

PREVIOUSLY SUBMITTED ELEVATIONS AND APPROVED AS PART OF THE 2007 APPLICATION.  
TO BE USED FOR COMPARISON PURPOSES ONLY WITH THE CURRENT 2016 APPLICATION.

**NOTE:**

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**FOUNDATIONS**  
All foundations to engineers detail and spec.

**GROUND FLOOR**  
150 insitu concrete floor slab to engineers detail on 60 rigid insulation on 1200 gauge visqueen DPM on 65mm blinding on compacted hardcore all in accordance with engineers specification.

**UPPER FLOOR**  
(a) 15x100 T&G boarding on timber floor joists to engineers spec and detail. (b) Precast concrete floor slabs to engineers detail and design.

**DAMP PROOF COURSES**  
In all ground floor walls to full width of wall and lapped as necessary with d.p.m. and to be minimum 150mm above ground level. Vertical d.p.c.'s to be inserted at all jamba to open with a stepped p.c. to be carried over all heads to open and carried under and folded up at back and sides of all cills. D.p.c.'s fitted under all wallplates.

**EXTERNAL WALL**  
Cavity wall construction with 100mm selected brick on plastered blockwork outer leaf, 100mm cavity with 50 insulation, 100mm concrete block inner leaf with stainless steel wall ties at min 750mm cts. horizontally and min 450mm cts. vertically. See also engineers specification. External render to be dry dash. Mix pebbles and colour to architects approval. All cavity walls to be freestopped vertically as required for Building Regulation purposes.

**PARTY WALLS**  
215mm solid concrete blockwork with 19mm hardwall plaster and skim to both sides. Compartmentation in roof space to be provided as required by continuation of party wall to underside of roof. INTERNAL STUD.

**PARTITIONS**  
75 x 38mm stud partitions with 12mm plasterboard and skim both sides unless fire rated. Fire Rated Partitions: One hour rated partitions to consist of 15mm "Gyproc Fireline Board" each side of 70mm "Gyproc Steel Stud" all in accordance with Gyproc Detail and spec.

**CEILINGS**  
12.5 gyproc plasterboard and skim with foil backed plasterboard to underside of roof and to kitchen and bathrooms.

**LINTOLS**  
All lintols to be proprietary pressed metal lintols used in accordance with the manufacturer's instructions with minimum 225mm and bearings Pre-cast, pre-stressed concrete fixed in accordance with the manufacturer's instructions. All precast lintol sizes to be provided by manufacturer. ROOF (a) Pitched roof to consist of selected conc tiles/stoneware (or similar approved) on 50 x 32 treated timber battens on sarking felt on trusses to manufacturers design fixed and braced to manufacturers details. WINDOWS AND SCREENS To be syntha pulvin finished aluminium (thermally broken) double glazed fixed in accordance with manufacturers details. Windows to have openings as shown and a minimum opening section of 5% of the room area. All windows to have an opening section of 500 x 850mm minimum for escape purpose. Cills to be PC conc or brick as indicated and to detail provided.

**INSULATION**  
200mm fibre glass quilt on vapour barrier laid between joists in roof space and carried to sides and over top of water tanks. 50 rigid insulation to floor as specified previously.

**STRUCTURAL TIMBERS**  
All structural timbers to be pressure impregnated preservative treated. All strapping to be in accordance with the Building Regulations and to Engineers detail and specification.

**RAINWATER GOODS**  
Cost aluminium or equally approved downpipes to be square and fixed with proprietary brackets.

**DOORS**  
Internal doors to be solid core flush door or equally approved. External doors to profiles shown on elevation and to be constructed of selected hardwood or syntha pulvin finished aluminium (thermally broken).

**SANITATION NOTES**  
All sanitary fittings connected to single stack to have deep sealed traps fitted to them with anti-siphonage pipe located 75-100mm downstream of traps. Single stack drainage system design in accordance with BS5572:1976. Code of Practice for sanitary pipework. Access panels to be provided to all pipe work ducts.

**VENTILATION**  
All habitable rooms to be provided with 225 x 225 room vents or permanents to comply with local authority requirements. Internal bathrooms and kitchens to be mechanically ventilated by means of interlocking with light switch and for providing a minimum of 3 air changes per hour and fitted with auto cut off delay. Internal lobbies to be ventilated in accordance with Local Authority requirements. Roof spaces to be ventilated strictly in accordance with Building Regulations.

**FIRE DETECTION**  
Smoke alarms where applicable to be fitted as required by BS 5588 Part 1.

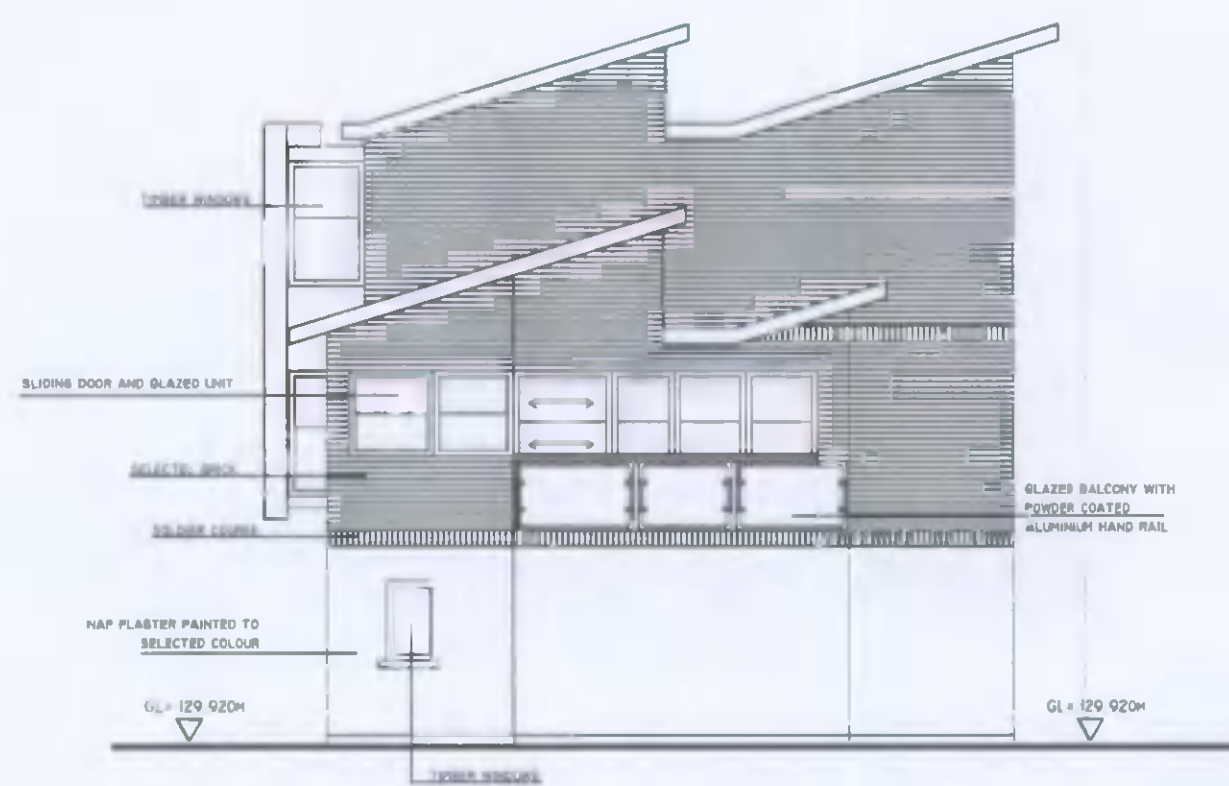
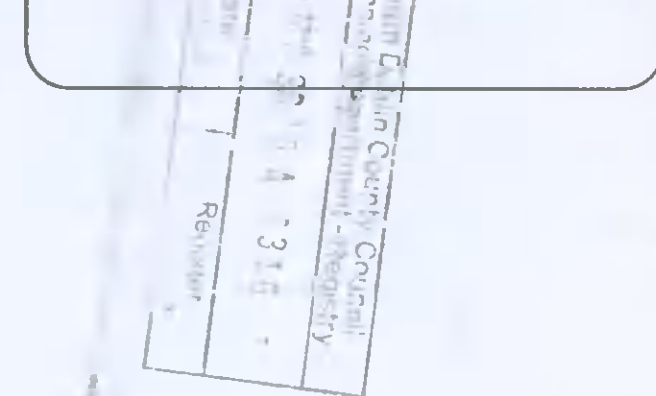
**ELECTRICAL**  
Electrical layout to be designed and installed by competent electrical contractor to the current standards. N.H.G.S. Drawings to be read and building to be constructed in conjunction with the N.H.G.S. manual.

**NOTE**  
All timbers to be SCB min grade. All block work to be 5N min. All wall ties to conform to IS286. All conc to be 25/20 min.

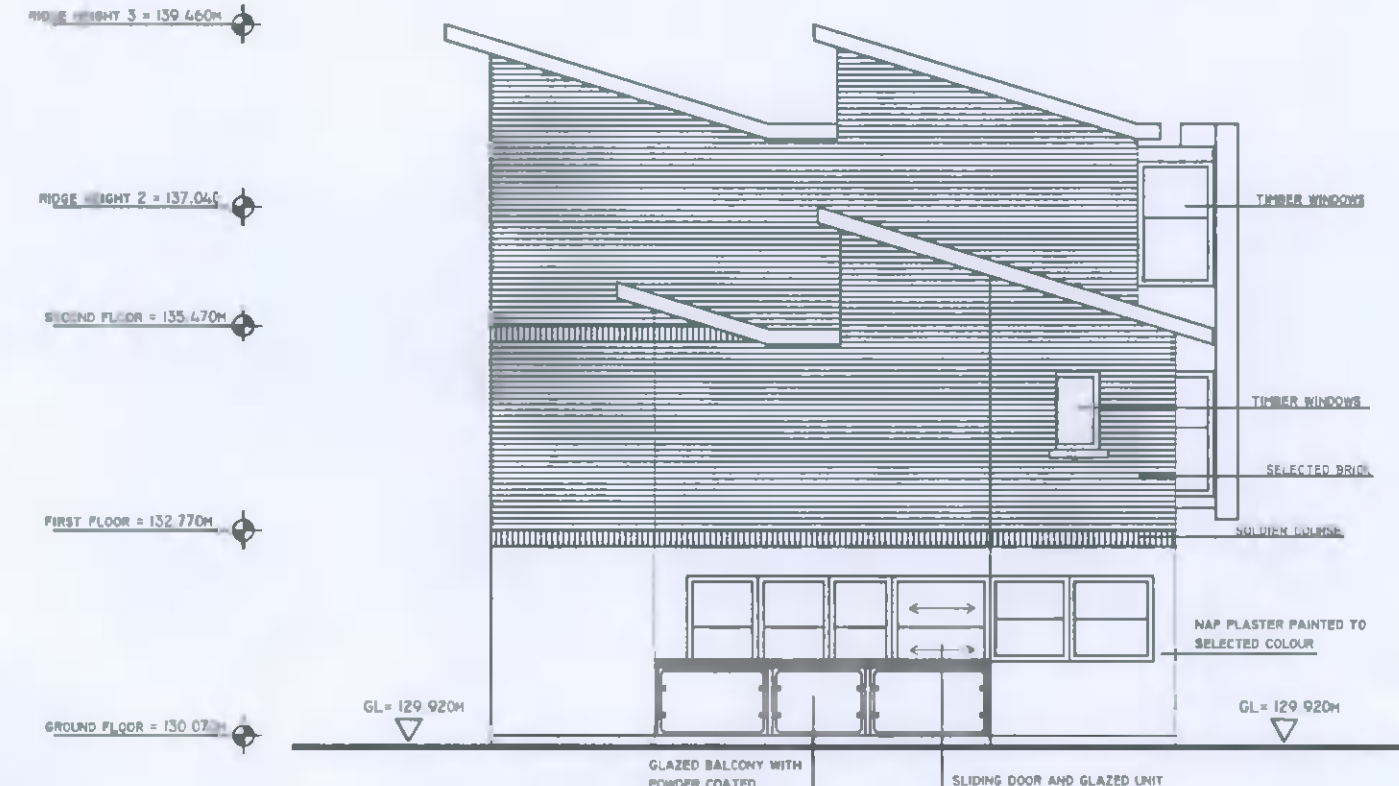
**ARCHITECTURAL SPECIFICATION**  
The above specification is an outline specification only. The contractor is to consult the architectural specification for a more detailed description of standards of workmanship.

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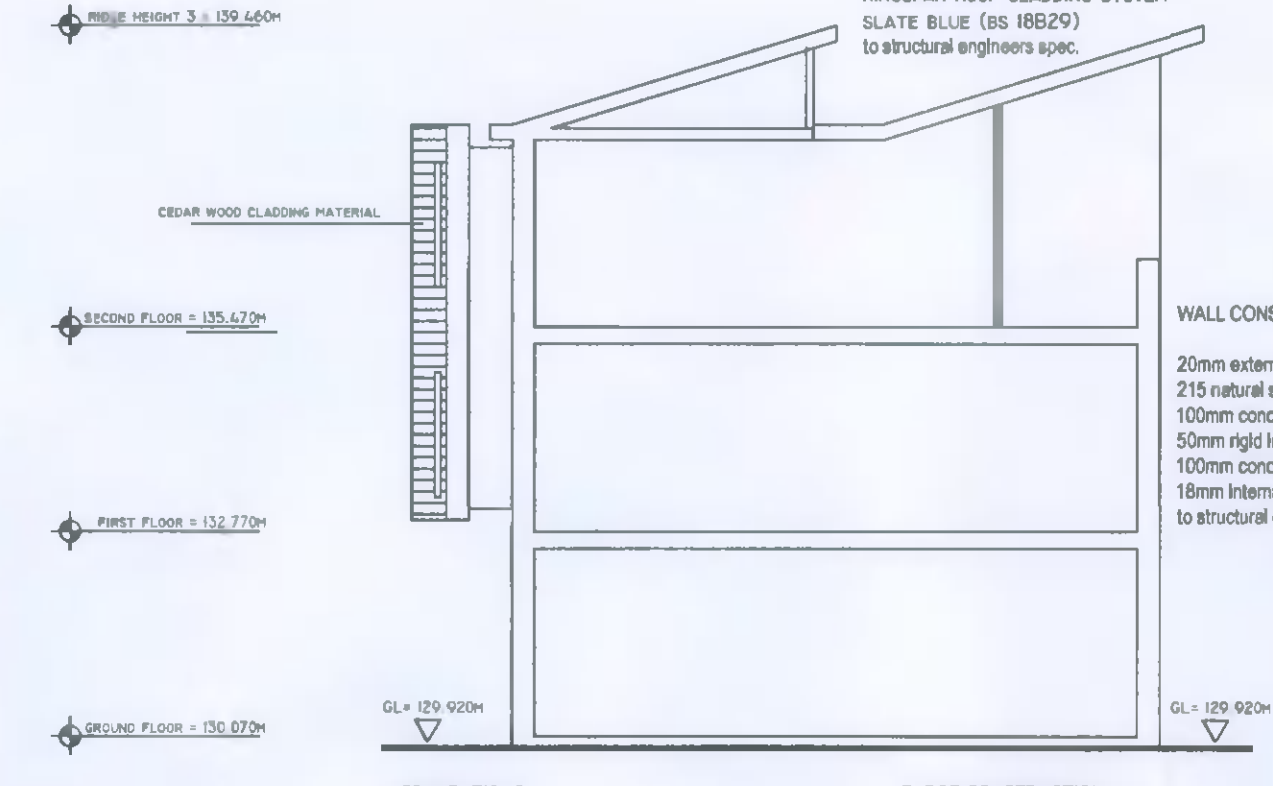
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WEST ELEVATION  
HOUSETYPE A & B  
SCALE 1 - 100



EAST ELEVATION  
HOUSETYPE A & B  
SCALE 1 - 100



CROSS SECTION  
THROUGH HOUSETYPE A  
SCALE 1 - 100

**ROOF CONSTRUCTION**  
KINGSFAN ROOF CLADDING SYSTEM SLATE BLUE (S8 18829) to structural engineers spec.

**WALL CONSTRUCTION**  
20mm external render to match existing  
215 natural stone on front external  
100mm concrete outer block leaf  
50mm rigid insulation  
100mm concrete inner block leaf  
18mm internal plaster.  
to structural engineers spec.

**FOUNDATIONS**  
900mm x 300mm foundations to be reinforced with 12mm M.S.B. depth of foundations to be checked on site to structural engineers spec.

**FLOOR CONSTRUCTION**  
50mm screed on 100mm subfloor on 50mm hd insulation on 250mm sand blinding on 250mm hardcore.  
to structural engineers spec.



BLOCK LAYOUT  
NORTH ELEVATION  
HOUSETYPE A & B  
SCALE 1 - 100



BLOCK LAYOUT  
SOUTH ELEVATION  
HOUSETYPE A & B  
SCALE 1 - 100

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DRAWING STATUS: Planning Permission Stage Only

**BRENNAN - CULLITON - FITZGERALD Architects & Planners**  
Unit 6 Fumbally Court Fumbally Lane, 4 the Garden Village, Mountmellick Road, Portlaoise, Brockagh, Roberstown, Co. Wick.

Client: Anuro Developments  
Project: Full planning permission for construction of 8 no. units comprising of 2 no. 2 bed 2 storey townhouses, 6 no. 3 bed 3 storey houses and all associated site works.

Drawing Title: House Type A, B1 & B2 Elevations Cross Section