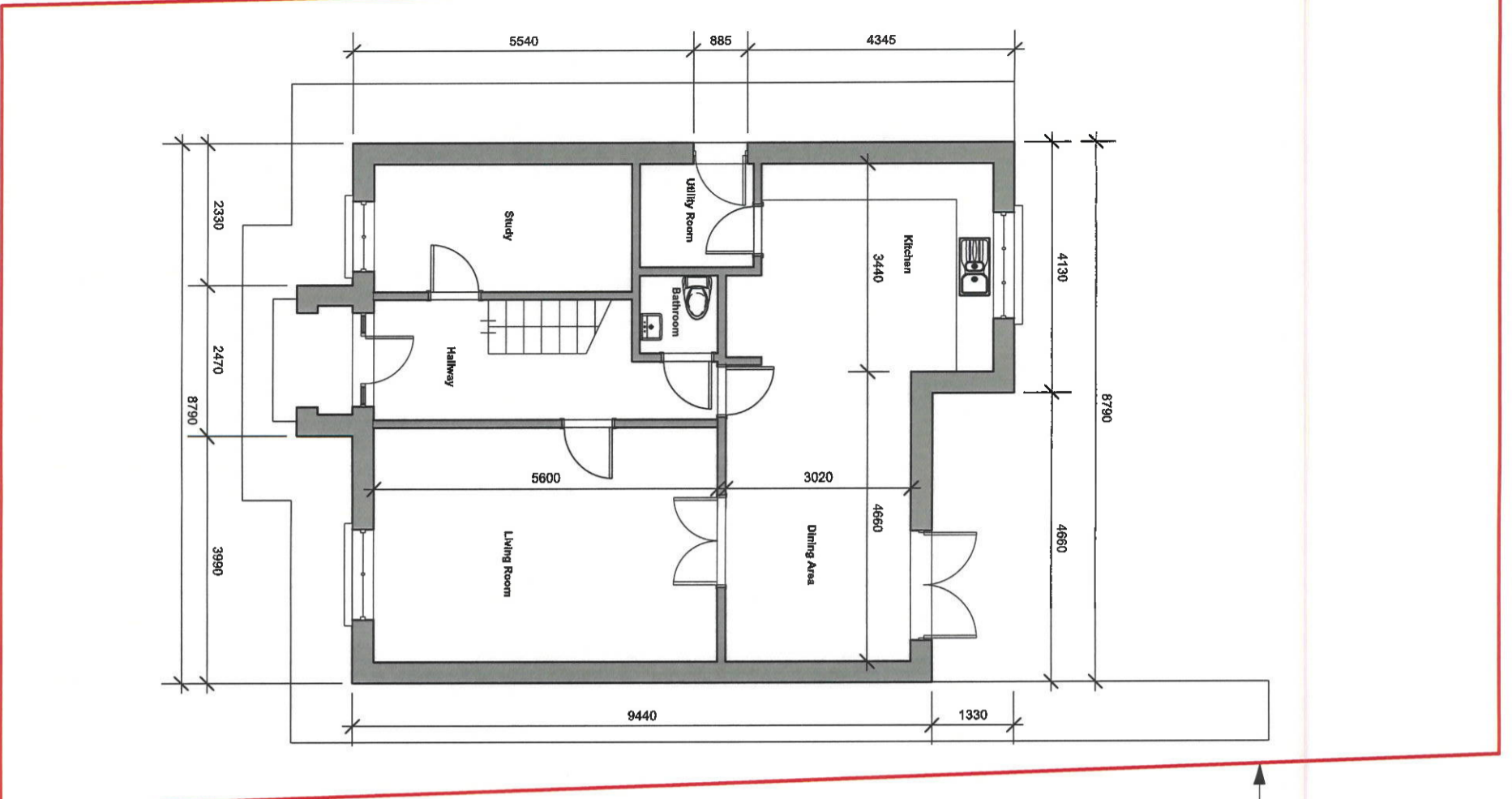
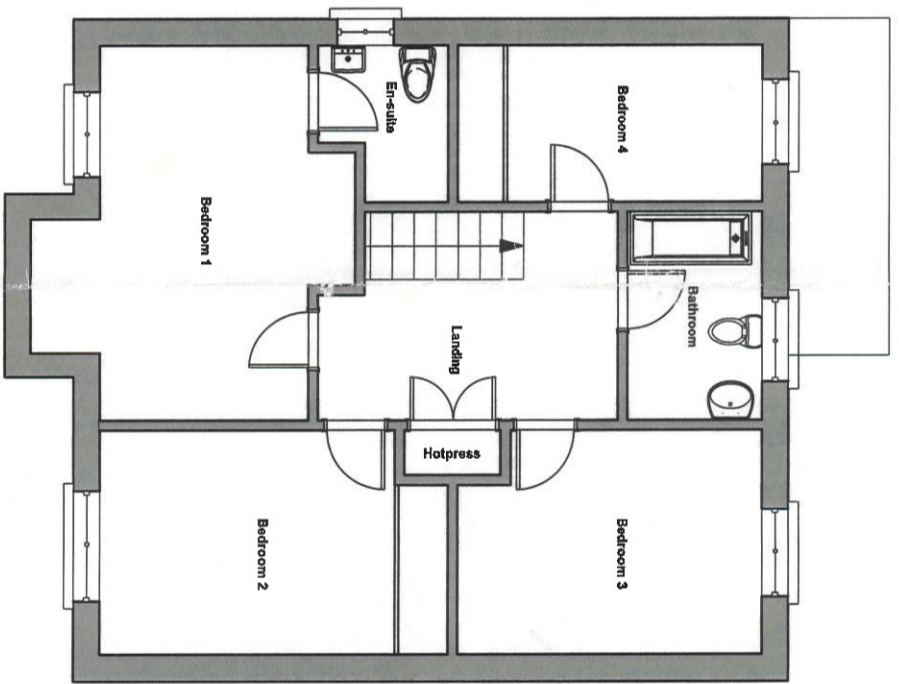




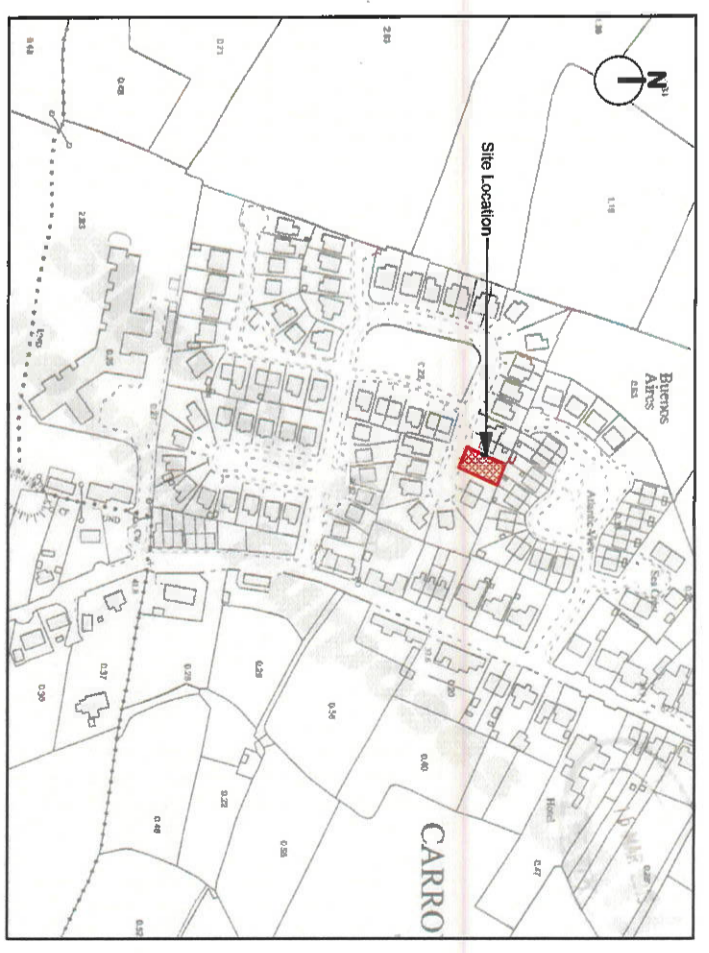
Existing site boundary.



1 Existing Ground Floor Layout  
1:100



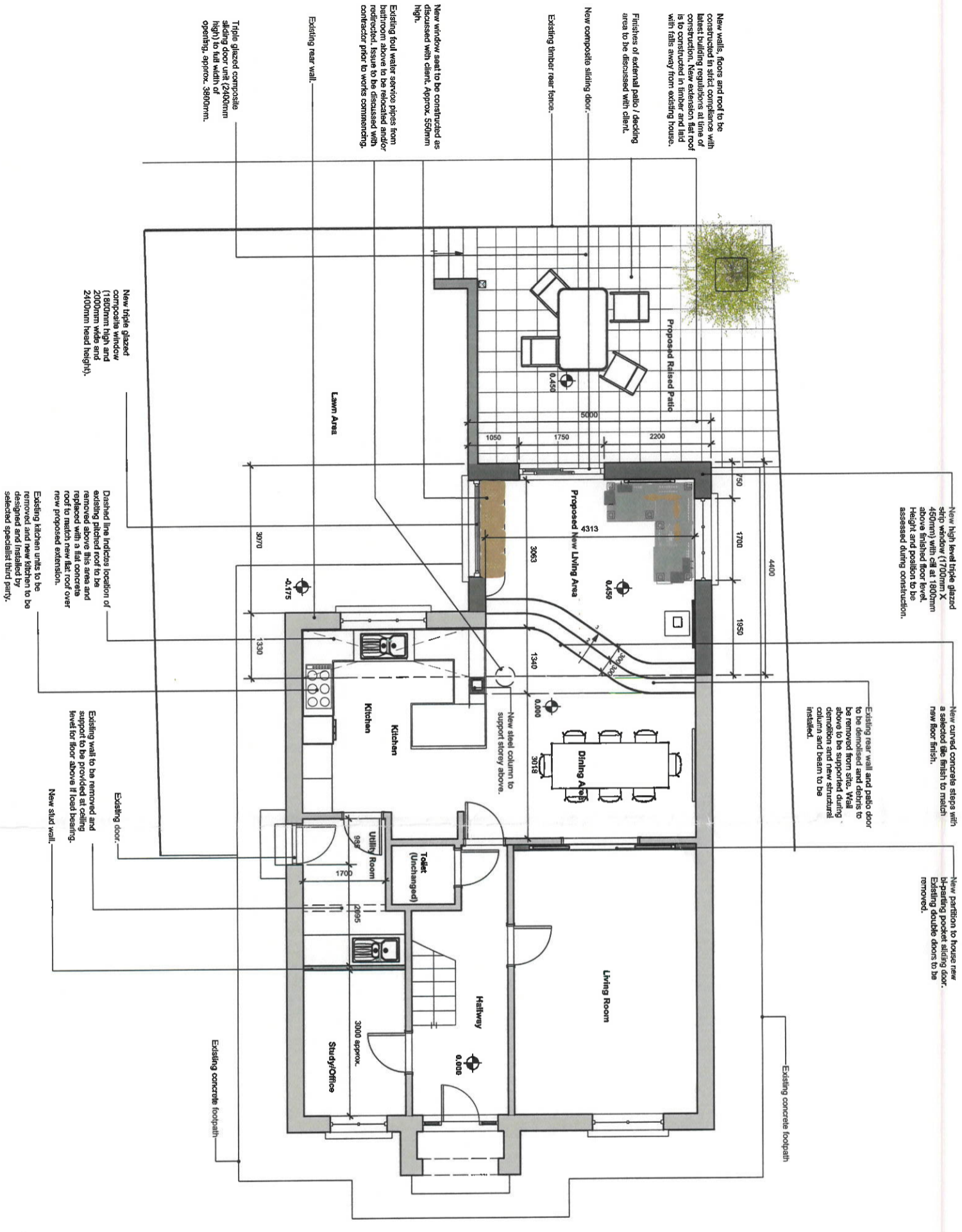
2 Existing First Floor Layout  
1:100



3 Site Location Map.



Client:	Stephanie & Dominic Galwey	Drawn By:	JPK
Project:	Alterations to Dwelling at 13 The Drive, Ocean Links, Stranmillis, Co. Sligo.	Scale:	1:100
Title:	Existing Ground and First Floor Layouts.	Date:	August 2018
Drawing Status:	FOR TENDER	Drawing No.:	1-01
		Rev.:	A



1  
1:100  
Proposed Ground Floor Layout

- NOTES:**
- Where this drawing is marked **PLANNING PERMISSION** below, this drawing has been prepared solely for use as part of an application for full planning permission. It is not intended for construction or contractual purposes. It is to be read in conjunction with the other drawings and documents which constitute the statutory application.
  - Where this drawing is marked **FOR TENDER** or **CONTACT** it is to be read in conjunction with the other drawings and documents which constitute the complete set of tender or contract documents.
  - Where this drawing is marked **FOR CONSTRUCTION** below, this drawing is to be cross-checked on site and with the set of any other drawings and documents to which it forms part. Any discrepancies between the drawings and documents are to be noted on a separate drawing. The Architects are to be informed immediately of any discrepancy which is identified.
- BUILDING REGULATIONS.**
- The building and associated works are designed to comply with the Building Regulations 1997 and latest amendments current at the time of preparation of the drawing.
- 5. WORK STANDARDS.**
- The standards of workmanship and details of construction should be in accordance or equivalent to those recommended in the House Building Manual published by the National House Building Guarantee Company Ltd. (latest edition current at the time of construction).
- 6. BUILDING CONSTRUCTION.**
- (a) Ground Floor.**
- 100mm screed on 200mm EPS insulation on 150mm sub floor (or equivalent).
  - (b) Walls:**
    - 100mm blockwork externally, followed inside by 50mm cavity, 220mm factory-built timber frame insulated with high performance quilt insulation, 50mm OSB lined and sealed as an airtight layer, 50mm PIR insulation, uninsulated 50mm service cavity and 12.5mm plasterboard finish. Or equivalent.
  - (c) Roof:**
    - Concrete flat roof structure. The flat roof insulation shall be Xtratherm™ Thin-R FR-9GM - from thick manufactured to EN 13165 by Xtratherm comprising a rigid Polyisocyanurate (PIR) core between two finished bitumen/glass fibre facings with a minimum declared Lambda value as low as 0.024 W/mK. The flat roof insulation shall be installed in accordance with instructions issued by Xtratherm. It shall be finished with a suitable reflective layer such as chipbricks. Advice should be sought from system manufacturer. Or equivalent.
- 1. EXTERNAL FINISHES TO BUILDING.**
- (a) Roof:**
- Rubble reflective layer such as chipbricks.
  - Aluminium gutters and downpipes.
  - Hardwood fascia and soffit boards with 3 coat external gloss paint finish.
  - Lead flashing.
- (b) Walls:**
- Painted render finish to later specification.
  - Painted precast concrete cills where appropriate.
- (c) Doors & Windows:**
- Windows to be triple glazed windows (timber / aluminium) to later specification
  - Doors to be of solid timber construction with a selected paint finish.
  - Windows from habitable rooms to have a minimum sized opening vent of 800mm High x 500mm wide for rescue purposes.
  - Windows in roofs to be "Velux" proprietary rooflights or to clients specification.
- 8. LANDSCAPING.**
- All existing on site vegetation (Trees and Hedgels) to be retained with the exception of those which are to be removed to facilitate access to the site.
- 9. SERVICES.**
- 12.5mm service pipe connection to mains water supply fitted with a stop cock and water meter externally.
  - Foul water system to be 100mm diameter PVC sewer pipe with access junctions and suitable manholes and all necessary fittings laid to 1.80 falls connected to proprietary treatment system.
  - Surface water system to be 100mm diameter PVC sewer pipe with access junctions and suitable manholes and all necessary fittings laid to 1.80 falls to watercourse as per existing planning permission (PL 08/448).
  - Water storage to consist of minimum 80 litre cold water storage tank or attic tank complete with fitted lid and insulated over the top and around all sides. Omit insulation under tank.
- 10. RADDON.**
- Vent flues
  - 1 number radon sump minimum
- 11.** New concrete floors to be finished and ready to tile. Tiles to be supplied by others.
- 12.** All triple glazed windows and glass to be sourced by client.

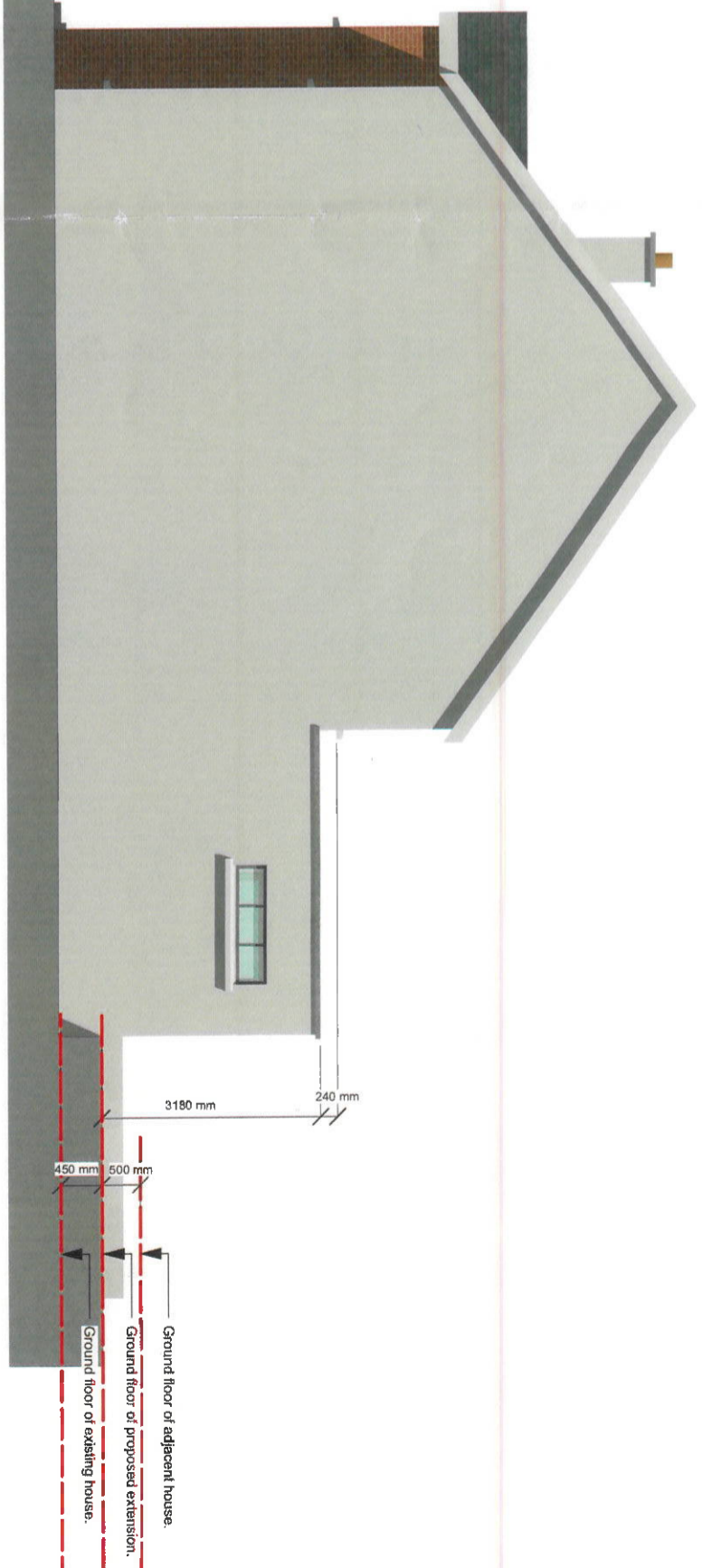
D E S I G N S E R V I C E S

Killeglaghogue, Stranhill, Co. Sligo.  
T: 071 9128223 • M: 087 1922233 • E: info@terra.nova.ie

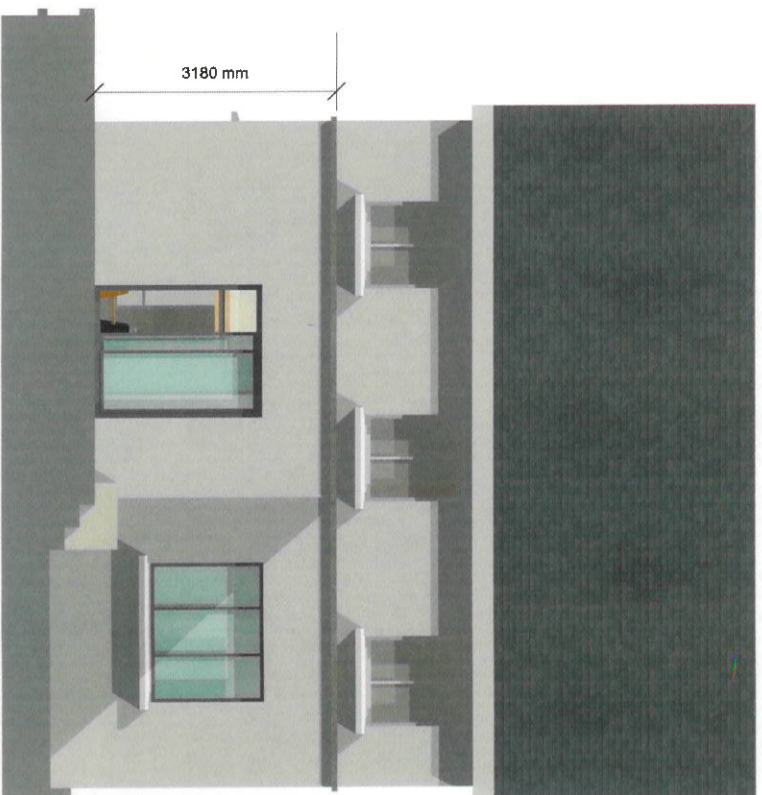
Client: Stephanie & Dominic Galwey	Drawn By: JFK
Project: Alterations to Dwelling at 13 The Drive, Ocean Links, Stranhill, Co. Sligo.	Scale: 1:100
Title: Proposed Ground Floor Layout	Date: Feb. 2020
Drawing Status: <b>FOR TENDER</b>	Drawing No: <b>1-02</b>
	Rev: <b>C</b>



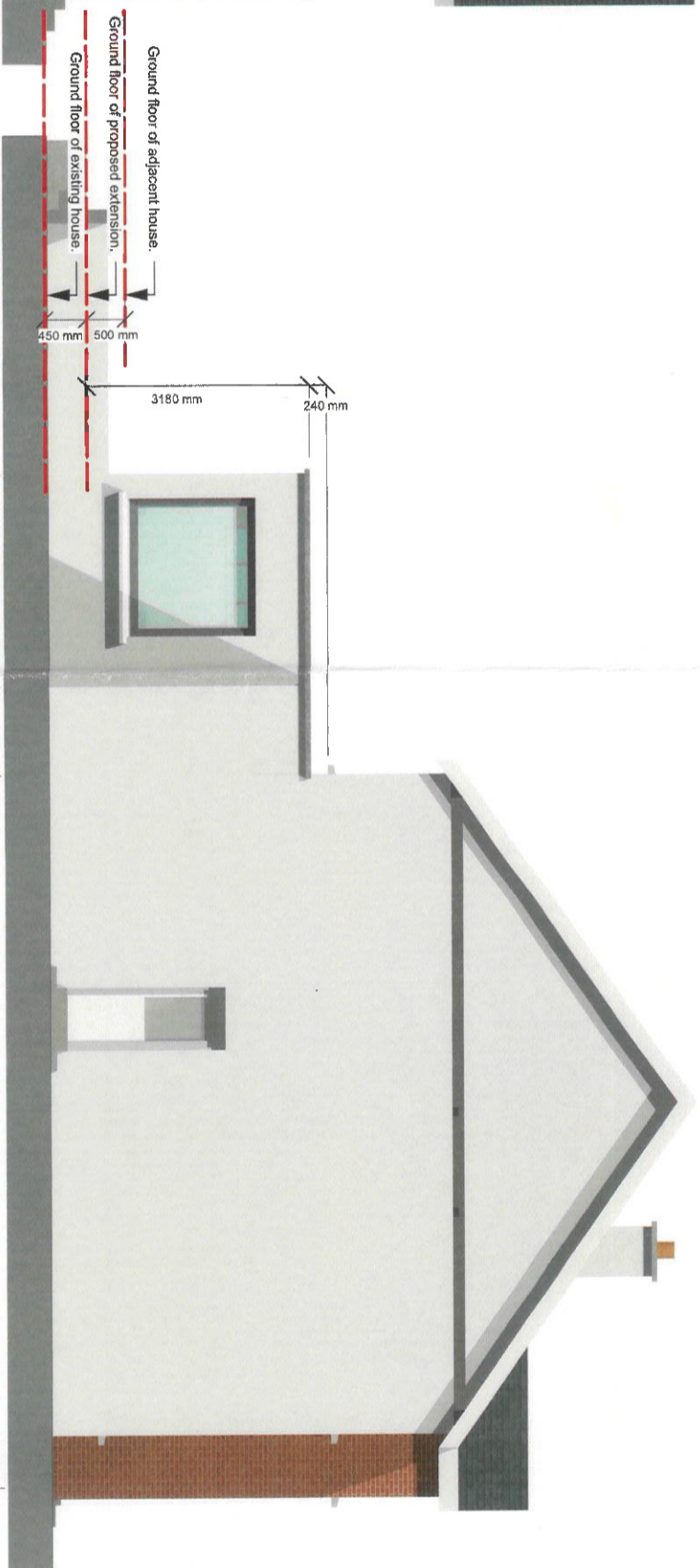
5  
1:100  
Front (South) Elevation



6  
1:100  
East Elevation



7  
1:100  
North Elevation



4  
1:100  
West Elevation

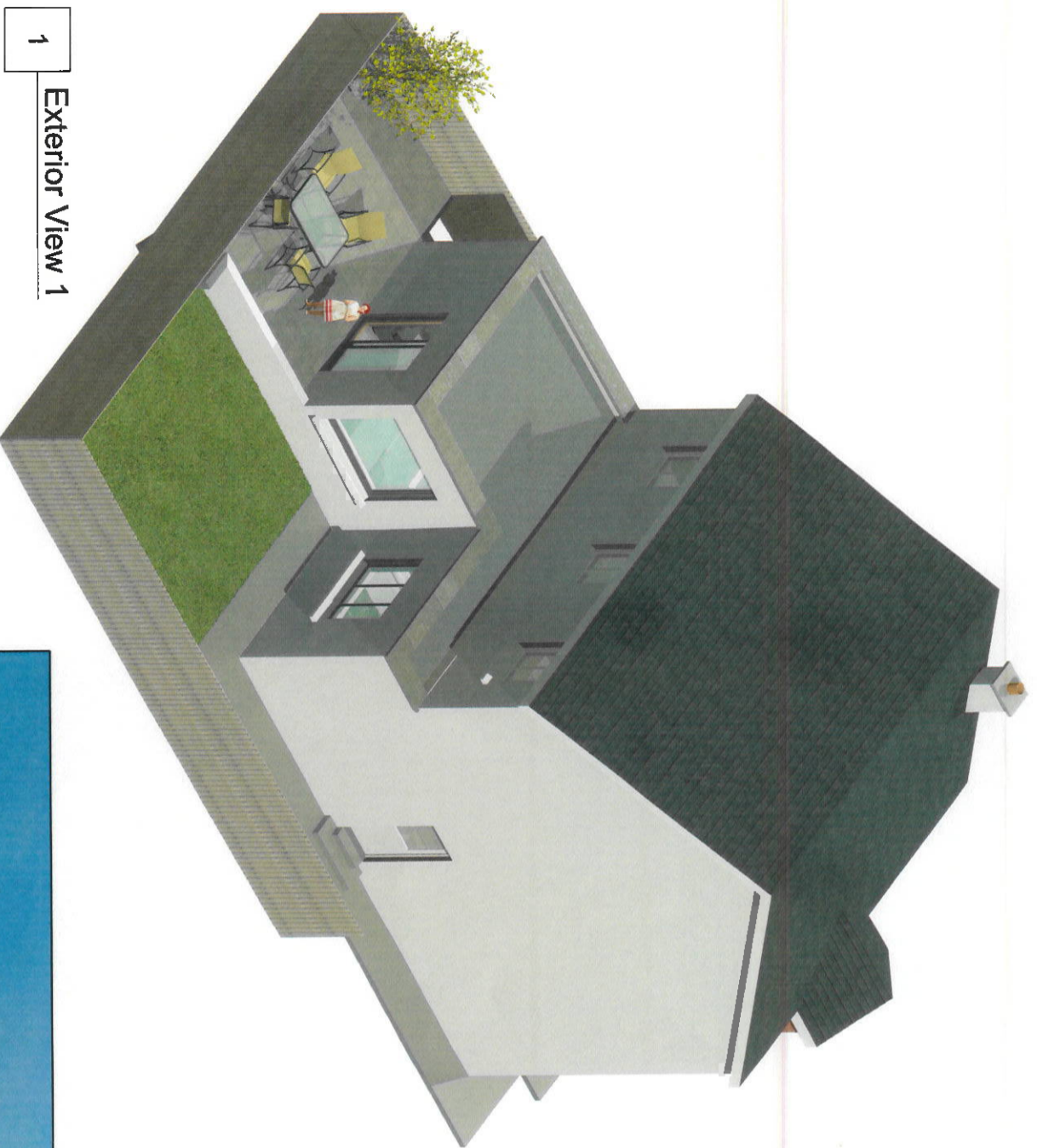
**terra.nova**  
DESIGN SERVICES  
Killeshinbegh, Strandhill, Co. Sligo.  
T: 071 9128223 • M: 087 1992508 • E: info@terra.novadesign.ie

Client: Stephanie & Dominic Galloway  
Drawn By: JFK

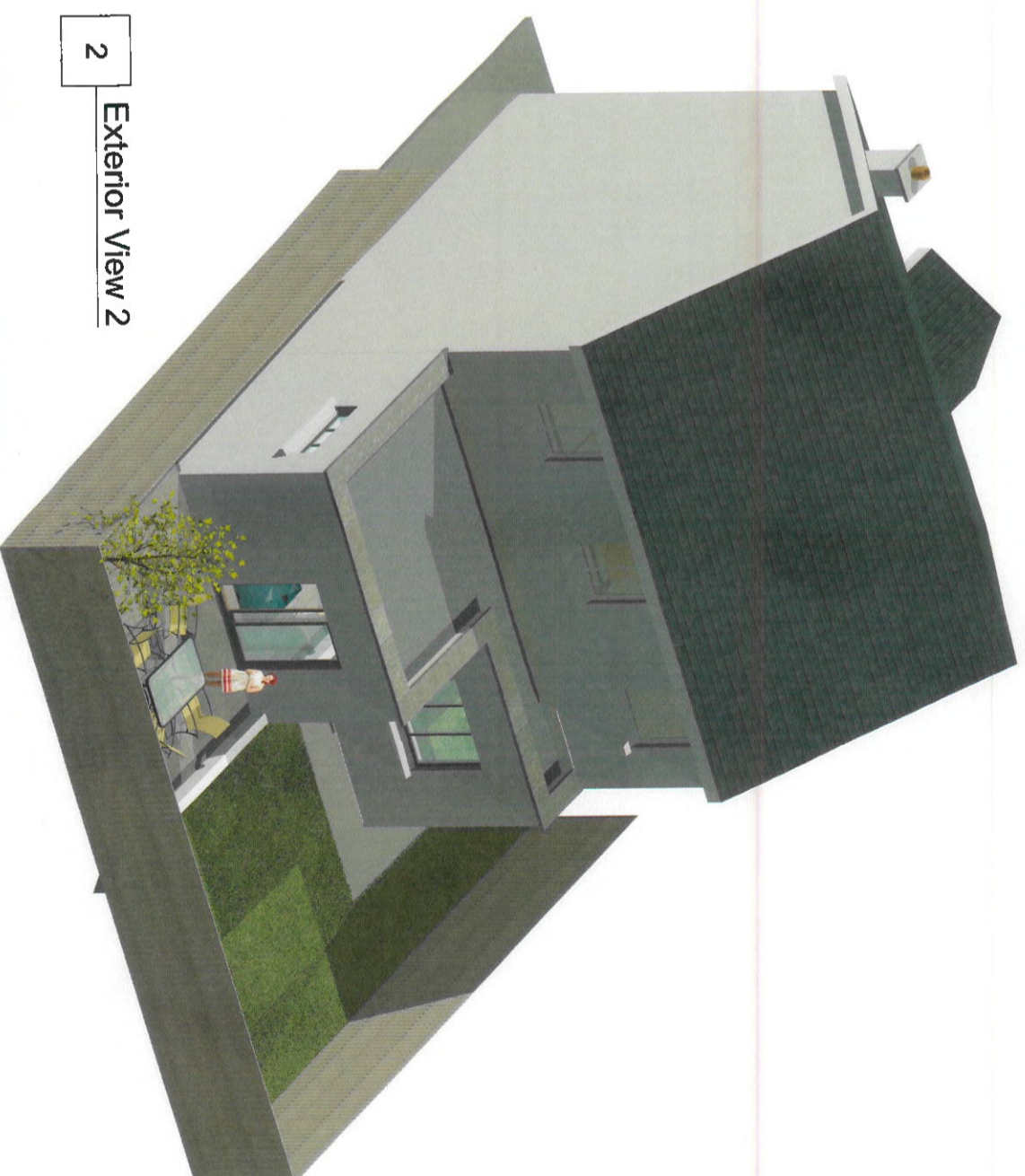
Project: Attention to Dwelling at 14 The Drive,  
Ocean Links, Strandhill, Co. Sligo.  
Scale: 1:100

Title: Proposed Elevations  
Date: Feb, 2020

Drawing Status: FOR TENDER  
Drawing No: 1-03  
Rev: D



1 Exterior View 1



2 Exterior View 2



3 Exterior View 3

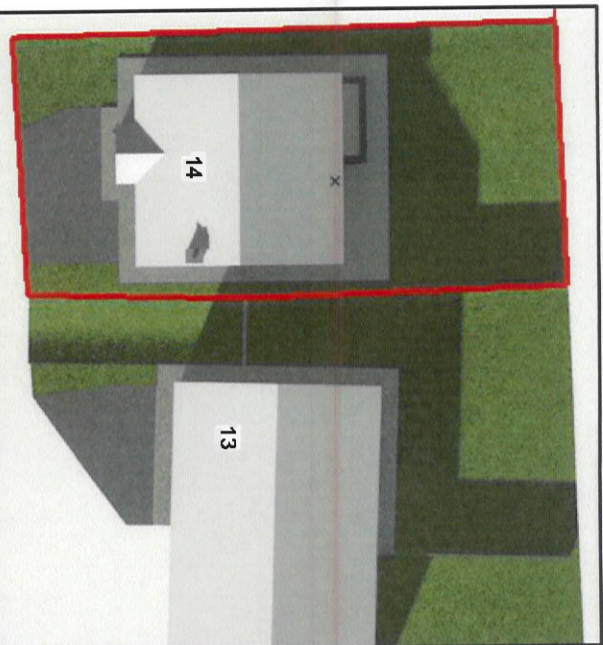
**terra.nova**  
 D E S I G N S E R V I C E S  
 Killybeggs, Stranmillis, Co. Sligo.  
 T: 071 9128223 • M: 087 1992508 • E: info@terranovaltd.com

Client: **Stephanie & Dominic Galwey** Drawn By: **JFK**

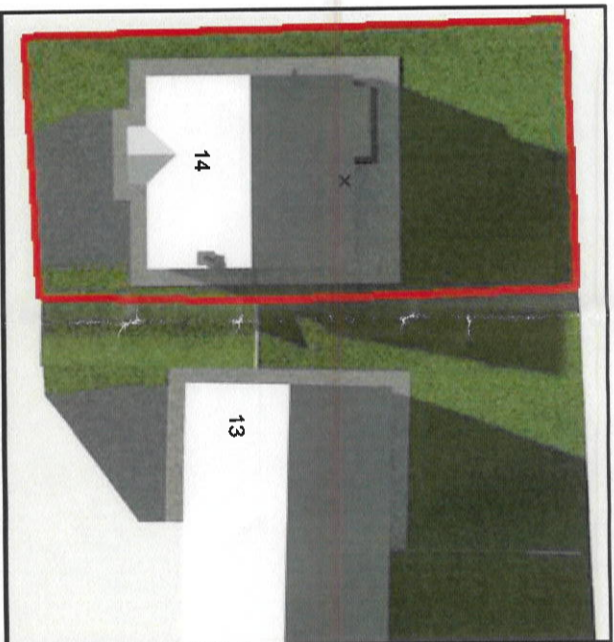
Project: **Alterations to Dwelling at 14 The Drive, Ocean Links, Stranmillis, Co. Sligo.** Scale: **N.T.S.**

Title: **Exterior Views** Date: **April 2019**

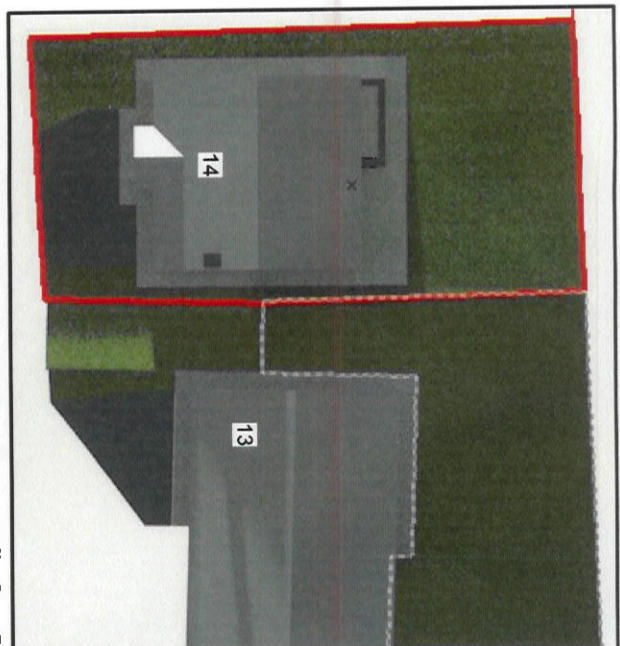
Drawing No: **1-05** Rev: **C**  
 Drawing Status: **FOR TENDER**



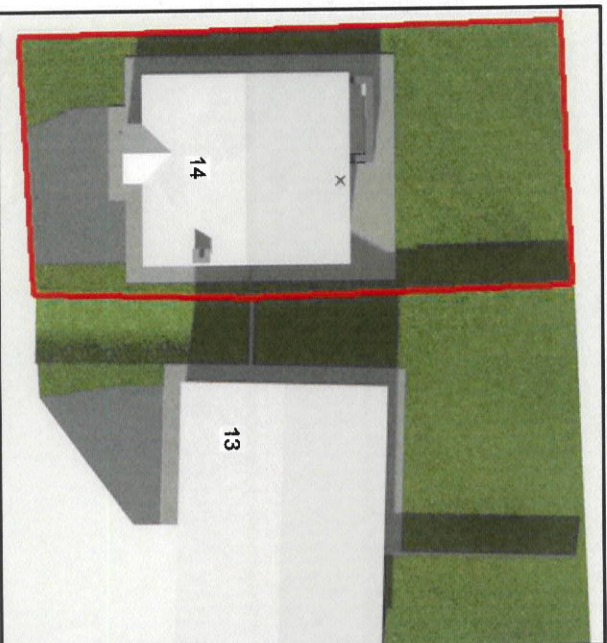
1 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
11.00 Hours on the 21st September



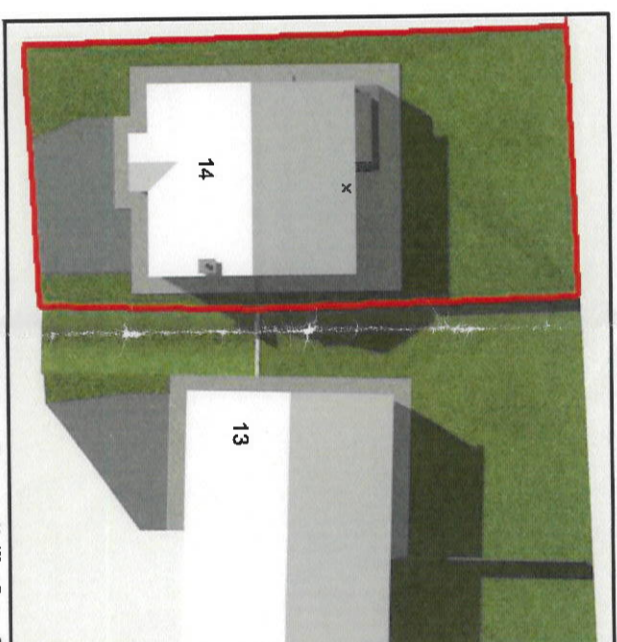
2 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
16.00 Hours on the 21st September



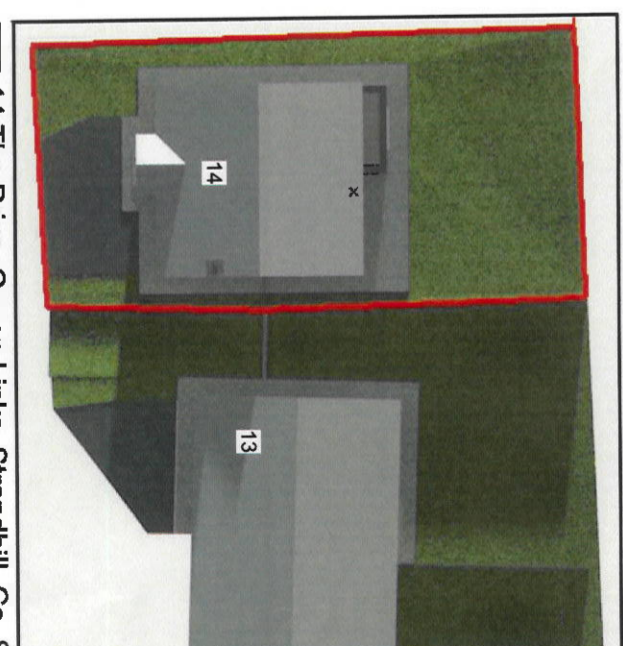
3 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
21.00 Hours on the 21st September



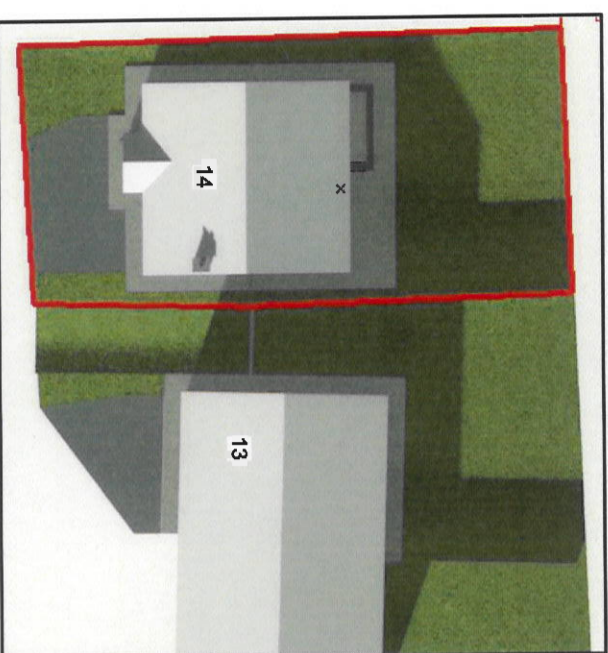
4 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
11.00 Hours on the 21st June



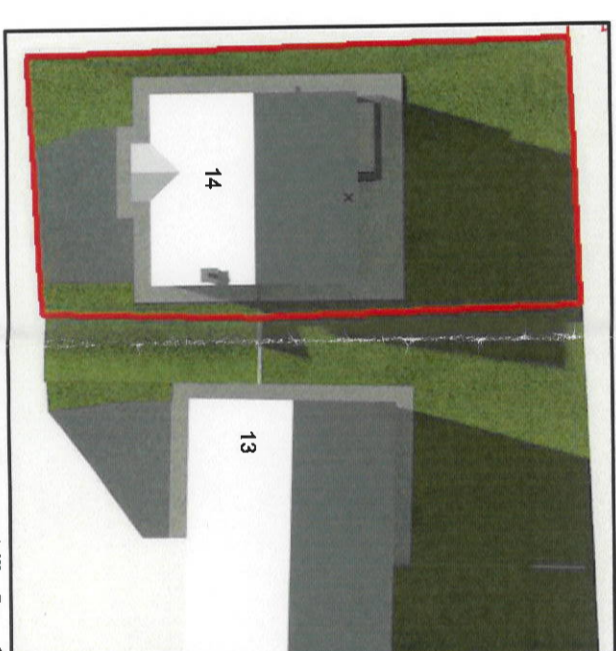
5 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
16.00 Hours on the 21st June



6 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
21.00 Hours on the 21st June



7 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
11.00 Hours on the 21st March



8 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
16.00 Hours on the 21st March

**terra.nova**  
D e s i g n S e r v i c e s  
Kilmeadoon, Strandhill, Co. Sligo.  
T: 071 9128223 - M: 087 1822308 - E: thal@terra.novadesign.ie

Client: Stephanie & Dominic Galwey

Drawn By: JFK

Project: Proposed Extension to Dwelling at 14 The Drive, Ocean Links, Strandhill, Co. Sligo.

Scale: N.T.S.

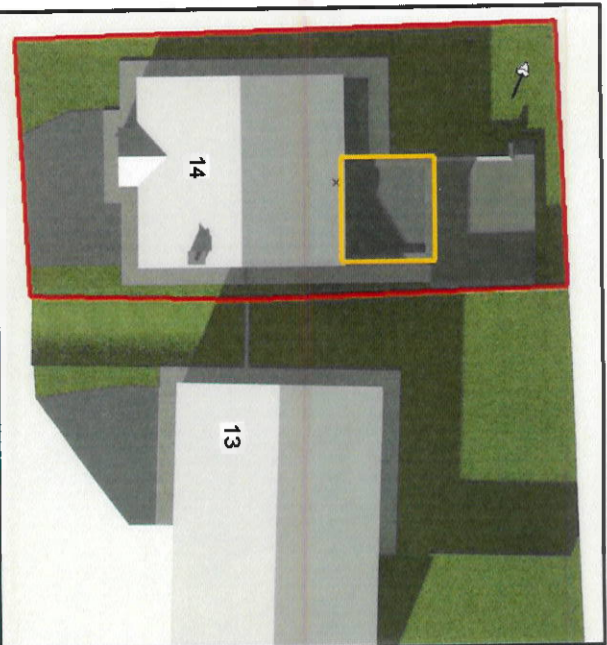
Title: Sun / Shade Study Of Existing Conditions

Date: June 2021

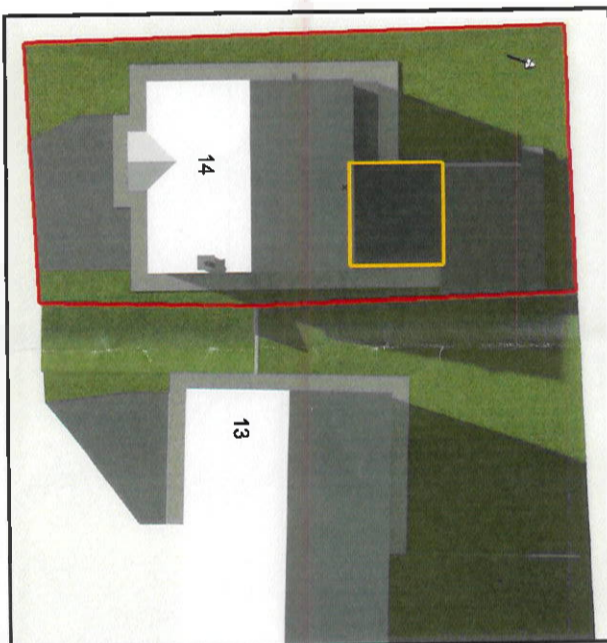
Drawing Status: FURTHER INFORMATION

Drawing No: 1-10

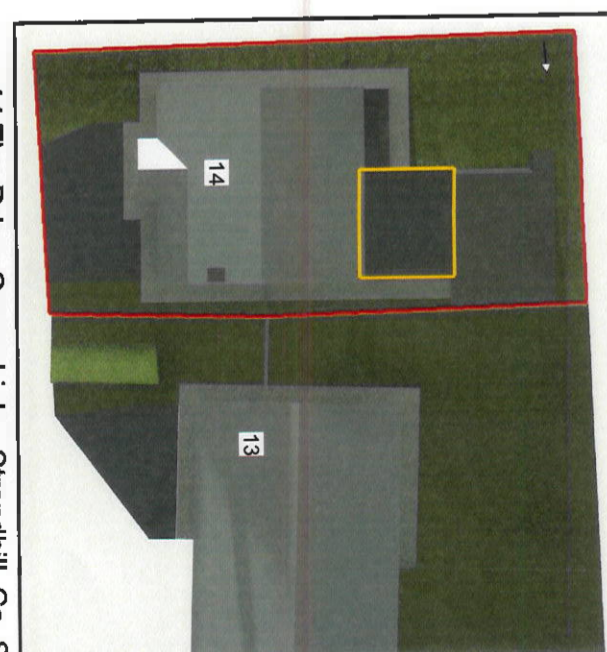
Rev: A



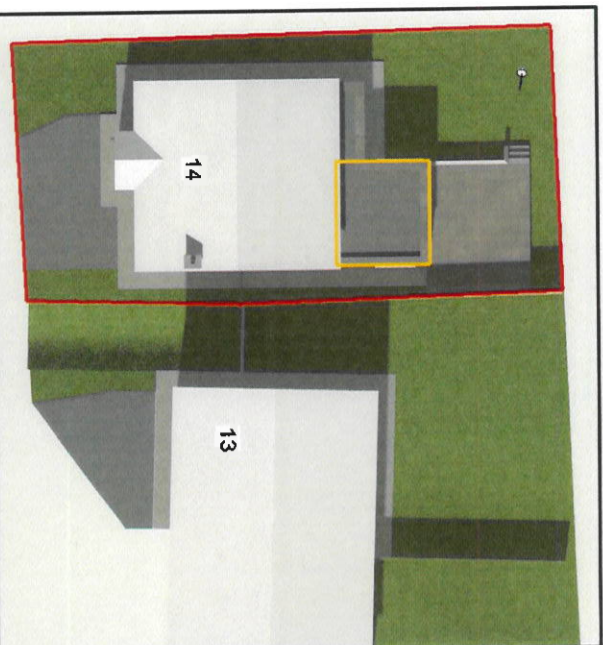
1 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
11.00 Hours on the 21st September



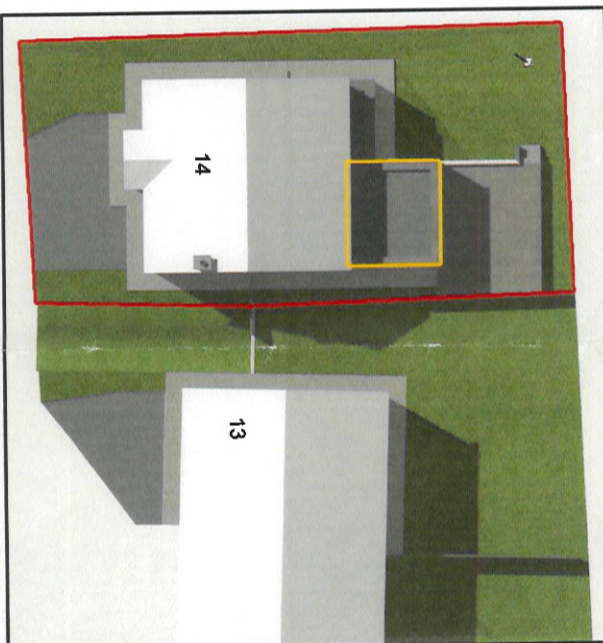
2 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
16.00 Hours on the 21st September



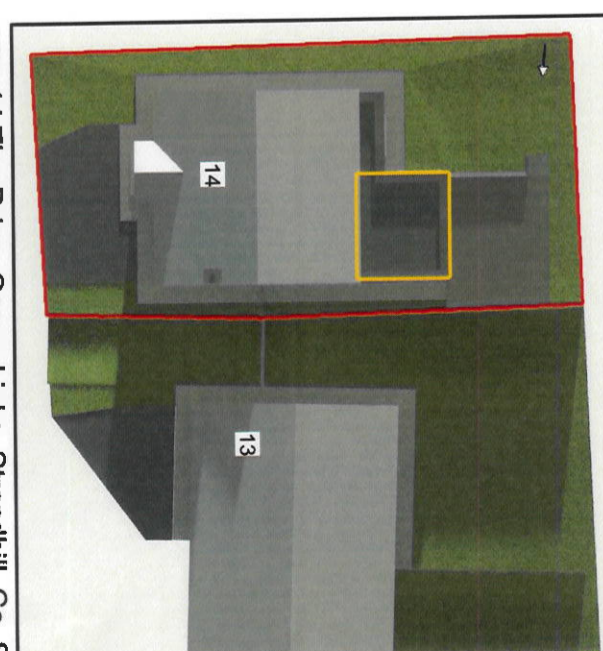
3 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
21.00 Hours on the 21st September



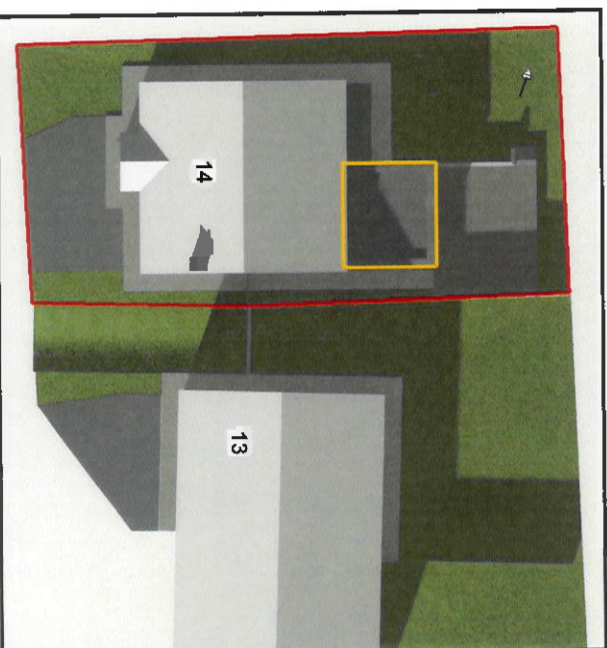
4 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
11.00 Hours on the 21st June



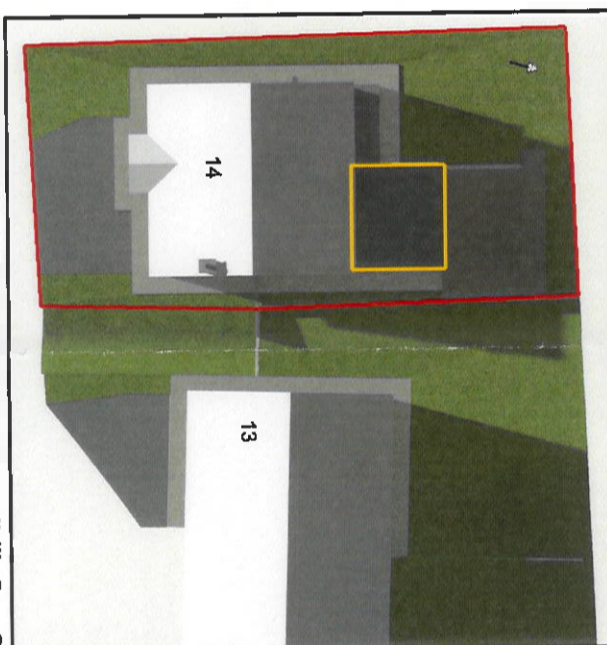
5 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
16.00 Hours on the 21st June



6 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
21.00 Hours on the 21st June



7 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
11.00 Hours on the 21st March



8 14 The Drive, Ocean Links, Strandhill, Co. Sligo  
16.00 Hours on the 21st March

**terra.nova**  
DESIGN SERVICES  
Kilmaunogue, Strandhill, Co. Sligo  
T: 071 9128283 - M: 087 1982508 - E: info@terra.novadesign.ie

Client: Stephanie & Dominic Gaiway  
Drawn By: JPK

Project: Alterations to Dwelling at 14 The Drive, Ocean Links, Strandhill, Co. Sligo.  
Scale: N.T.S.

Title: Sun Shade Study Of Proposed Conditions  
Date: June 2021

Drawing No: 1-11  
Drawing Status: FURTHER INFORMATION  
Rev: A