

GENERAL NOTES:

DEMOLITIONS:
ALLOW FOR CAREFULLY DEMOLISHING & CARTING AWAY EXISTING SINGLE STOREY FLAT ROOF GARDEN ROOM/UTILITY/WC TO REAR. SHOWN SINGLE STOREY FLAT ROOF KITCHEN EXTENSION AS SPART DASHED

FOUNDATIONS:
ALLOW FOR 900mm WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A393 WESH (75mm COVER) ON 50mm CONCRETE SAVED TO SINGLE STOREY EXTENSION 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 & TO BE SUBJECT TO FULL DESIGN BY STRUCTURAL ENGINEER & TO BE PRIMED & HOUR 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 KINGSPLY KOOITHEM K3 PIR INSULATION NOTCHED & FIXED BETWEEN JOISTS ON TREATED TIMBER WALL PLATE ON D.P.C. ON VENTILATED BRICK SLEEPER WALLS ON 150mm TK. CONCRETE FLOOR SLAB (REIN. A142 WESH) ON 130 GAUGE W/QUEEN DPM/RAYCON BARRIER LAPPED WITH D.P.C. ON 50mm BLINDING ON MIN 225mm W.C. HARDOORE THROUGHOUT REAR EXTENSION (U-VALUE = 0.21)

EXTERNAL CAVITY WALLS:
100mm SELECTED BRICK OUTER LEAF OR 19mm NAF SAND CEMENT RENDER WITH SELECT PAINTED FINISH ON 100mm DENSE BLOCKWORK EXTERNAL LEAF, 100mm CAVITY WITH 60mm KINGSPLY KOOITHEM 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 KINGSPLY KOOITHEM K18 INSULATED DRILLING WITH A 3mm GYPSUM SMOGCOAT PLASTER FINISH (U-VALUE = 0.16)

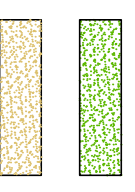
INTERNAL DRY-LINING TO EXPOSED EXTERNAL WALLS:
25x50mm TREATED TIMBER STUDS AT 400 c/c WITH 17.5mm KINGSPLY KOOITHEM K18 WITH A 3mm GYPSUM SMOGCOAT PLASTER FINISH THROUGHOUT (U-VALUE=0.27)

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

PITCHED ROOF CONSTRUCTION (FRONT & REAR):
NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON 3x6x50 S/W TREATED BATTENS ON BREATHABLE MEMBRANE ON MIN. 175x44 SEC.18 TIMBER BATTENS @ 400mm c/c, & ALL TO ENGINEERS SPEC. WITH 100mm KINGSPLY KOOITHEM K7 PLACED BETWEEN JOISTS & 62.5mm KINGSPLY KOOITHEM K17 INSULATED PLASTERBOARD & PLASTER SMOG FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.16)

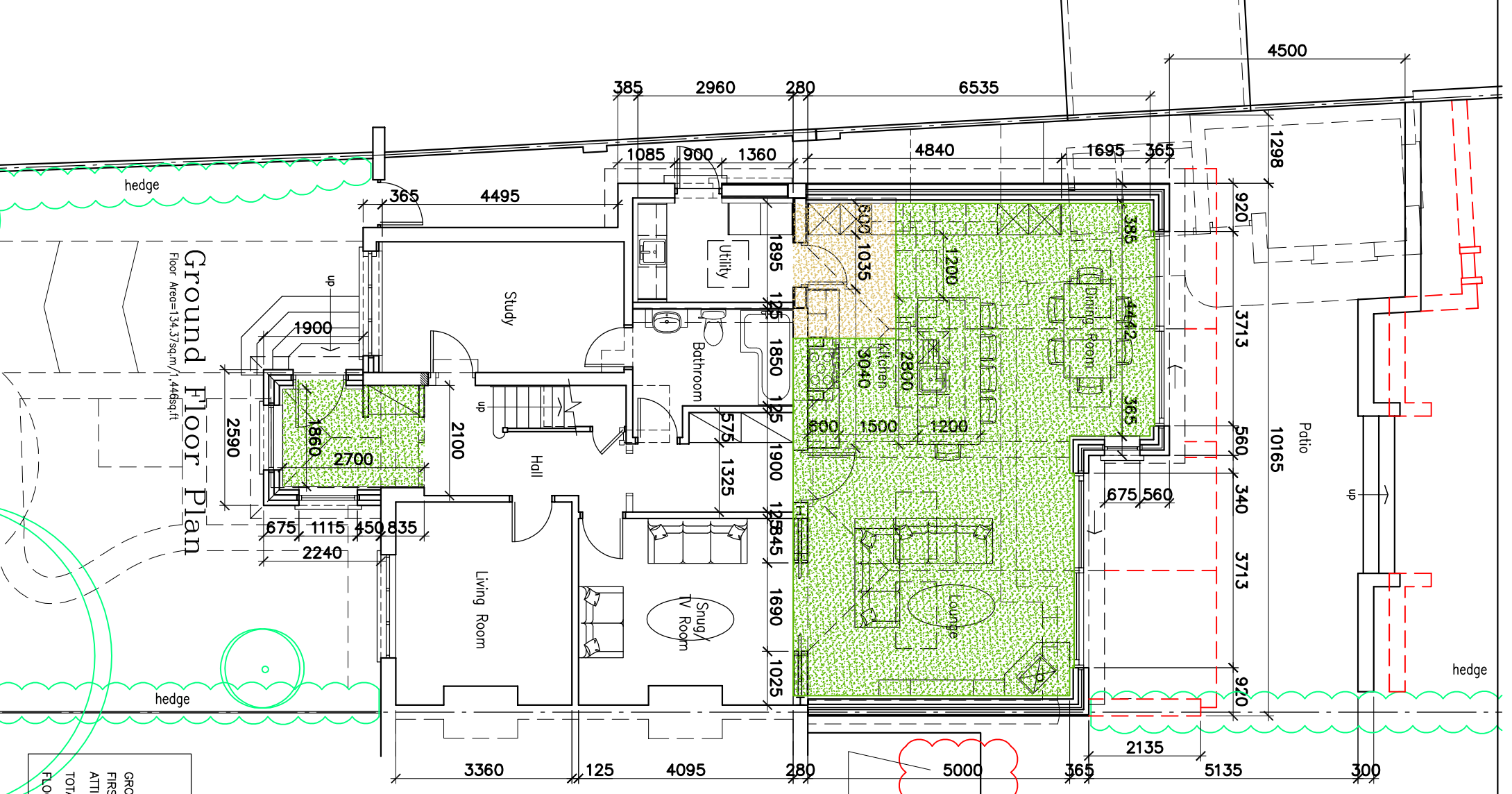
PARPET WALL CAPING:
ALLOW FOR NEW REINFORCED STONE CAPING ON CONTINUOUS D.P.C. THROUGHOUT THE PARPET WALL ALONG THE SIDE/WESTERN BOUNDARY

DOMNER ROOF CONSTRUCTION:
ZINC ROOF SHEETING WITH WELDED JOINTS AS INDICATED. ALL LAD TO MANUFACTURERS SPECIFICATION ON BREATHABLE WAPOUR BARRIER ON 19mm W.B.P. PLYWOOD SHEETING ON 150x44 TIMBER CEILING JOISTS AT 300mm c/c LAD TO FALL. 125x44 TIMBER STUDS AT 400mm c/c, ALL TO ENGINEERS DETAILS. WITH 100mm TK. KINGSPLY KOOITHEM K7 LAD BETWEEN JOISTS/STUDS & 62mm K18 INSULATED PLASTERBOARD FIXED TO U/SIDE OF JOIST/ U-VALUE = 0.16



EXTENT OF ADDITIONAL FLOOR AREA PROPOSED WITHIN THIS APPLICATION
AREA BEING DEMOLISHED & RE-BUILT PROPOSED WITHIN THIS APPLICATION

Notes:
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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 Ordnance 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 relevant Local Authority



SCHEDULE OF FLOOR AREAS:

	EXISTING	DEMOLITION	NEW	TOTAL:
GROUND FLOOR:	86.49	17.03	61.67	131.22
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	87.76	220.68sq.m/2,375sq.ft.

FLOOR USAGE: DOMESTIC DWELLING

First Floor Plan
Floor Area=63.46sq.m/683sq.ft.

REVISION	DESCRIPTION	DATE
A	REVISED TO COMPLY WITH CONDITION No.2 - S0218/0563	JUNE'22
B	ALL REVISIONS: REAR EXTENSION & PATIO REDUCED IN DEPTH	JAN.'22

COMPLIANCE SUBMISSION

Niall Jones & Associates
Planning Consultants

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

Planning Drawing: PROPOSED GROUND & FIRST FLOOR PLANS

SCALE	DATE	DRAWN BY	CHECKED	JOB No.	DRAWING No.	REV
1:50 @ A1	NOV '21	N.Jones	N.J.	20/258	P.02	B