

GENERAL NOTES:

BEARINGS: ALLOW FOR CAREFULLY DEMOLISHING & CARRYING AWAY EXISTING SINGLE STOREY FLAT ROOF GARAGE ROOM/UTILITY/NC TO REAR & PART SINGLE STOREY FLAT ROOF KITCHEN EXTENSION AS SHOWN DASHED

FOUNDATIONS: ALLOW FOR ROOMS WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A393 MESH (75mm COVER) ON 50mm CONCRETE SLEEDS 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 GROUND FLOOR LEVEL & THROUGHOUT NEW GROUND FLOOR & ATTIC EXTENSIONS & SUBJECT TO FULL DESIGN BY STRUCTURAL ENGINEER & TO BE PROVIDED & 1 HOUR FIRE PROTECTED PRIOR TO COVERING UP

SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION: NEW 200mm TIMBER FLOOR FINISH TO FUTURE SPEC. ON 150x44 TIMBER JOISTS AT 400mm c/c (WITH 50x50mm BATTENS EACH SIDE FLASH WITH 6mm OR JOIST), 50mm CONG. SPORED WITH U/FLOOR HEATING PREWORK ON 100mm KINGSSPAN KOO/LENER K7 INSULATION NOTICED & FIED BETWEEN JOISTS ON HEATED INSULATION NOTICED & FIED BETWEEN JOISTS ON SLEEPER WALLS ON D.P.C. ON VENTILATED BRICK LAYED WITH D.P.C. ON 50mm BLANKING ON W. 250mm W.L. HARDWARE THROUGHOUT REAR EXTENSION (U-WALL = 0.21)

EXTERNAL CHIMNEY WALLS: 100mm SELECTED BRICK OUTER LEAF OR 150mm W.P. SAND CASTLE ROOFER WITH SELECTED PAINTED FINISH ON 100mm DENSE BLOCKWORK EXTERNAL LEAF, 100mm CAVITY WITH 50mm KINGSSPAN KOO/LENER K9 CAVITY BOARD INSULATION, HELD TO THE INTERNAL LEAF WITH STAINLESS STEEL WALL TIES @ 450mm c/c VERT & 900mm c/c HORIZ. LEAVING 40mm CLEAR KINGSSPAN KOO/LENER K18 INSULATED BRICKING WITH A 3mm OPS-SM SANDWICH PLASTER FINISH (U-WALL = 0.18)

INTERNAL DRY-LINE TO EXPOSED EXTERNAL WALLS: 250mm TREATED TIMBER STUDS AT 400 c/c WITH 22.5mm KINGSSPAN KOO/LENER K18 WITH A 3mm OPS-SM SANDWICH PLASTER FINISH THROUGHOUT (U-WALL=0.27)

INTERNAL TIMBER STUD WALLS: 44x100mm TIMBER STUDS @ 400mm c/c WITH NOOKS @ 1/2 HEIGHT, 100mm ROCKWOOL FLEX ACOUSTIC INSULATION TIGHTY FITTED BETWEEN STUDS, & FINISHED WITH 12.5mm PLASTERBOARD SLEEDS EACH SIDE WITH A 3mm OPS-SM SANDWICH PLASTER FINISH

PITCHED ROOF CONSTRUCTION (FRONT & REAR): NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON 200x50 S/P TREATED BATTENS ON BREATHABLE MEMBRANE ON W.L. 175x44 S.C.C.18 TIMBER BATTENS @ 400mm c/c & ALL TO ENGINEER'S SPEC. WITH 100mm KINGSSPAN KOO/LENER K7 PLACED BETWEEN JOISTS & 42.5mm KINGSSPAN KOO/LENER K17 INSULATED PLASTERBOARD & PLASTER SLEED FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-WALL = 0.18)

PARPET WALL CHIMNEY: ALLOW FOR NEW RECONSTRUCTED STONE CAPPING ON CONTINUOUS D.P.C. THROUGHOUT THE PARPET WALL ALONG THE SIDE/WESTERN BOUNDARY

CORNER ROOF CONSTRUCTION: ZINC ROOF SHEETING WITH WELDED JOINTS AS NOTICED, ALL LAD TO MANUFACTURE SPECIFICATION ON BREATHABLE WEATHER BARRIER ON 150mm W.B.S.P. PLYWOOD SHEETING ON 150x44 TIMBER CEILING JOISTS AT 300mm c/c LAD TO WALL, 125x44 TIMBER STUDS AT 400mm c/c, ALL TO ENGINEER'S DETAILS, WITH 100mm TK KINGSSPAN KOO/LENER K7 LAD BETWEEN JOISTS/STUDS & 60mm K18 INSULATED PLASTERBOARD TIED TO U/SIDE OF JOIST/ INSIDE FACE OF STUD & PLASTER SLEADED THROUGHOUT (U-WALL = 0.18)

FASCIA & SOFFITS: ALLOW FOR WHITE UPVC FASCIA & SOFFIT BOARDS WITH CONTINUOUS STEEP VENT ON TIMBER SUBSTRATE THROUGHOUT EAVES LEVEL (ALL TO MATCH EXISTING)

RAIN WATER COLLECTION: ALLOW FOR NEW 250mm WIDE W.P. ROUND UPVC CENTERS & TUBING TO NEW 250mm DIAMETER DOWN PIPES THROUGHOUT NEW EXTENSIONS TO FRONT & REAR

ROOF LIGHTS: ALLOW FOR 600 x 900 WIDE x 1400mm (LONG) TO REAR EXTENSION, 150 x 900 WIDE x 1100 (LONG) TO SIDE / UTILITY ROOF & 300 x 900 WIDE x 1400mm (LONG) VERTICALLY ROOF LIGHTS COMPLETE WITH ALL FLASHINGS AS REQUIRED, ALL UNITS TO HAVE A U-WALL OF 1.4W/m2/K

WINDOWS & DOORS: PROPOSED THERMALLY BROKEN ALUMINIUM & UPVC DOUBLE GLAZED WINDOWS & DOORS BY WARDEN'S C.S.A. K114 & K115 PLASTIC DOORS BY WARDEN'S C.S.A. K114 & K115

WALLS: 100mm W.P. INSULATED BRICK THROUGHOUT REAR EXTENSION (U-WALL = 0.21)

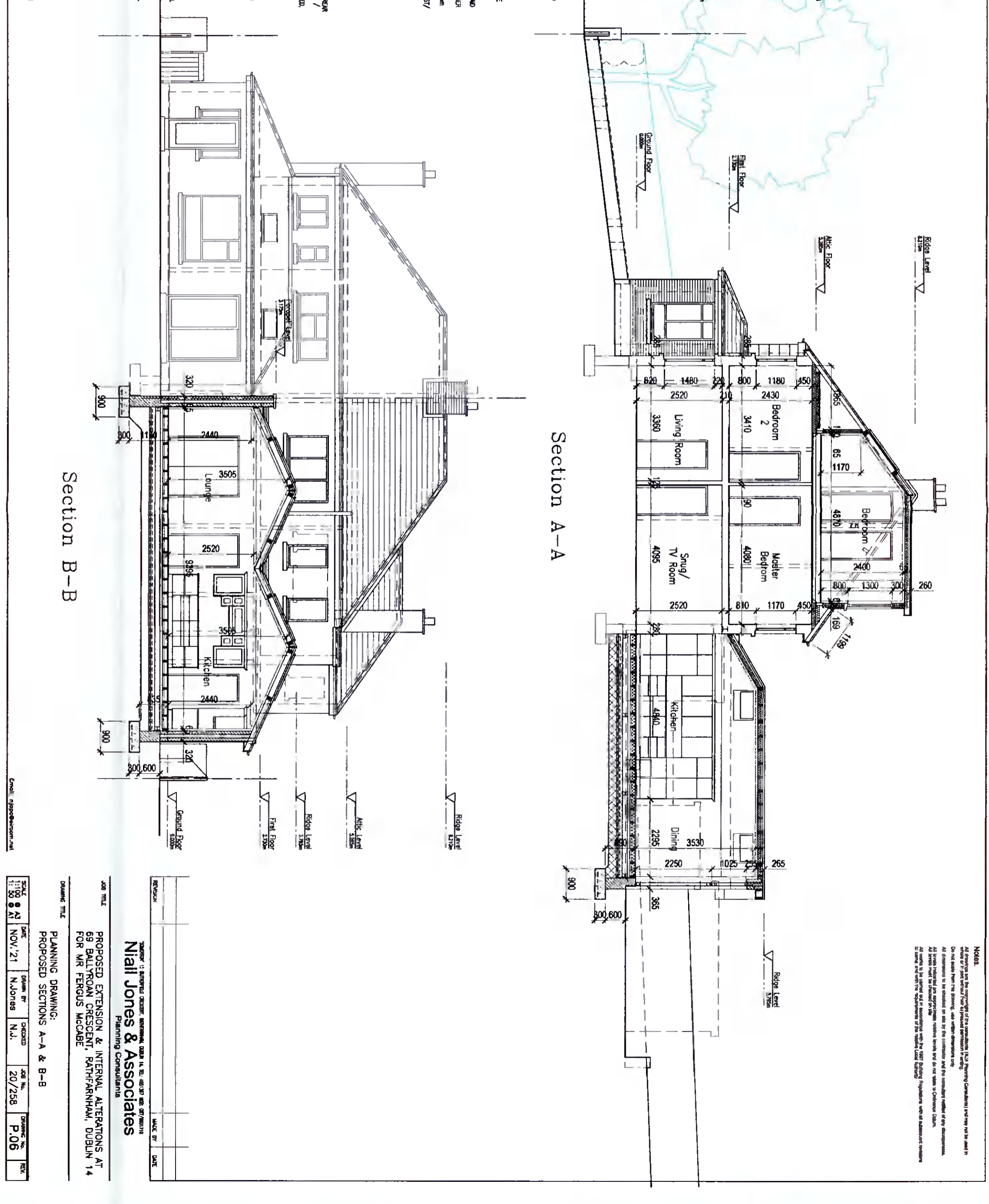
WINDOW CALLS: ALLOW FOR NEW 150mm HIGH CONCRETE WINDOW CALLS THROUGHOUT FRONT & REAR ELEMENTS SHOWN IN CONTINUOUS D.P.C. TO ALL PROPOSED UPVC

STAIRS: NEW CLOSED TREAD TIMBER STAIRS FROM FRONT TO ATTIC THROUGHOUT ALL PAINTED TO SELECTED COLOUR 75x250mm TK MOUNTED HARDWOOD TIMBER ARCHTRAYS & WINDOW SASHINGS ALL PAINTED TO SELECTED COLOUR

ADDITION: 175x200mm TK MOUNTED HARDWOOD TIMBER SPOUNING BOARDS THROUGHOUT ALL PAINTED TO SELECTED COLOUR 75x250mm TK MOUNTED HARDWOOD TIMBER ARCHTRAYS & WINDOW SASHINGS ALL PAINTED TO SELECTED COLOUR

SAUNTERY UNITS: ALLOW FOR NEW SAUNTERY UNITS THROUGHOUT GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM & ATTIC LEVEL B.H-SITE, WITH ALL UNITS SELECTED BY CLIENT

FITTED KITCHEN & UTILITY: ALLOW FOR NEW FITTED KITCHEN & UTILITY ROOM UNITS, COMPLETE WITH BUILT-IN ELECTRICAL APPLIANCES, ALL TO BE SPECIFIED KITCHEN SUB-CONTRACTOR. (FINAL LAYOUT TO BE AGREED & CONFIRMED BY CLIENT/ARCHITECT)



Notes:

All drawings are the copyright of the consultant (N.J.A. Planning Consultants) and may not be used in whole or in part without their prior written permission.

Do not scale from the drawing. Use written dimensions only.

All dimensions to be rounded on side of the contractor and the rounding method of any dimensions.

All levels indicated are approximate unless otherwise stated and do not relate to Ordnance Datum.

All levels must be checked on site.

All works to be carried out in accordance with the 1997 Building Regulations with additional provisions to be noted and with the requirements of the relevant Local Authority.

Client: PROPOSED EXTENSION & INTERNAL ALTERATIONS AT 69 BALLYROAN CRESCENT, RATHFARNHAM, DUBLIN 14 FOR MR FERUGUS MCCABE
Project: PLANNING DRAWING: PROPOSED SECTIONS A-A & B-B
Scale: 1:50
Date: NOV '21
Author: N.Jones
Checked: N.J.
Job No.: 20/258
Drawing No.: P.06
Rev.: