GENERAL NOTES:

DEMOLITIONS:
ALLOW FOR CAREFULLY DEMOLISHING & CARTING AWAY EXISTING SINGLE STOREY FLAT ROOF GARDEN ROOM/UTILITY/WC 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 A393 MESH (75mm COVER) ON 50mm CONCRETE SCREED 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 PRIMED & 1HOUR FIRE PROTECTED PRIOR TO COVERING UP

SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION:
NEW 20mm TIMBER FLOOR FINISH TO FUTURE SPEC. ON 150x44 TIMBER JOISTS AT 400mm c/c (WITH 50X25mm BATTENS EACH SIDE FLUSH WITH BTM. OF JOIST), 50mm CONC SCREED WITH U/FLOOR HEATING PIPEWORK ON 100mm KINGSPAN 'KOOLTERM K3' PIR INSULATION NOTCHED & FIXED BETWEEN JOISTS ON TREATED TIMBER WALL PLATE ON D.P.C. ON VENTALATED BRICK SLEEPER WALLS ON 150mm TK. CONCRETE FLOOR SLAB (REINF. A142 MESH) ON 1300 GAUGE VISQUEEN DPM/RAYDON BARRIER LAPPED WITH D.P.C. ON 50mm BLINDING ON MIN 225mm W.C. HARDCORE THROUGHOUT REAR EXTENSION (U-VALUE = 0.21)

EXTERNAL CAVITY WALLS:
100mm SELECTED BRICK OUTER LEAF OR 19mm NAP SAND CEMENT RENDER WITH SELECT PAINTED FINISH ON 100mm DENSE BLOCKWORK EXTERNAL LEAF, 100mm CAVITY WITH 60mm KINGSPAN KOOLTHERM K8 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 KOOLTHERM K18 INSULATED DRYLINING WITH A 3mm GYPSUM SKIMCOAT PLASTER FINISH (U-VALUE = 0.16)

INTERNAL DRY-LINING TO EXPOSED EXTERNAL WALLS:
25x50mm TREATED TIMBER STUDS AT 400 c/c WITH 72.5mm KINGSPAN KOOLTHERM K18 WITH A 3mm GYPSUM SKIMCOAT PLASTER FINISH THROUGHOUT (U-VALUE=0.27)

INTERNAL TIMBER STUD WALLS:
44x100mm TIMBER STUDS @ 400mm c/c WITH NOGINS @ 1/3 HEIGHT, 100mm ROCKWOOL FLEXI ACOUSTIC INSULATION TIGHTLY FITTED BETWEEN STUDS, & FINISHED WITH 12.5mm PLASTERBOARD SLABS EACH SIDE WITH A 3mm GYPSUM SKIMCOAT PLASTER FINISH

PITCHED ROOF CONSTRUCTION (FRONT & REAR):
NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON 38x50 S/W TREATED BATTENS ON BREATHABLE MEMBRANE ON MIN. 175x44 SC.C18 TIMBER RAFTERS @ 400mm c/c, & ALL TO ENGINEERS SPEC., WITH 100mm KINGSPAN KOOLTHERM K7 PLACED BETWEEN JOISTS & 62.5mm KINGSPAN KOOLTHERM K17 INSULATED PLASTERBOARD & PLASTER SKIM FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.16)

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

DORMER ROOF CONSTRUCTION:
ZINC ROOF SHEETING WITH WELTED JOINTS AS INDICATED, ALL LAID TO MANUFACTURES SPECIFICATION ON BREATHABLE VAPOUR BARRIOR ON 19mm W.B.P. PLYWOOD SHEETING ON 150x44 TIMBER CEILING JOISTS AT 300mm c/c LAID TO FALL, 125x44 TIMBER STUDS AT 400mm c/c, ALL TO ENGINEERS DETAILS, WITH 100mm TK. 'KINGSPAN KOOLTHERM K7' LAID BETWEEN JOISTS/STUDS & 65mm K18 INSULATED PLASTERBOARD FIXED TO U/SIDE OF JOIST/ INSIDE FACE OF STUD & PLASTER SKIMMED THROUGHOUT (U-VALUE = 0.16)

FASCIA & SOFFITS:
ALLOW FOR WHITE u.PVC FASICA & SOFFIT BOARDS WITH CONTINIOUS STRIP VENT ON TIMBER SUBFRAME THROUGHOUT EAVES LEVEL (ALL TO MATCH EXISTING)

RAIN WATER COLLECTION:
ALLOW FOR NEW 125mm WIDE HALF ROUND u.PVC GUTTERS & 100mm DIA. PVC CIRCULAR RAIN WATER DOWN PIPES THROUGHOUT NEW EXTENSIONS TO FRONT & REAR

ROOF LIGHTS:
ALLOW FOR 6No. 'GGU M08' (780 WIDE x 1400mm LONG) TO REAR EXTENSION, 1No. 'GGU M04' (780 WIDE x 1180 LONG) TO SIDE / UTILITY ROOF, & 3No. 'GGU M08' (780 WIDE x 1400mm LONG) VELUX ROOF LIGHTS COMPLETE WITH ALL FLASHINGS AS REQUIRED, ALL UNITS TO HAVE A U-VALUE OF 1.4W/m2/K

WINDOWS & DOORS:
PROPOSED THERMALLY BROCKEN ALUMINIUM & u.PVC DOUBLE GLAZED WINDOWS & DOORS BY VINDR.VS O.S.A., (4:16:4 PILKINGTON LOW-E GLASS, ARGON FILLED TO ACHIEVE A U-VALUE OF 1.1W/m2/K), SAFETY GLASS TO ALL AREAS BELOW +800mm FFL, ALL FINISHED TO SELECTED RAL COLOUR & COMPLETE WITH APPROVED HINGES & IRONMONGERY.

WINDOW CILLS:
ALLOW FOR NEW 150mm HIGH CONCRETE WINDOW CILLS THROUGHOUT FRONT & REAR ELEVATIONS WRAPPED IN CONTINIOUS DPC TO ALL PROPOSED OPES

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

JOINARY:
175x20mm TK. MOULDED HARDWOOD TIMBER SKIRTING BOARDS THROUGHOUT ALL PAINTED TO SELECTED COLOUR, 75x20mm TK. MOULDED HARDWOOD TIMBER ARCHITRAVES & WINDOW SURROUNDS ALL PAINTED TO SELECTED COLOUR

SANITARY UNITS:
ALLOW FOR NEW SANITARY UNITS THROUGHOUT GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM & ATTIC LEVEL EN-SUITE, 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:
FINAL CONSTRUCTED BUILDING TO BE IN FULL COMPLIANCE WITH TGD PART L OF THE 2011 BUILDING REGULATIONS 'CONSERVATION OF FUEL & ENERGY - NEW DWELLINGS'

EXTENT OF ADDITIONAL FLOOR AREA PROPOSED WITHIN THIS APPLICATION

Notes:

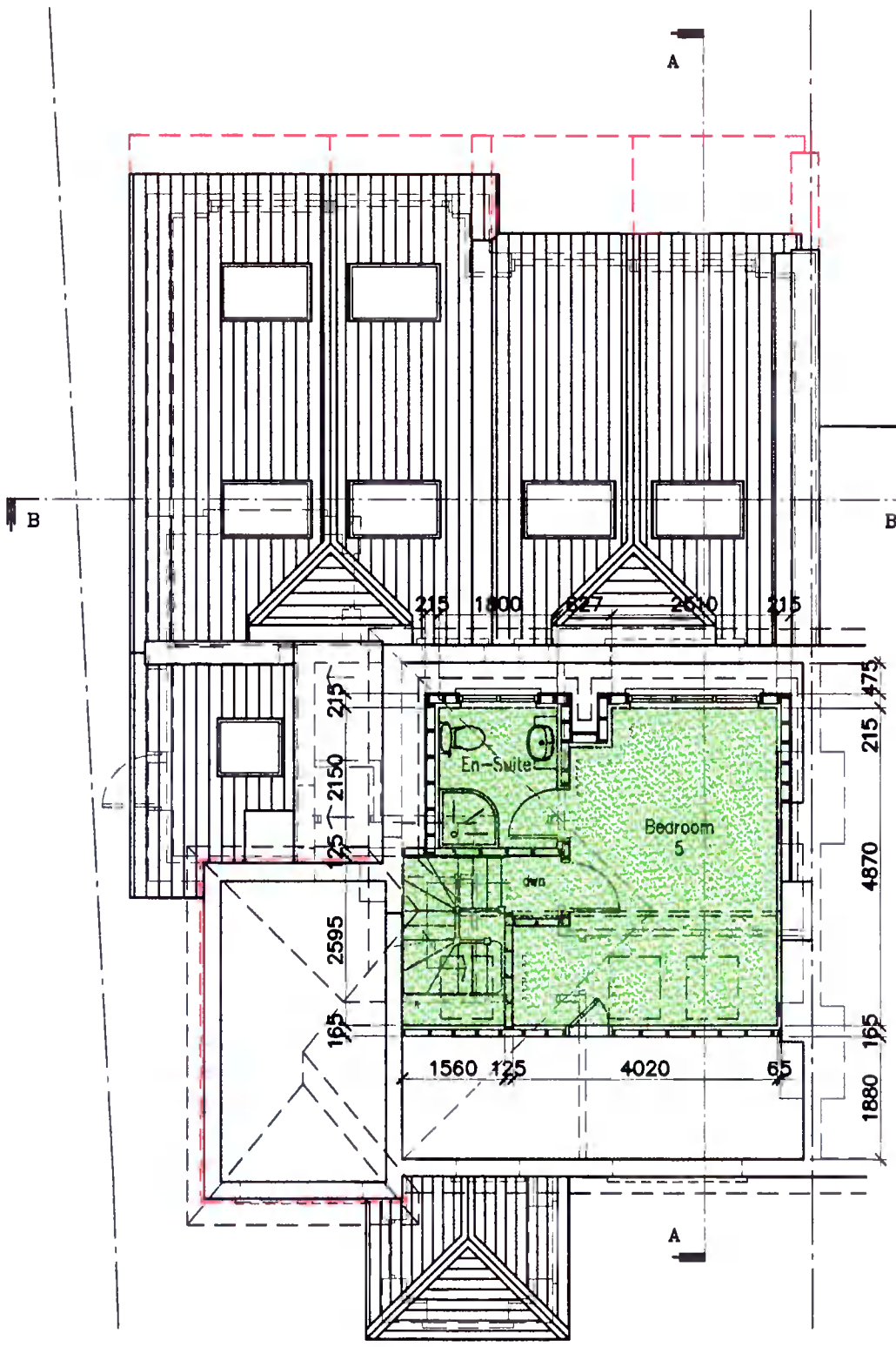
All drawings are the copywright of the consultants (NJA Planning Consultants) and may not be used in whole or in part without their expressed permission in writing

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

All dimensions to be checked on site by the contractor and the consultant notified of any discrepancies.

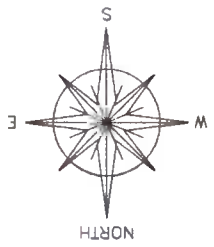
All levels indicated are approximate relative levels and do not relate to Ordinance Datum. All levels must be checked on site

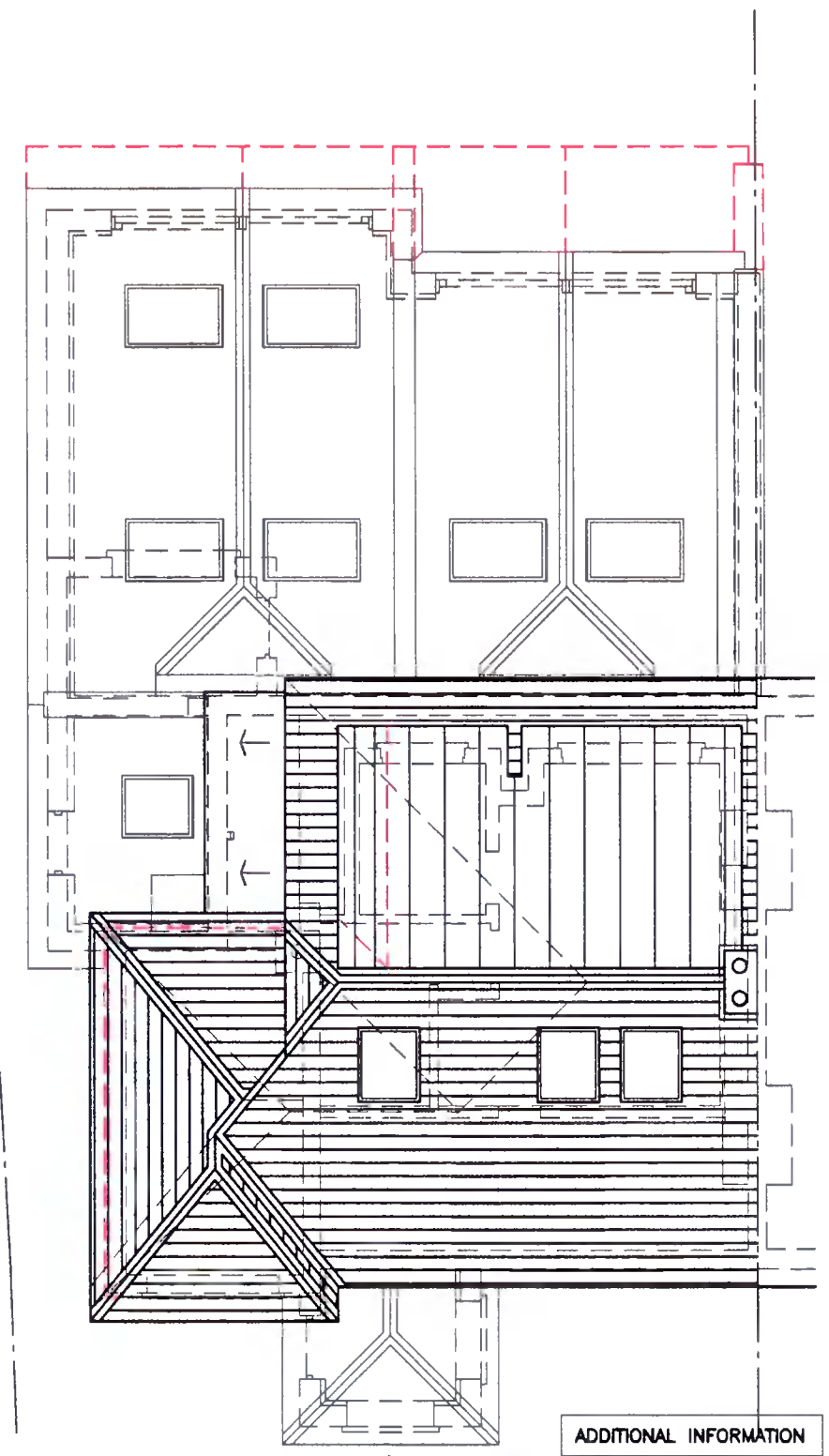
All works to be carried out in accordance with the 1997 Building Regulations, with all subsequent revisions to same, and with the requirements of the relative Local Authority



Attic Plan

Floor Area=26.00sq.m/280sq.ft





Roof Plan

ADDITIONAL INFORMATION

REVISION		MADE BY	DATE
A	A.I. REVISIONS: REAR EXTENSION & PATIO REDUCED IN DEPTH HIPPED ROOF OVER FIRST FLOOR RAISED TO LEVEL OF MAIN ROOF & HIP REMOVED FROM SIDE OF NEW ATTIC LEVEL DORMER	N. JONES	JAN.'22

'SOMERTON' 18 BUTTERFIELD CRESCENT, RATHFARNHAM, DUBLIN 14. TEL: 4951367 MOB: 087/6801710

Niall Jones & Associates
Planning Consultants

Email: njaplanningconsultants@gmail.com

JOB TITLE

PROPOSED EXTENSION & INTERNAL ALTERATIONS AT 69 BALLYROAN CRESCENT, RATHFARNHAM, DUBLIN 14 FOR MR FERGUS McCABE

DRAWING TITLE

PLANNING DRAWING:
PROPOSED ATTIC FLOOR & ROOF PLANS

SCALE	DATE	DRAWN BY	CHECKED	JOB No.	DRAWING No.	REV.
1:100 @ A3 1: 50 @ A1	NOV.'21	N.Jones	N.J.	20/258	P.03	A