

GENERAL NOTES:

FOUNDATIONS: ALLOW FOR ROOMS WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A500 MESH (75mm COVER) ON 50mm CONCRETE SLEEDS TO SHEEL STONE/EXTENSION TO FRONT & REAR (ALL FOUNDATIONS SUBJECT TO SURVEY INSPECTION & FULL DESIGN BY STRUCTURAL ENGINEERS)

STRUCTURAL STEELWORK: ALL NEW STRUCTURAL STEEL BEAMS/COLUMNS TO SUPPORT ORDERED UP REAR WALL ACROSS GROUND FLOOR LEVEL & THROUGHOUT NEW GROUND FLOOR & ATTIC EXTENSIONS & SUBJECT TO FULL DESIGN BY STRUCTURAL ENGINEER & TO BE FURNISHED & 1 HOUR FIRE PROTECTED PRIOR TO COVERING UP

SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION: NEW 200mm TIMBER JOISTS AT 400mm C/C (WITH 500x25mm BATTERS EACH SIDE FLASH WITH BIL OF JOIST), 50mm CONC SLEED WITH U/FLOOR HEATING PREWORK ON 100mm KINGSSPAN WOOLTHIN ICY THE INSULATION NOTICED & FROD BETWEEN JOISTS ON TREATED TIMBER WALL PLATE ON D.P.C. ON VENTILATED BRICK SLEEDER WALLS ON 150mm TK CONCRETE FLOOR SLAB (REF: A142 MESH) ON 150mm GAUGE VAPOUR DRY/PAN/ION BARRIER LAPPED WITH D.P.C. ON 50mm BLENKING ON 100mm TK WOODWORK THROUGHOUT REAR EXTENSION (U-VALUE = 0.21)

EXTERNAL GUTTER WALLS: 100mm SELECTED BRICK OUTER LEAF OR 100mm W/P SAND CEMENT RENDER WITH SELECT PAINTED FINISH ON 100mm DENSE BLOCKWORK EXTERNAL LEAF, 100mm CMVY WITH 60mm KINGSSPAN WOOLTHIN ICY CMVY BOARD INSULATION, HELD TO THE INTERNAL LEAF WITH STAINLESS STEEL WALL TIES @ 400mm C/C (VERT. & HORIZ. LEAVING 100mm CLEAR KINGSSPAN WOOLTHIN ICY INSULATOR BETWEEN WITH A 20mm GYPSUM SKIMMAY PLASTER FINISH (U-VALUE = 0.18)

INTERNAL DRY-LINE TO EXPOSED EXTERNAL WALLS: 250mm TREATED TIMBER STUDS AT 400 C/C WITH 75mm KINGSSPAN WOOLTHIN ICY WITH A 20mm GYPSUM SKIMMAY PLASTER FINISH THROUGHOUT (U-VALUE=0.27)

INTERNAL TIMBER STUD WALLS: 44x100mm TIMBER STUDS @ 400mm C/C WITH NOOKS @ 1/3 HEIGHT, 100mm ROCKWOOL FLEET ACUSTIC INSULATION TIGHTLY FITTED BETWEEN STUDS, & FINISHED WITH 15mm GYPSUM PLASTERBOARD SLABS EACH SIDE WITH 15mm GYPSUM SKIMMAY PLASTER FINISH

PITCHED ROOF CONSTRUCTION (FRONT & REAR): NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON 30x60 S/W TREATED BATTERS ON BREATHABLE MEMBRANE ON 100mm W/PAK 175x44 SC.018 TIMBER BATTERS @ 400mm C/C, & ALL TO ENGINEERS SPEC. WITH 100mm KINGSSPAN WOOLTHIN ICY INSULATED BETWEEN JOISTS & 62.5mm KINGSSPAN WOOLTHIN ICY INSULATED PASTERBOARD & PLASTER SWAY FINISH U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.16)

FASCIA & SOFFITS: UPVC FASCIA & SOFFIT BOARDS WITH CONTINUOUS STOP VENT ON TIMBER SUBFRAME THROUGHOUT (EAVE'S LEVEL (ALL TO MATCH EXISTING))

PERMET WALL COATING: ALLOW FOR NEW RECONSTRUCTED STONE CARPENT WALL ALONG THE SIDE WESTERN BOUNDARY

DOWNER ROOF SHEETING: ZINC ROOF SHEETING WITH WELDED JOINTS AS INDICATED, ALL LAD TO BUILT/FACTURES SPECIFICATION ON BREATHABLE VAPOR BARRIER ON 100mm W/PAK 175x44 SC.018 TIMBER BATTERS CEILING JOISTS AT 300mm C/C LAD TO FALL, 125x44 TIMBER STUDS AT 400mm C/C, ALL TO ENGINEERS DETAILS, WITH 100mm TK KINGSSPAN WOOLTHIN ICY LAD BETWEEN JOISTS/STUDS & 62.5mm K10 INSULATED PASTERBOARD FROD TO U/SIDE OF JOIST/STUD (U-VALUE = 0.16)

RAIN WATER COLLECTION: ALLOW FOR NEW 200mm WIDE HALF ROUND UPVC GUTTERS & 100mm DEEP 200mm WIDE CHANNEL DOWNPIPES THROUGHOUT NEW EXTENSIONS TO FRONT & REAR

ROOF LIGHTS: ALLOW FOR NEW 900mm WIDE x 1400mm LONG TO REAR EXTENSION, 1000mm WIDE x 1100mm LONG TO SIDE / UTILITY ROOF, & 900mm WIDE x 1400mm LONG VALLIC ROOF LIGHTS COMPLETE WITH ALL FLASHINGS AS REQUIRED, ALL LIGHTS TO HAVE A U-VALUE OF 1.4W/m2/K

WINDOWS & DOORS: FINISHED TRIMMAY BRASS ALUMINUM & UPVC DOUBLE GLAZED WINDOWS & DOORS WITH 16mm GLASS, 16mm U-VALUE OF 1.4W/m2/K, ENERGY CLASS TO ALL WINDOWS BELOW 4000mm F.L. ALL FINISHED TO SELECTED PAINT COLOR & COMPLETE WITH APPROVED FINISHES & HORNWORKERY

WINDOW CALLS: ALLOW FOR NEW 150mm HIGH CONCRETE WINDOW CALLS THROUGHOUT FRONT & REAR EXTENSIONS WRAPPED IN CONTINUOUS D.P.C. TO ALL FINISHED SPES

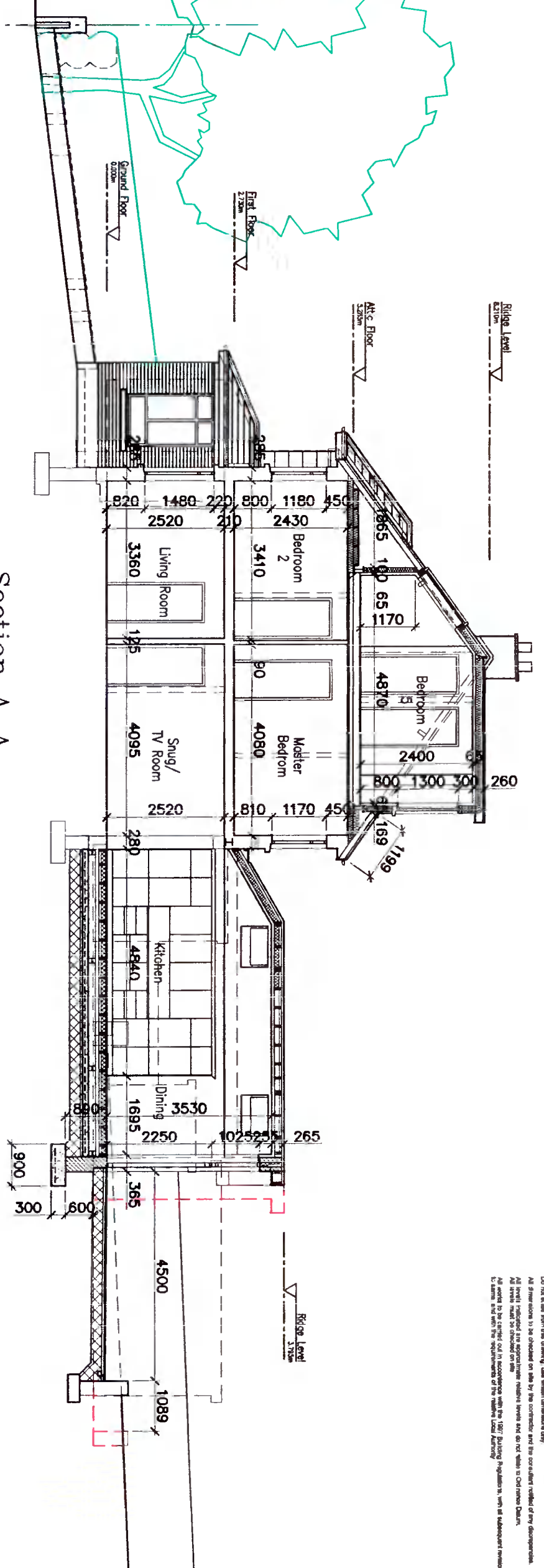
STAIRS: NEW CLOSED TIMBER STAIRS FROM FIRST TO ATTIC FLOOR LEVEL COMPLETE WITH 900mm SQ. S.W. ROOSTS, 25mm SQ. TREATED S.W. TIMBER SPINDLES & OAK HANDWOOD HANDRAIL THROUGHOUT, ALL TO FINISH DETAIL

JOISTING: 175x40mm TK VALLICED HANDWOOD TIMBER SHAPING BOARDS THROUGHOUT ALL PAINTED TO SELECTED COLOUR, 75x20mm TK VALLICED HANDWOOD TIMBER ARCHTRAVES & WINDOW SASHBOARDS ALL PAINTED TO SELECTED COLOUR

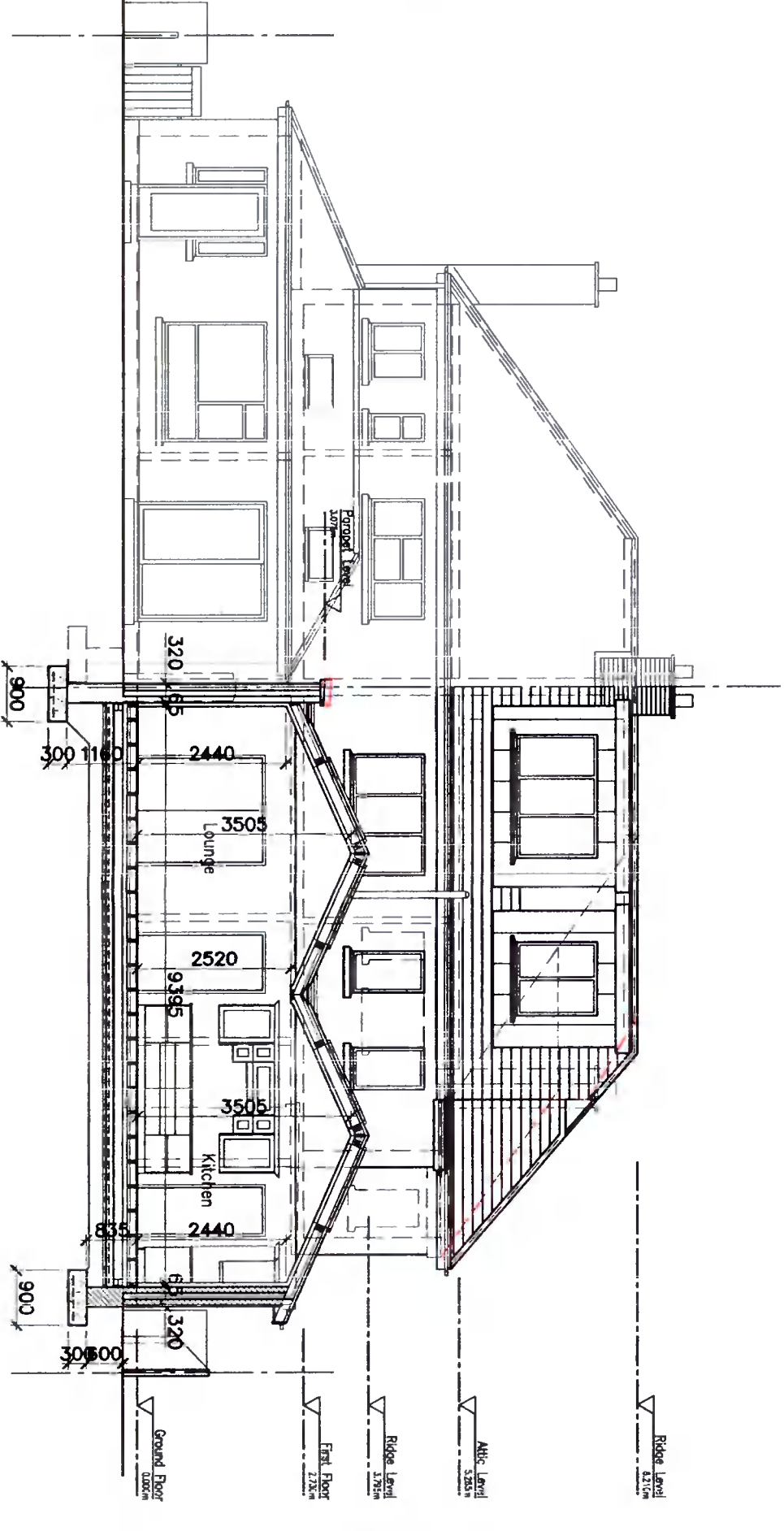
SANITARY LINTS: ALLOW FOR NEW SANITARY LINTS THROUGHOUT GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM & ATTIC LEVEL, E.P.-SUITE, WITH ALL LINTS SELECTED BY CLIENT

FITTED KITCHEN & UTILITY: ALLOW FOR NEW FITTED KITCHEN & UTILITY ROOM LINTS, COMPLETE WITH BUILT-IN ELECTRICAL APPLIANCES, ALL TO BE AGREED & COORDINATED BY CLIENT/ARCHITECT

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



Section A-A



Section B-B

Notes

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Do not scale from this drawing. Use written dimensions only.
All dimensions to be obtained on site by the contractor and the consultant's verifier of any discrepancies.
All levels indicated are approximate relative levels and do not relate to OAD mean datum.
All levels must be checked on site.
All work to be carried out in accordance with the 1997 Building Regulations, as well as subsequent revisions to same.
To be done in full compliance with the relevant local authority.

ADDITIONAL INFORMATION

ALL REVISIONS: REAR EXTENSION & PART REDUCED IN GUTTER HEIGHT ROOF OVER FIRST FLOOR RAISED TO LEVEL OF MAIN FLOOR & NEW RATCHED FROM TOP OF NEW ATTIC LEVEL DOWNWARD

Niall Jones & Associates
Planning Consultants

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

DATE	NOV '21	DRAWN BY	N.Jones	CHECKED	N.J.	JOB NO.	20/258	DRAWING NO.	P.06	REV.	A
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