

**GENERAL NOTES:**

**DEMOLITIONS:**  
ALLOW FOR CAREFULLY DEMOLISHING & CARRYING AWAY EXISTING SINGLE STOREY FLAT ROOF GARDEN ROOM/UTILITY/NO. TO REAR & FRONT 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 500mm CONCRETE SCORED 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 & HOUR FIRE PROTECTED PRIOR TO COVERING UP

**SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION:**  
NEW 20mm TIMBER GROUND FLOOR FINISH TO FUTURE SPEC. ON 150x44 TIMBER JOISTS AT 400mm c/c (WITH 50x25mm BATTENS EACH SIDE FLUSH WITH B.M. OF JOIST), 50mm CONC SCORED WITH U/FLOOR HEATING PREWORK ON 100mm KINGSPAN KOOULTHERM 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 (REINFC. A142 MESH) ON 1300 GAUGE VISQUEEN DPM/RANDON BARRIER LAPPED WITH D.P.C. ON 50mm BLANDING 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 KINGSPAN KOOULTHERM K8 CAVITY BOARD INSULATION, HELD TO THE INTERNAL LEAF WITH STAINLESS STEEL TIES @ 450mm c/c VERT. & 900mm c/c HORIZ., LEAVING 40mm CLEAR CAVITY, 100mm DENSE BLOCKWORK INNER LEAF WITH 62.5mm KINGSPAN KOOULTHERM K18 INSULATED DRYLINGS WITH 4.5mm GYPSUM SKIMCOAT PLASTER FINISH (U-VALUE = 0.16)

**INTERNAL DRY-LINING TO EXPOSED EXTERNAL WALLS:**  
25-50mm TREATED TIMBER STUDS AT 400 c/c WITH 22.5mm KINGSPAN KOOULTHERM 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 FLEX 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 BATTENS @ 400mm c/c, & ALL TO ENGINEERS SPEC. WITH 100mm KINGSPAN KOOULTHERM K7 PLACED BETWEEN JOISTS & 62.5mm KINGSPAN KOOULTHERM K17 INSULATED PLASTERBOARD & PLASTER SKIM FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.16)

**PARAPET WALL CAPING:**  
KINGSPAN D.P.C. THROUGHOUT THE PARAPET WALL ALONG THE SIDE/WESTERN BOUNDARY

**DORMER ROOF CONSTRUCTION:**  
ZINC ROOF SHEETING WITH WELDED JOINTS AS INDICATED, ALL LAND TO MANUFACTURERS SPECIFICATION ON BREATHABLE VAPOUR BARRIER ON 19mm W.B.P. PLYWOOD SHEETING ON 150x44 TIMBER CEILING JOISTS AT 300mm c/c LAND TO FALL, 125x44 TIMBER STUDS AT 400mm c/c, ALL TO ENGINEERS DETAILS, WITH 100mm TK KINGSPAN KOOULTHERM K7 LAND BETWEEN JOISTS/STUDS & 65mm K18 INSULATED PLASTERBOARD FIXED TO U/SIDE OF JOIST/ U-VALUE = 0.16)

**FASCIA & SOFFITS:**  
ALLOW FOR WHITE u-PVC FASCIA & SOFFIT BOARDS WITH CONTINUOUS STRIP VENT ON TIMBER SUBRAISE THROUGHOUT EWES 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 Bko. (650 MMØ (790 WIDE x 1400mm LONG) TO REAR EXTENSION, 1No. (650 MMØ (790 WIDE x 1190 LONG) TO SIDE / UTILITY ROOF, & 3No. (650 MMØ (790 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 VINDAS O.S.A. (4:16:4 PILINGTON 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 CONTINUOUS DPC TO ALL PROPOSED OFES

**STAIRS:**  
NEW CLOSED TIMBER STAIRS FROM FIRST TO ATTIC FLOOR LEVEL, COMPLETE WITH 30mm SQ. S.W. POSTS, 25mm SQ. TURNED S.W. TIMBER SPINDLES & OAK HARDWOOD HANDRAIL THROUGHOUT, ALL TO FUTURE DETAIL

**JOINERY:**

175x50mm TK MOULDED HARDWOOD TIMBER SHIPING 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)

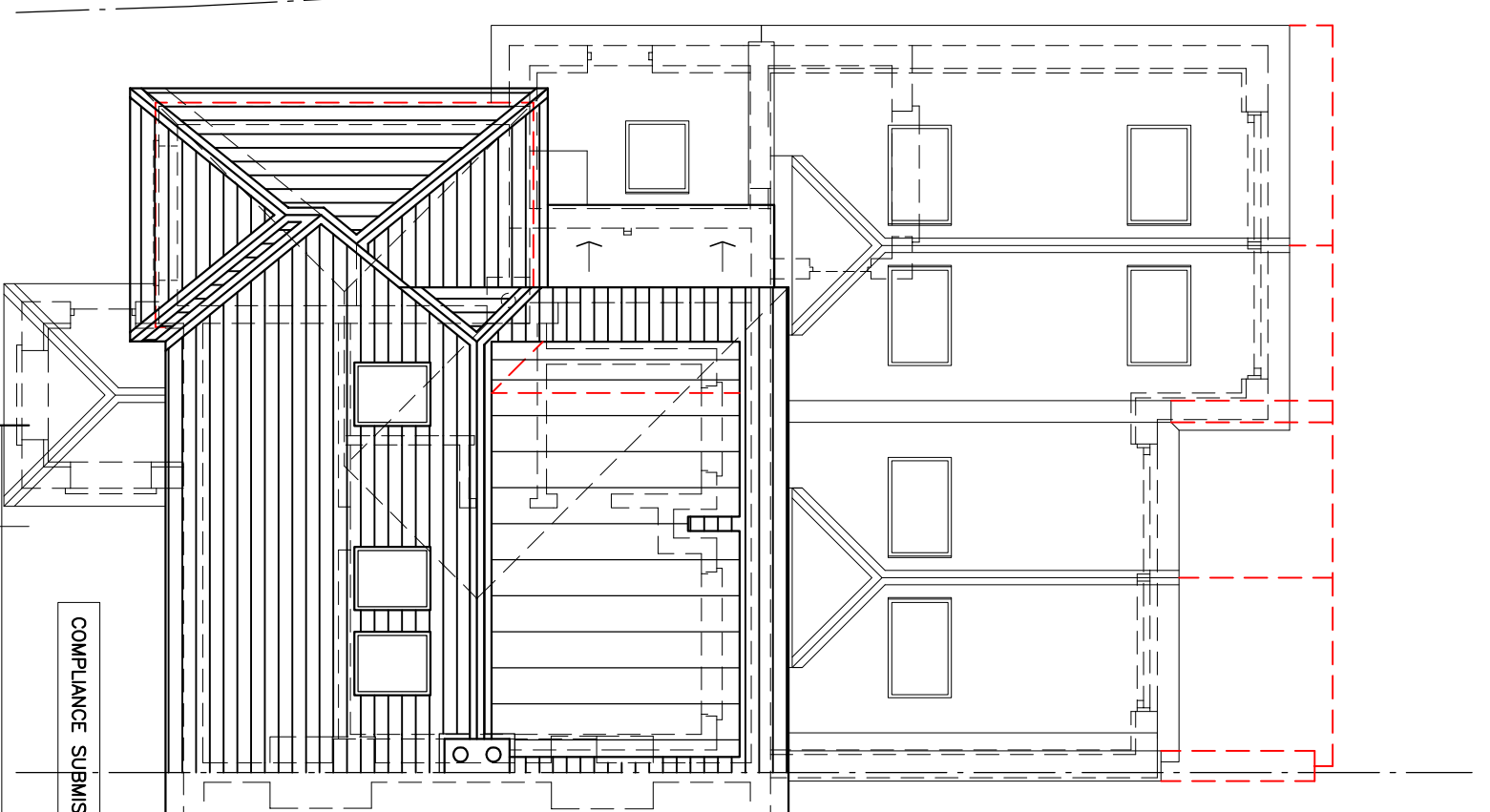
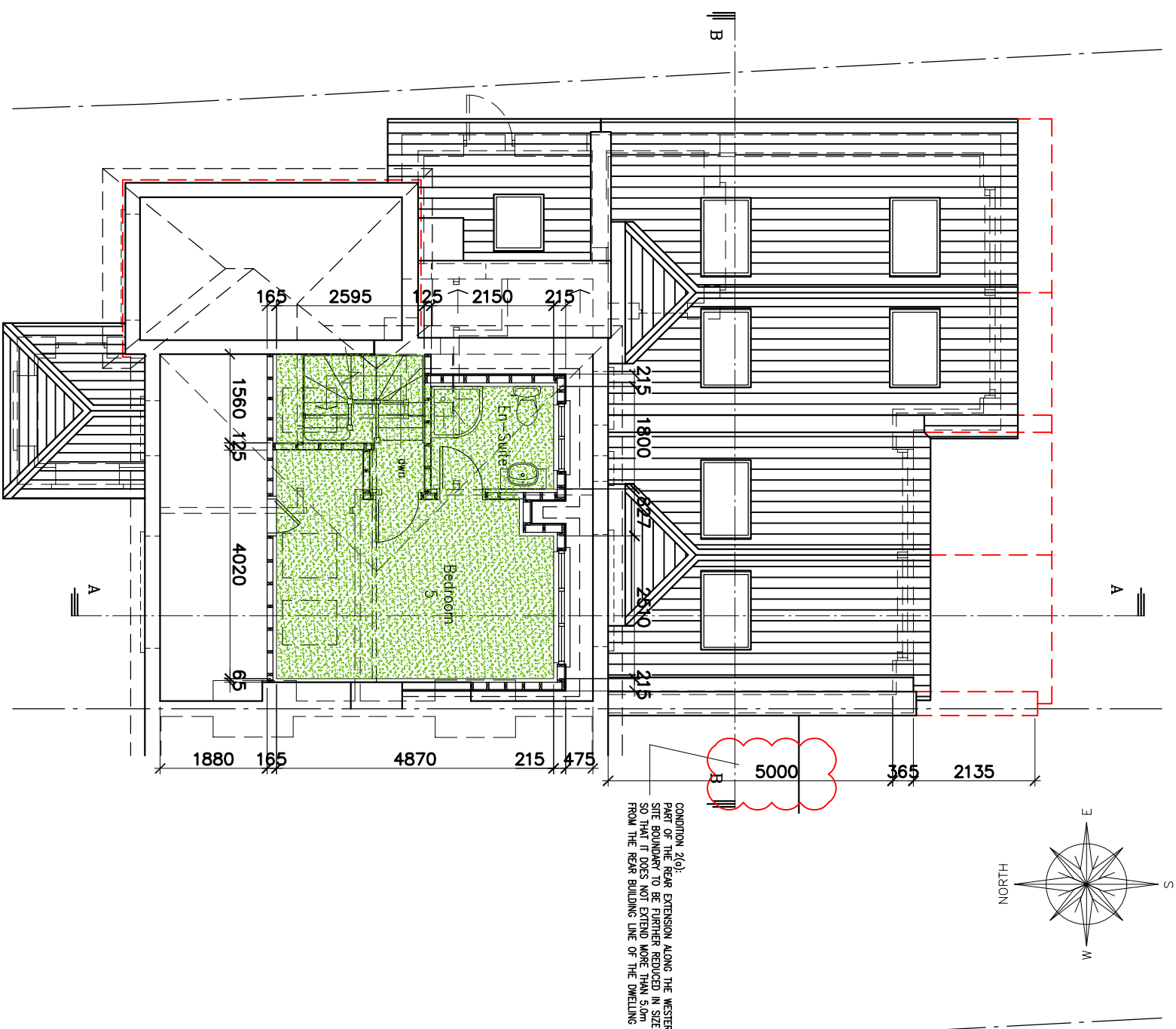
**BUILDING REGULATIONS PART L:**

FINAL CONSTRUCTED BUILDING TO BE IN FULL COMPLIANCE WITH TD 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 copyright of the consultants (N/A 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 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



REVISION	DATE	BY	DESCRIPTION
B	JUNE '22	N. JONES	REVISED TO COMPLY WITH CONDITION No.2 - 50219/0563
A	JAN '22	N. JONES	ALL REVISIONS, REAR EXTENSION & PLATO REDUCED IN DEPTH, REAR EXTENSION REAR WALL, REAR ROOF & HPB REMOVED FROM SIDE OF NEW ATTIC LEVEL DORMER

SHANNON 15 BATTERFIELD CRESCENT, RATHFARHAM, DUBLIN 14, TEL: 0461367 FAX: 007/6601710  
**Niall Jones & Associates**  
Planning Consultants

**PROPOSED EXTENSION & INTERNAL ALTERATIONS AT 69 BALLYROAN CRESCENT, RATHFARHAM, DUBLIN 14 FOR MR FERGUS MCCABE**

**PLANNING DRAWING: PROPOSED ATTIC FLOOR & ROOF PLANS**

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