

dashed exterior to match existing

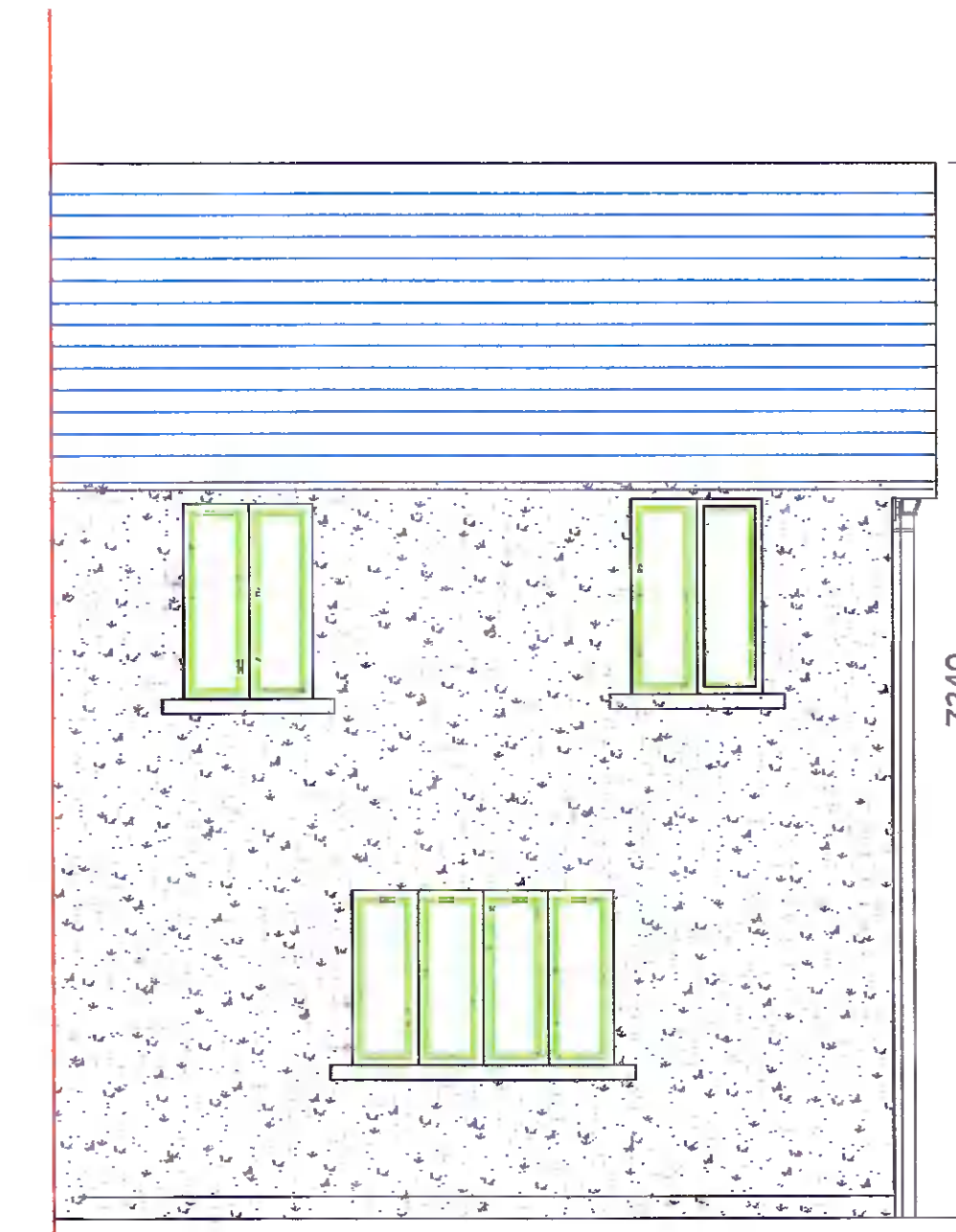
**proposed side elevation  
adjoined to existing property**  
Scale 1:50



dashed exterior to match existing

**proposed side elevation**

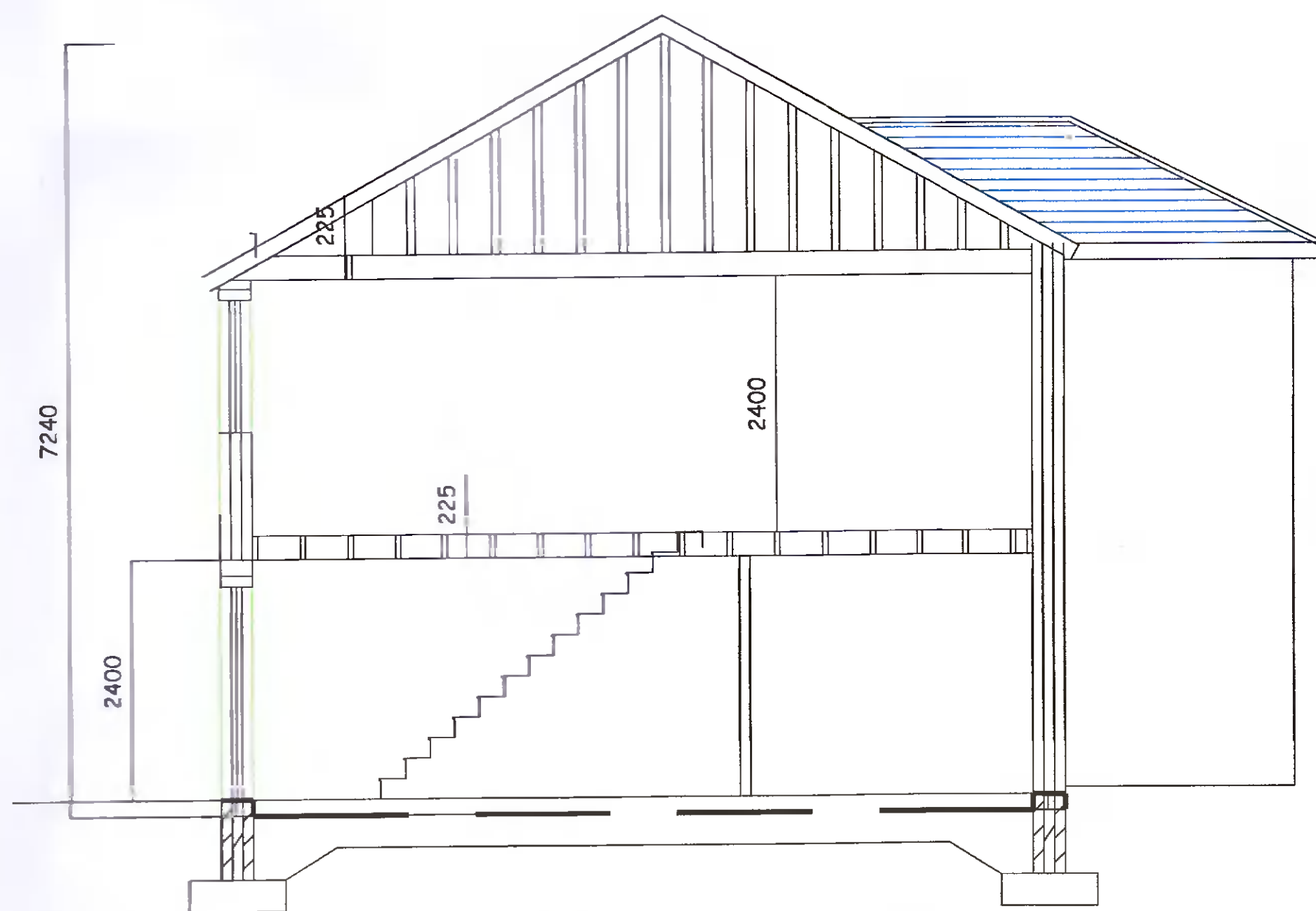
Scale 1:50



dashed exterior to match existing  
5800

**proposed front elevation**

Scale 1:50



**nominal section A-A**

Scale 1:50

**ROOF CONSTRUCTION:**  
Conc. roof tiles on 38x50 battens  
approved batten membrane:  
38x150 u16 rafters @400 c/s 38x150; c16 ceiling joists @400 c/s 73x100 with load bearing  
slab comprising 4x100 @400c/s;  
wall plate strapped to wall with 8x30 galv. M.S. (but. 305 or similar) holding down ties  
@1200c/s;  
Provide sally boards & framing to detail;  
Provide 250x125 u.P.V.C. fascia & soffit with 25mm continuous eaves ventilation & insect  
grid.  
Provide 300mm thick quilt insulation throughout.  
Ceiling 15mm plasterboard with sally finish

PVC gutters & downpipes on PVC soffits & fascias to client's specification

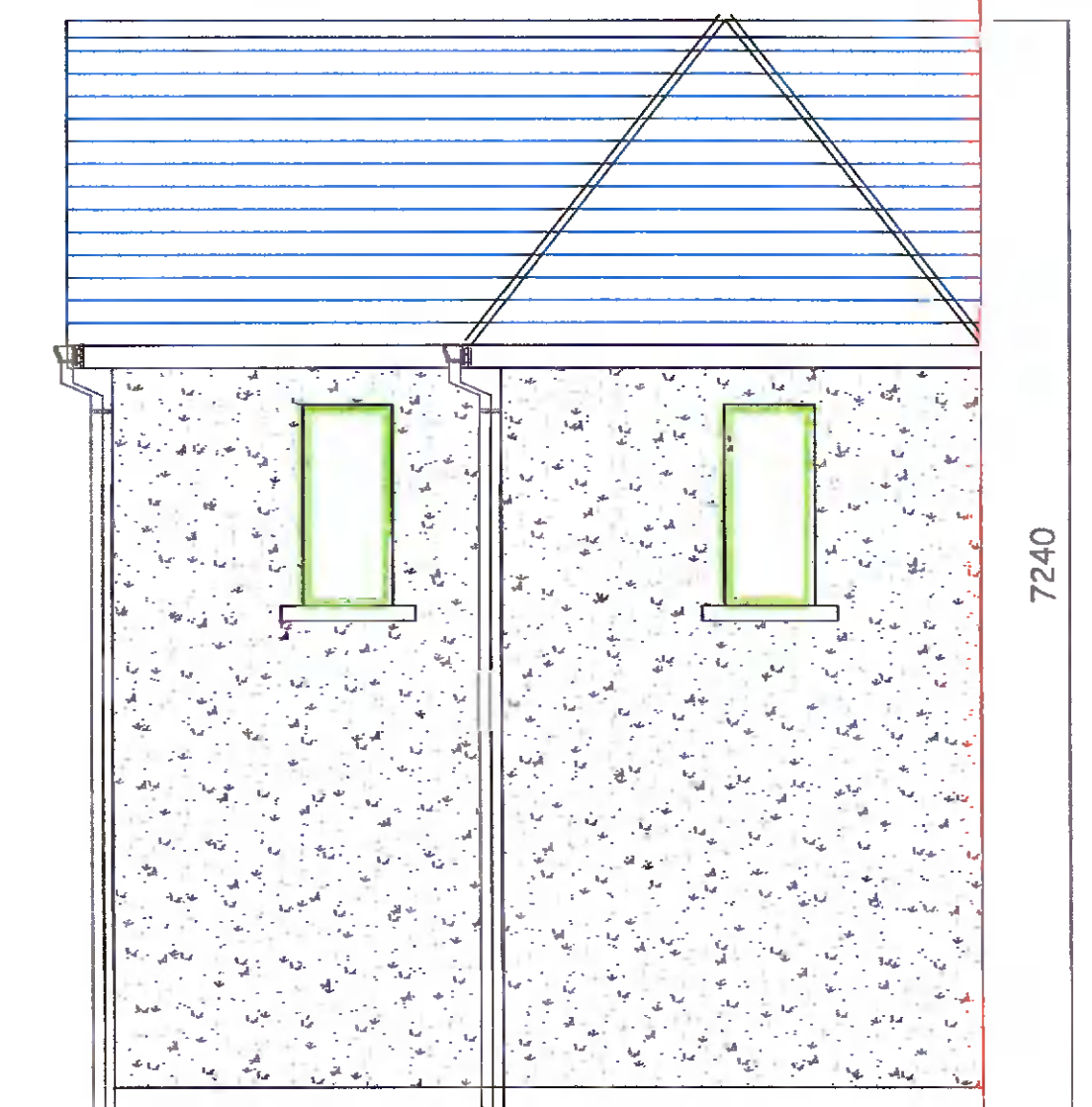
**WALL CONSTRUCTION:**  
100mm inner leaf with 100 cavity with 60mm Kingspan ThermaWall TW50 & 100mm outer  
leaf conc. blockwork finished with smooth plaster on scout and scratch coat plaster on all  
elevations.  
Provide galv. M.S. wall ties @ 450c/s vert. & 750c/s horz. with extra ties @ 450c/s around  
90c/s

**GROUND FLOOR CONSTRUCTION:**  
150mm sand bedding to hardcore compacted in layers not exceeding 250mm, 1200 gauge  
DPM with appropriate Agreement Certificate joints lapped and sealed, DPM lapped under  
DPC in floor walls, 60mm insulation-Kingspan Kooltherm K3 Floorboard or other approved,  
50mm min screed, floor finish to client's specification.

**FOUNDATIONS:**  
external wall foundations to be  
800x300mm, internal wall  
foundations to be 700x300mm,  
foundation concrete strength to be  
35 N. 20, use steel mesh A393  
lapped 60mm min in bottom of  
foundations with 90mm cover.

**NOTE**

- NO DIMENSIONS TO BE SCALED FROM THIS DRAWING  
USE FIGURED DIMENSIONS ONLY
- ALL DIMENSIONS TO BE CHECKED ON SITE
- ANY DISCREPANCIES TO BE REPORTED TO RAHENY ARCHITECTURAL SERVICES
- THE CONTRACTOR IS TO ENSURE THAT ALL WORK CARRIED  
OUT IS TO BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF  
THE SAFETY, HEALTH & WELFARE AT WORK ACTS
- ALL WORK CARRIED OUT TO BE IN FULL ACCORDANCE WITH THE  
BUILDING REGULATIONS AND THEIR TECHNICAL GUIDANCE DOCUMENTS.
- EXISTING DRAINAGE TO BE CHECKED PRIOR TO ANY WORK COMMENCING  
WHERE PIPES PASS THRU OR IMMEDIATELY UNDER  
A WALL A SUFFICIENT ARCH TO BE TURNED OVER  
THE DRAIN TO PREVENT DAMAGE TO DRAIN BY SETTLEMENT  
OR OTHERWISE DRAINS PASSING THRU OR UNDER A  
WALL TO BE LAD ON A BED OF CONC AS PER NOTE 2  
AND ALSO TO BE ENCASED IN CONC OF 150mm MIN THICKNESS  
100mm DIAM HANW PIPES TO BE LAD ON A BED  
OF CONC 100mm MIN THICKNESS AND PROJECTIONS A MIN  
OF 15mm EACH SIDE OF DRAIN CONC TO BE FILLED IN SO  
AS TO EXTEND FULL WIDTH OF CONC BED AND TO BE  
HAUNCHED UP NOT LESS THAN HALF THE EXTERNAL DIA  
OF PIPES/PIPES TO BE LAD TO MIN FALLS OF 1:40.
- ALL ASSOCIATED PIPEWORK  
TO NEW LOCATIONS AS DIRECTED BY CLIENT ON SITE  
CONTRACTOR TO TAKE FOR RELOCATION  
STRUCTURAL ENGINEER TO BE EMPLOYED TO PROVIDE CALCULATIONS  
DETAILS AND SPECIFICATIONS FOR ALL STRUCTURAL WORK INCLUDING  
DESIGN OF FOOTINGS AND NEW FLOOR AND ROOF SUPPORT STRUCTURE



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**proposed rear elevation**

Scale 1:50

<b>RAHENY ARCHITECTURAL SERVICES</b>								15 Saint Assas Ave Raheny Dublin 5 Co. Dublin TEL: 085 716 48 99
CLIENT Mr G. Duffy								
PROJECT PROPOSED NEW DWELLING								
Job No.	Drwn By	Designed By	Sheet	Edition	Date	Status	Scale	
	RM	RM	02	04	APR 2022	PLANNING	1:50	