



EXTERNAL WALL
 CAVITY WALL CONSTRUCTION WITH 100MM PLASTERED BLOCKWORK OUTER LEAF 125MM CAVITY WITH FULL BONDED BEAD INSULATION
 100MM CONCRETE BLOCK WALL INNERLEAF WITH STAINLESS STEEL WALL TIES AT MIN 750MM CTS HORIZONTALLY AND MIN. 450MM CTS. VERTICALLY,
 INNER WALL TO BE DRYLINED WITH 50MM INSULATED PLASTER BOARD MUSHROOMED FIXED TO WALL AND SKIMMED PLASTER FINISHED, ALL CAVITY WALLS TO BE FIRE STOPPED AS REQUIRED BY CURRENT BUILDING REGULATION.

NEW INTERNAL PARTITION WALL
 INTERNAL BLOCK WALL
 100MM SOLID BLOCKWORK WALL TO UNDERSIDE OF FLAT ROOF & FIRE SEALED WITH INTUMESCENT PASTE.

CEILING.
 12.5MM PLASTERBOARD AND SKIM WITH FOIL BACKED PLASTER BOARD TO UNDERSIDE OF ROOF AND TO KITCHEN AND BATHROOM.

 PROPOSED NEW SINGLE STOREY GRANNY ACCOMMODATION AND NEW KITCHEN EXTENTION
 EXISTING HOUSE

WINDOWS.
 SELECT ALU-CLAD WINDOW AND DOOR BY RATIONEL / CARLSON.
 FIXED IN ACCORDANCE WITH MANUFACTURERS DETAILS.
 ALL WINDOWS TO BE DRAFTPROOF.

EXTERNAL GROUND GRADIENT TO SLOPE
 REF: TO ENGINEERS GROUND DETAILS.

EXISTING ENTRANCE

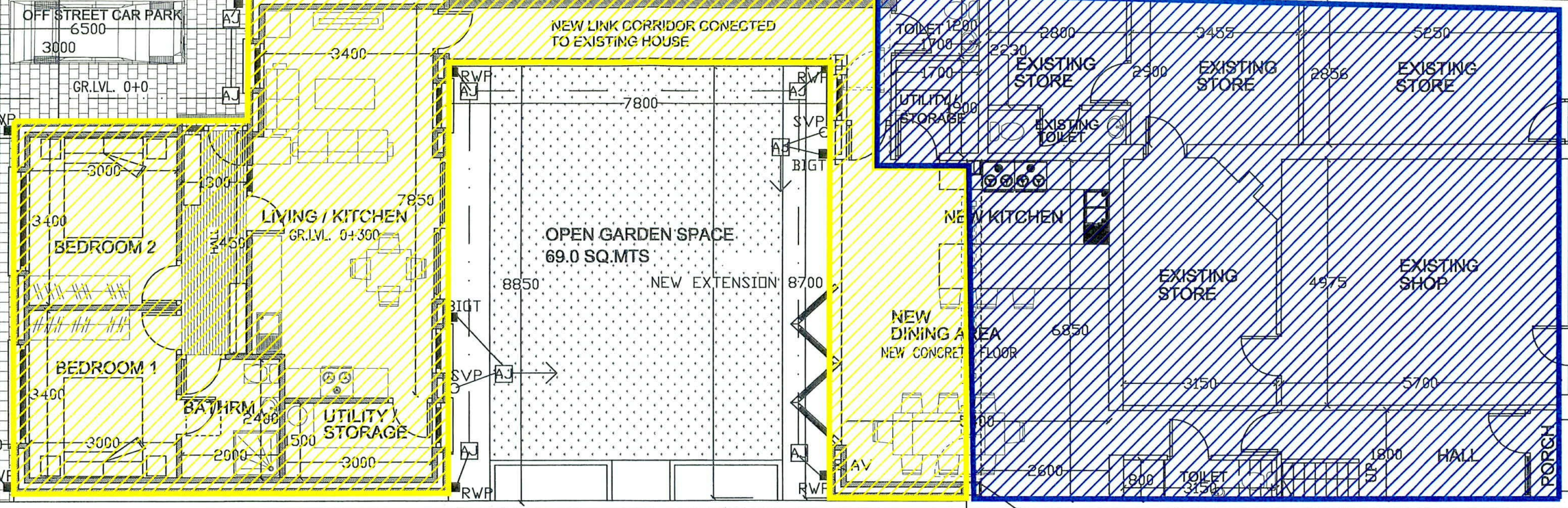
WASHINGTON LANE

NEW SINGLE STOREY GRANNY ACCOMMODATION

NEW SINGLE STOREY GRANNY ACCOMMODATION

EXISTING BOUNDARY WALL

EXISTING SHOP



FLOOR.

GROUND FLOOR TO BE 75MM SCREED ON 150MM CONCRETE SLAB ON 100MM HIGH DENSITY KINGSPAN UNDER FLOOR INSULATION ON RADON BARRIER ON 50MM SAND BLINDING ON 200MM WELL COMPACTED CONSOLIDATED HARDCORE INFILL.

VENTILATION.

MECHANICAL VENTILATION SYSTEM WITH HEAT RECOVERY INSTALLED BY SPECIALIST CONTRACTOR.

DRAINS

REMOVE EXISTING SERVICE & RELOCATE WHERE AN EXISTING LINE OF DRAINS PASS UNDER WALLS OF A PROPOSED EXTENSION PROVIDE AND FIX 2 NO. 225 X 75X 1200MM LONG LINTELS OVER TO ENSURE ADQUATE PROTECTION TO DRAINS.

WHERE AN EXISTING LINE OF DRAINS PASS UNDER WALLS OF A PROPOSED EXTENSION DRAIN TO BE FULLY ENCASED IN CONCRETE 150MM. MIN. THK. ALL AROUND TO ENSURE ADQUATE PROTECTION TO DRAINS.

ALL NEW DRAINS TO BE 100MM DIAMETER WAVIN OR OTHER APPROVED DRAIN PIPES LAID TO FALL 1:40 MIN. LAID ON 150MM CONCRETE BED AT LEAST 300MM WIDE AND PROPERLY HANUCHED.

PROPOSED GROUND FLOOR PLAN
 SCALE 1:100

DAMP PROOF COURES

IN ALL GROUND FLOOR WALLS TO FULL WIDTH OF WALL AND LAPPED AS NECESSARY WITH D.P.M. AND TO BE MINIMUM 150MM ABOVE GROUND LEVEL. VERTICAL D.P.C'S TO BE INSERTED AY ALL JAMBS TO OPES WITH A STEPPED D.P.C TO BE CARRIED OVER ALL HEADS TO OPES AND CARRIED UNDER AND FOLDED UP AT BACK AND SIDES OF ALL CILLS ,D.P.C FITTED UNDER ALL WALL PLATES.

NEW COL. AND STEEL BEAM TO ENG. DETAILS.

DOTTED LINE INDICATE EXISTING WALL , DOOR AND WINDOWS TO BE REMOVED AND MAKE GOOD TO SURROUNDING

SMOKE AND CARBON MONOXIDE ALARMS WHERE APPLICABLE TO BE FITTED AS REQUIRED BY CURRENT BUILDING REGULATIONS.

EXTRACT DUCTING TO BE PROVIDED TO KITCHEN RM, COOKER HOB, GAS BOILER, LOCATION TO BE MARK ON SITE AT LATER STAGE .

TANKING TO ALL BATHROOM AREAS

NOTE:
 PLANNING DRAWING SHALL NOT BE USED AS CONSTRUCTION DRAWINGS,
 ALL UNDERGROUND SERVICES & RELOCATION, LEVELS, AND DIMENSIONS, TO BE VERIFIED ON SITE BY CONTRACTOR BEFORE COMMENCING THE WORKS ON SITE.

ALL RELEVANT NOTICES UNDER THE BUILDING CONTROL ACT ETC. TO BE SERVED AND ALL WORKS CARRIED OUT SHALL COMPLY WITH ALL STATUTORY AND OTHER PROVISIONS IN FORCE, THE CONTRACTOR SHALL INDEMNIFY THE EMPLOYER AND THE ARCHITECT AGAINST CLAIMS OR PROCEEDINGS AND SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING AND ANY INJURIES TO WORKMEN OR PERSONS CAUSED AS A RESULT OF THE WORKS AND BE FULLY INSURED UNDER THE EMPLOYERS LIABILITY W.C.A.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH TENDER SPEC. AND ALONG WITH ENGINEERS DETAILS AND SPEC. AND MECH.&ELEC. ALL SIZES TO BE CHECKED ON SITE BY CONTRACTOR, ALL BUILDING TO BE CARRIED OUT TO CURRENT BUILDING REGULATIONS.

PMK ARCHITECTS

SYCAMORE LODGE BARRENHILL SUTTON D.13 TEL. 8325603.

PROJECT: WE RAJENDRA AND KUMUD NAIK INTEND TO APPLY PLANNING PERMISSION FOR A DEVELOPMENT ON THIS SITE AT 1 ORCHARDSTOWN PARK, RATHFARNHAM, DUBLIN 14. D14VW44
 THE DEVELOPMENT WILL CONSIST OF PLANNING PERMISSION OF A SINGLE STOREY KITCHEN EXTENSION TO EXISTING KITCHEN AT REAR, AND FOR A NEW SINGLE STOREY GRANNY ACCOMMODATION TO REAR CONSISTING OF TWO BEDROOMS, BATHROOM, LOUNGE, KITCHEN, AND OFF STREET CAR PARKING ALL TO REAR OF EXISTING SHOP/HOUSE.

TITLE: PROPOSED GROUND FLOOR PLAN
 CLIENT: RAJENDRA AND KUMUD NAIK

SCALE: 1 - 100	DRG.NO 005	CHECK PK	REV. PLANNING DRAWINGS.
DATE: AUG,2022	DRAWN. RD	JOB NO.	AUGUST,2022



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CODE 5 LEAD FLASHING,
AND COUNTER FLASHING.

SELECTED ROOF TILES TO MATCH EXISTING ON
50 X 25 mm TREATED TIMBER BATTENS ON
ROOFING FELT ON 200X 50MM TREATED TIMBER RAFTERS @400 C/C
200 LOOSE LAID FIBREGLASS INSULATION BETWEEN JOISTS AND
12.5 FOILBACKED PLASTER BOARD FIXED TO UNDERSIDE WITH
SKIM FINISH

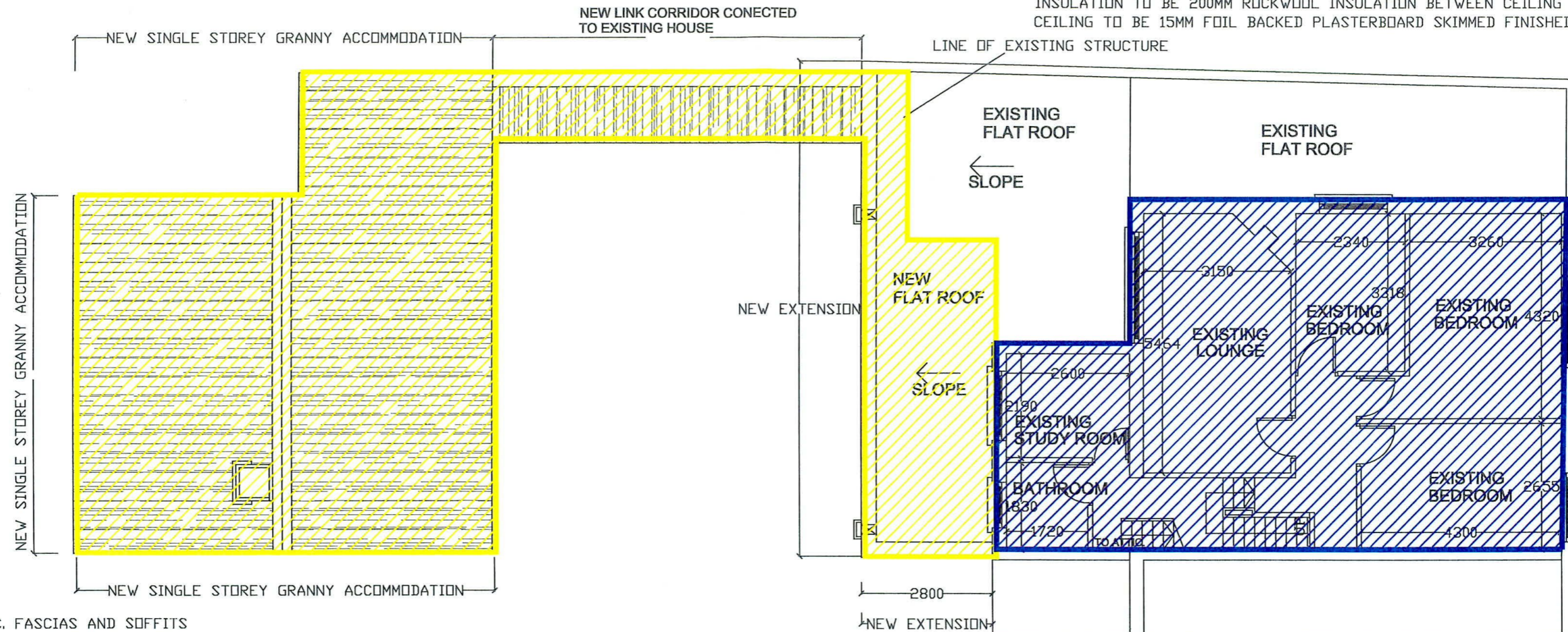
ALL STRUCTURAL TIMBERS TO BE PRESSURE IMPREGNATED PRESERVATIVE
TREATED ALL STRAPPING TO BE IN ACCORDANCE WITH THE BUILDING
REGULATIONS AND TO ENGINEERS DETAIL AND SPECIFICATION.

P.V.C SEAMLESS GUTTERS AND
RAINWATER PIPES.

 PROPOSED NEW SINGLE STOREY GRANNY
ACCOMMODATION AND NEW KITCHEN EXTENTION
 EXISTING HOUSE

CONC. / METAL CAPPING ON WATER PROOF MEMBRANCE
ON PARAPET WALL

NEW FLAT ROOF WITH REFLECTIVE PAINT FINISH LAID TO JOINTS ON
PROPRIETARY SEPARATING MEMBRANE ON
25MM WATER PROOF PLY SHEETS ON FIRING BATTENS TO FALL ON 50MM X 25MM
TREATED TIMBER BATTENS ON ROOFING FELT ON 200 MM X 50 MM TIMBER
RAFTERS AT 350 MM CTRS ON 200 MM X 50 MM CEILING JOISTS,
INSULATION TO BE 200MM ROCKWOOL INSULATION BETWEEN CEILING JOISTS,
CEILING TO BE 15MM FOIL BACKED PLASTERBOARD SKIMMED FINISHED.



PROPOSED FIRST FLOOR PLAN

SCALE 1:100



NEW P.V.C. FASCIAS AND SOFFITS
PROVIDE 12mm CONTINUOUS STRIP
SOFFIT VENTILATION OR EQUIVALENT

NEW P.V.C. FASCIAS AND SOFFITS
PROVIDE 12mm CONTINUOUS STRIP
SOFFIT VENTILATION OR EQUIVALENT

NEW VELUX ROOFLIGHT TO NEW
ROOF IN FULL ACCORDANCE WITH
MANUFACTURERS INSTRUCTIONS

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