

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. Blockwork external leaf to be rendered and painted to a selected colour. Internal leaf to be plastered and painted. All load bearing walls supported on reinforced continuous concrete strip foundations

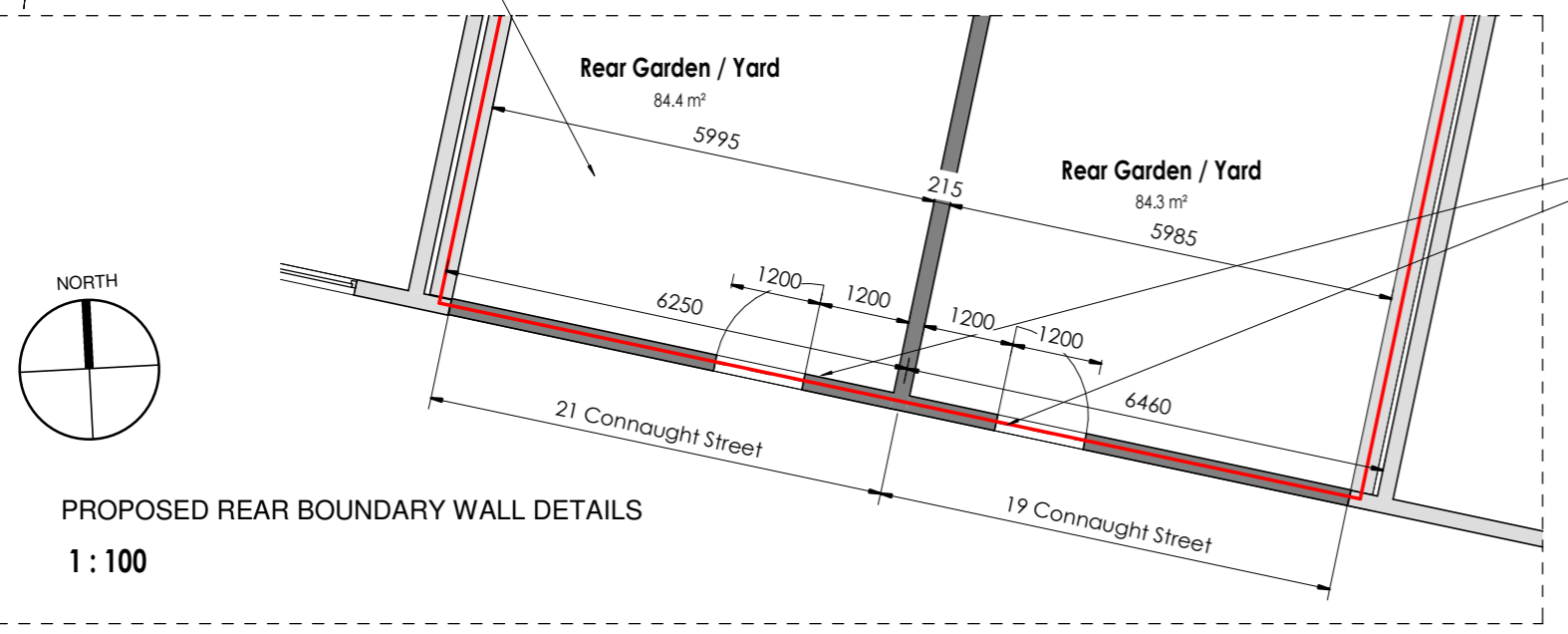
New front doors to be Hardwood in select colour with brass ironmongery incl. 3 point locking. Front windows to be timber sliding sash. Rear external doors to be aluminium and windows to be selected uPVC double glazed with precast concrete / or existing stone cills. All glazing to be low emissivity K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

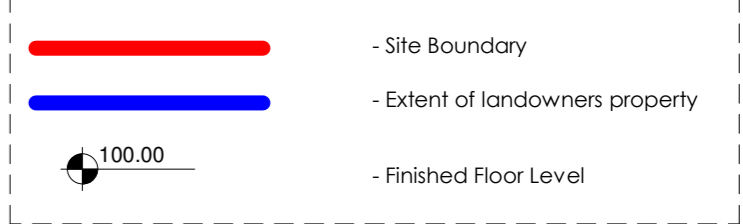
Existing front elevations are to be retained & repaired

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 |



1 PROPOSED SITE LAYOUT
1 : 200



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STANDARD INSTRUCTIONS

1 THE MAIN CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER SHALL:
VERIFY ALL DIMENSIONS ON SITE AND IMMEDIATELY REPORT TO THE ARCHITECT ANY DISCREPANCIES ON THE DRAWINGS.
WORK TO FIGURED DIMENSIONS ONLY (EXCEPT WHERE FULL SIZE DETAILS ARE PROVIDED).
NOT VARY ANY WORK SHOWN ON THE DRAWINGS WITHOUT OBTAINING PRIOR APPROVAL FROM THE ARCHITECT.
BE RESPONSIBLE FOR REQUESTING FROM THE ARCHITECT ANY ADDITIONAL INFORMATION REQUIRED.
SUPPLY TO THE ARCHITECT ALL SHOP DRAWINGS, ILLUSTRATIONS, SPECIFICATIONS, ETC. OF ALL SPECIALIST WORK TO BE INCORPORATED IN THE MAIN CONTRACT WORKS.

IMMEDIATELY INFORM THE ARCHITECT IF ANY WORK SHOWN ON THIS DRAWING IS NOT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE RECOGNISED GOOD PRACTICE THROUGHOUT THE INDUSTRY AND DOES NOT COMPLY WITH THE RELEVANT LOCAL AUTHORITY BYELAWS OR BUILDING REGULATIONS.
IMMEDIATELY ADVISE THE ARCHITECT / QUANTITY SURVEYOR OF THE EFFECT UPON PROGRAMME AND COST OF ANY ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING.
2 THIS DRAWING SUPERSEDES ALL PREVIOUS ISSUES OF THE SAME DRAWING NUMBER WITH EARLIER REVISIONS.
3 THIS DRAWING IS COPYRIGHT TO KENNETH HENNESSY ARCHITECTS LTD AND THE CONTENTS MUST NOT BE DISCLOSED TO ANYONE WITHOUT PRIOR AGREEMENT.

GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.
IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.
DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
ALL WORK TO COMPLY WITH CURRENT BUILDING REGS & S.L.

REVISION REGISTER

| NO. | DATE | DESCRIPTION | BY | CHKD | APPD |
|-----|------------|-------------------|----|------|------|
| 01 | 25/07/2022 | PLANNING DRAWINGS | MC | MC | KH |

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KHA ARCHITECTS

CLIENT: Dublin City Council
PROJECT: 19 & 21 Connaught Street, Phibsborough, Dublin 7
DRAWING TITLE: PROPOSED SITE LAYOUT PLAN
DRAWING NUMBER: 2010 KHA ZZ ZZ DR PD 1000 S1 P 01

SCALE: As indicated@A2
STATUS: PLANNING DRAWING