

Outline Specification of Works to be Done, and Materials to be used , in ,

**Proposed Extension at First Floor Level, to rear of
Existing First Floor Level Apartment**

At , 14 Kennelsfort Road Lower, Palmerstown D.20. D20 X299.

For Melanie Lee.

- Structure.** The structure shall consist of timber and steel frame, superimposed on the existing reinforced concrete ground floor and roof structure. All structures shall be to later structural engineers design and detail
- External wall.** The external walls shall consist of zinc cladding, with standing seam joints , on isolating membrane fixed to structural wall surface , and Insulated with 200 high density insulation, with approved vapour barrier and ventilation air gaps.
Parapet walls where shown shall consists of precast concrete coping To match existing on 225 hollow concrete blockwork to current Is.and Bs.
- Internal Partitions** Internal partitions shall consists of 100x50 studes at 400 centres, fix Fix two rows of staggered noggings.
- Roofs.** Roofs shall consist of zinc roofing, with standing seam joints, on 175x50 joists at 400 centers. Fix 200 high density insulation with vapour barriers, and air gaps as per manufacturers instructions.
- Floors.** Selected floor finish on vapour barrier , on insulation to comply with Building Regulations, on existing reinforced concrete floor slab.
- Plaster.** Internal wall surfaces shall be finished with 9mm Gypsum plasterboard And 5mm scim on vapour barrier.

Ceilings shall be finished with 9mm Gypsum plaster board and 5mm scim on vapour barrier.

External wall surfaces shall be scudded, in cement sand , scratch coated And rendered in cement sand lime plaster to match existing.
- Plumbing.** New bathrooms, and kitchen shall be plumbed with medium gauge Insulated copper piping from the existing cold water storage and

supply system.

Drainage. The new bathrooms and kitchen shall be connected to the existing 100 diameter foul drain that discharges into the Public Sewer in Kennelsfort Road Lower.

The new surface water gutters and downpipes shall be connected to the existing 100 surface water drain that discharges into the Public Sewer in Kennelsfort Road Lower .

Decorate. All internal wall and ceiling surfaces , shall be prepared , primed, and Finished with two coats selected emulsion paint.
External wall surfaces shall be prepared and decorated to match existing.

Windows. All windows and, external doors shall be triple glazed aluclad, timber framed to selected colors.

Screens. External glazed screens where shown , shall be aluminium framed to selected colors, and glazed with opaque, safety glass to BS.

Glass block. Glass block panels where shown shall be 200mm thick opaque glass blocks to BS.

Internal Doors. Internal doors shall be 2000x800, timber paneled, doors, with softwood Frames and architraves.
Fix 150x25 softwood skirting throughout.

Central The central heating system shall be by air to water, unit, located on the Roof, with underfloor heating distribution pipework, to all rooms, and Indirect coil to new 300 litre insulated hot water cylinder . All to current Irish and BS. Codes of Practise

Electrical. All electrical work shall comply with ESB, and current Irish and BS. Standard Codes of Practise.
The electrical supply shall be supplemented by Solar Panels , located where shown, and installed to current ESB, Irish and BS. Standard Codes of Practise.

Peter Pearson Evans MRIAI, Registered Architect .Architect Accredited in Conservation