

**GENERAL SPECIFICATION:**

**FOUNDATIONS:**  
 ALL NEW FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 BUILDING REGULATIONS, WITH ALL FOUNDATIONS SUBJECT TO SUBSOIL INSPECTION & FULL DESIGN BY STRUCTURAL ENGINEERS.

**STRUCTURAL STEELWORK:**  
 ALL NEW STRUCTURAL STEEL BEAMS/COLUMNS TO SUPPORT EXISTING ROOF TO REMAIN UP TO BE REAR EXTENSION SUBJECT TO FULL DESIGN BY STRUCTURAL ENGINEER & TO BE PRIMED & 1 HOUR FIRE PROTECTED PRIOR TO COVERING UP.

**GROUND FLOOR CONSTRUCTION (EXTENSION):**  
 NEW 200mm THICK FLOOR FINISH ON 50mm CONCRETE SCREED WITH UNDER FLOOR HEATING PIPEWORK ON 100mm KINGSPIRAN KOOCEM K3 FOR INSULATION ON 150mm TK. CONCRETE FLOOR SLAB (REIN. A142 MESH) ON 1200 GAUGE WISQUEEN DPM/RAYON BARRIER LAPPED WITH D.P.C. ON 50mm BLINDING ON MIN 150mm M.C. HARDCORE THROUGHOUT REAR EXTENSION.

**CURTAIN WALL CONSTRUCTION:**  
 200mm PERIBLE-GUSH FINISH TO MATCH EXISTING ON 100mm SOLID BLOCKWORK OUTER LEAF, 100mm CURTAIN WITH 100mm KINGSPIRAN KOOCEM FULL-FILL RIGID PER INSULATION, WITH STAINLESS STEEL WALL TIES @ 450mm S/C VERT. & 900mm S/C HORIZ. 100mm DENSE BLOCKWORK INNER LEAF WITH 2500mm TREATED TIMBER BATTENS & 12.5mm PLASTERBOARD DRAINING WITH A 3mm OPSLIM SMOOCHT PLASTER FINISH.

**PITCHED ROOF CONSTRUCTION:**  
 BLUE-BLACK DOUBLE ROMAN CONCRETE ROOF TILES ON DOUBLE ROW OF 25x25 TREATED TIMBER BATTENS ON 175 x 44mm TIMBER JOISTS @ 400mm c/c (200mm FIBREGLASS QUILT INSULATION LAD BETWEEN BATTENS) ON 12.5mm PLASTERBOARD & PLASTER SMOO FINISH.

**FRISA & SORTES:**  
 BLACK PVC FRISA & SORTES 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 TRAYS AT EACH SIDE OF NEW EXTENSION.

**WINDOWS & DOORS:**  
 NEW ALU-CLAD DOUBLE GLAZED TIMBER FRAME SLIDING DOORS BY V&U JOHNNY LTD. ALL FINISHED TO SELECTED PAL COLOUR & COMPLETE WITH APPROVED HINGES & ROLLWORKERS.

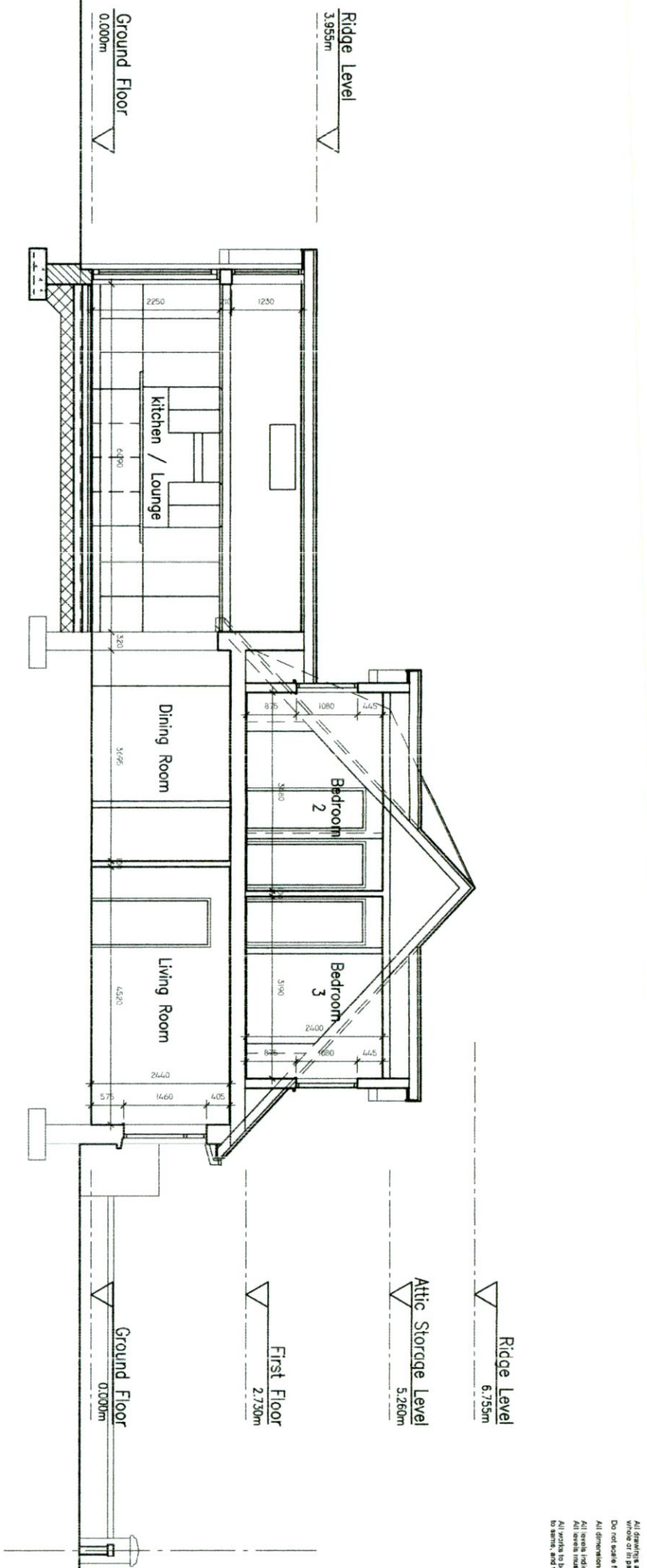
**VELUX ROOF WINDOWS:**  
 2x6, NEW OSU-S06 (1140 x 1180) PRE-FINISHED DOUBLE GLAZED VELUX ROOF LIGHTS TO PITCHED ROOF OVER REAR EXTENSION AS DRAWN.

**JOINERY:**  
 150x20mm TK. SQUARE TIMBER SKIRTING BOARDS & 75x20mm TK. SQUARE TIMBER ARCHTRAYS THROUGHOUT NEW WORKS ALL PAINTED TO SELECTED COLOUR.

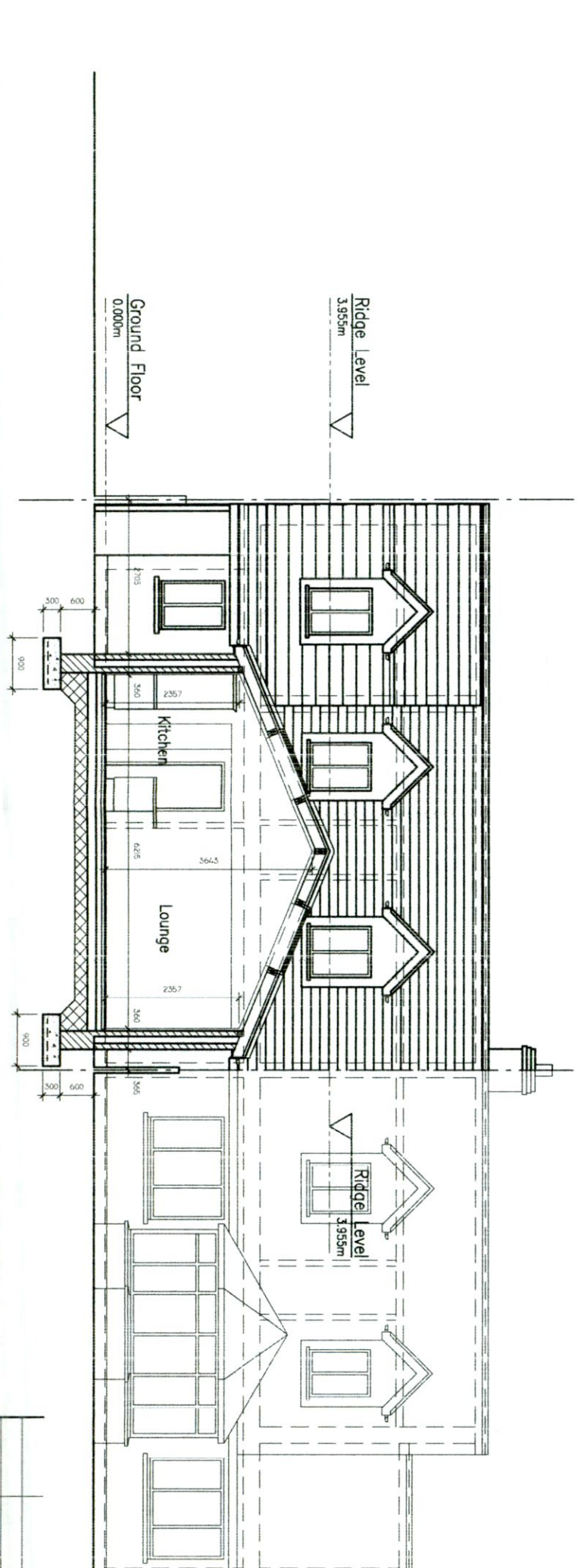
**FITTED KITCHEN & UTILITY:**  
 NEW FITTED KITCHEN & UTILITY ROOM UNITS, COMPLETE WITH BUILT-IN ELECTRICAL APPLIANCES, ALL BY SPECIALIST KITCHEN SUB-CONTRACTOR, (FINAL LAYOUT TO BE AGREED & CONFIRMED BY CLIENT).

**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 HARDCORE 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.



Section A-A



Section B-B

**NOTES:**  
 All drawings are the copyright of the consultant (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 (Niall Jones & Associates) before construction.  
 All work to be carried out in accordance with the 2011 Building Regulations, with all relevant provisions to be observed and with the requirements of the relevant Local Authority.

**REVISION**

NO.	DATE	BY	DESCRIPTION

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

**DRAWING TITLE:** RETENTION PLANNING DRAWING: EXISTING SECTIONS A-A & B-B

**CLIENT:** Niall Jones & Associates  
 Planning Consultants

**SCALE:** 1:100

DATE	DRAWN BY	CHECKED	JOB NO.	DRAWING NO.
JULY'22	N.Jones	N.J.	22/281	RP.07