

No. 21 Accommodation Schedule		
Room/Area Name	Area	Required Area
Bed 01	11.4 m ²	11.4m ²
Bed 02	13.3 m ²	13.0m ²
Bed 03	7.4 m ²	7.1m ²
Bed 04	12.3 m ²	11.4m ²
Landing	10.6 m ²	n/a
Lobby	15.4 m ²	n/a
	26.0 m ²	
Dining	12.3 m ²	
Kitchen	14.2 m ²	
Living	17.2 m ²	15m ²
Front Courtyard	43.7 m ²	
Rear Garden / Yard	13.0 m ²	
	84.6 m ²	
Bathroom	97.6 m ²	
WC	5.8 m ²	n/a
	3.0 m ²	n/a
	8.8 m ²	
HP/Storage	1.8 m ²	6m ² Total
Storage	0.5 m ²	6m ² Total
Storage	1.9 m ²	6m ² Total
Storage	1.0 m ²	6m ² Total
Storage	0.9 m ²	6m ² Total
	6.1 m ²	

No. 19 Accommodation Schedule		
Room/Area Name	Area	Required Area
Bed 01	11.4 m ²	11.4m ²
Bed 02	13.3 m ²	13.0m ²
Bed 03	7.4 m ²	7.1m ²
Bed 04	12.3 m ²	11.4m ²
Landing	11.1 m ²	n/a
Lobby	15.6 m ²	n/a
	26.6 m ²	
Dining	12.3 m ²	
Kitchen	14.3 m ²	
Living	17.2 m ²	15m ²
	43.8 m ²	
Front Courtyard	13.6 m ²	
Rear Garden / Yard	84.5 m ²	
	98.1 m ²	
Bathroom	5.9 m ²	n/a
WC	3.0 m ²	n/a
	8.9 m ²	
HP/Storage	1.8 m ²	6m ² Total
Storage	2.0 m ²	6m ² Total
Storage	0.5 m ²	6m ² Total
Storage	1.0 m ²	6m ² Total
Storage	1.0 m ²	6m ² Total
	6.2 m ²	

OUTLINE SPECIFICATION

Existing buildings, with the exception of the front elevations, to be demolished. Existing elevation features to be retained and wall repaired. Pitched roof to comprise blue/black slate to match existing, on timber battens on felt on insulated timber roof structure. All ceilings to be insulated and finished with foil-backed plasterboard.

Ground floor to consist of cast in situ concrete slab over 150mm rigid floor insulation over radon barrier over sand blinding and well compacted hardcore.

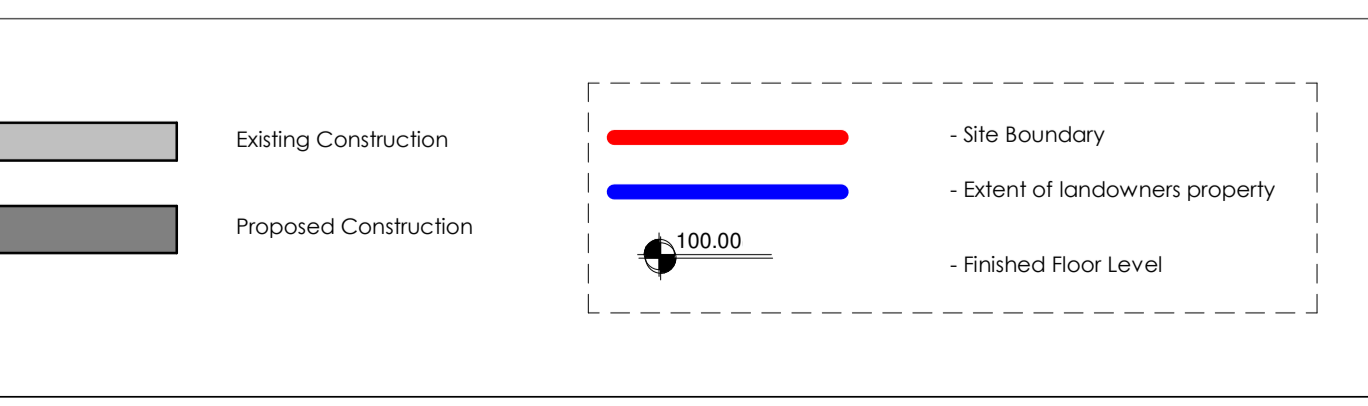
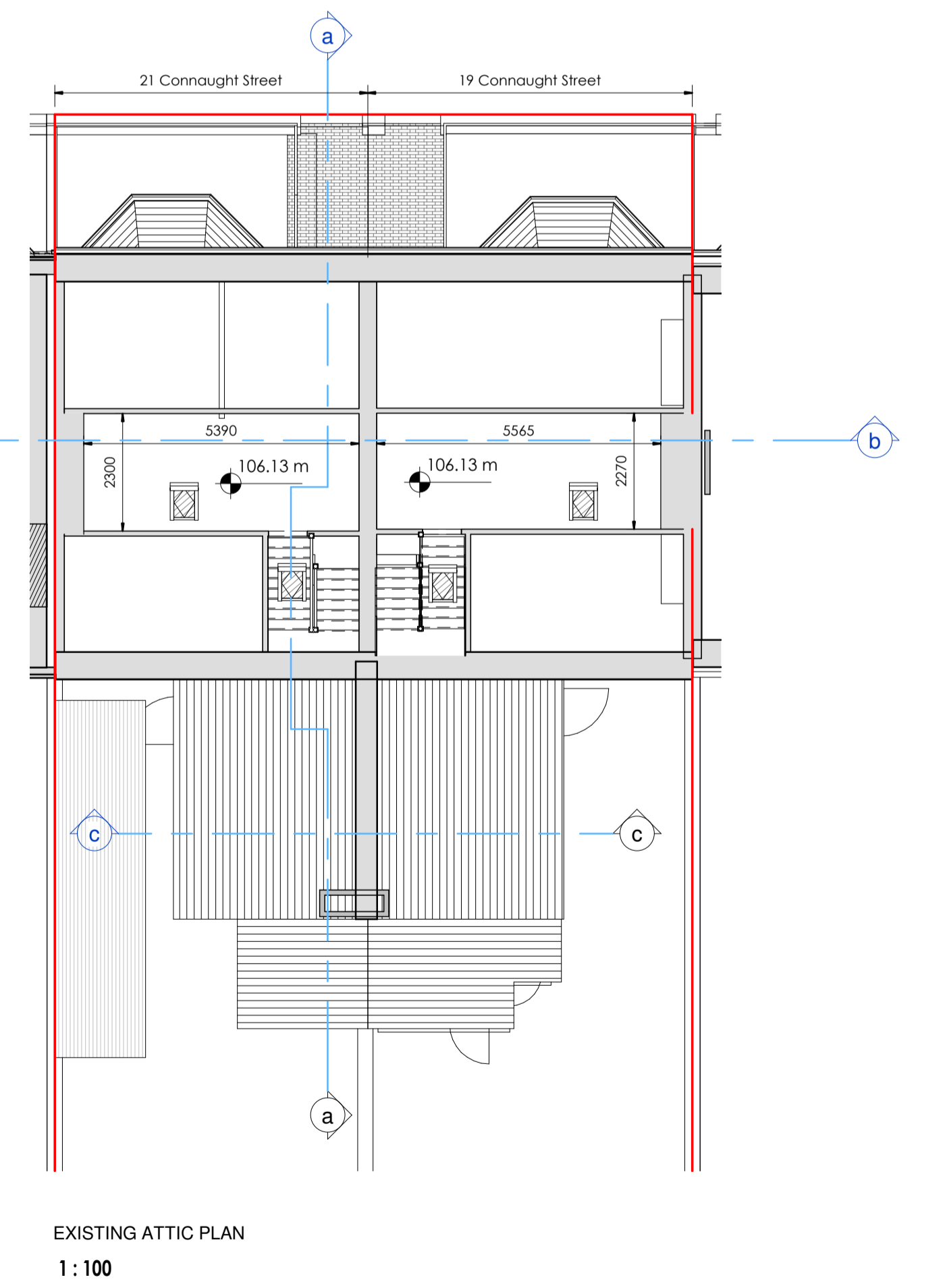
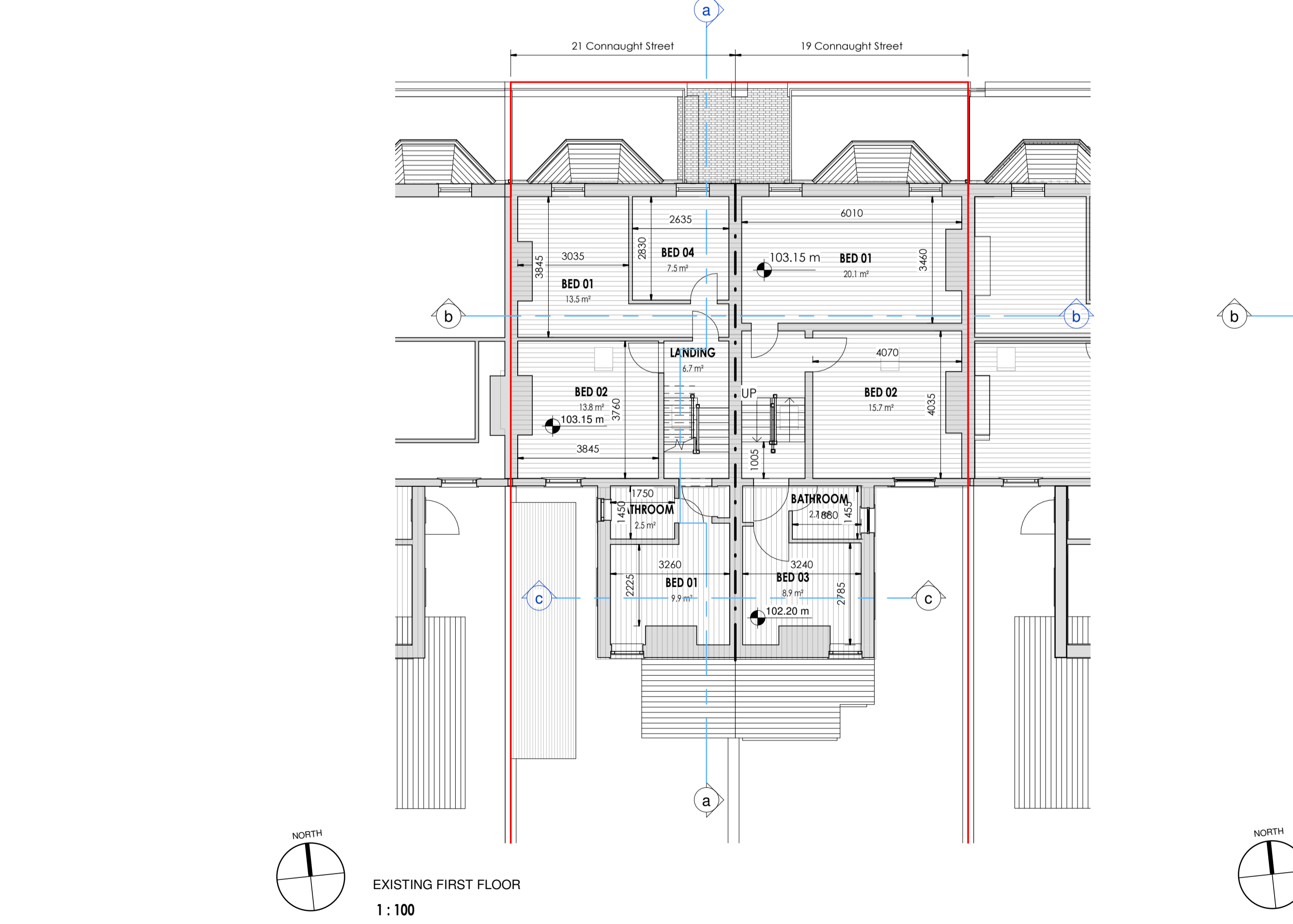
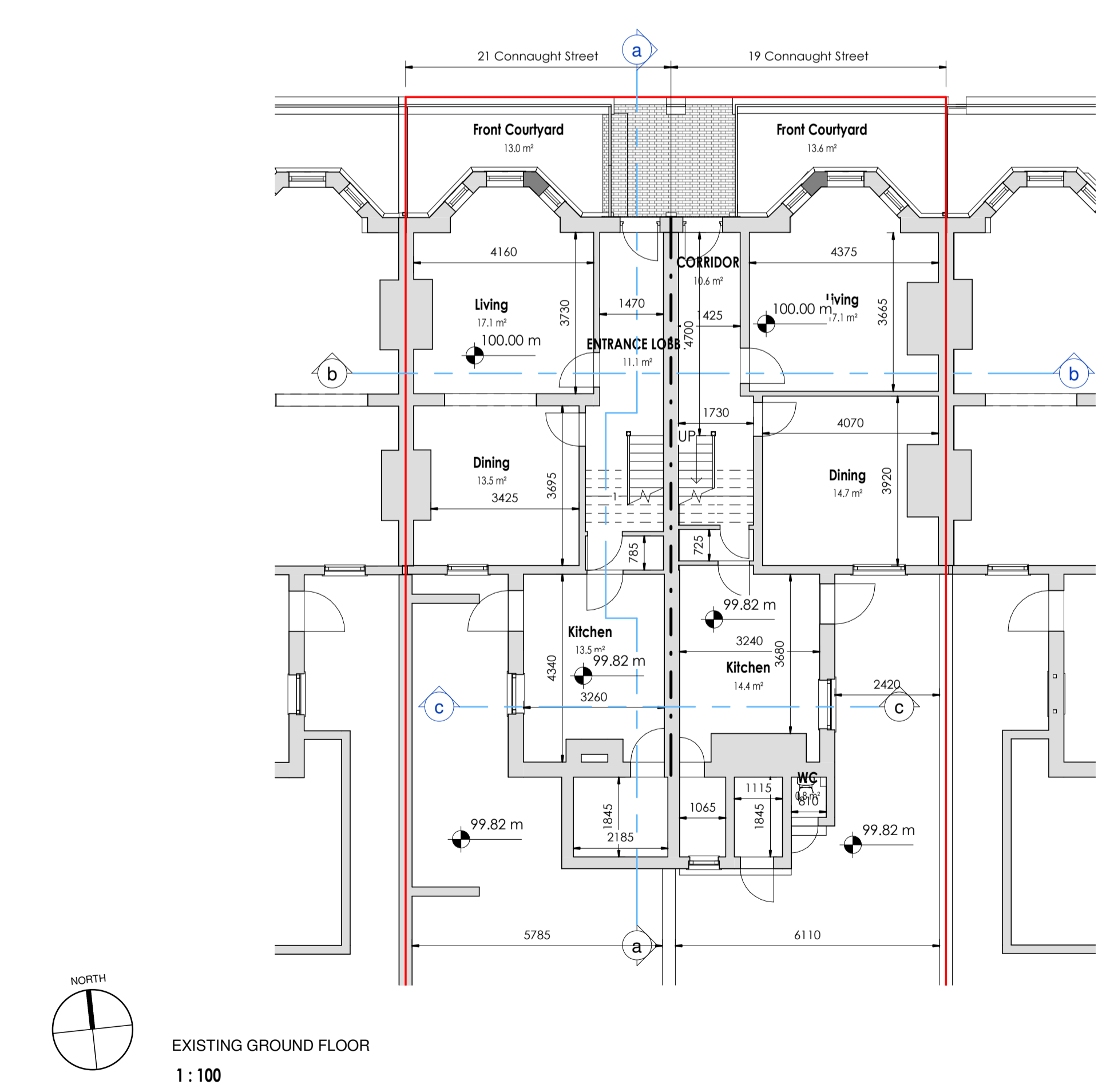
External walls to rear to be cavity wall construction with 110mm rigid insulation and buff brickwork to match existing rear elevations. Internal leaf to be plastered and painted. All load bearing walls supported on reinforced continuous concrete strip foundations

New front doors to be Hardwood in select colour with brass ironmongery incl. 3 point locking. Front windows to be timber sliding sash. Rear external doors to be aluminium and windows to be selected uPVC double glazed with precast concrete / or existing stone cills. All glazing to be low emissivity K glass to comply with TGD Part L Building 2019

Storm drainage to be 100 diameter wavin laid to 1:150 minimum fall. Surface drainage to discharge to public system. Foul Drainage laid to 1:60 approx fall to discharge to existing public sewer.

Existing front elevations are to be retained & repaired

PROPOSED AREA SCHEDULE	
Existing Dwelling Floor Area No. 19:	147.5m ²
Existing Dwelling Floor Area No. 21:	135.7 m ²
Proposed Dwelling Floor Area No. 19:	135.8 m ²
Proposed Dwelling Floor Area No. 21:	135.8 m ²



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REVISION REGISTER				
REV	DATE	DESCRIPTION	MC DRAWN	MC CHECKED
01	02/09/2022	PLANNING DRAWINGS	MC	KH

CLIENT: Dublin City Council

PROJECT: 19 & 21 Connaught Street, Phibsborough, Dublin 7

DRAWING TITLE: FLOOR PLANS

DRAWING NUMBER: 2010 KHA ZZ ZZ DR A PD 1100 S1 P 01

SCALE: As indicated@A1

STATUS: PLANNING DRAWING

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