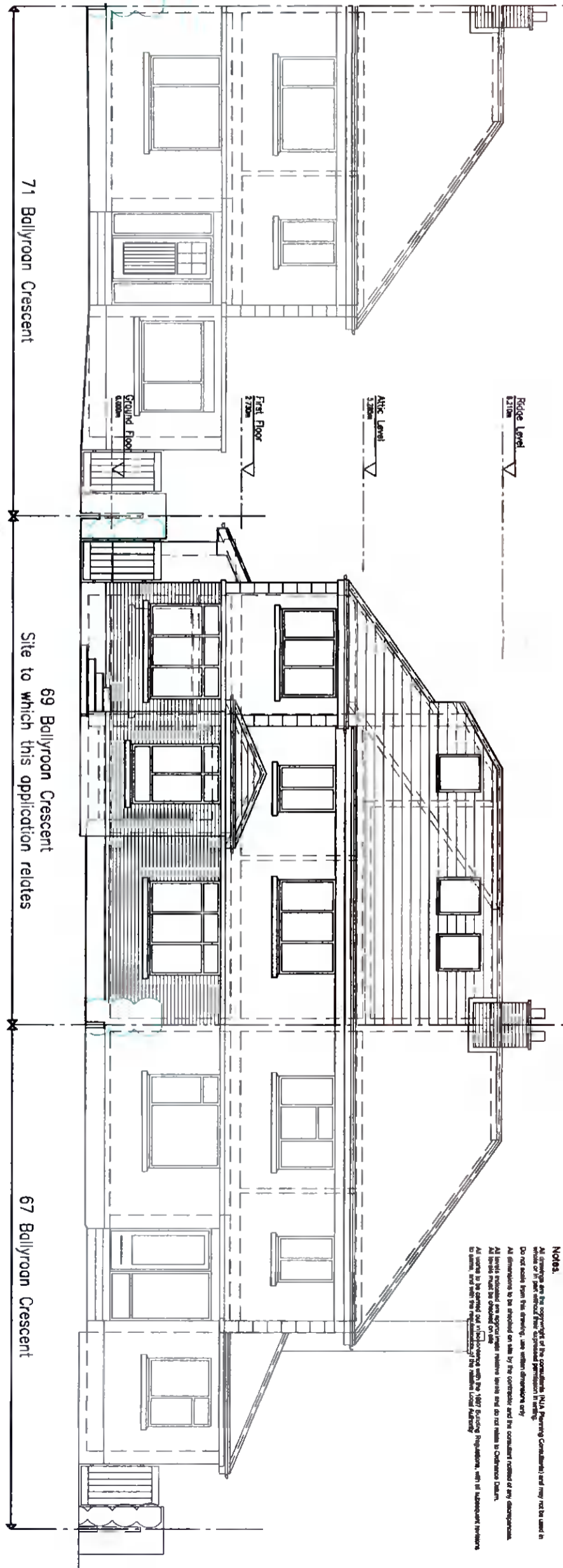
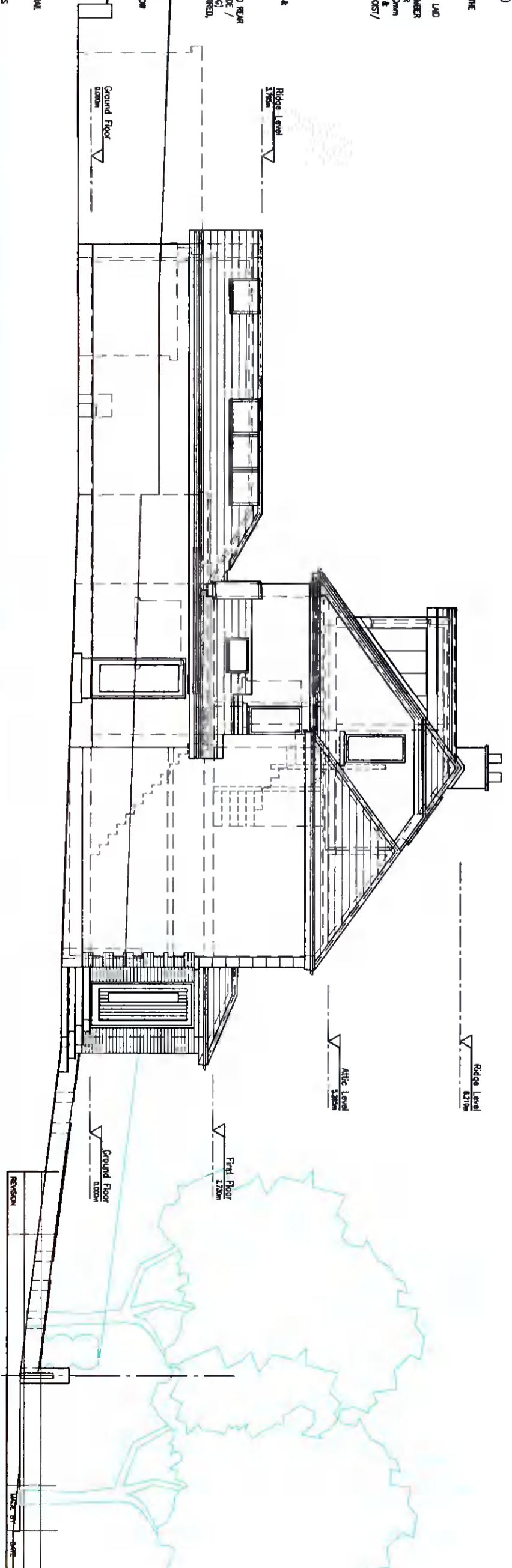


**GENERAL NOTES:**

- DEVELOPMENTS: ALLOW FOR CONTIGUOUS REPAIRS & CURING AND EXISTING SINGLE STOREY FLAT ROOF GARDEN ROOM/UTILITY/PC TO REMAIN, AND SINGLE STOREY FLAT ROOF KITCHEN EXTENSION AS SHOWN DASHED
- FOUNDATIONS: ALLOW FOR ROOMS WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A303 MESH (75mm COVER) ON 300mm CONCRETE SKEWED TO SINGLE STOREY EXTENSIONS TO FRONT & REAR (ALL FOUNDATIONS SUBJECT TO GEOTECH INSPECTION & FULL DESIGN BY STRUCTURAL ENGINEERS)
- STRUCTURAL STEELWORK: ALL NEW STRUCTURAL STEEL BEAMS/COLUMNS TO SUPPORT OVERHEAD UPSTAIRS WALKWAYS (GROUND FLOOR LEVEL) THROUGHOUT NEW GROUND FLOOR & ATTIC EXTENSIONS & SUBJECT TO FULL DESIGN BY STRUCTURAL ENGINEER & TO BE PRICED & HOUR RATE PROTECTED PRIOR TO CONCRETE UP
- SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION: NEW 200mm TIMBER FLOOR FINISH TO FUTURE SPEC. ON 150x44 TIMBER JOISTS AT 400mm c/c (WITH 50x25mm BATTENS EACH SIDE FLUSH WITH FIN. OF JOIST), 50mm CONG. SKEWED WITH U/7 FLOOR HEATING PREWIRING ON 100mm KINGSPAN KOOLTEKMA K17 PRE INSULATION NOTCHED & PILED BETWEEN JOISTS ON TREATED TIMBER WALL PLATE ON D.P.C. ON VENTILATED BRICK SLEEPER WALLS ON 150mm TK. CONCRETE FLOOR SLAB (REFER A142 MESH) ON 1500 GAUGE VIBROSLAB PAV/PANTON BARBER LAPPED WITH D.P.C. ON 50mm BULKING ON LAN 225mm W.C. LAMINATE THROUGHOUT REAR EXTENSION (U-VALUE = 0.21)
- EXTERNAL CHIMNEY WALLS: 100mm SELECTED BRICK OUTER LEAF ON 150mm NEW SAND CEMENT RENDER WITH SELECT PAINTED FINISH ON 100mm DENSE BLOCKWORK EXTERNAL LEAF, 100mm CAVITY WITH 50mm KINGSPAN KOOLTEKMA 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 KOOLTEKMA K18 INSULATED DRIVING WITH A 3mm OPSALM SMOOKART PLASTER FINISH (U-VALUE = 0.18)
- INTERNAL DRILLING TO EXPOSED EXTERNAL WALLS: 250x25mm REINFORCED TIMBER STUDS AT 400 C/C WITH 75x25mm KINGSPAN KOOLTEKMA K18 WITH A 3mm OPSALM SMOOKART PLASTER FINISH THROUGHOUT (U-VALUE=0.27)
- INTERNAL TIMBER STUD WALLS: 44x100mm TIMBER STUDS @ 400mm c/c WITH NOGS @ 1/3 HEIGHT, 100mm ROCKWOOL FLEX ACOUSTIC INSULATION TIGHTLY FITTED BETWEEN STUDS, & FINISHED WITH 12.5mm PLASTERBOARD SLABS EACH SIDE WITH A 3mm OPSALM SMOOKART PLASTER FINISH
- PITCHED ROOF CONSTRUCTION (FRONT & REAR): NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON BASED S/W TREATED BATTENS ON BREATHABLE WEARSLAB ON W.L. 175x44 S.C.C.18 TIMBER BATTENS @ 400mm c/c, & ALL TO ENGINEERS SPEC. WITH 100mm KINGSPAN KOOLTEKMA K17 INSULATED PLASTERBOARD & PLASTER SOW FINISH TO UPSIDE OF JOISTS THROUGHOUT (U-VALUE = 0.18)
- PARPET WALL CURING: PARPET FOR NEW RECONSTRUCTED STONE CURING ON CONCRETE D.P.C. THROUGHOUT THE PARPET WALL ALONG THE SIDE/WESTERN BOUNDARY
- DOORWAY ROOF CONSTRUCTION: ZINC ROOF SHEETING WITH WELDED JOINTS AS INDICATED, ALL LAD TO MANUFACTURER'S SPECIFICATION ON BREATHABLE VAPOUR BARRIER ON 19mm W.B.P. PLYWOOD SHEETING ON 150x44 TIMBER CEILING JOISTS AT 300mm c/c LAD TO FULL 125x44 TIMBER TK. KINGSPAN KOOLTEKMA K17 LAD BETWEEN JOISTS/STUDS & 65mm K18 INSULATED PLASTERBOARD FIED TO U/SIDE OF JOIST/INSIDE FACE OF STUD & PLASTER SQUARED THROUGHOUT (U-VALUE = 0.18)
- FASCIA & SOFFITS: ALLOW FOR WHITE u/PVC FASCIA & SOFFIT BOARDS WITH CONTINUOUS STRIP JOINT ON TIMBER SUBFRAME THROUGHOUT EAVES LEVEL (ALL TO MATCH EXISTING)
- RAIN WATER COLLECTION: ALLOW FOR NEW 75x25mm WIDE HALF ROUND u/PVC GUTTERS & 100mm DIA. PVC CIRCULAR RAIN WATER DOWN PIPES THROUGHOUT NEW EXTENSIONS TO FRONT & REAR
- ROOF LIGHTS: ALLOW FOR ONE 700mm WIDE x 1400mm LONG TO REAR EXTENSION, TWO 700mm WIDE x 1100mm LONG TO SIDE / UTILITY ROOF & TWO 700mm WIDE x 1400mm LONG VELUX ROOF LIGHTS COMPLETE WITH ALL FIXINGS AS REQUIRED, ALL UNITS TO HAVE A U-VALUE OF 1.4W/m2/K
- WINDOWS & DOORS: PROPOSED THERMALLY BROKED ALUMINIUM u/PVC DOUBLE GLAZED WINDOWS & DOORS BY WINDOWSA, (A1164) RAINWATER LOW-E GLASS, ANCON FLEED TO ACHIEVE A U-VALUE OF 1.1W/m2/K, SAFETY GLASS TO ALL AREAS BELOW 4000mm RFL ALL FINISHED TO SELECTED REAL COLOUR & COMPLETE WITH APPROVED HINGES & ROSSMONT
- WINDOW CALLS: ALLOW FOR NEW 150mm HIGH CONCRETE WINDOW CALLS THROUGHOUT FRONT & REAR ELEVATIONS WRAPIED IN CONTINUOUS DPC TO ALL PROPOSED OPENINGS
- STAIRS: NEW CLOSED TREADD TIMBER STAIRS FROM FIRST TO ATTIC FLOOR LEVEL COMPLETE WITH 90mm SQ. S.W. POSTS, 25mm SQ. TUNED S.W. TIMBER SPINDLES & OAK HANDWOOD HANDRAIL THROUGHOUT, ALL TO FUTURE DETAIL
- JOINERY: 175x40mm TK. ANGLIZED HARDWOOD TIMBER SASHING BOARDS THROUGHOUT ALL PAINTED TO SELECTED COLOUR, 75x25mm TK. MOUNTED HARDWOOD TIMBER ARCHTRIMES & WINDOW SUBROUNDS ALL PAINTED TO SELECTED COLOUR
- SWIMMING POOL: ALLOW FOR NEW SWIMMING POOL THROUGHOUT GROUND FLOOR LEVEL WITH 100mm HIGH CONCRETE WALLS TO MATCH EXISTING POOL, FIRST FLOOR LEVEL
- SWIMMING POOL: ALLOW FOR NEW SWIMMING POOL THROUGHOUT GROUND FLOOR LEVEL WITH 100mm HIGH CONCRETE WALLS TO MATCH EXISTING POOL, FIRST FLOOR LEVEL
- FITTED KITCHEN & UTILITY: ALLOW FOR NEW FITTED KITCHEN & UTILITY ROOM UNITS, COMPLETE WITH BUILT-IN ELECTRICAL APPLIANCES, ALL BY SPECIALIST KITCHEN SUB-CONTRACTOR (FINAL LAYOUT TO BE AGREED & COMPLETED BY CLIENT/ARCHITECT)
- BUILDING REGULATIONS PART 1: BUILDING REGULATIONS PART 1 TO BE IN FULL COMPLIANCE WITH THE PART 1 OF THE 2011 BUILDING REGULATIONS (CONSERVATION OF FUEL & ENERGY - NEW DWELLINGS)



Contiguous Front/North Elevation



Side/East Elevation

**Notes:**  
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 All details included are approximate, reference levels shall not relate to Ordnance Datum.  
 All levels shall be given in relation to the 1987 Ordnance Datum, with all subsequent variations to be given in relation to the 1987 Ordnance Datum.  
 All levels shall be given in relation to the 1987 Ordnance Datum.

**JOB TITLE**  
 PROPOSED EXTENSION & INTERNAL ALTERATIONS AT  
 69 BALLYROON CRESCENT, RATHFARHAM, DUBLIN 14  
 FOR MR FERGUS McCABE

**DRAWING TITLE**  
 PLANNING DRAWING:  
 PROPOSED CONTIGUOUS FRONT & SIDE ELEVATIONS

**Author:** Niall Jones & Associates  
 Planning Consultants

SCALE	DATE	DRAWN BY	CHECKED	JOB No.	DRAWING No.
1:50	NOV '21	N.Jones	N.J.	20/258	P.04

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