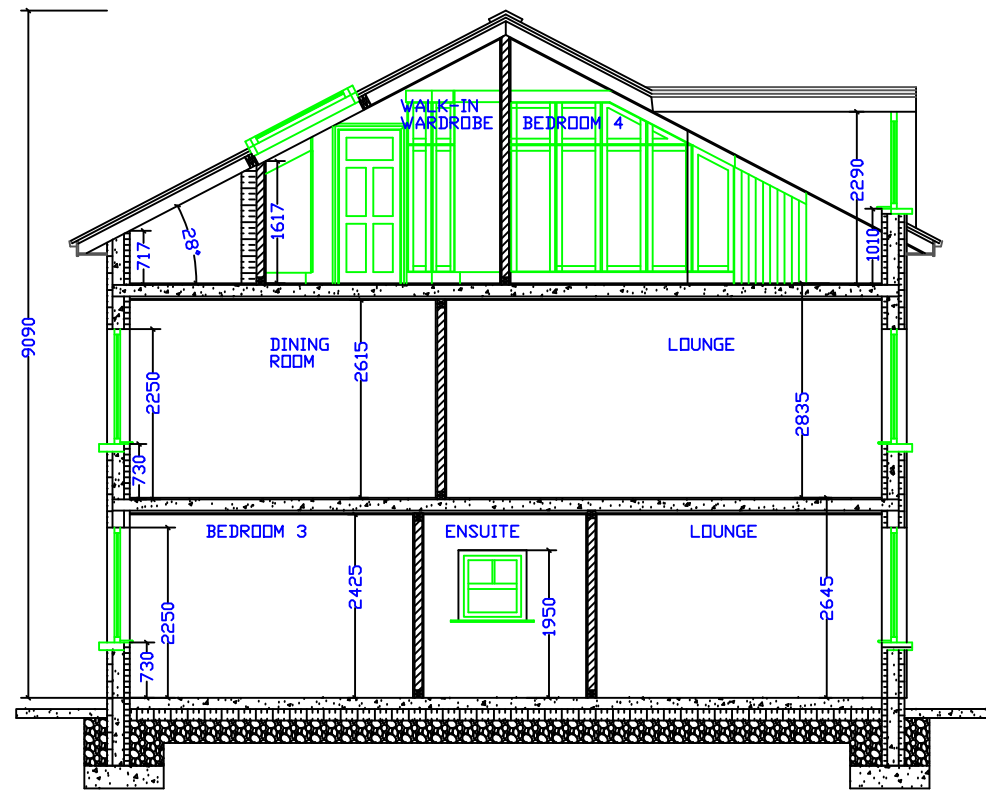
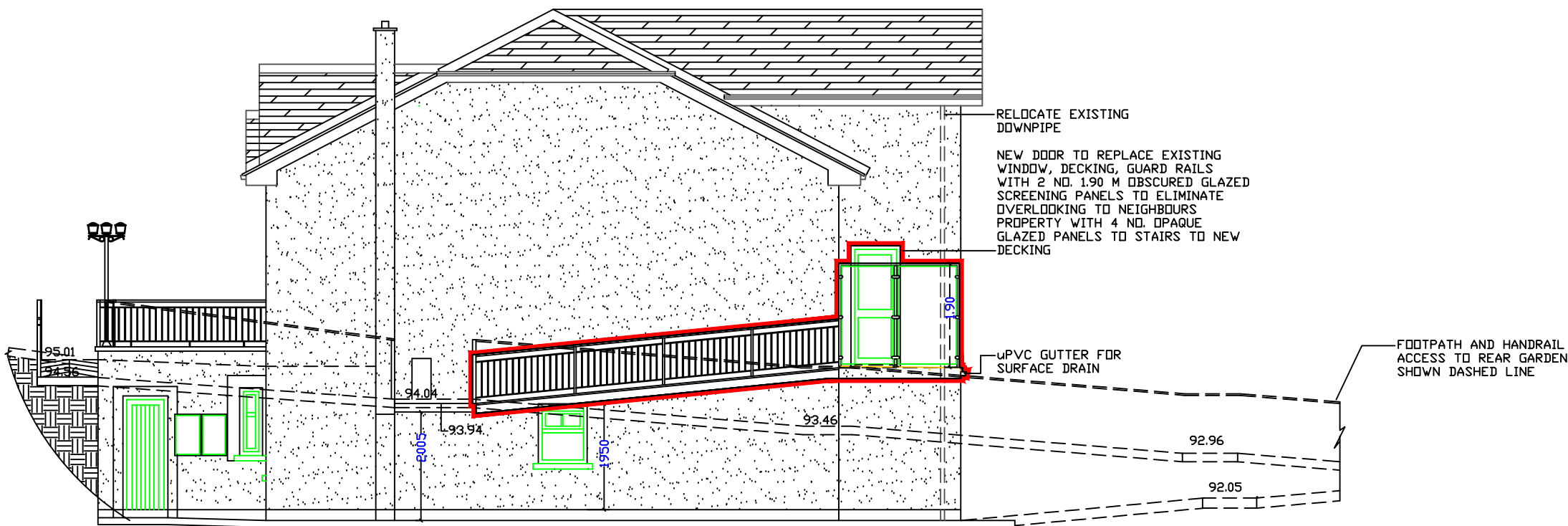


SECTION Y : Y



SECTION X : X



PROPOSED SOUTH WEST ELEVATION

Notwithstanding anything shown on plans the following specific construction matters are to be noted and MUST be applied:

- (1) Radon protection to be provided to house.
- (2) Windows to habitable rooms must have a minimum opening sash size of 450x450 mm Unobstructed clear opening area min 0.43 M
- (3) Rooflights in bedrooms and dormer windows must not be more than 1700 mm distance from eaves.
- (4) The cill of all habitable opening windows must be not less than 800 mm nor more than 1100 mm over floor level.
- (5) Rooflight cill must be not less than 600 mm over floor level.
- (6) Opening sashes of windows must be not less than 1/20 of floor area for habitable rooms and bathrooms / sanitary accommodation and 1 / 10 of floor area for kitchens less than 6.50 sq. m.
- (7) Stairs & steps at entrance should have a max rise of 220 mm and min going of 220 mm
- (8) A Minimum clearance of 400 mm must be kept clear between any door opening to stairs and the lowest step of the stairs.
- (9) Wheelchair ramp should have a flat landing of 1.20 x 1.20 with a gradient of 1 : 20 and not exceed 1 : 12
- (10) Door handles, Light switches and bell should be located at a height of 900 mm to 1200 mm above floor level
- (11) The WC should be located in a bathroom or separate WC compartment. The layout of which should be design to facilitate access and use of the WC by persons with disabilities. A clear space 750 mm X 1200 mm, accessible by wheelchair users, should be available adjacent to the WC.
- (12) A minimum vertical clearance of 2000 mm is required over all stairs.
- (13) Maximum span for 225 x 44 class C18 joist @ 400 mm centres is 4.52 Bridging must be at 1350 mm centres.
- (14) Ground floor doors should be 810 mm with a min 750 mm clear opening width.
- (15) Letter plate should be located at a height of not more than 1450 mm and not less than 760 mm above ground level.
- (16) Habitable room must have a ceiling height of 2.40 m. Beams / bay windows must have a min clearance of 2.1 m. Attic rooms must have 2.40 m height over half the floor area measured at 1.50 m height.
- (17) Dwelling houses should be provided with an LD2 fire detection and alarm system in accordance with BS 5839 Part 6: 2004 designed for the protection of life
- (18) Smoke and heat alarms should preferably be fixed to ceiling, at least 300 mm from any wall or light fitting The method of fixing and location/spacing should take into account instructions provided by the manufacturer.

NOTES : Drawings prepared for planning application purposes only under the Local Government (Planning & Development) Acts 2012 and are not to be used for constructional purposes.

JOB TITLE		PERMISSION SOUGHT FOR REMOVAL OF EXISTING WINDOW FROM SOUTH WEST SIDE ELEVATION. ENLARGE EXISTING WINDOW OPE TO FORM NEW DOOR OPE FOR INTERNAL ACCESS TO NEW 12.13 SQ M REAR FIRST FLOOR DECKING. NEW TIMBER RAMP FOR ACCESS FROM DECKING TO REAR GARDEN AND ASSOCIATED SITE WORKS AT 3 ASHFORD OAKS, BALLINALEA, ASHFORD, CO. WICKLOW.		JOE MC DONALD DRAUGHTING SERVICES EMOCLEW, DRUMKAY COURT, WICKLOW TOWN. PHONE/FAX 0404-69850 E-MAIL: EMOCLEWJOE@GMAIL.COM	
CLIENT	GLENVALE PROPERTIES LTD	DATE	MAY 2024	DRAWN NO	CURRENT STAGE
DRAWING TITLE	SECTIONS AND ELEVATION	SCALE	1 : 100	GEPS 3/ 7-24	PLANNING