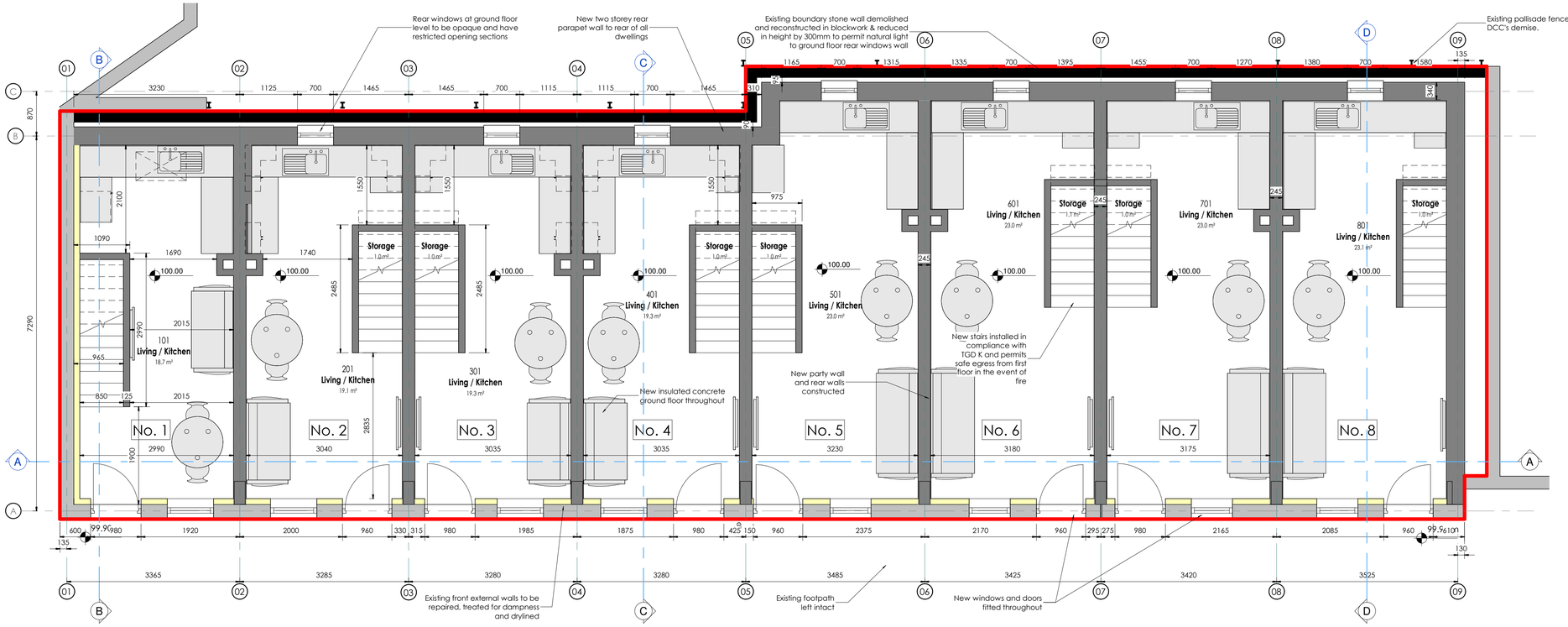
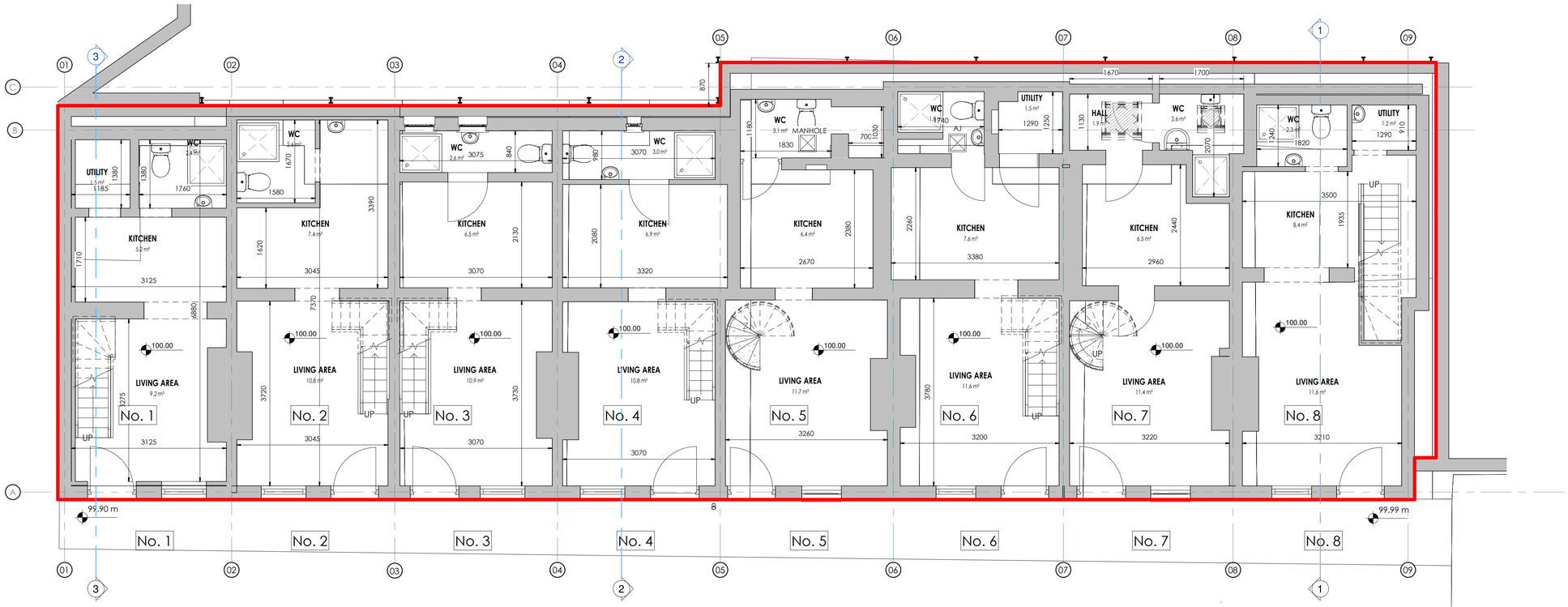


PROPOSED GROUND FLOOR

1 : 50



EXISTING GROUND FLOOR

1 : 50

OUTLINE SPECIFICATION

Existing buildings, with the exception of the front & side external walls, to be demolished. Existing elevation features to be retained and wall repaired.

New pitched roof to comprise blue/black slate to match existing, on timber battens on felt on insulated timber roof structure.
New flat roof to comprise roof membrane over insulation on deck and timber joists. All ceilings to be insulated and finished with foil-backed plasterboard.
All existing fascias, soffits and rainwatergoods to be replaced nex aluminium fascias & soffits and half round pvc gutters and downpipes.

New ground floor to consist of cast in situ concrete slab over rigid floor insulation on radon barrier, sand blinding and well compacted hardcore.

New external walls to rear to be cavity wall construction with 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 foundations to Engineer's design.

All front external doors will be hardwood painted to select colour. Windows to front will be timber sliding sash and windows to rear will be uPVC with precast concrete / or existing stone cills on front elevation. 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

AREAS (Existing)

Dwelling	Level	Area
House 01		
House 01	GFL	18.4 m²
House 01	EXISTING FFL	16.9 m²
		35.3 m²
House 02		
House 02	GFL	20.8 m²
House 02	EXISTING FFL	20.9 m²
		41.7 m²
House 03		
House 03	GFL	20.0 m²
House 03	EXISTING FFL	17.9 m²
		37.9 m²
House 04		
House 04	GFL	20.7 m²
House 04	EXISTING FFL	21.5 m²
		42.2 m²
House 05		
House 05	GFL	21.1 m²
House 05	EXISTING FFL	18.0 m²
		39.1 m²
House 06		
House 06	GFL	22.6 m²
House 06	EXISTING FFL	21.6 m²
		44.2 m²
House 07		
House 07	GFL	22.5 m²
House 07	EXISTING FFL	18.8 m²
		41.3 m²
House 08		
House 08	GFL	23.4 m²
House 08	EXISTING FFL	24.1 m²
		47.5 m²

AREAS (Proposed)

Dwelling	Level	Area
House 01		
House 01	GFL	19.9 m²
House 01	PROPOSED FFL	15.5 m²
		35.5 m²
House 02		
House 02	GFL	20.1 m²
House 02	PROPOSED FFL	19.7 m²
		39.8 m²
House 03		
House 03	GFL	20.3 m²
House 03	PROPOSED FFL	19.7 m²
		40.0 m²
House 04		
House 04	GFL	20.3 m²
House 04	PROPOSED FFL	19.8 m²
		40.1 m²
House 05		
House 05	GFL	24.0 m²
House 05	PROPOSED FFL	23.3 m²
		47.3 m²
House 06		
House 06	GFL	24.1 m²
House 06	PROPOSED FFL	23.5 m²
		47.6 m²
House 07		
House 07	GFL	24.0 m²
House 07	PROPOSED FFL	23.4 m²
		47.4 m²
House 08		
House 08	GFL	24.1 m²
House 08	PROPOSED FFL	23.5 m²
		47.7 m²

ACCOMMODATION SCHEDULE

ROOM NO.	ROOM NAME	Area	Required Area	Dwelling Type
House 01				
101	Living / Kitchen	18.7 m²	23m2	
102	Storage	1.3 m²	2m2 total	
103	Landing	5.2 m²	n/a	
104	Shower	2.8 m²	n/a	
105	Bed	7.6 m²	7.1m2	1Bed/1Person
House 02				
201	Living / Kitchen	19.1 m²	23m2	
202	Storage	1.0 m²	2m2 total	
203	Boiler/Store	1.0 m²	2m2 total	
204	Landing	6.3 m²	n/a	
205	Shower	2.8 m²	n/a	
206	Bed	9.6 m²	11m2	1Bed/1Person
House 03				
301	Living / Kitchen	19.3 m²	23m2	
302	Storage	1.0 m²	2m2 total	
303	Boiler/Store	1.0 m²	2m2 total	
304	Landing	6.3 m²	n/a	
305	Shower	2.9 m²	n/a	
306	Bed	9.6 m²	11m2	1Bed/1Person
House 04				
401	Living / Kitchen	19.3 m²	23m2	
402	Storage	1.0 m²	2m2 total	
403	Boiler/Store	1.0 m²	2m2 total	
404	Landing	6.3 m²	n/a	
405	Shower	2.9 m²	n/a	
406	Bed	9.6 m²	11m2	1Bed/1Person
House 05				
501	Living / Kitchen	23.0 m²	23m2	
502	Storage	1.0 m²	2m2 total	
503	Boiler/Store	1.0 m²	2m2 total	
504	Landing	7.3 m²	n/a	
505	Shower	3.3 m²	n/a	
506	Bed	11.6 m²	11m2	1Bed/2Person
House 06				
601	Living / Kitchen	23.0 m²	23m2	
602	Storage	1.1 m²	2m2 total	
603	Boiler/Store	1.0 m²	2m2 total	
604	Landing	7.1 m²	n/a	
605	Shower	3.3 m²	n/a	
606	Bed	12.0 m²	11m2	1Bed/2Person
House 07				
701	Living / Kitchen	23.0 m²	23m2	
702	Storage	1.0 m²	2m2 total	
703	Boiler/Store	1.0 m²	2m2 total	
704	Landing	7.1 m²	n/a	
705	Shower	3.3 m²	n/a	
706	Bed	12.0 m²	11m2	1Bed/2Person
House 08				
801	Living / Kitchen	23.1 m²	23m2	
802	Storage	1.0 m²	2m2 total	
803	Boiler/Store	1.0 m²	2m2 total	
804	Landing	7.1 m²	n/a	
805	Shower	3.3 m²	n/a	
806	Bed	12.1 m²	11m2	1Bed/2Person

NORTH

Existing walls
Demolished walls
New walls
- Site Boundary
- Extent of landowners property
100.00 - Finished Floor Level

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 BYE-LAWS 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.

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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	DRAWN	CHECKED	APPROVED
01	26/09/2022	First Issue	MC	MC	KH

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Anglesea House, Anglesea Street
Clonmel, Co. Tipperary
KENNETH HENNESSY ARCHITECTS

SCALE: 1 : 50@A1

STATUS: PLANNING

CLIENT: DUBLIN CITY COUNCIL

PROJECT: Renovation of No's 1-8 Tyrrell Place, Dublin 1

DRAWING TITLE: EXISTING / PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER: 2129 KHA ZZ XX DR A P 1100 S01 P01

27/09/2022 09:35:20