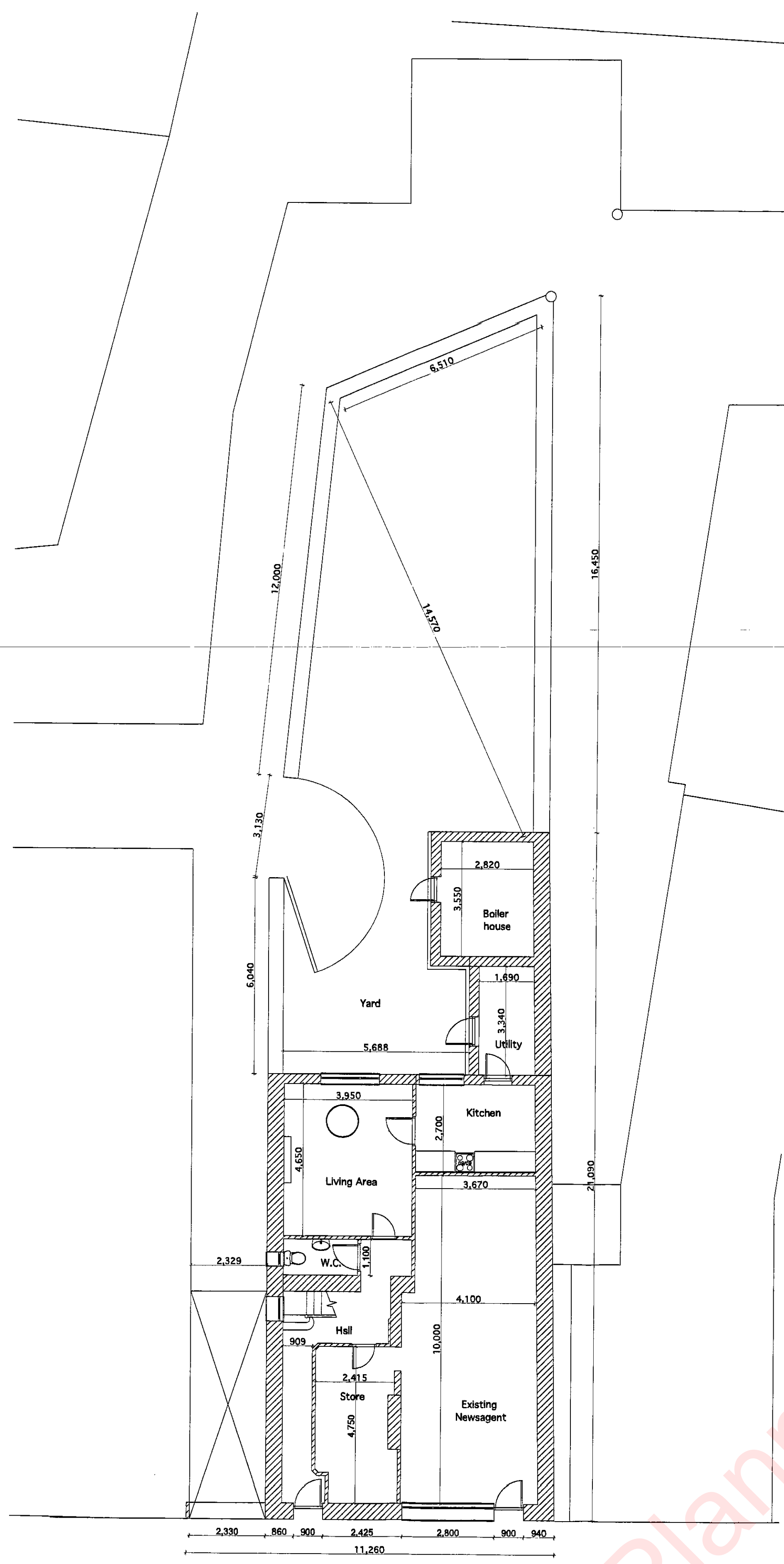
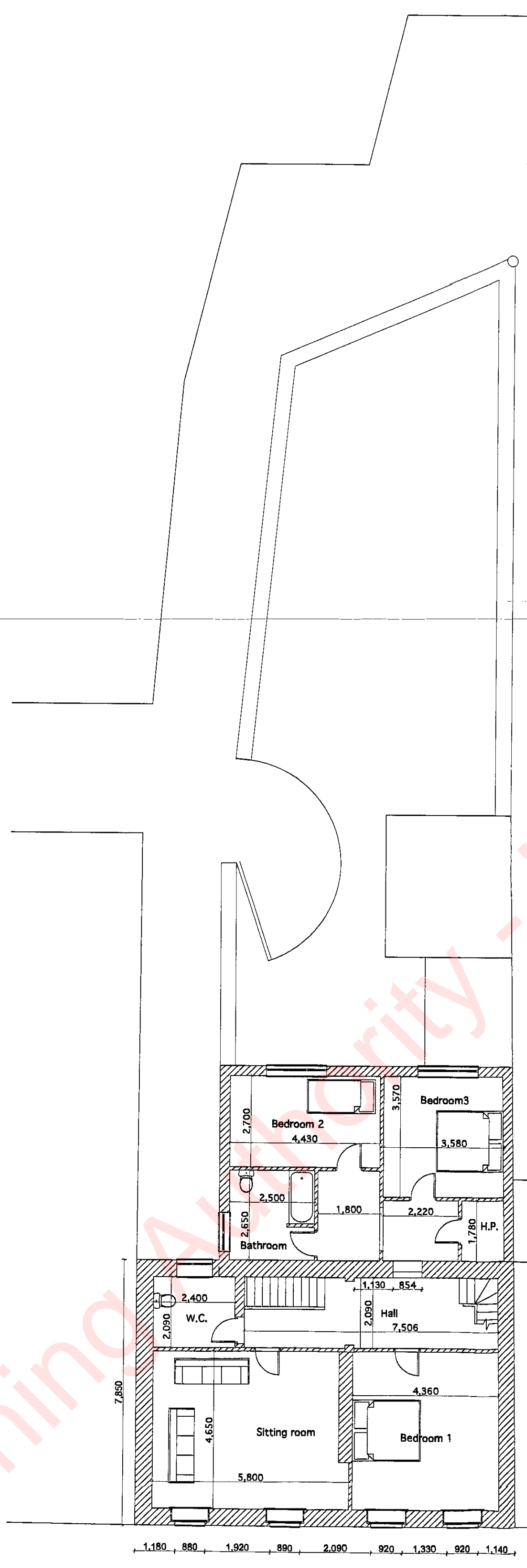


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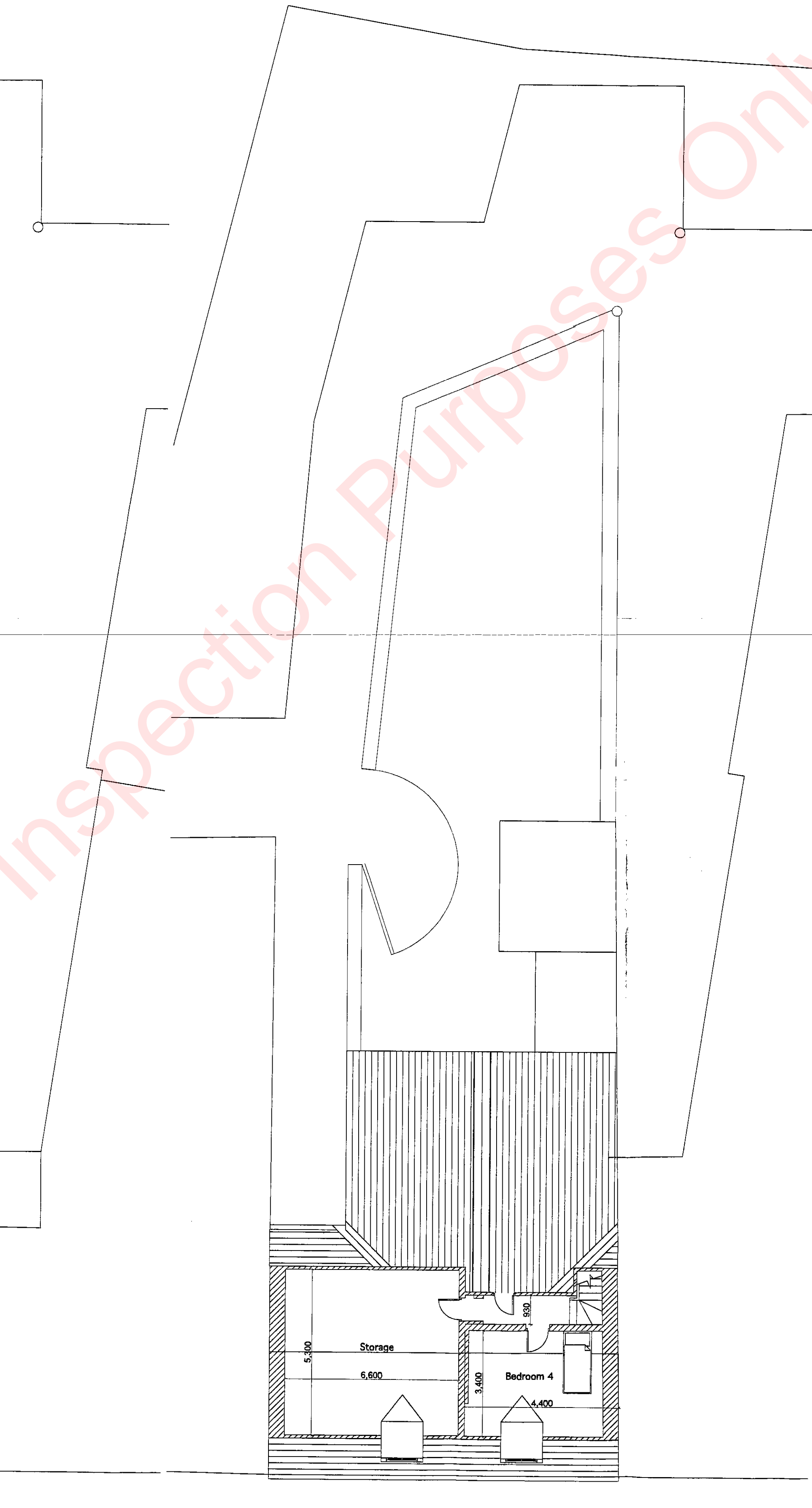
EXISTING STRUCTURE SHOWN	
PROPOSED NEW STRUCTURE SHOWN COLOURED	



Ground Floor Plan



First Floor Plan



Second Floor Plan

AREA:  
 Existing Ground Floor - 116 Square Meters  
 Existing First Floor - 118 sq m  
 Existing Second Floor - 52.2 sq m

No.	Revision	By	Date

PROJECT:  
 Extension and Alterations to  
 No.89 Market Street,  
 Coohill,  
 Co.Cavan,  
 for Mr. Johnny Chong

TITLE:  
 Existing Building Plans

Scale: 1:100  
 Drawing No.: C04/04/029-2  
 Date: Sept '04  
 Drawn By: S. O'Rourke

**PHILIP T. BRADY ARCHITECTS**  
 Design & Planning Consultants

23 Farnham Street, Cavan  
 Tel. No. (049) - 4361604  
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NOTE:  
 ALL WORKS TO BE CARRIED OUT  
 IN ACCORDANCE TO THE CURRENT  
 BUILDING REGULATIONS : 2001

**NOTE:**  
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**EXISTING STRUCTURE SHOWN** [Hatched pattern]

**PROPOSED NEW STRUCTURE SHOWN COLOURED** [Red outline]

**LINTEL BEARING:**  
150mm - for spans up to 1.5m,  
200mm - for spans up to 3m.  
Lintels must be propped at 1.2m Cts. max. until composite masonry or concrete has matured.

**VALLEY:**  
Provide 5lb lead flashing on 12.5mm marine plywood sheeting.  
Provide Valley to detail.

**LATERAL SUPPORT TO GABLE WALLS:**  
Galvanized steel straps @ 2m Cts., cross section size 30 x 5mm to span at least 2 no. rafters or joists, pack and nog joint off wall with bridging and wedges.

**FAVES:**  
Seamless aluminium gutters fixed to uPVC fascias and soffits. Provide 10mm continuous ventilation strip in soffit right around the dwelling.

**WINDOWS FOR ESCAPE OR RESCUE:**  
The bottom of the window opening should be not more than 1100mm and not less than 800mm (600mm in the case of a roof light) above the floor of the room in which it is situated.

Every room to have a window which can be used as an alternative means of escape or for rescue purposes. Eg. window to have an unobstructive opening not less than 850mm high and 500mm wide.

In the case of a dormer window or roof light, the distance from the eaves of the roof to the sill or the vertical plane of the window or sill of the roof light should not exceed 1.5m measured along the roof.

**GENERAL NOTES:**  
All internal doors to be raised panel flush doors with grained finish.  
All door frames, architraves and skirting to be softwood.  
Provide extraction fans to all cookers.  
Provide 900mm x 600mm access to attic.  
Provide teak window boards to all windows.

**NOTE:**  
PROVIDE A RADON EXTRACTION SYSTEM UNDER CONCRETE FLOOR SLAB WHICH WILL EXTRACT RADON GAS SAFELY TO ROOF LINE VIA DUCTING AND AN EXTRACTION FAN.

**SARKING FELT:**  
Provide a breathable felt to comply with I.S. 36.  
Vertical laps should be at least 100mm & occur over a rafter & horizontal laps should be 150mm & occur under a batten.  
Ensure sarking felt at eaves level is dressed 50mm min. into gutter, and provide tiling to avoid a water trap behind the fascia board.

**LEAD FLASHING:**  
All lead flashing to relieve at least 1 no. coat of patination oil to prevent staining on roof tiles/slates.  
Sill lead flashing & tray to all chimneys with at least 1 coat of patination oil to prevent staining of roof.  
Provide 5lb lead flashing with soakers and cavity trays where ground floor wings abutts with walls of dwelling.  
Lead for valley lining to be code 4 or 5, not less than 500mm wide & in lengths of not more than 1.5m & be lapped 150mm min in each length.

**WINDOWS:**  
Provide uPVC framed double glazed windows.

**EXTERNAL DOORS:**  
Provide H/W doors to detail.

**AREA :**

Ground Floor - 159.1 square meters  
First Floor - 178.1 sq m  
Second Floor - 55.7 sq m  
Total Floor Area - 392.9 sq m

Ground Floor Extension - 57.6 sq m  
Apartment 1 - 59.2 sq m  
Apartment 2 - 50.7 sq m  
Apartment 3 - 47 sq m  
Apartment 4 - 55.4 sq m

No.	Revision	By	Date

**PROJECT :**  
Extension and Alterations to  
No.69 Market Street,  
Coochill,  
Co.Cavan.  
for Mr. Johnny Chong

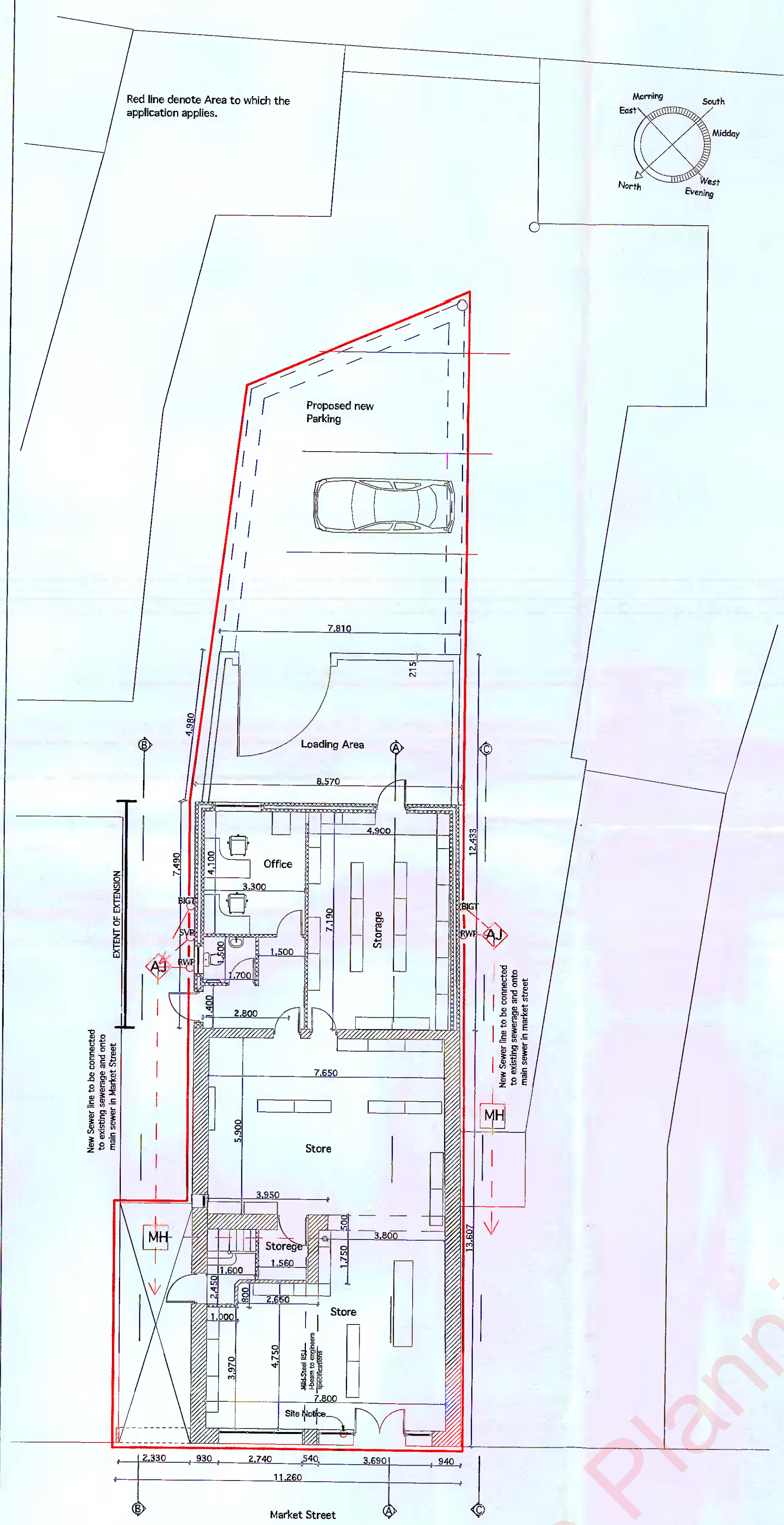
**TITLE :**  
Proposed Plans

Scale: 1:100  
Drawing No.: C04/04/029-3  
Date: Sept '04

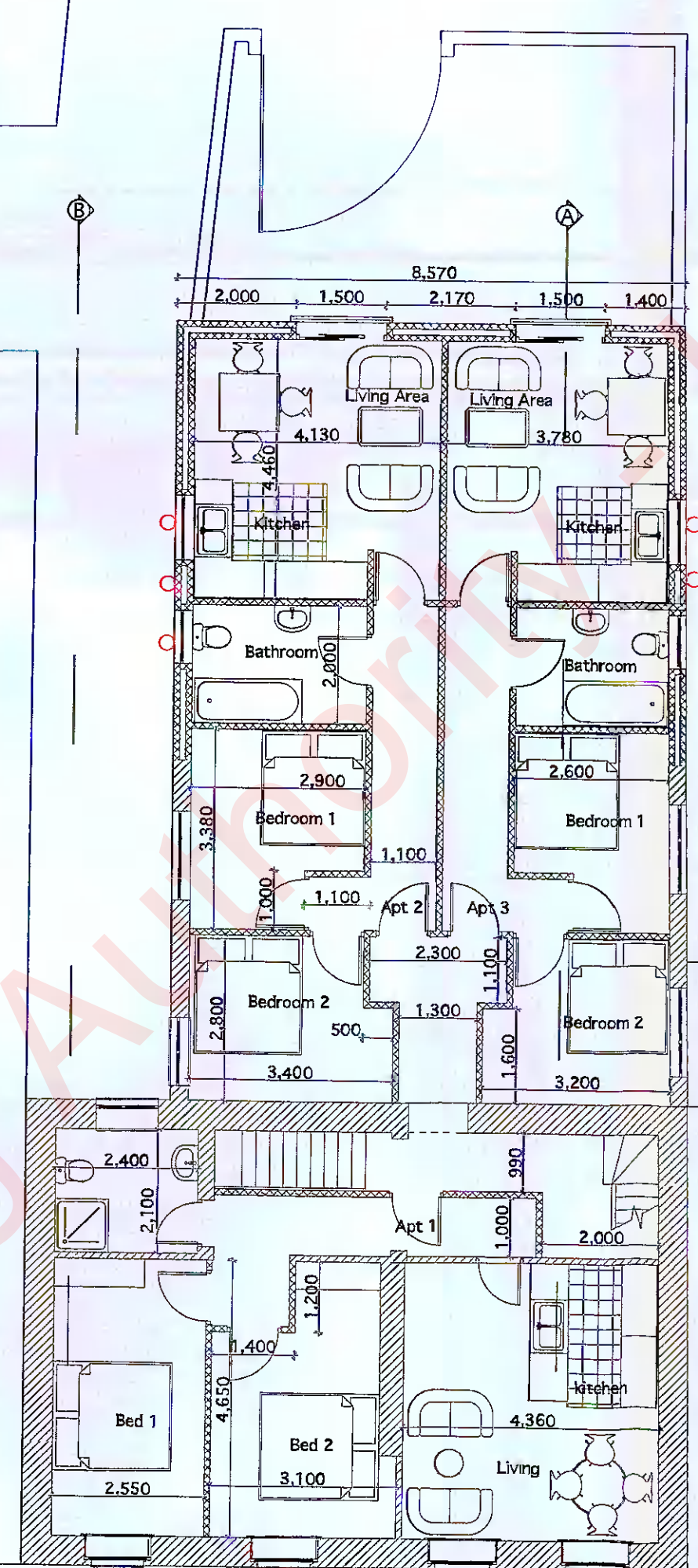
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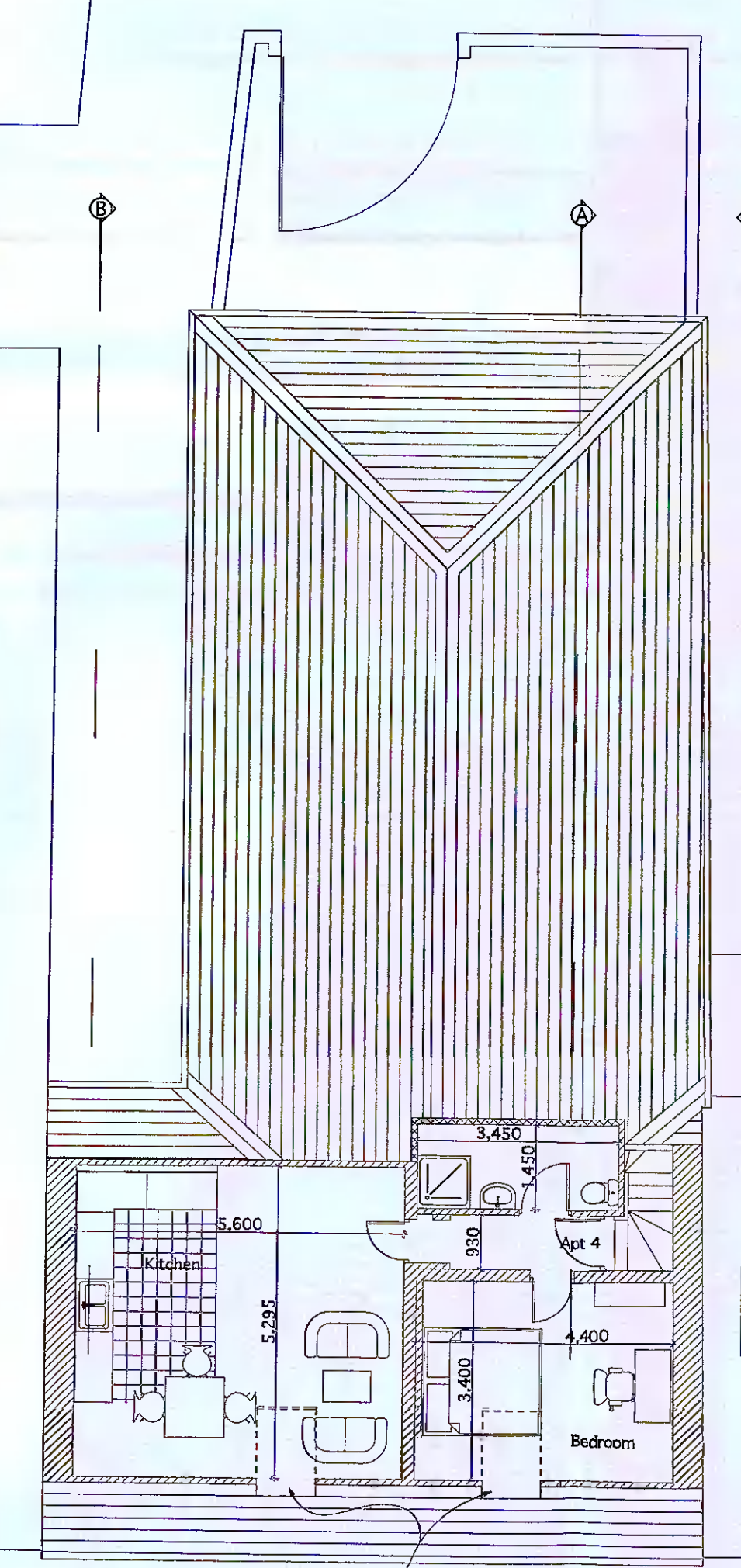
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Ground Floor Plan



First Floor Plan

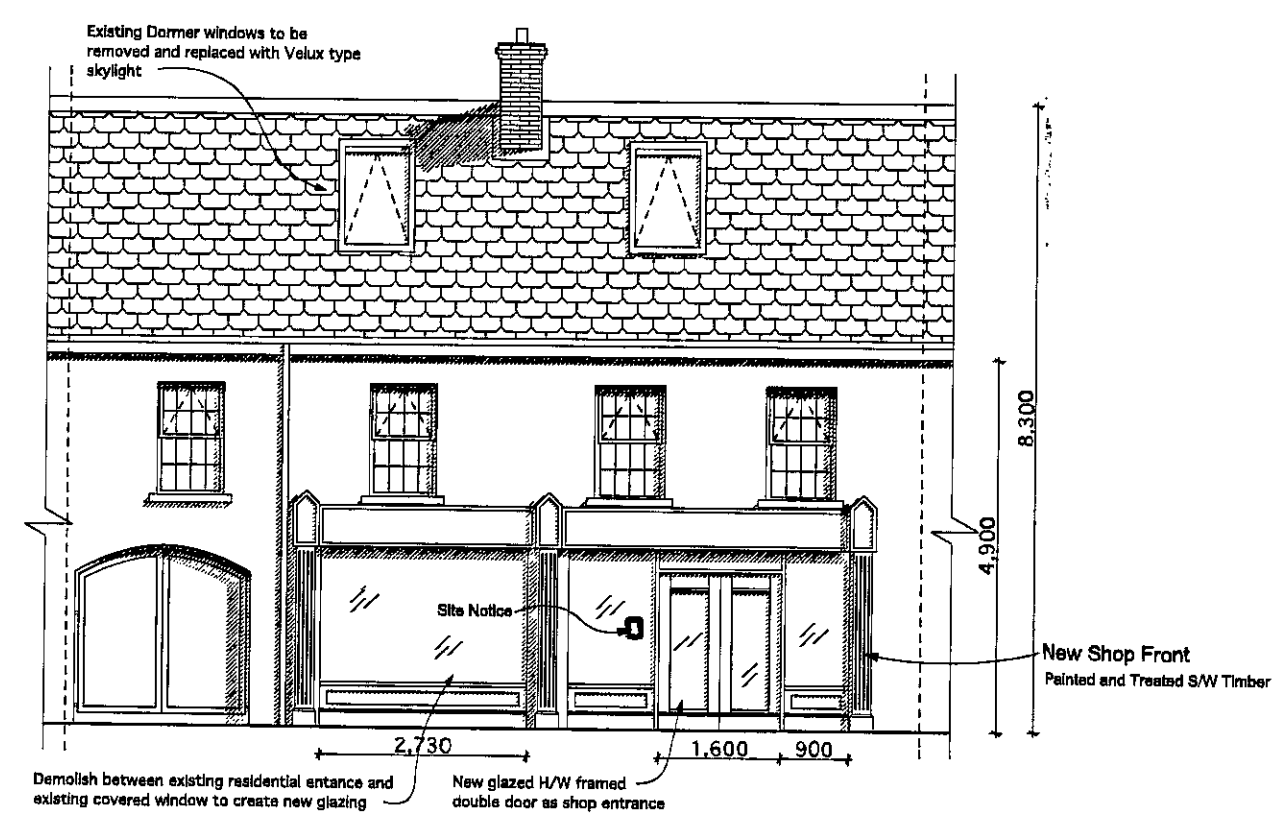


Second Floor Plan

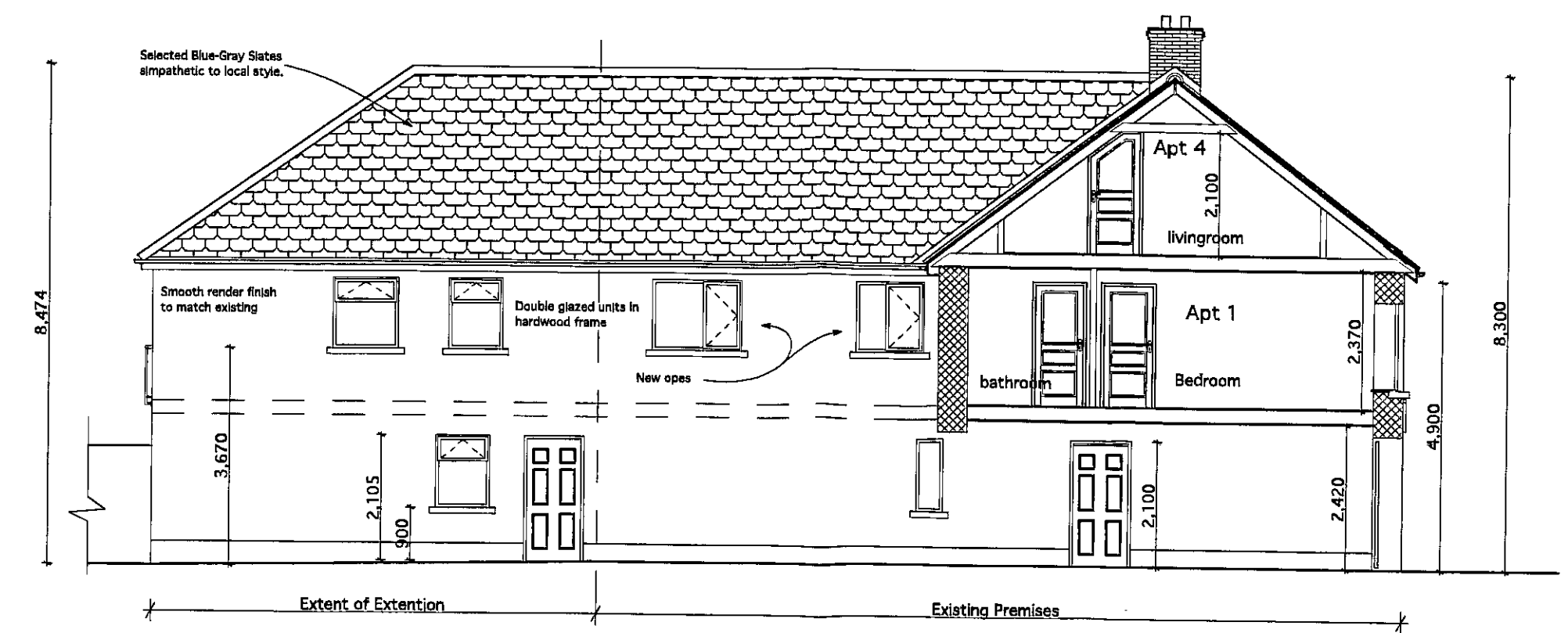
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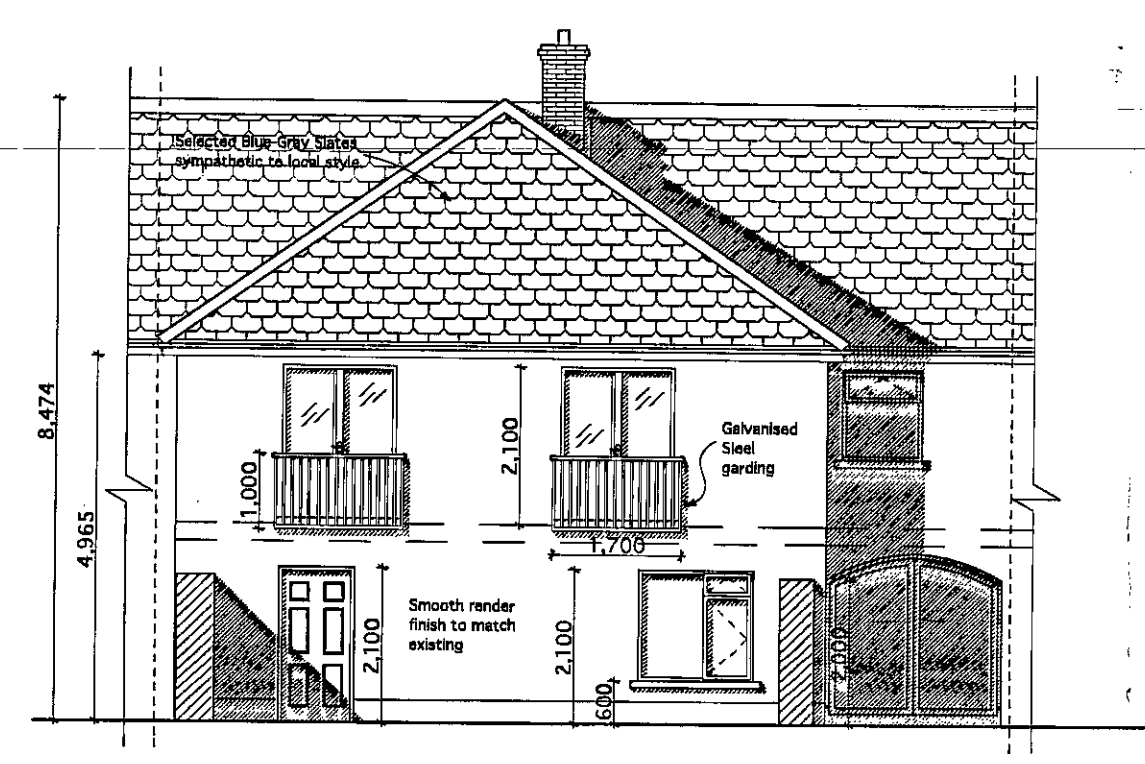
EXISTING STRUCTURE SHOWN	
PROPOSED NEW STRUCTURE SHOWN COLOURED	



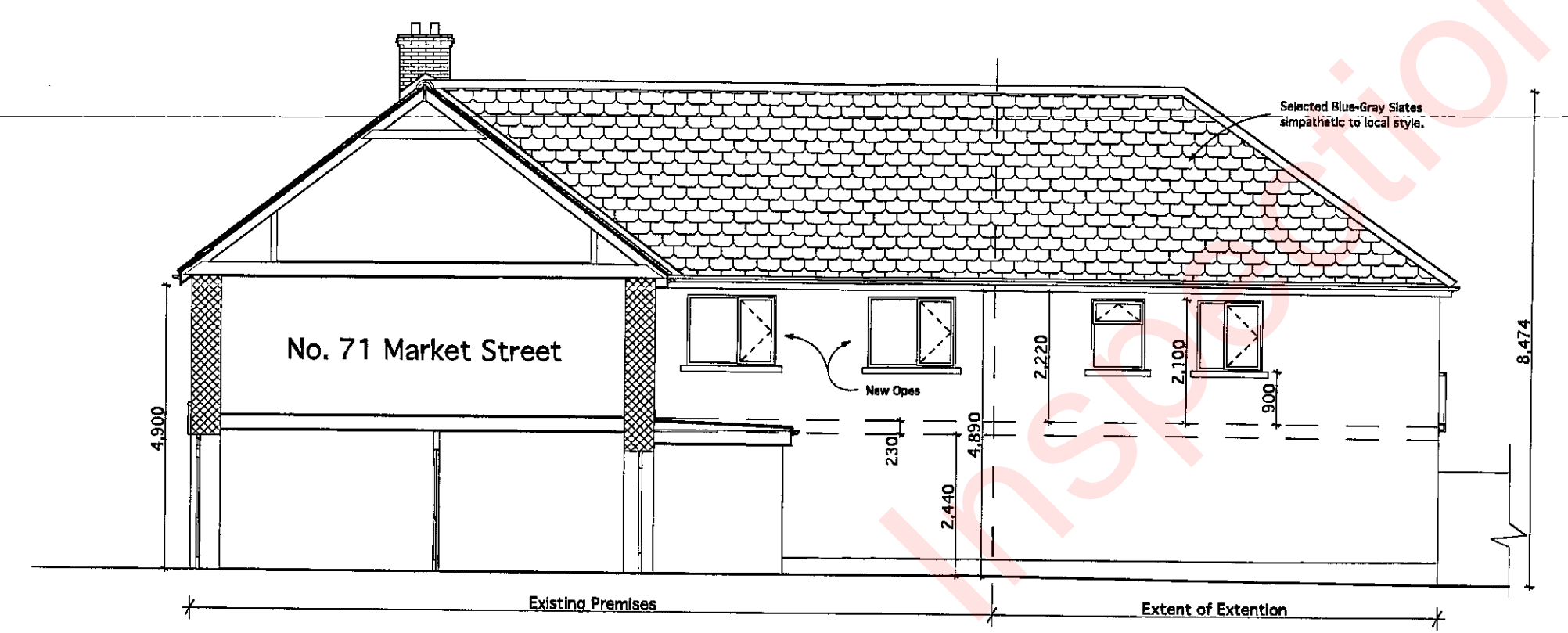
Southeast Elevation



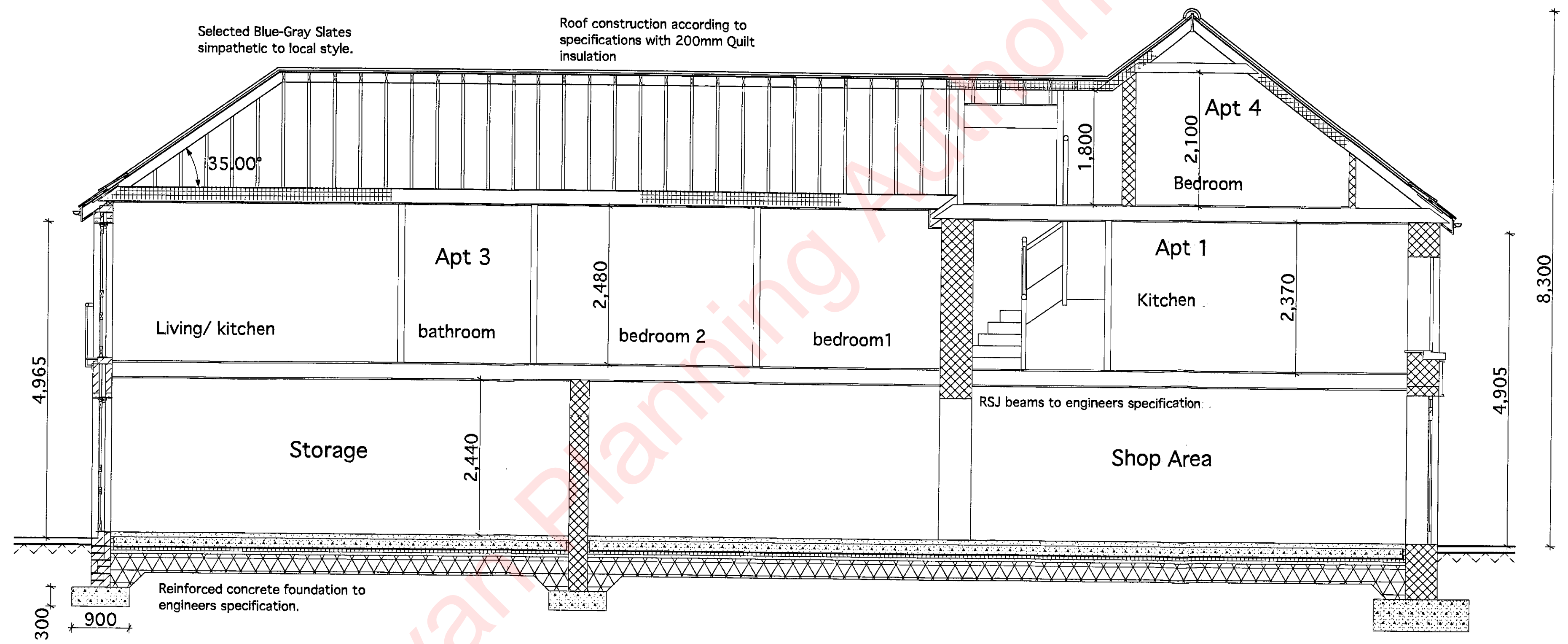
Section B-B



Northwest Elevation



Section C-C



Section A-A

**(1) - GROUND FLOOR:**  
 75 floor screed on 150mm precast concrete floor.  
 150mm concrete base on 45mm Xtratherm XTb/UF underfloor insulation on 1500 gauge Radon Barrier.  
 D.P.M. on 50mm sand blinding on 300mm of well compacted hardcore (150 intervals) on a firm clay base.

**(2) - FIRST FLOOR:**  
 25mm t&g boarding on 225 X 50mm structural grade s.w. joists supported on patent galvanized metal joist hangers @ 400mm Cts.  
 Lay 100mm of rockwool acoustic insulation between joists.  
 Fix 12.5mm gypsum plasterboard to underside of joists.  
 Tape joints and gypsum hardwall ceilings and stud partitions.

**ROOF:**  
 Selected interlocking tiles on 50 x 38mm s.w. treated battens on untearable sarking felt to I.S. 36, lapped 150mm vertically and 150mm horizontally on cut timber roof, fixed to 100 x 75mm s.w. wall-plate strapped to wall at 1.2m max., with galvanized steel straps carried down 2 block courses.

**WALLS:**  
 100mm concrete block outer leaf.  
 45mm unobstructed cavity.  
 55mm Xtratherm XTb/CW insulation.  
 100mm concrete block inner leaf.  
 Blockwork both inner and outer leaves to be twice sand and cement rendered.  
 Wall-ties to be stainless steel twist bar wall-ties @ 750mm Cts. horizontally and 450mm Cts. vertically.

**D.P.C.:**  
 Provide d.p.c. to bottom, back and ends of precast concrete cills.  
 Provide stepped d.p.c.'s above all openings in cavity walls.  
 Radon barrier to lap under d.p.c., and laid in accordance with manufacturers instructions.

**FOUNDATIONS:**  
 Reinforced concrete strip foundations 900mm x 300mm to be placed in trenches excavated to reduced levels which are determined on site by Architect.  
 Radon sump to be placed under floor slab at central location and ventilation ducts to be provided to external wall.  
 Hardcore on a firm clay base.

No.	Revision	By	Date

PROJECT: Extension and Alterations to No.69 Market Street, Coothill, Co.Cavan. for Mr. Johnny Chong

TITLE: Sections and Elevations

Scale: 1:100 Drawn By: S. O'Rourke  
 Drawing No.: C04/04/029-4 Date: Sept '04

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