

GENERAL SPECIFICATION:

FOUNDATIONS: OPEN UP REAR GROUND FLOOR WALL TO EXISTING EXISTING ROOM PROPPING REMAINING FIRST FLOOR JOISTS & ROOF PARTS OVER

FOUNDATIONS: NEW 900mm WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A325 WESH (75mm COVER) ON 50mm CONCRETE SPORED TO REAR EXTENSION (ALL FOUNDATIONS SUBJECT TO SASSOL INSPECTION & FULL DESIGN BY STRUCTURAL ENGINEERS)

STRUCTURAL STEELWORK: ALL NEW STRUCTURAL STEEL BEAMS/COLUMNS TO SUPPORT OPENED UP REAR WALL ACROSS GROUND FLOOR LEVEL & THROUGHOUT NEW GROUND FLOOR EXTENSION SUBJECT TO FULL DESIGN BY STRUCTURAL ENGINEER & TO BE PRIMED & 1 HOUR FIRE PROTECTED PRIOR TO CONCRETE UP

GROUND FLOOR CONSTRUCTION (EXTENSION): NEW 200mm TIMBER FLOOR FINISH ON 50mm CONCRETE SPORED WITH UNDER FLOOR HEATING PREPWORK ON 100mm KINGSSPAN KOOULTEHRA FULL-FILL RIGID 'PR' INSULATION, WITH STAINLESS STEEL WALL TIES @ 450mm c/c VERT. & 900mm c/c HORIZ. 100mm DENSE BLOKWORK INNER LEAF WITH 250mm TREATED TIMBER BATTENS & 125mm PLASTERBOARD DRUMMING WITH A 5mm GYP-SAN SHALCOAT PLASTER FINISH

CHIMNEY CONSTRUCTION: TO MATCH EXISTING ON 100mm SOLID BLOKWORK OUTER LEAF, 100mm CAVITY WITH 100mm KINGSSPAN KOOULTEHRA FULL-FILL RIGID 'PR' INSULATION, WITH STAINLESS STEEL WALL TIES @ 450mm c/c VERT. & 900mm c/c HORIZ. 100mm DENSE BLOKWORK INNER LEAF WITH 250mm TREATED TIMBER BATTENS & 125mm PLASTERBOARD DRUMMING WITH A 5mm GYP-SAN SHALCOAT PLASTER FINISH

PITCHED ROOF CONSTRUCTION: BLUE-BLACK DOUBLE ROMAN CONCRETE ROOF TILES ON DOUBLE ROW OF 250mm TREATED TIMBER BATTENS ON 175 x 44mm TIMBER JOISTS @ 400mm c/c (200mm FIBREGLASS QUILT INSULATION LAD BETWEEN PARTIES) ON 125mm PLASTERBOARD & PLASTER SOLID FINISH

FRISCA & SORTITS: BLACK PVC FRISCA & SORTITS ON OSB PLYWOOD BACKING BOARD THROUGHOUT 3 SIZES OF PITCHED ROOF AS SHOWN

RAIN WATER COLLECTION: 75mm SQUARE BLACK PVC RAIN WATER DOWN PIPES, TO CONNECT INTO NEW WATER BUTTS & OUTFLOW INTO S.W. GALLEY TRAPS AT EACH SIDE OF NEW EXTENSION

WINDOWS & DOORS: NEW ALL-GLAZ DOUBLE GLAZED TIMBER FRAME SLIDING DOORS BY 'VAN JOHANN' LTD ALL FINISHED TO SELECTED RAL COLOUR & COMPLETE WITH APPROVED HINGES & ROMANERS;

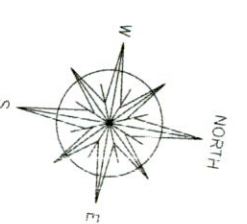
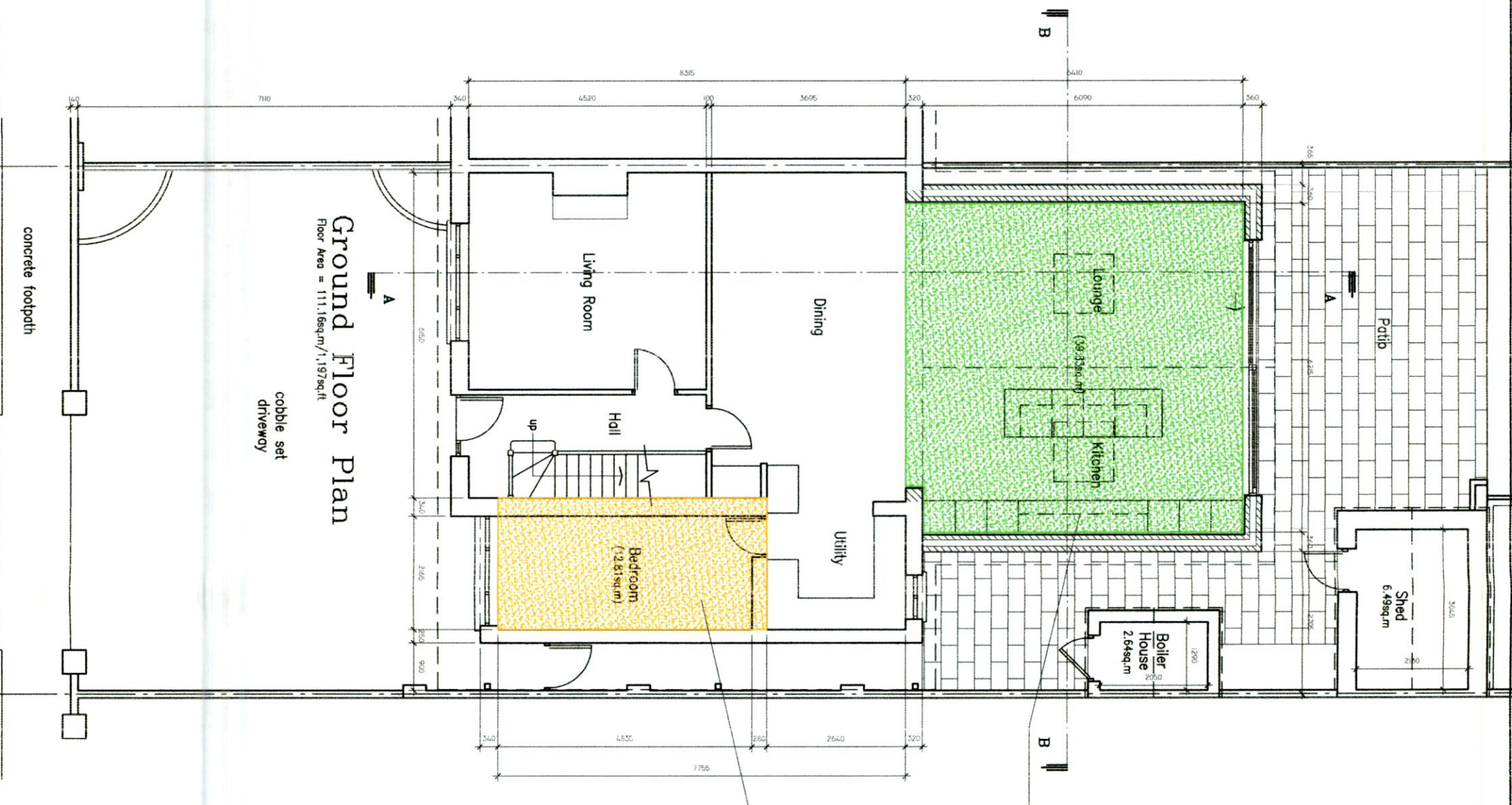
VELVET ROOF WINDOWS: 200 x NEW 600-500 (1140 x 1180) PRE-FINISHED DOUBLE GLAZED VELVET ROOF LIGHTS TO PITCHED ROOF OVER REAR EXTENSION AS SHOWN

JOINERY: 150x20mm TK SQUARE TIMBER SHIRTING BOARDS & 75x20mm TK SQUARE TIMBER ARCHTRIMMES THROUGHOUT NEW WORKS ALL PAINTED TO SELECTED COLOUR

FITTED KITCHEN & UTILITY: NEW FITTED KITCHEN & UTILITY ROOM UNITS, COMPLETE WITH BUILT-IN ELECTRICAL APPLIANCES, ALL BY SPECIALIST KITCHEN SUB-CONTRACTOR. (FINAL LAYOUT TO BE AGREED & CONFIRMED BY CLIENT)

PATIO AREA: 200mm TK SELECTED NATURAL STONE PAVING SLABS (AS SHOWN) LAD TO FALLS ON 50mm SAND BLINDING ON WEED BLOCK MEMBRANE ON 150mm WELL COMPACTED HARDWARE THROUGHOUT NEW PATIO AREA TO REAR & SIDE

BUILDING REGULATIONS PART L: NEW EXTENSION TO BE IN FULL COMPLIANCE WITH TD PART L OF THE 2011 BUILDING REGULATIONS CONSERVATION OF FUEL & ENERGY NEW DWELLINGS



PROPOSED RETENTION OF NEW SINGLE STOREY PITCHED ROOF (OPEN PLAN KITCHEN / LOUNGE) EXTENSION TO REAR

PREVIOUSLY APPROVED GARAGE CONVERSION INTO NEW GROUND FLOOR BEDROOM UNDER REG REF: S99B/0199

PREVIOUSLY APPROVED ADDITIONAL FLOOR AREA WITHIN THIS APPLICATION GRANTED UNDER REG REF: S99B/0199

NOTE:
All drawings are the copyright of the consultant, Niall Jones Consultants and may not be used in whole or in part without their express permission in writing.
Do not scale from this drawing. Use written dimensions only.
All dimensions to be checked on site by the contractor and the consultant's office or any discrepancies All works to be carried out in accordance with the 1997 Building Regulations with all subsequent provisions to same, and with the requirements of the relevant Local Authority

SCHEDULE OF FLOOR AREAS:

ORIGINAL HOUSE	PREVIOUSLY APPROVED	EXTENDED HOUSE TO BE RETAINED	GARAGE/GAMES ROOM TO BE RETAINED	TOTAL FLOOR AREAS
58.52	12.81	39.83	77.70	188.86
35.75	22.13	0.00	0.00	57.88
94.27	34.94	39.83	77.70	246,74sq.m/2,656sq.ft

FLOOR USAGE: DOMESTIC DWELLING

REVISION

NO.	DESCRIPTION	DATE

MADE BY _____ DATE _____

Niall Jones & Associates
Planning Consultants

PROPOSED RETENTION APPLICATION AT 5 WILLINGTON COURT, TEMPLEGUE, DUBLIN 6W FOR PAT & THERESE MONKS

RETENTION PLANNING DRAWING: EXISTING GROUND FLOOR PLAN (HOUSE)

SCALE	DATE	DRAWN BY	CHECKED	JOB NO.	DRAWING NO.	REV.
1:100	JULY'22	N.Jones	N.J.	22/281	RP.03	