



MARK	DATE	BY	REVISION

McGRANE AND PARTNERS ARCHITECTS

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PROJECT: Proposed Dwelling at Peyton View, Rathcoole, Co. Dublin		
STAGE: Appeal		
CLIENT: STANLEY RESIDENTIAL DAC		
DRG. TITLE: Plans & Elevations	DATE: Jan 22	SIZE: A1
BY: L.Dunnin	SCALE: 1/100	DRG. NO.: 2110 AP07

Floor Area 153.9 Msq

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

FOUNDATION:
 MAIN EXTERNAL WALLS TO BE 600 X 300MM WITH 4N8 150MM HIGH YIELD STEEL REINFORCED BARS WITH THE BARS AT 600MM C/C ENSURE 50MM MIN. COVER TO ALL STEEL REINFORCEMENT INTERNAL WALLS 600 X 300MM WITH 6 N8 REINFORCEMENT FOUNDATIONS TO BE A MIN. OF 600MM DEEP CONTRACTOR TO VISIT SITE AND ALLOW FOR ALL EXCAVATION

FLOOR:
 75MM SCREED ON 150MM JB. INSULATION WITH 60 150 REINFORCING SLAB ON 60MM SAND BENEATH ON 100MM VERBODEN DPM ON COMPACTED SAND/STONE. FLOORFITS TO ENG DETAIL

WALL CONSTRUCTION:
 100MM RED-BRICK OUTER LEAF, 110MM CAVITY WITH 60MM HD. INSULATION, 100MM INNER LEAF, DASH/PLASTER FINISH EXTERNALLY WHERE INDICATED

ROOF CONSTRUCTION (TO ENG. SPECIFICATION)
 100 X 75MM WALL PLATE BOLTED OR STRAPPED DOWN, PREFABRICATED ROOF TRUSSES CONCRETE TILES/TERRAL SLATES ON 60MM X 65MM BATTENS @ 250 C/C ON BLISSARD TYPE ROOFING FELT, ALL TRUSSES TREATED, 200MM FIBREGLASS INSULATION LAD BETWEEN CEILING JOISTS TAG FLOORING TO 150 FLOOR ON 225 X 90MM FLOOR JOISTS, COMPLETE WITH HERRING BONE STRUCTURE.

CEILING & LINTELS:
 STEPPED EPC AT OPE BEASER OF 150MM CELLS WRAPPED IN EPC WITH INSUL. BOUND PROVIDE FOR SPANTITE OR SIMILAR HDN. PRECAST CONCRETE LINTELS OVER ALL WINDOWS AND DOORS OPENINGS, ALSO INCLUDE FOR CONCRETE PRECAST CELLS

FASCIA & SOFFIT:
 UPVC GUTTERS AND SOFFIT WITH SEALINGS ALONGDOWN GUTTERS AND PVC DOWNPIPE, WINDOWS & EXTERNAL DOORS DOUBLE GLAZED UPVC/ALUWOOD TO CLIENTS APPROVAL

INTERNAL JOINERY:
 HARDWOOD STAIRCASE COMPLETE RESINACY PANEL DOORS WITH BRASS BRONKINGORY, SOFTWOOD 150MM MOULDED SKIRTING WITH MATCHED ARCHITRAVE, INCLUDE FOR FITTING AND SHELVING

TO THE MOTIFERS AND TRAP DOOR AND FRAME TO ATIC SPACE INCLUDING EXTRA TYPE FLOORING ATIC LAGER, POL. BACKED PLASTER SLABS TO ALL CEILING.

PLUMBING, HEATING & ELECTRICAL:
 LAYOUTS TO CLIENT APPROVAL, ALLOW FOR STANDARD ELECTRICAL FIT OUT, OIL FIRED CENTRAL HEATING TBN RADIATOR IN EVERY ROOM, STANDARD WHITE SANITARY FITTINGS INCLUDING SHOWERS & BATH UNIT.

VENTILATION:
 PROVIDE PERMANENT WINDOW TRACKS VENTILATION TO ALL BATHROOMS INCLUDE FOR SOME CONTINUOUS VENTILATION TO FACIA AND SCOTTY VENTILATION TO ALL ROOMS TO COMPLY WITH 'PART F' OF THE BUILDING REGULATIONS WHERE COMMON SPACES WILL HAVE A VENTILATION OPENING OF AT LEAST 1/50TH OF THE FLOOR AREA. BATHROOMS WILL HAVE A VENTILATION OPENING OF AT LEAST 1/50TH OF FLOOR AREA.