

GENERAL SPECIFICATION:

FOUNDATIONS:
 CAREFULLY CHECK UP REAR GROUND FLOOR WALL TO EXISTING
 DRAINING ROOM PROPPING REMAINING FIRST FLOOR JOISTS &
 ROOF BATTENS OVER

FOUNDATIONS: wide x 300mm DEEP STRIP FOUNDATIONS
 REINFORCED WITH 1 LAYER OF A500 MESH (75mm COVER) ON
 50mm CONCRETE SCAFFOLD TO REAR EXTENSION. (ALL FOUNDATIONS SUBJECT TO SURVEIL INSPECTION & FULL
 DESIGN BY STRUCTURAL ENGINEERS)

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

GROUND FLOOR CONSTRUCTION (EXTENSION):
 NEW 200mm THICK FLOOR FINISH ON 50mm CONCRETE SCAFFOLD
 WITH UNDER FLOOR HEATING PIPING ON 100mm ROUGHSPREAD
 SLAB (REAR AT 42 MESH) ON 1300 GAUGE INSULATED DPM/RANDON
 BRICKS LAPPED WITH D.P.C. ON 50mm BLINDING ON MIN 150mm
 W.C. HARDCORE THROUGHOUT REAR EXTENSION

CANTY WALL CONSTRUCTION:
 200mm PERFORATED FINISH TO MATCH EXISTING ON 100mm
 SOLID BLOCKWORK OUTER LEAF, 100mm CANTY WITH 100mm
 KINGSPIAN KOOLEHERM FULL-FILL ROAD 70% INSULATION WITH
 STAINLESS STEEL WALL TIES @ 450mm c/c VERT. & 600mm
 c/c HORIZ. 100mm DENSE BLOCKWORK INNER LEAF WITH
 250mm TREATED TIBER BATTENS & 12.5mm PLASTERBOARD
 DRYLIME WITH A 3mm GYPSUM SANDWICH PLASTER FINISH

PITCHED ROOF CONSTRUCTION:
 BLUE-BLACK DOUBLE ROMAN CONCRETE ROOF TILES ON DOUBLE
 ROW OF 2500 TREATED TIBER BATTENS ON 175 x 44mm
 TIBER JOISTS @ 400mm c/c (200mm PERFECLASS OUTER
 INSULATION LAY BETWEEN BATTENS) ON 125mm PLASTERBOARD
 & PLASTER SEAL FINISH

FASCIA & SPURTS:
 BLACK PVC FASCIA & SPURTS ON OSB PLYWOOD BACKING
 BOARD THROUGHOUT 3 SIDES 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 TRAYS AT EACH SIDE OF NEW EXTENSION

WINDOWS & DOORS:
 NEW ALU-CLAD DOUBLE GLAZED TIBER FRAME SLIDING DOORS
 BY VAN JOHNSON LTD ALL FINISHED TO SELECTED RAL COLOUR
 & COMPLETE WITH APPROVED HINGES & HORNWORKERS.

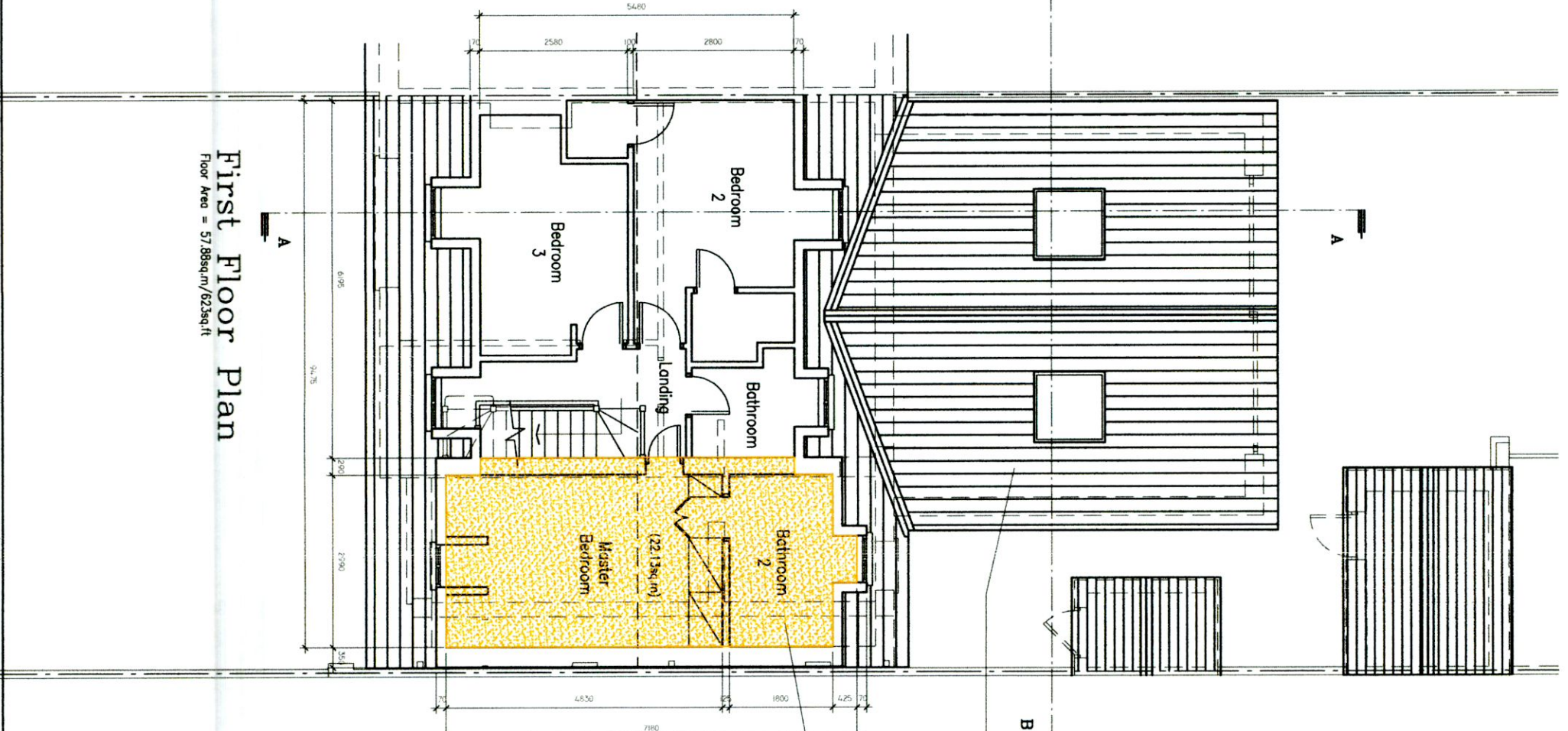
VALLEY ROOF WINDOWS:
 200mm NEW GALV-STEEL (1140 x 1180) PRE-FINISHED DOUBLE
 GLAZED VALLEY ROOF LIGHTS TO PITCHED ROOF OVER REAR
 EXTENSION AS SHOWN

JOINERY:
 150x200mm T.K. SQUARE TIBER SHUTTING BOARDS & 75x200mm
 T.K. SQUARE TIBER ARCHTRAVES 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)

PANDY AREA:
 200mm T.K. SELECTED NATURAL STONE PAVING SLABS (AS
 SHOWN) LAY TO FALLS ON 50mm SAND BLINDING ON WEED
 BLOCK MEMBRANE ON 150mm WELL COMPACTED HARDWARE
 THROUGHOUT NEW PANDY AREA TO REAR & SIDE

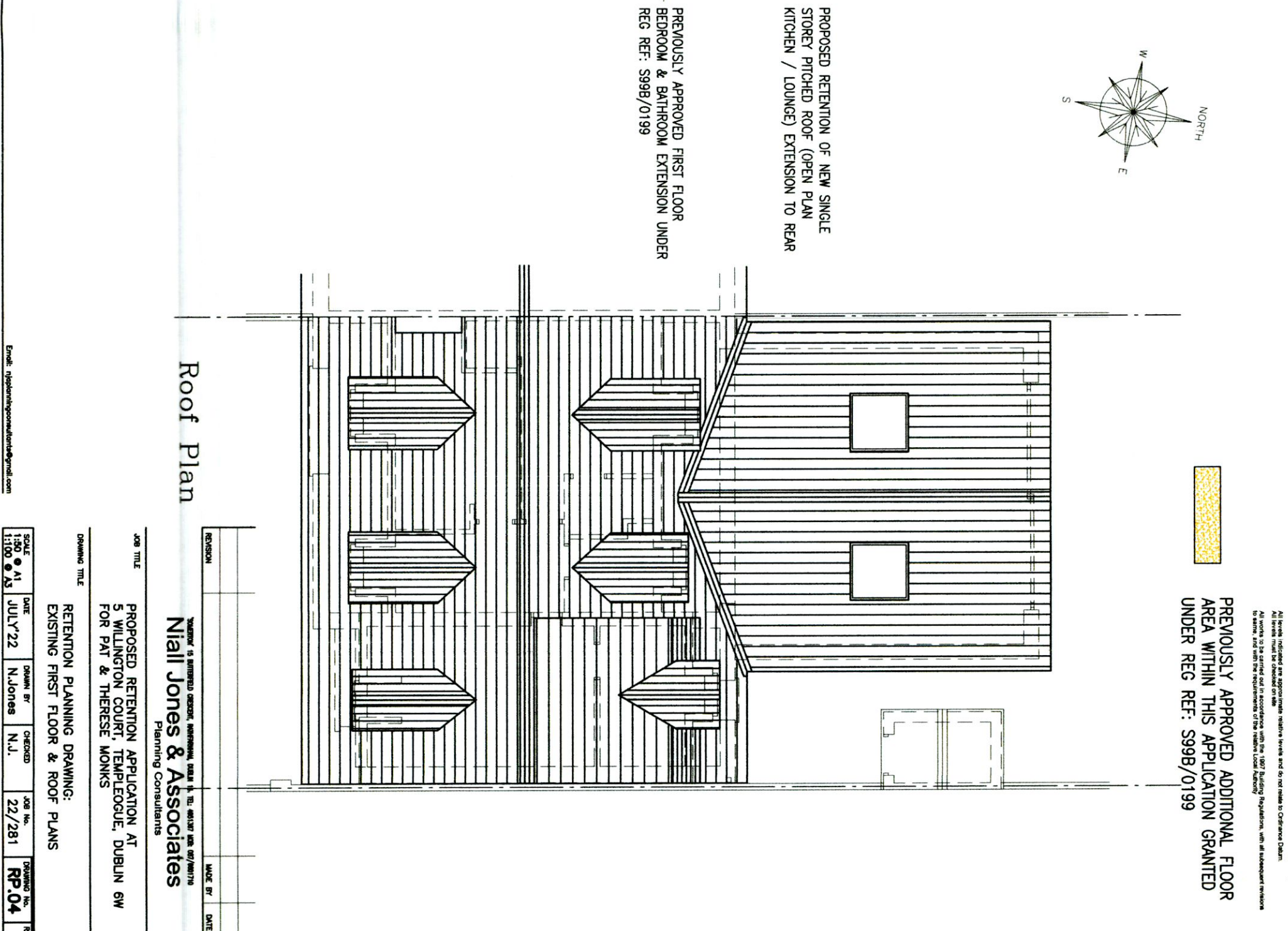
BUILDING REGULATIONS PART L:
 NEW EXTENSION TO BE IN FULL COMPLIANCE WITH TD PART L
 OF THE 2011 BUILDING REGULATIONS CONSERVATION OF FUEL &
 ENERGY NEW DWELLINGS



First Floor Plan
 Floor Area = 57.88sqm/623sq.ft

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

PREVIOUSLY APPROVED FIRST FLOOR
 BEDROOM & BATHROOM EXTENSION UNDER
 REG REF: S99B/0199



Roof Plan

Notes:
 All drawings are the copyright of the consultant (N.I.A. Planning Consultants) and may not be used in
 whole or in part without their expressed 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 contractor notified of any discrepancies.
 All levels indicated are approximate, unless levels are set to a specific datum.
 All levels must be checked on site.
 All works to be carried out in accordance with the 1997 Building Regulations with all subsequent revisions
 to same, and with the requirements of the relevant Local Authority.

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

JOB TITLE		DRAWING TITLE	
PROPOSED RETENTION APPLICATION AT 5 WILLINGTON COURT, TEMPLECOE, DUBLIN 6W FOR PAT & THERESE MONKS		RETENTION PLANNING DRAWING: EXISTING FIRST FLOOR & ROOF PLANS	
SCALE	DATE	DRAWN BY	CHECKED
1:50 @ A1 1:100 @ A3	JULY'22	N.Jones	N.J.
JOB No.		DRAWING No.	
22/281		RP.04	
REVISION		MADE BY DATE	