

GENERAL NOTES:

ALLOW FOR CARGILLY DECKING & CHANGING AWAY EXISTING SINGLE STOREY FLAT ROOF GREEN ROOM/ATTIC/NO. TO REAR, & PART SINGLE STOREY FLAT ROOF KITCHEN EXTENSION AS SHOWN DASHED.

FOUNDATIONS:
ALLOW FOR 300mm WIDE x 300mm DEEP STRIP FOUNDATIONS RECORDED WITH 1 LAYER OF A80 MESH (75mm COVER) ON 300mm CONCRETE, SAVED TO SINGLE STOREY EXTENSIONS TO FRONT & REAR WALL FOUNDATIONS SUBJECT TO SUCCESS 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 PRICED & 1 HOUR FIRE PROTECTED PRIOR TO COVERING UP.

SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION:
NEW 20mm TIMBER FLOOR FRESH TO FINISH SPEC. ON 150x44 TIMBER JOISTS AT 400mm C/C (WITH 500x25mm BATTERS EACH SIDE FLUSH WITH BRG. OF JOIST), 50mm CONC. SCREED WITH U/FLOOR HEATING PREWORK ON 100mm KINGSPIR KOOLOTHERRA K17 PER INSULATION NOTCHED & TIED BETWEEN JOISTS ON TREATED TIMBER WALL, PLATE ON D.P.C. ON VENTILATED BRICK SLEEPER WALLS ON 150mm TK CONCRETE FLOOR SLAB (REAR: A142 MESH) ON 150mm G.W. INSULATED DRY/VENTON BARRIER LAPPED WITH D.P.C. ON 50mm BLANKING ON 150mm G.W. HAMMOCK THROUGHOUT REAR EXTENSION (U-VALUE = 0.21).

EXTERNAL CAVITY WALLS:
100mm SELECTED BRICK OUTER LEAF OR 100mm HAP SAND CELEST REORDER WITH SELECT PAINTED FINISH ON 100mm DENSE BLOCKWORK EXTERNAL LEAF, 100mm CAVITY WITH 60mm KINGSPIR KOOLOTHERRA 19 CAVITY BOARD INSULATION, HELD TO THE INTERNAL LEAF WITH STAINLESS STEEL WALL TIES @ 450mm C/C VERT. & 900mm C/C HORIZ. LEAVING 40mm CLEARANCE BENEATH TIES. 100mm DENSE BLOCKWORK INNER LEAF WITH 62.5mm KINGSPIR KOOLOTHERRA K18 INSULATED DRYWALL WITH A 3mm GYPSUM SHEAROUT PLASTER FINISH (U-VALUE = 0.19).

INTERNAL DRY-LINE TO EXPOSED EXTERNAL WALLS:
250x50mm TREATED TIMBER STUDS AT 400 C/C WITH 72.5mm KINGSPIR KOOLOTHERRA K18 WITH A 3mm GYPSUM SHEAROUT PLASTER FINISH THROUGHOUT (U-VALUE=0.27).

INTERNAL TIMBER STUD WALLS:
44x100mm TIMBER STUDS @ 400mm C/C WITH NOGINS @ 1/3 HEAD, 100mm ROCKWOOL FLEX ACoustic INSULATION TIGHTLY FITTED BETWEEN STUDS, & FINISHED WITH 12.5mm PLASTERBOARD SLABS EACH SIDE WITH A 3mm GYPSUM SHEAROUT PLASTER FINISH.

PITCHED ROOF CONSTRUCTION (FRONT & REAR):
NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON 30x50 S/W TREATED BATTERS ON RELIABLE WEATHERING ON 100x175x44 S.C.I.18 TIMBER BATTERS @ 400mm C/C, & ALL TO ENGINEERS SPEC. WITH 100mm KINGSPIR KOOLOTHERRA K17 INSULATED PASTERBOARD & PLASTER SAND FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.11).

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

DOORER ROOF CONSTRUCTION:
ZINC ROOF SHEETING WITH WELDED JOINTS AS NOTICED, ALL LAD TO MATCH EXISTING SPECIFICATION ON BREASTHELE SHIPKAR BARRON ON 100mm WOOD. FLOORING SETTING ON 150x44 TIMBER CEILING JOISTS AT 300mm C/C, ALL TO FINISH 125x44 TIMBER STUDS AT 400mm C/C, ALL TO ENGINEERS DETAILS, WITH 100mm TK INSULATION KOOLOTHERRA K17 AND BETWEEN JOISTS/STUDS & DOWN K18 INSULATED PASTERBOARD TIED TO U/SIDE OF JOIST/STUD (U-VALUE = 0.11).

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

RAIN WATER COLLECTION:
WIDE HALF ROUND U.PVC GUTTERS & 100mm DIA. PVC CERAMIC RAIN WATER DOWN PIPES THROUGHOUT NEW EXTENSIONS TO FRONT & REAR.

ROOF LIGHTS:
ALLOW FOR 900 WIDE (700 WIDE x 1400mm LONG) TO REAR EXTENSION, 1100 WIDE (900 WIDE x 1100 LONG) TO SIDE / UTILITY ROOF, & 900 WIDE (700 WIDE x 1400mm LONG) YELLOW ROOF LIGHTS COMPLETE WITH ALL FLASHINGS AS REQUIRED, ALL UNITS TO HAVE U-VALUE OF 1.4W/M²/K.

WINDOWS & DOORS:
PROPOSED REAR WALL ALUMINIUM & U.PVC DOUBLE GLAZED WINDOWS & DOORS WITH 16mm GLASS (16mm GLASS, 12mm AIR GAP, 16mm GLASS) SHUTTER CASES TO ALL WINDOWS, 400mm DIA. ALL FINISHED TO SELECTED PAINT COLOURS & COMPLETE WITH APPROVED FINISHES & FITTINGS.

WINDOW CASLS:
ALLOW FOR NEW 150mm HIGH CONCRETE WINDOW CASLS THROUGHOUT FRONT & REAR ELEMENTS WAPPED IN CONTINUOUS D.P.C. TO ALL PROPOSED ONES.

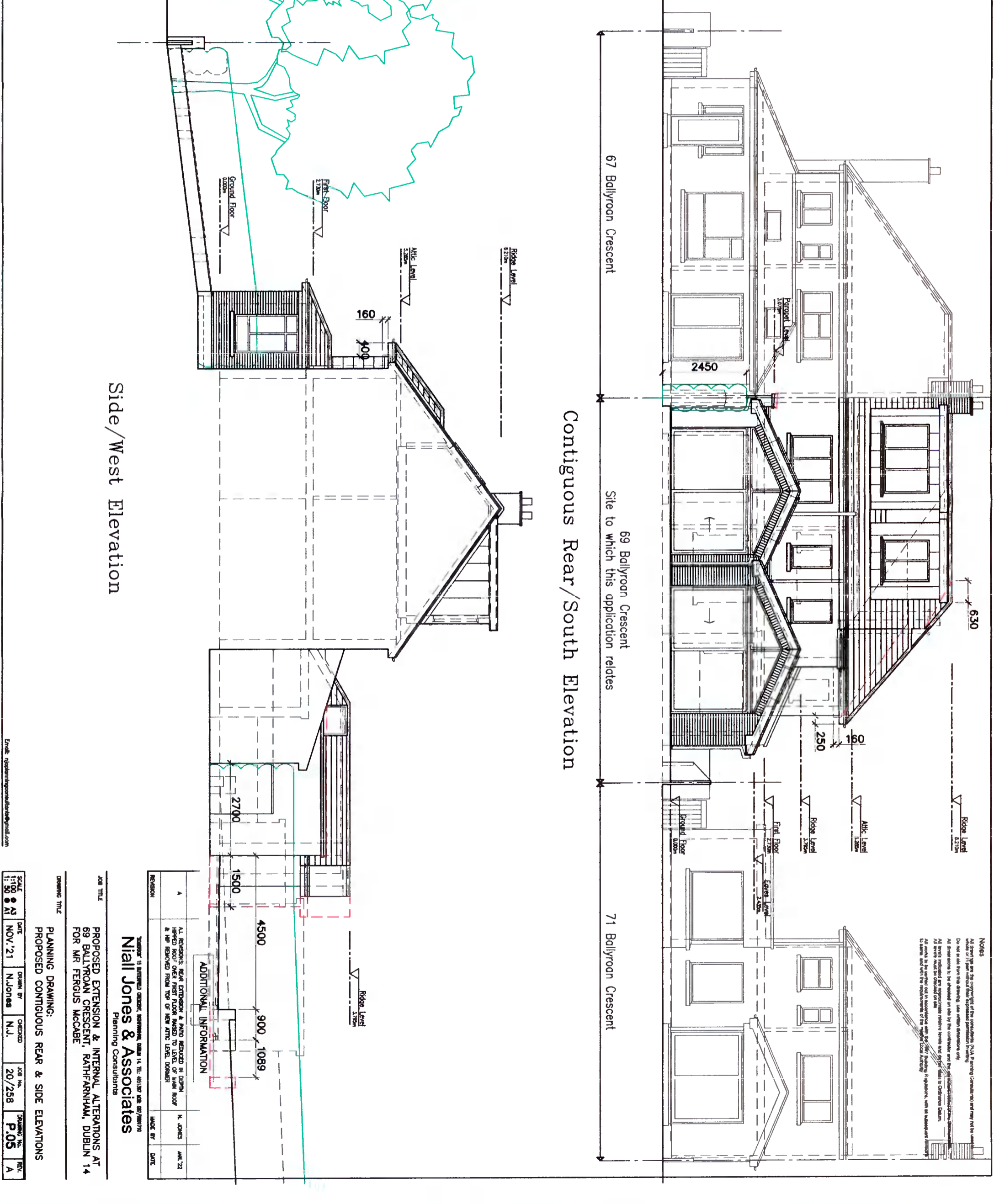
STAIRS:
NEW CLOSED TREAD TIMBER STAIRS FROM FIRST TO ATTIC FLOOR LEVEL COMPLETE WITH DOWN SQ. S.W. FLOES 25mm SQ. TURNED S.W. TIMBER SPINDLES & ONE HANDRAIL THROUGHOUT, ALL TO FINISH AS DEMO.

JOINERY:
175x20mm TK WALLED HARDWOOD TIMBER SERRING BOARDS THROUGHOUT ALL PAINTED TO SELECTED COLOUR, 75x20mm TK WALLED HARDWOOD TIMBER ARCHITRAVES & WINDOW SASHBOARDS ALL PAINTED TO SELECTED COLOUR.

SANITARY UNITS:
ALLOW FOR NEW SANITARY UNITS THROUGHOUT GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM & ATTIC LEVEL BR-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 & COMPRISED BY CLIENT/ARCHITECT).

BUILDING REGULATIONS PART L:
FINAL CONSTRUCTED BUILDING TO BE IN FULL COMPLIANCE WITH PART L OF THE 2011 BUILDING REGULATIONS (CONSERVATION OF FUEL & ENERGY - NEW DWELLINGS).



Notes
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REVISION	DATE	BY	DESCRIPTION
A	14/12/22	N. JONES	ALL REVISIONS, REAR EXTENSION & PART REDUCED IN GROUND FLOOR OVER FIRST FLOOR RISED TO LEVEL OF MAIN ROOF & NEW REAR/REAR FROM TOP OF NEW ATTIC LEVEL. DOORER

ADDITIONAL INFORMATION

CLIENT: MR & MRS MCCABE, 69 BALLYROAN CRESCENT, RATHFRANHAM, DUBLIN 14

ARCHITECT: NIAI JONES & ASSOCIATES, PLANNING CONSULTANTS, 14 RATHFRANHAM, DUBLIN 14

SCALE	1:100	DRAWING NO.	P.05
DATE	NOV '21	CHECKED	N.J.
DRAWN BY	N.Jones	DATE	20/258
JOB TITLE	PROPOSED EXTENSION & INTERNAL ALTERATIONS AT 69 BALLYROAN CRESCENT, RATHFRANHAM, DUBLIN 14 FOR MR FERUGUS MCCABE		
DRAWING TITLE	PLANNING DRAWING: PROPOSED CONTIGUOUS REAR & SIDE ELEVATIONS		