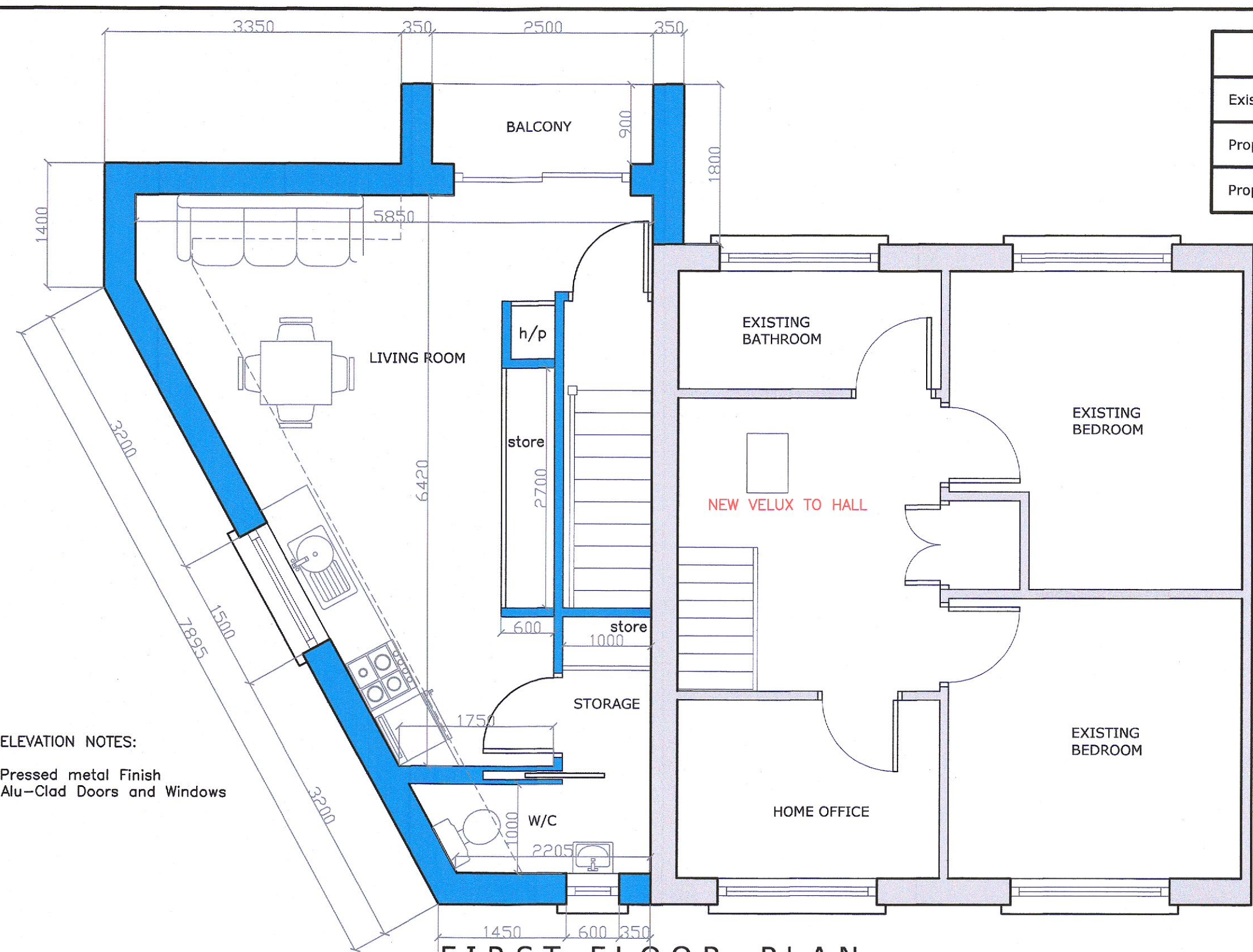


GROUND FLOOR PLAN
 GROUND FLOOR AREA: 25 sq.m approx.
 FIRST FLOOR AREA: 32 sq.m approx.



FIRST FLOOR PLAN

ELEVATION NOTES:
 Pressed metal Finish
 Alu-Clad Doors and Windows

Legend:	
Existing works	[Grey shaded area]
Proposed works	[Blue shaded area]
Proposed works	[Dashed blue line]

PLANNING ISSUE

NOTE: It is necessary to provide free airways in the rising walls. To create free airways it is suggested that a gap equivalent to 12,500mm.sq. per metre run of wall (a gap of a quarter of a block in length in each four blocks) should be adequate

NOTE: Provide independent controls in accordance with T.G.D. Part L in zones requiring different temperatures (eg. Living and Sleeping)

NOTE: All bedrooms to have an emergency escape clear opa. Minimum opa. 850 x 500 wide and between 800 and 1100mm above floor level. (denoted E.W. on drawing)

NOTE: All doors must have min. width of 800mm in accordance with T.G.D. Part M.

NOTE: 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.

NOTE: Site to be checked with RPI to confirm level of radon on site to determine if a radon barrier is required.

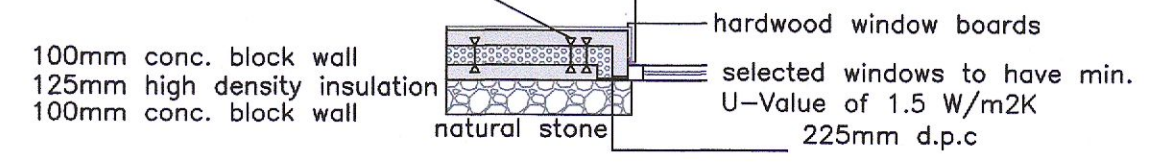
At least one entrance to the dwelling, if preferably the main entrance, should be accessible to wheelchair users. There should be a clear area at least 1.2m wide x 1.2m deep in front of every such entrance.

Doorbells, entry phones, light switches and suchlike should be located a height 900 and 1200mm above finished floor level.



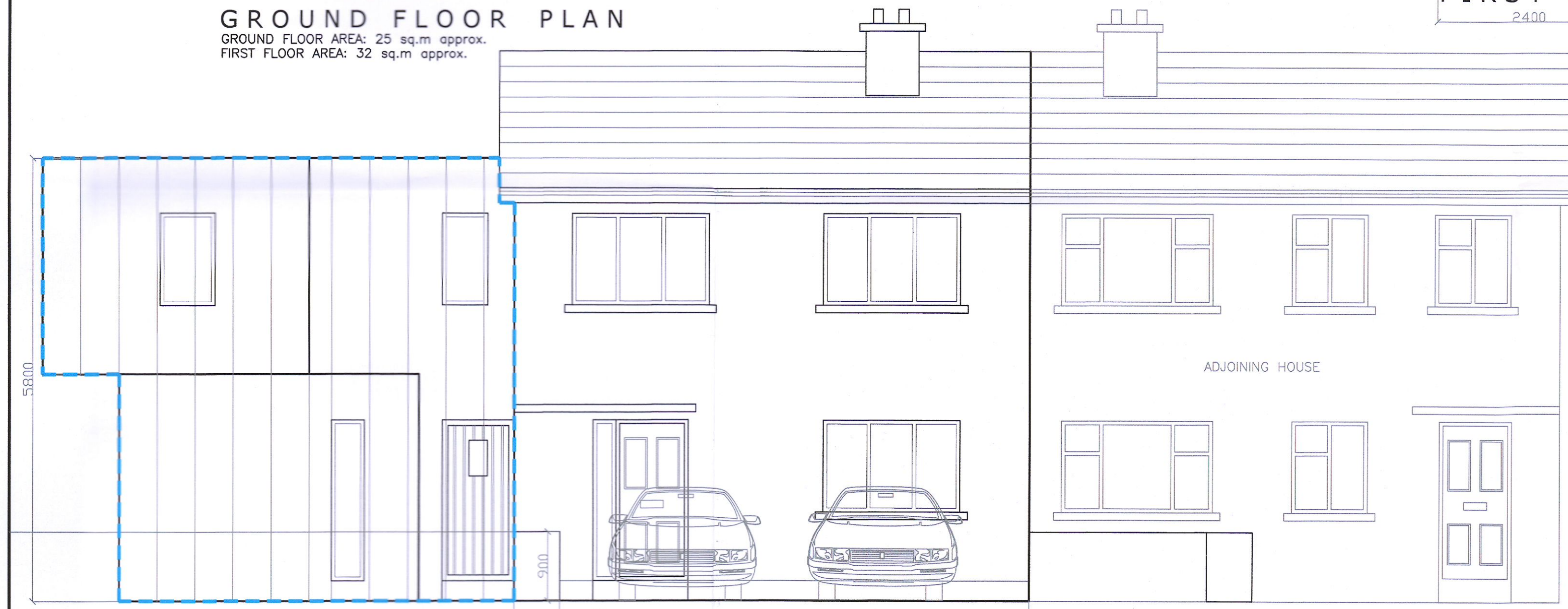
Wall ties @ 750mm x 450mm C-C.
 (Double wall tie @ 450mm C-C to all opes.)

All window perimeters to be taped with "tescon #1" for airtightness test

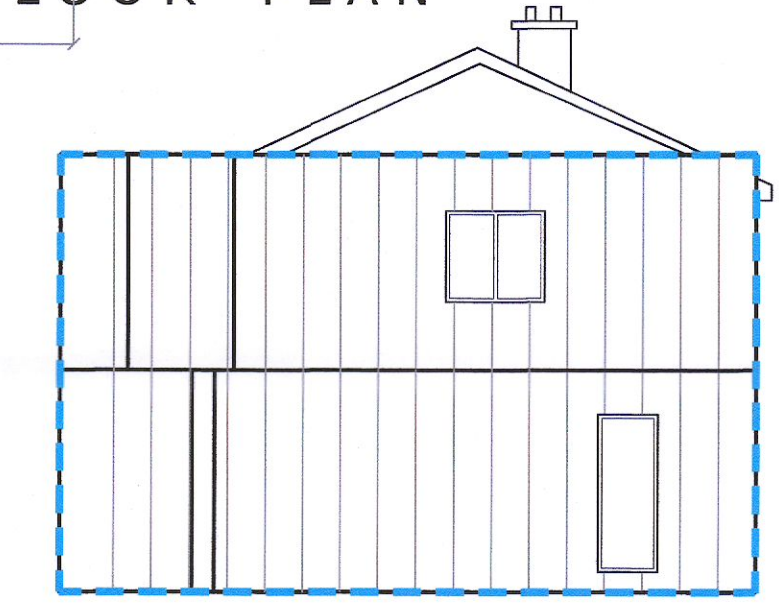


WINDOW JAMB DETAIL (Scale 1:25)

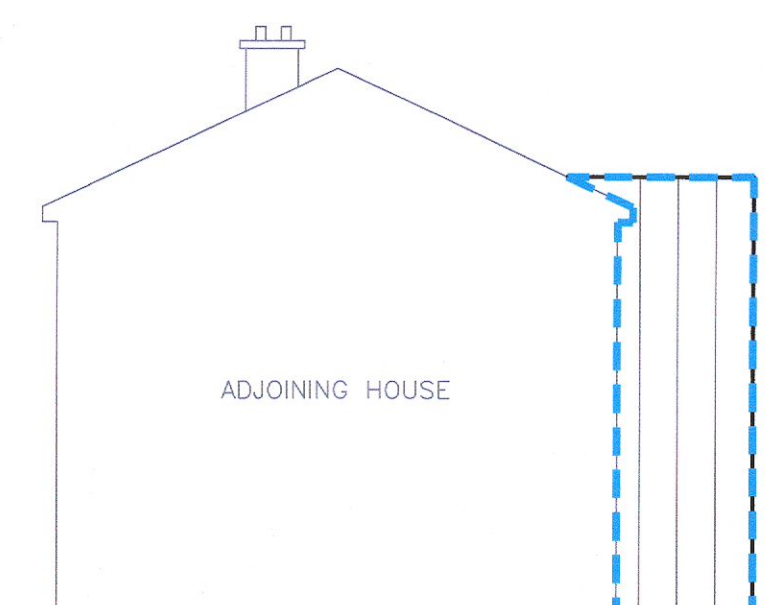
42.5mm Xtra therm TL insulated slabs to all first floor ceilings



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

ELEVATION NOTES:
 NAPPE PLASTER FINISH
 BLUE/BLACK SLATES
 UPVC FASCIA, SOFFIT & RAINWATER GOODS
 UPVC/HARDWOOD WINDOWS & DOORS

Solid blockwork to 225mm below DPC level changing to 100mm blk. inner and outer leaf with 125mm weathered cavity.

NB: HIGH DENSITY INSULATION TO BE USED SO AS TO ACHIEVE ACCEPTABLE U-VALUE (U-VALUE OF 0.16 W/m2K FOR WALLS)

AIRTIGHTNESS MEMBRANE FIXED TO UNDERSIDE OF ROOF TRUSSES (provide for airtight caps to all recessed lights)

BREATHABLE ROOF MEMBRANE LAPPED AND SEALED WHERE APPROPRIATE

"Xtratherm Xtrafall XF/ALU" high performance PIR roof insulation or similar to be placed @ sloped ceiling locations, ensuring to provide the necessary U-Value of 0.12 W/m2K & in keeping with that of pitched roof.

(Insulation thickness to be determined prior to consultation)

10mm air gap at soffit boarding to provide permanent ventilation to attic spaces in accordance with Building Regs. T.G.D., Part F, Sect 2.

ROOF CONSTRUCTION:

Pressed Metal Staining Seam Finish on 50mm x 36mm battens on untearable sarking felt on prefabricated roof horizontal joists @ 350mm c-c's (timber to I.S. EN 1995-1-1:2005 standard plus amendments).

High Density Rigid insulation between rafters (thermal conductivity - 0.023 W/mK) with polythene vapour barrier or foil backed ceiling slabs fixed to underside of ceiling joists/trusses.

FLOOR CONSTRUCTION:

150mm power floated concrete slab, concrete grade C25/30, on 125mm thick full floor high density expanded polystyrene insulation, (thermal conductivity 0.023 W/mK) on 1200 gauge visqueen damp proof membrane laid with joints sealed on a bed of 50mm sand blinding on min. 150mm levelled and consolidated hardcore base in accordance with Annex E of SR 21: 2004 + A1: 2007. D.P.M. to conform to I.S. 57:1987. Insulation to be turned up at slab edge.

Floor to have a U-value of 0.14 W/m2K in accordance with the Building Regulation, T.G.D. Part L.

FOUNDATION CONSTRUCTION:

1050 x 300 mm deep reinforced strip foundations to 300mm solid block rising walls with top surface 900mm minimum below ground level Concrete Mix 35N20 Agg with M.S Mesh Reinforcement Ref A393 with 50 mm cover to Clay Faces

600 x 300 strip foundations to internal walls and reinforcement as above. This spec may be changed by engineer on inspection of trench foundation.

CAVITY WALL CONSTRUCTION:

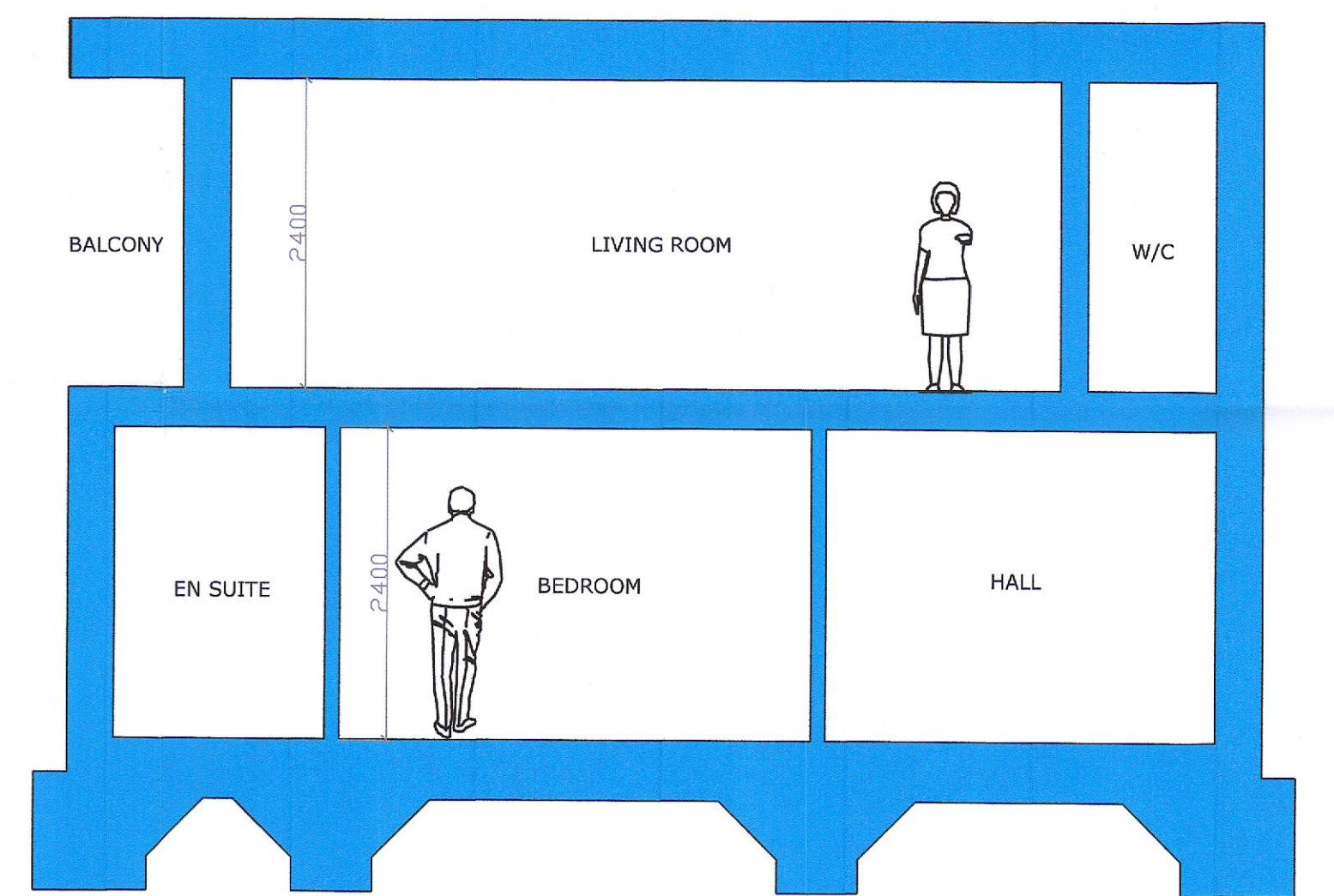
100mm blockwork inner leaf on 125mm "Xtratherm Cavity Therm" high density insulation board or similar on, 100mm blockwork outer leaf.

Cavity wall to have a min. U-value of 0.16 W/m2K in accordance with Building Regs., T.G.D. Part L.

Cavity wall ties to be placed @ 450mm intervals horizontally and 450mm intervals vertically in accordance with Building Regs., T.G.D. Part A.

All windows to be taped with TESCON #1 for airtight test.

Window manufacturer to confirm compliance with emergency escape



SECTION

ROOF TO HAVE U-VALUE OF 0.12 W/m2K

WALLS TO HAVE U-VALUE OF 0.16 W/m2K

GLAZING TO HAVE U-VALUE OF 1.20 W/m2K or better

FLOORS TO HAVE U-VALUE OF 0.14 W/m2K

N.B.: 100mm B5 Quinlite block or equal ACC Block to be placed at locations vulnerable to cold bridging (around jamba)

Prepared By:
derek w h y t e
 Cert Tech Eng BEng MIEI MIP1 MSc Spatial Planning
 Mob: 086 6001194
 email: info@derekwhyte.ie

Great Connell,
 Newbridge,
 Co.Kildare.
 Planning
 Consultant

Client: Jean Feeney	Draft: Planning Permission
Project: Proposed development at 29 Boot Road, Brideswell Commons, Dublin 22. D22W3F2	Proj. Type: PLANS, ELEVATIONS & SECTION
Date: July 2022	Scale: 1:100, 150
	Proj. No: JF/PLN-003a