

**GENERAL NOTES:**

**DEMOLITIONS:**  
ALLOW FOR CAREFULLY DEMOLISHING & CARTING AWAY EXISTING SINGLE STOREY FLAT ROOF GARDEN ROOM/UTILITY/HC TO REAR, & PART SINGLE STOREY FLAT ROOF KITCHEN EXTENSION AS SHOWN DASHED

**FOUNDATIONS:**  
ALLOW FOR 300mm WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A393 MESH (75mm COVER) ON 50mm CONCRETE SCHEDULE 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 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. SCHEDULE WITH U/FLOOR HEATING PIPEWORK ON 100mm KINGSPAN KOOLITHERM K3 PR INSULATION NOTCHED & FIXED BETWEEN JOISTS ON REAR WALL PLATE ON D.P.C. ON VENTILATED BRICK SLEEPER WALLS ON 150mm TK. CONCRETE FLOOR SLAB (REIN. A142 MESH) ON 1300 GAUGE WISQUEEN DPM/RAYON BARRIER D.P.C. WITH D.P.C. ON 50mm BLINDING ON MIN 225mm W.C. PARADEORE THROUGHOUT REAR EXTENSION (U-VALUE = 0.21)

**EXTERNAL CAVITY WALLS:**  
100mm SELECTED BRICK OUTER LEAF OR 19mm NAP SAND CEMENT RENDER WITH SELECT PAINTED FINISH ON 100mm DENSE BLOCKWORK EXTERNAL LEAF, 100mm CAVITY WITH 60mm KINGSPAN KOOLITHERM K8 CAVITY BOARD INSULATION HELD TO THE INTERNAL LEAF WITH STAINLESS STEEL WALL TIES @ 450mm c/c VERT. & 800mm c/c HORIZ., LEAVING 40mm CLEAR CAVITY, 100mm DENSE BLOCKWORK INNER LEAF WITH 62.5mm KINGSPAN KOOLITHERM K18 INSULATED DRILLING WITH A 3mm GRSUM SLOWMOAT PLASTER FINISH (U-VALUE = 0.16)

**INTERNAL DRY-LINING TO EXPOSED EXTERNAL WALLS:**  
2x50mm TREATED TIMBER STUDS AT 400 c/c WITH 72.5mm KINGSPAN KOOLITHERM K18 WITH A 3mm GRSUM SLOWMOAT PLASTER FINISH THROUGHOUT (U-VALUE=0.27)

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

**PITCHED ROOF CONSTRUCTION (FRONT & REAR):**  
NEW GREY/BLACK CONCRETE ROOF TILES TO MATCH EXISTING ROOF ON 38x60 S/W TREATED BATTENS ON BREATHABLE MEMBRANE ON MIN. 175x44 SC.C18 TIMBER BATTENS @ 400mm c/c, & ALL TO ENGINEERS SPEC. WITH 100mm KINGSPAN KOOLITHERM K7 PLACED BETWEEN JOISTS & 62.5mm KINGSPAN KOOLITHERM K17 INSULATED PLASTERBOARD & PLASTER SKIM FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.16)

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

**DORMER 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. KINGSPAN KOOLITHERM K7 LAD 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 SUBFRAME THROUGHOUT EAVES 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 800 x 600 MM<sup>2</sup> (780 WIDE x 1400mm LONG) TO REAR EXTENSION, 1000 x 600 MM<sup>2</sup> (780 WIDE x 1180 LONG) TO SIDE / UTILITY ROOF, & 300 x 600 MM<sup>2</sup> (780 WIDE x 1400mm LONG) VELUX ROOF LIGHTS COMPLETE WITH ALL FLASHINGS AS REQUIRED, ALL UNITS TO HAVE A U-VALUE OF 1.4W/m<sup>2</sup>/K

**WINDOWS & DOORS:**  
PROPOSED THERMALLY BROKEN ALUMINIUM & u-PVC DOUBLE GLAZED WINDOWS & DOORS BY VINDRYS O.S.A., (4:16:4 PULKINGTON LOW-E GLASS, ARGON FILLED TO ACHIEVE A U-VALUE OF 1.1W/m<sup>2</sup>/K), SAFETY GLASS TO ALL AREAS BELOW 1800mm FTL, ALL FINISHED TO SELECTED RAL COLOUR & COMPLETE WITH APPROVED HINGES & ROLLOVERS.

**WINDOW GLAZING:**  
ALLOW FOR NEW 150mm HIGH CONCRETE WINDOW GLAZING THROUGHOUT FRONT & REAR ELEVATIONS WRAPPED IN CONTINUOUS DPC TO ALL PROPOSED OPENS

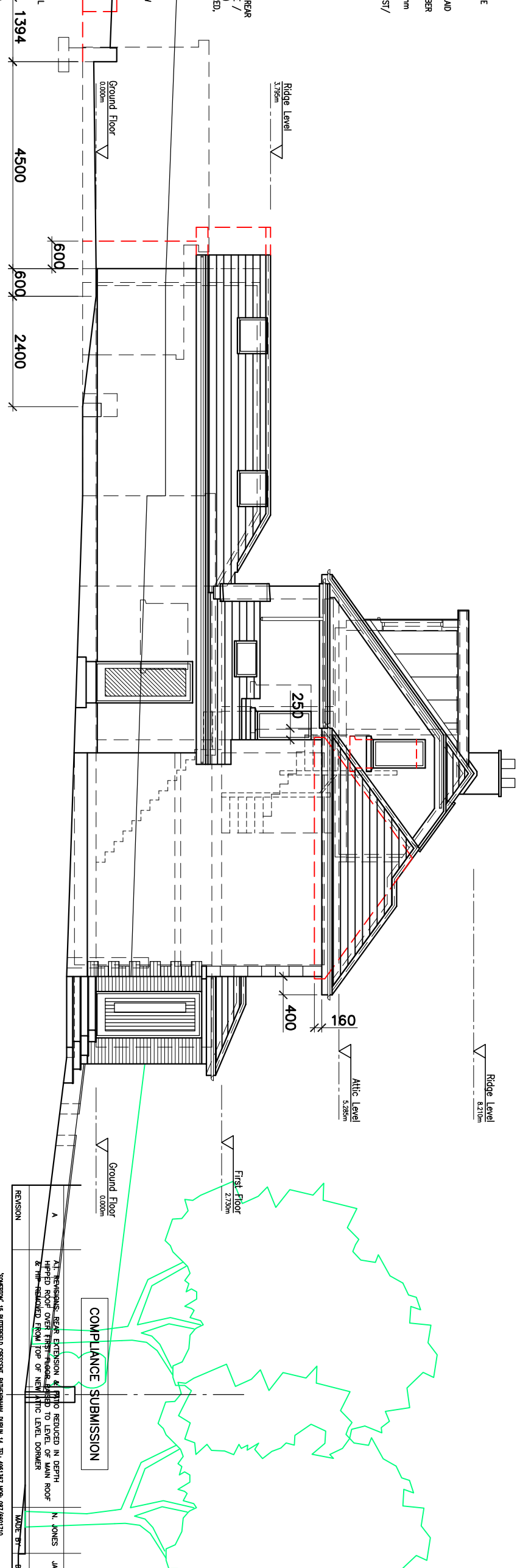
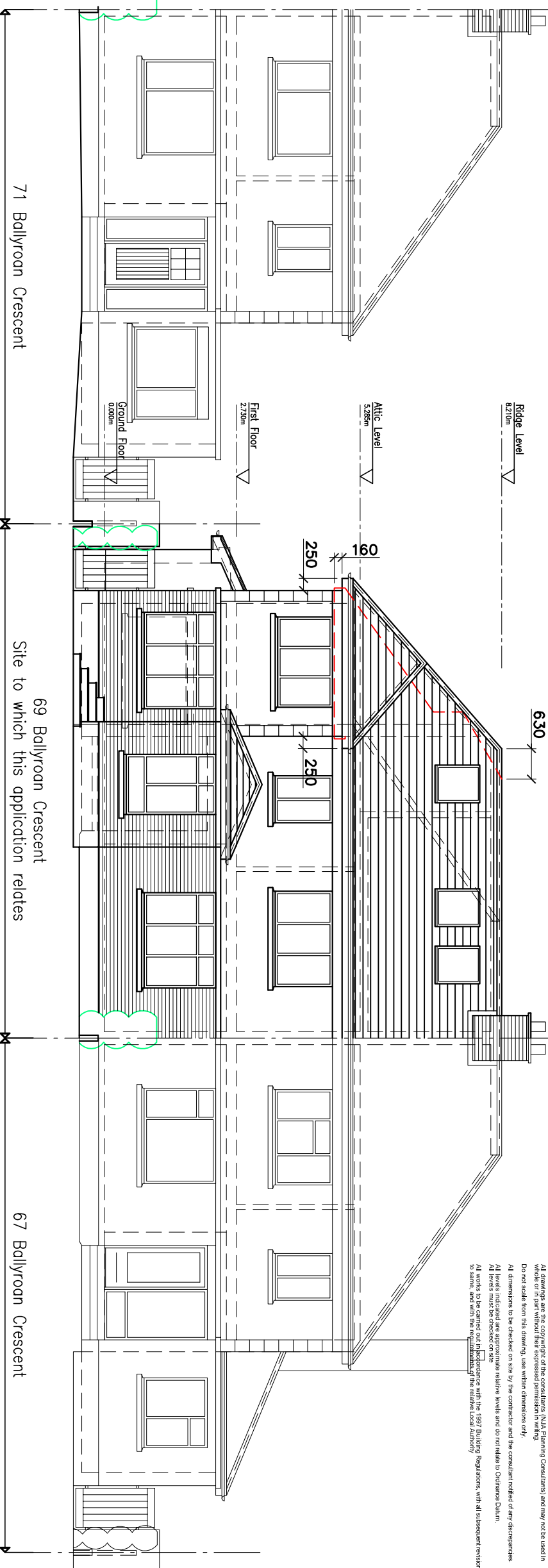
**STAIRS:**  
NEW CLOSED THREADED TIMBER STAIRS FROM FIRST TO ATTIC FLOOR LEVEL, COMPLETE WITH 90mm SQ. S.W. POSTS, 25mm SQ. TURNED S.W. TIMBER SPINDLES & OAK HARDWOOD HANDRAIL THROUGHOUT, ALL TO FUTURE DETAIL

**JOINERY:**  
175x20mm TK. MOULDED HARDWOOD TIMBER SKIRTING BOARDS THROUGHOUT ALL PAINTED TO SELECTED COLOUR, 75x20mm TK. MOULDED HARDWOOD TIMBER ARCHTRAVES & WINDOW SURROUNDINGS ALL PAINTED TO SELECTED COLOUR

**SMINKARY UNITS:**  
ALLOW FOR NEW SMINKARY UNITS THROUGHOUT GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM & ATTIC LEVEL BT-SUIT, 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 & COMPLETED BY CLIENT/ARCHITECT)

**BUILDING REGULATIONS PART L:**  
FINAL CONSTRUCTION DRAWINGS TO BE IN FULL COMPLIANCE WITH PART L OF THE 2011 BUILDING REGULATIONS 'CONSERVATION OF FUEL & ENERGY - NEW DWELLINGS'



**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.

**COMPLIANCE SUBMISSION**

ALL PROPOSED SIDE EXTENSION & ATTIC TO BE REDUCED IN DEPTH TO REAR OF MAIN ROOF & THE REDUCED FROM TOP OF NEW ATTIC LEVEL DORMER

DATE: JAN '22

NAME: N. JONES

REVISION: NONE

**Niall Jones & Associates**  
Planning Consultants

SUMNER 15 BATTERFIELD CRESCENT, BATHFRINHAM, DUBLIN 14, TEL: 0461347 FAX: 007/6601710

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

**PLANNING DRAWING: PROPOSED CONTIGUOUS FRONT & SIDE ELEVATIONS**

JOB TITLE: PLANNING CONSULTANTS

SCALE: 1:100	DATE: NOV '21	DRAWN BY: N.Jones	CHECKED: N.J.	JOB No.: 20/258	DRAWING No.: P.04	REV: A
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