

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 natural slate, reused where possible, 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.

Rear 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 emmissivity 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:	135.7m ²
Proposed Dwelling Floor Area No. 19:	135.8m ²
Proposed Dwelling Floor Area No. 21:	135.8m ²



EXISTING NORTH ELEVATION
1:100



PROPOSED NORTH ELEVATION
1:100



EXISTING SOUTH ELEVATION
1:100



PROPOSED SOUTH ELEVATION
1:100



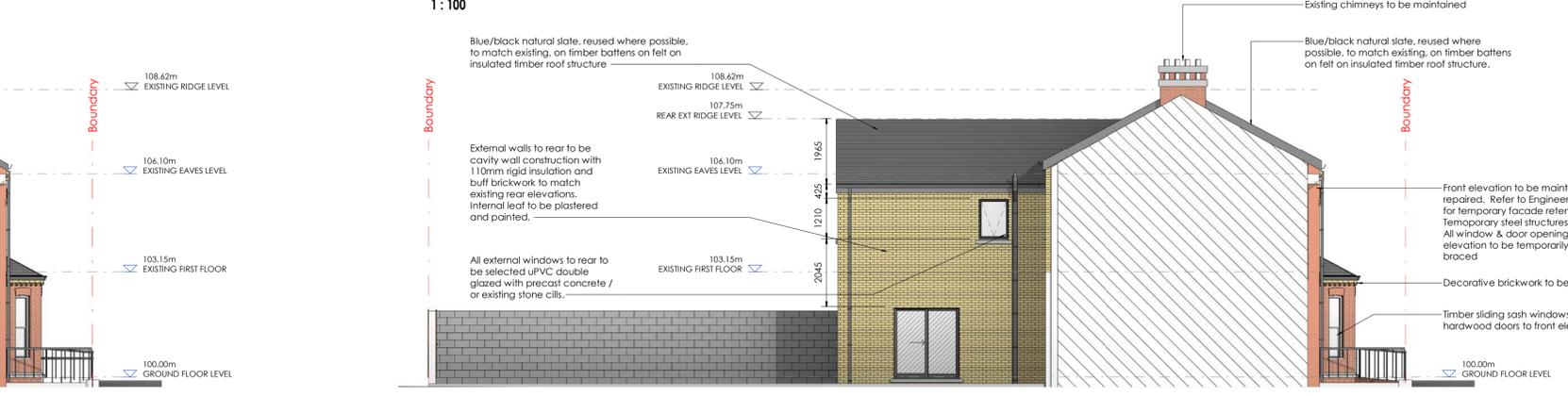
EXISTING WEST ELEVATION - 21 CONNAUGHT STREET
1:100



PROPOSED WEST ELEVATION - 21 CONNAUGHT STREET
1:100



EXISTING EAST ELEVATION - 19 CONNAUGHT STREET
1:100



PROPOSED EAST ELEVATION - 19 CONNAUGHT STREET
1:100



STANDARD INSTRUCTIONS

1 THE MAIN CONTRACTOR, SUB-CRONTOR 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.

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 & B.S.

REVISION REGISTER

REV	DATE	DESCRIPTION	MC DRAWN	MC CHECKED	KH APPROVED
01	19/09/2022	PLANNING DRAWINGS			

RIA1
2022 03 01
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email: info@kharchitects.ie
Anglessea House, Anglessea Street
Clonmel, Co. Tipperary

KHA
KENNETH HENNESSY ARCHITECTS

CLIENT: **Dublin City Council**
PROJECT: **19 & 21 Connaught Street, Phibsborough, Dublin 7**
DRAWING TITLE: **ELEVATIONS**
DRAWING NUMBER: **2010 KHA ZZ ZZ DR A PD 2001 S1 P 01**