



Roof:
Coloured concrete roof tiles laid to manufacturers instructions on 35mm x 50mm battens on sarking felt on prefabricated roof trusses at 600mm centres to I.S. 193: 1986, complete with bracing, water storage tank supports and holding down clips, all to manufacturers instructions.

Solid blockwork on precast prestressed concrete lintol.

Plumbing:
Wash basin - Trap 32mm. Seal 75mm.
Sink / Bath - Trap 40mm. Seal 75mm.
W.C. - Trap 75mm. Seal 50mm.

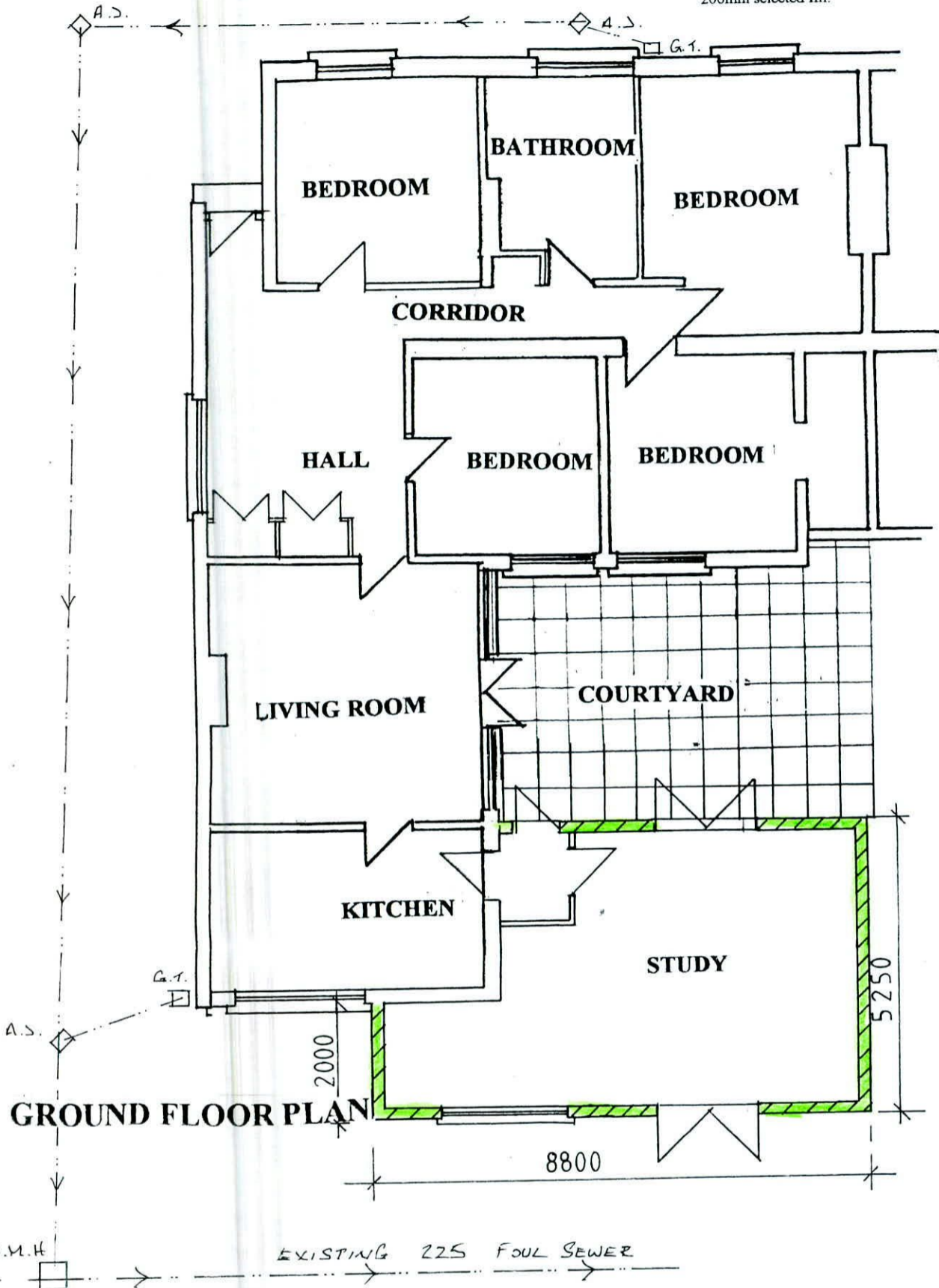
Drains:
100mm. and 150mm. diameter drains bedded on 100mm granular material, covered with 100mm granular fill and 200mm selected fill.

1. **EXTERNAL WALL CONSTRUCTION:**
New build external wall is to be 215mm blockwork

Apply Moy Isover Optima internal dry-lining system:

100mm Moy Isover Metac insulation, Isover Vario KM Duplex membrane & moisture resistant Gyproc wallboard with skim finish. to provide an average elemental u-value not greater than 0.27 W/m²K.

The rear extension boundary wall should be inspected to see if it can be dry-lined as detailed.
2. **NEW INTERNAL WALL CONSTRUCTION:**
New ground floor partitions to be constructed from 100mm studwork, plastered with 3mm skim finish & painted to Client prior approval.
3. **WALL & FLOOR FINISHES:**
Allow for tiling to Kitchen splashback and floor to ceiling in Ensuite. Allow for floor tiling Ensuite and Kitchen extension. Allow PC sum of €2000 in agreement with client for supply of tiles, grout and adhesive. Floor finish to bedroom extension by client.
4. **NEW KITCHEN & UTILITY FITTINGS**
Allow PC sum of €6000 for new kitchen fittings in agreement with client.
5. **INTERNAL JOINERY DOORS**
S/W internal joinery doors & H/W frames to be supplied to Clients approval. 80 x 15mm square softwood architrave and skirtings to be fitted to new extension throughout. Stainless steel door ironmongery to be supplied by Builder to clients prior approval.
6. **EXTERNAL WINDOWS & DOORS**
uPVC framed double glazed external windows & doors to be supplied throughout to new extension. Refer to elevation sheet.
7. **STRUCTURE**
Fit 215x65 precast concrete lintols over new window and door opes.
8. **VENTILATION**
Install automatic ventilation to Ensuite to link to rear wall. Mechanical extract ventilator to be capable of extracting at a rate of 15 litres per second. Allow for box out of extract duct running at high level. Allow for Kitchen air extract to existing external wall. Location of cooker / oven indicative. Allow for passive ventilation via proprietary ventilators by Passivent or similar to new bedroom and kitchen.
9. **EXTERNAL DECKING**
Existing decking to be removed. Agree new paving feature and extent to rear garden with client. Allow PC sum of €2000 for new landscaping works.
10. **ELECTRICAL**
Electrical Fittings - Allow for wiring and fitting of sufficient electrical, phone, TV and data points throughout the new Bedroom & Kitchen extension. (Approx. - 2 no. phone, data and TV, 12 no. power). Location and number to be agreed with the Client. Allow for the fitting of 10 no. downlighters to Kitchen / Dining extension. Pendant type fitting elsewhere.
Allow for external power point to rear extension wall. Allow for 2 external floodlights to light rear garden & side access. All to be agreed with Client in advance.
11. **PLUMBING**
Contractor to survey heating system to existing dwelling, such that new plumbing for Extension / Ensuite can link into existing system. Allow for sufficient number of panel radiators sized to provide adequate heat to the extension. Location & number of radiators to be agreed with the Client. Allow for external water tap from new rear extension wall.



GROUND FLOOR PLAN

Floor:
150mm thick power floated concrete slab on 50mm thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

Ventilation:
Room vents - 6500sq.mm.
Roof - 25mm continuous strip or equal.
Window opes Kitchen 1/10 of floor area, other rooms 1/20 of floor area.

Insulation:
Maximum Elemental U! Values.
Exposed Roofs - 0.25 W/M² K.
Exposed Walls - 0.45 W/M² K.
Exposed Floors - 0.45 W/M² K.

Glazing - Double glazing throughout

Smoke Detector to be fixed to ceiling at bottom of stairs to B.S. 5588 Part 1 1990.

75mm x 100mm treated wallplate on d.p.c. strapped to walls at 2 metre centres 5mm x 30mm x length of two full blocks.

Concrete Mixes:

Lean Mix	7.5 N/mm ² .
Pipe Bedding	10.0 N/mm ² .
Blinding	10.0 N/mm ² .
Strip Foundation	15.0 N/mm ² .
Ground Floor	20.0 N/mm ² .
Paths	25.0 N/mm ² .

Rafters to be notched over 35mm x 50mm bearer fixed to 50mm x 150mm wallplate

Lintols:
Precast concrete composite lintol and pressed metal lintols incorporating insulation, 225mm. bearing each end.

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35mm x 75mm stud partition, head & sole pieces at 400mm crs. noggins at 800mm crs.

75mm x 100mm treated wallplate on d.p.c. strapped to wall at 2m. centres 5mm x 30mm x length of two full blocks.
18mm thick timber soffit - 25mm continuous vent.
32mm x 175mm Timber fascia board.

Drawing Number : 591/PD/03
Scale : 1 : 100
Date : 6 March 2017
Revisions:

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Note:
All structural timbers to comply with SR11, structural timber for domestic construction. Timber to be kiln dried and supplied at a moisture content not exceeding 22%.

PROPOSED EXTENSION TO REAR OF 7 TURNPIKE ROAD, BALLYMOUNT, DUBLIN 22 FOR TONY AND TERESA DUFFY.