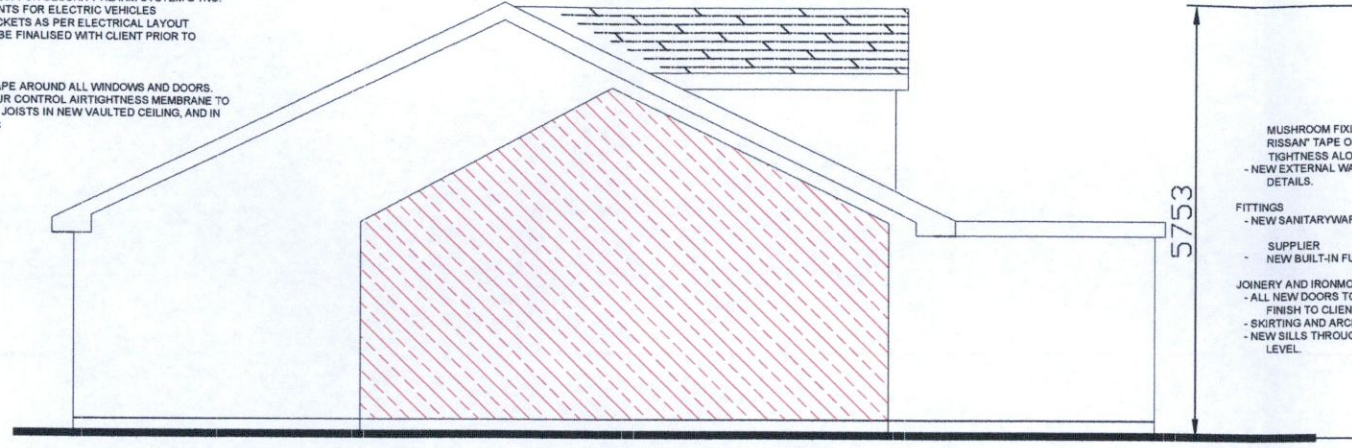


**VENTILATION**  
 - PASSIVE BACKGROUND VENTILATION TO ALL HABITABLE ROOMS  
 - MECHANICAL VENTILATION (CENTRIFUGAL FAN) WITH 15MIN

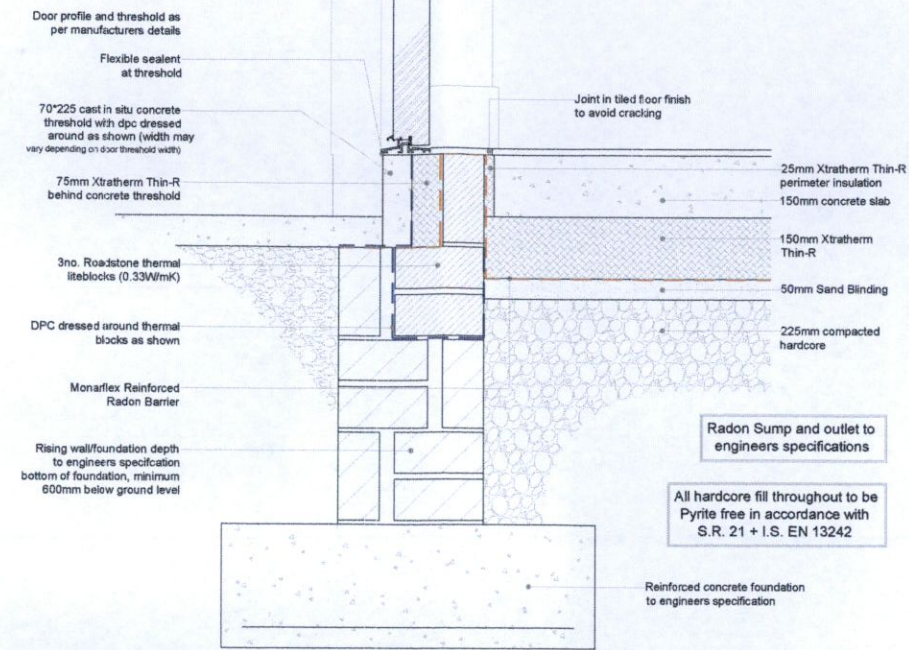
**ELECTRICS**  
 - EXISTING DWELLING TO BE FULLY REWIRED  
 - REWIRING TO ALLOW FOR SECURITY ALARM SYSTEM & 1NO. CHARGING POINTS FOR ELECTRIC VEHICLES  
 - LIGHTING AND SOCKETS AS PER ELECTRICAL LAYOUT DRAWINGS TO BE FINALISED WITH CLIENT PRIOR TO INSTALLATION.

**AIR TIGHTNESS**  
 - AIR TIGHTNESS TAPE AROUND ALL WINDOWS AND DOORS.  
 - INTELLO VAPOUR CONTROL AIRTIGHTNESS MEMBRANE TO UNDERSIDE OF JOISTS IN NEW VAULTED CEILING, AND IN EXISTING ATTIC



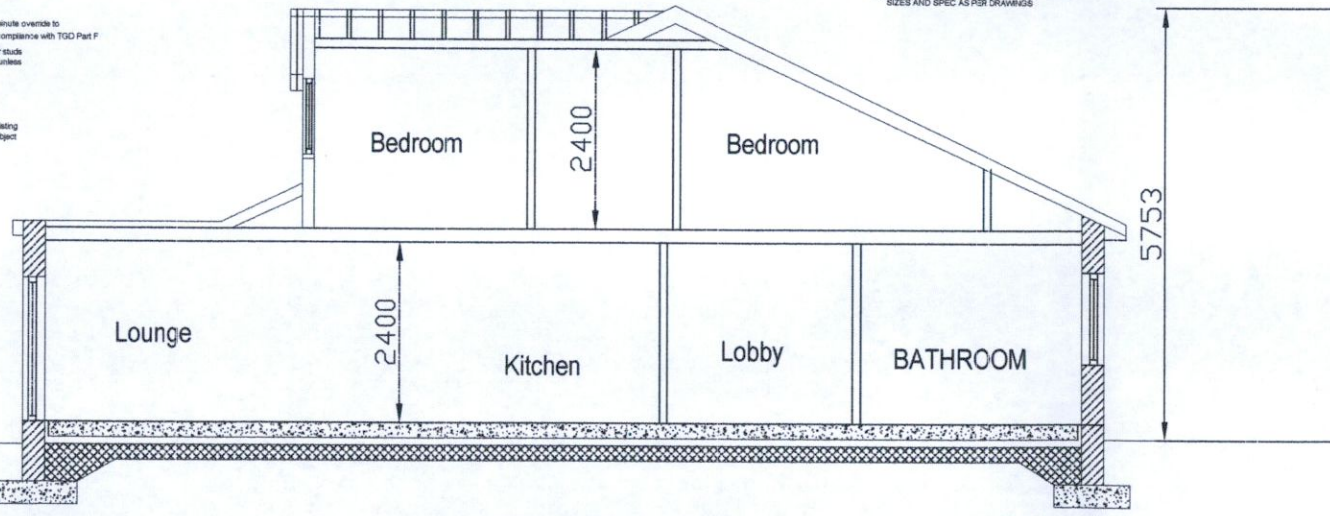
**PROPOSED SIDE ELEVATION**

MUSHROOM FIXINGS TO BE SEALED WITH 60MM WIDE 'SIGA RISSAN' TAPE OR EQUAL APPROVED TO MAINTAIN AIR TIGHTNESS ALONG WITH 29MM TO WINDOW/DOOR REVEALS.  
 - NEW EXTERNAL WALLS INSULATED AS PER CONSTRUCTION DETAILS.  
 FITTINGS  
 - NEW SANITARYWARE TO BATHROOM TO BE CHOSEN BY CLIENT  
 SUPPLIER  
 - NEW BUILT-IN FURNITURE TO CLIENTS SPECIFICATION  
 JOINERY AND IRONMONGERY  
 - ALL NEW DOORS TO BE SOLID CORE, SHAKER STYLE; COLOUR / FINISH TO CLIENT SPEC  
 - SKIRTING AND ARCHITRAVE TO CLIENT SPEC.  
 - NEW SILLS THROUGHOUT TO ALL WINDOWS ABOVE FLOOR LEVEL.



**FLOORING**  
 - EXISTING GROUND FLOOR BUILD UP TO BE REMOVED/DEMOLISHED TO ALLOW FOR NEW FLOOR BUILD UP  
 - ALL HARDCORE FILL THROUGHOUT TO BE PYRITE-FREE IN ACCORDANCE WITH S.R. 21 + I.S. EN 13242  
 - ALL NEW FLOOR FINISHES THROUGHOUT TO BE DECIDED BY CLIENT  
**WINDOWS AND DOORS**  
 - ALL NEW WINDOWS TO CLIENT SPEC - POTENTIAL SUPPLIER - NORMAN WINDOWS  
 - ALL WINDOWS & DOORS TO BE LOW EMISSION ARGON FILLED TRIPLE GLAZING WITH A MIN. U-VALUE OF 0.8W/M<sup>2</sup>K  
 - 1NO. NEW ROOFLIGHT TO LIVING SPACE  
 SIZES AND SPEC AS PER DRAWINGS

Passive background vents to all habitable rooms in compliance with TGD Part F. ALTERNATIVE: In-situ vents to all new windows  
 All new and existing foul to new final AJ and away to existing systems, subject to site investigation and in accordance with local authority  
 2no. step to existing ground level  
 Mechanical ventilation centrifugal fan with 15-minute override to ventilate all bedrooms, en-suites and utility in compliance with TGD Part F  
 All new stud walls to be 100x44mm timber studs with external insulation between, unless otherwise noted: 12.5mm Gyproc wallboard to each face with all joints taped and filled, and 3mm akis; use Gyproc moisture resistant plasterboard to utility and bathrooms  
 All new and existing surface drainage away to existing drainage system, separate from foul drainage, subject to site inspection and to engineer spec

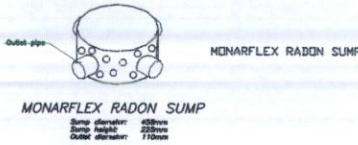


**SECTION THRU HOUSE**

- 150mm Concrete Slab with A142 mesh and C25 / 30 concrete laid to +3mm cover to mesh to be 50mm
- T3 Blend - Fine aggregate (0/4mm, 0/30) Spec as per SR 21 Annex E
- T2 Perm - Suitably graded unbound granular fill (sandstone) material (40mm) to facilitate the movement of gas within the hardcore layer. Spec as per SR 21 Annex E
- T1 Struc - Structural unbound granular fill (sandstone) material in an all graded aggregate (0/20mm). Spec as per SR 21 Annex E. Laid in max layers of 150mm
- 7.5N Solid Blocks Manufactured in accordance with BS EN 771 and to comply with requirements of BS EN 13242
- 10mm M8 Mortar as per IS EN 998-2:2018
- 250MM C25 / 30 Concrete Foundation Exposure Class XD (LND)
- A303 Mesh with min 75mm on Earth Face
- Formation Level as per Site Investigation

**FOUNDATIONS** - REINFORCED CONCRETE FOUNDATIONS TO ENGINEERS DESIGN AND SPECIFICATION. INDIVIDUAL GROUND CONDITIONS SHALL GOVERN TYPE AND SIZE OF FOUNDATIONS TO BE USED. SIZES INDICATED SHALL APPLY WHERE GOOD GROUND CONDITIONS OCCUR.  
**GROUND FLOOR** - 150MM REINFORCED CONCRETE SLAB, 150MM XTRATHERM XT/PR RIGID PIR INSULATION, 50MM EASB SCREED POURED ON UNDERFLOOR HEATING PIPES TO LIFT SUPPLIERS SPECIFICATIONS. ALL HARDCORE FILL THROUGHOUT TO BE PYRITE-FREE, IN ACCORDANCE WITH S.R. 21 + I.S. EN 13242. 20MM TURNED UP AT EDGES ON PROPRIETARY RADON BARRIER LAD CONTINUOUS WITH ALL OPENINGS SEALED AND STEPPED ACROSS CAVITY ON 50 SAND BLINDING ON 225 MIN GRADED AND WELL COMPACTED LAYERS OF HARDCORE ALL TO ENGINEERS DESIGN/CONSTRUCTION. ALLOW FOR PROVISION OF RADON SUMP PER 200 SQ M OF GROUND FLOOR AREA WITH ALL NECESSARY OUTLETS TO OUTSIDE AND CAPPED AS NECESSARY. ALLOW FOR ALL INTERNAL RISING WALLS TO HAVE OPENINGS TO ALLOW FILTRATION OF GAS THROUGH TO BUMP.  
 EXISTING GROUND FLOOR: ALL EXISTING GROUND FLOOR STRUCTURE TO BE REMOVED. REVIEW DEPTH OF INVERT AND IN-FILL WITH WELL COMPACTED HARDCORE TO SUITABLE DEPTH. REMAINING BUILD UP AS ABOVE.  
 THE PERIMETER STRIP INSULATION SHALL BE XTRATHERM THIN-R XT/STR MANUFACTURED TO EN 13165 BY XTRATHERM, COMPRISING A RIGID POLYISOCYANURATE (PIR) CORE BETWEEN LOW EMISSIVITY FOIL FACINGS PRE-CUT TO EFFECTIVELY MINIMIZE THERMAL BRIDGING AT FLOOR AND WALL JUNCTIONS. THE XT/STR 40MM WITH A LAMBDA VALUE OF 0.022 W/MK TO ACHIEVE A U VALUE OF 0.14 W/M<sup>2</sup>K FOR THE FLOOR ELEMENT. TO BE INSTALLED IN ACCORDANCE WITH INSTRUCTIONS ISSUED BY XTRATHERM. REFER TO NBS CLAUSE M10 290, M10 40, M13 290, M13 40  
 DAMP PROOF COURSE: DPCS TO BE PROVIDED TO EACH LEAF OF THE EXTERNAL WALLS AT FLOOR LEVEL AND LAPPED AS NECESSARY WITH RADON BARRIER AND TO BE A MINIMUM OF 150MM ABOVE GROUND LEVEL. VERTICAL DPCS TO BE FITTED AT ALL OPE JAMBS WITH A STEPPED DPC OVER THE LEVELS OF ALL OPES. DPC TRY TO BE WRAPPED AROUND BACK, UNDER AND SIDES OF ALL CONCRETE WINDOW SILLS

**FOUNDATIONS:**  
 THE FOUNDATIONS ARE TO BE DESIGNED AND CONSTRUCTED TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.  
**GROUND FLOOR:**  
 75mm FLOOR SCREED WITH 150mm HIGH DENSITY INSULATION XTRATHERM THIN-R UNDERFLOOR TAG, U- VALUE 0.15 W/m<sup>2</sup> K ON 150mm R.C FLOOR SLAB TO ENG. DETAILS WITH RADON MEMBRANE MONARFLEX RMB 400 WITH ASSOCIATED EASB-SUMP AND CAP LINK ON 150mm SAND BLINDING HARDCORE COMPACTED GRANULAR FILLING AS REQUIRED TO ENG. DETAILS



**STRUCTURAL**  
 - ALL STRUCTURAL WORK TO ENGINEERS SPECIFICATION, ENGINEER TO BE GIVEN NOTICE TO CHECK FOUNDATIONS PRIOR TO POURING OF CONCRETE.  
 - ALL STRUCTURAL SUPPORTS IN ROOF TO BE SPECIFIED BY ENGINEER.  
 - STRUCTURAL SUPPORTS IN OPEN PLAN AREA TO BE HIDDEN IN CEILING TO GIVE FLUSH CEILING THROUGHOUT. EXISTING CEILING JOISTS CUT TO FIT INTO STEEL IF NECESSARY.  
 - ALL STEEL TO BE BOXED IN GYPROC FIREBOARD OR PAINTED WITH INTUMESCENT PAINT TO PROVIDE MIN. 30MIN FIRE RESISTANCE

**DRAINAGE**  
 - THE EXACT LOCATION OF THE EXISTING DRAINAGE LINES TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE WORKS.  
 - ALL NEW AND EXISTING FOUL & SURFACE DRAINAGE TO BE KEPT SEPARATE ON SITE IN ACCORDANCE WITH LOCAL AUTHORITY.  
 - ANY PIPEWORK RUNNING UNDER EXTENSION TO BE ENCASED IN 150mm CONCRETE.  
 - ALL MANHOLES & AJS SHOWN WITHIN BUILDING TO BE DOUBLE SEALED AND HIDDEN IN FLOOR FINISH. FOUL AWAY TO NEW MANHOLE TO SIDE PASSAGE AS PER DRAWINGS.  
 - ALL ADDITIONAL SURFACE WATER DRAINAGE TO FINAL AJ AND AWAY TO EXISTING SYSTEM, SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY.  
 - ACC DRAIN TO BE INSTALLED BETWEEN ANY LEVEL ACCESS PAVING AND EXTENSION  
 - ALL DRAINAGE TO BE APPROVED, INSPECTED AND CERTIFIED BY ENGINEER  
 - ACCESSIBLE PANELS TO DOWNPIPES IN INTERNAL AND EXTERNAL BOX-OUTS

ALL DRAINAGE SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY  
 ALL DRAINAGE AND STRUCTURES TO ENGINEER SPEC  
 ALL BOUNDARIES TO BE CONFIRMED PRIOR TO WORKS COMMENCING  
 INDICATIVE DRAINAGE LAYOUT ONLY. TO BE FULLY INVESTIGATED AND DETAILED PRIOR TO WORKS COMMENCING ON SITE

**INSULATION**  
 - ALL NEW PARTITION WALLS TO BE 100X44 STUD, 12.5MM PLASTERBOARD SLAB + 3MM GYPSUM SKIM ROCKWOOL INSULATION BETWEEN STUDS FOR ADDITIONAL SOUND PROOFING.  
 - USE GYPROC MOISTURE RESISTANT PLASTERBOARD TO UTILITY AND BATHROOMS  
 - EXISTING EXTERNAL WALLS DRYLINED WITH 70MM XTRATHERM XT/TL INSULATED PLASTERBOARD FIXED TO INTERNAL FACE OF BLOCKWORK WALL WITH LOW THERMAL CONDUCTIVITY MECHANICAL MUSHROOM FIXINGS. WITH ALL JOINTS AND

**INTERNAL PARTITIONS:** 100X50 TIMBER STUD PARTITIONS AT 400 C/C WITH HORIZONTAL MEMBERS AT 900 C/C AND INCLUDING ALL HEAD SOLE AND NOGGING PIECES. ALLOW FOR SOUND INSULATION BETWEEN STUDS AND FOR 12.5 FOIL BACKED SLABS EITHER SIDE OF STUDS. ALLOW FOR STRUCTURAL STUD PARTITIONS AS NECESSARY WITH 100X75 STRUCTURAL STUDS AT 400 C/C AND HORIZONTAL MEMBERS AT 900 C/C. ALLOW FOR DOUBLE HEAD AND SOLE PIECES AND SOUND INSULATION BETWEEN STUDS. EITHER SIDE OF STUDS TO BE SHEETED IN APPROVED PLYWOOD. ALLOW FOR DOUBLE OR ADDITIONAL JOISTS UNDER LINE OF PARTITIONS AT FIRST FLOOR LEVEL IN ADDITION TO THE REQUIRED  
**PITCHED ROOF:** THE PITCHED ROOF INSULATION SHALL BE XTRATHERM XT/PR BETWEEN THE RAFTERS, MANUFACTURED TO BS EN ISO9001:2000 BY XTRATHERM, COMPRISING A CFC/HFC FREE CLASS 'O' RIGID MODIFIED POLYISOCYANURATE (PIR) CORE BETWEEN TEXTURED LOW EMISSIVITY FOIL FACINGS. THE XT/PR 125MM BETWEEN THE 175X44 MM RAFTERS WITH A BBA CERTIFIED LAMBDA VALUE OF 0.021 W/MK, TO ACHIEVE A U VALUE OF 0.14 W/M<sup>2</sup>K FOR THE PITCHED ROOF ELEMENT. TO BE INSTALLED IN ACCORDANCE WITH PROJECT SPECIFIC INSTRUCTIONS ISSUED BY XTRATHERM LTD AS PART OF THE XI PLATINUM SERVICE VALIDATION PROCESS.  
 THE PITCHED ROOF INSULATION BELOW THE RAFTERS SHALL BE XTRATHERM THIN-R XT/TL (MF) MANUFACTURED TO BS EN 13165:2008 BY XTRATHERM, COMPRISING A CFC/HFC FREE RIGID POLYISOCYANURATE (PIR) CORE BETWEEN LOW EMISSIVITY FOIL FACINGS. THE XT/TL (MF) 50 MM WITH AN IAB CERTIFIED LAMBDA VALUE OF 0.022 W/MK, BONDED TO 12.5MM PLASTERBOARD, TO ACHIEVE A U VALUE OF 0.14 W/M<sup>2</sup>K FOR THE CEILING ELEMENT. TO BE INSTALLED IN ACCORDANCE WITH INSTRUCTIONS ISSUED BY XTRATHERM.

**NEW EXTERNAL WALLS:** ALLOW FOR CAVITY WALL CONSTRUCTION CONSISTING OF 100MM CONCRETE BLOCK OUTER LEAF WITH SELECTED KNAPP PLASTER FINISH TO CLIENT COLOUR SPEC. 110MM XTRATHERM XTROWALL PLUS 110, FITTED TIGHT TO TO 100MM CONCRETE BLOCK OUTER LEAF WITH 20MM SAND AND CEMENT PLASTER AND GYPSUM PLASTER SKIM FINISH  
**EXISTING EXTERNAL WALLS:** 70MM XTRATHERM XT/TL DRY LINING PROVIDING FIXED TO INTERNAL FACE OF BLOCKWORK WALL WITH LOW THERMAL CONDUCTIVITY MECHANICAL MUSHROOM FIXINGS. WITH ALL JOINTS AND MUSHROOM FIXINGS TO BE SEALED WITH 60MM WIDE 'SIGA RISSAN' TAPE OR EQUAL APPROVED TO MAINTAIN AIR TIGHTNESS. 12.5MM 'GYPROC' PLASTER BOARD WITH ALL JOINTS TAPED AND FILLED WITH SKIM PLASTER FINISH FIXED TO INDEPENDENT 47X25 BATTENS @ 900 CRS, HEAD AND SOLE PLATES FIXED IN ACCORDANCE WITH MANUFACTURERS DETAILS TO FACE OF SERVICE VOID, AND 3MM SKIM  
 ALLOW FOR PRECAST CONC LINTELS OVER ALL OPES AS REQUIRED OR STEELITE LINTELS FOR LARGER SPANS. ALLOW FOR CORRECT DEPTH OF BLOCKWORK OVER HEADS OF OPES AS REQUIRED IF USING PRECAST LINTELS OR ALTERNATIVELY, USE STEELITE LINTELS. MIN 225 END BEARINGS.  
 ALLOW FOR 180MM CONCRETE BLOCK(7N) ON-FLAT FOR NEW COMMON BOUNDARY WALL DETAILS, TO BS.E5.771-3.  
**REGULATIONS:** JOISTS AT 600 MM CENTRES MAX. WITH 75MM XTRATHERM THIN-R XT/PR BETWEEN JOISTS, SECURED FLUSH WITH TOP OF JO ST FIXED TO UNDERSIDE OF WBF PLYWOOD DECK, MANUFACTURED TO BS EN 13165 BY XTRATHERM, COMPRISING A CFC/HFC FREE RIGID POLYISOCYANURATE (PIR) CORE BETWEEN LOW EMISSIVITY FOIL FACINGS. THE XT/PR 75MM WITH A BBA CERTIFIED LAMBDA VALUE OF 0.022 W/MK. TO BE INSTALLED IN ACCORDANCE WITH INSTRUCTIONS ISSUED BY XTRATHERM. INSULATED ANGLE FILLETS USED AT ROOF PERIMETER & ABUTMENT

**DOORS/WINDOWS:** SELECTED TRIPLE GLAZED DOORS AND WINDOWS WITH MINIMUM COMBINED U-VALUE OF 0.8W/M<sup>2</sup>K  
**PLASTERWORK:** EXTERNAL PLASTER TO BE 3:1 SAND/CEMENT SCUD COAT AND FLOAT AND FINISH COATS OF 1:2:3 SAND/CEMENT/LIME TOTAL THICKNESS 20MM KNAPP PLASTER FINISH WITH DASHED PLASTER FINISH TO FRONT AND SIDE OF EXISTING DWELLING AS PER PLANNING CONDITIONS  
**RAINWATER GOODS:** 'LINDAB' RAINLINE PRESSED ALUMINIUM 125MM GUTTERS, HOPPER HEADS AND DOWNPIPES, BY LINDAB OR APPROVED SIMILAR. COLOUR TO CLIENT SPEC  
**SANITATION NOTES:** ALL FOUL AND SURFACE WATER DRAINS TO BE 100 DIAM PVC LAD TO NECESSARY FALLS. ALL SANITARY FITTINGS CONNECTED TO A SINGLE STACK TO HAVE DEEP SEALED TRAPS FITTED TO THEM WITH ANTI-SYPHONAGE PIPE LOCATED 75-100MM DOWNSTREAM OF TRAPS. SINGLE STACK DRAINAGE SYSTEM DESIGNED IN ACCORDANCE WITH BS 5572:1978 CODE OF PRACTICE FOR SANITARY PIPEWORK. ACCESS PANELS TO BE PROVIDED TO ALL PIPEWORK DUCTS.



H2B 20 MOY VIEW KILDALKEY CO MEATH tel: (01) 4030922 / (087) 1326871

project: <b>PROPOSED NEWHOUSE ELIZABETH MURPHY 19 GRANGEVIEW DRIVE CLONDALKIN DUBLIN 22</b>	project number: <b>2010-12</b>	date: <b>10/06/2022</b>
subject: <b>PROPOSED ELEVATIONS</b>	drawing number: <b>2018-4R 2</b>	scale: <b>1:100</b>
	designed by: <b>JACKIE QUINN</b>	size: <b>A3</b>
	checked by: <b>BRENDAN JOHNSTON</b>	