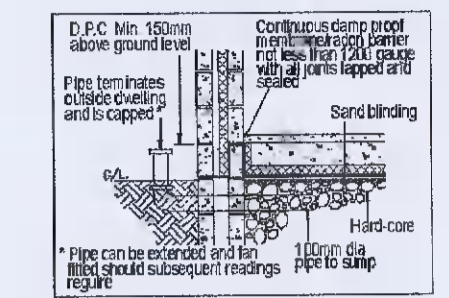


SCHEDULE OF AREAS	
Total floor area = 169 sq m or 1,819 sq ft	



OUTLET DETAIL TO RADON SLIP
NOTE: RADON MEMBRANE CONTINUED ACROSS CAVITY EXTERNAL WALLS, STEPPED AS SHOWN

SPECIFICATION
FOUNDATIONS
 EXTERNAL WALL FOUNDATIONS TO BE GENERALLY 1200mm X 300mm OR THREE TIMES WALL THICKNESS WHICHEVER IS GREATER.
 INTERNAL WALL FOUNDATIONS TO BE 600mm X 300mm - FOUNDATION WIDTHS & DEPTHS SUBJECT TO ENGINEER'S APPROVAL DEPENDING ON GROUND CONDITIONS.
 FOUNDATION CONCRETE STRENGTH TO BE 25N/20 USE 2 LAYERS A33 STEEL MESH REINFORCEMENT, LAPPED 400mm MIN. IN TOP AND BOTTOM OF FOUNDATIONS WITH 50mm COVER.
FLOORS
 CONCRETE FLOORS THROUGHOUT TO BE 150mm THICK MIN 25N/20 CONCRETE. INSULATION TO BUILDING REGULATIONS 2002 PART L STANDARD. (TURN INSULATION UP AT SLAB EDGE) RADON BARRIER / 125 GAUGE D.P.M. OR REQUIRED SAND BLINDING AND 225mm MIN COMPACTED HARDCORE (CLAUSE 604)

GLAZING
 ANY UNGUARDED GLAZING BELOW THE LEVEL 800mm ABOVE THE FLOOR SHOULD BE SAFETY GLAZING WITH TOUGHENED GLASS. TOUGHENED GLASS SHOULD ALSO BE USED IN PATIO DOORS AND GLAZED PANELS IN ALL DOORS.
 ALL BED ROOM WINDOWS SHOULD INCLUDE AN OPENING SASH TO PROVIDE AN UNOBSTRUCTED OPENING 850mm HIGH AND 500mm WIDE. THE BOTTOM OF THE WINDOW OPENING SHOULD BE NOT MORE THAN 1100mm AND NOT LESS THAN 800mm ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS SITUATED

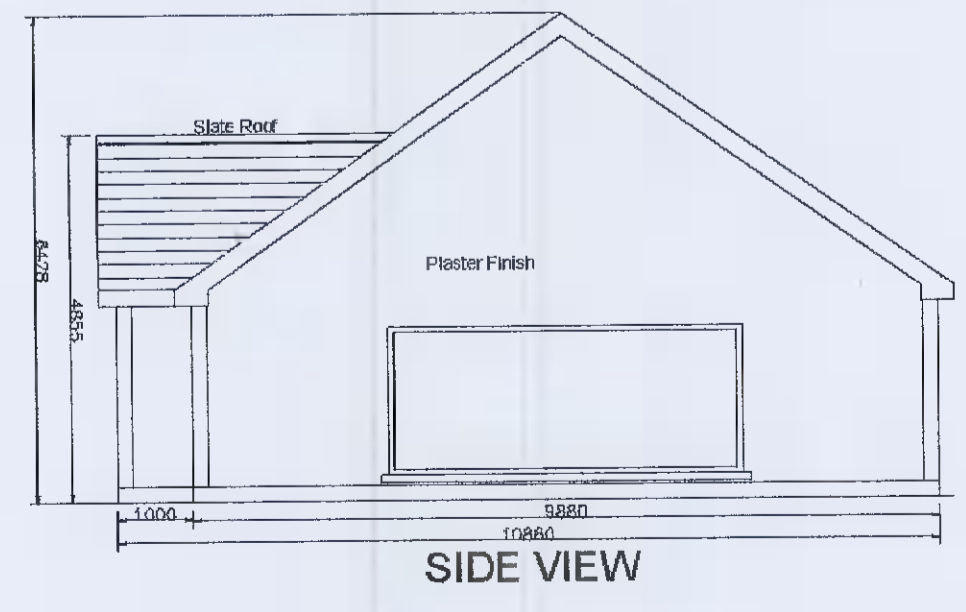
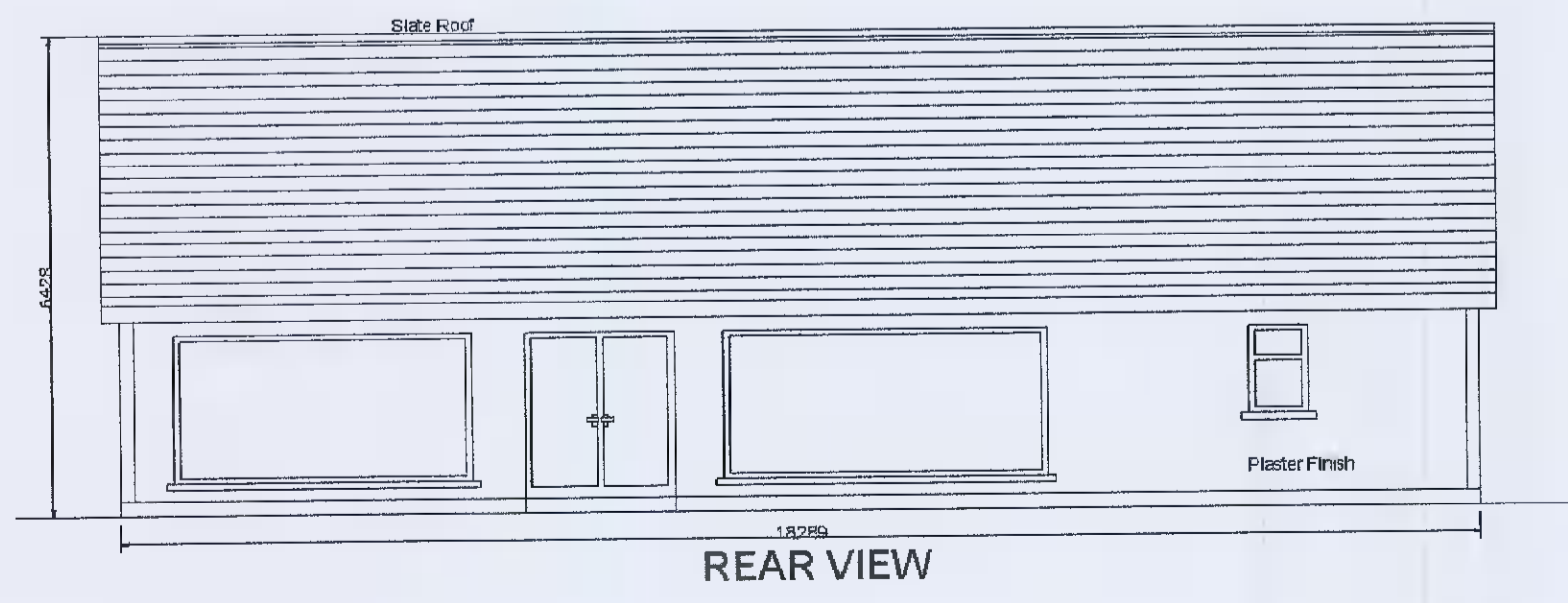
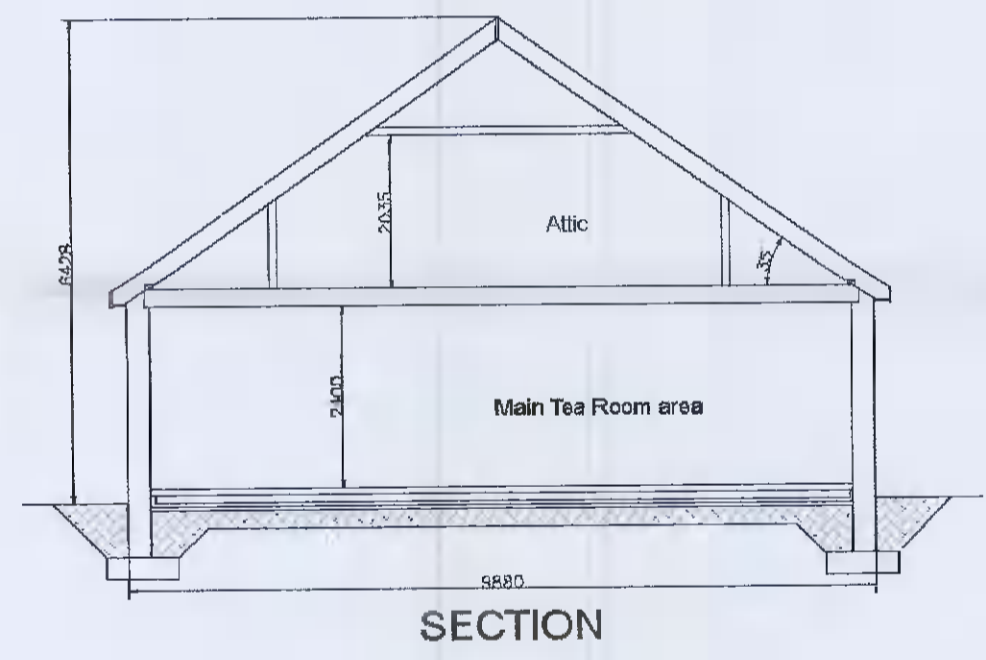
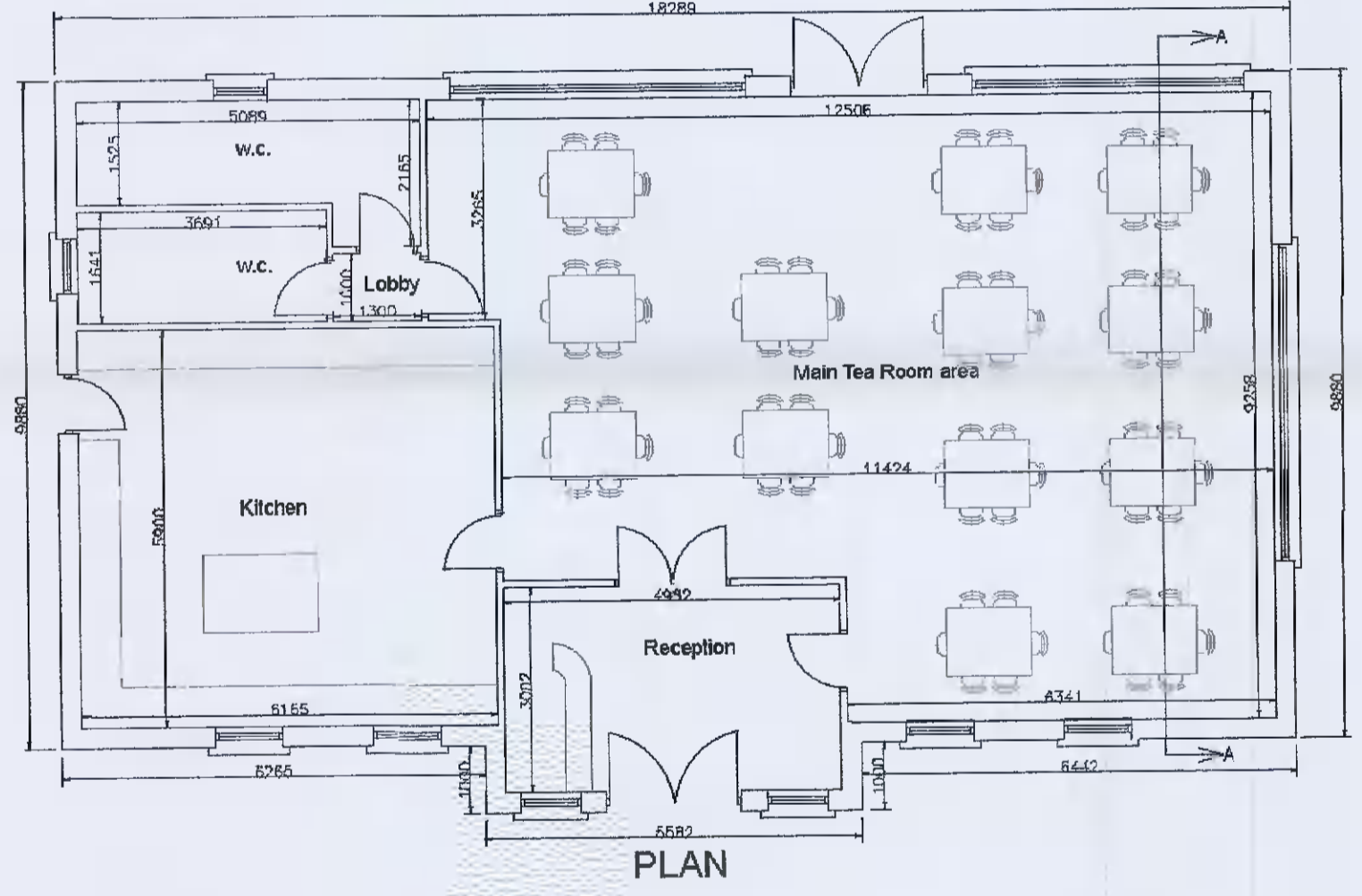
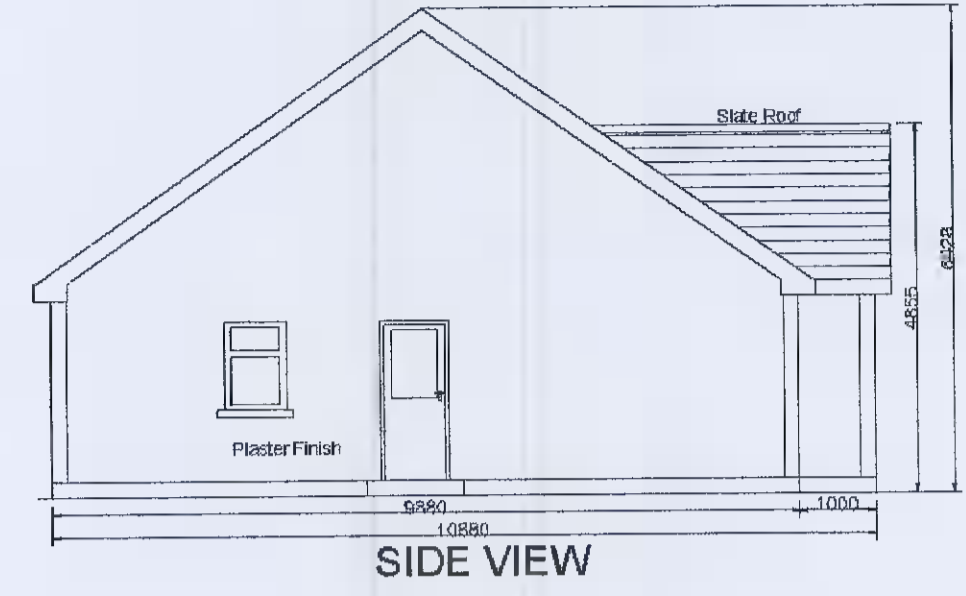
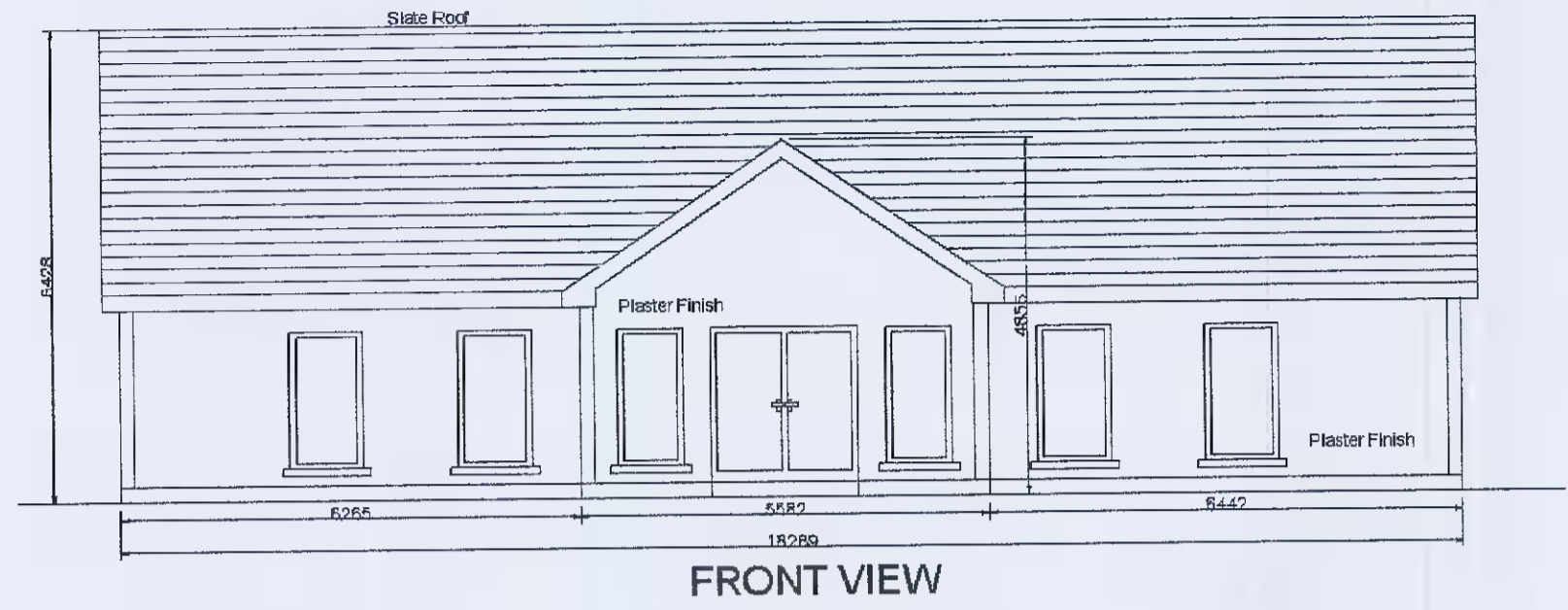
ROOF
 PREFABRICATED ROOF TRUSSES PER MANUFACTURER'S DESIGN SUBJECT TO ENGINEER'S APPROVAL OR CUT ROOF TO ENGINEER'S DESIGN & SPECIFICATION WITH STRUCTURAL STEELWORK AS REQUIRED. TRUSSES TO BE STRICTLY IN COMPLIANCE WITH I.L.R.S. SPECIFICATION TO BE TO TRUSS DESIGN, LOGITUDINAL MEMBERS AND DIAGONAL BRACING TO BE ACCORDANCE WITH MANUFACTURER'S AND SUPPLIER'S SPECIFICATION.
 WATER GUTTER SUPPORT GENERALLY: 2 No. 100mm X 35mm PRIMARY BEARERS, 2 No. 175mm X 44mm SECONDARY BEARERS AND 2 No. 100mm X 35mm SPREADER BEAMS AT NODE POINTS SPANNING ACROSS 4 NO. TRUSSES. 100mm X 75mm WALL PLATE TREATED AND BOLTED TO 35mm X 35mm TREATED BATTENS ON APPROVED FELT.
 APPROVED COLOUR CONCRETE ROOF TILES. 25mm FACIA. 15mm SOFFIT. 125mm 1 H R GUTTER. GULL INSULATION. GULL SPACE THROUGHOUT TO 2002 BUILDING REGULATIONS PART L. FIX GALVANISED M.S. STRAPS OF CROSS-SECTIONAL AREA NOT LESS THAN 30mm X 5mm FROM GABLE WALLS (1) ALONG ROOF SLOPE AT MAX 2000mm CENTRES TO SPAN AT LEAST 2 RAFTERS. ANCHOR STRAPS TO UNICUT BLOCKS. PACK AND NOG THE RAFTERS OFF THE WALL. (2) AT CEILING LEVEL AT MAX. 2000mm CENTRES TO SPAN AT LEAST 2 JOISTS. PACK AND NOG THE JOISTS OFF THE WALL.

VERTICAL STRAPPING
 FIX RESTRAINT STRAPS TO GABLE WALL AT RAFTER AND CEILING LEVELS AT NOT MORE THAN 2000 CTRS. STRAPS TO BE 30 X 5 THICK GALVANISED STEEL BUILT IN AS WALL RISES AND FIXED TO AT LEAST 2 TRUSSES AND NOGGING PIECES WITH 3.55 X 50 LONG WIRE NAILS.
 FIX TWISTED GALVANISED VERTICAL RESTRAINT STRAPS 30 X 5 AT NOT MORE THAN 2000 CTRS. STARTING AT TRUSS NEAREST GABLE TYING TRUSS DOWN TO BLOCKWORK IN WALL LEAVES. STRAPS TO BE AT LEAST 750 LONG. 450 OF WHICH SHOULD BE OVER BLOCKWORK. 3 NAIL FIXINGS AT TRUSS, 2 NAIL FIXINGS AT WALL PLATE AND 4 NAIL FIXINGS AS CLOSE TO END OF STRAP AS POSSIBLE.

WALL TIES
 WALL TIES TO IS 268 VERTICAL TWIST TYPE, GALVANISED OR STAINLESS STEEL AT 750mm HORIZONTAL SPACINGS AND 450mm VERTICAL SPACING STAGGERED OR SUCH SPACINGS AS WILL MAINTAIN THE SAME NUMBER TIES PER SQUARE METRE. AND 225mm VERTICAL SPACINGS AT UNBOND JAMBS TO ALL OPENINGS IN CAVITY WALLS WITHIN 150mm OF THE OPENING.

FLUES
 ALL CHIMNEYS TO BE LINED WITH 200 REBATED OR SOCKETED CLAY FLUE LINERS COMPLYING WITH I.S.51 WITH SOCKET UPWARDS.
 USE PRECAST FLUE GATHERERS. HEIGHT OF FIREPLACE OPENING MEASUREMENT VERTICALLY FROM THE TOP OF THE GRATE TO THE UNDERSIDE OF THE FLUE GATHERING LINTEL SHOULD NOT BE GREATER THAN 650.
 BACKFILL TO FLUE TO BE WEAK WETTED MORTAR PER BUILDING REGULATIONS PART J.

WALLS
 EXTERNAL WALLS TO BE CONSTRUCTED WITH 100mm SOLID CONCRETE BLOCKWORK UNLESS OTHERWISE STATED. INTERNAL WALLS GENERALLY TO BE 100mm SOLID BLOCK UNLESS OTHERWISE STATED. IF CONCRETE FIRST FLOOR SLABS ARE BEING USED WALL MAY NEED TO BE 225mm THICK. EXTERNAL WALL INNER LEAF MAY BE 215mm THICK IF CONCRETE FIRST FLOOR SLABS ARE BEING USED.
BES REQUIREMENT
 NEW DWELLINGS FROM 1ST JULY 2008. NEW DWELLINGS TO COMPLY WITH CURRENT BUILDING REGULATIONS & ENERGY PERFORMANCE OF BUILDINGS.
AIR TIGHTNESS
 MAXIMUM REQUIREMENT 10 AIR CHANGES PER HOUR, BEST PRACTICE 3



USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWINGS ALL MEASUREMENTS, HEIGHTS, AREAS, LEVELS AND CONSTRUCTION DETAILS TO BE CHECKED AND VERIFIED BY THE BUILDING CONTRACTOR, SUB-CONTRACTOR OR DIRECT LABOUR CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS OR AGREEMENTS									
CLIENT:	FRANK O GORMAN								
PROJECT:	PROPOSED TEA ROOMS AT O'NEILL'S TEA ROOMS CRUAGH ROAD, RATHFARNHAM, DUBLIN 16.								
MARTIN KELLY PLANNING ENGINEERING & PLANNING CONSULTANTS	PROPOSED TEA ROOMS (REV 0)								
104 Greenpark Meadows Mullingar Co. Westmeath Ireland Mobile: 085 7255182 Email: info@mfkelly.ie www.mfkelly.ie	<table border="1"> <tr> <td>DRAWN BY:</td> <td>SCALE:</td> </tr> <tr> <td>M. KELLY</td> <td>1:100</td> </tr> <tr> <td>ORIGIN DATE:</td> <td>DRAWING NUMBER:</td> </tr> <tr> <td>26/2/2022</td> <td>22/12/01</td> </tr> </table>	DRAWN BY:	SCALE:	M. KELLY	1:100	ORIGIN DATE:	DRAWING NUMBER:	26/2/2022	22/12/01
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FOR PLANNING PURPOSES ONLY									