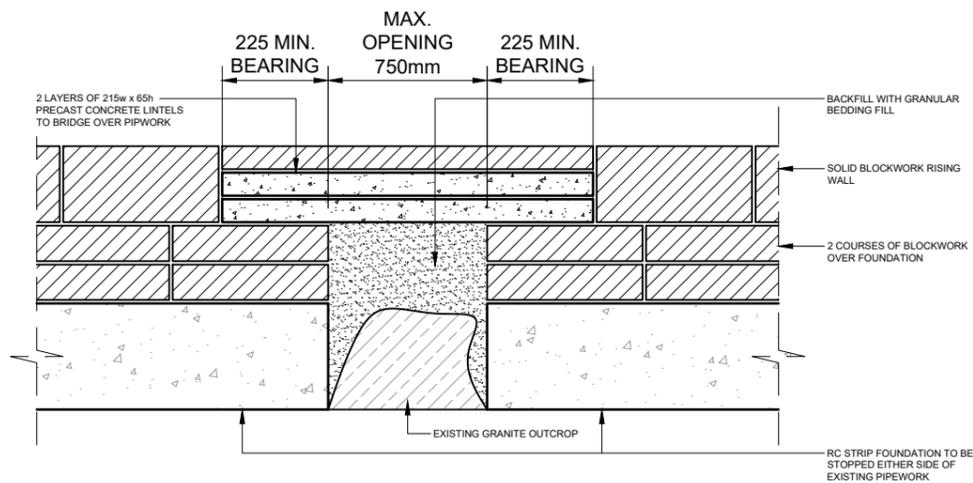
**GENERAL NOTES:**

1. REFER TO DRAWING No. S1084/001 FOR GENERAL NOTES & STRUCTURAL SPECIFICATION & BUILDERS WORKS ITEMS
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL DRAWINGS FOR PROJECT S1084.
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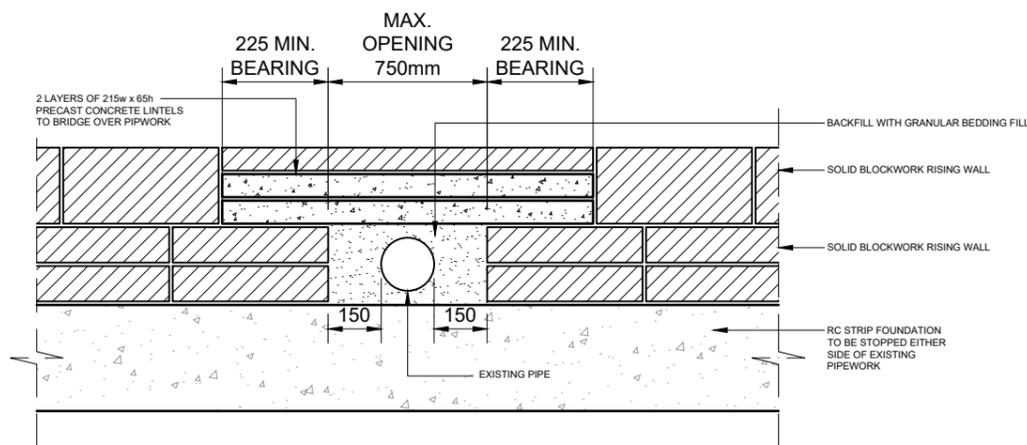
**LEGEND:**



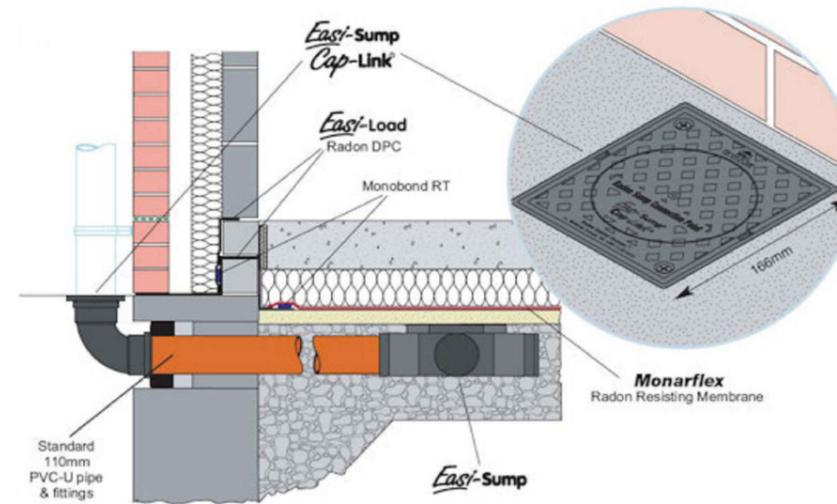
01 TYPICAL PIPE THROUGH FOUNDATION DETAIL  
SCALE - 1:20



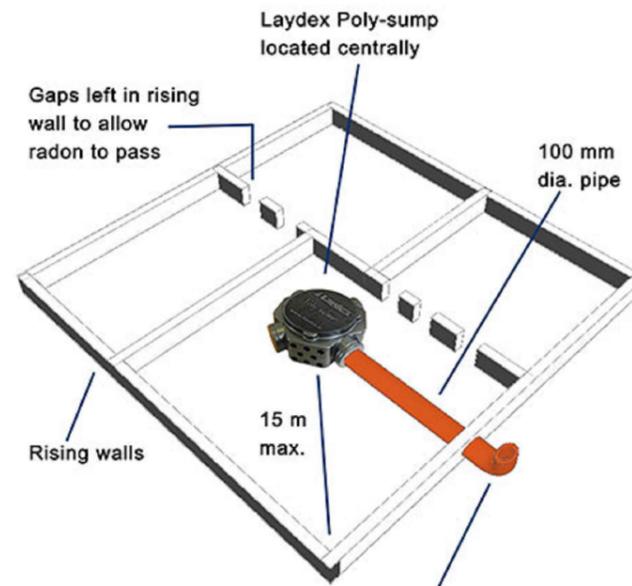
02 TYPICAL ROCK OUTCROP IN FOUNDATION DETAIL  
SCALE - 1:20



03 TYPICAL PIPE THROUGH RISING WALL DETAIL  
SCALE - 1:20



04 TYPICAL SUMP DETAIL THRU' RISING WALL  
SCALE - 1:20



Pipe terminates outside dwelling and is capped and marked to identify its function. Pipe can be extended and fan fitted should subsequent test readings require it

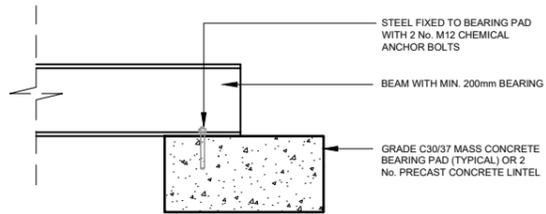
05 TYPICAL SUMP DETAILS  
SCALE - 1:20

rev.	date	description	COC	DAM
A	24/10/23	Draft Issue		

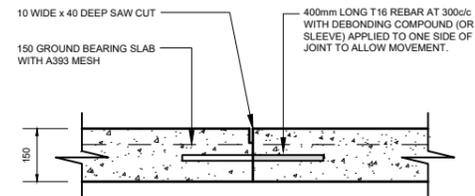


<b>CLIENT NAME</b>	Strange Ways Ltd.		
<b>PROJECT TITLE</b>	Alterations and Extension to		
<b>LOCATION</b>	No. 3 Hawthorn Avenue, East Wall, Dublin 3		
<b>DRAWING TITLE</b>	Typical Pipe Thru' Foundation Details		
<b>DRAWN BY</b>	COC	<b>CHKD BY</b>	DAM
<b>DATE</b>	24/10/23	<b>SCALE</b>	1:20 @ A3
<b>DRG. No.</b>	S1084-302	<b>REV.</b>	A

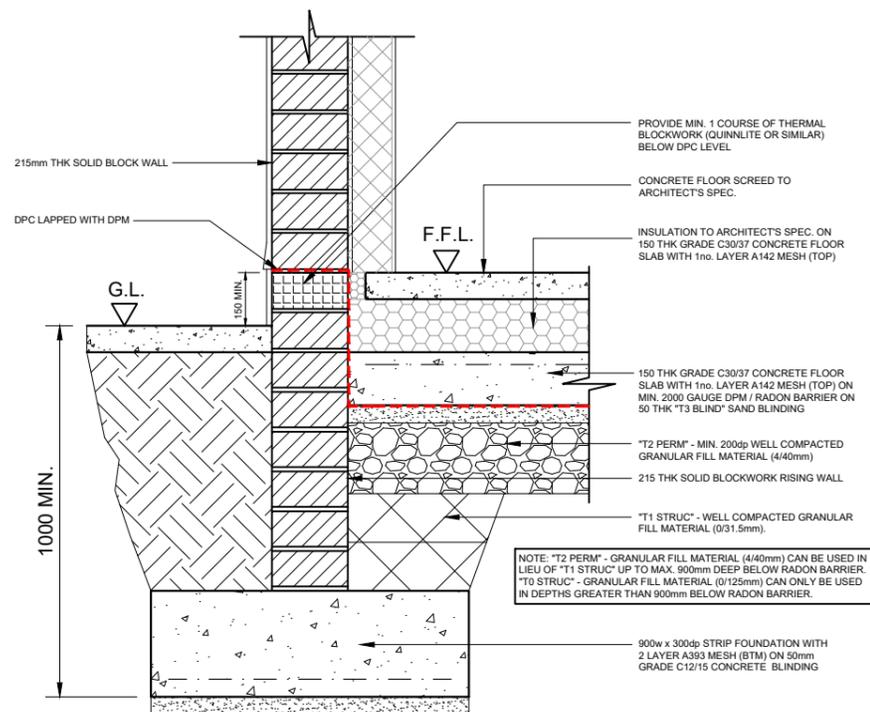
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01 TYPICAL BEAM TO BEARING PAD DETAIL  
SCALE - 1:20



02 TYPICAL CONTRACTION JOINT IN SLAB  
SCALE - 1:20



03 TYPICAL EXTERNAL RISING WALL / FOUNDATION  
SCALE - 1:20

**GENERAL NOTES:**

- REFER TO DRAWING No. S1084/001 FOR GENERAL NOTES & STRUCTURAL SPECIFICATION & BUILDERS WORKS ITEMS
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**LEGEND:**

A	24/10/23	Draft Issue	COC	DAM
rev.	date	description	dmr by	chkd by



<b>CLIENT NAME</b>	Strange Ways Ltd.		
<b>PROJECT TITLE</b>	Alterations and Extension to		
<b>LOCATION</b>	No. 3 Hawthorn Avenue, East Wall, Dublin 3		
<b>DRAWING TITLE</b>	Typical Construction Details Sheet 1		
<b>DRAWN BY</b>	COC	<b>CHKD BY</b>	DAM
<b>DATE</b>	24/10/23	<b>SCALE</b>	1:20 @ A3
<b>DRG. No.</b>	S1084-303	<b>REV.</b>	A