

**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**

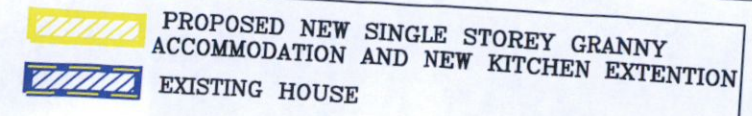
INTERNAL BLOCK WALL 100MM SOLID BLOCKWORK WALL TO UNDERSIDE OF FLAT ROOF & FIRE SEALED WITH INTUMESCENT PASTE.

**CEILING.**

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

**WINDOWS.**

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



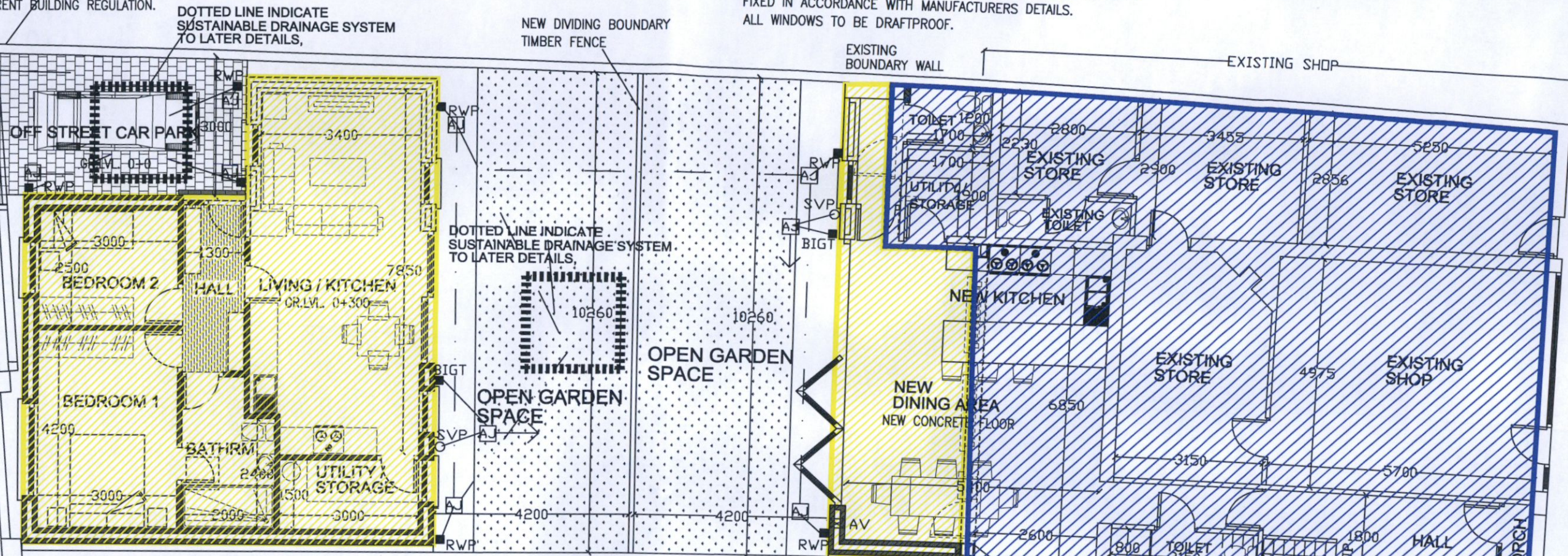
EXTERNAL GROUND GRADIENT TO SLOPE REF: TO ENGINEERS GROUND DETAILS.

EXISTING ENTRANCE NEW SLIDING GATE

WASHINGTON LANE

NEW SINGLE STOREY GRANNY FLAT

EXISTING BOUNDARY WALL



**FLOOR.**

GROUND FLOOR TO BE 75MM SCREENED 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 75 X 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.

**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.

**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 AT ALL JAMBS TO OPES WITH 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.

CONNECT TO EXISTING FOUL & SURFACE WATER DRAINS EXACT POSITION OF EXISTING LINE FOR CONNECTION TO DETERMINED ON SITE FOLLOWING INSPECTION

NEW KITCHEN EXTENSION

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

**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 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 GROUND FLOOR PLAN  
CLIENT: RAJENDRA AND KUMUD NAIK

SCALE: 1 - 100	DRG.NO 005	CHECK PK
DATE: JAN,2023	DRAWN. RD	JOB NO.

REV. ADDITIONAL INFORMATION  
REF : SD22B/0402

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**PROPOSED NEW SINGLE STOREY GRANNY ACCOMMODATION AND NEW KITCHEN EXTENTION**

**EXISTING HOUSE**

ZINC FINISH TO ROOF AND PARAPET WALL ON TYVEK SUPRO 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,

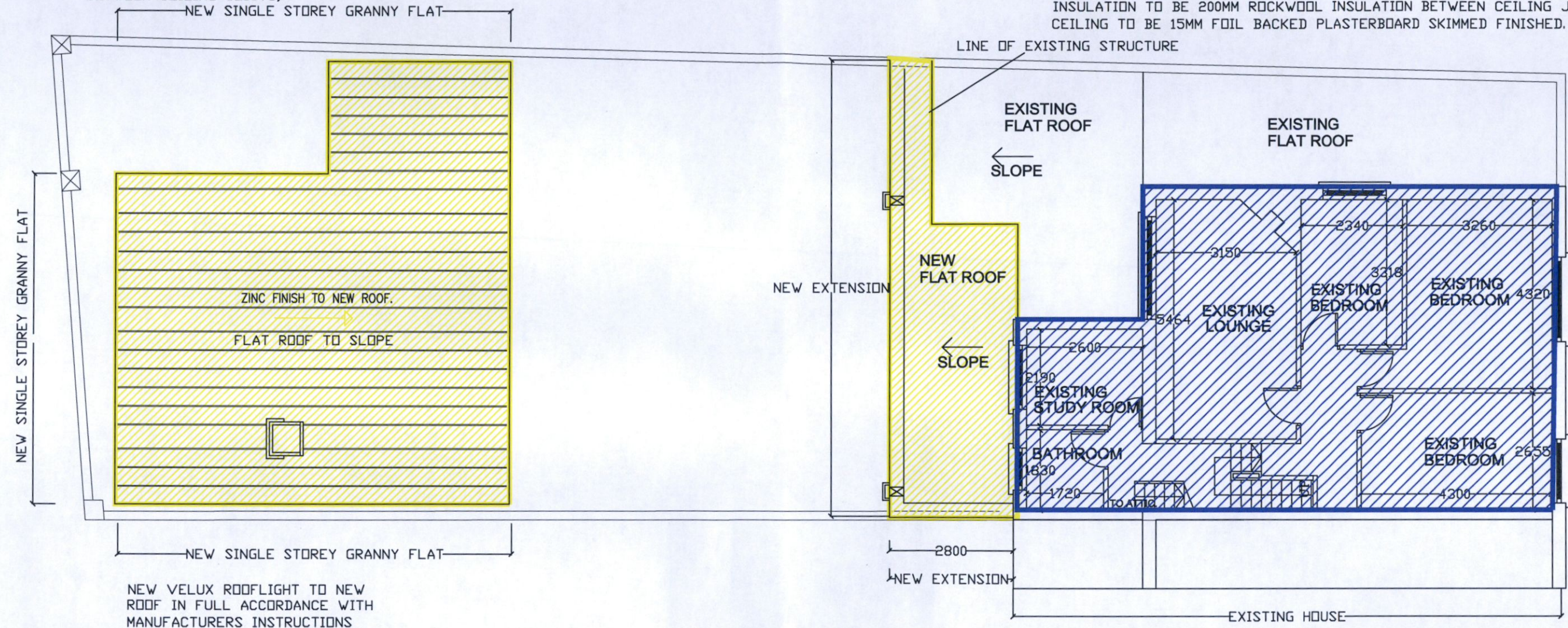
ALL STRUCTURAL TIMBERS TO BE PRESSURE IMPREGNATED PRESERVATIVE TREATED ALL STRAPPING TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO ENGINEERS DETAIL AND SPECIFICATION.

P.V.C SEAMLESS GUTTERS AND RAINWATER PIPES.

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

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



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CLIENT: RAJENDRA AND KUMUD NAIK

SCALE: 1 - 100  
DATE: JAN,2023

DRG.NO 006  
DRAWN. RD

CHECK PK  
JOB NO.

REV. PLANNING DRAWINGS.  
AUGUST,2022

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