

GENERAL NOTES:
 THE DEVELOPER/CONTRACTOR/BUILDER IS TO ENSURE THAT THE BUILDING UNDER CONSTRUCTION IS TO COMPLY FULLY WHERE APPLICABLE WITH THE BUILDING REGULATIONS 1997 WITH RESPECT TO ALL TRADES INVOLVED IN THE CONSTRUCTION OF THIS DEVELOPMENT.
 THE DEVELOPER/CONTRACTOR/BUILDER SHOULD NOTIFY A.J. WHITTAKER & ASSOCIATES LIMITED OF ANY INTENDED DEVIATIONS FROM THESE PLANS PRIOR TO COMMENCEMENT OF DEVELOPMENT.
 CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. NO WORKING DIMENSIONS TO BE SCALE DIMENSIONS WHERE SHOWN TO BLOCKWORK ONLY.
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EXTERNAL WALL CONSTRUCTION:
 100MM OUTER BLOCKWORK/BRICKWORK WITH 100MM XTRATHERM FULL FILL CAVITY INSULATION WITH 100MM BLOCKWORK INNER LEAF PLASTERED TO ACHIEVE AIR TIGHT FINISH. USE PROPRIETARY CAVITY CLOSER XTRATHERM CLOSER AROUND ALL DOOR AND WINDOW OPNS. WALL TO HAVE A U-VALUE IN ACCORDANCE WITH THE SPECIFICATION WITHIN THE BER ASSESSORS REPORTS.

ROOF CONSTRUCTION:
 FLAT BLACK CONCRETE ROOF TILES ON TREATED SOFTWOOD BATTENS ON TYVEK SUPRO BREATHER MEMBRANE ON PREFABRICATED ROOF TRUSSES OR RAFTERS TO ENGINEERS SPECIFICATIONS. AN INTELLO/BOVER VARIO AIR TIGHTNESS LAYER WITH BE REQUIRED TO UNDERSIDE OF CEILING JOISTS.

ROOF INSULATION:
 ALL ROOF INSULATIONS TO BE TO THE SPECIFICATIONS WITHIN THE BER ASSESSORS REPORTS.

WINDOWS & EXTERNAL DOORS:
 ALL WINDOWS AND DOOR TO BE UPVC DOUBLE GLAZED TO U-VALUES CONTAINED WITHIN THE BER ASSESSORS REPORT. ALL WINDOWS AND DOORS TO HAVE A STEEPED DPC. WINDOWS TO ALL BEDROOMS TO BE DESIGNED AS WINDOWS FOR ESCAPE WITH AN OPENABLE SECTION OF AT LEAST 0.33 M² AND A MINIMUM OF 450x500MM. THE BOTTOM OF THESE WINDOW OPENINGS SHOULD NOT BE MORE THAN 1100MM OFF THE FLOOR.

HEAT RECOVERY VENTILATION:
 PROVIDE A FROAIR PA600LI HEAT RECOVERY SYSTEM. LOCATION OF UNIT TO BE CONFIRMED. ENSURE BATHROOMS, UTILITY AND WC ALL HAVE MECHANICAL EXTRACT AND EVERY HABITABLE ROOM IS PROVIDED WITH AIR INLET FROM MERV SYSTEM.

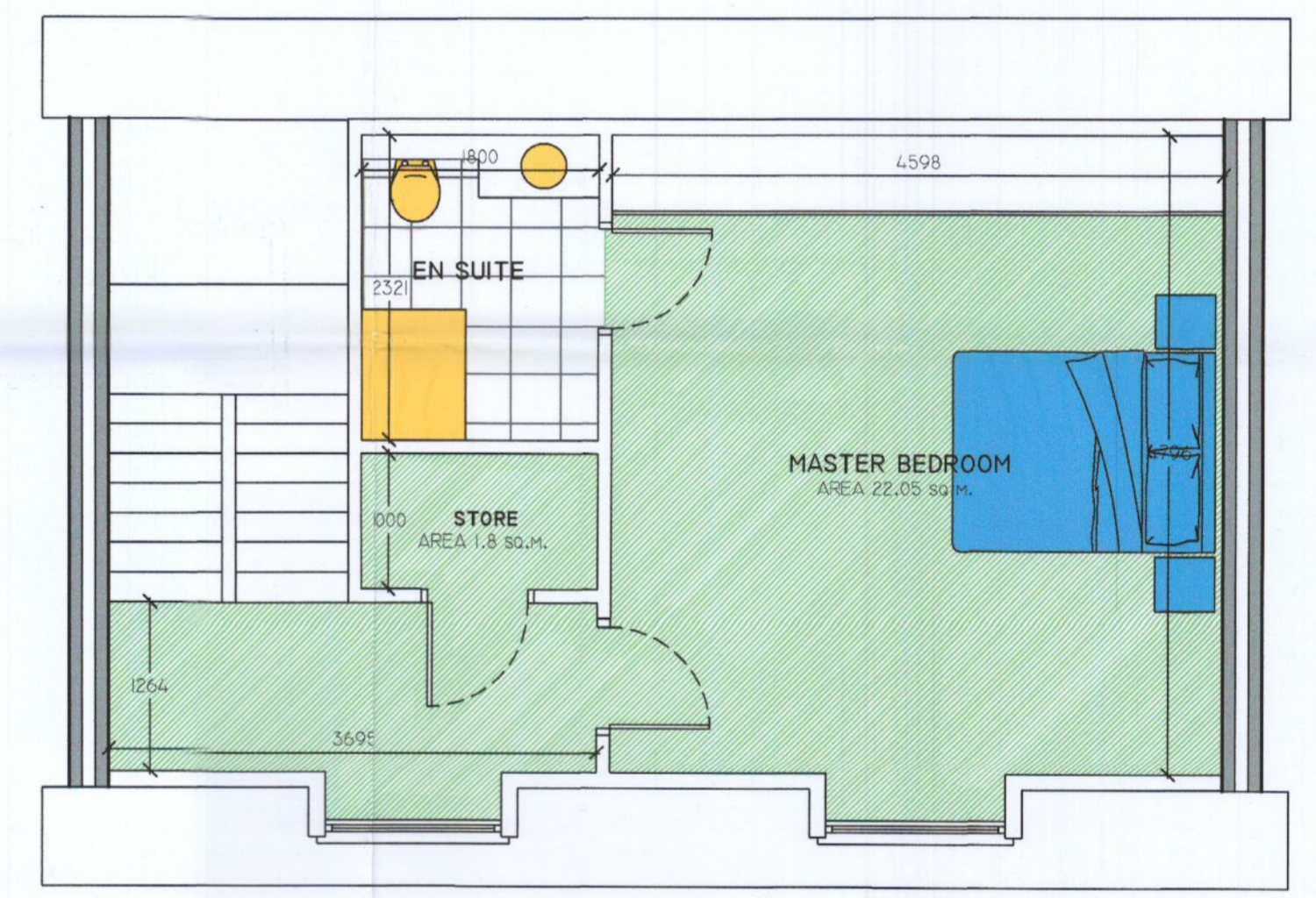
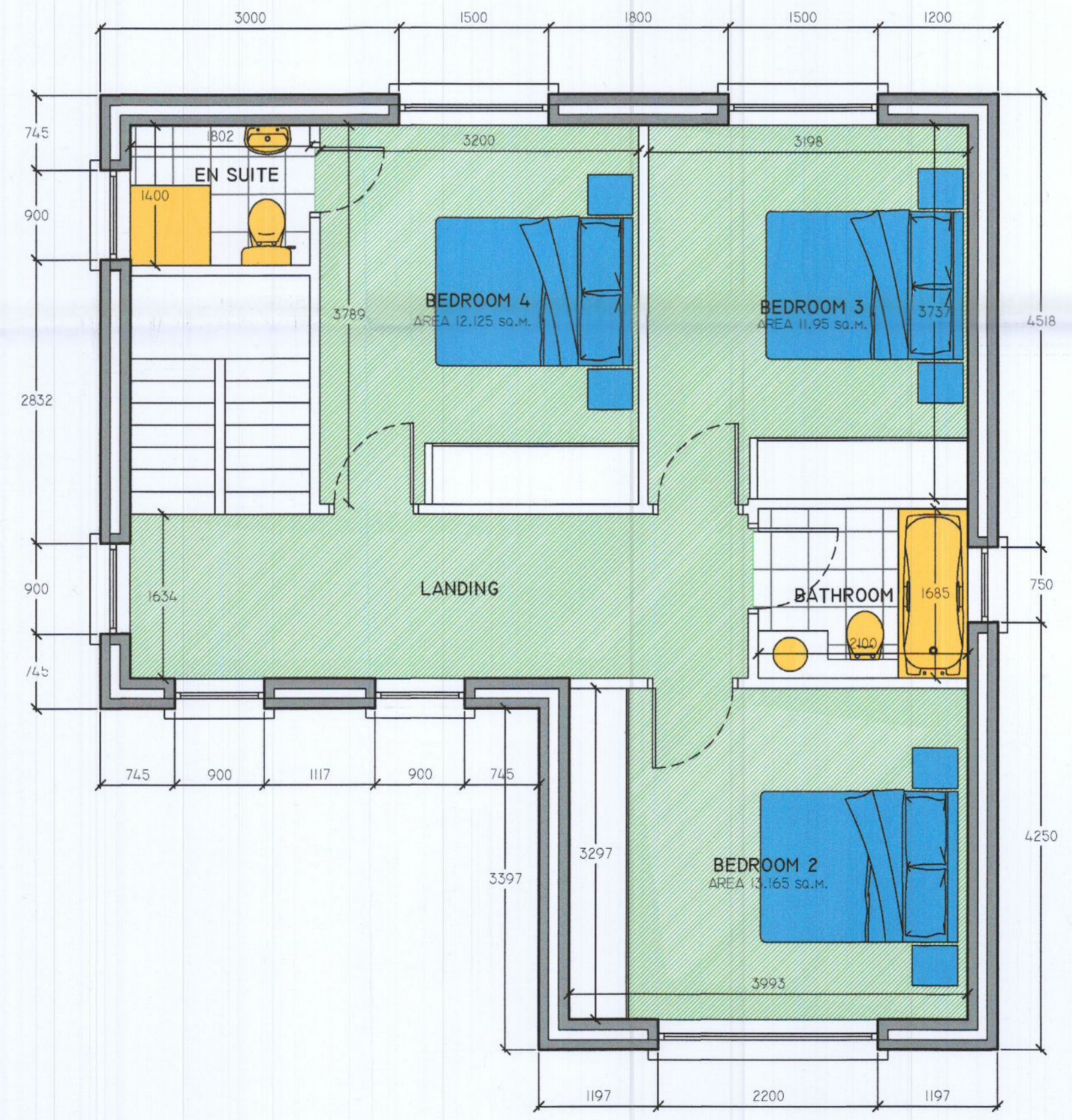
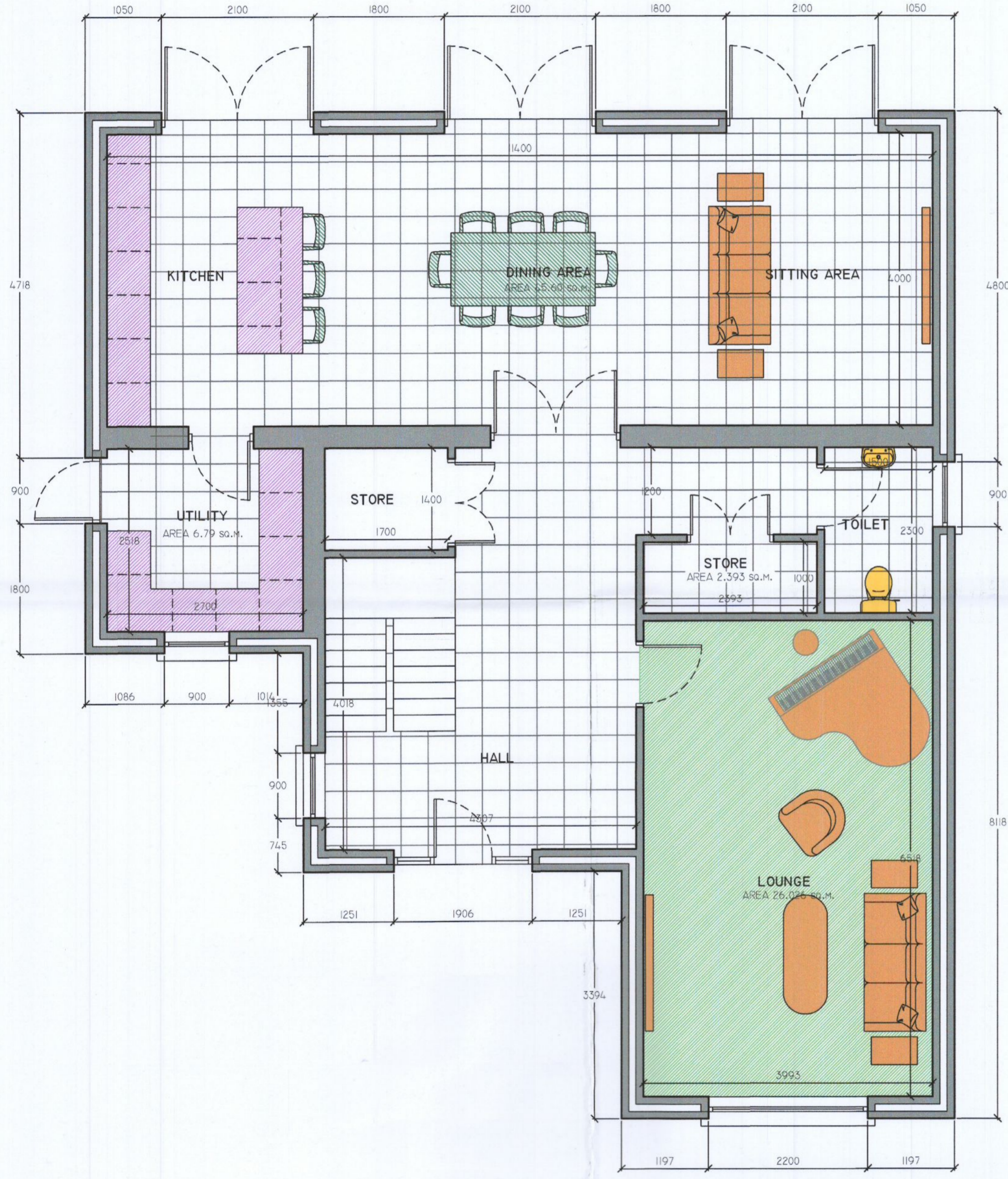
HEATING:
 SUPPLYING AEROSOL/DEG AIR TO WATER HEAT PUMP TO BE USED IN CONJUNCTION WITH ALUMINUM RADATORS. LOCATIONS TO BE CONFIRMED ON SITE. DETAILS TO BER ASSESSORS REPORT.

PART M COMPLIANCE:
 LEVEL ACCESS AND ACO DRAIN TO BE PROVIDED TO FRONT DOOR. WC - CLEAR AREA OF 750MM X 1200MM TO BE PROVIDED

AIRTIGHTNESS:
 WALL TO WARM SIDE OF INSULATED PLASTERBOARD TO RECEIVE RENDER SKIMCOAT. TARGET AIRTIGHTNESS TO BER ASSESSORS RECOMMENDATIONS. READ IN CONJUNCTION WITH ACCEPTABLE CONSTRUCTION DETAILS FROM ENVOIRONIE

FIRE PROTECTION TO STRUCTURAL ELEMENTS:
 ALL STRUCTURAL STEEL TO RECEIVE MINIMUM 1HR FIRE PROTECTION, TO BE ACHIEVED USING INTUMESCENT PAINT TO ENGINEERS DETAILS.

FIRE SAFETY:
 THREE STOREY HOUSES - STAIRWAY TO BE A PROTECTED STAIRWAY AND PROTECTED USING 30MIN FIRE RESISTANT ENCLOSURES WITH SDFD20 FIRE DOOR SETS. L2Z FIRE DETECTION AND ALARM SYSTEM TO BE INSTALLED, COMPRISING OF INTERCONNECTED DETECTORS IN ALL CIRCULATION AREA AND IN ALL ROOMS THAT PRESENT A FIRE RISK. HEAT DETECTOR TO KITCHENS.



Rev.	Date	By	Description
Scale	1:50		Job Title
Date	AUG. 2022		PROPOSED DEVELOPMENT AT STOCKING LANE, RATHFARNHAM, DUBLIN 16.
Drawn by	D.C.		Drawing Title
Org. No.	18-1365-56	Rev.	Client
			ROSEMOUNT PROPERTIES LTD.

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