

GENERAL NOTES:

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2011 BUILDING REGULATIONS (CONSERVATION OF FUEL & ENERGY - NEW DWELLINGS)

2. ALL NEW STRUCTURAL STEEL BEAMS/COLUMNS TO SUPPORT OPERATED UP REAR WALL CROSS BRACING FLOOR LEVEL & THROUGHOUT NEW GROUND FLOOR & ATTIC EXTENSIONS & SUBJECT TO FULL DESIGN BY STRUCTURAL ENGINEER & TO BE PRICED & 1 HOUR FIRE PROTECTED PRIOR TO CONCRETE UP

3. FOUNDATIONS: ALLOW FOR 900mm WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A303 MESH (75mm COVER) ON 500mm CONCRETE SOLED TO SMALL STONE EXTENSIONS TO FRONT & REAR (ALL FOUNDATIONS SUBJECT TO GEOTECH INSPECTION & FULL DESIGN BY STRUCTURAL ENGINEER)

4. STRUCTURAL STEELWORK: ALL NEW STRUCTURAL STEEL BEAMS/COLUMNS TO SUPPORT OPERATED UP REAR WALL CROSS BRACING FLOOR LEVEL & THROUGHOUT NEW GROUND FLOOR & ATTIC EXTENSIONS & SUBJECT TO FULL DESIGN BY STRUCTURAL ENGINEER & TO BE PRICED & 1 HOUR FIRE PROTECTED PRIOR TO CONCRETE UP

5. SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION: NEW 200mm TIMBER FLOOR FINISH TO FUTURE SPEC ON 150x44 TIMBER JOISTS AT 400mm C/C (WITH 50x25mm BATTERS EACH SIDE FLASH WITH FINL OF JOIST) 50mm CONIC SPEED WITH U/FLOOR HEATING PREWORK ON 100mm KINGSPAN KOOLTECH K17 PRE INSULATION NOTCHED & FIED BETWEEN JOISTS ON KEYS. TYPICAL WALL PLATE ON D.P.C. ON VENTILATED BRICK SLEEPER WALLS ON 150mm TK CONCRETE FLOOR SLAB (BENEATH A12 LESH) ON 1500 GAUGE VIBROTEK PAV/ANTON BARBER LAPPED WITH D.P.C. ON 50mm BLANKING ON LAM 225mm W.C. THROUGHOUT THROUGHOUT REAR EXTENSION (U-VALUE = 0.21)

6. EXTERNAL CAVITY WALLS: 100mm SELECTED BRICK OUTER LEAF OR 150mm HPF SAND CEMENT RENDER WITH SELECT PAINTED FINISH ON 100mm DENSE BLOCKWORK EXTERNAL LEAF, 100mm CAVITY WITH 60mm KINGSPAN KOOLTECH K18 CAVITY BOARD INSULATION, HELD TO THE INTERNAL LEAF WITH STAINLESS STEEL WALL TIES @ 450mm C/C VERT. & 900mm C/C HORIZ. LEAVING 40mm CLEAR CAVITY, 100mm DENSE BLOCKWORK INNER LEAF WITH 62.5mm KINGSPAN KOOLTECH K18 INSULATED DRIVING WITH A 3mm OPTIMAL SMOKESTOP PLASTER FINISH (U-VALUE = 0.18)

7. INTERNAL DR-FLING TO EXPOSED EXTERNAL WALLS: 250mm STOUTED BRICK STOPS AT 400 C/C WITH 22.5mm KINGSPAN KOOLTECH K18 WITH A 3mm OPTIMAL SMOKESTOP PLASTER FINISH THROUGHOUT (U-VALUE=0.27)

8. INTERNAL TIMBER STUD WALLS: 44.100mm TIMBER STUDS @ 400mm C/C WITH NOGGS @ 1/3 HEIGHT, 100mm ROCKWOOL FLEX ACOUSTIC INSULATION TIGHTLY FITTED BETWEEN STUDS, & FINISHED WITH 12.5mm PLASTERBOARD SLABS EACH SIDE WITH A 3mm OPTIMAL SMOKESTOP PLASTER FINISH

9. PICKED ROOF CONSTRUCTION (FRONT & REAR): NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON 25x50 S/W TREATED BATTERS ON BEATABLE WEATHERING ON LAM 175x44 S.C.18 TIMBER BATTERS @ 400mm C/C & ALL TO ENGINEERS SPEC. WITH 100mm KINGSPAN KOOLTECH K17 INSULATED PLASTERBOARD & PLASTER SOW FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.18)

10. PAPER WALL CLIPPING: ALLOW FOR NEW RECONSTRUCTED STONE CLIPPING ON CONTIGUOUS D.P.C. THROUGHOUT THE PAPERET WALL ALONG THE SIDE WESTERN BOUNDARY

11. DOWNER ROOF CONSTRUCTION: ZINC ROOF SHEETING WITH WELDED JOINTS AS INDICATED, ALL LAD TO MANUFACTURERS SPECIFICATION ON BEATABLE VAPOUR BARRIER ON 18mm W.B.P. PLYWOOD SHEETING ON 150x44 TIMBER CEILING JOISTS AT 300mm C/C LAD TO FALL, 125x44 TIMBER STUDS AT 400mm C/C, ALL TO ENGINEERS DETAILS WITH 100mm TK KINGSPAN KOOLTECH K17 LAD BETWEEN JOISTS/STUDS & BEAM K18 INSULATED PLASTERBOARD FIED TO U/SIDE OF JOIST/ WISE FACE OF STUD & PLASTER SKIMMED THROUGHOUT (U-VALUE = 0.18)

12. FLASH & SCAFF: ALLOW FOR WHITE UPVC FLASH & SCAFF BORDERS WITH CONTINUOUS STRIP GENT ON TIMBER SUBFRAME THROUGHOUT EAVES LEVEL (ALL TO MATCH EXISTING)

13. RAIN WATER COLLECTION: ALLOW FOR NEW 75mm WIDE HALF ROUND UPVC GUTTERS & 100mm DIA. PVC CIRCULAR RAIN WATER DOWN PIPES THROUGHOUT NEW EXTENSIONS TO FRONT & REAR

14. ROOF LIGHTS: ALLOW FOR NEW 900mm (780 WIDE x 1400mm LONG) TO REAR EXTENSION, 1500mm (780 WIDE x 1180 LONG) TO SIDE / UTILITY ROOF & 300 (900mm (780 WIDE x 1400mm LONG) VELUX ROOF LIGHTS COMPLETE WITH ALL FLASHINGS AS REQUIRED. ALL UNITS TO HAVE A U-VALUE OF 1.0W/m2/K

15. WINDOWS & DOORS: PROPOSED THERMALLY BROKED ALUMINIUM & UPVC DOUBLE GLAZED WINDOWS & DOORS BY WINDOR'S D.S.A. (4:1:6:4 PLAINGLASS LOW-E GLASS, ARGON FILLED TO KNOCKER A U-VALUE OF 1.1W/m2/K), SAFETY GLASS TO ALL AREAS BELOW 4800mm PHL ALL FINISHED TO SELECTED RAL COLOUR & COMPLETE WITH APPROVED HINGES & HARDWARE

16. WINDOW CALLS: ALLOW FOR NEW 150mm HIGH CONCRETE WINDOW CALLS THROUGHOUT FRONT & REAR ELEVATIONS WRAPPED IN CONTINUOUS DPC TO ALL PROPOSED OPES

17. STAIRS: NEW CLOSED TREADS TIMBER STAIRS FROM FIRST TO ATTIC FLOOR LEVEL COMPLETE WITH 90mm SQ. S.W. POSTS, 25mm SQ. TURRED S.W. TIMBER SPINDLES & OAK HANDWOOD HANDRAIL THROUGHOUT, ALL TO FUTURE DETAIL

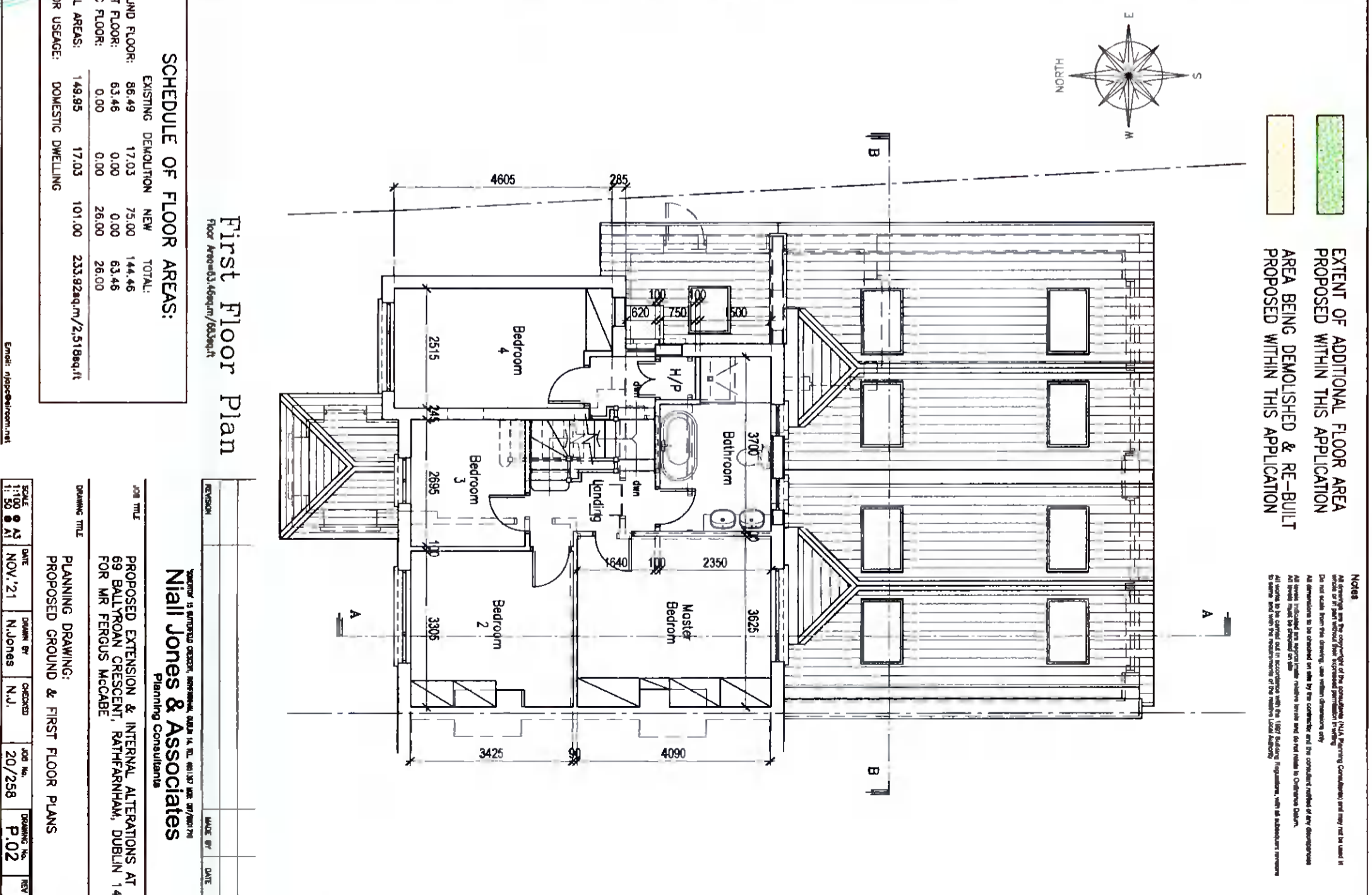
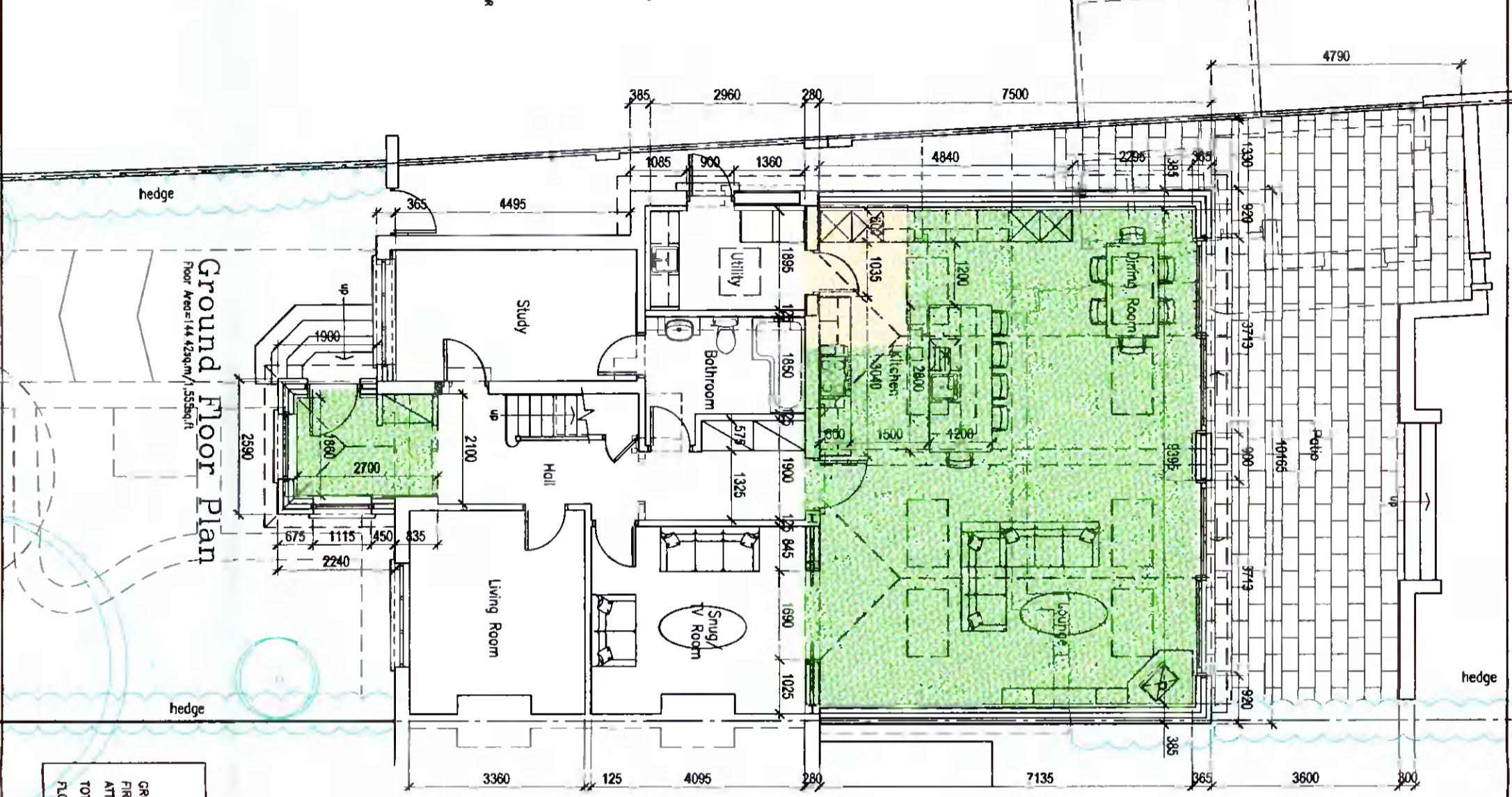
18. JOINERY: 175x25mm TK, KILN DRIED HARDWOOD TIMBER SHARPING BOARDS THROUGHOUT ALL PAINTED TO SELECTED COLOUR, 75x25mm TK, KILN DRIED HARDWOOD TIMBER ARCHTRAYS & WINDOW SASHINGS ALL PAINTED TO SELECTED COLOUR

19. SANITARY UNITS: ALLOW FOR NEW SANITARY UNITS THROUGHOUT GROUND FLOOR SINK, BATH, TOILET, REAR BATHROOM THROUGHOUT ATTIC LEVEL DISINFECT WITH ALL UNITS SELECTED BY CLIENT

20. FITTED KITCHEN & UTILITY: ALLOW FOR NEW FITTED KITCHEN & UTILITY ROOM UNITS, COMPLETE WITH BUILT-IN ELECTRICAL APPLIANCES, ALL TO BE AGREED & COMPLETED BY CLIENT/ARCHITECT

21. BUILDING REGULATIONS PART 1: ALLOW FOR NEW FITTED KITCHEN & UTILITY ROOM UNITS, COMPLETE WITH BUILT-IN ELECTRICAL APPLIANCES, ALL TO BE AGREED & COMPLETED BY CLIENT/ARCHITECT

22. BUILDING REGULATIONS PART 1: ALLOW FOR NEW FITTED KITCHEN & UTILITY ROOM UNITS, COMPLETE WITH BUILT-IN ELECTRICAL APPLIANCES, ALL TO BE AGREED & COMPLETED BY CLIENT/ARCHITECT



EXTENT OF ADDITIONAL FLOOR AREA PROPOSED WITHIN THIS APPLICATION

AREA BEING DEMOLISHED & RE-BUILT PROPOSED WITHIN THIS APPLICATION

NOTES

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Do not scale from the drawing, use written dimensions only.

All dimensions to be obtained on site by the contractor and the consultant makes no representation as to the accuracy of any dimensions.

All levels indicated on the drawing are relative to the datum level in the title block.

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Client: PROPOSED EXTENSION & INTERNAL ALTERATIONS AT 69 BALLTROAN CRESCENT, RAHFANHAM, DUBLIN 14 FOR MR FERUS MCCABE

Architect: Niall Jones & Associates Planning Consultants

Project: PLANNING DRAWING: PROPOSED GROUND & FIRST FLOOR PLANS

Scale: 1:100

Date: NOV '21

Drawn by: N.Jones

Checked: N.J.

Job No.: 20/258

Drawing No.: P.02

Rev: