

PROPOSED NEW SINGLE STOREY GRANNY ACCOMMODATION AND NEW KITCHEN EXTENSION

EXISTING HOUSE

CODE 6 LEAD FLASHING, AND COUNTER FLASHING, CUT ROOF TO ENGINEER DETAILS.

ZINC FINISH TO NEW ROOF
TYVEK SUPRD BREATHABLE FELT SEALED WITH WINDTIGHTNESS TAPE ON 25MM WATER-PROOF PLY SHEETS ON FIRING BATTENS ON 225x50 TIMBER ROOF JOISTS AT 400 CTRS INSULATION TO BE 200MM ROCKWOOL INSULATION BETWEEN CEILING JOISTS,

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.

P.V.C SEAMLESS GUTTERS AND RAINWATER PIPES.

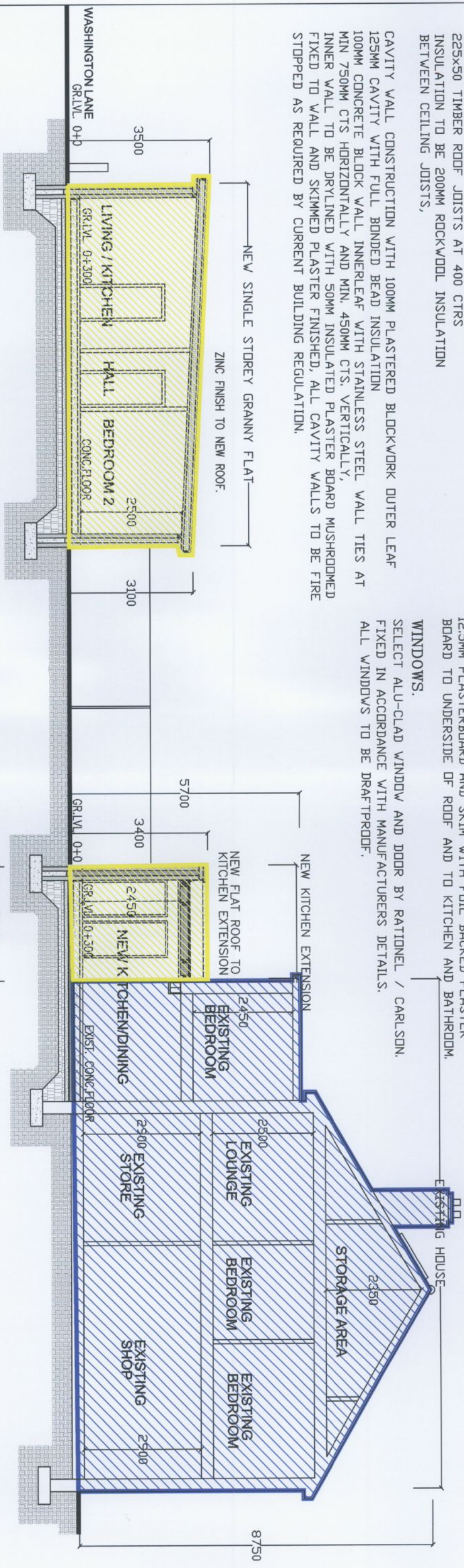
NEW P.V.C. FASCIAS AND SOFFITS PROVIDE 12mm CONTINUOUS STRIP SOFFIT VENTILATION OR EQUIVALENT DASHED RENDER PLASTER PAINTED FINISH.

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

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

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

NEW FLAT ROOF WITH REFLECTIVE PAINT FINISH LAID TO JOISTS 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 SECTION

SCALE : 1:100

GROUND FLOOR TO BE 75MM THICK SCREED ON 100MM HIGH DENSITY KINGSPAN UNDER FLOOR INSULATION ON RADON BARRIER ON 200MM CONCRETE RAFT FOUNDATION ON 150MM WELL CONSOLIDATED HARDCORE.

FOUNDATION TO SIZES SHOWN AND DEPTH AS APPROVED BY STRUCTURAL ENGINEERS SPECIFICATIONS REF: ENGINEER DRAWINGS.

PMK ARCHITECTS

SYCAMORE LODGE BARENHILL SUTTON D13 TEL. 9325603.

PROJECT: WE RAJENDRA AND KUMUD NAIK INTEND TO APPLY PLANNING PERMISSION FOR A DEVELOPMENT ON THIS SITE AT 1 ORCHARDSTOWN PARK, RATHARNHAM, 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 SEPARATE FLAT TO REAR CONSISTING OF TWO BEDROOMS, BATHROOM, LOUNGE, KITCHEN, AND OFF STREET CAR PARKING ALL TO REAR OF EXISTING SHOP/HOUSE.

TITLE:	PROPOSED SECTION	CHECK:	PK	REV.:	PLANNING DRAWINGS.
CLIENT:	RAJENDRA AND KUMUD NAIK	DRAWN:	RD	DATE:	AUGUST, 2022
SCALE:	1 - 100	DRAWN:	RD	CHECK:	PK
DATE:	AUG, 2022	DRAWN:	RD	CHECK:	PK

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 V.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.