

GEA-SITE PLAN
1:100

(Existing) First Floor Plan
1:100

(Existing) Right Elevation
1:100

(Existing) Section-AA
1:100

(Existing) Section-BB
1:100

(Existing) Ground Floor Plan
1:100

Patrycja Rogala MRIAI

PROJECT: 53 The Rise

CLIENT: Michal & Kinga Lewandowski

TITLE: EXISTING PLANS ELEVATIONS & SECTIONS

DRAWING NUMBER: 01/0001

M. 086 401 6627 - patrycja@progala.ie, www.progala.ie

REV: SCALE (@ A1) 1:100

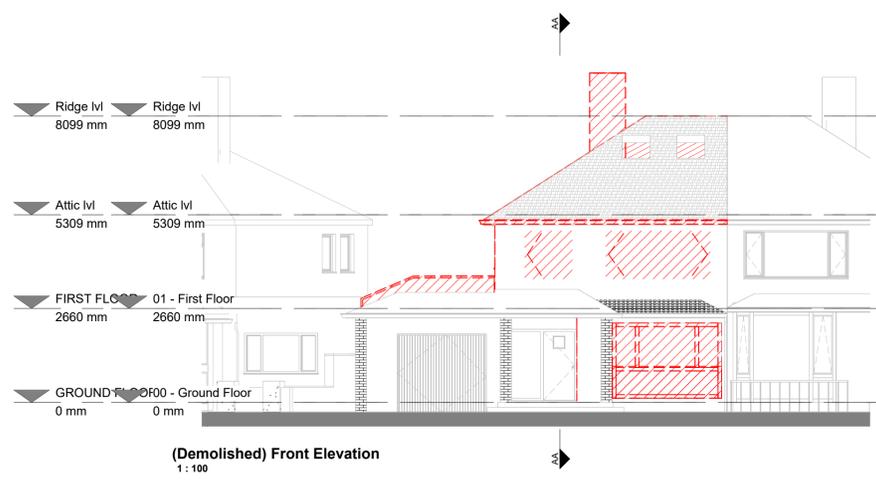
DATE: 22/09/2025

PROJECT NUMBER 01

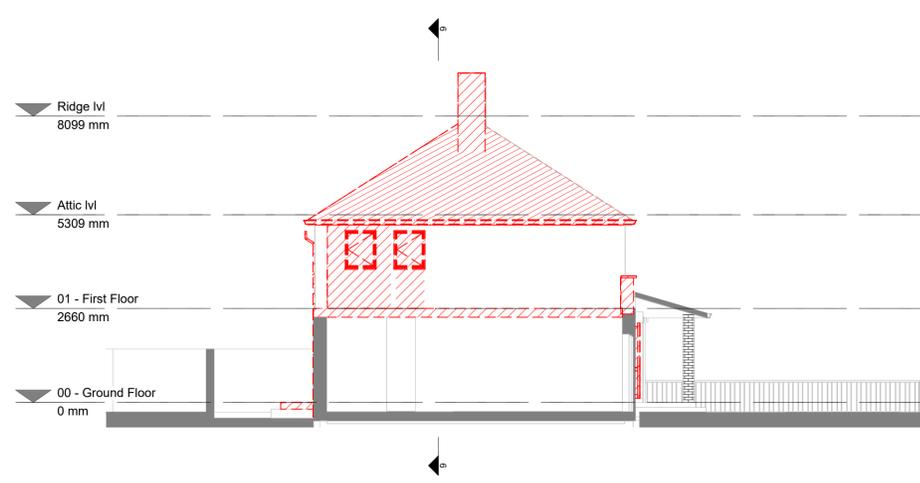
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PROJECT PATRYCJA ROGALA FROM INCEPTION TO COMPLETION

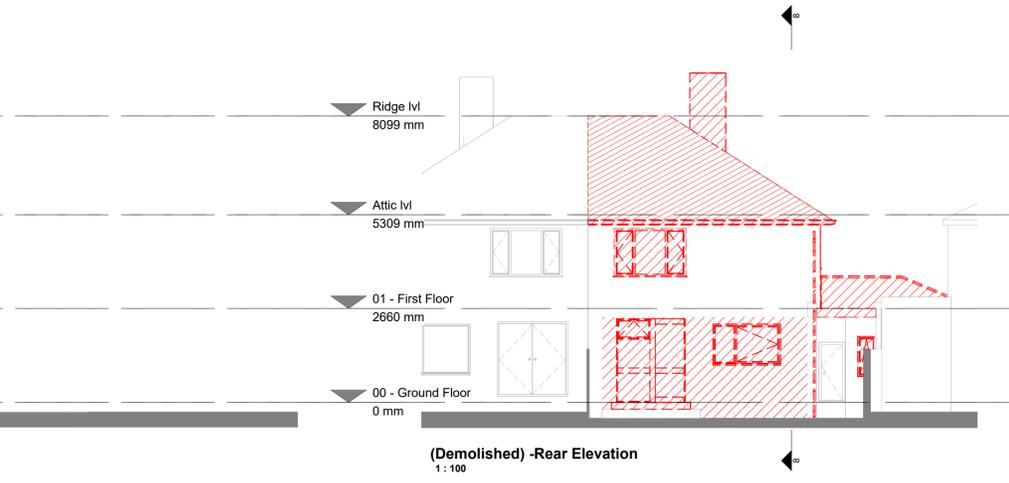
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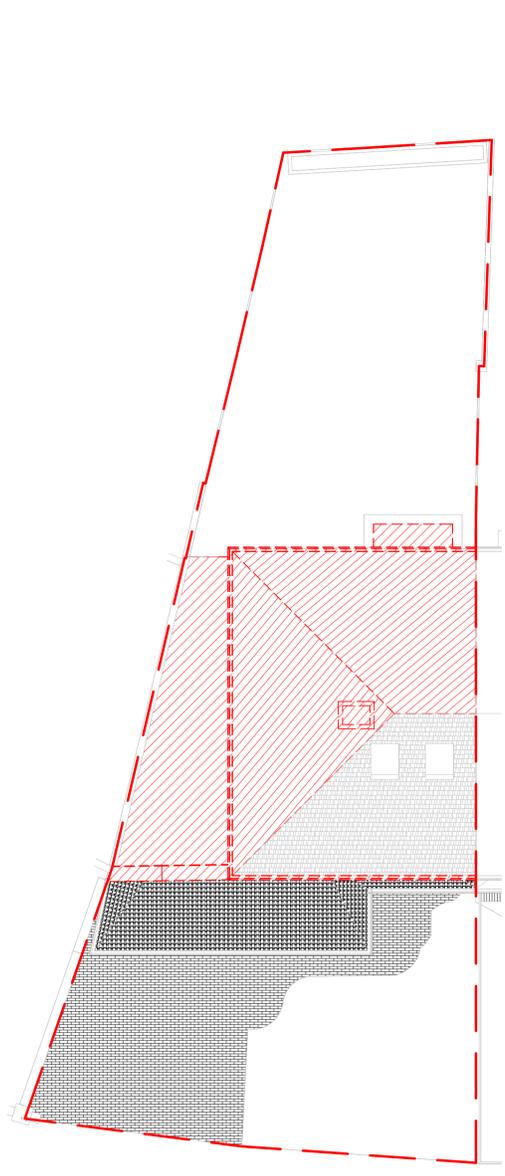
(Demolished) Front Elevation
1:100



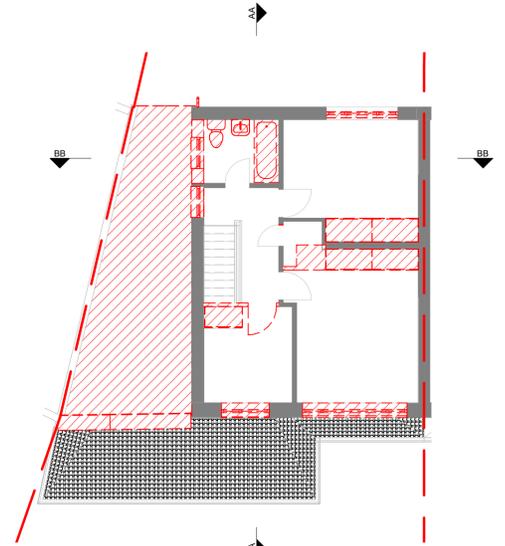
(Demolished) Side Elevation
1:100



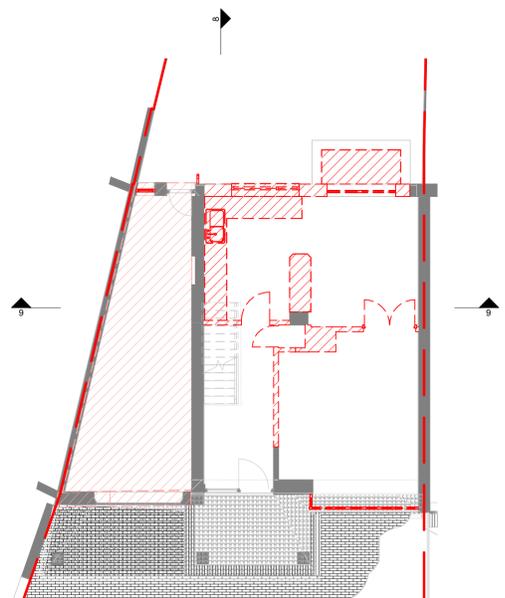
(Demolished) -Rear Elevation
1:100



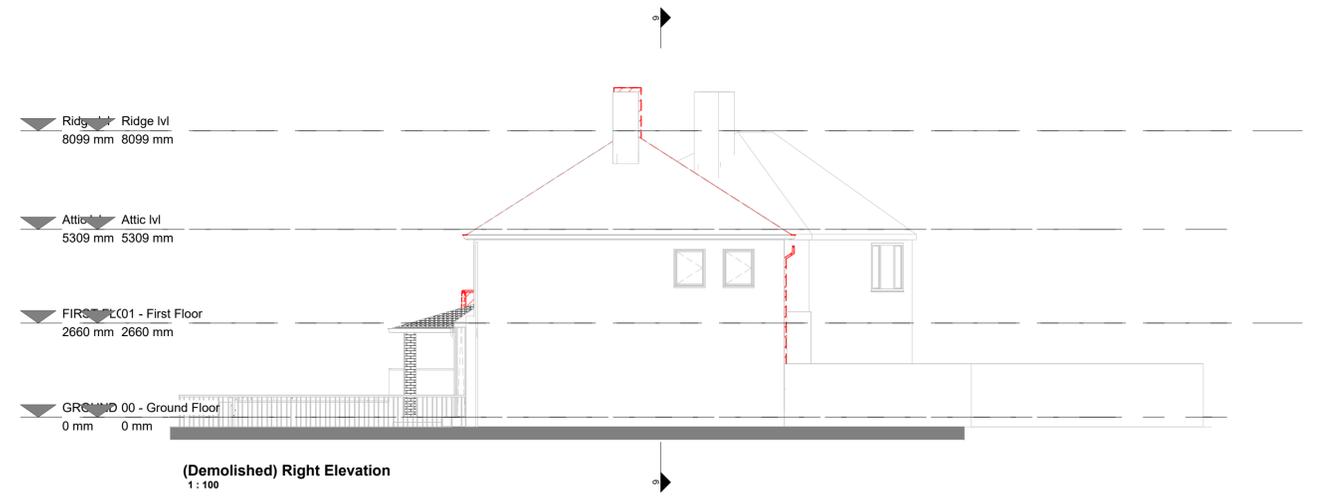
(Demolished) Site Plan
1:100



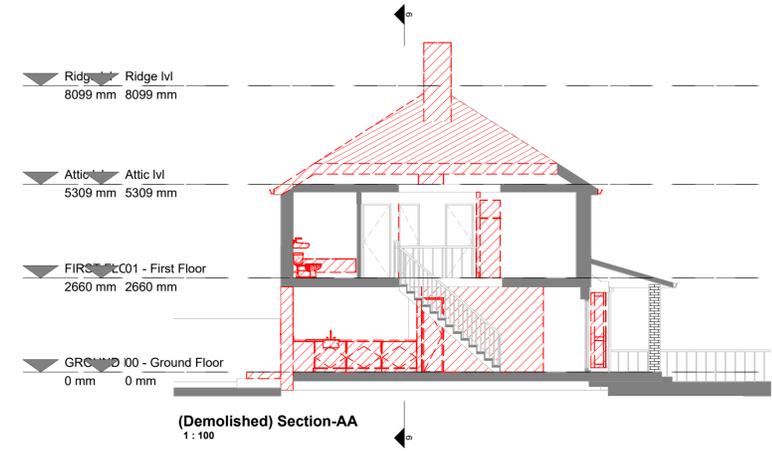
(Demolished) -First Floor Plan
1:100



(Demolished) Ground Floor Plan
1:100



(Demolished) Right Elevation
1:100



(Demolished) Section-AA
1:100



(Demolished) Section-BB
1:100

Do Not Scale - Use Figured Dimentions Only - All Dimentions Are In Millimeters - All Dimentions To Be Checked On Site - Any Discreptencies Are to be Reported To The Architect Imidietly.

Patrycja Rogala MRIAI

PROJECT: 53 The Rise
CLIENT: Michal & Kinga Lewandowski
TITLE: DEMOLITION DRAWINGS
DRAWING NUMBER: GEA-0002
M. 086 401 6627 - patrycja@progala.ie, www.progala.ie

Issued for design intent/coordination only. Detailed design & certification for M&E/Fire by relevant qualified consultants/contractors

REV:
SCALE (@ A1)
1:100
DATE:
22/09/2025
PROJECT NUMBER
01



22/09/2025 15:11:43

ROF.103

FLAT ROOF: To meet u-value of 0.18w/m²k. Paralon or similar approved. Base layer: Top N 3mm, reinforced modified bitumen base sheet membrane fully torch bonded with 100mm side and 150mm end laps, 120mm Paratherm T P.I.R. bitumen tissue faced thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking, 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers, built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists, 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c

ROF.101

PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centres. Wall plate strapped to wall at min. 2 mtr. ctr. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish cross batten with roofing tile to match existing house. To achieve a minimum U-value of 0.15W/m²K.

ROF.201

Flat Metal Canopy Structural timber rafters, dimensions as specified by structural engineer, wrapped in roofing breather membrane and finished in Zinc standing seam profile mechanically fixed to all sides. To include 60mm acoustic insulation between rafters.

Electric Retractable Canopy.
Power Connection to be installed

ROF.102

FLAT ROOF: To meet u-value of 0.18w/m²k. Zinc standing seam finish with 100mm side and 150mm end laps, 120mm P.I.R. thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking, 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers, built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists, 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c

GENERAL NOTES:

All errors and omissions to be reported to the Architect
Do not scale from this drawing. Work only from figured dimensions
This drawing to be read in conjunction with relevant Consultant's drawings

VENTILATION:

Roof & room area ventilation as per Building Regulations Document Part F 2019. Continuous fascia ventilation. Room vents to be provided as indicated on plans and elevations. Mechanical ventilation to be provided as per M&E specification.

AIRTIGHTNESS:

Air tightness tape to be installed at all junctions/ windows/ doors, and first floor ceiling.

PITCHED ROOF:

Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centres. Wall plate strapped to wall at min. 2 mtr. ctr. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish.

FLAT ROOF:

To meet u-value of 0.18w/m²k. Paralon or similar approved. Base layer: Top N 3mm, reinforced modified bitumen base sheet membrane fully torch bonded with 100mm side and 150mm end laps, 120mm Paratherm T P.I.R. bitumen tissue faced thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking, 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers, built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists, 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c

FIRE STOPPING:

All fire stopping as per Building Regulations 2017 Part B Volume 2. Dwellings. Cavity barriers to be provided at the top of an external cavity wall including any gable wall, vertically at the junction of a separating wall and any such wall with an external cavity, around all openings (windows, doors, vents, services boxes, etc). Cavity barriers to be tightly fitted to rigid construction and mechanically fixed wherever possible.

ROOF INSULATION:

300mm overall depth mineral wool loft insulation, 200mm between ceiling joists and 100mm laid across joists in opposite direction to attain 0.16W/m²K in accordance with Building Regulations 2021 TGD L (Dwellings).

DRAINS:

All pipework under ground floor slab min. of 100mm dia. with a min. of 150mm conc. surround laid to falls & to Engineer's specification
New gutters and downpipes to be powder coated aluminum, replace existing gutters and downpipes to powder coated aluminum to selected colour

REPAIRS & MODIFICATIONS:

-Allow for painting existing front fence. Rear fence to be checked for any damages and to be fixed and painted.
-New wall for electrical and gas meter to be erected in the front of the house. Position to be approved by specialists later

MAIN ROOF PLAN
1 : 50

Patrycja Rogala MRIA
PROJECT: 53 The Rise

CLIENT: Michal & Kinga Lewandowski

TITLE: SITE & ROOF PLAN

DRAWING NUMBER: GEA-1001

M. 086 401 6627 - patrycja@progala.ie, www.progala.ie

REV:

SCALE (@ A3) As indicated

DATE: 22/09/2025

PROJECT NUMBER 01

GENERAL NOTES:
 All errors and omissions to be reported to the Architect
 Do not scale from this drawing. Work only from figured dimensions
 This drawing to be read in conjunction with relevant Consultant's drawings

FOUNDATIONS:
 All foundations and rising walls to be constructed in accordance with Engineer's details. No base to be cast without notifying the architect or engineer for inspection prior to blinding or concrete work. Following approval of the formation surface the trench shall be bottomed out as necessary & the foundation cast immediately to engineer's specification.

GROUND FLOOR SLAB:
 150mm power floated finish RC floor slab with A252 mesh reinforcement, on 150mm Xtratherm XTUJF insulation, with 25mm insulation at perimeter to achieve U-Value of 0.12W/m2K for the floor element, on radon gas impermeable DPM membrane with all joints lapped and sealed, on 50mm sand blinding on SR21 material hardcore to Engineer's specification well compacted and consolidated.
 Min 60mm screed to be provided over underfloor heating to ground floor

Radon Protection:
 Sump and related pipework terminating and capped at suitable points outside the external walls of the building as per Building Regulations 2002 TGD Part C.

EXTERNAL WALLS:
 215mm internal leaf blockwork, or existing concrete block wall; Certherm Classic Wool External Wall Insulation system from Kilsaran. 200mm Rockwool EWI Slab mechanically fixed to blockwork driven into pre-drilled holes ensuring at least 5 fixings per insulation board. Ceresit reinforcing mortar with glass fibre mesh, Ceresit facade render, Airtightness tape at junctions/windows/doors. 20mm internal render and skim finish with paint. Render and timber including timber lats on front of garage windows and door.

INTERNAL PARTITIONS:
Timber Stud:
 Internal partitions are fabricated from 90 x 38 C24 studs at 400 centres with centre bridging. All load-bearing stud partitions to be finished with 12.5mm Wallboard plasterboard each side, with all joints taped and filled, with skim and painted finish. Fixings for plasterboard to be 3.5mm diameter x 40mm Drywall Timber Screws @ 300mm c/c all members. Full fill rockwool acoustic insulation where required, see Internal Partition legend on sheet GEA-7001 for more information.

LININGS:
 Surface linings of walls and ceilings to meet the following classifications: Class D-s3,d2 (European class) or Class 3 (National class) in bathrooms, toilets and shower rooms. Class C-s3,d2 (European class) or Class 1 (National class) in other rooms. Class C-s3,d2 (European class) or Class 1 (National class) in circulation spaces. Gyproc Wallboard plasterboard to be used throughout to provide Class B (European class) or Class 0 (National class) lining classification.

FIRST FLOOR:
 Min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 47mm x 100mm C24 grade soft wood joists at maximum 400mm centres max span 2.10m with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall/brick walls at 600mm centres. Strap first three joists to external wall w/ 30 x 5mm thick galvanised steel straps at every 2m max and build in to wall - provide solid bridging under straps & erect in accordance with Building Regulations 2002 TGD Part A. See also engineers' drawings. Allow for 50x32mm service battens to underside of floor joists. 15mm Wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c all members. Any service penetrations through 15mm Wallboard to be adequately firestopped where required. Provide insulation between floor joists; Note: provide double joists under all stud partitions

VENTILATION:
 Roof & room area ventilation as per Building Regulations Document Part F 2019. Continuous fascia ventilation. Room vents to be provided as indicated on plans and elevations. Mechanical ventilation to be provided as per M&E specification.

AIRTIGHTNESS:
 Air tightness tape to be installed at all junctions/ windows/ doors, and first floor ceiling.

PITCHED ROOF:
 Selected concrete roof tiles on 50 x 38mm treated timber battens on unbleached barking felt to BS 747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centres. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish.

FLAT ROOF:
 To meet u-value of 0.18W/m2K. Paralon or similar approved. Base layer: Top N 3mm, reinforced modified bitumen base sheet membrane fully torch bonded with 100mm side and 150mm end laps; 120mm Paratherm T P.I.R. bitumen tissue faced thermal insulation, PU adhesive or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking, 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers, built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists; 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c

FIRE STOPPING:
 All fire stopping as per Building Regulations 2017 Part B Volume 2: Dwellings. Cavity barriers to be provided at the top of an external cavity wall including any gable wall, vertically at the junction of a separating wall and any such wall with an external cavity, around all openings (windows, doors, vents, services boxes, etc). Cavity barriers to be tightly fitted to rigid construction and mechanically fixed wherever possible.

ROOF INSULATION:
 300mm overall depth mineral wool loft insulation. 200mm between ceiling joists and 100mm laid across joists in opposite direction to attain 0.16W/m2K in accordance with Building Regulations 2011 TGD L (Dwellings).

STAIRS:
 Stairs Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees.

DRAINS:
 All pipework under ground floor slab min. of 100mm dia. with a min. of 150mm conc. surround laid to falls & to Engineer's specification.

MECHANICAL INSTALLATION:
 The Main Contractor shall include for the supply, delivery, off-loading, erection, connection, testing and commissioning of all plant and materials as necessary for the complete and satisfactory mechanical services installation. All services shall be provided in accordance with the relevant Standards, Codes of Practice, Local Authorities and Statutory Bodies requirements. The completed Mechanical services installation shall be handed over to the Client in a condition suitable for immediate use. The mechanical services works shall include the following:

- Above Ground Foul Drainage Systems
- Mains water
- Space Heating
- Ventilation
- Water Services
- Soils and Wastes

The works shall be carried out in accordance with the new Building Control (Amendment) Regulations 2014 which came into force on 1st March 2014. The Contractor shall provide technical submittals of all products and materials to be used prior to commencing work on site. All products and materials manufactured to comply with an EN harmonised standard must carry a CE marking. No works shall be covered over in floors, walls or ceilings without prior inspection and approval by the Engineer. Any services covered up without inspection shall be exposed at the Contractor's cost. The Contractor shall give the Engineer at least 2-3 days' notice of any inspection required

ELECTRICAL INSTALLATION:
 All electrical engineering services installations shall be carried out in accordance with the contract drawings, and the following standard specifications, codes and regulations along with current best practices:
 ET 101 National Rules for Electrical Installations, by the Electro Technical Council of Ireland.
 ET 102 Particular Requirements for Public Lighting, by the Electro Technical Council of Ireland.
 ET 105 Electrical Installations in potentially explosive atmospheres, by the Electro Technical Council of Ireland.
 ET 202 Guide Regulations and Safety Standards for Informatics Equipment, by the Electro Technical Council of Ireland.
 I.S. 3217 Emergency Lighting
 I.S. 3218 Fire Detection and Alarm Systems for Buildings - System Design, Installation, Commissioning, Servicing and Maintenance.
 BS 740 Code of Practice for Earthing of Electrical Installations.
 BS EN 62305 Protection against Lightning (Parts 1 to 4)
 2006/42/EC Machinery Directive
 2004/108/EC Electromagnetic Compatibility Directive (EMC)
 2006/95/EC Low Voltage Directive

The works shall be carried out in accordance with the new Building Control (Amendment) Regulations 2014 which came into force on 1st March 2014. The Contractor shall provide technical submittals of all products and materials to be used prior to commencing work on site. All products and materials manufactured to comply with an EN harmonised standard must carry a CE marking. No works shall be covered over in floors, walls or ceilings without prior inspection and approval by the Engineer. Any services covered up without inspection shall be exposed at the Contractor's cost. The Contractor shall give the Engineer at least 2-3 days' notice of any inspection required.

- New electrical rewiring throughout.
- External electrical car charger to be installed in front driveway.
- Isolator switches to all inside cabinets plugs & smoke detectors where needed.
- Proposed Heat pump, PV solar panels with battery and under floor heating. (Drawing for solar panels positions by specialist)
- Day and night meter, zoned floors, external cameras and motion detection.

Doors:
 Door Type: Nema Premium Primed White. Handle Type: Verona Handle. Doors & Handles by DorasDoors throughout (www.DorasDoors.com): (01) 6235444 or contact Trade Sales: Ashlin Phipps -086-2623797

ADDITIONAL ALLOWANCES:
 Allowance to be made for disturbance of existing construction such as lifting of floors, ceilings and walls for elements such as piping and wiring to be fitted, replaced or moved. Contractor to include material and workmanship costs for repairing, constructing or altering any work of this nature and all materials used are to match existing unless instructed otherwise.

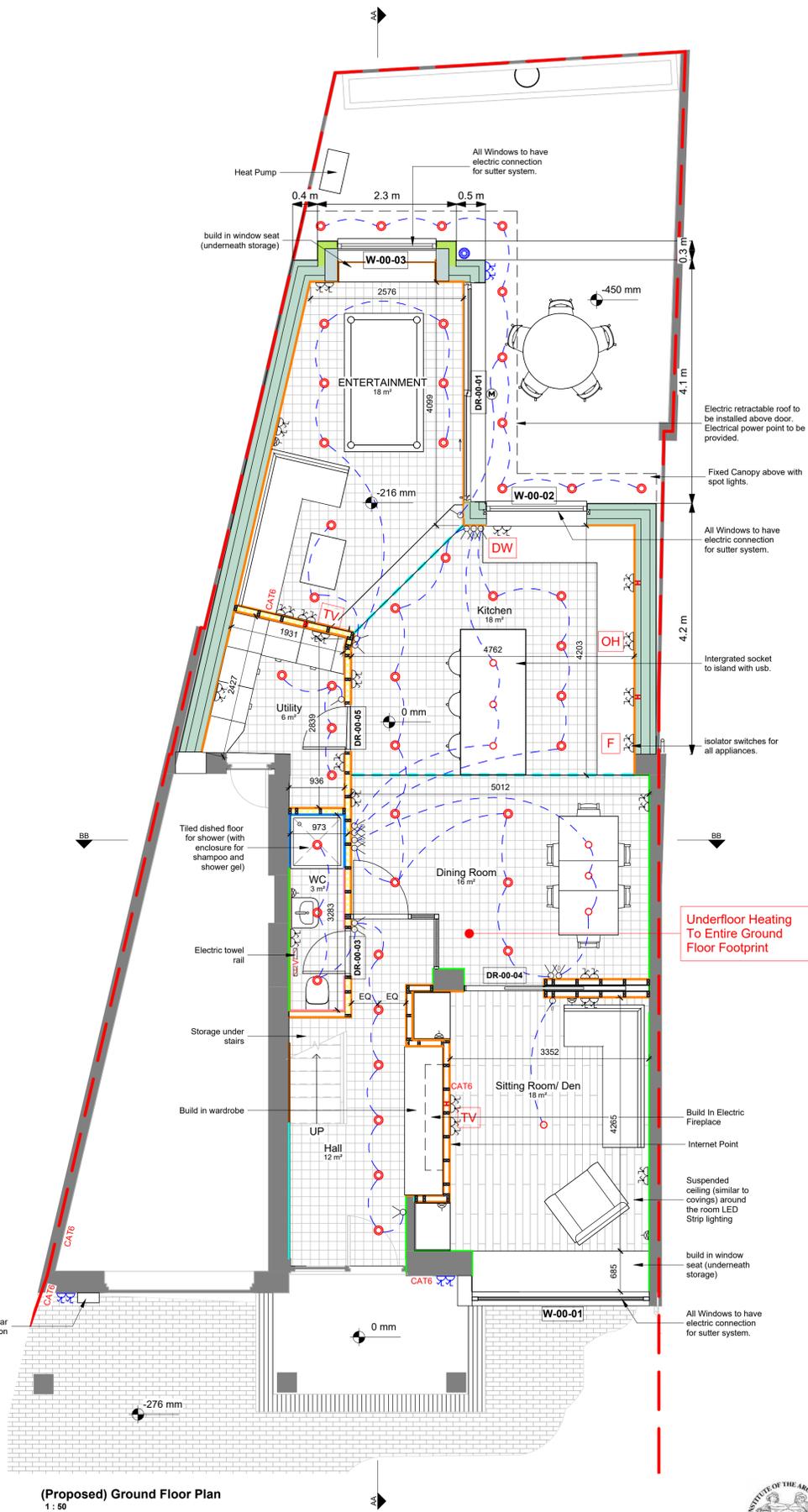
ADDITIONAL NOTES:
 -Wall paper to be removed, sand & cement to be checked for quality, bonding materials to be applied where required, new skim or new plasterboard on mushrooms where sand and cement is not good.
 -Replacing all ceilings and make good.

The Architect's role is limited to design intent and spatial coordination of mechanical and electrical (M&E) services. The detailed design, specification, and certification of all M&E systems (including but not limited to ventilation, air conditioning, heat recovery, plumbing, electrical wiring, lighting, and fire detection) are the responsibility of a specialist M&E consultant appointed directly by the Client.

Ground Floor Room Finishes						
Level	Name	Area	Perimeter	Lights	Skirtings	Other Content
GROUND FLOOR	WC	3.0 m ²	8376 mm	IPS rated spot lights.	None	Suspended WC, Suspended Vanity Unit, Tiled dishd floor for shower (with enclosure for shampoo and shower gel), Power To Mirror, Electric Towel Rail, Socket for Toothbrush/ Electric Shaver Beside Sink
GROUND FLOOR	Sitting Room/ Den	17.5 m ²	19308 mm	Suspended ceiling (similar to coverings) around the room LED Strip lighting, Pendant on two way dimmer switch	Tall 120-150mm Soft wood painted to be selected by client.	Electric fireplace, Shelves on side of TV, build in window seat (underneath storage), Windows with electric roller shutters
GROUND FLOOR	Hall	11.7 m ²	17735 mm	Spot Lights to be selected by client.	Tall 120-150mm Soft wood painted to be selected by client.	Moulding on walls up to 1.2m approx. Build in wardrobe, Storage under stairs
GROUND FLOOR	Dining Room	15.8 m ²	17117 mm	Spot light & Pendant.	Tall 120-150mm Soft wood painted to be selected by client.	None
GROUND FLOOR	Kitchen	18.2 m ²	16810 mm	Spot light & Pendant.	Tall 120-150mm Soft wood painted to be selected by client.	Power with USB outlets to Island
GROUND FLOOR	ENTERTAINMENT	17.6 m ²	17532 mm	Spot Lights to be selected by client.	Tall 120-150mm Soft wood painted to be selected by client.	Build in Window Seat
GROUND FLOOR	Utility	5.7 m ²	10911 mm	Spot Lights to be selected by client.	Tall 120-150mm Soft wood painted to be selected by client.	Nne
GROUND FLOOR:	7					

Electrical Component Legend	
	Pendant to be selected by client.
	Spot light to be selected by client.
	Wall hung luminaire to be selected by client.
	Wall fixed luminaire light to be selected by client.
	SA Lamp Socket Brushed Chrome finish
	Twin socket with switch Brushed chrome finish
	Twin socket with switch at HIGH level.
	External waterproof twin socket with switch
	One way light switch Brushed chrome finish
	One way dimmer light switch Brushed chrome finish
	Two way light switch Brushed chrome finish
	Two way dimmer light switch Brushed chrome finish
	Proposed HORIZONTAL Radiator
	Proposed VERTICAL Radiator
	Television point
	Fridge
	Oven Hob
	Dish Washer
	External Tap
	Electrical motion detector
POSITION OF ALL ELECTRICAL & PLUMBING FIXTURES TO BE CONFIRMED BY CLIENT PRIOR TO INSTALLATION.	

Quantity Of Finishes By Room			
Category	Material: Name	Material: Area	Material: Volume
Dining Room			
Walls	Paint Touch Up & Repair	11.3 m ²	0.057 m ³
Walls	Paint, Selected By Client	10.1 m ²	0.000 m ³
Walls	Plasterboard	10.1 m ²	0.152 m ³
Floors	01. Tile Flooring	15.7 m ²	0.314 m ³
ENTERTAINMENT			
Walls	Paint, Selected By Client	29.3 m ²	0.000 m ³
Walls	Plasterboard	29.3 m ²	0.438 m ³
Floors	01. Tile Flooring	17.9 m ²	0.358 m ³
Hall			
Walls	Paint Touch Up & Repair	6.0 m ²	0.028 m ³
Walls	Paint, Selected By Client	16.4 m ²	0.000 m ³
Walls	Plasterboard	16.4 m ²	0.247 m ³
Walls	Timber Paneling	6.3 m ²	0.095 m ³
Walls	Wallpaper	6.3 m ²	0.031 m ³
Floors	01. Tile Flooring	12.0 m ²	0.239 m ³
Kitchen			
Walls	Paint, Selected By Client	20.4 m ²	0.000 m ³
Walls	Plasterboard	20.4 m ²	0.306 m ³
Floors	01. Tile Flooring	18.4 m ²	0.368 m ³
Sitting Room/ Den			
Walls	Paint Touch Up & Repair	14.6 m ²	0.073 m ³
Walls	Paint, Selected By Client	17.8 m ²	0.000 m ³
Walls	Plasterboard	17.8 m ²	0.268 m ³
Floors	01. Timber Flooring	17.6 m ²	0.353 m ³
Utility			
Walls	Paint, Selected By Client	19.7 m ²	0.000 m ³
Walls	Plasterboard	19.7 m ²	0.296 m ³
Floors	01. Tile Flooring	5.7 m ²	0.114 m ³
WC			
Walls	Bathroom Tile	12.5 m ²	0.125 m ³
Walls	Cement Board	6.6 m ²	0.083 m ³
Walls	Paint Touch Up & Repair	2.4 m ²	0.012 m ³
Walls	Paint, Selected By Client	2.0 m ²	0.000 m ³
Walls	Plasterboard	7.9 m ²	0.103 m ³
Floors	01. Tile Flooring	2.3 m ²	0.046 m ³



(Proposed) Ground Floor Plan
 1:50

Patrycja Rogala MRIAI

Issued for design intent/coordination only. Detailed design & certification for M&E/Fire by relevant qualified consultants/contractors

PROJECT: 53 The Rise

REV:

CLIENT: Michal & Kinga Lewandowski

SCALE (@ A1)
 As indicated

TITLE: GROUND FLOOR PLAN

DATE:
 22/09/2025

DRAWING NUMBER: GEA-1002

PROJECT NUMBER
 01

M. 086 401 6627 - patrycja@progala.ie, www.progala.ie



22/09/2025 15:11:19

GENERAL NOTES:
 All errors and omissions to be reported to the Architect
 Do not scale from this drawing. Work only from figured dimensions
 This drawing to be read in conjunction with relevant Consultant's drawings

FOUNDATIONS:
 All foundations and rising walls to be constructed in accordance with Engineer's details. No base to be cast without notifying the architect or engineer for inspection prior to blinding or concrete work. Following approval of the formation surface the trench shall be bottomed out as necessary & the foundation cast immediately or blinded immediately to engineer's specification.

GROUND FLOOR SLAB:
 150mm power floated finish RC floor slab with A252 mesh reinforcement, on 150mm Xtratherm XT/UF insulation, with 25mm insulation at perimeter to achieve U-Value of 0.12W/m²k for the floor element, on radon gas impermeable DPM membrane with all joints lapped and sealed, on 50mm sand blinding on SR21 material hardcore to Engineer's specification well compacted and consolidated.
 Min 50mm screed to be provided over underfloor heating to ground floor

Radon Protection:
 Sump and related pipework terminating and capped at suitable points outside the external walls of the building as per Building Regulations 2002 TGD Part C.

EXTERNAL WALLS:
 215mm internal leaf blockwork, or existing concrete block wall. Certherm Classic Wool External Wall Insulation system from Kilsaran, 200mm Rockwool EWI Slab mechanically fixed to blockwork driven into pre-drilled holes ensuring at least 5 fixings per insulation board, Ceresit reinforcing mortar with glass fibre mesh, Ceresit priming paint, Ceresit facade render. Airtightness tape at junctions/ windows/ doors. 20mm internal render and skim finish with paint. Render and timber including timber lats on front of garage windows and door.

INTERNAL PARTITIONS:
Timber Stud:
 Internal partitions are fabricated from 90 x 38 C24 studs at 400 centres with centre bridging. All load-bearing stud partitions to be finished with 12.5mm Wallboard plasterboard each side, with all joints taped and filled, with skim and painted finish. Fixings for plasterboard to be 3.5mm diameter x 40mm Drywall Timber Screws @ 300mm c/c all members. Full fill rockwool acoustic insulation where required, see Internal Partition legend on sheet GEA-7001 for more information.

LININGS:
 Surface linings of walls and ceilings to meet the following classifications; Class D-s3,d2 (European class) or Class 3 (National class) in bathrooms, toilets and shower rooms. Class C-s3,d2 (European class) or Class 1 (National class) in other rooms. Class C-s3,d2 (European class) or Class 1 (National class) in circulation spaces. Gyproc Wallboard plasterboard to be used throughout to provide Class B (European class) or Class 0 (National class) lining classification.

FIRST FLOOR:
 Min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 47mm x 100mm C24 grade softwood joists at maximum 400mm centres max span 2.10m with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. Strap first three joists to external wall w/ 30 x 5mm thick galvanised steel straps at every 2m max and build in to wall - provide solid bridging under straps & erect in accordance with Building Regulations 2002 TGD Part A. See also engineers' drawings. Allow for 50x32mm service battens to underside of floor joists. 15mm Wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c all members. Any service penetrations through 15mm Wallboard to be adequately firestopped where required. Provide insulation between floor joists. Note: provide double joists under all stud partitions

VENTILATION:
 Roof & room area ventilation as per Building Regulations Document Part F 2019. Continuous fascia ventilation. Room vents to be provided as indicated on plans and elevations. Mechanical ventilation to be provided as per M&E specification.

AIRTIGHTNESS:
 Air tightness tape to be installed at all junctions/ windows/ doors, and first floor ceiling.

PITCHED ROOF:
 Selected concrete roof tiles on 50 x 38mm treated timber battens on unearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish.

FLAT ROOF:
 To meet u-value of 0.18w/m²k. Paralon or similar approved. Base layer: Top N 3mm, reinforced modified bitumen base sheet membrane fully torch bonded with 100mm side and 150mm end laps; 120mm Paratherm T P.I.R. bitumen tissue adhesive or PU adhesive or mechanical fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 1000mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OBS 3 decking. 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers; built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists; 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c

FIRE STOPPING:
 All fire stopping as per Building Regulations 2017 Part B Volume 2. Dwellings. Cavity barriers to be provided at the top of an external cavity wall including any gable wall, vertically at the junction of a separating wall and any such wall with an external cavity, around all openings (windows, doors, vents, services boxes, etc). Cavity barriers to be tightly fitted to rigid construction and mechanically fixed wherever possible.

ROOF INSULATION:
 300mm overall depth mineral wool loft insulation. 200mm between ceiling joists and 100mm laid across joists in opposite direction to attain 0.16W/m²K in accordance with Building Regulations 2021 TGD L (Dwellings).

STAIRS:
 Stairs Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees.

DRAINS:
 All pipework under ground floor slab min. of 100mm dia. with a min. of 150mm conc. surround laid to falls & to Engineer's specification.

MECHANICAL INSTALLATION:
 The Main Contractor shall include for the supply, delivery, off-loading, erection, connection, testing and commissioning of all plant and materials as necessary for the complete and satisfactory mechanical services installation. All services shall be provided in accordance with the relevant Standards, Codes of Practice, Local Authorities and Statutory Bodies requirements. The completed Mechanical services installation shall be handed over to the Client in a condition suitable for immediate use. The mechanical services works shall include the following:

- Mains water
- Space Heating
- Ventilation
- Water Services
- Soils and Wastes

The works shall be carried out in accordance with the new Building Control (Amendment) Regulations 2014 which came into force on 1st March 2014. The Contractor shall provide technical submittals of all products and materials to be used prior to commencing work on site. All products and materials manufactured to comply with an EN harmonised standard must carry a CE marking. No works shall be covered over in floors, walls or ceilings without prior inspection and approval by the Engineer. Any services covered up without inspection shall be exposed at the Contractor's cost. The Contractor shall give the Engineer at least 2-3 days' notice of any inspection required

ELECTRICAL INSTALLATION:
 All electrical engineering services installations shall be carried out in accordance with the contract drawings, and the following standard specifications, codes and regulations along with current best practices:

- ET 101 National Rules for Electrical Installations, by the Electro Technical Council of Ireland.
- ET 102 Particular Requirements for Public Lighting, by the Electro Technical Council of Ireland.
- ET 105 Electrical Installations in potentially explosive atmospheres, by the Electro Technical Council of Ireland.
- ET 202 Guide Regulations and Safety Standards for Informatics Equipment, by the Electro Technical Council of Ireland.
- I.S. 3217 Emergency Lighting
- I.S. 3218 Fire Detection and Alarm Systems for Buildings - System Design, Installation, Commissioning, Servicing and Maintenance.
- BS 740 Code of Practice for Earthing of Electrical Installations.
- BS EN 62305 Protection against Lightning (Parts 1 to 4)
- 2006/42/EC Machinery Directive
- 2004/109/EC Electromagnetic Compatibility Directive (EMC)
- 2006/95/EC Low Voltage Directive

The works shall be carried out in accordance with the new Building Control (Amendment) Regulations 2014 which came into force on 1st March 2014. The Contractor shall provide technical submittals of all products and materials to be used prior to commencing work on site. All products and materials manufactured to comply with an EN harmonised standard must carry a CE marking. No works shall be covered over in floors, walls or ceilings without prior inspection and approval by the Engineer. Any services covered up without inspection shall be exposed at the Contractor's cost. The Contractor shall give the Engineer at least 2-3 days' notice of any inspection required

- New electrical rewiring throughout.
- External electrical car charger to be installed in front driveway.
- Isolator switches to all inside cabinets plugs & smoke detectors where needed.
- Proposed Heat pump, PV solar panels with battery and under floor heating. (Drawing for solar panels positions by specialist)
- Day and night meter, zoned floors, external cameras and motion detector.

Doors:
 Door Type: Nema Premium Primed White. Handle Type: Verona Handle. Doors & Handles by DorasDoors throughout (www.DorasDoors.com); (01) 6235444 or contact Trade Sales: Ashlin Phipps -086-2623797

ADDITIONAL ALLOWANCES:
 Allowance to be made for disturbance of existing construction such as lifting of floors, ceilings and walls for elements such as piping and wiring to be fitted, replaced or moved. Contractor to include material and workmanship costs for repairing, constructing or altering any work of this nature and all materials used are to match existing unless instructed otherwise.

ADDITIONAL NOTES:
 -Wall paper to be removed, sand & cement to be checked for quality, bonding materials to be applied where required, new skim or new plasterboard on mushrooms where sand and cement is not good.
 -Replacing all ceilings and make good.

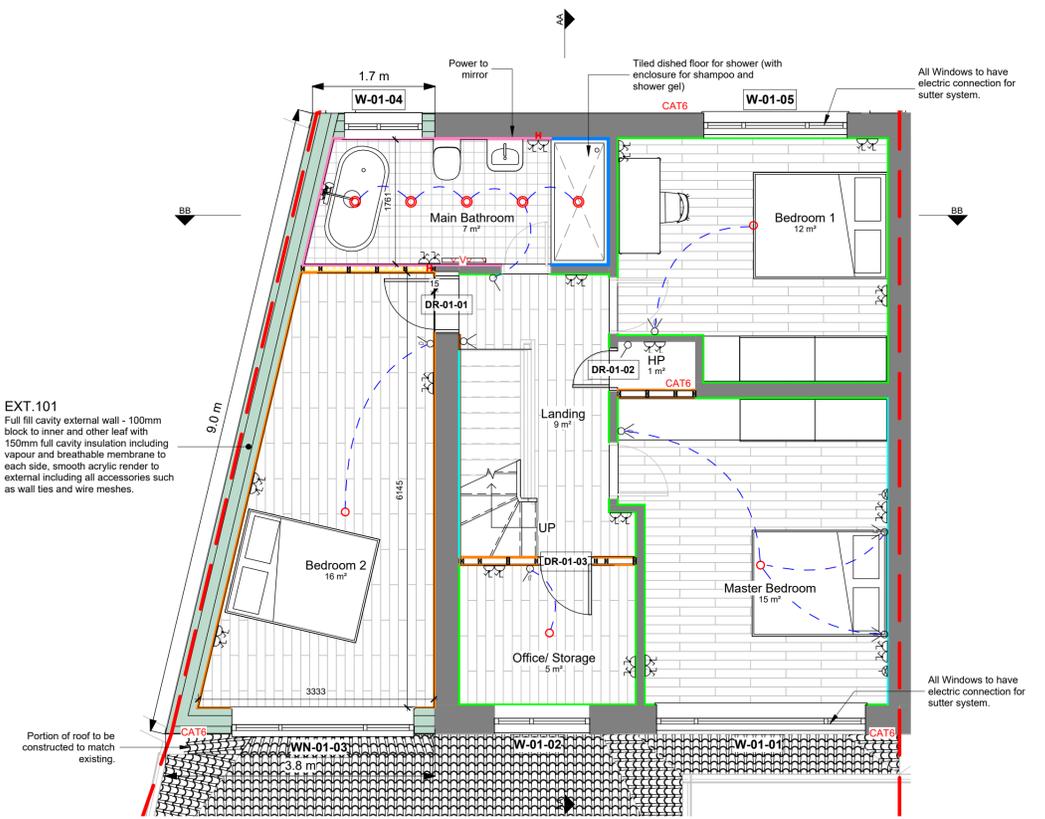
The Architect's role is limited to design intent and spatial coordination of mechanical and electrical (M&E) services. The detailed design, specification and certification of all M&E systems (including but not limited to ventilation, air conditioning, heat recovery, plumbing, electrical wiring, lightning and fire detection) are the responsibility of a specialist M&E consultant appointed directly by the Client.

Upper Floors Room Finishes						
Level	Name	Area	Perimeter	Lights	Skirtings	Other Content
FIRST FLOOR	Bedroom 2	16.0 m ²	17696 mm	Pendant, Dimmer Switch to clients selection	Tall 120-150mm Soft wood painted to be selected by client.	None
FIRST FLOOR	Landing	8.7 m ²	13006 mm	Pendant, Dimmer Switch to clients selection	Tall 120-150mm Soft wood painted to be selected by client.	None
FIRST FLOOR	Master Bedroom	15.5 m ²	16301 mm	Spot light & Pendant.	Tall 120-150mm Soft wood painted to be selected by client.	Build in Wardrobes
FIRST FLOOR	Office/ Storage	5.0 m ²	8988 mm	Pendant, Dimmer Switch to clients selection	Tall 120-150mm Soft wood painted to be selected by client.	None
FIRST FLOOR	Bedroom 1	12.4 m ²	14544 mm	Pendant, Dimmer Switch to clients selection	Tall 120-150mm Soft wood painted to be selected by client.	Build in Wardrobes
FIRST FLOOR	HP	0.8 m ²	3575 mm	None	None	Ventilated cabinet installed for switch and other electronics. All cat 6 cables should be routed here.
FIRST FLOOR	Main Bathroom	7.2 m ²	11732 mm	IPS rated spot lights.	None	x2 Suspended WC, Suspended Vanity Unit, Tiled dish floor for shower (with enclosure for shampoo and shower gel), Power To Mirror, Electric Towel Rail, Socket for Toothbrush/ Electric Shaver Beside Sink
FIRST FLOOR:	7					
Attic lv	Bedroom 3	25.7 m ²	22599 mm	Pendant, Dimmer Switch to clients selection	Tall 120-150mm Soft wood painted to be selected by client.	Strage Under Roof Slope
Attic lv	Attic WC	3.3 m ²	7289 mm	IPS rated spot lights.	None	Suspended WC, Suspended Vanity Unit, Tiled dish floor for shower (with enclosure for shampoo and shower gel), Power To Mirror, Electric Towel Rail, Socket for Toothbrush/ Electric Shaver Beside Sink

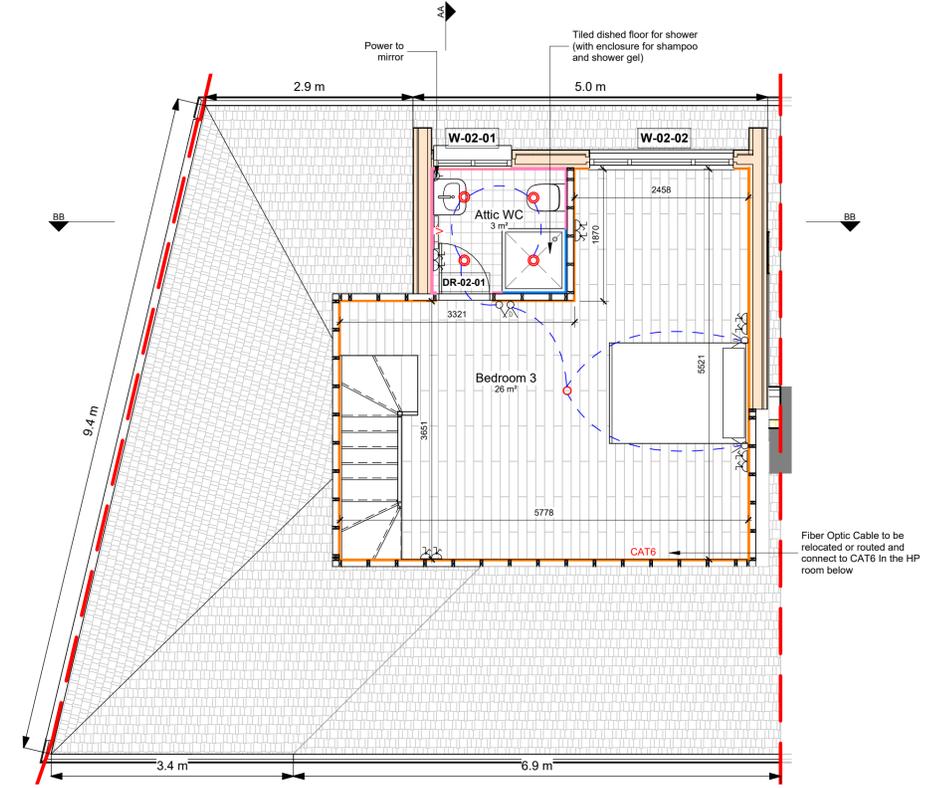
Attic lv: 2

Electrical Component Legend	
	Pendant to be selected by client.
	Spot light to be selected by client.
	Wall hung luminaire to be selected by client
	Wall fixed luminaire light to be selected by client.
	5A Lamp Socket Brushed Chrome finish
	Twin socket with switch Brushed chrome finish
	Twin socket with switch at HIGH level.
	External waterproof twin socket with switch
	One way light switch Brushed chrome finish
	One way dimmer light switch Brushed chrome finish
	Two way light switch Brushed chrome finish
	Two way dimmer light switch Brushed chrome finish
	Proposed HORIZONTAL Radiator
	Proposed VERTICAL Radiator
	Television point
	Fridge
	Oven Hob
	Dish Washer
	External Tap
	Electrical motion detector
POSITION OF ALL ELECTRICAL & PLUMBING FIXTURES TO BE CONFIRMED BY CLIENT PRIOR TO INSTALLATION.	

Quantity Of Finishes By Room			
Category	Material: Name	Material: Area	Material: Volume
Attic WC			
Walls	Bathroom Tile	9.4 m ²	0.094 m ³
Walls	Cement Board	4.2 m ²	0.052 m ³
Walls	Paint, Selected By Client	10.5 m ²	0.000 m ³
Walls	Plasterboard	15.7 m ²	0.222 m ³
Floors	01. Tile Flooring	3.4 m ²	0.069 m ³
Bedroom 1			
Walls	Paint Touch Up & Repair	30.8 m ²	0.154 m ³
Floors	01. Timber Flooring	12.4 m ²	0.249 m ³
Bedroom 2			
Walls	Paint, Selected By Client	37.2 m ²	0.000 m ³
Walls	Plasterboard	37.2 m ²	0.557 m ³
Floors	01. Timber Flooring	16.0 m ²	0.320 m ³
Bedroom 3			
Walls	Paint, Selected By Client	37.0 m ²	0.000 m ³
Walls	Plasterboard	37.0 m ²	0.554 m ³
Ceilings	Plasterboard	1.2 m ²	0.017 m ³
Ceilings	Rigid insulation	1.2 m ²	0.075 m ³
Floors	01. Timber Flooring	23.2 m ²	0.464 m ³
Hall			
Walls	Timber Paneling	6.3 m ²	0.095 m ³
Walls	Wallpaper	6.3 m ²	0.031 m ³
Walls	Paint, Selected By Client	2.7 m ²	0.000 m ³
Walls	Plasterboard	2.7 m ²	0.040 m ³
Landing			
Walls	Paint Touch Up & Repair	9.7 m ²	0.048 m ³
Walls	Paint, Selected By Client	4.4 m ²	0.000 m ³
Walls	Plasterboard	4.4 m ²	0.066 m ³
Floors	01. Timber Flooring	5.6 m ²	0.113 m ³
Main Bathroom			
Walls	Bathroom Tile	17.2 m ²	0.172 m ³
Walls	Cement Board	8.2 m ²	0.103 m ³
Walls	Plasterboard	8.9 m ²	0.111 m ³
Floors	01. Tile Flooring	7.2 m ²	0.144 m ³
Master Bedroom			
Walls	Paint Touch Up & Repair	20.7 m ²	0.103 m ³
Walls	Paint, Selected By Client	2.7 m ²	0.000 m ³
Walls	Plasterboard	2.7 m ²	0.040 m ³
Walls	Wallpaper	10.5 m ²	0.053 m ³
Floors	01. Timber Flooring	15.5 m ²	0.310 m ³
Office/ Storage			
Walls	Paint Touch Up & Repair	13.8 m ²	0.069 m ³
Walls	Paint, Selected By Client	4.4 m ²	0.000 m ³
Walls	Plasterboard	4.4 m ²	0.066 m ³
Floors	01. Timber Flooring	4.9 m ²	0.099 m ³



(Proposed) -First Floor Plan
1 : 50



(Proposed) Attic Floor Plan
1 : 50

Patrycja Rogala MRIA

PROJECT: 53 The Rise

DRAWING NUMBER: GEA-1003

M. 086 401 6627 - patrycja@progala.ie, www.progala.ie

Issued for design intent/coordination only. Detailed design & certification for M&E/Fire by relevant qualified consultants/contractors

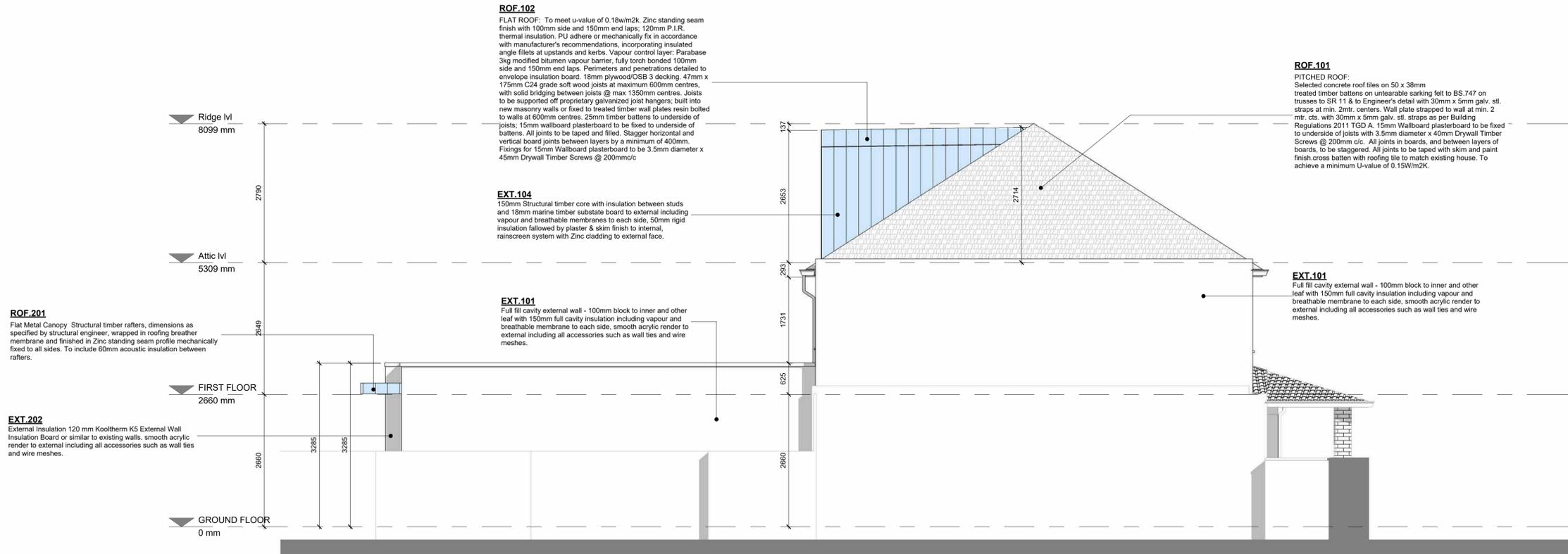
REV: SCALE (@ A1) As indicated

DATE: 22/09/2025

PROJECT NUMBER 01



22/09/2025 15:11:21



(Proposed) Side Elevation
1:50

EXTERNAL FINISHES

1. SELECTED CERESIT FACADE RENDER, COLOUR TBC BY CLIENT.
2. STANDING SEAM ZINC CLADDING WITH UNEVEN SPACING, CONFIRMED BY ARCHITECT PRIOR WORKS TO COMMENCE. PROVIDE SAMPLES FOR CLIENTS APPROVAL
3. WINDOWS- REFER TO WINDOW SCHEDULE
4. POWDER COATED ALUMINUM WINDOW SILLS TO WINDOWS, COLLUR TO BE CONFIRMED
5. POWDERCOATED ALUMINUM PRESSED CAPPING /SECRET FIXING
6. GUTTERS AND DOWNPIPES , HOPPER HEADS,SVP, ACCESSORIES TO PITCHED ROOFS: POWDER COATED ALUMINUM TO SELECTED COLOUR, SQUARE SECTIONS
7. FASCIAS EN SOFFITS: POWDER COATED ALUMINUM, FOR LATER COLOUR SELECTION
8. BLACK COLOURED FLUE SYSTEM, SIZE & LENGHT TO BE CONFIRMED BY STOVE PROVIDER

ALL FINISHING MATERIALS & COLOURS TO BE AGREED & APPROVED BY ARCHITECT AND CLIENT PRIOR TO INSTALLATION. CONTRACTOR TO PRESENT 50X500MM SMPLES FOR ARCHITECTS AND CLIENTS APPROVAL

GENERAL NOTES:
All errors and omissions to be reported to the Architect
Do not scale from this drawing. Work only from figured dimensions
This drawing to be read in conjunction with relevant Consultant 's drawings.

VENTILATION:
Roof & room area ventilation as per Building Regulations Document Part F 2019. Continuous fascia ventilation. Room vents to be provided as indicated on plans and elevations. Mechanical ventilation to be provided as per M&E specification.

AIRTIGHTNESS:
Air tightness tape to be installed at all junctions/ windows/ doors, and first floor ceiling.

PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish.

FLAT ROOF:
To meet u-value of 0.16w/m2k. Paralon or similar approved. Base layer: Top N 3mm, reinforced modified bitumen base sheet membrane fully torch bonded with 100mm side and 150mm end laps; 120mm Paratherm T.P.I.R. bitumen tissue faced thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking, 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers, built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists; 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c

FIRE STOPPING:
All fire stopping as per Building Regulations 2017 Part B Volume 2: Dwellings. Cavity barriers to be provided at the top of an external cavity wall including any gable wall, vertically at the junction of a separating wall and any such wall with an external cavity, around all openings (windows, doors, vents, services boxes, etc.) Cavity barriers to be tightly fitted to rigid construction and mechanically fixed wherever possible.

ROOF INSULATION:
300mm overall depth mineral wool loft insulation, 200mm between ceiling joists and 100mm laid across joists in opposite direction to attain 0.16W/m2k in accordance with Building Regulations 2021 TGD L (Dwellings).

DRAINS:
All pipework under ground floor slab min. of 100mm dia. with a min. of 150mm conc. surround laid to falls & to Engineer's specification
New gutters and downpipes to be powder coated aluminum, replace existing gutters and downpipes to powder coated aluminum to selected colour

REPAIRS & MODIFICATIONS:
-Allow for painting existing front fence. Rear fence to be checked for any damages and to be fixed and painted.
-New wall for electrical and gas meter to be erected in the front of the house . Position to be approved by specialists later

ROF.101

PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish.cross batten with roofing tile to match existing house. To achieve a minimum U-value of 0.15W/m2k.

EXT.101

Full fill cavity external wall - 100mm block to inner and other leaf with 150mm full cavity insulation including vapour and breathable membrane to each side, smooth acrylic render to external including all accessories such as wall ties and wire meshes.



(Proposed) Front Elevation
1:50

ROF.101

PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish.cross batten with roofing tile to match existing house. To achieve a minimum U-value of 0.15W/m2k.

EXT.101

Full fill cavity external wall - 100mm block to inner and other leaf with 150mm full cavity insulation including vapour and breathable membrane to each side, smooth acrylic render to external including all accessories such as wall ties and wire meshes.

Patrycja Rogala MRIAI

Issued for design intent/coordination only. Detailed design & certification for M&E/Fire by relevant qualified consultants/contractors

PROJECT: 53 The Rise

REV:

CLIENT: Michal & Kinga Lewandowski

SCALE (@ A1)
As indicated

TITLE: ELEVATIONS

DATE:
22/09/2025

DRAWING NUMBER: GEA-2001

PROJECT NUMBER
01



ROF.102

FLAT ROOF: To meet u-value of 0.18w/m2k. Zinc standing seam finish with 100mm side and 150mm end laps, 120mm P.I.R. thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle filets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking. 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers; built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists. 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm/c

EXT.104

150mm Structural timber core with insulation between studs and 18mm marine timber substrate board to external including vapour and breathable membranes to each side. 50mm rigid insulation followed by plaster & skim finish to internal rainscreen system with Zinc cladding to external face.

EXT.101

Full fill cavity external wall - 100mm block to inner and other leaf with 150mm full cavity insulation including vapour and breathable membrane to each side, smooth acrylic render to external including all accessories such as wall ties and wire meshes.

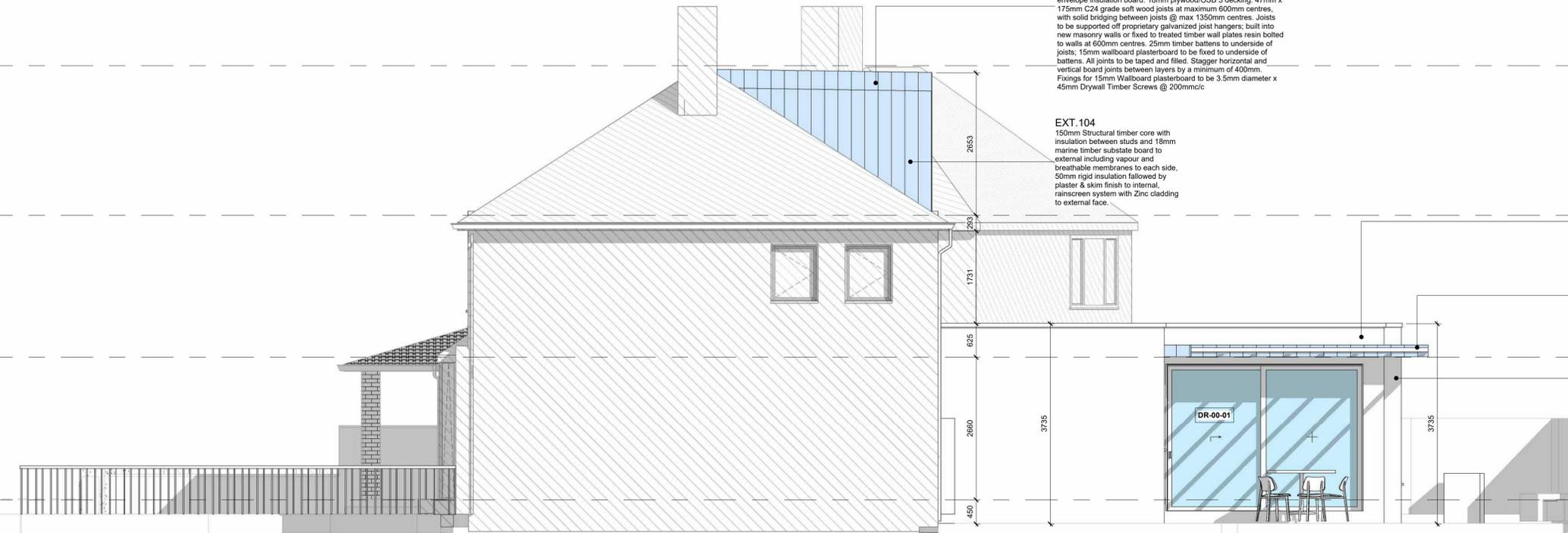
ROF.101

Flat Metal Canopy Structural timber rafters, dimensions as specified by structural engineer, wrapped in roofing breather membrane and finished in Zinc standing seam profile mechanically fixed to all sides. To include 60mm acoustic insulation between rafters.

EXT.202

External Insulation 120 mm Kooltherm K5 External Wall Insulation Board or similar to existing walls. Smooth acrylic render to external including all accessories such as wall ties and wire meshes.

Ridge lvl
8099 mm
2730
Attic lvl
5309 mm
2649
FIRST FLOOR
2660 mm
2660
GROUND FLOOR
0 mm



(Proposed) Right Elevation
1:50

EXTERNAL FINISHES.

1. SELECTED CERESIT FACADE RENDER COLOUR TBC BY CLIENT.
2. STANDING SEAM ZINC CLADDING WITH UNEVEN SPACING, CONFIRMED BY ARCHITECT PRIOR WORKS TO COMMENCE. PROVIDE SAMPLES FOR CLIENTS APPROVAL
3. WINDOWS: REFER TO WINDOW SCHEDULE
4. POWDER COATED ALUMINUM WINDOW SILLS TO WINDOWS, COLOUR TO BE CONFIRMED
5. POWDERCOATED ALUMINUM PRESSED CAPPING /SECRET FIXING
6. GUTTERS AND DOWNPIPES, HOPPER HEADS,SVP- ACCESSORIES TO PITCHED ROOFS. POWDER COATED ALUMINUM TO SELECTED COLOUR, SQUARE SECTIONS
7. FASCIAS EN SOFFITS: POWDER COATED ALUMINUM, FOR LATER COLOUR SELECTION
8. BLACK COLOURED FLUE SYSTEM, SIZE & LENGHT TO BE CONFIRMED BY STOVE PROVIDER

ALL FINISHING MATERIALS & COLOURS TO BE AGREED & APPROVED BY ARCHITECT AND CLIENT PRIOR TO INSTALLATION. CONTRACTOR TO PRESENT 500X500MM SMPLES FOR ARCHITECTS AND CLIENTS APPROVAL

GENERAL NOTES:

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This drawing to be read in conjunction with relevant Consultant 's drawings.

VENTILATION:

Roof & room area ventilation as per Building Regulations Document Part F 2019. Continuous fascia ventilation. Room vents to be provided as indicated on plans and elevations. Mechanical ventilation to be provided as per M&E specification.

AIRTIGHTNESS:

Air tightness tape to be installed at all junctions/ windows/ doors, and first floor ceiling.

PITCHED ROOF:

Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish.

FLAT ROOF:

To meet u-value of 0.18w/m2k. Paralon or similar approved. Base layer: Top N 3mm, reinforced modified bitumen base sheet membrane fully torch bonded with 100mm side and 150mm end laps; 120mm Paratherm T P.I.R. bitumen tissue faced thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle filets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking. 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers; built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists. 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c

FIRE STOPPING:

All fire stopping as per Building Regulations 2017 Part B Volume 2: Dwellings. Cavity barriers to be provided at the top of an external cavity wall including any gable wall, vertically at the junction of a separating wall and any such wall with an external cavity, around all openings (windows, doors, vents, services boxes, etc). Cavity barriers to be tightly fitted to rigid construction and mechanically fixed wherever possible.

ROOF INSULATION:

300mm overall depth mineral wool loft insulation. 200mm between ceiling joists and 100mm laid across joists in opposite direction to attain 0.16W/m2K in accordance with Building Regulations 2021 TGD L (Dwellings).

DRAINS:

All pipework under ground floor slab min. of 100mm dia. with a min. of 150mm conc. surround laid to falls & to Engineer's specification
New gutters and downpipes to be powder coated aluminum, replace existing gutters and downpipes to powder coated aluminum to selected colour

REPAIRS & MODIFICATIONS:

-Allow for painting existing front fence. Rear fence to be checked for any damages and to be fixed and painted.
-New wall for electrical and gas meter to be erected in the front of the house - Position to be approved by specialists later

ROF.102

FLAT ROOF: To meet u-value of 0.18w/m2k. Zinc standing seam finish with 100mm side and 150mm end laps, 120mm P.I.R. thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle filets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking. 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers; built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists. 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm/c

ROF.101

PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish. To achieve a minimum U-value of 0.15W/m2K.

ROF.201

Flat Metal Canopy Structural timber rafters, dimensions as specified by structural engineer, wrapped in roofing breather membrane and finished in Zinc standing seam profile mechanically fixed to all sides. To include 60mm acoustic insulation between rafters.

Ridge lvl
8099 mm
2730
Attic lvl
5309 mm
2649
FIRST FLOOR
2660 mm
2660
GROUND FLOOR
0 mm



(Proposed) Rear Elevation
1:50

Patrycja Rogala MRAI

Issued for design intent/coordination only. Detailed design & certification for M&E/Fire by relevant qualified consultants/contractors

PROJECT: 53 The Rise

CLIENT: Michal & Kinga Lewandowski

TITLE: ELEVATIONS

DRAWING NUMBER: GEA-2002

REV:

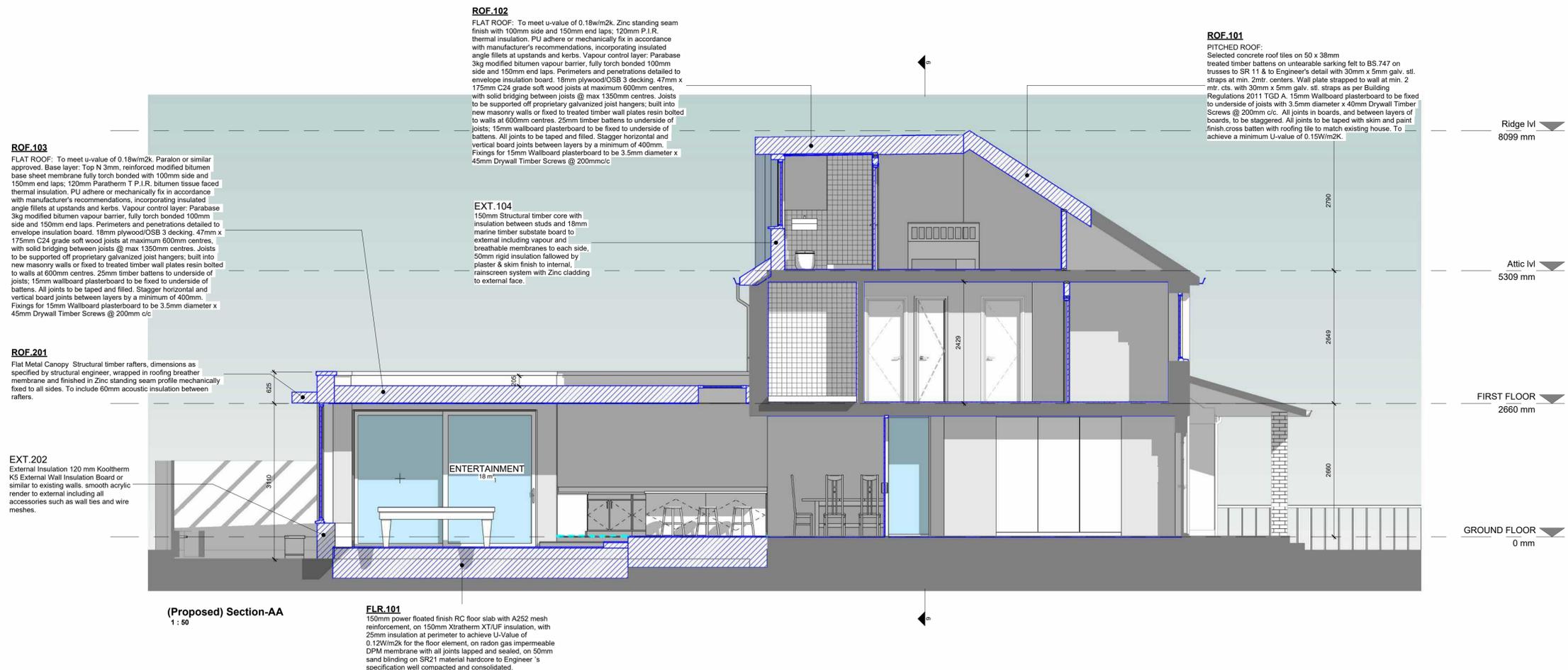
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As indicated

DATE:
22/09/2025

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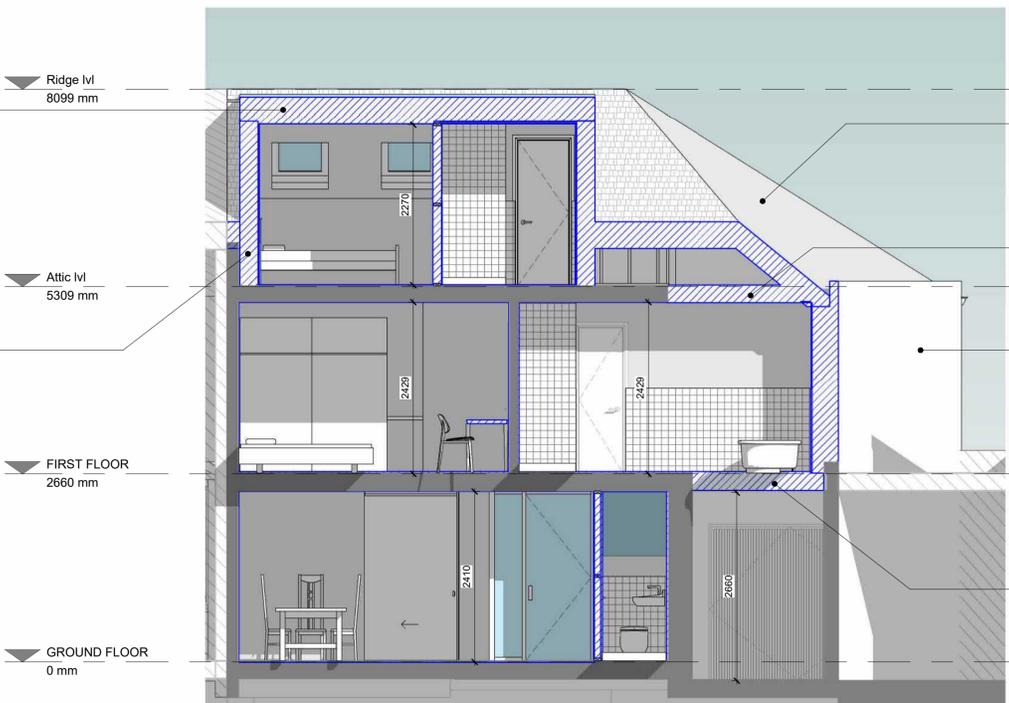


(Proposed) Section-AA
1: 50

FLR.101
150mm power floated finish RC floor slab with A252 mesh reinforcement, on 150mm Xtratherm XT/UF insulation, with 25mm insulation at perimeter to achieve U-Value of 0.12W/m2k for the floor element, on radon gas impermeable DPM membrane with all joints lapped and sealed, on 50mm sand blinding on SR21 material hardcore to Engineer's specification well compacted and consolidated.

ROF.102
FLAT ROOF: To meet u-value of 0.18W/m2k. Zinc standing seam finish with 100mm side and 150mm end laps; 120mm P.I.R. thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking. 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers; built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c.

ROF.101
PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish cross batten with roofing tile to match existing house. To achieve a minimum U-value of 0.15W/m2k.



(Proposed) Section-BB
1: 50

ROF.101
PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish cross batten with roofing tile to match existing house. To achieve a minimum U-value of 0.15W/m2k.

FLR.201 - 18 m²

EXT.101
Full fill cavity external wall - 100mm block to inner and other leaf with 150mm full cavity insulation including vapour and breathable membrane to each side, smooth acrylic render to external including all accessories such as wall ties and wire meshes.

FLR.201
Min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 47mm x 100mm C24 grade soft wood joists at maximum 400mm centres max span 2.10m with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. Strap first three joists to external wall w/ 30 x 5mm thick galvanised steel straps at every 2m max and build in to wall - provide solid bridging under straps & erect in accordance with Building Regulations 2002 TGD Part A. See also engineers' drawings. Allow for 50x32mm service battens to underside of floor joists. 15mm Wallboard plasterboard to be fixed to underside of joists. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c all members. Any service penetrations through 15mm Wallboard to be adequately firestopped where required. Provide insulation between floor joists; Note: provide double joists under all stud partitions

ROF.101
PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish cross batten with roofing tile to match existing house. To achieve a minimum U-value of 0.15W/m2k.

GENERAL NOTES:
All errors and omissions to be reported to the Architect
Do not scale from this drawing. Work only from figured dimensions
This drawing to be read in conjunction with relevant Consultant's drawings.

- EXTERNAL FINISHES**
1. SELECTED CERESIT FACADE RENDER COLOUR TBC BY CLIENT.
 2. RENDER AND TIMBER INCLUDING TIMBER LATS ON FRONT OF GARAGE WINDOWS AND DOORWINDOWS- REFER TO WINDOW SCHEDULE
 3. POWDER COATED ALUMINUM WINDOW SILLS TO WINDOWS, COLUR TO BE CONFIRMED
 4. POWDERCOATED ALUMINUM PRESSED CAPPING /SECRET FIXING GUTTERS AND DOWNPIPES , HOPPER HEADS,SVP, ACCESSORIES TO PITCHED ROOFS: POWDER COATED ALUMINUM TO SELECTED COLOUR, SQUARE SECTIONS
 5. FASCIAS EN SOFFITS: POWDER COATED ALUMINUM, FOR LATER COLOUR SELECTION
 6. BLACK COLOURED FLUE SYSTEM, SIZE & LENGHT TO BE CONFIRMED BY STOVE PROVIDER

ALL FINISHING MATERIALS & COLOURS TO BE AGREED & APPROVED BY ARCHITECT AND CLIENT PRIOR TO INSTALLATION. CONTRACTOR TO PRESENT 500X500MM SMPLES FOR ARCHITECTS AND CLIENTS APPROVAL

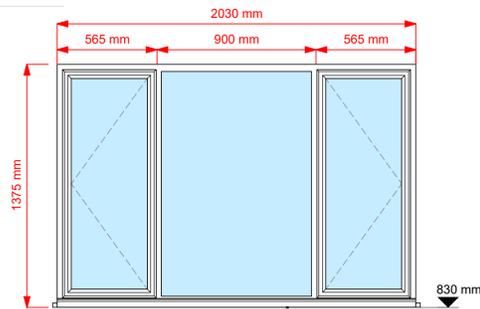
Patrycja Rogala MRAI

Issued for design intent/coordination only. Detailed design & certification for M&E/Fire by relevant qualified consultants/contractors

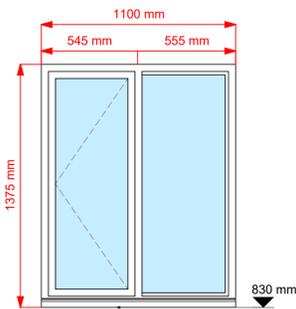
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CLIENT: Michal & Kinga Lewandowski	SCALE (@ A1) As indicated
TITLE: SECTIONS	DATE: 22/09/2025
DRAWING NUMBER: GEA-3001	PROJECT NUMBER 01



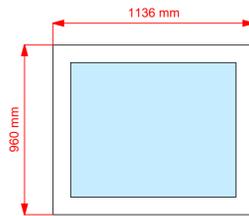
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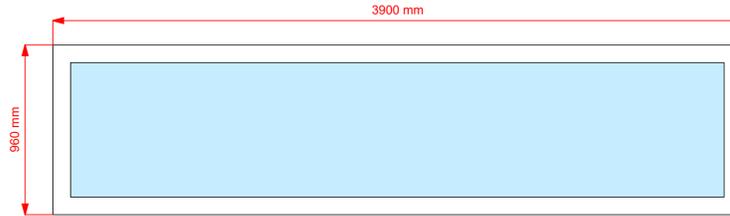
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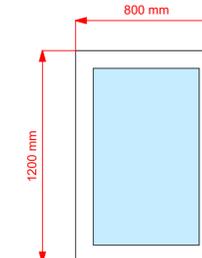
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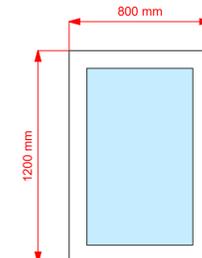
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SKY-01-02
1 : 20



SKY-02-01
1 : 20

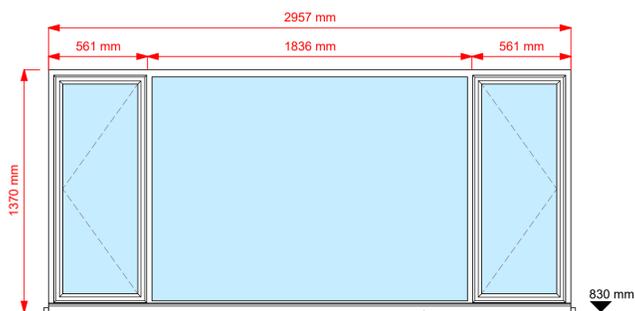


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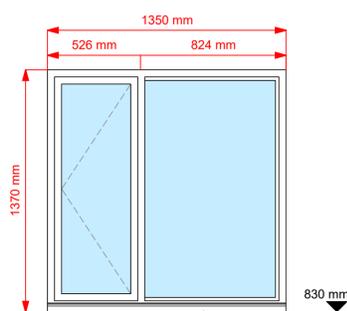
ATTIC WINDOWS

GROUND FLOOR SKYLIGHTS

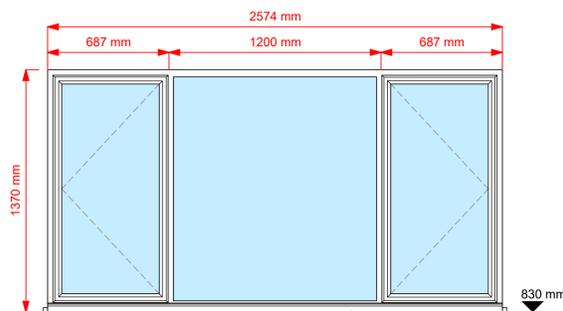
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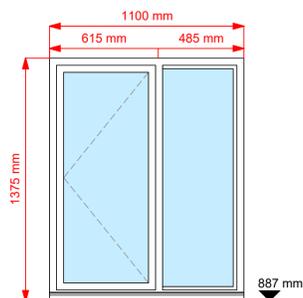
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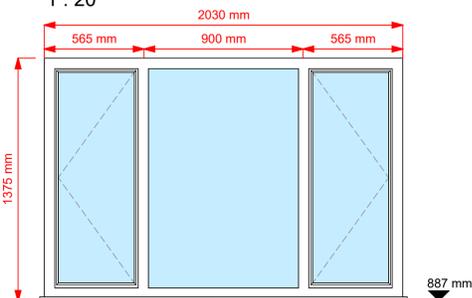
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W-01-03
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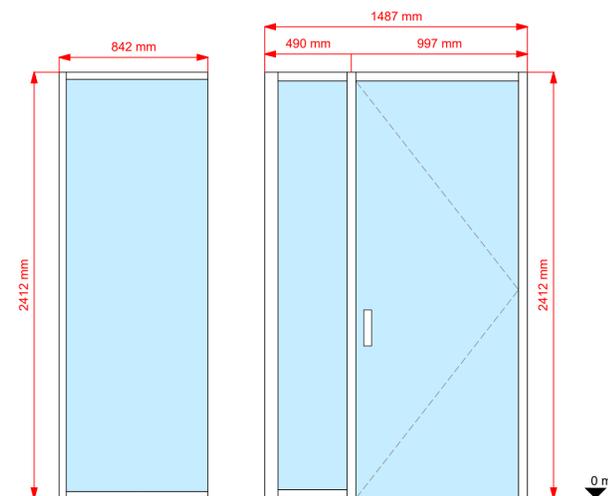


W-01-04
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W-01-05
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FIRST FLOOR WINDOWS



WP-00-01
1 : 20

WP-00-02
1 : 20

INTERNAL GLASS PARTITION & DOOR

- Figured dimensions only to be used (all dimensions given are structural ope sizes)
- Check all dimensions on site before manufacture.
- Architects to be informed of any discrepancies immediately.
- 5-10mm tolerance on each side allowed per external window/door. Manufacturer to confirm this is acceptable.
- Shop drawings to be approved to Architect before manufacture.
- All glazing to take barrier loadings as described in the Buildings Regulations Technical Guidance Documents, Part K & BS 6180.
- All fittings (locks, handles, restrictor's, hinges etc.) to be approved by architect.
- All opening sections to comply with TGD Part B and relevant B.S. Each window used for escape should provide an unobstructed opening not less than 850mm by 500mm. The bottom of any window opening should not be more than 100mm above the floor of the room in which it is situated.
- Fire escape compliant opening restrictors to be fitted to all first floor opening sections.
- All cills & flashings to be supplied by window manufacturer.
- Window tolerances around the entire window to be agreed with the Architect prior to manufacture.
- Entrance doors must have clear min. width of 800mm.
- All final exit doors to be provided with simple fastenings (thumb latches or other readily operable mechanism) which can be operated from escape side without the use of a key.
- 100mm Max. restrictors to all window openings.
- Safety glass to be supplied in accordance with regulations.
- Mastic seal to be provided at junction of windows/ doors

Profile and Properties – uPVC - composite or wood Triple Glazed

Weather Performance

Windows shall comply with the following weather performance tests and with BS 6375: Part 1 and with the test methods in BS EN 1026, BS EN 1027 and BS EN 12210.

- Air permeability: A pressure class of 600pa
- Water tightness: A pressure class of 500pa
- Wind Resistance: Double glazing maximum 1/175 deflection

Wind loads to be calculated by the System Fabricator in accordance with site and location for particular scheme in accordance with BS 6399:Part 2.

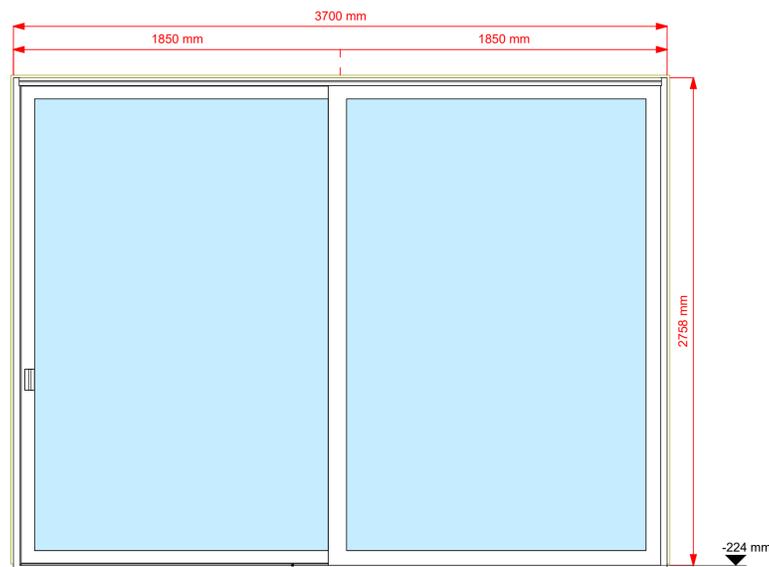
Secondary Steel Supports
All secondary supporting steel angles and fixings are to be supplied and fitted by the window contractor. All steel to be galvanised.

Silicone Sealing to Glazing & External Doors
High quality silicone sealant to window reveals; maximum 10mm thick; all in accordance with the Architects requirements

All locking systems to have Architects final approval.

All cills, flashings, EPDM, counter flashings, insulated panels and corner posts to be provided by window manufacturer to selected, approved RAL colour

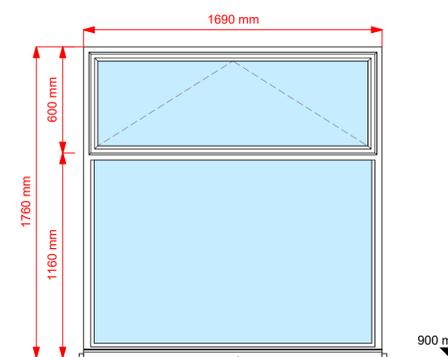
All windows to have electric connections for shutter.



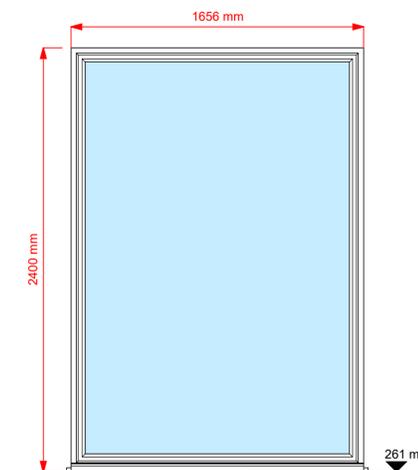
DR-00-01
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W-00-01
1 : 20



W-00-02
1 : 20



W-00-03
1 : 20

GROUND FLOOR WINDOWS & DOORS

Do Not Scale - Use Figured Dimentions Only - All Dimentions Are In Millimeters - All Dimentions To Be Checked On Site - Any Discreptencies Are to be Reported To The Architect Imidietly.

Patrycja Rogala MRIAI

PROJECT: 53 The Rise

CLIENT: Michal & Kinga Lewandowski

TITLE: EXTERNAL WINDOWS & DOORS

DRAWING NUMBER: GEA-6001

M. 086 401 6627 - patrycja@progala.ie, www.progala.ie

Issued for design intent/coordination only. Detailed design & certification for M&E/Fire by relevant qualified consultants/contractors

REV:

SCALE (@ A1)

As indicated

DATE:

22/09/2025

PROJECT NUMBER

01



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WALL LEGEND

INTERNAL PARTITIONS & LININGS

STU.90
Timber Studwork Partitin 35x90mm

INS.01
Mineral Wool Acoustic insulation between Studwork

LIN.W01
15mm Plasterboard, joint taped and sealed, paint finish to clients selection.

LIN.W02
15mm Cement Board with taped & sealed joints, selected Tile finish.

LIN.W02.A
15mm moisture-resistant plasterboard with taped & sealed joints, selected tile finish.

LIN.W03
Paint finish to clients selection, surface prep to be cleaned/ repaired where needed before application.

LIN.W04
Wallpaper selected by client, wall to be cleaned/ repaired where needed before application.

LIN.W05
Timber Wall Paneling to clients selection, sealed & painted.

LIN.W06
Smooth acrylic render finish, to clients selection.

LIN.W07
External metal cladding selected by client.

EXTERNAL WALLS

EXT.201
External Patio Wall, 215mm block. See finishes on GEA Plan

EXT.101
Full fill cavity external wall - 100mm block to inner and other leaf with 150mm full cavity insulation including vapour and breathable membrane to each side, smooth acrylic render to external including all accessories such as wall ties and wire meshes.

EXT.104
150mm Structural timber core with insulation between studs and 18mm marine timber substrate board to external including vapour and breathable membranes to each side, 50mm rigid insulation followed by plaster & skim finish to internal rainscreen system with Zinc cladding to external face.

EXT.202
External Insulation 120mm Kooltherm K5 External Wall Insulation Board or similar to existing walls, smooth acrylic render to external including all accessories such as wall ties and wire meshes.

DRYLINING

For block on flat (see engineers details)
2 coats of of blowproof (by Hevados) or similar, applied with sprayer
90 mm Xtratherm XT/TL Thermal Liner Dot and Dab (or similar approved) wall boards Mechanical fixings if used to be treated to prevent moisture/rust coming through finished plaster/paint.
Hermelic foam Rothoboss (or similar approved) to be used to seal around windows/doors and joists penetration Rothoboss (or similar approved) airtight membrane and tapes to be used throughout

ROOF LEGEND

ROF.101
PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS 747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish cross batten with roofing tile to match existing house. To achieve a minimum U-value of 0.15W/m2K.

ROF.102
FLAT ROOF: To meet u-value of 0.18W/m2K. Zinc standing seam finish with 100mm side and 150mm end laps, 120mm P.I.R. thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking, 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers, built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists. 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm/c

ROF.103
FLAT ROOF: To meet u-value of 0.18W/m2K. Paralon or similar approved. Base layer: Top N 3mm, reinforced modified bitumen base sheet membrane fully torch bonded with 100mm side and 150mm end laps, 120mm Paratherm T P.I.R. bitumen tissue faced thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking, 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres, with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers, built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists. 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c

ROF.201
Min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 47mm x 100mm C24 grade soft wood joists at maximum 400mm centres max span 2.10m with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. Strap first three joists to external wall w/ 30 x 5mm thick galvanised steel straps at every 2m max and build in to wall - provide solid bridging under straps & erect in accordance with Building Regulations 2002 TGD Part A. See also engineers' drawings. Allow for 50x32mm service battens to underside of floor joists. 15mm Wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c all members. Any service penetrations through 15mm Wallboard to be adequately freestopped where required. Provide insulation between floor joists; Note: provide double joists under all stud partitions

FLOOR LEGEND

FLR.101
150mm power floated finish RC floor slab with A252 mesh reinforcement, on 150mm Xtratherm XT/UF insulation, with 25mm insulation at perimeter to achieve U-Value of 0.12W/m2k for the floor element, on radon gas impermeable DPM membrane with all joints lapped and sealed, on 50mm sand blinding on SR21 material hardcore to Engineer's specification well compacted and consolidated.

FLR.201
Min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 47mm x 100mm C24 grade soft wood joists at maximum 400mm centres max span 2.10m with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. Strap first three joists to external wall w/ 30 x 5mm thick galvanised steel straps at every 2m max and build in to wall - provide solid bridging under straps & erect in accordance with Building Regulations 2002 TGD Part A. See also engineers' drawings. Allow for 50x32mm service battens to underside of floor joists. 15mm Wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c all members. Any service penetrations through 15mm Wallboard to be adequately freestopped where required. Provide insulation between floor joists; Note: provide double joists under all stud partitions

Proposed Construction Quantities

Type & Material	Material: Area	Material: Volume
EXT.101 - Full Fill Cavity Wall		
01. Breather Membrane	90.6 m ²	0.000 m ³
Concrete Masonry Blockwork Units	177.1 m ²	17.686 m ³
Render Material 204-204-204	88.6 m ²	0.900 m ³
Rigid insulation	88.9 m ²	13.264 m ³
Vario Duplex Vapour Barrier	90.6 m ²	0.000 m ³
EXT.104 - Dormer Wall Metal Clad		
01. Breather Membrane	22.0 m ²	0.000 m ³
Metal Stud Layer	22.0 m ²	1.104 m ³
Plywood, Sheathing	22.0 m ²	0.397 m ³
Rigid insulation	44.0 m ²	3.968 m ³
Roofing, Standing Seam	22.0 m ²	0.221 m ³
Vapour Retarder	22.0 m ²	0.000 m ³
EXT.201 Blockwork on Flat		
Block on Flat	6.1 m ²	1.315 m ³

Proposed Construction Quantities

Type & Material	Material: Area	Material: Volume
EXT.202 - External Insulation & Render 130mm		
Gypsum Wall Board	6.8 m ²	0.068 m ³
Rigid insulation	6.8 m ²	0.817 m ³
FIN.W05 - Metal Cladding		
Roofing, Standing Seam	2.5 m ²	0.025 m ³
FLR.101 - Concrete Floor		
Concrete - Cast-in-Place Concrete	42.1 m ²	6.090 m ³
Concrete, Sand/Cement Screed	42.1 m ²	2.030 m ³
RADON Barrier	42.1 m ²	0.000 m ³
Sand Blinding	42.1 m ²	2.030 m ³
Site - Hardcore	42.1 m ²	8.121 m ³
Underfloor Heating insulation Membrane	42.1 m ²	0.000 m ³
Ulns (XT/UF) PIR Insulation	42.1 m ²	6.090 m ³
FLR.201 - Timber Floor		
01. Battens	39.8 m ²	1.321 m ³
Plasterboard	39.9 m ²	0.620 m ³
Timber Joists & Mineral Wool Insulation Infill Between	39.7 m ²	7.161 m ³
INS.01 - Partition Insulation		
Mineral Wool Insulation	25.6 m ²	2.301 m ³
LIN.C01 - Plasterboard Ceiling		
Plasterboard	51.1 m ²	0.613 m ³
LIN.C01.A - Suspended Plasterboard Ceiling		
Plasterboard	17.6 m ²	0.211 m ³
LIN.C01.B - Plasterboard & Anti Condensation Paint		
Paint - Anti Condensation	6.6 m ²	0.013 m ³
Plasterboard	6.6 m ²	0.082 m ³
LIN.C02 - Insulated Plasterboard Ceiling 80mm		
Plasterboard	27.8 m ²	0.291 m ³

Proposed Construction Quantities

Type & Material	Material: Area	Material: Volume
Rigid insulation		
	23.7 m ²	0.723 m ³
LIN.C03 - Paint Touch Up & Repair		
Paint Touch Up & Repair	64.2 m ²	0.771 m ³
LIN.C03.A - Anti Condensation Paint		
Paint - Anti Condensation	7.1 m ²	0.086 m ³
LIN.F01 Timber Flooring		
01. Timber Flooring	95.4 m ²	1.908 m ³
LIN.W01 - Plasterboard & Paint Finish		
Paint, Selected by Client	231.5 m ²	0.000 m ³
Plasterboard	231.5 m ²	3.471 m ³
LIN.W02 - Cement Board, Tile finish		
Bathroom Tile	19.1 m ²	0.191 m ³
Cement Board	19.1 m ²	0.238 m ³
LIN.W02.A - Moisture Resistant Plasterboard, Tile Finish		
Bathroom Tile	20.0 m ²	0.200 m ³
Plasterboard	20.0 m ²	0.251 m ³
LIN.W03 - Selected Paint Finish		
Paint Touch Up & Repair	109.4 m ²	0.545 m ³
LIN.W04 - Wallpaper		
Wallpaper	16.8 m ²	0.084 m ³
LIN.W05 - Timber Wall Paneling		
Timber Paneling	6.3 m ²	0.095 m ³

Proposed Construction Quantities

Type & Material	Material: Area	Material: Volume
ROF.101 - Sloped- Tile Finish - 330mm		
01. Battens	53.7 m ²	2.726 m ³
Rigid insulation	47.7 m ²	3.130 m ³
Roofing Felt	52.3 m ²	0.000 m ³
Roofing Shingles	54.3 m ²	1.388 m ³
Timber Rafters & Insulation Infill Between	52.3 m ²	9.001 m ³
Vario Duplex Vapour Barrier	47.7 m ²	0.000 m ³
ROF.102 - Insulated Metal Roof - 345mm		
01. Battens	20.9 m ²	0.522 m ³
Plywood, Sheathing	20.9 m ²	0.376 m ³
Rigid insulation	20.9 m ²	2.504 m ³
Roofing Felt	20.9 m ²	0.000 m ³
Roofing, Standing Seam	25.5 m ²	0.146 m ³
Structure, Timber Truss Joist/Rafter Layer	20.9 m ²	3.651 m ³
Vapor Retarder	20.9 m ²	0.000 m ³
ROF.103 - Insulated Flat Roof- 345mm		
01. Battens	34.8 m ²	0.869 m ³
Asphalt, Bitumen	34.8 m ²	0.243 m ³
Plywood, Sheathing	34.8 m ²	0.626 m ³
Rigid insulation	34.8 m ²	4.172 m ³
Roofing Felt	34.8 m ²	0.000 m ³
Structure, Timber Joist/Rafter Layer	34.8 m ²	6.083 m ³
Vapor Retarder	34.8 m ²	0.000 m ³
ROF.201 Metal Canopy - 250mm		
01. Breather Membrane	11.3 m ²	0.000 m ³
Default Mass Roof	5.6 m ²	0.845 m ³
Plywood, Sheathing	5.6 m ²	0.101 m ³
Roofing, Standing Seam	13.8 m ²	0.282 m ³

Proposed Construction Quantities

Type & Material	Material: Area	Material: Volume
Timber Studwork		
Timber Studwork 35x90mm	94.8 m ²	1.244 m ³

GENERAL NOTES:
All errors and omissions to be reported to the Architect
Do not scale from this drawing. Work only from figured dimensions
This drawing to be read in conjunction with relevant Consultant's drawings

FOUNDATIONS:
All foundations and rising walls to be constructed in accordance with Engineer's details. No base to be cast without notifying the architect or engineer for inspection prior to blinding or concrete work. Following approval of the formation surface the trench shall be bottomed out as necessary & the foundation cast immediately or blinded immediately to engineer's specification.

GROUND FLOOR SLAB:
150mm power floated finish RC floor slab with A252 mesh reinforcement, on 150mm Xtratherm XT/UF insulation, with 25mm insulation at perimeter to achieve U-Value of 0.12W/m2k for the floor element, on radon gas impermeable DPM membrane with all joints lapped and sealed, on 50mm sand blinding on SR21 material hardcore to Engineer's specification well compacted and consolidated.
Min 60mm scribed to be provided over underfloor heating to ground floor

Radon Protection:
Sump and related pipework terminating and capped at suitable points outside the external walls of the building as per Building Regulations 2002 TGD Part C.

EXTERNAL WALLS:
215mm internal leaf blockwork, or existing concrete block wall; Certherm Classic Wool External Wall Insulation system from Kilsaran. 200mm Rockwool EWI Slab mechanically fixed to blockwork driven into pre-drilled holes ensuring at least 5 fixings per insulation board. Coreast reinforcing mortar with glass fibre mesh. Coreast priming paint. Airtightness tape at junctions/ windows/ doors. 20mm internal render and skim finish with paint. Render and timber including timber lats on front of garage windows and door.

INTERNAL PARTITIONS:
Timber Stud:
Internal partitions are fabricated from 90 x 38 C24 studs at 400 centres with centre bridging. All load-bearing stud partitions to be finished with 12.5mm Wallboard plasterboard each side, with all joints taped and filled, with skim and painted finish. Fixings for plasterboard to be 3.5mm diameter x 40mm Drywall Timber Screws @ 300mm c/c all members. Full fill rockwool acoustic insulation where required, see Internal Partition legend on sheet GEA-7001 for more information.

LININGS:
Surface linings of walls and ceilings to meet the following classifications: Class D-s3,d2 (European class) or Class 3 (National class) in bathrooms, toilets and shower rooms. Class C-s3,d2 (European class) or Class 1 (National class) in other rooms. Class C-s3,d2 (European class) or Class 1 (National class) in circulation spaces. Gyproc Wallboard plasterboard to be used throughout to provide Class B (European class) or Class 0 (National class) lining classification.

FIRST FLOOR:
Min 20mm tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010 as required. Lay with staggered joints on 47mm x 100mm C24 grade soft wood joists at maximum 400mm centres max span 2.10m with solid bridging between joists @ max 1350mm centres. Joists to be supported off proprietary galvanized joist hangers built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. Strap first three joists to external wall w/ 30 x 5mm thick galvanised steel straps at every 2m max and build in to wall - provide solid bridging under straps & erect in accordance with Building Regulations 2002 TGD Part A. See also engineers' drawings. Allow for 50x32mm service battens to underside of floor joists. 15mm Wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c all members. Any service penetrations through 15mm Wallboard to be adequately freestopped where required. Provide insulation between floor joists; Note: provide double joists under all stud partitions

VENTILATION:
Roof & room area ventilation as per Building Regulations Document Part F 2019. Continuous fascia ventilation. Room vents to be provided as indicated on plans and elevations. Mechanical ventilation to be provided as per M&E specification.

AIRTIGHTNESS:
Airtightness tape to be installed at all junctions/ windows/ doors, and first floor ceiling.

PITCHED ROOF:
Selected concrete roof tiles on 50 x 38mm treated timber battens on untearable sarking felt to BS.747 on trusses to SR 11 & to Engineer's detail with 30mm x 5mm galv. stl. straps at min. 2mtr. centers. Wall plate strapped to wall at min. 2 mtr. cts. with 30mm x 5mm galv. stl. straps as per Building Regulations 2011 TGD A. 15mm Wallboard plasterboard to be fixed to underside of joists with 3.5mm diameter x 40mm Drywall Timber Screws @ 200mm c/c. All joints in boards, and between layers of boards, to be staggered. All joints to be taped with skim and paint finish.

FLAT ROOF:
To meet u-value of 0.18W/m2K. Paralon or similar approved. Base layer: Top N 3mm, reinforced modified bitumen base sheet membrane fully torch bonded with 100mm side and 150mm end laps; 120mm Paratherm T P.I.R. bitumen tissue faced thermal insulation. PU adhere or mechanically fix in accordance with manufacturer's recommendations, incorporating insulated angle fillets at upstands and kerbs. Vapour control layer: Parabase 3kg modified bitumen vapour barrier, fully torch bonded 100mm side and 150mm end laps. Perimeters and penetrations detailed to envelope insulation board. 18mm plywood/OSB 3 decking, 47mm x 175mm C24 grade soft wood joists at maximum 600mm centres. Joists to be supported off proprietary galvanized joist hangers, built into new masonry walls or fixed to treated timber wall plates resin bolted to walls at 600mm centres. 25mm timber battens to underside of joists. 15mm wallboard plasterboard to be fixed to underside of battens. All joints to be taped and filled. Stagger horizontal and vertical board joints between layers by a minimum of 400mm. Fixings for 15mm Wallboard plasterboard to be 3.5mm diameter x 45mm Drywall Timber Screws @ 200mm c/c

FIRE STOPPING:
All fire stopping as per Building Regulations 2017 Part B Volume 2: Dwellings. Cavity barriers to be provided at the top of an external cavity wall including any gable wall, vertically at the junction of a separating wall and any such wall with an external cavity, around all openings (windows, doors, vents, services boxes, etc). Cavity barriers to be tightly fitted to rigid construction and mechanically fixed wherever possible.

ROOF INSULATION:
300mm overall depth mineral wool loft insulation, 200mm between ceiling joists and 100mm laid across joists in opposite direction to attain 0.16W/m2K in accordance with Building Regulations 2021 TGD L (Dwellings).

STAIRS:
Stairs Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees.

DRAINS:
All pipework under ground floor slab min. of 100mm dia. with a min. of 150mm conc. surround laid to falls & to Engineer's specification.

MECHANICAL INSTALLATION:
The Main Contractor shall include for the supply, delivery, off-loading, erection, connection, testing and commissioning of all plant and materials as necessary for the complete and satisfactory mechanical services installation. All services shall be provided in accordance with the relevant Standards, Codes of Practice, Local Authorities and Statutory Bodies requirements. The completed Mechanical services installation shall be handed over to the Client in a condition suitable for immediate use. The mechanical services work shall include the following:

- Above Ground Foul Drainage Systems
- Mains water
- Space Heating
- Ventilation
- Water Services
- Soils and Wastes

The works shall be carried out in accordance with the new Building Control (Amendment) Regulations 2014 which came into force on 1st March 2014. The Contractor shall provide technical submittals of all products and materials to be used prior to commencing work on site. All products and materials manufactured to comply with an EN harmonised standard must carry a CE marking.
No works shall be covered over in floors, walls or ceilings without prior inspection and approval by the Engineer. Any services covered up without inspection shall be exposed at the Contractor's cost. The Contractor shall give the Engineer at least 2-3 days' notice of any inspection required

ELECTRICAL INSTALLATION:
All electrical engineering services installations shall be carried out in accordance with the contract drawings, and the following standard specifications, codes and regulations along with current best practices:
ET 101 National Rules for Electrical Installations, by the Electro Technical Council of Ireland.
ET 102 Particular Requirements for Public Lighting, by the Electro Technical Council of Ireland.
ET 105 Electrical Installations in potentially explosive atmospheres, by the Electro Technical Council of Ireland.
ET 202 Guide Regulations and Safety Standards for Informatics Equipment, by the Electro Technical Council of Ireland.
I.S. 3217 Emergency Lighting
I.S. 3218 Fire Detection and Alarm Systems for Buildings - System Design, Installation, Commissioning, Servicing and Maintenance.
BS 740 Code of Practice for Earthing of Electrical Installations.
BS EN 62305 Protection against Lightning (Parts 1 to 4)
2006/42/EC Machinery Directive
2004/108/EC Electromagnetic Compatibility Directive (EMC)
2006/95/EC Low Voltage Directive
The works shall be carried out in accordance with the new Building Control (Amendment) Regulations 2014 which came into force on 1st March 2014. The Contractor shall provide technical submittals of all products and materials to be used prior to commencing work on site. All products and materials manufactured to comply with an EN harmonised standard must carry a CE marking.
No works shall be covered over in floors, walls or ceilings without prior inspection and approval by the Engineer. Any services covered up without inspection shall be exposed at the Contractor's cost. The Contractor shall give the Engineer at least 2-3 days' notice of any inspection required.

-New electrical rewiring throughout.
-External electrical car charger to be installed in front driveway.
-Isolator switches to all inside cabinets plugs & smoke detectors where needed.
-Proposed Heat pump, PV solar panels with battery and under floor heating. (Drawing for solar panels positions by specialist)
-Day and night meter, zoned floors, external cameras and motion detection.

Doors:
Door Type: Nema Premium Primed White. Handle Type: Verona Handle. Doors & Handles by DorasDoors throughout (www.DorasDoors.com); (01) 6235444 or contact Trade Sales: Ashlin Phipps -086-262397

ADDITIONAL ALLOWANCES:
Allowance to be made for disturbance of existing construction such as lifting of floors, ceilings and walls for elements such as piping and wiring to be fitted, replaced or moved. Contractor to include material and workmanship costs for repairing, constructing or altering any work of this nature and all materials used are to match existing unless instructed otherwise.

ADDITIONAL NOTES:
-Wall paper to be removed, sand & cement to be checked for quality, bonding materials to be applied where required, new skim or new plasterboard on mushrooms where sand and cement is not good.
-Replacing all ceilings and make good.

The Architect's role is limited to design intent and spatial coordination of mechanical and electrical (M&E) services. The detailed design, specification, and certification of all M&E systems (including but not limited to ventilation, air conditioning, heat recovery, plumbing, electrical wiring, lighting, and fire detection) are the responsibility of a specialist M&E consultant appointed directly by the Client.

Patrycja Rogala MRAI

PROJECT: 53 The Rise

CLIENT: Michal & Kinga Lewandowski

TITLE: Construction Legends & Schedules

DRAWING NUMBER: GEA-7001