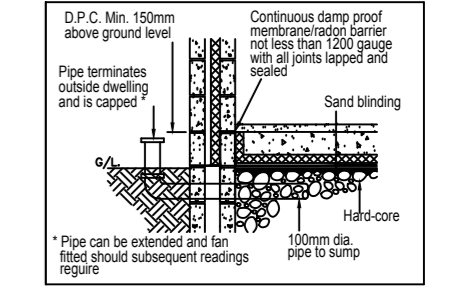


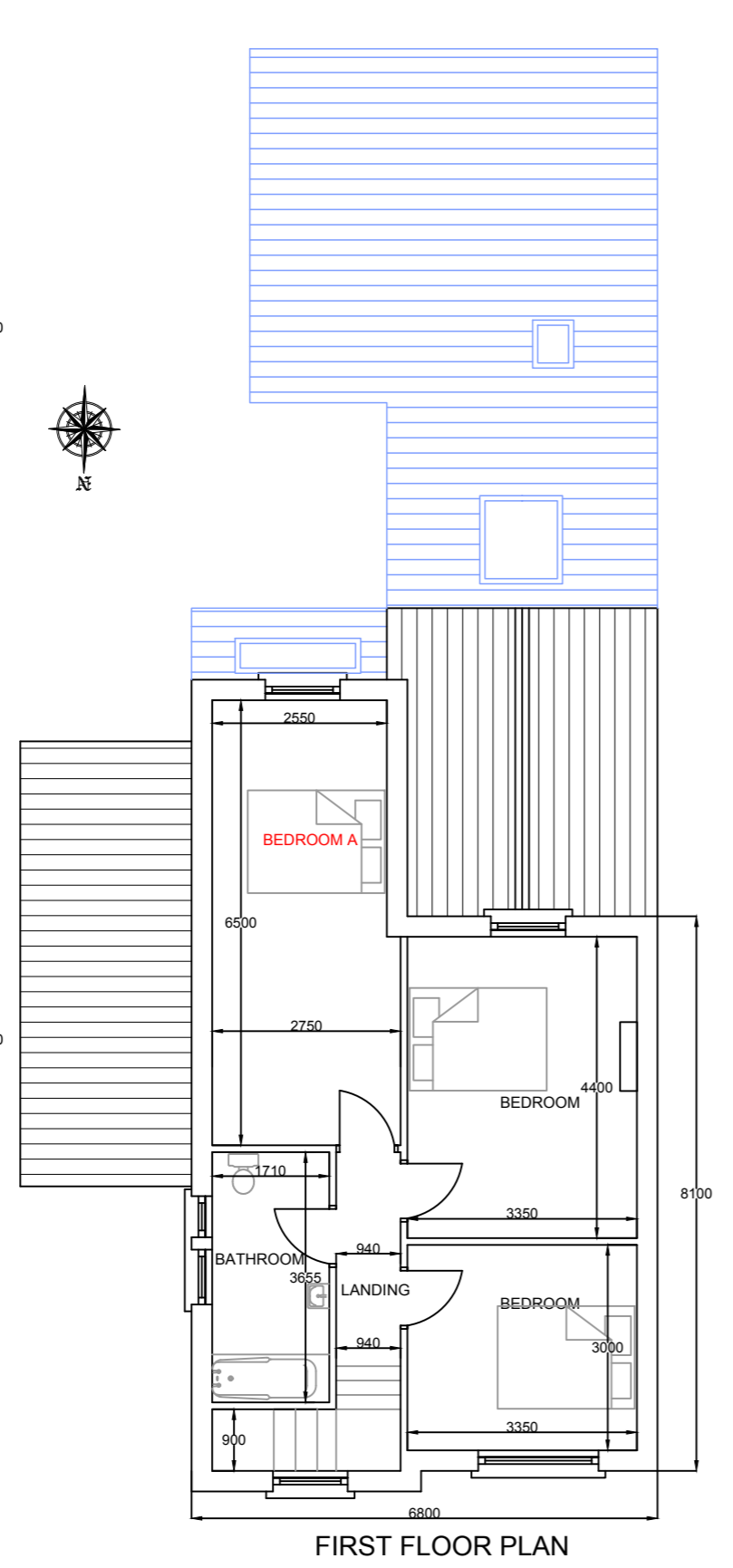
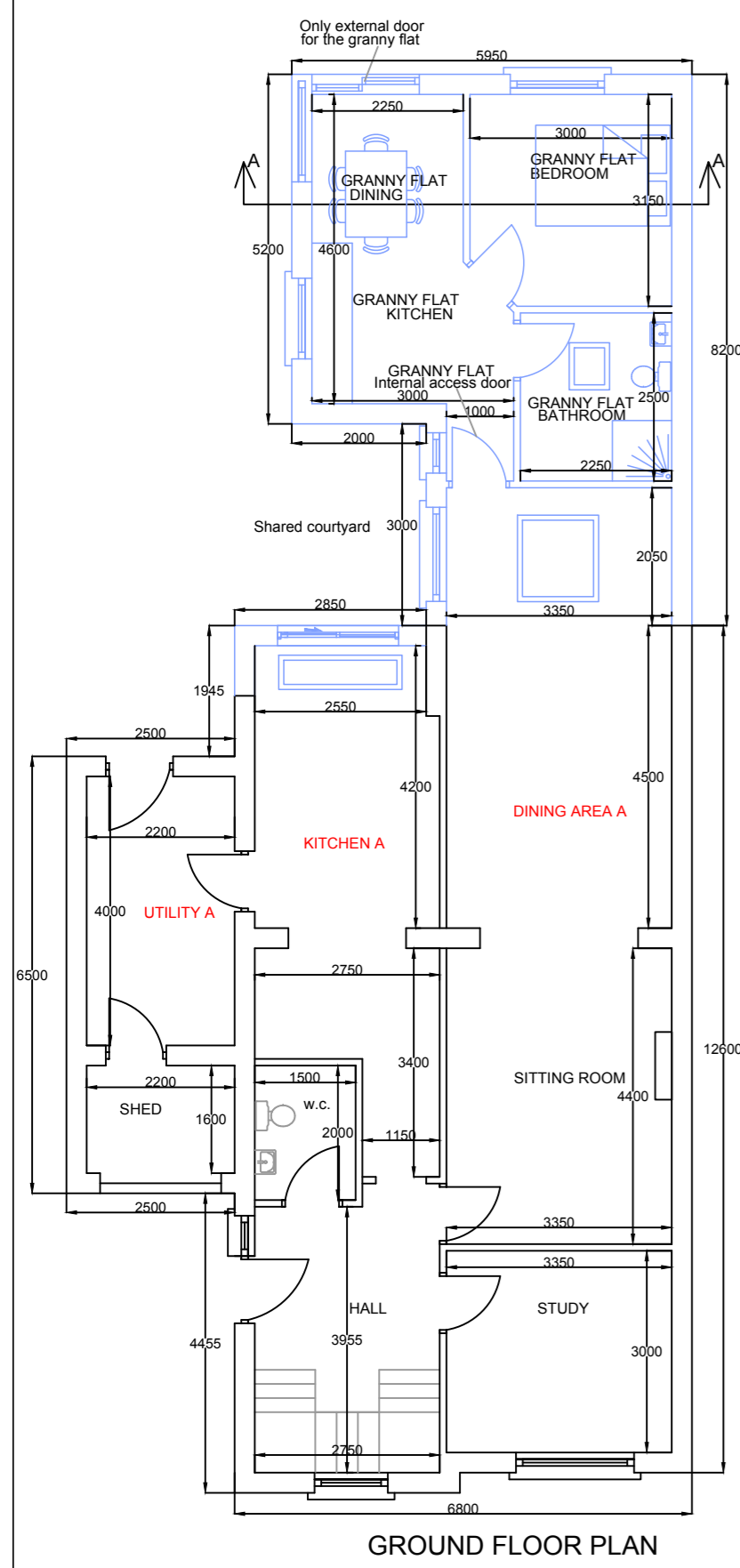
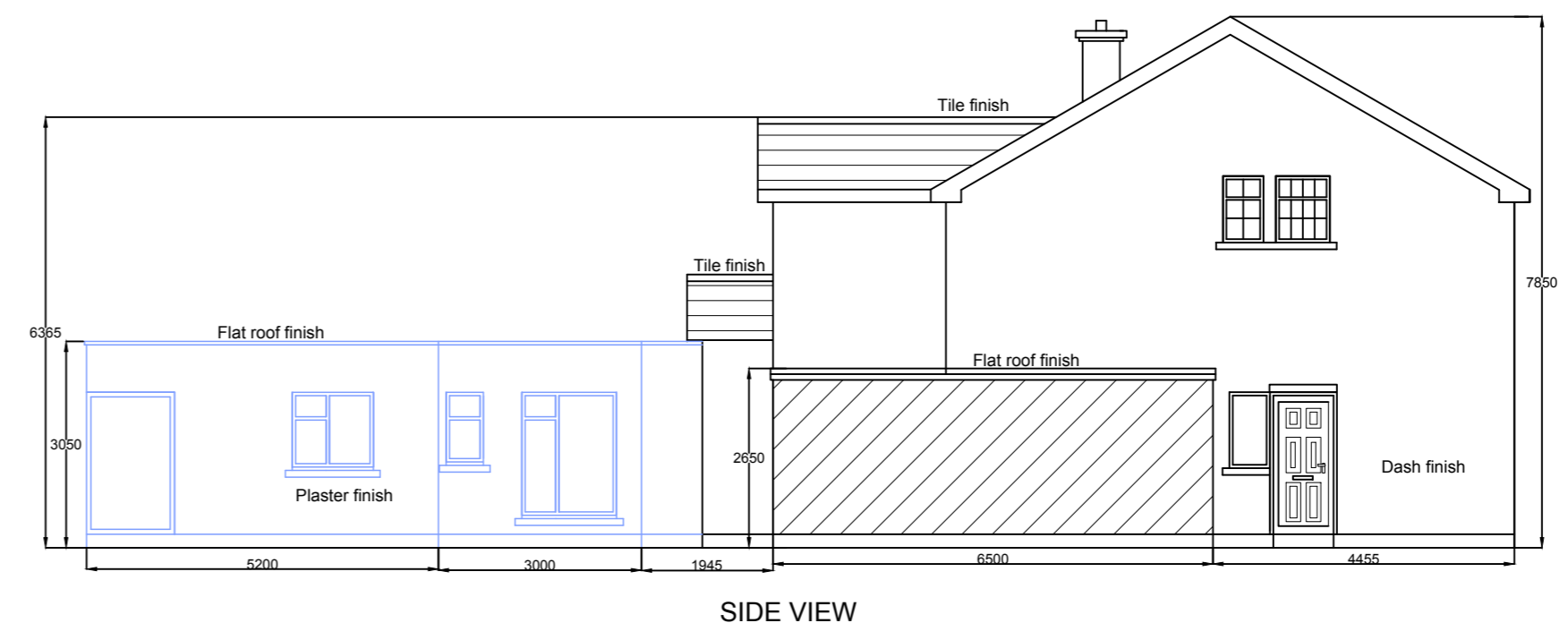
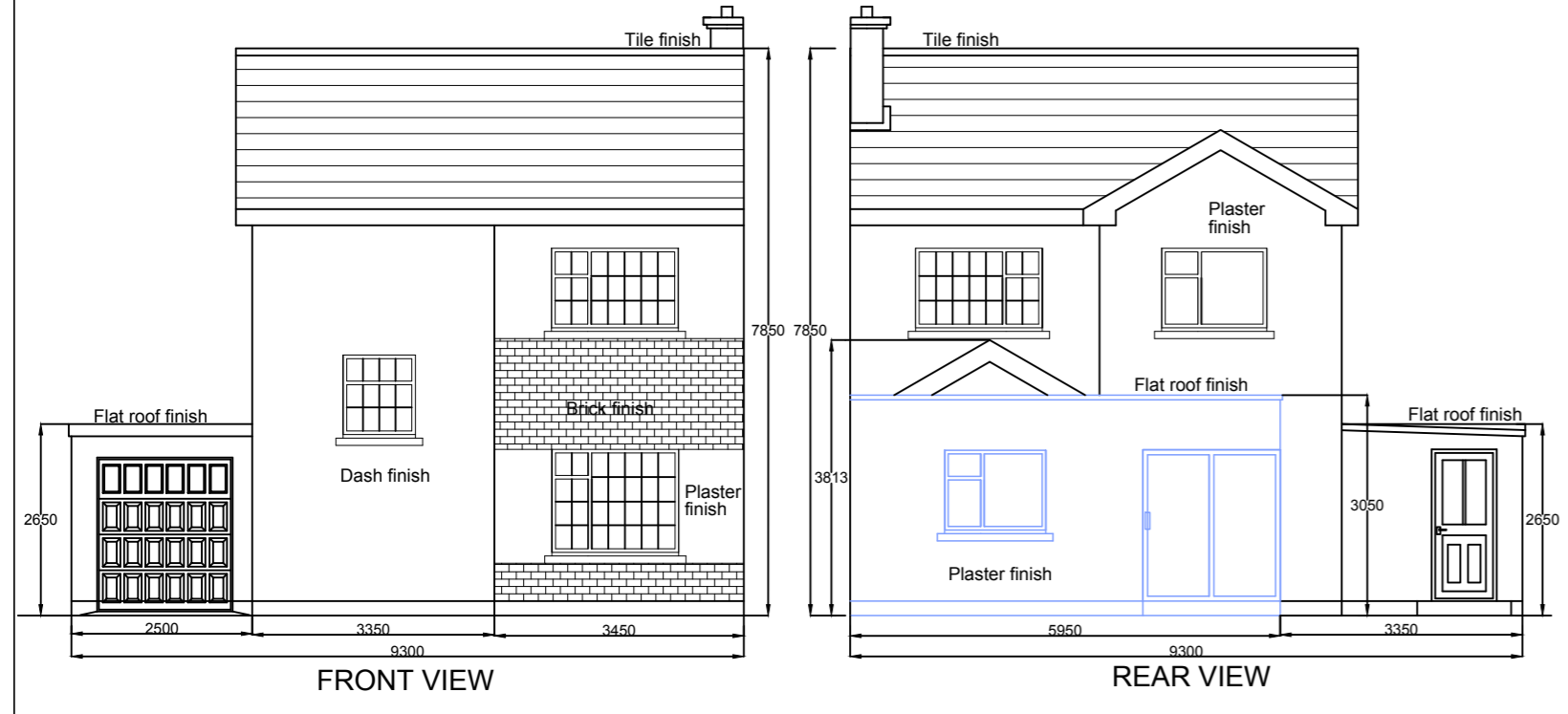
SCHEDULE OF AREAS	
Existing floor area	= 138 sq m
Proposed extension area	= 38 sq m
Total floor area	= 176 sq m or 1,895 sq ft



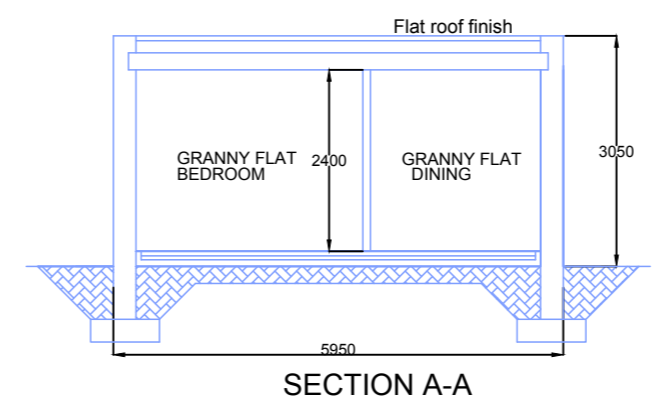
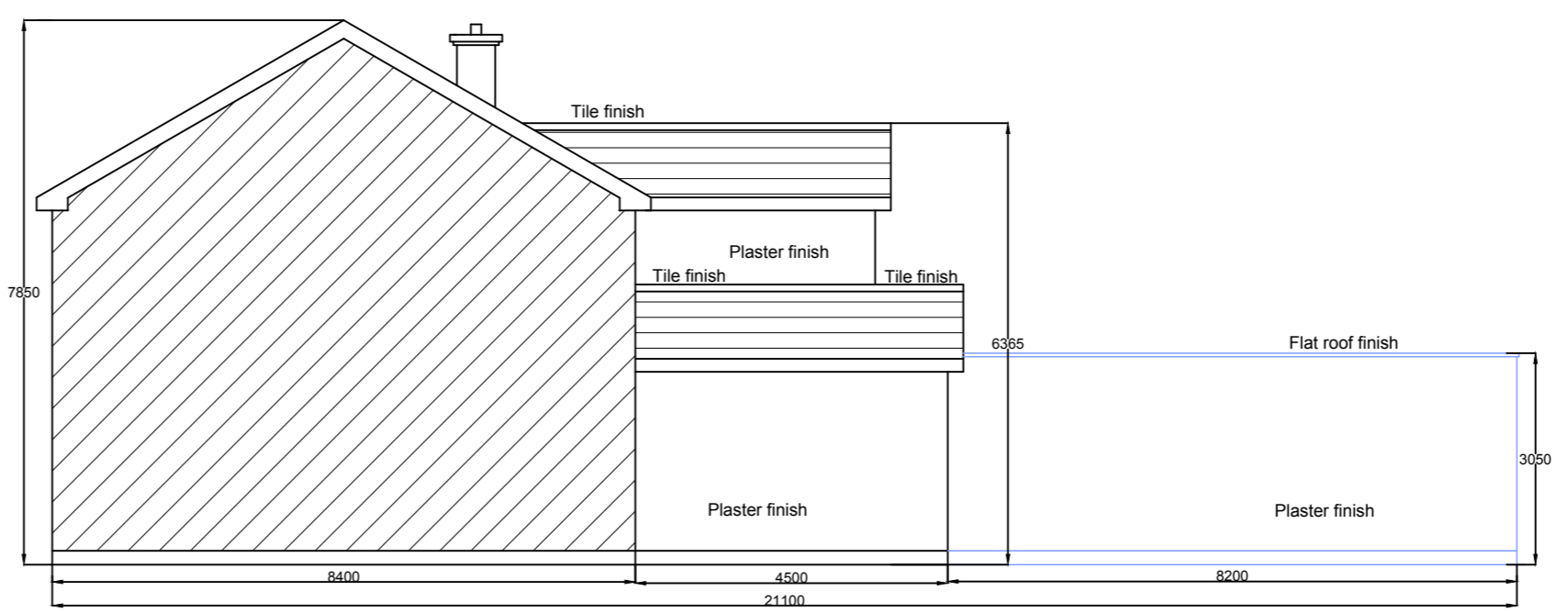
OUTLET DETAIL TO RADON SUMP
NOTE: RADON MEMBRANE CONTINUED ACROSS CAVITY EXTERNAL WALLS, STEPPED AS SHOWN

SPECIFICATION:
FOUNDATIONS:
 EXTERNAL WALL FOUNDATIONS TO BE GENERALLY 1200mm x 300mm OR THREE TIMES WALL THICKNESS WHICHEVER IS GREATER.
 INTERNAL WALL FOUNDATIONS TO BE 600mm x 300mm - FOUNDATION WIDTHS & DEPTHS SUBJECT TO ENGINEERS APPROVAL DEPENDING ON GROUND CONDITIONS.
 FOUNDATION CONCRETE STRENGTH TO BE 25N20 USE 2 LAYERS A393 STEEL MESH REINFORCEMENT. LAPPED 450mm MIN. IN TOP AND BOTTOM OF FOUNDATIONS WITH 60mm COVER.
FLOORS:
 CONCRETE FLOORS THROUGHOUT TO BE 150mm THICK MIN 35N20 CONCRETE. INSULATION TO BUILDING REGULATIONS 2002 PART L STANDARD. (TURN INSULATION UP AT SLAB EDGE) RADON BARRIER / 1200 GAUGE D.P.M. ON REQUIRED SAND BLINDING AND 225mm MIN COMPACTED HARDCORE (CLAUSE 804).
GLAZING:
 ANY UNGUARDED GLAZING BELOW THE LEVEL 800mm ABOVE THE FLOOR SHOULD BE SAFETY GLAZING WITH TOUGHENED GLASS. TOUGHENED GLASS SHOULD ALSO BE USED IN PATIO DOORS AND GLAZED PANELS IN ALL DOORS.
 ALL BEDROOM WINDOWS SHOULD INCLUDE AN OPENING SASH TO PROVIDE AN UNOBSTRUCTED OPENING 850mm HIGH AND 500mm WIDE. THE BOTTOM OF THE WINDOW OPENING SHOULD BE NOT MORE THAN 1100mm AND NOT LESS THAN 800mm ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS SITUATED.
ROOF:
 PREFABRICATED ROOF TRUSSES PER MANUFACTURER'S DESIGN SUBJECT TO ENGINEER'S APPROVAL OR CUT ROOF TO ENGINEER'S DESIGN & SPECIFICATION WITH STRUCTURAL STEELWORK AS REQUIRED. TRUSSES TO BE STRICTLY IN COMPLIANCE WITH I.I.R.S. SPECIFICATION TO BE TO IS 444. TRUSS DESIGN, LOGITUDINAL MEMBERS AND DIAGONAL BRACING TO BE IN ACCORDANCE WITH MANUFACTURERS AND SUPPLIERS SPECIFICATION.
 WATER CISTERN SUPPORT GENERALLY: 2 No. 100mm X 35mm PRIMARY BEARERS, 2 No. 175mm X 44mm SECONDARY BEARERS, AND 2 NO. 100mm X 35mm SPREADER BEAMS AT NODE POINTS SPANNING ACROSS 4 NO. TRUSSES. 100mm X 75mm WALLPLATE TREATED AND BOLTED. 35mm x 38mm TREATED BATTENS ON APPROVED FELT.
 APPROVED COLOUR CONCRETE ROOF TILES. 25mm FACIA, 15mm SOFFIT T&G, 125mm H.R. GUTTER, GLASS FIBRE QUILT INSULATION TO ROOF SPACE THROUGHOUT TO 2002 BUILDING REGULATIONS PART L.
 FIX GALVANISED M.S. STRAPS OF CROSS-SECTIONAL AREA NOT LESS THAN 30mm X 5mm FROM GABLE WALLS: (1) ALONG ROOF SLOPE AT MAX 2000mm CENTRES TO SPAN AT LEAST 2 RAFTERS. ANCHOR STRAPS TO UNICUT BLOCKS. PACK AND NOG THE RAFTERS OFF THE WALL. (2) AT CEILING LEVEL AT MAX 2000mm CENTRES TO SPAN AT LEAST 2 JOISTS. PACK AND NOG THE JOISTS OFF THE WALL.
VERTICAL STRAPPING:
 FIX RESTRAINT STRAPS TO GABLE WALL AT RAFTER AND CEILING LEVELS AT NOT MORE THAN 2000 CTRS. STRAPS TO BE 30 X 5 THICK GALVANISED STEEL BUILT IN AS WALL RISES AND FIXED TO AT LEAST 2 TRUSSES AND NOGGING PIECES WITH 3.35 X 50 LONG WIRE NAILS.
 FIX TWISTED GALVANISED VERTICAL RESTRAINT STRAPS 30 X 5 AT NOT MORE THAN 2000 CTRS. STARTING AT TRUSS NEAREST GABLE TYING TRUSS DOWN TO BLOCKWORK IN WALL AT EAVES. STRAPS TO BE AT LEAST 750 LONG. 450 OF WHICH SHOULD BE OVER BLOCKWORK. 3 NAIL FIXINGS AT TRUSS. 2 NAIL FIXINGS AT WALL PLATE AND 4 NAIL FIXINGS AS CLOSE TO END OF STRAP AS POSSIBLE.
WALL TIES:
 WALL TIES TO I.S. 268. VERTICAL TWIST TYPE. GALVANISED OR STAINLESS STEEL AT 750mm HORIZONTAL SPACINGS AND 450mm VERTICAL SPACINGS, STAGGERED OR SUCH SPACINGS AS WILL MAINTAIN THE SAME NUMBER OF TIES PER SQUARE METRE. AND 225mm VERTICAL SPACINGS AT UNBONDED JAMBS TO ALL OPENINGS IN CAVITY WALLS WITHIN 150mm OF THE OPENING.
FLUES:
 ALL CHIMNEYS TO BE LINED WITH 200 REBATED OR SOCKETED CLAY FLUE LINERS COMPLYING WITH I.S.51. WITH SOCKET UPWARDS.
 USE PRECAST FLUE GATHERERS. HEIGHT OF FIREPLACE OPENING MEASURED VERTICALLY FROM THE TOP OF THE GRATE TO THE UNDERSIDE OF THE FLUE GATHERING LINTEL SHOULD NOT BE GREATER THAN 550.
 BACKFILL TO FLUE TO BE WEAK WETTED MORTAR PER BUILDING REGULATIONS PART J.
WALLS:
 EXTERNAL WALLS TO BE CONSTRUCTED WITH 100mm SOLID CONCRETE BLOCKWORK UNLESS OTHERWISE STATED. INTERNAL WALLS GENERALLY TO BE 100mm SOLID BLOCK UNLESS OTHERWISE STATED. IF CONCRETE FIRST FLOOR SLABS ARE BEING USED WALL MAY NEED TO BE 225mm THICK. EXTERNAL WALL INNER LEAF MAYBE 215mm THICK IF CONCRETE FIRST FLOOR SLABS ARE BEING USED.
BER REQUIREMENT:
 NEW DWELLINGS FROM 1ST JULY 2008. NEW DWELLINGS TO COMPLY WITH CURRENT BUILDING REGULATIONS & ENERGY PERFORMANCE OF BUILDINGS.
AIR TIGHTNESS:
 MAXIMUM REQUIREMENT 10 AIR CHANGES PER HOUR. BEST PRACTICE 3.

EXISTING
PROPOSED



Existing extension area:
 KITCHEN A = Area is 8 sqm
 UTILITY A = Area is 9 sqm
 DINING AREA A = Area is 14 sqm
 BEDROOM A = Area is 8 sqm
 Total area = 39 sqm



USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWINGS ALL MEASUREMENTS, HEIGHTS, AREAS, LEVELS AND CONSTRUCTIONAL DETAILS TO BE CHECKED AND VERIFIED BY THE BUILDING CONTRACTOR, SUB-CONTRACTOR OR DIRECT LABOUR CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS OR AGREEMENTS.	
CLIENT:	PAT & CATHERINE KELLEGHAN
PROJECT:	PROPOSED EXTENSION AT 22 MARIAN PARK, RATHFARNHAM, DUBLIN 14, CO. DUBLIN.
MARTIN KELLY PLANNING ENGINEERING & PLANNING CONSULTANTS	PROPOSED EXTENSION (REV 2)
DRAWN BY:	SCALE:
M.KELLY	1:100
ORIGIN DATE:	DRAWING NUMBER:
21/6/2023	22/161/01
104 Greenpark Meadows Mullingar Co. Westmeath Ireland Mobile: 085 7255182 Email: info@martinkellyplanning.ie www.martinkellyplanning.ie	
FOR PLANNING PURPOSES ONLY	