

GENERAL SPECIFICATION:

FOUNDATIONS:
 CAST-IN-PLACE CONCRETE FOUNDATION FOR ALL EXISTING AND NEW WALLS TO BE CONSTRUCTED. FOUNDATIONS TO BE REINFORCED WITH 1 LAYER OF A303 MESH (75mm COVER) ON 50mm CONCRETE SCAFFOLD. ALL FOUNDATIONS SUBJECT TO SURVEY, INSPECTION & FULL DESIGN BY STRUCTURAL ENGINEERS.

FOUNDATIONS:
 NEW 300mm WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A303 MESH (75mm COVER) ON 50mm CONCRETE SCAFFOLD. ALL FOUNDATIONS SUBJECT TO SURVEY, 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 ENGINEERS & TO BE FINISHED & 1 HOUR FIRE PROTECTED FROM TO CEILING UP.

GROUND FLOOR CONSTRUCTION (EXTENSION):
 NEW 200mm THICK FLOOR FINISH ON 50mm CONCRETE SCAFFOLD WITH UNDER FLOOR HEATING PIPEWORK ON 100mm KINGSPAN WOODFLOOR 45° PER INSULATION ON 150mm TK CONCRETE FLOOR SLAB (REAR: A142 MESH) ON 1300 GAUGE INSULATED PVA/RANDOM W.C. HARDCORE THROUGHOUT REAR EXTENSION.

WALL CONSTRUCTION:
 200mm PEBBLE-DASH FINISH TO MATCH EXISTING ON 100mm SOLID BLOCKWORK OUTER LEAF, 100mm CMHT WITH 100mm KINGSPAN WOODFLOOR FULL-FILL ROAD TK INSULATION, WITH STAINLESS STEEL WALL TIES @ 450mm c/c VERT. & 800mm c/c HORIZ. 100mm TENSILE BLOCKWORK INNER LEAF WITH 200mm TRENCHED TENSILE BRITENES & 125mm PLASTERBOARD DRILLING WITH A 3mm GYP-SAN SHIMON PLASTER FINISH.

PITCHED ROOF CONSTRUCTION:
 BLUE-BLACK DOUBLE ROMAN CONCRETE ROOF TILES ON DOUBLE ROW OF 2x6x6 TREATED TIMBER BATTENS ON 175 x 44mm TIMBER JOISTS @ 400mm c/c (200mm FIBREGLASS QUALITY INSULATION LAY BETWEEN BATTENS) ON 125mm PLASTERBOARD & PLASTER SOW FINISH.

PASCA & SPERTIS:
 BLACK PVC PASCA & SPERTIS 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. GULLY TRAPS AT EACH SIDE OF NEW EXTENSION.

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

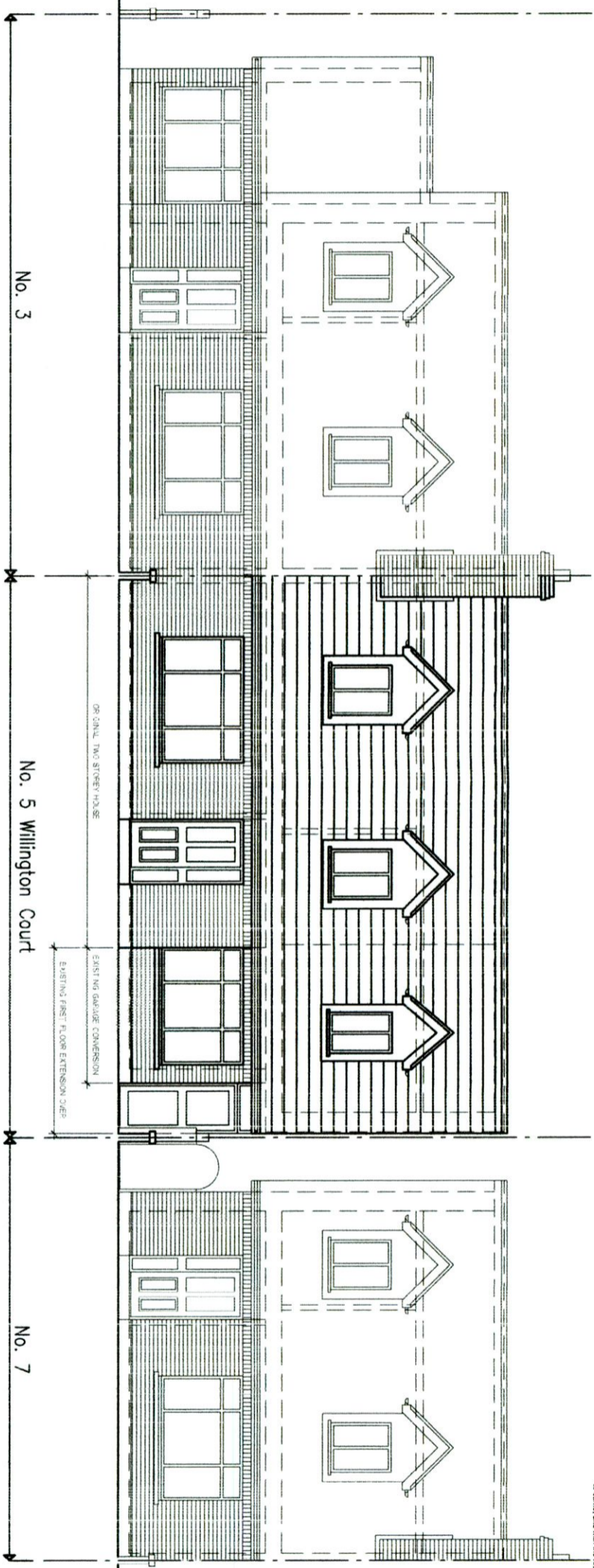
VELUX ROOF WINDOWS:
 2x6 NEW G61-S06 (1140 x 1160) PRE-FINISHED DOUBLE GLAZED VELUX ROOF LIGHTS TO PITCHED ROOF OVER REAR EXTENSION AS DRAWN.

JOINERY:
 18x200mm TK SQUARE TIMBER SPRING BOARDS & 75x200mm TK SQUARE TIMBER SKIRTS THROUGHOUT NEW WORKS ALL PAINTED TO SELECTED COLOUR.

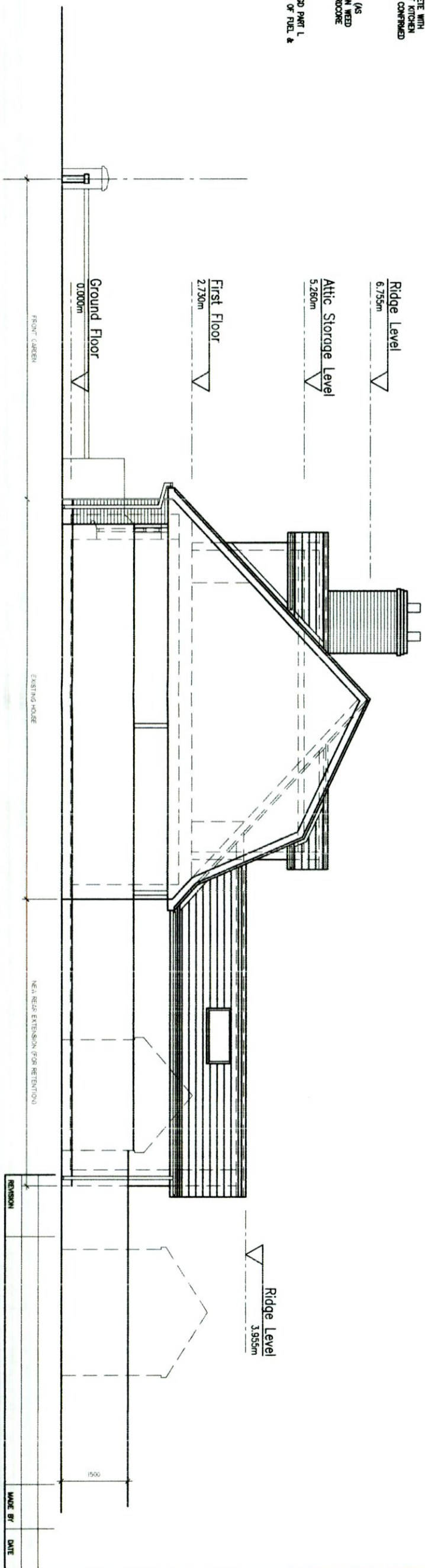
FITTED KITCHEN & UTILITY:
 NEW FITTED KITCHEN & UTILITY ROOM UNITS, COMPLETE WITH BUILT-IN ELECTRICAL APPLIANCES, ALL BY SPECIALIST KITCHEN SUB-CONTRACTOR. (FINAL LAYOUT TO BE AGREED & CONFIRMED BY CLIENT).

PATIO AREA:
 200mm TK SELECTED NATURAL STONE PAVING SLABS (AS SHOWN) LAYED TO FALLS ON 50mm SAND BLANKET ON 150mm BLOCK ASPHALT 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.



Contiguous Front/South Elevation



Side/East Elevation

NOTES:
 All drawings are the copyright of the consultants (Niall Jones & Associates) 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 consultant's records of any discrepancies.
 All materials indicated are approximate weights, levels and do not relate to Client's Data.
 All work must be checked on site.
 All notes to be carried out in accordance with the 1997 Building Regulations with all subsequent revisions to same, and with the requirements of the relative Local Authority.

REVISION

NO.	REVISION	DATE

JOB TITLE:
 PROPOSED RETENTION APPLICATION AT
 5 WILLINGTON COURT, TEMPLEogue, DUBLIN 6W
 FOR PAT & THERESE MONKS

DRAWING TITLE:
 RETENTION PLANNING DRAWING:
 EXISTING CONTIGUOUS FRONT & SIDE ELEVATIONS

CONSULTANT:
 Niall Jones & Associates
 Planning Consultants

SCALE:
 1:50 @ A1
 1:100 @ A3

DATE:
 JULY'22

DRAWN BY:
 N.Jones

CHECKED:
 N.J.

JOB No.:
 22/281

DRAWING No.:
 RP.05

Email: nj@nialljonesandassociates.com