

Foundations

Radon Barrier
Protection against Radon Gas to comply with TGD C of the current Building Regulations. Radon Barrier and Sumi to be installed in strict accordance with manufacturers instructions. Radon Barrier to be carried over the external wall cavity forming a stepped detail. Contractor to allow for settlement of floor slab while forming this step.

Ground, First & Second Floors

Precast Concrete Hollow Core Floor Slab with reinforced structural concrete to Engineers design and specification

External Walls
300mm cavity wall construction consisting of: 100mm Concrete block outer leaf, 100mm cavity with 55mm Kingspan TW50 or similar approved Insulation, 100mm concrete block inner leaf.

Fire Safety in Buildings
This building is to be constructed in strict accordance with Part B of the current Building Regulations and will require

Cut Roof - Slates
Thrutone or similar approved slates with matching hip and ridge tiles to be laid in accordance with the manufacturers

Ceilings
12.5mm Plasterboard ceilings with Skimcoat finish.

External Doors & Windows
Double Glazed Powder Coated Aluminium doors and

Electrical light switches should be located at similar height.

Ventilation
Ventilation of the building to be in strict accordance with Part F of the current Building Regulations.
Adequate provision shall be made to prevent excessive

No.	Area (m2) & (Sq.ft)	Private Open Space Area
1	100.00 (1088.00)	100.00 (1088.00)

The drawing and specification take time. It accounts the 10% of the contract and the current building regulations, and one has to be careful and guided by the architect. The architect should include all the items intended as necessary, though they may not be necessary to build the drawing or specification. All buildings components shall be coded for all the building tradesmen, except for the electrical trade. Sub-contractors are ultimately responsible for ensuring compliance with the regulations and their own clients. At all stages, installers and methods of workmanship shall conform with all the current building regulations and relevant codes of practice of the kind of construction. The main contractor should monitor the works with regard to the regulations of all the trades. Drawing to be checked on site by the contractor before any work is carried out. Architect to be notified of any discrepancies immediately. Figured dimensions only to be taken from the drawing. If a doubt – ask.

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title:

Previously Granted Block A Floor Plans

drawing no: **206.052A.104**

issue: **A**



Second Floor Plan (Block A)

First Floor Plan (Block A)

First Floor Plan (Block A)

Ground Floor Plan (Block A)

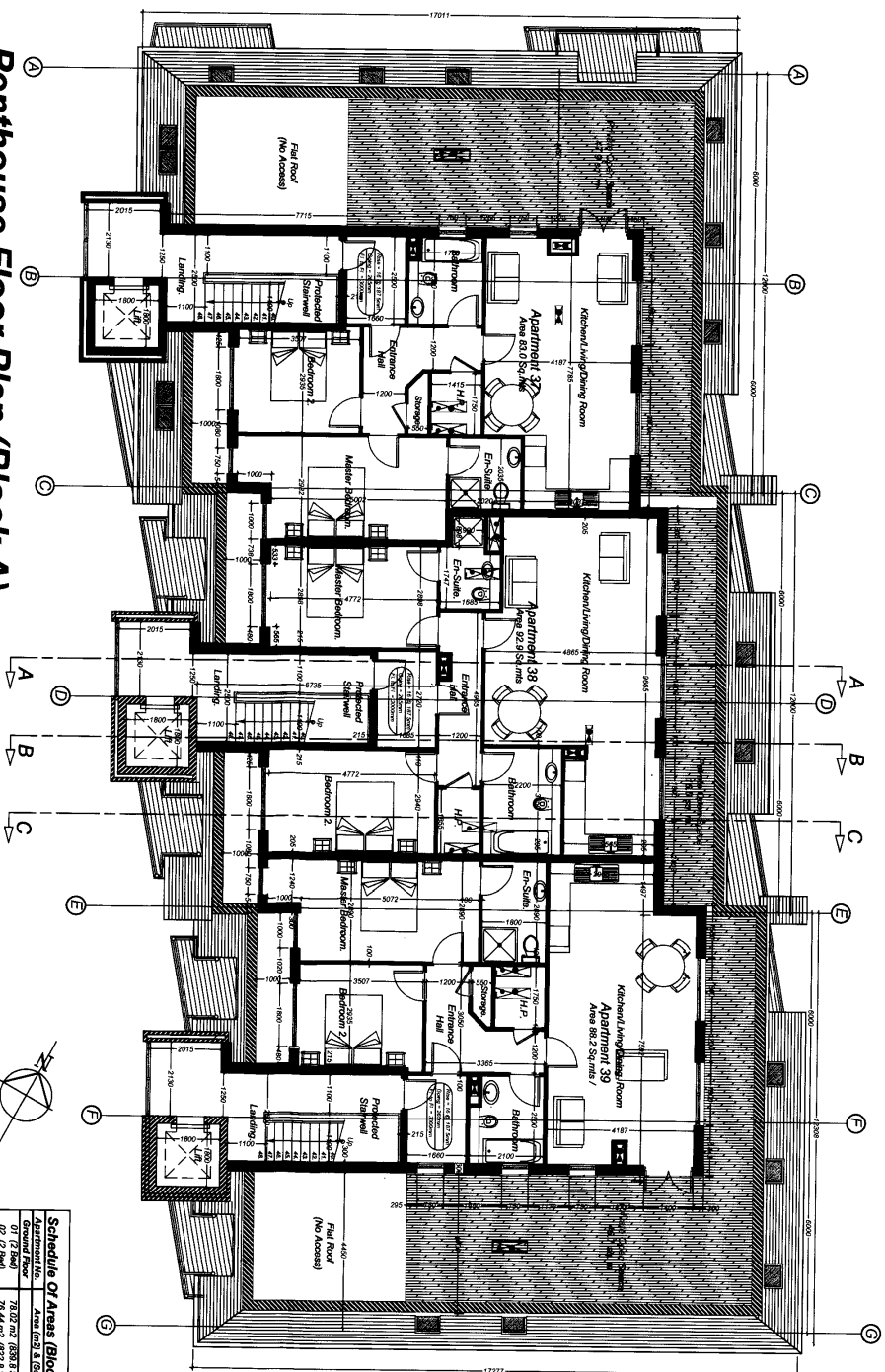
Ground Floor Plan (Block A)

Scale 1:100

Scale 1:100

Previously Granted Block A Floor Plans.

09-11-06 F 06 A 1628
INCAI C C PI DEPT



09-11-06 F 06 A 1628
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Schedule of Areas (Block A)		
Apartment No.	Area (m ²) & (Sq. ft.)	Private Open Space Area (m ²) & (Sq. ft.)
Ground Floor		
01 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	18.3 m ² (197.3 Sq. ft.)
02 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	11.3 m ² (121.8 Sq. ft.)
03 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	11.3 m ² (121.8 Sq. ft.)
04 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	11.3 m ² (121.8 Sq. ft.)
05 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	10.8 m ² (116.3 Sq. ft.)
06 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	11.6 m ² (124.9 Sq. ft.)
First Floor		
07 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	18.3 m ² (197.3 Sq. ft.)
08 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	11.3 m ² (121.8 Sq. ft.)
09 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	11.3 m ² (121.8 Sq. ft.)
10 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	11.3 m ² (121.8 Sq. ft.)
11 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	10.8 m ² (116.3 Sq. ft.)
12 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	11.6 m ² (124.9 Sq. ft.)
Second Floor		
13 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	3.6 m ² (38.7 Sq. ft.)
14 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	7.1 m ² (76.4 Sq. ft.)
15 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	7.1 m ² (76.4 Sq. ft.)
16 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	4.1 m ² (44.1 Sq. ft.)
17 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	7.0 m ² (75.3 Sq. ft.)
18 (2 Bed)	78.02 m ² (838.8 Sq. ft.)	4.1 m ² (44.1 Sq. ft.)
Penthouse		
19 (2 Bed)	88.2 m ² (948.3 Sq. ft.)	47.0 m ² (505.3 Sq. ft.)
20 (2 Bed)	88.2 m ² (948.3 Sq. ft.)	46.7 m ² (502.7 Sq. ft.)
Total Floor Area of Building (Block A)		
Ground	648 m ² (6993 Sq. ft.)	74.1 m ² (798 Sq. ft.)
First	648 m ² (6993 Sq. ft.)	28.9 m ² (309.8 Sq. ft.)
Second	648 m ² (6993 Sq. ft.)	28.9 m ² (309.8 Sq. ft.)
Penthouse	284.1 m ² (3064.8 Sq. ft.)	107.7 m ² (1153.1 Sq. ft.)
Total	1,085.1 m ² (11,654.8 Sq. ft.)	288.8 m ² (3,098.8 Sq. ft.)

Notes:

1. The drawings and specifications shall be read in conjunction with the following conditions of contract and the current building regulations, and shall be used as a guide to the work. The contractor shall include all work necessary to complete the project, including all materials, labor, and equipment, and shall be responsible for obtaining all necessary permits and approvals.

2. The drawings and specifications shall be read in conjunction with the following conditions of contract and the current building regulations, and shall be used as a guide to the work. The contractor shall include all work necessary to complete the project, including all materials, labor, and equipment, and shall be responsible for obtaining all necessary permits and approvals.

3. The drawings and specifications shall be read in conjunction with the following conditions of contract and the current building regulations, and shall be used as a guide to the work. The contractor shall include all work necessary to complete the project, including all materials, labor, and equipment, and shall be responsible for obtaining all necessary permits and approvals.

Drawn	Checkd	Date
ES	PQ	JB
06.10.25		

Client: Clarendon & Michael Bamble

Project: 3no penthouse apartments in Block A & 3no penthouse apartments in Block B at Feltrim Rd, Swords, Co. Dublin

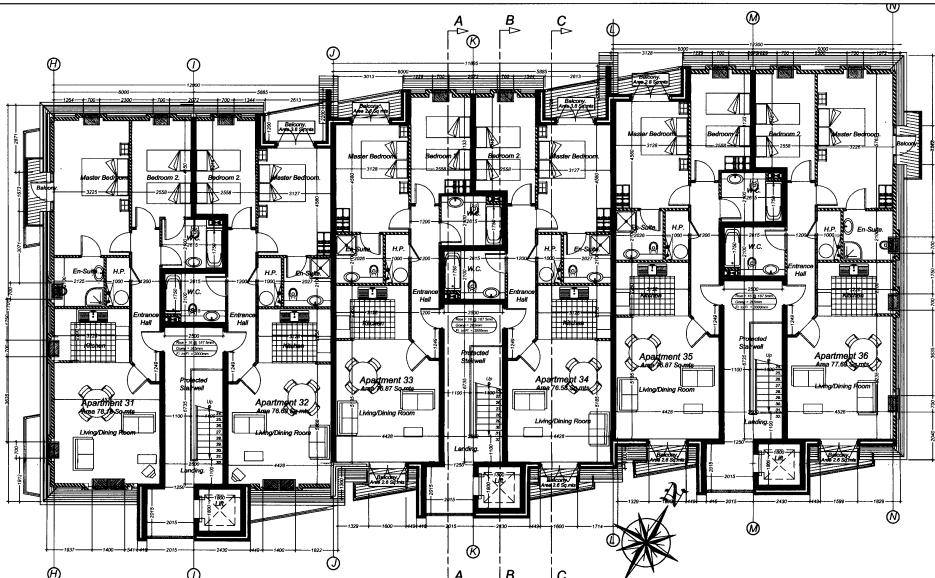
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architects & project managers
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Penthouse Floor Plan (Block A)

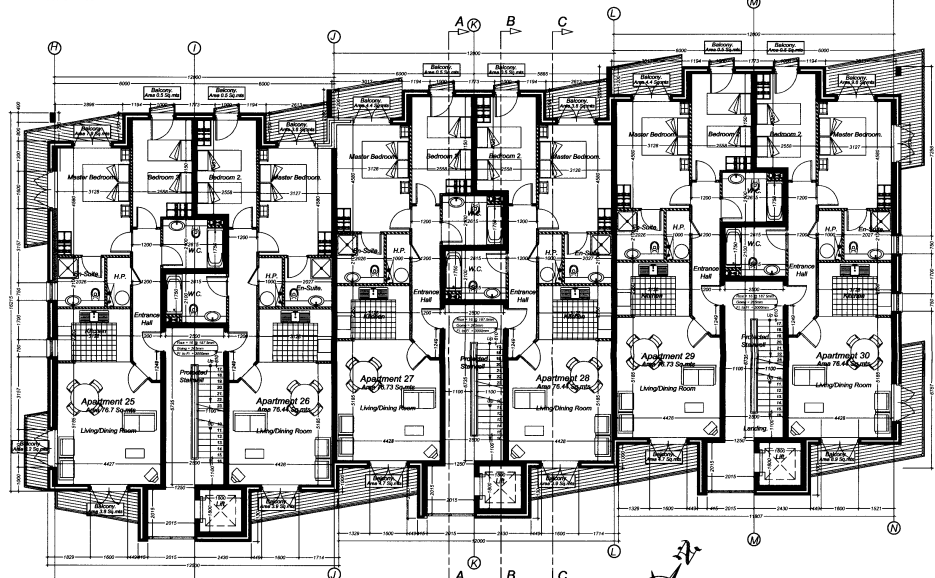
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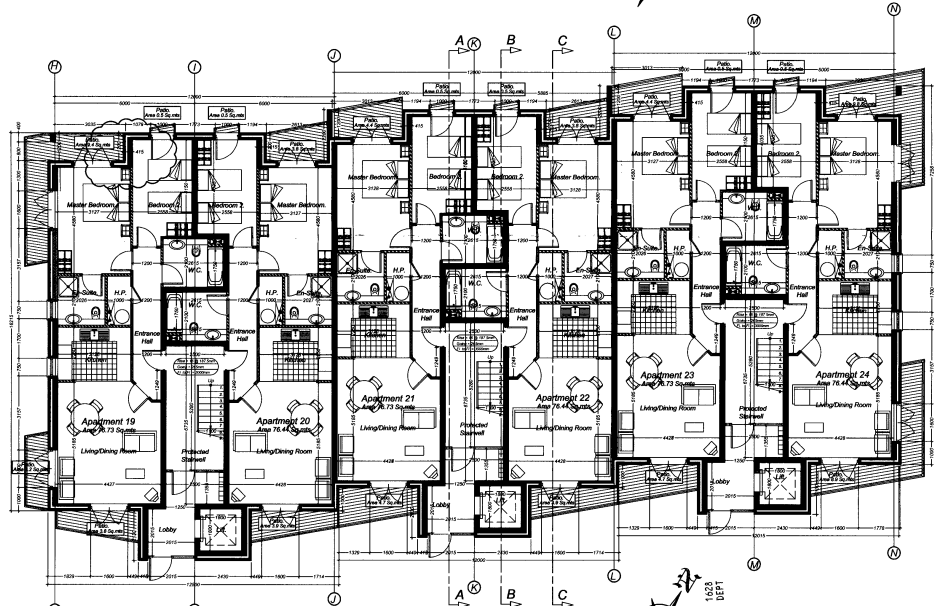
Second Floor Plan (Block B)

Scale 1:100



First Floor Plan (Block B)

Scale 1:100



Ground Floor Plan (Block B)

Scale 1:100

Previously Granted Block B Floor Plans.

Outline Specification

Foundations

Reinforced Concrete Strip Foundations to Engineers design and specification. Individual ground conditions shall govern type and size of foundations used. Sites indicated shall only apply where good ground conditions occur.

Radon Barrier

Protection against Radon Gas to comply with TGD C of the current Building Regulations. Radon Barrier and Sump to be installed in strict accordance with manufacturers instructions. Radon Barrier to be carried over the external wall cavity forming a stepped detail. Contractor to allow for settlement of floor slab while forming the step.

Basement Floor

100mm powerfloated Concrete Floor Slab, on 50mm Kingspan TFW or similar approved insulation with 25mm vertical insulation to perimeter of slab, on Radon Barrier, on 50mm Sand Blinding, all on 200mm min wall connected Hardcore.

Ground, First & Second Floors

Precast Concrete Hollow Core Floor Slabs with reinforced structural screed to Engineers design and specification.

Drainage & Waste Water Disposal

All Floor Water drains and associated pipework to comply with TGD J of the current Building Regulations.

External Walls

500mm cavity wall construction consisting of: 100mm Concrete block outer leaf, 100mm cavity with 55mm Kingspan TFW or similar approved insulation, 100mm concrete block inner leaf.

Internal Walls

100mm Metal Stud partitions with 12.5mm plasterboard fixed on both sides.

Fire Safety in Buildings

This building is to be constructed in strict accordance with Part B of the current Building Regulations and will require a Fire Safety Certificate.

Access for People with Disabilities

This building is to comply with Part M of the Building Regulations 2000.

Cut Roof - Slates

Triton or similar approved slates with matching hip and ridge tiles to be laid in accordance with the manufacturers specification, on 50 x 50mm Treated Battens, on Type 1F Roofing Felt to BS 747 or BS 36, on 150 x 40mm Battens at 400mm c/c. 100 x 75mm Treated Wallplates. Cut roof to Engineers design and specification with full interlocking. All structural timbers sized to S 444. Roof insulation to be in accordance with Part L 2002 of the Building Regulations. Ensure a minimum 50mm air gap between insulation and raft - unless otherwise required.

Ceilings

12.5mm Plasterboard ceilings with 50mmocast finish.

Party Walls

Party walls to be constructed from 215mm concrete blockwork. Note: It is essential that the Party Wall be taken up to the underside of the roof covering (eg. slates) and properly finished to eliminate any risk of fire spread between adjoining buildings.

External Doors & Windows

Double Glazed Powder Coated Aluminium doors and windows to profile selected. Vertical DPC to all opens.

Internal Doors

All internal doors and frames to be selected at time of construction. (750mm min Clear Width). Handles to be located at a height of 900 - 1200mm. Electrical light switches should be located at similar height.

Electrical Work

All works to be carried out by reputable R.E.C. approved Electrical Contractor. Positions of fittings to be decided on site in conjunction with clients specification.

Ventilation

Ventilation of the building to be in strict accordance with Part F of the current Building Regulations. Adequate provision shall be made to prevent excessive condensation in a roof or on a roof.

void above an insulated ceiling.

Schedule Of Areas (Block B)			
Apartment No.	Area (m ²) & (Sq.ft)	Private Open Space Area (m ²) & (Sq.ft)	
Ground Floor			
19 (2 Bed)	76.02 m ² (829.8 Sq.ft)	18.3 m ² (197.0 Sq.ft)	
20 (2 Bed)	76.44 m ² (829.8 Sq.ft)	11.3 m ² (121.6 Sq.ft)	
21 (2 Bed)	76.73 m ² (832.5 Sq.ft)	10.8 m ² (116.3 Sq.ft)	
22 (2 Bed)	76.44 m ² (829.8 Sq.ft)	11.3 m ² (121.6 Sq.ft)	
23 (2 Bed)	76.73 m ² (832.5 Sq.ft)	10.8 m ² (116.3 Sq.ft)	
24 (2 Bed)	76.44 m ² (829.8 Sq.ft)	11.6 m ² (124.9 Sq.ft)	
First Floor			
25 (2 Bed)	76.02 m ² (829.8 Sq.ft)	18.3 m ² (197.0 Sq.ft)	
26 (2 Bed)	76.44 m ² (829.8 Sq.ft)	11.3 m ² (121.6 Sq.ft)	
27 (2 Bed)	76.73 m ² (832.5 Sq.ft)	10.8 m ² (116.3 Sq.ft)	
28 (2 Bed)	76.44 m ² (829.8 Sq.ft)	11.3 m ² (121.6 Sq.ft)	
29 (2 Bed)	76.73 m ² (832.5 Sq.ft)	10.8 m ² (116.3 Sq.ft)	
30 (2 Bed)	76.44 m ² (829.8 Sq.ft)	11.6 m ² (124.9 Sq.ft)	
Second Floor			
31 (2 Bed)	72.13 m ² (776.4 Sq.ft)	8.36 m ² (90.0 Sq.ft)	
32 (2 Bed)	75.84 m ² (821.3 Sq.ft)	6.36 m ² (68.9 Sq.ft)	
33 (2 Bed)	73.80 m ² (794.4 Sq.ft)	7.0 m ² (75.3 Sq.ft)	
34 (2 Bed)	75.84 m ² (821.3 Sq.ft)	4.1 m ² (44.1 Sq.ft)	
35 (2 Bed)	73.80 m ² (794.4 Sq.ft)	4.1 m ² (44.1 Sq.ft)	
36 (2 Bed)	72.60 m ² (781.5 Sq.ft)	4.1 m ² (44.1 Sq.ft)	
Penthouse			
40 (2 Bed)	83.0 m ² (893.4 Sq.ft)	47.0 m ² (505.9 Sq.ft)	
41 (2 Bed)	92.9 m ² (1003.0 Sq.ft)	15.0 m ² (162.3 Sq.ft)	
42 (2 Bed)	88.2 m ² (949.4 Sq.ft)	46.7 m ² (502.7 Sq.ft)	
Total Floor Area Of Building (Block B)			
Floor	Area (m ²) & (Sq.ft)	Private Open Space Area (m ²) & (Sq.ft)	
Ground	549 m ² (5,909 Sq.ft)	74.1 m ² (798 Sq.ft)	
First	533 m ² (5,737 Sq.ft)	74.1 m ² (798 Sq.ft)	
Second	911 m ² (9,800 Sq.ft)	41.7 m ² (448.9 Sq.ft)	
Penthouse	264.1 m ² (2,842.8 Sq.ft)	107.7 m ² (1,159.0 Sq.ft)	
Total	1,857 m² (19,989 Sq.ft)	297.6 m² (3,203 Sq.ft)	

The drawing and specification have been prepared on the basis of the information provided by the client and the current Building Regulations, and are to be used in conjunction with the current Building Regulations. The drawing and specification are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawing and specification, and is not to be held liable for any consequences arising from the use of the drawing and specification. The drawing and specification are to be used in conjunction with the current Building Regulations, and are to be used in conjunction with the current Building Regulations.

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Penthouse Floor Plan (Block B)

Schedule of Areas (Block B)			Private Open Space Area (m ²) & (Sq.ft.)		
Apartment No.	Area (m ²) & (Sq.ft.)				
Ground Floor	751.02 m ² (8133.5 Sq.ft.)				
10 (2 Bed)	76.44 m ² (829.2 Sq.ft.)			16.3 m ² (174.9 Sq.ft.)	
11 (2 Bed)	76.44 m ² (829.2 Sq.ft.)			16.3 m ² (174.9 Sq.ft.)	
20 (2 Bed)	76.73 m ² (832.6 Sq.ft.)			16.8 m ² (181.5 Sq.ft.)	
22 (2 Bed)	76.44 m ² (829.2 Sq.ft.)			11.3 m ² (121.6 Sq.ft.)	
23 (2 Bed)	76.73 m ² (832.6 Sq.ft.)			10.8 m ² (116.5 Sq.ft.)	
24 (2 Bed)	76.44 m ² (829.2 Sq.ft.)			11.6 m ² (124.9 Sq.ft.)	
First Floor					
25 (2 Bed)	76.02 m ² (826.8 Sq.ft.)			11.3 m ² (121.6 Sq.ft.)	
26 (2 Bed)	76.44 m ² (829.2 Sq.ft.)			16.3 m ² (174.9 Sq.ft.)	
27 (2 Bed)	76.73 m ² (832.6 Sq.ft.)			11.8 m ² (127.6 Sq.ft.)	
28 (2 Bed)	76.44 m ² (829.2 Sq.ft.)			11.3 m ² (121.6 Sq.ft.)	
29 (2 Bed)	76.73 m ² (832.6 Sq.ft.)			11.6 m ² (124.9 Sq.ft.)	
30 (2 Bed)	76.44 m ² (829.2 Sq.ft.)				
Second Floor					
31 (2 Bed)	72.15 m ² (777.4 Sq.ft.)			8.30 m ² (89.3 Sq.ft.)	
32 (2 Bed)	76.44 m ² (829.2 Sq.ft.)			8.30 m ² (89.3 Sq.ft.)	
33 (2 Bed)	73.00 m ² (784.4 Sq.ft.)			7.0 m ² (75.3 Sq.ft.)	
34 (2 Bed)	76.5 m ² (830.4 Sq.ft.)			4.1 m ² (44.1 Sq.ft.)	
35 (2 Bed)	73.00 m ² (784.4 Sq.ft.)			7.0 m ² (75.3 Sq.ft.)	
36 (2 Bed)	72.00 m ² (773.1 Sq.ft.)			4.1 m ² (44.1 Sq.ft.)	
Penhouse					
40 (2 Bed)	83.00 m ² (893.4 Sq.ft.)			47.0 m ² (505.5 Sq.ft.)	
41 (2 Bed)	83.00 m ² (893.4 Sq.ft.)			46.0 m ² (493.2 Sq.ft.)	
42 (2 Bed)	86.25 m ² (924.9 Sq.ft.)			46.0 m ² (493.2 Sq.ft.)	
Total Floor Area of Building (Block B)					
Floor	Area (m²) & (Sq.ft.)			Private Open Space Area (m²) & (Sq.ft.)	
Ground	546 m ² (5890 Sq.ft.)			74.1 m ² (798 Sq.ft.)	
First	516 m ² (5573 Sq.ft.)			74.1 m ² (798 Sq.ft.)	
Second	511 m ² (5500 Sq.ft.)			74.1 m ² (798 Sq.ft.)	
Penhouse	264 m ² (2842 Sq.ft.)			101.7 m ² (1093.6 Sq.ft.)	
Total	1,637 m² (17,589 Sq.ft.)			297.6 m² (3,203 Sq.ft.)	

[illegible]

3no penthouse apartments in Block A &
3no penthouse apartments in Block B at
Feltrim Rd, Swords, Co.Dublin

1:100@A2

drawn: _____ checked: _____ date: _____

DeGi & Douglas

nyland street, buncloody,

World.

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e-mail: info@biodiversity.com

title:

206.052A.110 A