

GENERAL NOTES:

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

FOUNDATIONS:
ALLOW FOR 900mm WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A303 MESH (7mm COVER) ON SOME 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 & TO BE SUBJECT TO FULL DESIGN BY STRUCTURAL ENGINEERS & TO BE PRIMED & 1 HOUR FIRE PROTECTED PRIOR TO CONCRETE 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. SCORED WITH U/FLOOR HEATING PIPEWORK ON 100mm KINGSPAN KOOTHERM K37 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 (BREIN-1142 MESH) ON 1300 GAUGE VISQUEEN DPM/RANDON BARRIER LAPPED WITH D.P.C. ON 50mm BLINDING ON MIN 225mm W.C. HARDBOARD THROUGHOUT REAR EXTENSION (U-VALUE = 0.21)

EXTERNAL CANTY WALLS:
100mm SELECTED BRICK OUTER LEAF OR 19mm NAP SAND CEMENT RENDER WITH SELECT PAINTED FINISH ON 100mm DENSE BLOCKWORK EXTERNAL LEAF, 100mm CANTY WITH 60mm KINGSPAN KOOTHERM K8 CANTY BOARD INSULATION, HEED TO THE INTERNAL LEAF WITH STAINLESS STEEL WALL TIES @ 450mm c/c VERT. & 900mm c/c HORIZ., LEAVING 40mm CLEAR CANTY, 100mm DENSE BLOCKWORK INNER LEAF WITH 62.5mm KINGSPAN KOOTHERM K18 INSULATED DRYLAINING WITH A 3mm GYPSUM SKIMCOAT PLASTER FINISH (U-VALUE = 0.16)

INTERNAL DRY-LAINING TO PROPOSED EXTERNAL WALLS:
250mm TREATED TIMBER STUDS AT 400 c/c WITH 72.5mm KINGSPAN KOOTHERM K18 WITH 3mm GYPSUM SKIMCOAT PLASTER FINISH THROUGHOUT (U-VALUE=0.27)

INTERNAL TIMBER STUD WALLS:
44x100mm TIMBER STUDS @ 400mm c/c WITH MOONS @ 1/3 HEIGHT, 100mm ROCKWOOL FLEXI ACOUSTIC INSULATION TIGHTLY FITTED BETWEEN STUDS, & FINISHED WITH 12.5mm SKIMCOAT PLASTER FINISH 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 S.C.C18 TIMBER RAFTERS @ 400mm c/c & ALL TO ENGINEERS SPEC., WITH 100mm KINGSPAN KOOTHERM K7 INSULATED PLASTERBOARD & PLASTER SKIM FINISH TO U/SIDE OF JOISTS THROUGHOUT (U-VALUE = 0.16)

PARPET WALL CAPPING:
FACED WITH NEW RECONSTRUCTED STONE CAPPING ON CONTIGUOUS R.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 MANUFACTURER'S SPECIFICATION ON BREATHABLE VAPOUR-BARRIER ON 19mm W.B.P. PLYWOOD SHEETING ON 150x44 TIMBER BEUNG JOISTS AT 300mm c/c LAD TO FALL, 125x44 TIMBER STUDS AT 400mm c/c, ALL TO ENGINEERS DETAILS, WITH 100mm TK. KINGSPAN KOOTHERM K7 LAD BETWEEN JOISTS/STUDS & 65mm K18 INSULATED PLASTERBOARD FIXED TO U/SIDE OF JOIST/STUD (U-VALUE = 0.16)

FASCIA & SOFFITS:
UPVC FASCIA & SOFFIT BOARDS WITH CONTINUOUS STRIP VENT ON TIMBER SUBFRAME THROUGHOUT EAVES LEVEL (ALL TO MATCH EXISTING)

ALLOW FOR WHITE UPVC 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 UPVC GUTTERS & 100mm DIA. PVC CIRCULAR RAIN WATER DOWN PIPES THROUGHOUT NEW EXTENSIONS TO FRONT & REAR

ROOF LIGHTS:
ALLOW FOR 800. 'GGI W08' (780 WIDE x 1400mm LONG) TO REAR EXTENSION, 100. 'GGI W04' (780 WIDE x 1180 LONG) TO SIDE / UTILITY ROOF & 300. 'GGI W08' (780 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 BROKEN ALUMINIUM & UPVC DOUBLE GLAZED WINDOWS & DOORS BY VINDAS O.S.A., (41.64 PULINGTON LOW-E GLASS, ARGON FILLED TO ACHIEVE A U-VALUE OF 1.1W/m2/K), SAFETY GLASS TO ALL AREAS BELOW +800mm F.L. ALL FINISHED TO SELECTED PAI COLOUR & COMPLETE WITH APPROVED HINGES & RICKMANNERS;

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

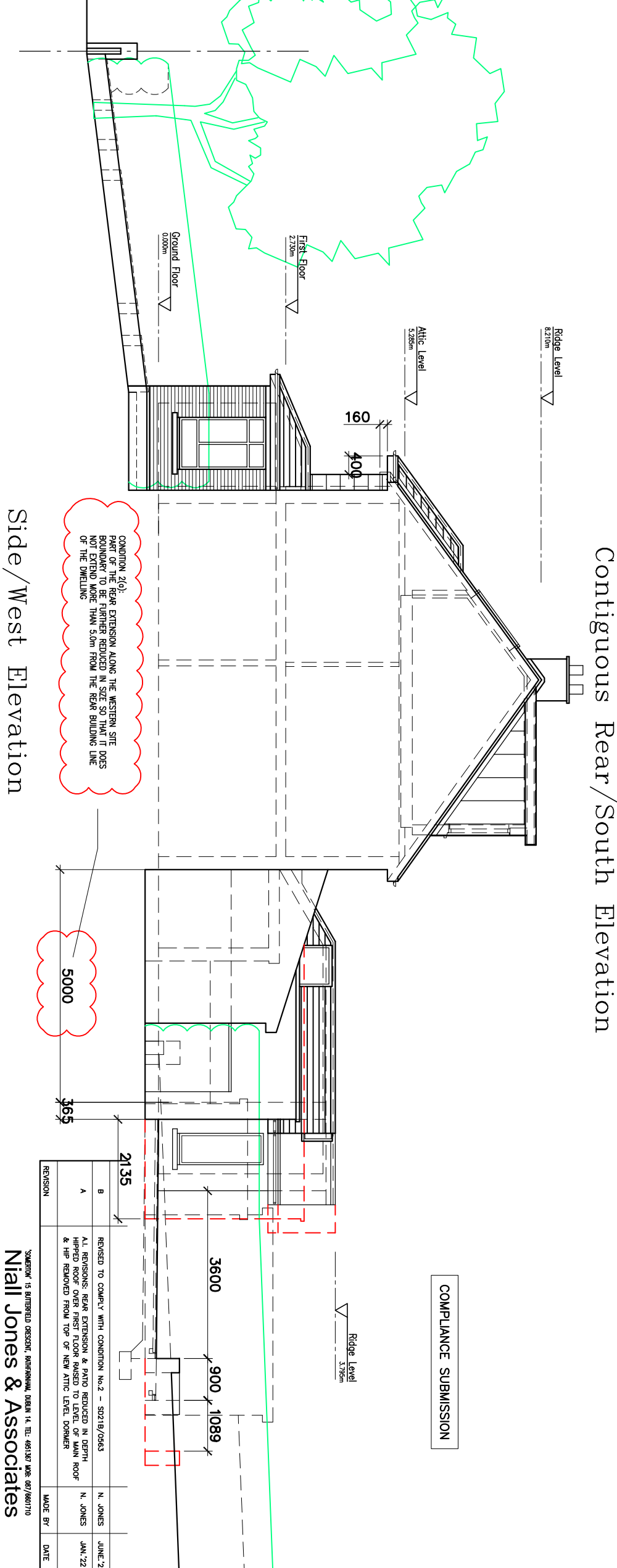
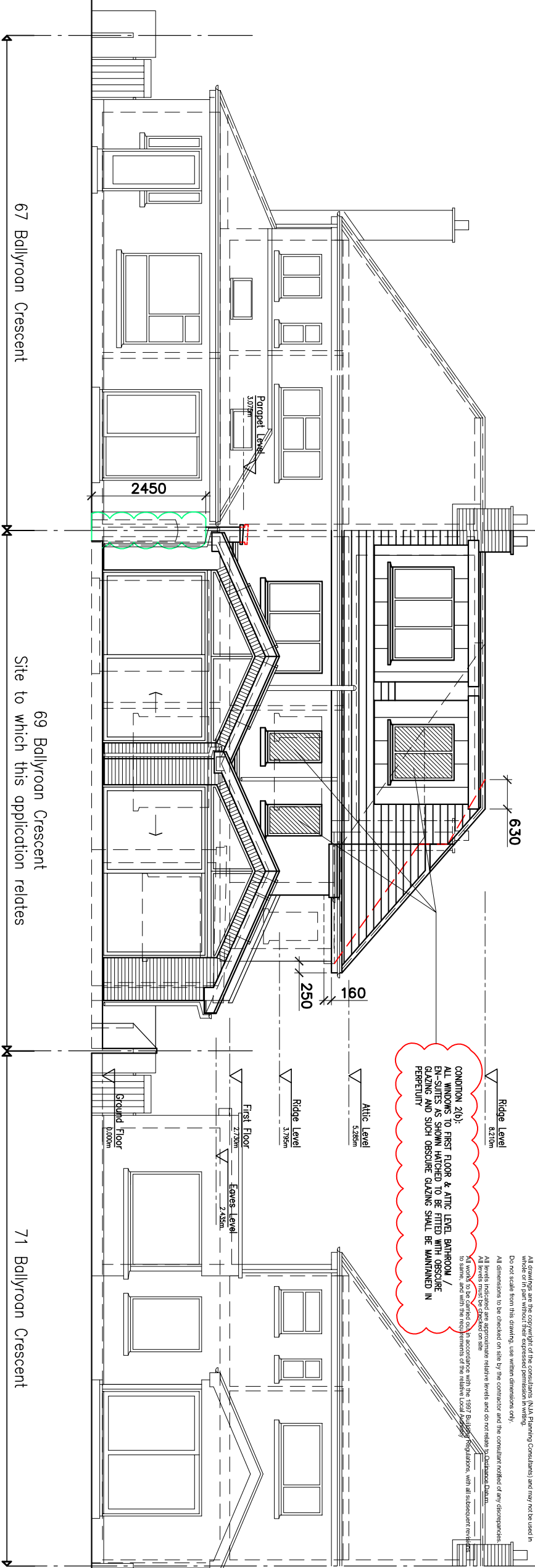
STAIRS:
NEW CLOSED TREADS TIMBER STAIRS FROM REAR TO ATTIC FLOOR LEVEL COMPLETE WITH 30mm x 30mm x 25mm STAIR TREADS 25mm SQ. TURNED S.W. TIMBER SPINDLES & OAK HARDWOOD HANDRAIL THROUGHOUT, ALL TO FUTURE DETAIL

JOISTERS:
175x200mm TK. KOLLODED HARDWOOD TIMBER SLEEPING BOARDS THROUGHOUT ALL PAINTED TO SELECTED COLOUR, 75x200mm TK. KOLLODED HARDWOOD TIMBER ARCHITRAVES & WINDOW SURROUNDINGS ALL PAINTED TO SELECTED COLOUR

SANITARY UNITS:
ALLOW FOR NEW SANITARY UNITS THROUGHOUT GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM & ATTIC LEVEL BR-SITE, 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 PART L OF THE 2011 BUILDING REGULATIONS 'CONSERVATION OF FUEL & ENERGY - NEW DWELLINGS'



CONDITION 20(a):
PART OF THE REAR EXTENSION ALONG THE WESTERN SITE BOUNDARY TO BE FURTHER REDUCED IN SIZE SO THAT IT DOES NOT EXTEND MORE THAN 5.0m FROM THE REAR BUILDING LINE OF THE DWELLING

CONDITION 21(b):
ALL WINDOWS TO FIRST FLOOR & ATTIC LEVEL BATHROOM / EN-SUITES AS SHOWN HATCHED TO BE FITTED WITH OBTUSCURE GLAZING AND SUCH OBTUSCURE GLAZING SHALL BE MAINTAINED IN PERPETUITY

COMPLIANCE SUBMISSION

REVISION	DATE	MADE BY
A	JUNE '22	N. JONES
B	JAN '22	N. JONES

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PROPOSED EXTENSION & INTERNAL ALTERATIONS AT 69 BALLYROAN CRESCENT, RATHFARNHAM, DUBLIN 14 FOR MR FERUGS MCCABE

PLANNING DRAWING: PROPOSED CONTIGUOUS REAR & SIDE ELEVATIONS

JOB TITLE	PLANNING DRAWING: PROPOSED CONTIGUOUS REAR & SIDE ELEVATIONS
DRAWING TITLE	PLANNING DRAWING: PROPOSED CONTIGUOUS REAR & SIDE ELEVATIONS
SCALE	1:100
DATE	NOV '21
DRAWN BY	N.Jones
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JOB No.	20/258
DRAWING No.	P.05
REV.	B

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Notes:

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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 on not real ground conditions.
All works to be carried out in accordance with the 1997 Building Regulations, with all subsequent amendments to same, and with the requirements of the relevant local authority.
All levels must be checked on site.