

GENERAL NOTES:

DETAILS FOR CARRELLY DEMOLISHING & CARRYING AWAY EXISTING SINGLE STOREY FLAT ROOF GARDEN ROOM UTILITY/KITCHEN & PART SINGLE STOREY FLAT ROOF KITCHEN EXTENSION AS SHOWN DESIGNED

FOUNDATION:
 ROOMS WITH 300mm DEEP STRIP FOUNDATIONS BEARING ON 1 LAYER OF SAND WASH (TYPE A) SAND TO 50cm FROM TOP OF FOUNDATION SUBJECT TO SUPERVISION & FALL DESIGN BY STRUCTURAL ENGINEER

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 FALL DESIGN BY STRUCTURAL ENGINEER & TO BE PROVED & HOUR FIRE PROTECTED PRIOR TO CONCRETE UP

SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION:
 NEW 100mm SELECTED BRICK OUTER LEAF OR 150mm NEW SAND CEMENT RENDER WITH SELECT PAINTED FINISH ON 100mm DEEP BLOCKWORK EXTERNAL LEAF, 100mm CAVITY WITH 20mm KINGSpan Kooltherm K17 ROOF INSULATION, HEAD TO THE INTERNAL LEAF WITH STAINLESS STEEL WALL TIES @ 400mm C/C VERT. & 80mm C/C HORIZ. LAPPING DOWN 62.5mm KINGSpan Kooltherm K17 INSULATED PLASTERBOARD & PLASTER SOLA FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.16)

INTERNAL UP-LINE TO EXPOSED EXTERNAL WALLS:
 250mm TREATED TIMBER STUDS AT 400 C/C WITH 72.5mm KINGSpan Kooltherm K18 WITH A 5mm GYPSUM SANDWICH PLASTER FINISH THROUGHOUT (U-VALUE = 0.27)

INTERNAL TIMBER STUD WALLS:
 440mm TIMBER STUDS @ 400mm C/C WITH HEADS @ 1/2 HEADS, 100mm ROCKWOL FLEX ROCKSLATE INSULATION HEAD TO BETWEEN STUDS, & FINISHED WITH 12.5mm GYPSUM SANDWICH PLASTER FINISH

PITCHED ROOF CONSTRUCTION (FRONT & REAR):
 NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON 2500 S/W TREATED BATTENS ON BREATHABLE MEMBRANE ON WAK 175x44 S.C.18 TIMBER PARTS @ 400mm C/C & ALL TO ENGINEER SPEC. WITH 100mm KINGSpan Kooltherm K17 INSULATED PLASTERBOARD & PLASTER SOLA FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.16)

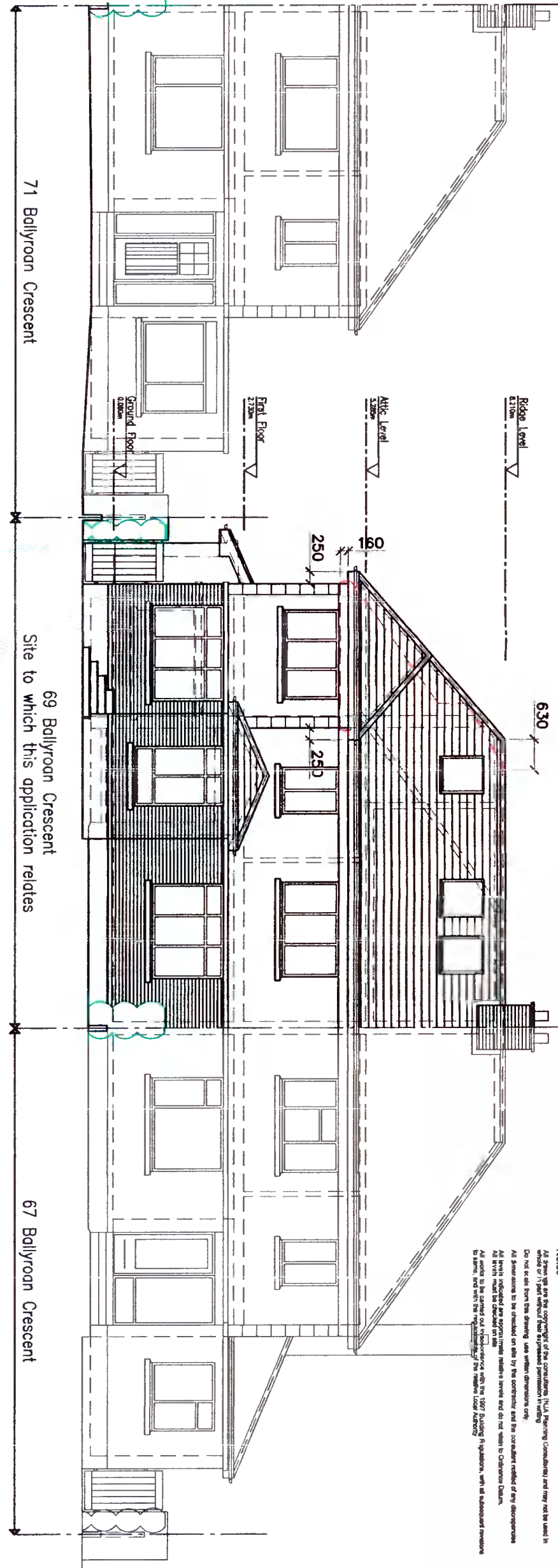
PROJECT WALL CAPPING:
 ALLOW FOR NEW RECONSTRUCTED STONE CAPPING ON CONTIGUOUS D.P.C. THROUGHOUT THE PERMET WALL ALONG THE SIDE/WESTERN BOUNDARY

ROOFER ROOF CONSTRUCTION:
 TO MATCH EXISTING WITH NEW RATED JOISTS AS REQUIRED ALL LAB TO MATCH EXISTING SPECIFICATION OF ORIGINAL WHOLE BARROR ON 150mm W.B.P. PLYWOOD SHEETING ON 150x44 TIMBER CEILING JOISTS AT 300mm C/C LARD TO FULL 125x44 TIMBER STUDS AT 400mm C/C. ALL TO ENGINEER DETAILS WITH 100mm TK KINGSpan Kooltherm K17 LARD BETWEEN JOISTS STUDS & 62.5mm KINGSpan Kooltherm K18 BETWEEN STUDS TO U/SIDE OF JOIST (U-VALUE = 0.16)

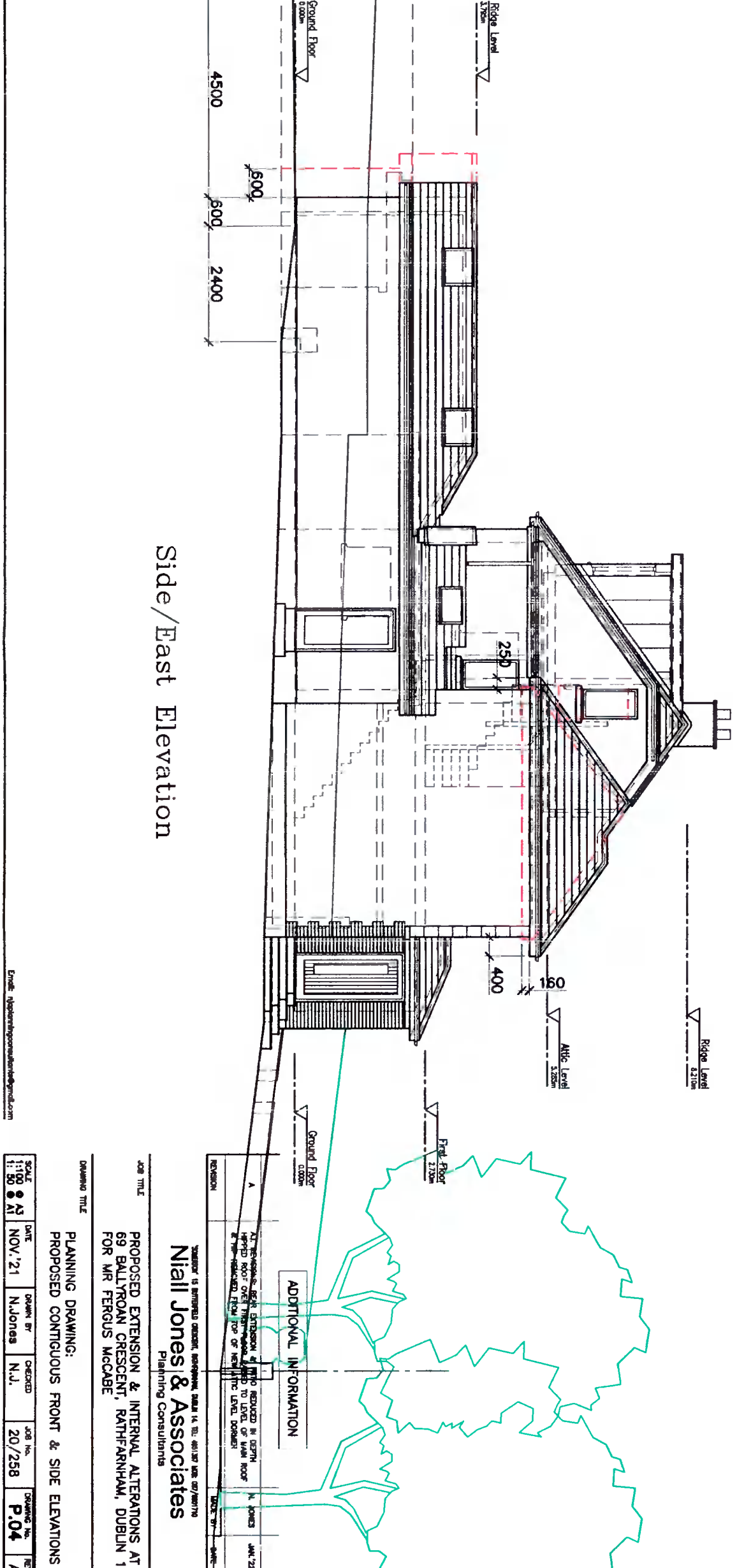
FASCIA & SOFFITS:
 ALLOW FOR WHITE UPVC FASCIA & SOFFIT BOARDS WITH CONTINUOUS STRIP VEIL ON TIMBER SUBFRAME THROUGHOUT EAVES LEVEL (ALL TO MATCH EXISTING)

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

WINDOWS & DOORS:
 PROPOSED THERMOPLASTIC UPGRADE - u-value - 0.14
 GLAZED WINDOWS & DOORS BY WINDOR'S D.S.A. (4164 PLUMOUTH LANE - GLASS, ACRYLON FILLED TO ACHIEVE A U-VALUE OF 1.1W/m²/K). SAFETY GLASS TO ALL AREAS BELOW +400mm PL. ALL FINISHED TO SELECTED PA. COLOUR & COMPLETE WITH APPROVED HINGES & LOCKWORK.



Contiguous Front/North Elevation



Side/East Elevation

Notes

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 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 National Local Authority

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Job Title: PROPOSED EXTENSION & INTERNAL ALTERATIONS AT 69 BALLYROAN CRESCENT, RATHFARNHAM, DUBLIN 14 FOR MR FERUGUS MCCABE

Drawing Title: PLANNING DRAWING: PROPOSED CONTIGUOUS FRONT & SIDE ELEVATIONS

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