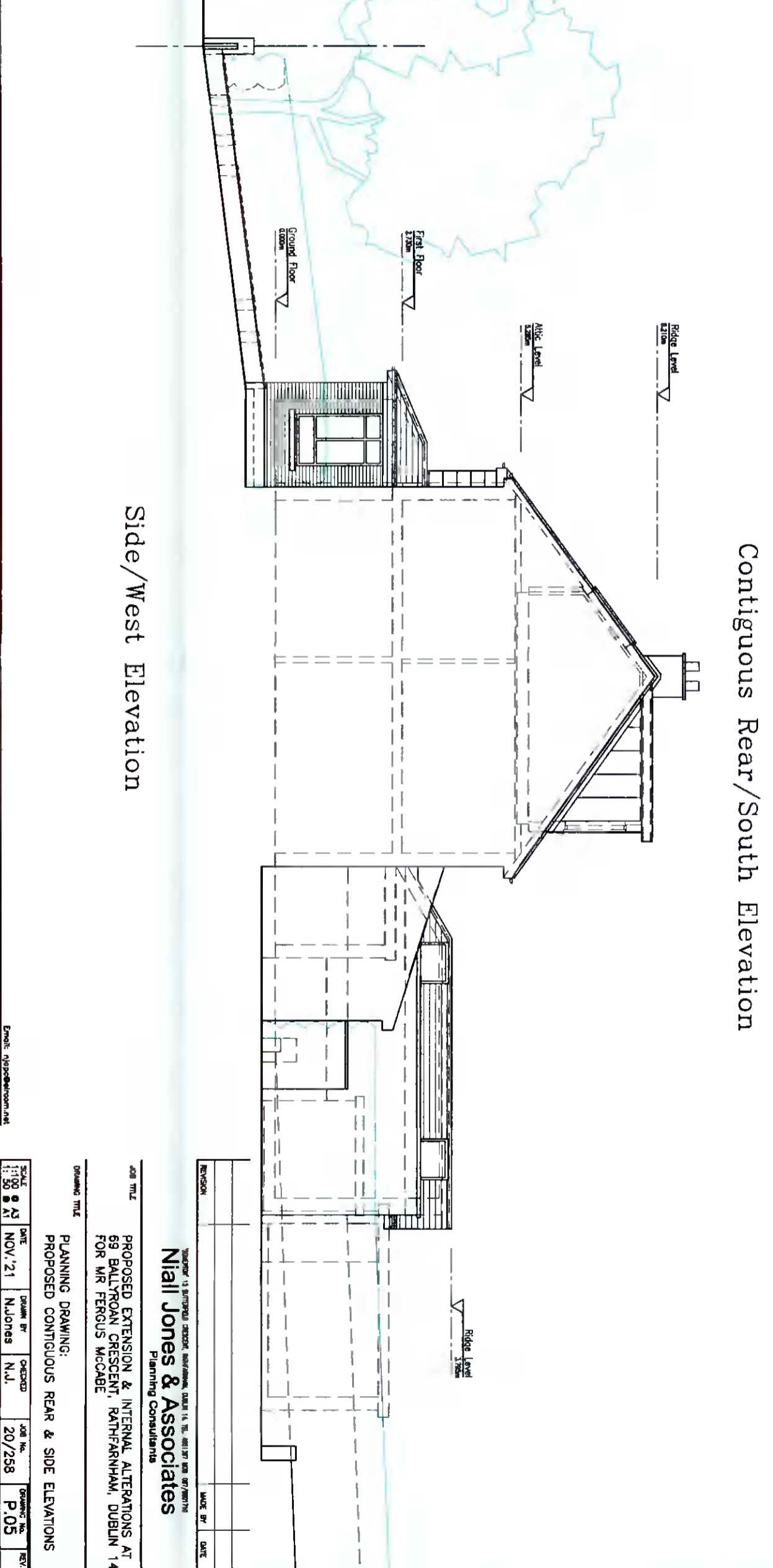
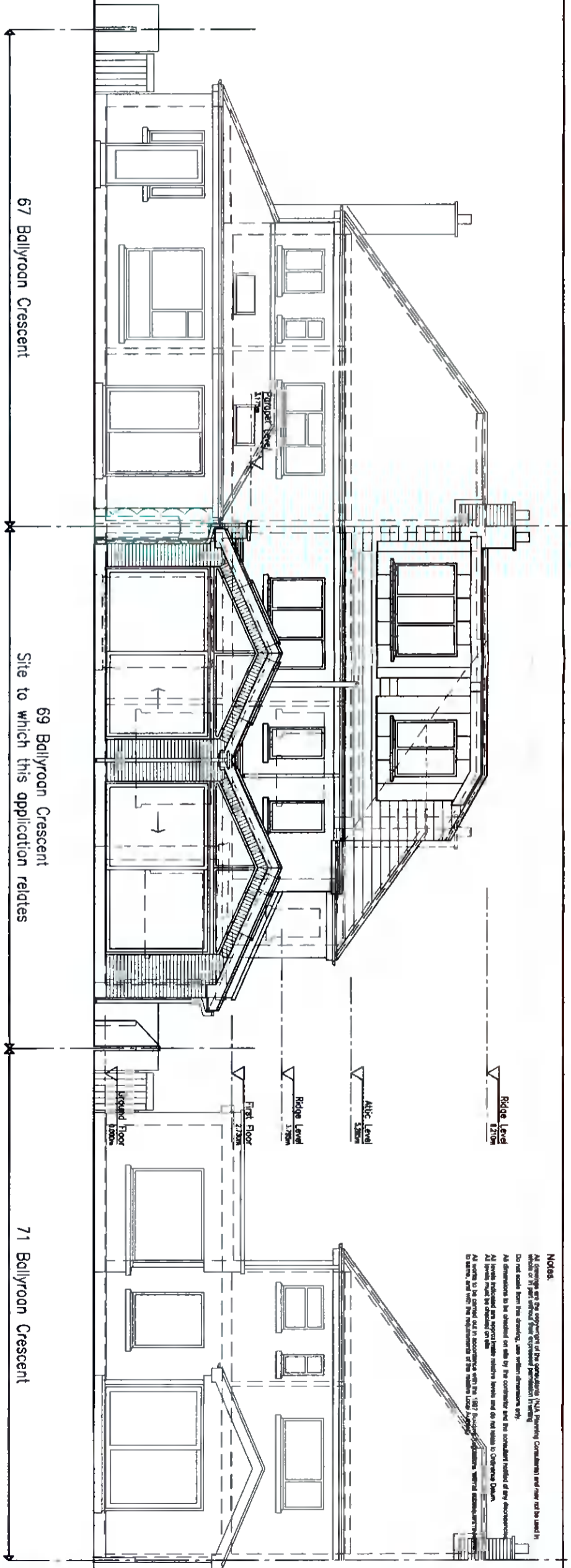


GENERAL NOTES:

- DESIGNATIONS: ALLOW FOR CAREFULLY DEMOLISHING & CARRYING AWAY EXISTING SINGLE STOREY FLAT ROOF GARAGE ROOM/UTILITY/PC TO REAR & PART SINGLE STOREY FLAT ROOF KITCHEN EXTENSION AS SHOWN DASHED
- FOUNDATIONS: ALLOW FOR 900mm WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A303 WESH (75mm COVER) ON 50mm CONCRETE SOLED TO SINGLE STOREY EXTENSIONS TO FRONT & REAR (ALL FOUNDATIONS SUBJECT TO SUBSOIL INSPECTION & FULL DESIGN BY STRUCTURAL ENGINEERS)
- STRUCTURAL STEELWORK: ALL NEW STRUCTURAL STEEL BEAMS/COLUMNS TO SUPPORT OPENED UP REAR WALL ACROSS GRAYNAD FLOOR LEVEL & THROUGHOUT NEW GRAYNAD FLOOR & AIRC STAIRS & REAR TO FULL REAR OF STRUCTURAL STEELWORK TO BE PANELLED & FINISH PER PROVIDED FRONT TO CORRIDOR UP
- SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION: NEW 200mm TIMBER FLOOR FRESH TO FINISH SPEC ON 150x44 TIMBER JOISTS AT 400mm c/c (WITH 50x25mm BATTERS EACH SIDE FLUSH WITH FIN. OF JOIST), 50mm CONC SOLED WITH U/FLOOR HEATING NETWORK ON 100mm KANGSAPAN KOOLTHERRA K2 PER INSULATOR NOTICED & PIED BETWEEN JOISTS ON TREATED TIMBER WALL PLATE ON D.P.C. ON VENTILATED BRICK SLEEPER WALLS ON 150mm T.C. CONCRETE FLOOR SLAG (REF: A142 WESH) ON 1300 GAUGE WOLSKEL DRY/RANDOM BARBER LAPPED WITH D.P.C. ON 50mm BANDING ON 100mm T.C. HARDWARE THROUGHOUT REAR EXTENSION (U-VALUE = 0.21)
- EXTERNAL CHIMNEY WALLS: EXISTING SELECTED BRICK OUTER LEAF OR 150mm NIP SAND CONCRETE BLOCKS TO BE REINFORCED WITH 100mm KANGSAPAN KOOLTHERRA K2 PER INSULATOR NOTICED & PIED TO THE INTERVAL LEAF WITH STAINLESS STEEL WALL TIES @ 450mm c/c VERT. & 900mm c/c HORIZ. LEAVING 40mm CLEAR CANY. 100mm GEOTE. BLOCKWORK INNER LEAF WITH 62.5mm KANGSAPAN KOOLTHERRA K18 INSULATED DRYLANKING WITH 3mm ORGASUL SHOOTOUT PLASTER FINISH (U-VALUE = 0.16)
- INTERNAL DRY-LANKING TO EXPOSED EXTERNAL WALLS: 25.00mm TREATED TIMBER STUCCO AT 400 c/c WITH 72.5mm KANGSAPAN KOOLTHERRA K18 WITH 3mm ORGASUL SHOOTOUT PLASTER FINISH THROUGHOUT (U-VALUE=0.27)
- INTERNAL TIMBER STUD WALLS: 44.00mm TIMBER STUCCO @ 400mm c/c WITH MOORS @ 1/3 HEIGHT, 100mm ROCKWOL FLEX ACOUSTIC INSULATION TIGHTLY FITTED BETWEEN STUCCO, & FINISHED WITH 12.5mm PASTERBOARD SLABS EACH SIDE WITH 3mm ORGASUL SHOOTOUT PLASTER FINISH
- PROPOSED ROOF CONSTRUCTION (ROOF & REAR): NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON 150x44 S/M TREATED BATTERS ON REINFORCED WOODEN JOIST @ 400mm c/c WITH 75mm KANGSAPAN KOOLTHERRA K18 INSULATED DRYLANKING WITH 3mm ORGASUL SHOOTOUT PLASTER FINISH TO MATCH EXISTING ROOF WITH 100mm KANGSAPAN KOOLTHERRA K17 PLACED BETWEEN JOISTS & 82.5mm KANGSAPAN KOOLTHERRA K17 INSULATED PASTERBOARD & PLASTER SOUL FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.14)
- PERFECT WALL CAPPING: ALLOW FOR NEW RECONSTRUCTED STONE CAPPING ON CONTIGUOUS D.P.C. THROUGHOUT THE HARVEST WALL ALONG THE SIDE/WESTERN BOUNDARY
- DOORWAY ROOF CONSTRUCTION: ZINC ROOF SHEETING WITH WELDED JOINTS AS INDICATED. ALL LINO TO MANUFACTURERS SPECIFICATION ON BREATHABLE WATERTIGHT BARRIER ON 18mm W.B.P. PLYWOOD SHEETING ON 150x44 TIMBER CEILING JOISTS AT 400mm c/c LINO TO FALL 125x44 TIMBER STUDS AT 400mm c/c. ALL TO ENGINEERS DETAILS WITH 100mm T.C. KANGSAPAN KOOLTHERRA K7 LINO BETWEEN JOISTS/STUCCO & 45mm K18 INSULATED PASTERBOARD FRESH TO U/SIDE OF JOIST/ WEDGE FACE OF STUD & PASTER SQUARED THROUGHOUT (U-VALUE = 0.16)
- FASCIA & SOFFITS: U.P.C. FASCIA & SOFFIT BOARDS WITH CORNICES STRIP VENT ON TIMBER SUBSTRATE THROUGHOUT EAVES LEVEL (ALL TO MATCH EXISTING)
- RAIN WATER COLLECTION: WIDE HALF ROUND U.P.C. GUTTERS & 100mm DIA. P.V.C. CIRCULAR RAIN WATER DOWN PIPES THROUGHOUT NEW EXTENSIONS TO FRONT & REAR
- ROOF LIGHTS: ALLOW FOR 800 VED LAMP (780 WIDE x 1400mm LONG) TO REAR EXTENSION, 1000 VED LAMP (780 WIDE x 1100 LONG) TO SIDE / UTILITY ROOF & 300 VED LAMP (780 WIDE x 1400mm LONG) VEDUX ROOF LIGHTS COMPLETE WITH ALL FLASHINGS AS REQUIRED. ALL LIGHTS TO HAVE A U-VALUE OF 1.04/m²/K
- WINDOWS & DOORS: PROPOSED THERMALLY BROKEN ALUMINIUM & U.P.C. DOUBLE GLAZED WINDOWS & DOORS BY WINDAS O.S.A. (K18 & PLUMBING LOW-E GLASS ARGON FILLED TO ACHIEVE A U-VALUE OF 1.18/m²/K), SAFETY GLASS TO ALL AREAS BELOW 4500mm RL. ALL FINISHED TO SELECTED RAL COLOUR & COMPLETE WITH APPROVED HINGES & HARDWARE
- WINDOW GLAZ: ALLOW FOR NEW 150mm HIGH CONCRETE WINDOW CILLS THROUGHOUT FRONT & REAR ELEVATIONS SHOWN IN CONTIGUOUS OPS TO ALL PROPOSED OPS
- STAIRS: NEW CLOSED TREADD TIMBER STAIRS FROM FIRST TO AIRC FLOOR LEVEL COMPLETE WITH 50mm SQ. S.M. POSTS 25mm SQ. TUNED S.M. TIMBER SPOOLS & OAK HARDWOOD HANDRAIL THROUGHOUT. ALL TO FINISH DETAIL
- JOINERS: TR. HOLLOWED HARDWOOD TIMBER SERRING BOARDS THROUGHOUT ALL PARTS TO SELECTED COLOUR 75x20mm T.C. HOLLOWED HARDWOOD TIMBER ARCHITECTURES & WINDOW SURROUNDS ALL PAINTED TO SELECTED COLOUR
- SWANNY UNITS: SWANNY UNITS THROUGHOUT GROUND FLOOR ALLOW FOR NEW SWANNY UNITS THROUGHOUT GROUND FLOOR SWANNY ROOM, FIRST FLOOR SWANNY & FINIC LEVEL 60-SOUND, WITH ALL UNITS SELECTED BY CLIENT
- 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 & CONFIRMED BY CLIENT/ARCHITECT)
- BUILDING REGULATIONS PART L: FIVE CONSTRUCTED BUILDING TO BE IN FULL COMPLIANCE WITH PART L OF THE 2011 BUILDING REGULATIONS (CONSERVATION OF FUEL & ENERGY - NEW DRAUGHTS)



Notes:
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 Do not scale from this drawing, use written dimensions only.
 All dimensions to be checked on site by the contractor and the architect's records of any discrepancies.
 All areas included are subject to the relevant planning conditions and the relevant planning permission.
 All areas not included are subject to the relevant planning conditions and the relevant planning permission.
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Side/West Elevation

Contiguous Rear/South Elevation

Site to which this application relates

67 Ballyroan Crescent

69 Ballyroan Crescent

71 Ballyroan Crescent

Scale: 1:100

Date: NOV '21

Drawn by: N.Jones

Checked: N.J.

Job No: 20/258

Drawing No: P.05

Rev:

Niall Jones & Associates
 Planning Consultants

PROPOSED EXTENSION & INTERNAL ALTERATIONS AT
 69 BALLYROAN CRESCENT, RATHFARHAM, DUBLIN 14
 FOR MR FERCUS MCCABE

PLANNING DRAWING:
 PROPOSED CONTIGUOUS REAR & SIDE ELEVATIONS