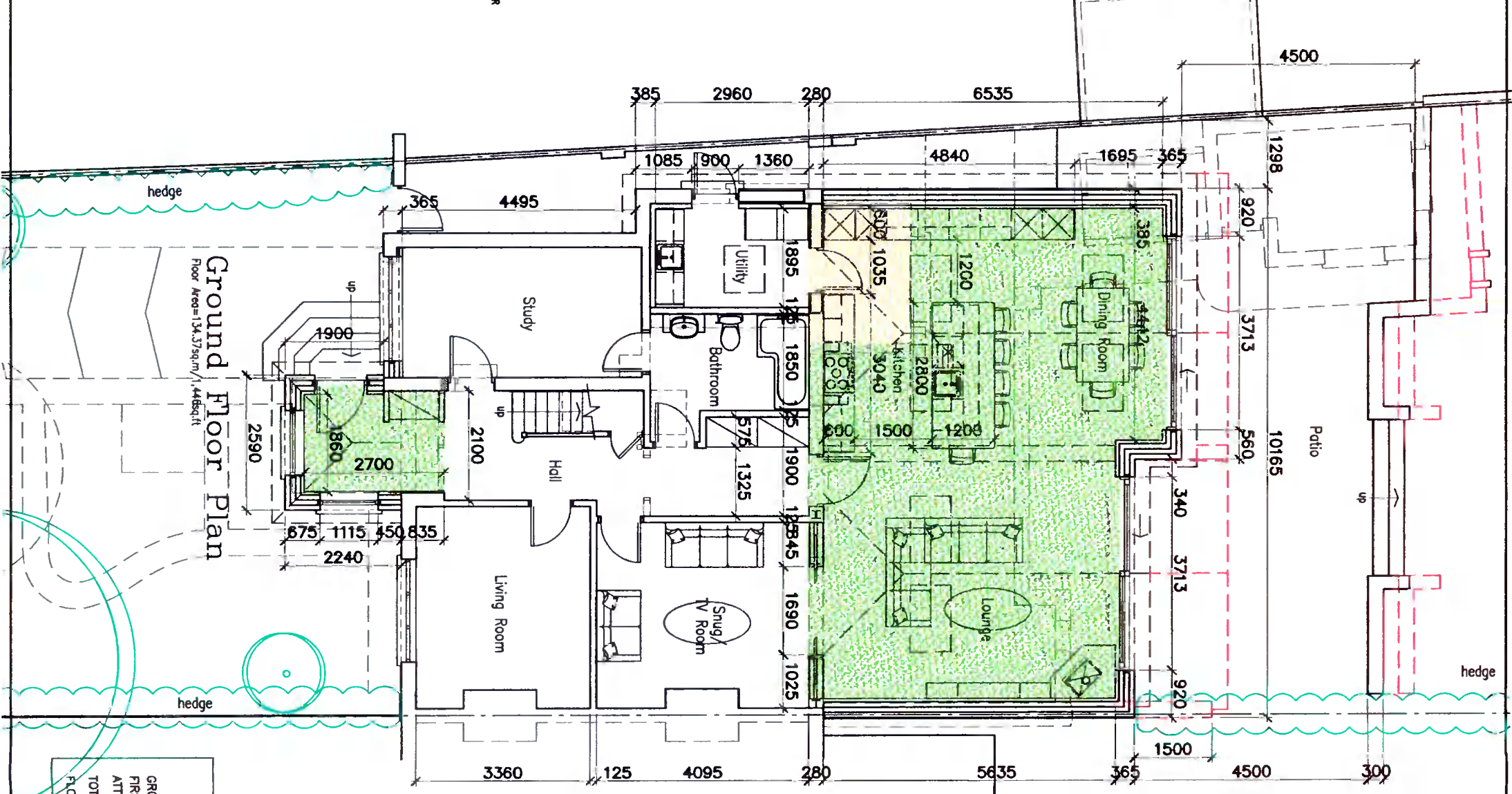


GENERAL NOTES:

DESIGNER: CAREFULLY DEMOLISHING & CARING AWAY EXISTING...
 FOUNDATIONS: ALLOW FOR 800mm WIDE x 300mm DEEP STRIP FOUNDATIONS...
 STRUCTURAL STEELWORK: ALL NEW STRUCTURAL STEEL BEAMS/COLUMNS TO SUPPORT...
 EXTERNAL CAVITY WALLS: 100mm SELECTED BRICK OUTER LEAF OR 150mm HAF SAND...
 INTERIOR DRY-LINE TO EXPOSED EXTERNAL WALLS: Zedonite treated timber studs at 400 c/c with 72.5mm...
 INTERNAL TIMBER STUD WALLS: 44.100mm TIMBER STUDS @ 400mm c/c WITH NOGS @ 1/3...
 ROOF CONSTRUCTION: PICKED ROOF CONSTRUCTION (FRONT & REAR); NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING...
 FASCIA & SOFFITS: ALLOW FOR WHITE UPVC FASCIA & SOFFIT BOARDS WITH...
 RAIN WATER COLLECTION: RAIN WATER COLLECTION: WIRE MESH ROUND UPVC GUTTERS &...
 WINDOW & DOORS: PROPOSED THERMALLY BROKEN ALUMINIUM & UPVC DOUBLE...
 STAIRS: NEW CLOSED TREADO TIMBER STAIRS FROM FIRST TO ATTIC...
 JOISTWORK: 175x200mm TK. MOULDED HARDWOOD TIMBER SHIRING BOARDS...
 SANITARY UNITS: ALLOW FOR NEW SANITARY UNITS THROUGHOUT GROUND FLOOR...
 FITTED KITCHEN & UTILITY: FITTED KITCHEN & UTILITY ROOM UNITS...
 BUILDING REGULATIONS PART L: BUILDING REGULATIONS PART L: CONSTRUCTION OF WALLS, ROOFS & FLOORS...
 CONSERVATION OF REL. & ENVIRONMENT - NEW DWELLINGS

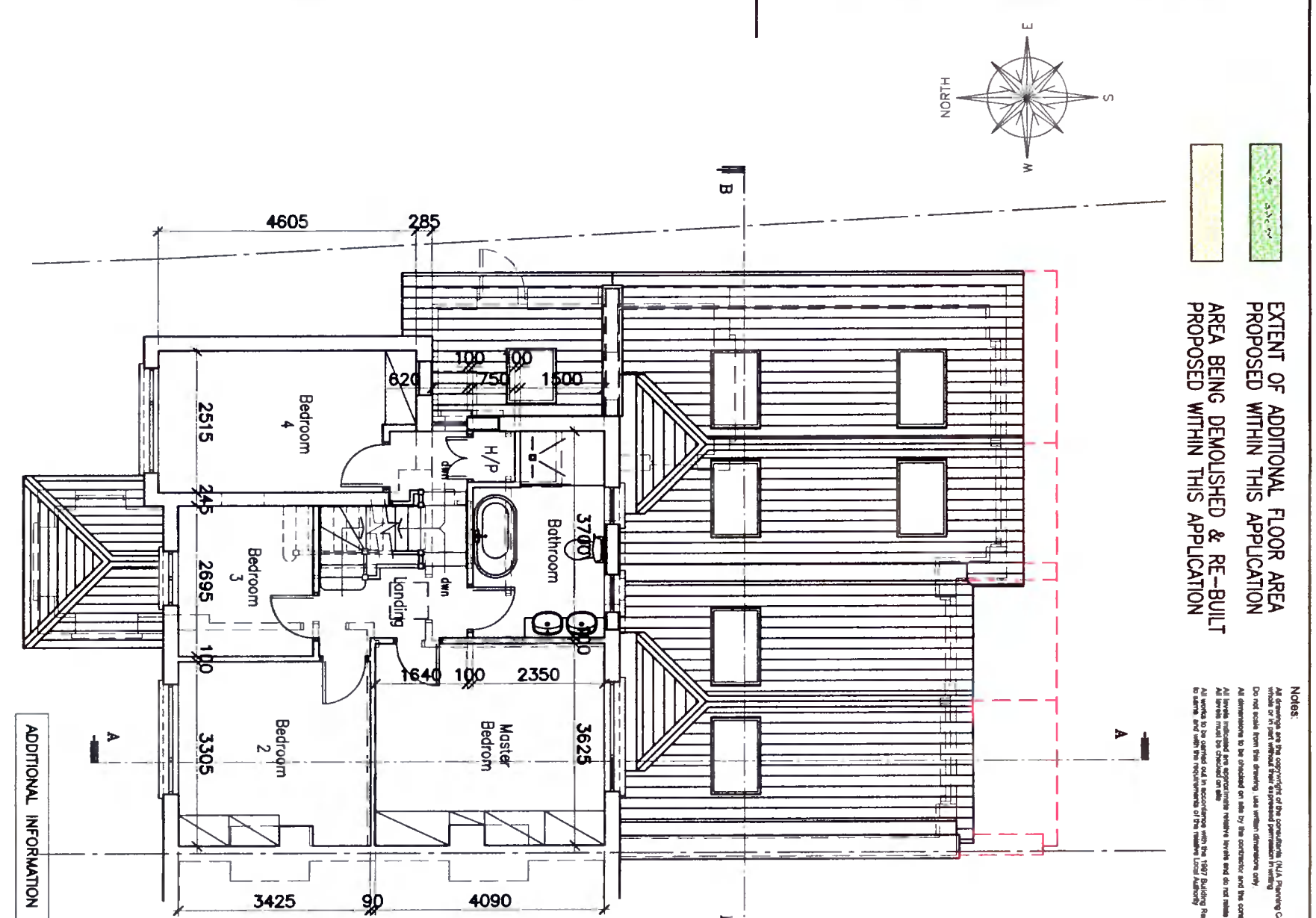


SCHEDULE OF FLOOR AREAS:

FLOOR USAGE:	EXISTING	DEMOLITION	NEW	TOTAL:
GROUND FLOOR:	86.49	17.03	64.91	134.37
FIRST FLOOR:	63.46	0.00	0.00	63.46
ATTIC FLOOR:	0.00	0.00	26.00	26.00
TOTAL AREAS:	149.95	17.03	90.91	223.83sq.m/2,409sq.ft

FLOOR USAGE: DOMESTIC DWELLING

First Floor Plan
 Floor Area=63,46sq.m/683sq.ft



PROPOSED EXTENSION & INTERNAL ALTERATIONS AT 69 BALLYROAN CRESCENT, RATHFRANHAM, DUBLIN 14 FOR MR FERGUS MCCABE

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.: P02	REV: A
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REVISION	DATE	BY
A		N. JONES

Niall Jones & Associates
 Planning Consultants

ADDITIONAL INFORMATION

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