

Ground Floor Demolition layout  
SCALE 1:100

**NOTE:**

INSURANCE AND JOB SPECIFIC METHOD STATEMENT TO BE SUBMITTED TO PJ BRETT & ASSOCIATES PRIOR TO WORKS COMMENCING.

CONTRACTOR TO PROVIDE TEMPORARY WORKS DESIGN INCLUDING TEMPORARY WORKS DESIGN CERTIFICATE FOR PROPPING OF STRUCTURE.

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ALL WALLS TO BE REMOVED ARE TO BE ISOLATED FROM THE EXISTING STRUCTURE BY MEANS OF SAW CUTS

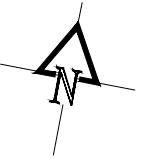
ALL WALLS TO BE REMOVED IN SECTIONS

PJ BRETT & ASSOCIATES TO INSPECT WORKS ONCE OPENING UP HAS BEEN CARRIED OUT

NOTE  
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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS



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REV.	DATE	DESCRIPTION	DRAWN
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TENDER



• Tirol House, Tyone, Nenagh, Co. Tipperary  
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• T 067 37950  
• E-mail info@pba.ie www.pba.ie

CLIENT  
Kieran Morris & Caroline Morris

PROJECT  
Extension and Alterations to Dwelling at Two Mile Borris

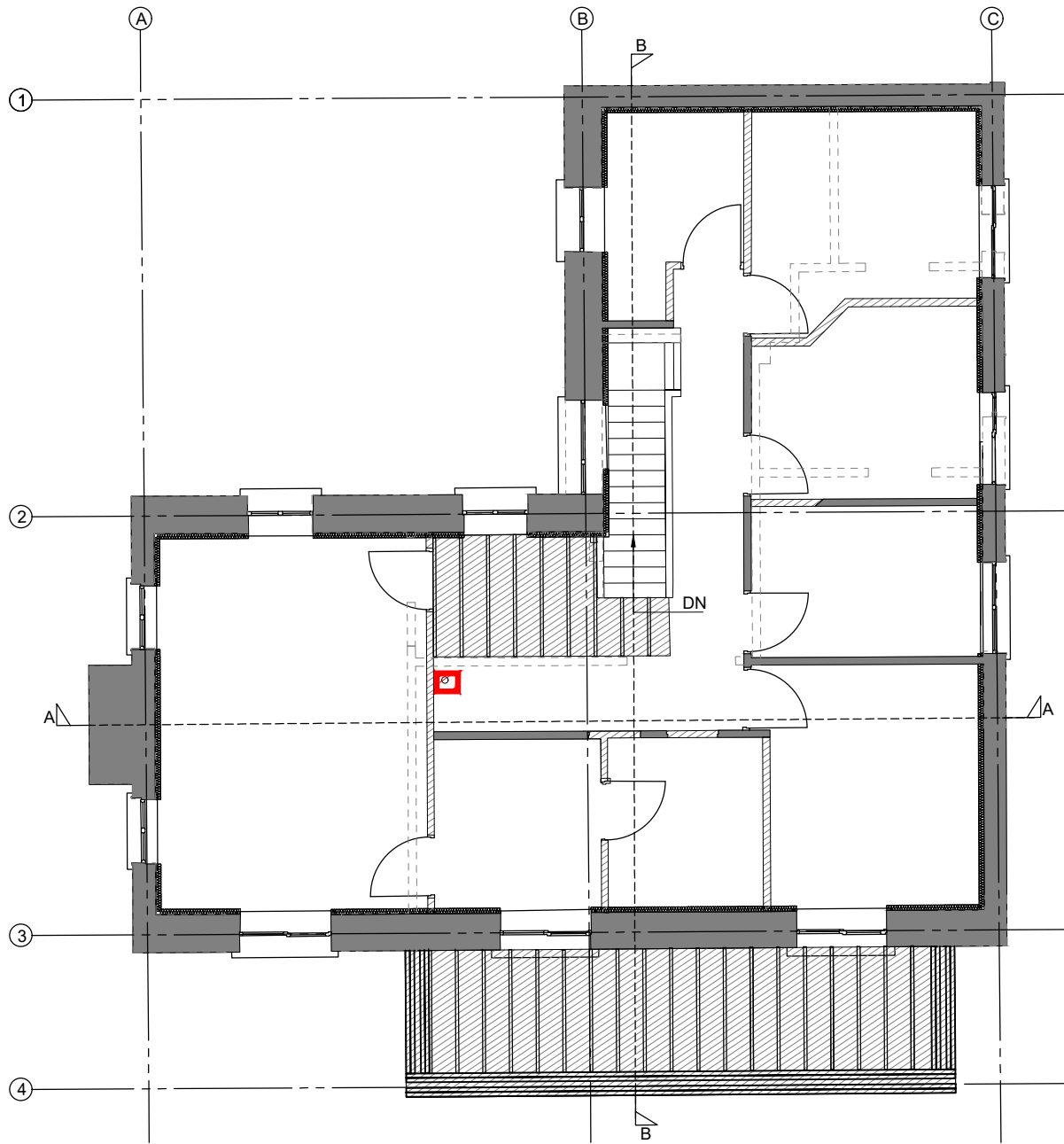
DATE	09/02/2023
SCALE	1/100
DRAWN	Kieran O'Connor

DRAWING  
Ground Floor Demolition layout

LEGEND	
	EXISTING WALLS & OPENINGS TO BE DEMOLISHED
	EXISTING OPENINGS TO BE FILLED & NEW WALL TO BE CONSTRUCTED

<p><b>CONCRETE:</b> CONCRETE DESIGN MIX TO ISEN -STRIP FOUNDATIONS EXPOSURE CLASS = X0 MAX WATER CONTENT RATIO = 0.6 MIN WATER CEMENT KG/m3 = 300 MINIMUM STRENGTH CLASS = C30/35 C20/25 D20 X0 S3</p> <p><b>STONE:</b> THE FILL MATERIAL BENEATH CONCRETE FLOORS AND FOOTPATHS SHOULD BE IN ACCORDANCE WITH I.S. EN 13242:2002 AND MEET THE SPECIFICATION OUTLINED IN ANNEX E OF THE ACCOMPANYING GUIDANCE DOCUMENT TO THIS STANDARD, SR 21:2004 +A1: 2016.</p>	<p>FILL TO BE COMPACTED IN LAYERS OF NO MORE THAN 150mm.</p> <p><b>T.0 STRUCTURAL:</b> 0/125mm -FOR USE IN DEPTHS OF &gt; 900mm</p> <p><b>T.1 STRUCTURAL:</b> 0/31.5mm CRUSHED ROCK (0/40mm FOR CRUSHED GRAVEL) FOR USE IN DEPTHS OF &lt;900</p> <p><b>T.2 PERMEABLE:</b> 4/40mm GAS PERMEABLE LAYER (RADON) MIN DEPTH 200mm</p> <p>BLINING LAYER SOULD BE IN ACCORDANCE WITH THE SPECIFICATION GIVEN IN ANNEX E SR 21:2004 +A1: 2016 FOR FINE MATERIAL</p> <p><b>T.3 BLINDING:</b> 0/4mm BLINDING LAYER FOR T.2 - MAX DEPTH 50mm MAX</p>	<p>CONTRACTOR WILL BE REQUIRED TO OBTAIN A DECLARATION OF PERFORMANCE FOR THE STONE FILLING AND BLOCKWORK. EACH DELIVERY DOCKET TO THEN CONFIRM THE SPECIFICATION OF THE MATERIAL AND THAT IT IS IN ACCORDANCE WITH THE DECLARATION OF PERFORMANCE</p> <p><b>STEEL:</b> ALL STEEL TO BE IN ACCORDANCE WITH BS EN 1090-1:2009+A1:2011 ALL STRUCTURAL STEEL TO BE CE MARKED AND ALL STEEL FABRICATION TO BE CARRIED OUT BY A CE APPROVED FABRICATOR. SHOP DRAWINGS TO BE SUBMITTED TO PJ BRETT &amp; ASSOCIATES PRIOR TO FABRICATION</p>	<p><b>BLOCKWORK</b> BLOCKWORK TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 7.5N/mm² WHERE INDICATED ON PJ BRETT &amp; ASSOCIATES DRAWINGS HIGH STRENGTH BLOCKS SHOULD BE PROVIDED. ALL CONCRETE BLOCKS TO BE IN ACCORDANCE WITH IS EN 771 PART 3: 2011-AGGREGATE CONCRETE MASONRY UNITS AND THE IRISH BUILDING REGULATIONS. ALL BLOCKS TO BE CE MARKED. DECLARATION OF PERFORMANCE REQUIRED FOR ALL BLOCKS AND DELIVERY DOCKET MUST CONFIRM THE BLOCK SPECIFICATION</p>	<p><b>TIMBER:</b> ALL TIMBER SHOULD BE IN ACCORDANCE WITH I.S. 444:1998 - THE USE OF STRUCTURAL TIMBER IN BUILDINGS ALL TIMBER SHALL BE SOUND, WELL CONDITIONED, PROPERLY SEASONED TO SUIT THE PARTICULAR USE AND FREE FROM DEFECTS OR COMBINATIONS OF DEFECTS RENDERING IT UNSUITABLE FOR THE PURPOSE INTENDED</p> <p><b>REINFORCEMENT</b> STEEL REINFORCEMENT RODS AND MESH REINFORCEMENT SHALL COMPLY IN ALL RESPECTS, WITH B.S. 4449 (2005) AND B.S.4483 (2005) RESPECTIVELY. ALL STEEL SHALL BE FREE FROM OIL, DIRT, LOOSE RUST, SCALE OR OTHER DELETERIOUS MATTER.</p>
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JOB No.	DRAWING NO.	REVISION
22274	01	TO
Drawn By.	Checked By.	Approved By.



First Floor Demolition Layout  
SCALE 1:100

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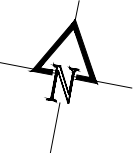
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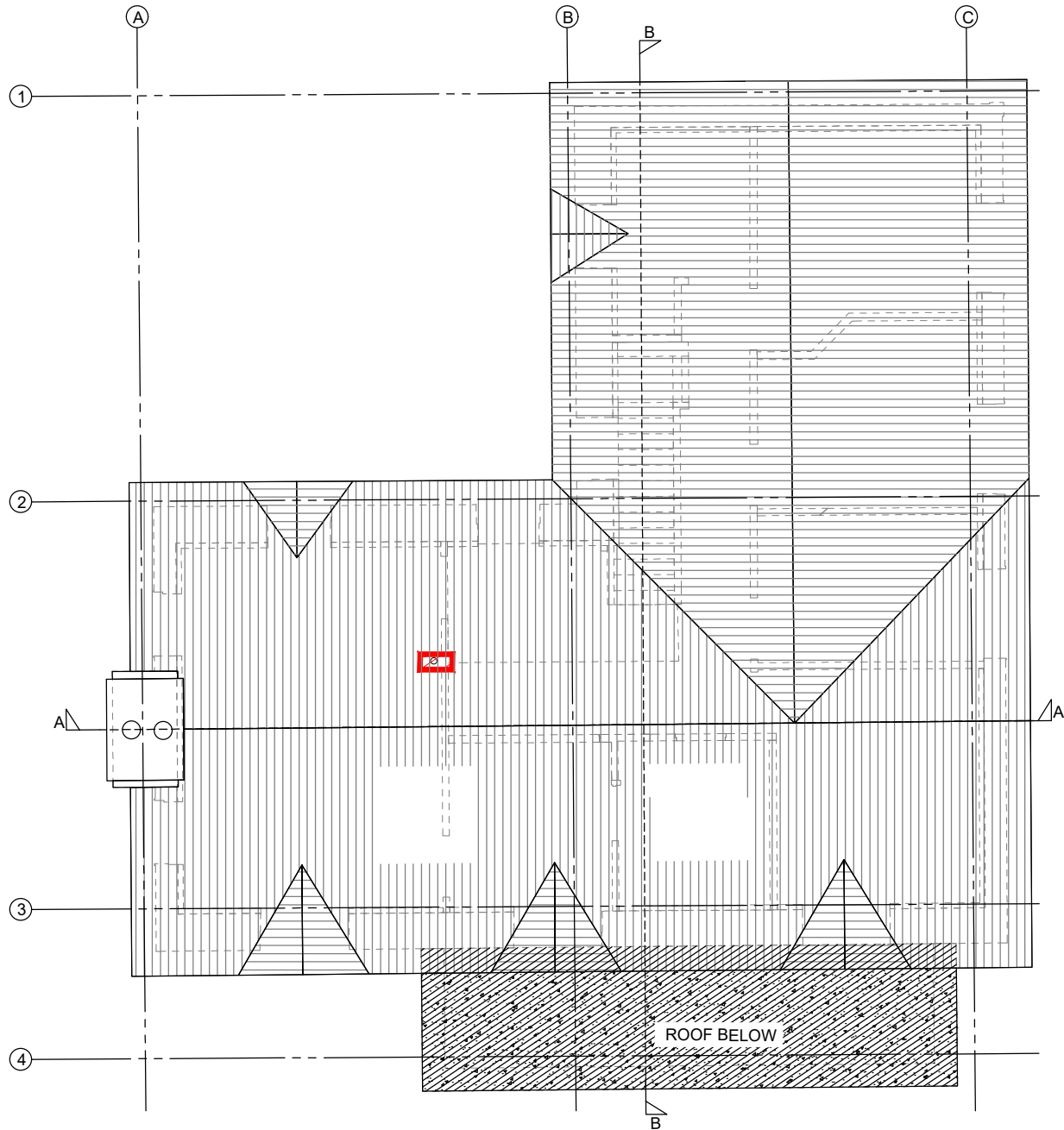
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22274 02 TO

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Roof Demolition layout  
SCALE 1:100

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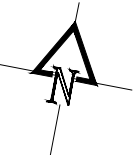
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CLIENT

Kieran Morris & Caroline Morris

PROJECT

Extension and Alterations to  
Dwelling at Two Mile Borris

DATE	09/02/2023
SCALE	1/100
DRAWN	Kieran O'Connor

DRAWING

First Floor Demolition Layout

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22274 02 TO

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A3

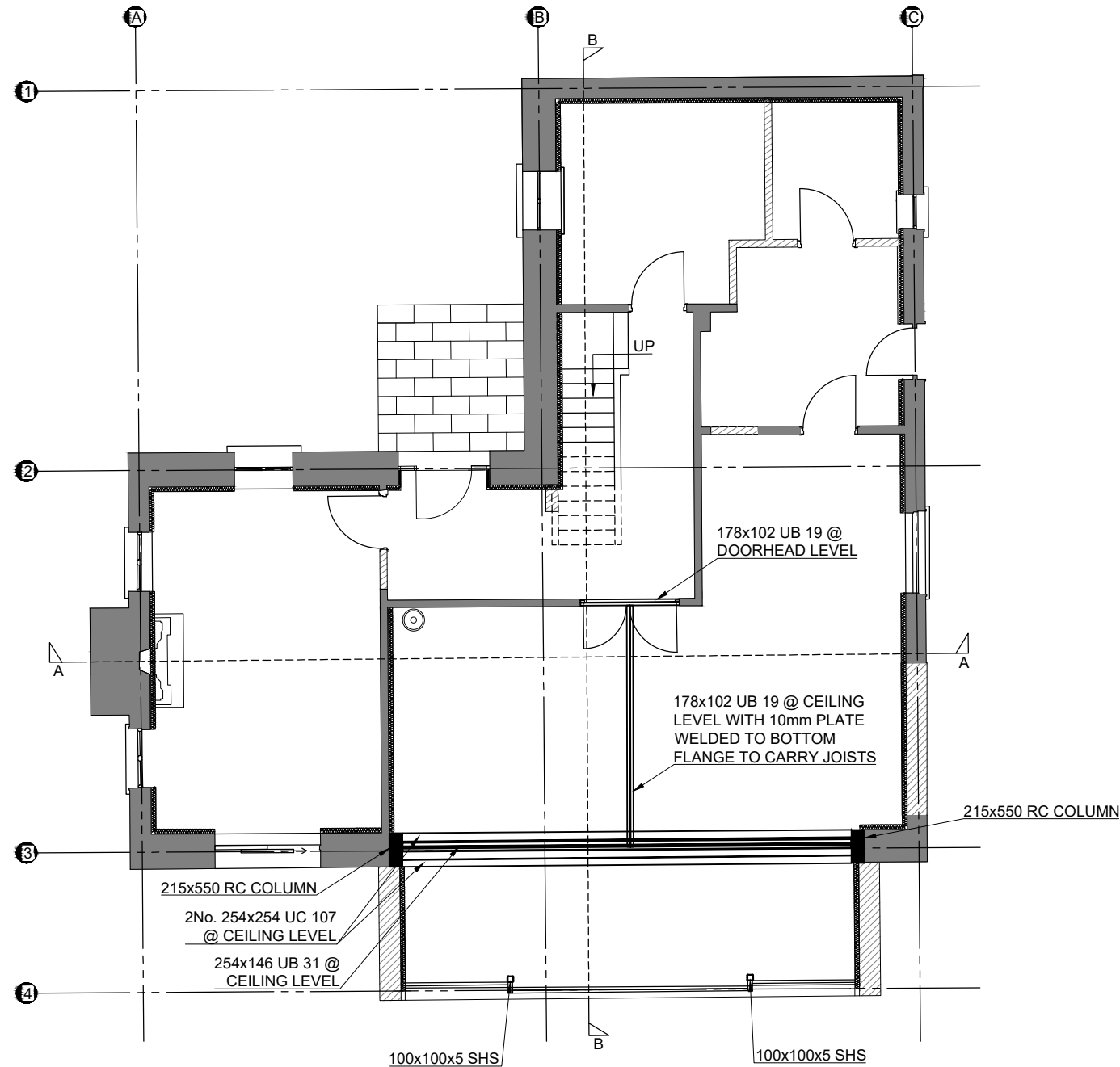
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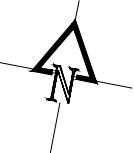
Ground Floor Layout  
SCALE 1:100

	EXISTING WALL
	NEW WALL

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CLIENT

Kieran Morris & Caroline Morris

PROJECT

Extension and Alterations to  
Dwelling at Two Mile Borris

DATE 09/02/2023

SCALE 1/100

DRAWN Kieran O'Connor

DRAWING

Ground Floor Layout

JOB No. DRAWING NO. REVISION

22274 07 TO

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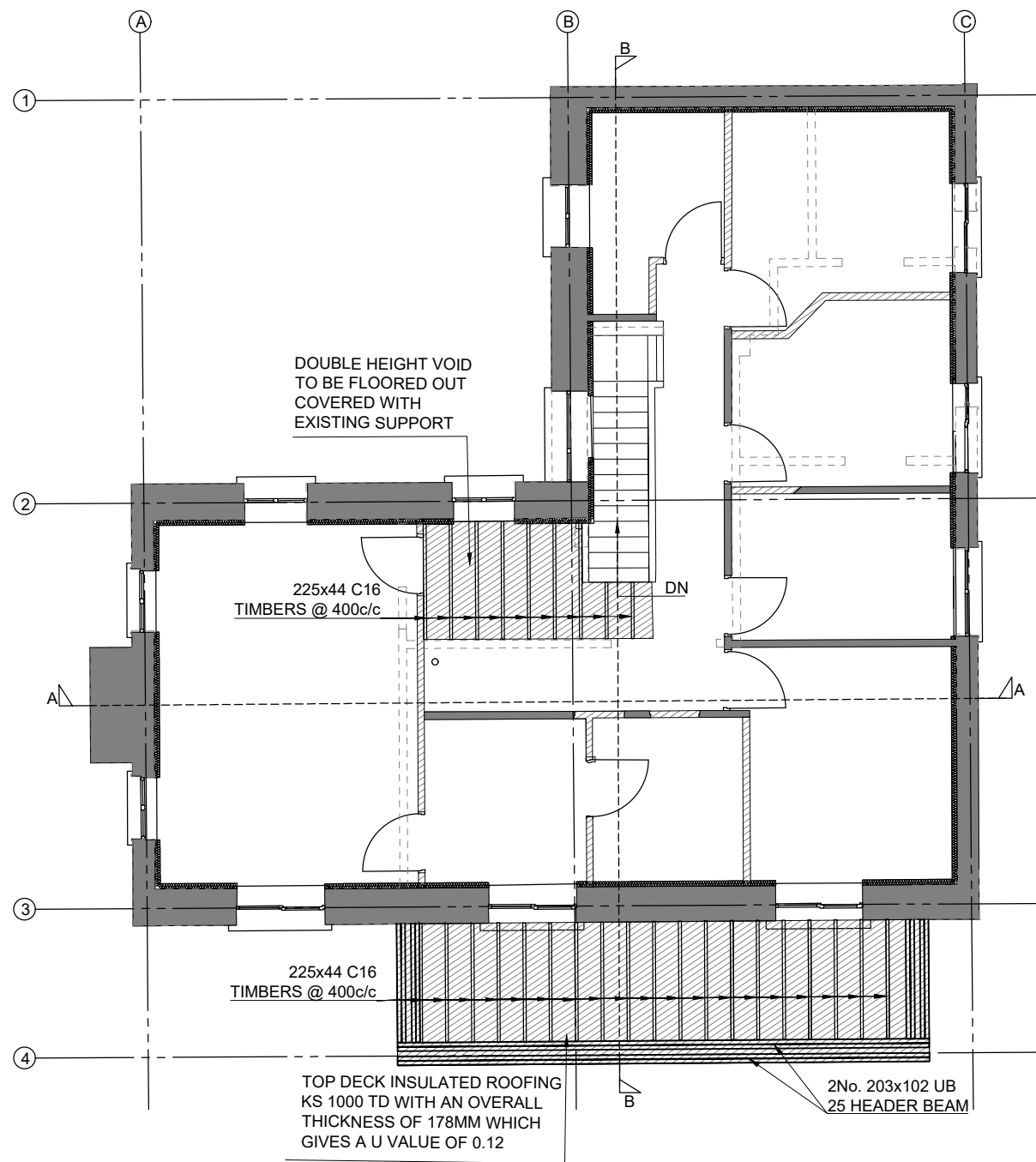
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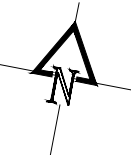
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South Eastern Elevation  
SCALE 1:100



South Western Elevation  
SCALE 1:100

LEGEND	
	EXISTING ROOF TO BE DEMOLISHED
	PROPOSED EXTENSION & ALTERATIONS

Lintel Types

**T1**

2 NO 100x65mm PRESTRESSED CONCRETE LINTELS, LINTELS TO BE PLACED WITH ROUGHT SIDE UP

**T2**

KEYSTONE LINTEL (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

OR

HEAVY DUTY PRESTRESSED CONCRETE LINTELS SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

100x65mm PRESTRESSED CONCRETE LINTELS, LINTELS TO BE PLACED WITH ROUGHT SIDE UP

**T3 CORNER LINTEL**

KEYSTONE CORNER LINTEL AND POST ARRANGEMENT (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

POST TO BE SIZED BY LINTEL SUPPLIER

SUITABLE BASE PLATE TO BE PROVIDED

TOTAL ARRANGEMENT TO BE GALVANISED

**T4 APEX LINTEL**

KEYSTONE APEX LINTEL (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

**T5**

SUITABLY SIZED STEEL BEAM

OR

KEYSTONE X/K LINTEL (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

**T6**

KEYSTONE LINTEL (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

ALL LINTIES TO BE DESIGNED AND SUPPLIED BY SPECIALIST MANUFACTURER. ALL LINTELS TO BE CE MARKED AND CERTIFIED TO CARRY THE PARTICULAR LOADS FOR EACH LOCATION

DECLARATION OF PERFORMANCE REQUIRED FOR EACH LINTEL AND DELIVERY DOCKET MUST CONFIRM THE LINTEL SPECIFICATION

Dimension to be confirmed

OR

SUITABLY SIZED STEEL BEAM

2 NO 100x65mm PRESTRESSED CONCRETE LINTELS, LINTELS TO BE PLACED WITH ROUGHT SIDE UP

OR

SUITABLY SIZED STEEL BEAM

100x65mm PRESTRESSED CONCRETE LINTELS, LINTELS TO BE PLACED WITH ROUGHT SIDE UP

NOTE  
ALL DIMENSIONS TO BE CHECKED ON SITE  
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING  
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CLIENT  
Kieran Morris & Caroline Morris

PROJECT  
Extension and Alterations to  
Dwelling at Two Mile Borris

DATE 09/02/2023  
SCALE 1/100  
DRAWN Kieran O'Connor

DRAWING  
Elevations  
Sheet 1 of 2

JOB No. DRAWING NO. REVISION

22274 09 T0

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North Eastern Elevation  
SCALE 1:100



North Western Elevation  
SCALE 1:100

LEGEND	
	PROPOSED EXTENSION & ALTERATIONS

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Sheet 2 of 2

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Lintel Types

T1

2 NO 100x65mm PRESTRESSED CONCRETE LINTELS, LINTELS TO BE PLACED WITH ROUGHT SIDE UP

T2

KEYSTONE LINTEL (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

OR

HEAVY DUTY PRESTRESSED CONCRETE LINTELS SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS.

100x65mm PRESTRESSED CONCRETE LINTELS, LINTELS TO BE PLACED WITH ROUGHT SIDE UP

OR

SUITABLY SIZED STEEL BEAM

2 NO 100x65mm PRESTRESSED CONCRETE LINTELS, LINTELS TO BE PLACED WITH ROUGHT SIDE UP

Dimension to be confirmed

OR

SUITABLY SIZED STEEL BEAM

100x65mm PRESTRESSED CONCRETE LINTELS, LINTELS TO BE PLACED WITH ROUGHT SIDE UP

T3 CORNER LINTEL

KEYSTONE CORNER LINTEL AND POST ARRANGEMENT (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

POST TO BE SIZED BY LINTEL SUPPLIER

SUITABLE BASE PLATE TO BE PROVIDED

TOTAL ARRANGEMENT TO BE GALVANISED

T4 APEX LINTEL

KEYSTONE APEX LINTEL (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

T5

SUITABLY SIZED STEEL BEAM

OR

KEYSTONE X/K LINTEL (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

T6

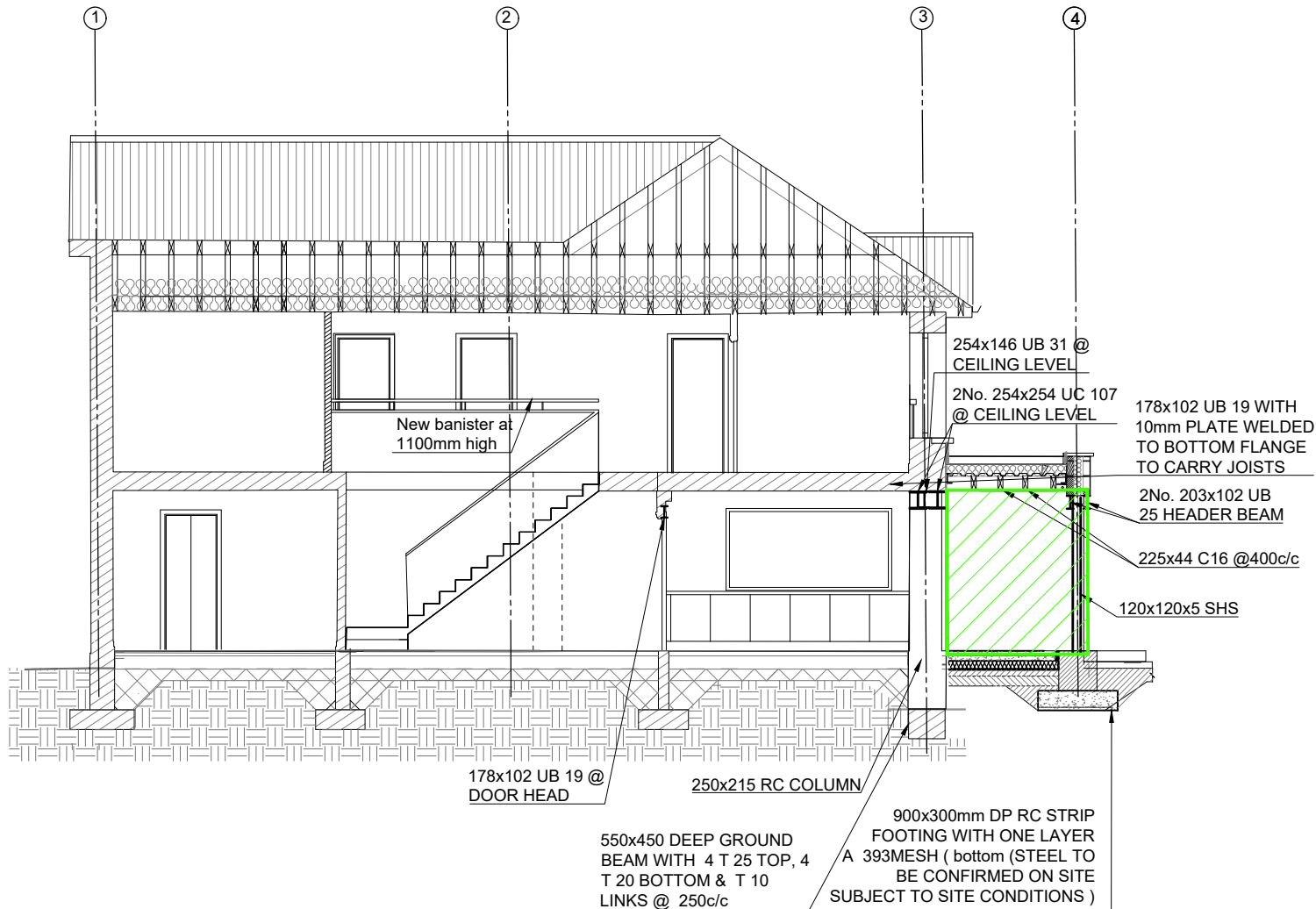
KEYSTONE LINTEL (OR SIMILAR APPROVED) SPECIFICALLY DESIGNED TO CATER FOR DESIGN LOADS

ALL LINTIES TO BE DESIGNED AND SUPPLIED BY SPECIALIST MANUFACTURER. ALL LINTELS TO BE CE MARKED AND CERTIFIED TO CARRY THE PARTICULAR LOADS FOR EACH LOCATION

DECLARATION OF PERFORMANCE REQUIRED FOR EACH LINTEL AND DELIVERY DOCKET MUST CONFIRM THE LINTEL SPECIFICATION



Section A - A  
SCALE 1:100



Section B - B  
SCALE 1:100

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DATE 09/02/2023  
SCALE 1/100  
DRAWN Kieran O'Connor

LEGEND	
	EXISTING OPENINGS TO BE FILLED & NEW WALL, EXTENSION

<b>CONCRETE:</b> CONCRETE DESIGN MIX TO ISEN -STRIP FOUNDATIONS EXPOSURE CLASS = X0 MAX WATER CONTENT RATIO = 0.6 MIN WATER CEMENT KG/m3 = 300 MINIMUM STRENGTH CLASS = C30/35 C20/25 D20 X0 S3 <b>STONE:</b> THE FILL MATERIAL BENEATH CONCRETE FLOORS AND FOOTPATHS SHOULD BE IN ACCORDANCE WITH I.S. EN 13242:2002 AND MEET THE SPECIFICATION OUTLINED IN ANNEX E OF THE ACCOMPANYING GUIDANCE DOCUMENT TO THIS STANDARD, SR 21:2004 +A1: 2016.	FILL TO BE COMPACTED IN LAYERS OF NO MORE THAN 150mm. T.0 STRUCTURAL: 0/125mm -FOR USE IN DEPTHS OF > 900mm T.1 STRUCTURAL: 0/31.5mm CRUSHED ROCK (0/40mm FOR CRUSHED GRAVEL) FOR USE IN DEPTHS OF <900 T.2 PERMEABLE: 4/40mm GAS PERMEABLE LAYER (RADON) MIN DEPTH 200mm BLINING LAYER SOULD BE IN ACCORDANCE WITH THE SPECIFICATION GIVEN IN ANNEX E SR 21:2004 +A1: 2016 FOR FINE MATERIAL T.3 BLINDING: 0/4mm BLINDING LAYER FOR T.2 - MAX DEPTH 50mm MAX	CONTRACTOR WILL BE REQUIRED TO OBTAIN A DECLARATION OF PERFORMANCE FOR THE STONE FILLING AND BLOCKWORK. EACH DELIVERY DOCKET TO THEN CONFIRM THE SPECIFICATION OF THE MATERIAL AND THAT IT IS IN ACCORDANCE WITH THE DECLARATION OF PERFORMANCE <b>STEEL:</b> ALL STEEL TO BE IN ACCORDANCE WITH BS EN 1090-1:2009+A1:2011 ALL STRUCTURAL STEEL TO BE CE MARKED AND ALL STEEL FABRICATION TO BE CARRIED OUT BY A CE APPROVED FABRICATOR. SHOP DRAWINGS TO BE SUBMITTED TO PJ BRETT & ASSOCIATES PRIOR TO FABRICATION	<b>BLOCKWORK</b> BLOCKWORK TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 7.5N/mm <sup>2</sup> WHERE INDICATED ON PJ BRETT & ASSOCIATES DRAWINGS HIGH STRENGTH BLOCKS SHOULD BE PROVIDED. ALL CONCRETE BLOCKS TO BE IN ACCORDANCE WITH IS EN 771 PART 3: 2011-AGGREGATE CONCRETE MASONRY UNITS AND THE IRISH BUILDING REGULATIONS. ALL BLOCKS TO BE CE MARKED. DECLARATION OF PERFORMANCE REQUIRED FOR ALL BLOCKS AND DELIVERY DOCKET MUST CONFIRM THE BLOCK SPECIFICATION	<b>TIMBER:</b> ALL TIMBER SHOULD BE IN ACCORDANCE WITH I.S. 444:1998 - THE USE OF STRUCTURAL TIMBER IN BUILDINGS ALL TIMBER SHALL BE SOUND, WELL CONDITIONED, PROPERLY SEASONED TO SUIT THE PARTICULAR USE AND FREE FROM DEFECTS OR COMBINATIONS OF DEFECTS RENDERING IT UNSUITABLE FOR THE PURPOSE INTENDED <b>REINFORCEMENT</b> STEEL REINFORCEMENT RODS AND MESH REINFORCEMENT SHALL COMPLY IN ALL RESPECTS, WITH B.S. 4449 (2005) AND B.S.4483 (2005) RESPECTIVELY. ALL STEEL SHALL BE FREE FROM OIL, DIRT, LOOSE RUST, SCALE OR OTHER DELETERIOUS MATTER.
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