

NOTES

REFER TO STRUCTURAL ENGINEER PACKAGE AND LAYOUTS FOR ALL PROPOSED PLOT DRAINAGE.

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REFER TO STRUCTURAL ENGINEER PACKAGE AND LAYOUTS FOR ALL PROPOSED SOAKAWAY LOCATION AND DETAILS.

REFER TO STRUCTURAL ENGINEER PACKAGE AND LAYOUTS FOR ALL PROPOSED PAVING DETAILS.

REFER ACROSS FOR ALL OUTLINE SPECIFICATION DATA INCLUDING PROPOSED EXTERNAL FINISHES.

NO SURFACE WATER IS TO DISCHARGE ONTO PUBLIC ROAD SURFACES. ALL SURFACE WATER TO DRAIN SOAKAWAY ON SITE AND AS PER STRUCTURAL ENGINEER'S PROPOSALS.

ALL PROPOSALS SUBMITTED WITH GUIDANCE AND REFERENCE TO THE FOLLOWING DOCUMENTS:

- QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES GUIDELINES
- SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2016-2019
- DEPARTMENT OF HOUSING, PLANNING, COMMUNITY AND LOCAL GOVERNMENT TECHNICAL GUIDANCE DOCUMENTS A1 (AS APPLICABLE)

ALL DETAILS TO COMPLY WITH TGD PART L APPROVED DETAILS AS APPLICABLE.

AREAS	
SITE AREA:	733sq/ 0.073 ha
PROPOSED FOOTPRINT:	105sq/
PROPOSED FRONT GARDEN:	235sq/
PROPOSED REAR GARDEN:	355sq/
GROUND FLOOR GFA:	647sq/
FIRST FLOOR GFA:	688sq/
TOTAL GFA:	1335sq/

OUTLINE SPECIFICATION

GROUND FLOOR CONSTRUCTION

- Assumed 18.22m Floor Finish.
- 22mm TAG MR Chipboard floor (Glued Joints).
- 7mm Battor and supporting shoe system with joists (providing minimum 50mm clearance for services).
- 50mm PIR rigid slab (bonded and grooved) insulation 100mm wide around building perimeter between battens.
- 100mm over site Bost brick suspended RC slab (To Str Eng Spec)
- 2PM - 500 Gauge Polythene Separating Layer (bonded joints)
- 10mm PIR (Corkex F15000 rigid board bonded and grooved insulation below slab) Or equivalent and approved.
- 1600 Gauge Radon Membrane, lapped, taped and sealed.
- 50mm Sand Blinding with corner fillets at perpendicular junctions.
- Minimum 20mm Hardcore (compacted type 1; free draining & in situ) and sand blinding.
- allow for passage of mains incoming services and pop-ups below to Str Eng spec).
- DPC - To all external and/or perimeter walls at min 150mm above external FFL (slightly where required). If gas venting is required allow for telescopic gas vents connected to air bric terminate with gas resistant cavity trays formed above to create perimeter and any perforations to the ground level slab.
- Note tanking will be required at any retaining walls.

UPPER FLOOR CONSTRUCTION

- 22mm TAG MR Chipboard floor Min 10kg/m³ (Class 1)
- 225mm Post-Joint Engineered Joists @ max 600mm c/c (Sized to Str Eng Spec)
- Timber Frame (Refer to Architect's Detail)
- Absorbent layer of 100mm minimum thickness mineral wool, minimum density 23 kg/m³ laid between joists.
- 15mm resilient bars to underside of joists, fixed perpendicular to joists at max 600mm centres.
- 1 layer of 15mm Soundbloc plasterboard as ceiling finish (Min density 12kg/m³).
- MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).
- Note: Lower level ceiling within L1 store to be provided with 800 x 800mm access panel for future storage. Timber support frame to be installed to allow shelving throughout. Loadings for general storage to be utilised.

MAIN ROOF CONSTRUCTION

- Marley Thutone Fibre Cement Slates 500 x 250 min. head lap to manufacturers recommendations.
- 30x30mm treated SW battens and counter battens.
- Kingspan Nivert Vapour permeable sarking underlay to main roof field with Monarflex S1 Eaves Ventilator Sheet or equivalent and approved.
- MR Plywood/OSB 3 sheathing to Str Eng Spec if required.
- Truss following roof profile to Str Eng Spec.
- Eaves Cross flow ventilator required to maintain 10mm continuous air gap plus continuous dry edge ventilator.
- Full depth (assumed 150mm rather) PIR rigid insulation.
- Protect Barr-air Vapour / Air tightness layer by Glidewell - ensure lapped, paper and sealed to ensure air-tightness with wall vapour control layers.
- 62.5mm Insulated Plasterboard with 3mm Skim Coat. (Min density 12kg/m³ per layer). MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).
- 3mm Marley Gabled Fascias & soffits where applicable - up to 3 standard colours to be allowed for selection. 15-22mm treated backing board to be used as required by Str. Eng.
- Marley Alutec Evolve Downflow gutters and 75mm downpipes. Through PFC finish (standard colour range for selection).
- Zinc Plus Valley for warm roof on ventilated ply substrate to roof valley's.
- Include battens and counter battens and vapour permeable underlay.
- Composite zinc flashings to interface (drain under) with parapet cap at gable ends (to isolate) using material as required to prevent adverse bi-static effect.
- of contact. Note zinc 'skew gable' detail to each gable property.

DORMER ROOF CONSTRUCTION

- VMZinc Standing Seam Standard Warm Roof Construction or equivalent and approved.
- VMZinc Plus Standing Seam or equivalent and approved.
- VMZinc Monarflex.
- Marley Rigid insulation - 0.022 W/mK Value.
- Protect Barr-air Vapour / Air tightness Layer by Glidewell - ensure lapped, paper and sealed to ensure air-tightness with wall vapour control layers.
- MR Plywood/OSB 3 sheathing to Str Eng Spec.
- Timber Battens laid to falls to Str Eng Spec.
- 62.5mm Insulated Plasterboard with 3mm Skim Coat.
- Dormer checks to be clad with Marley Thutone Fibre Cement Slates or equivalent to match main roof plane. MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).

EXTERNAL WALL CONSTRUCTION

RENDER FINISH

- Coloured Polymer render finish. Color tbc.
- 102.5mm Concrete blockwork (Medium Density) to Str. Eng. specification.
- 50mm Air Gap/Cavity with cavity ties as per Str. Eng. specification.
- 75mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved (min. 0.018 W/mK).
- 102.5mm Concrete blockwork (Medium Density) to Str. Eng. specification.
- 25mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved (min. 0.018 W/mK) to inside face of blockwork - all joints taped and sealed.
- 50x28 SW straps over PIR (To create combined clear 38mm service zone)
- 12.5mm Gypsum based board (Min density 10kg/m³) MR Plasterboard to be utilised within all 'wet' zones (Kitchen, WC, Bathroom).

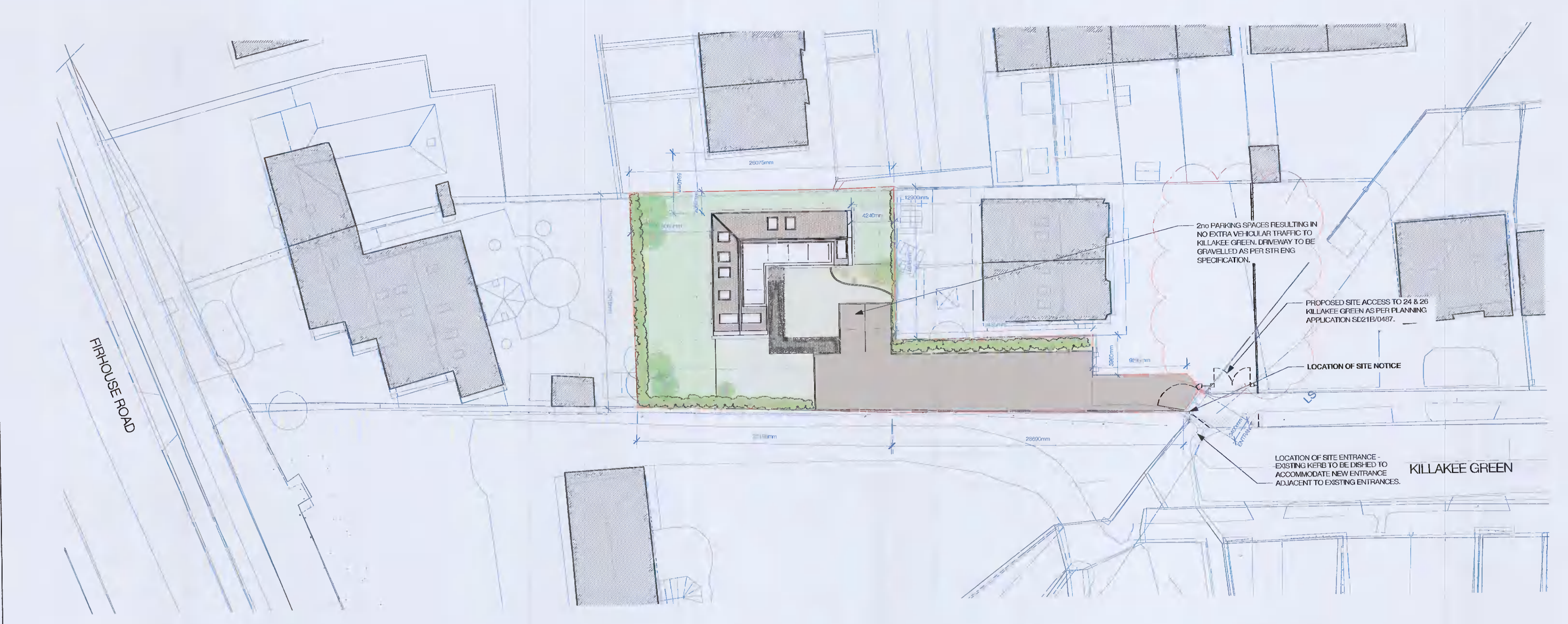
EXTERNAL WALL CONSTRUCTION

BRICK GABLE

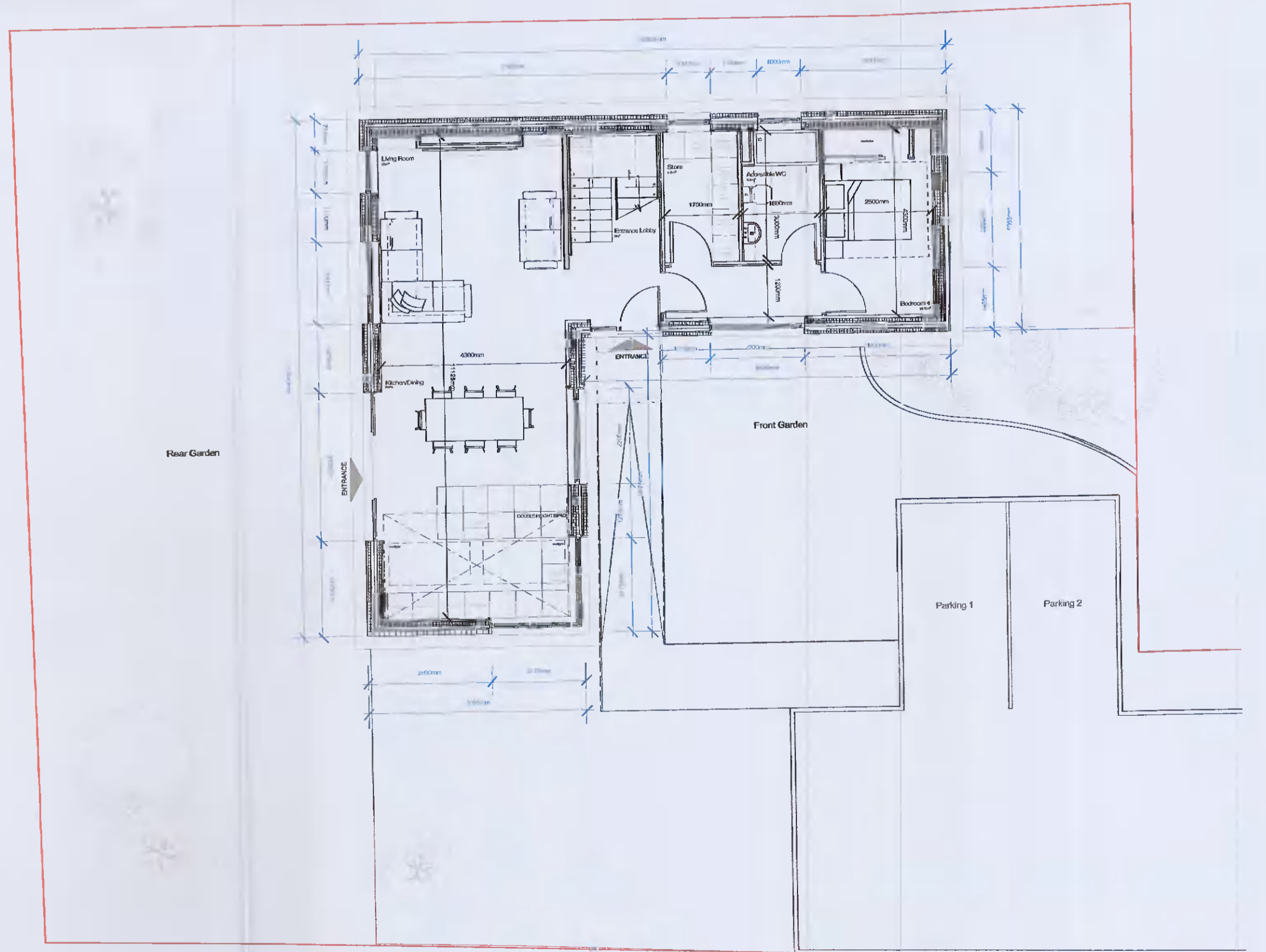
- 102.5 Brick Outer Leaf (brick tbc) by liststock or others - Allow for variation in bond
- Coloured mortar with bucket handle joints
- 50mm Air Gap/Cavity with cavity ties as per Str. Eng. specification.
- 75mm Kingspan Kooltherm K108 Rigid Insulation or similar and approved (min. 0.018 W/mK).
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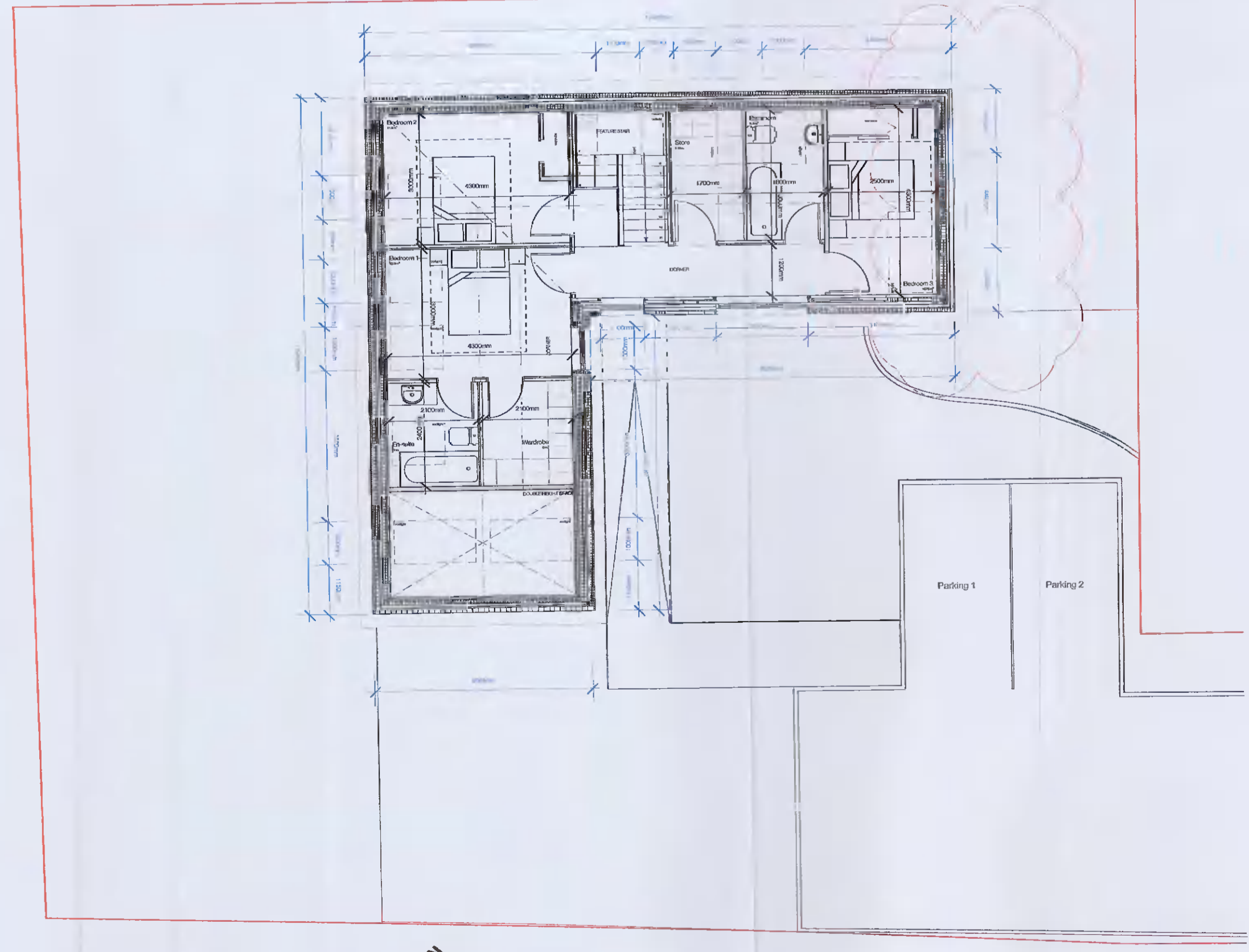
- Sample panels of brick, mortar and PC sill / stringer to be erected on site prior to commencement of the works for approval.
- Control sample to be retained on site for future reference during the works. Brick bond to be stretcher to building facade with bond to any retaining walls as the engineer's dip.
- Prepared weep / holes / cavity vents coloured to match facing brick and positioned as dips.
- Proprietary Cable steel lints to Str Eng spec. across openings with 100mm rib and bearing each. Where exposed the underside of exposed steel lints to be painted, colour to be confirmed.
- Stainless Steel flexible wall ties at vertical and horizontal centres to suit stud locations and to Str Eng Spec.
- Purpose made DPC preformed stop ends to proprietary brick cells and other openings. Site formed DPC / cavity trays to be agreed prior to commencement.
- Facing brick to retaining / garden walls same as main facing brick and mortar to architect and client approval.
- External wall make up to meet the standards set out in the current domestic version of the TGD Documents.



Proposed Site Layout
Scale : 1:250



Proposed Ground Floor Plan
Scale : 1:100



Proposed First Floor Plan
Scale : 1:100

Rev	Date	Notes	By
A	21/01/2022	Update as per cover letter 01-11-20 for FURTHER INFORMATION by SDCC Planning.	KQ

DO NOT SCALE FROM DRAWING

All dimensions to be checked on site prior to the start of any work and any discrepancies notified in writing. Refer to Engineer's drawings for all structural, finishing, lighting, power, drainage and ventilation information.

All building works to comply with all aspects to current Building Standards for country in which site is located.

All electrical work to be carried out in accordance with the latest edition of the Irish Code of Electrical Engineers Regulations and to the approval of the Local Authority.

All drainage work to be carried out in consultation with the Local Authority Inspector and to be tested to the satisfaction of the Local Authority.

Richard & Eliana Quinn,
Proposed Dwelling at
Killakee Green, D.24

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Proposed Site & Internal Layouts

Scale	Page	Drawn by	Checked by
Shown	A1	IG	IK
Job No.	19101	Drawing No.	Revision
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