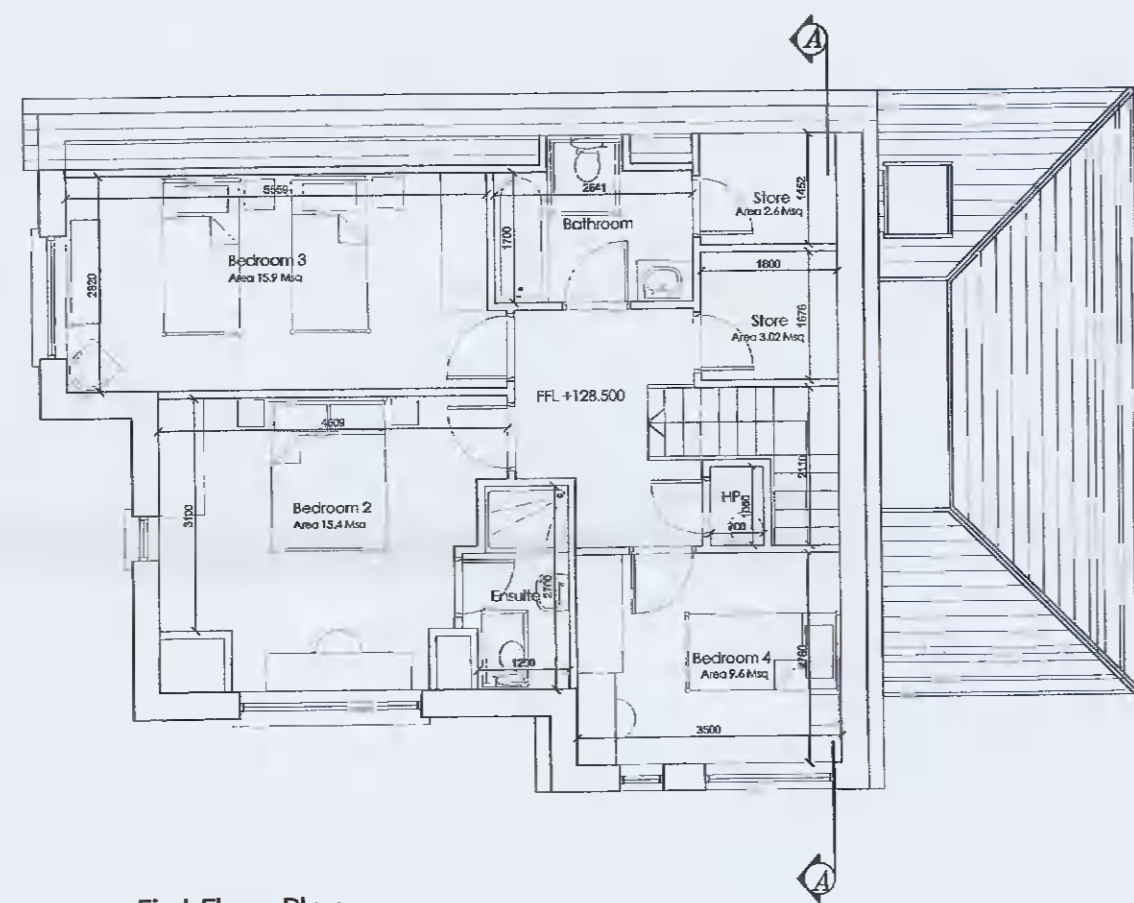


Ground Floor Plan
Area 96.3 Msq



First Floor Plan
Area 68.3 Msq



Side Elevation



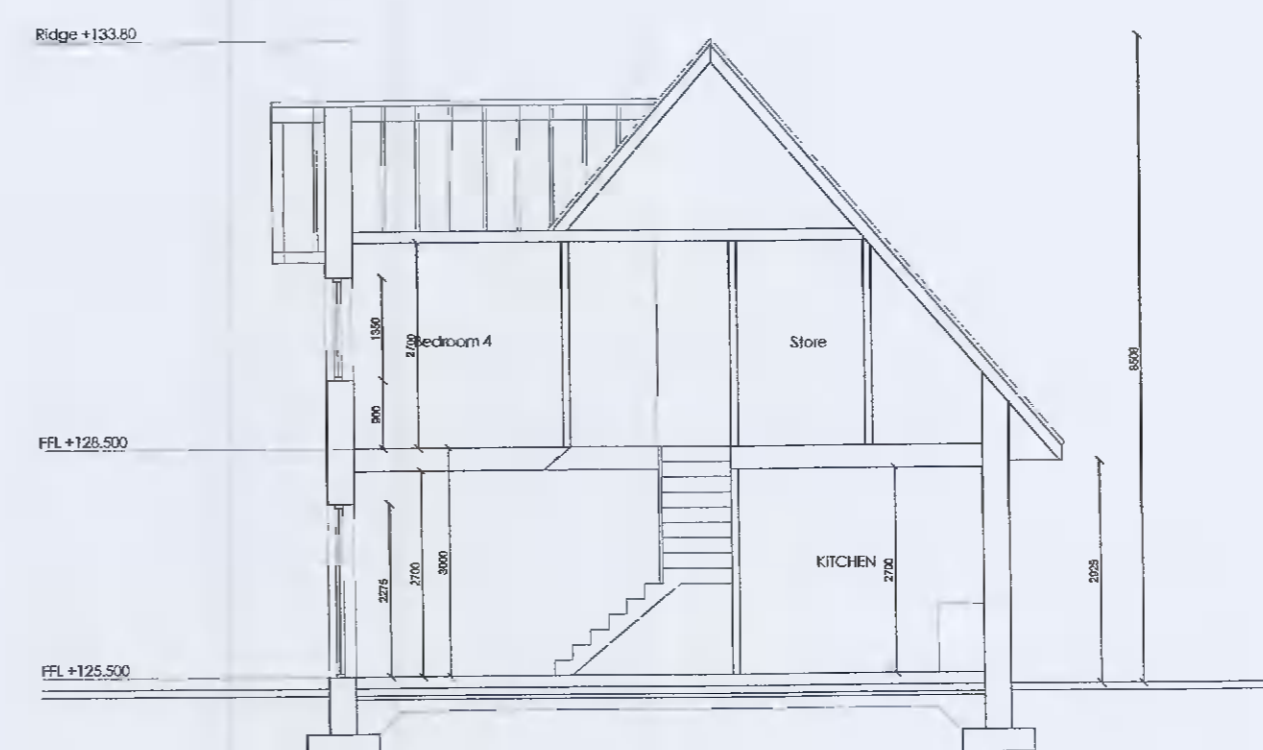
REAR ELEVATION



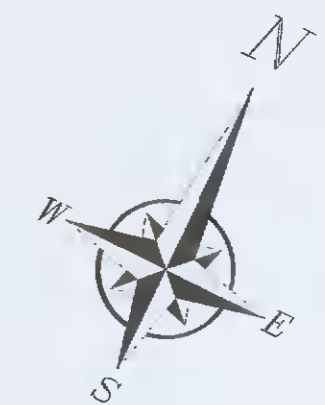
Front Elevation



Side Elevation



Section A-A



NOTE:
ALL WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS AND GOOD BUILDING PRACTICE

FOUNDATIONS
MAIN EXTERNAL WALLS TO BE 600 X 300MM WITH 4MR 18MM HIGH YIELD STEEL REINFORCED BARS WITH THE BARS AT 600MM C/P
PROVIDE 300MM MIN COVER TO ALL STEEL REINFORCEMENT
INTERNAL WALLS 600 X 300MM WITH 5 MR REINFORCING BARS
FOUNDATIONS TO BE A MIN OF 900MM DEEP
CONTRACTOR TO VISIT SITE AND ALLOW FOR ALL EXCAVATION

FLOORS
TEAM SCREED ON 125MM HD INSULATION WITH 60MM REINFORCING SAND BLENDING ON 1200G VIRISQUEEN DPM ON COMPACTED HARDCORE, FOUNDATIONS TO ENG DETAIL

WALL CONSTRUCTION
100MM SELECTED BRICK OUTER LEAF, 110MM CAVITY WITH 60MM HD INSULATION
100MM INNER LEAF, DAUB/PLASTER FINISH EXTERNALLY WHERE INDICATED

ROOF CONSTRUCTION (TO ENG SPECIFICATION)
100 X 75MM WALL PLATE BEAMS OR STRAPPED DOWN PREPARED
ROOF TRUSSES CONCRETE TILES/CEILING SLATES ON 20MM X 25MM BATTENS @ 250 C/C ON HILZARD TYPE ROOFING FEET. ALL TIMBERS TREATED
200MM FIBERGLASS INSULATION LAID BETWEEN CEILING JOISTS TAG FLOORING TO 1ST FLOOR ON 225 X 90MM FLOOR JOISTS. COMPLETE WITH REDBOND BONE PUTTYING

GLASS & JOINERY

STEPS EPIC AT 45° BEAMER OF 150MM CELLS WRAPPED IN EPIC WITH 20MM BEHIND
PROVIDE FOR SPANFITE OR SIMILAR REIN PRECAST CONCRETE LINTELS OVER ALL WINDOWS AND DOORS OPENINGS, ALSO INCLUDE FOR CONCRETE PRECAST CELLS
FASCIA & SOFFIT
UPVC GUTTERS AND SOFFIT WITH SEAMLESS ALUMINIUM GUTTERS AND PVC DOWNPIPES
WINDCOPE & EXTERNAL JIGGERS
DOUBLE GLAZED UPVC/HARDWOOD TO CLIENTS APPROVAL
INTERNAL JOINERY
HARDWOOD STAIRCASE COMPLETE
REGENCY PANEL DOORS WITH BRASS FURNITURE
SOFTWOOD 150MM MOULDED SKIRTING WITH MATCHING ARCHITRAVE INCLUDE FOR FITTING AND SHELVING

TO THE ROYALTY AND TRAP DOOR AND FLAME TO ATTIC SPACE
INCLUDING STEEL TYPE FORMING BRICK LAGERS
POLY BLENDED FIBREGLASS TO ALL CEILING
PLUMBING, HEATING & ELECTRICAL
LAYOUTS TO CLIENT APPROVAL ALLOW FOR STANDARD ELECTRICAL FIT OUT, CEILING CENTRAL HEATING WITH RADIATOR IN EVERY ROOM. STANDARD WHITE SANITARY FITTINGS INCLUDING SHOWER & BATH UNIT.

VENTILATION

PROVIDE PERMANENT WINDOW TRUCKLE VENTILATION TO ALL BATHROOMS INCLUDE FOR SOAK CONTINGUES VENTILATION TO FASCIA AND SOFFIT
VENTILATION TO ALL ROOMS TO COMPLY WITH PART F OF THE BUILDING REGULATIONS WHERE COMMON SPACES WILL HAVE A VENTILATION OPENING OF AT LEAST 1/60TH OF THE FLOOR AREA. BATHROOMS WILL HAVE A VENTILATION OPENING OF AT LEAST 1/20TH OF FLOOR AREA

MARK	DATE	BY	REVISION



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PROJECT: Proposed Dwelling at Peyton View, Rathcoole, Co. Dublin		
STAGE: Planning		
CLIENT: STANLEY RESIDENTIAL DAC		
DRG. TITLE: Plans & Elevations	DATE: July 21	SIZE: A1
BY: L.Dumin	SCALE: 1/100	DRG. NO.: 2110 PD07

Floor Area 164.6 Msq