

GENERAL SPECIFICATION:

DEMOLITION:
 COMPLETELY OPEN UP REAR GROUND FLOOR WALL TO EXISTING
 GROUND FLOOR, PREPARE REMAINING FIRST FLOOR JOISTS &
 ROOF RAFTERS OVER.

FOUNDATIONS:
 NEW 900mm WIDE x 300mm DEEP STRIP FOUNDATIONS
 REINFORCED WITH 1 LAYER OF A33 MESH (75mm COVER) ON
 50mm CONCRETE SCHEDULE TO REAR EXTENSION.
 (ALL FOUNDATIONS SUBJECT TO SITE/SOIL INSPECTION & FULL
 DESIGN BY STRUCTURAL ENGINEERS)

STRUCTURAL STEELWORK:
 ALL NEW STRUCTURAL STEEL BEAMS/COLUMNS TO SUPPORT
 EXISTING ROOF AND NEW REAR ROOF. ALL STEEL TO BE
 TYPED FOR CORROSION RESISTANCE. ALL STEEL TO BE
 DESIGNED BY STRUCTURAL ENGINEER & TO BE PAINTED & 1
 HOUR FIRE PROTECTED PRIOR TO CONCRETE UP.

GROUND FLOOR CONSTRUCTION (EXTENSION):
 NEW 20mm TIMBER FLOOR FINISH ON 50mm CONCRETE SCHEDULE
 WITH UNDER FLOOR HEATING PREWORK ON 100mm KINGSSPAN
 WOODEN K27 PER INSULATION ON 150mm TK CONCRETE FLOOR
 SLAB (REIN: A142 MESH) ON 100 CALVE VISQUEEN PVA/WATROOF
 BARRIER LAPPED WITH D.P.C. ON 50mm BLINDING ON MIN 150mm
 W.C. HARDWARE THROUGHOUT REAR EXTENSION.

CARTY WALL CONSTRUCTION:
 TO MATCH EXISTING ON 100mm
 PRECAST CONCRETE FINISH. 100mm CARTY WALL WITH 100mm
 KINGSSPAN KOOOTHEBA FUL-FUL BRID PER INSULATION WITH
 STAINLESS STEEL WALL TIES @ 450mm V/A VERT & 800mm
 C/O HORIZ. 100mm DENSE BLOCKWORK W/ 2.5% WATER
 PROOFING TREATED TIMBER BATTENS & 2.5% WATER
 PROOFING WITH A 3mm GYPSUM SKIM/PLASTER FINISH.

PITCHED ROOF CONSTRUCTION:
 BLUE-BLACK DOUBLE ROMAN CONCRETE ROOF TILES ON DOUBLE
 ROW OF 2x50 TREATED TIMBER BATTENS ON 175 x 44mm
 TIMBER JOISTS @ 400mm c/c (200mm FIBREGLASS OULF
 INSULATION LAD BETWEEN RAFTERS) ON 125mm PLASTERBOARD
 & PLASTER SOW FINISH.

FISKA & SPICES:
 NEW FISKA & SPICES ON OSB FAYWOOD 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 TIMBER FRAME SLIDING DOORS
 BY 'VAN JOUWARY LTD' ALL FINISHED TO SELECTED PAL COLOUR
 & COMPLETE WITH APPROVED HANDES & ROLLWORKERS.

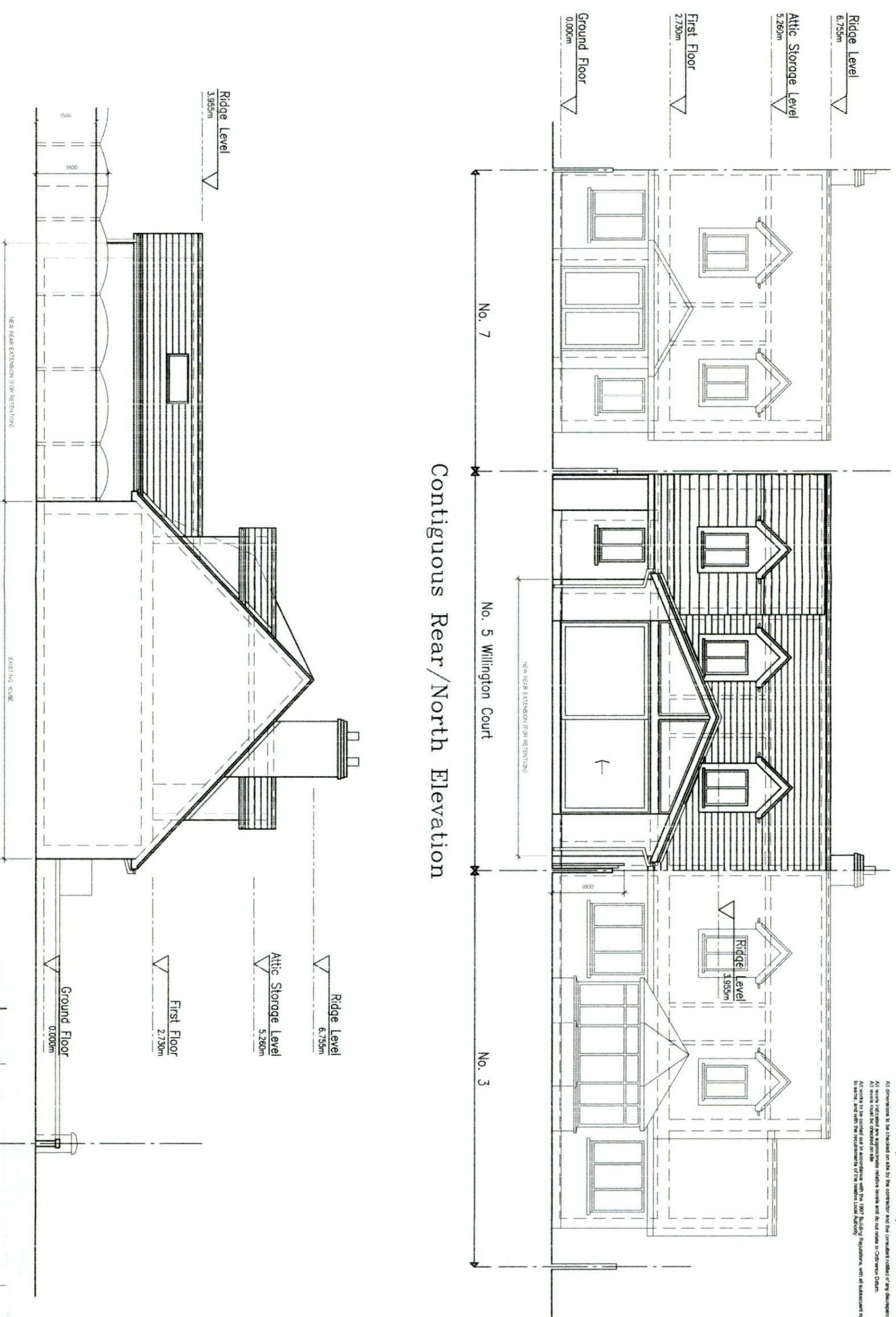
VELUX ROOF WINDOWS:
 2x6. NEW 600-506 (1140 x 1180) PRE-FINISHED DOUBLE
 GLAZED VELUX ROOF LIGHTS TO PITCHED ROOF OVER REAR
 EXTENSION AS DRAWN.

JOINERY:
 150x20mm TK SQUARE TIMBER SPRING BOARDS & 75x20mm
 TK SQUARE TIMBER 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)

PATIO AREA:
 20mm TK SELECTED NATURAL STONE PAVING SLABS (AS
 SHOWN) LAD TO FALLS ON 50mm SAND BLINDING ON NED
 BLOCK MESSURME ON 150mm WEL COMPACTED HARDCORE
 THROUGHOUT NEW PATIO AREA TO REAR & SIDE.

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



Side/West Elevation

Contiguous Rear/North Elevation

NOTES:
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 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 work to be carried out in accordance with the 1997 Building Regulations, with all subsequent revisions
 to same, and with the requirements of the Building Control Authority.

REVISION	MADE BY	DATE

DESIGNER:
 Niall Jones & Associates
 Planning Consultants

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

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

SCALE	DATE	DRAWN BY	CHECKED	JOB No.	DRAWING No.
1:100	JULY'22	N.Jones	N.J.	22/281	RP.06

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