

EXISTING SPECIFICATION:

FOUNDATIONS:
 EXISTING 600mm WIDE x 300mm DEEP STRIP FOUNDATIONS REINFORCED WITH 1 LAYER OF A8@3 MESH (75mm COVER) ON 50mm CONCRETE BEDDING

STRUCTURAL STEELWORK:
 NEW STRUCTURAL STEEL ROOF BEAM RUNNING FROM FRONT TO REAR TO SUPPORT NEW ROOF CONSTRUCTION ALL BOLDED OUT IN PASTERBOARD & PLASTER SKIN.

GROUND FLOOR CONSTRUCTION:
 200mm TILED FLOOR FINISH ON 150mm TK. CONCRETE FLOOR SLAB (REINFC. A14@2 MESH) ON 100mm GAUGE VESQUEEN DPM/PARON BARRIER LAPPED WITH D.P.C. ON 50mm BANDING ON 150mm W.C. HARBOORE THROUGHOUT

WALL CONSTRUCTION:
 PRE-COLOURED ACBLOC RENDER FINISH ON 100mm EPS EXTERNAL INSULATION (TO FRONT & REAR ELEVATIONS ONLY) WITH 215mm TK. HOLLOW BLOCKWORK WALLS THROUGHOUT. DRY-LINED INTERNALLY WITH 100mm KINGSPAN KOOLESHEM K18 INSULATED BRICKLING (TO SIDE ELEVATIONS ONLY) OR WITH 25450 TIMBER BATTENS & 125mm PASTERBOARD WITH A 3mm GIPSUM SKIMCOAT PLASTER FINISH

INTERNAL TIMBER STUD WALLS:
 4400mm TIMBER STUDS @ 400mm c/c WITH NOGS @ 1/3 HEIGHT. 100mm ROCKWOOL INSULATION TIGHTLY FITTED BETWEEN STUDS & FINISHED WITH 125mm PASTERBOARD STABS EACH SIDE WITH A 3mm GIPSUM SKIMCOAT PLASTER FINISH

LOW PITCH ROOF CONSTRUCTION:
 TILE EFFECT METAL SHEETING WITH FIBREGLASS VALLEY GUTTERS EACH SIDE ON 25450 BATTENS ON 75x44 COUNTER BATTENS ON 225 x 44mm TIMBER JOISTS @ 600mm c/c, COMPLETE WITH 200mm QUILT INSULATION BETWEEN PARTERS ON 125mm PASTERBOARD & PLASTER SKIN FINISH

BARNET WALL CAPING:
 150mm WIDE x 75mm HIGH TAPERED CONCRETE CAPING ON CONTINUOUS D.P.C. THROUGHOUT EACH SIDE OF THE EXISTING GARDEN ROOM.

FASCIA & SOFFITS:
 BLACK PFC FASCIA & SOFFITS ON OSB PLYWOOD BACKING BOARD THROUGHOUT FRONT & REAR OF PITCHED ROOF

WINDOWS & DOORS:
 EXISTING WEATHER GLAZED DOUBLE GLAZED (AMTRICITE GREY) PFC WINDOWS & COMPOSITE FRONT & REAR DOORS TO EXISTING GARDEN ROOM.

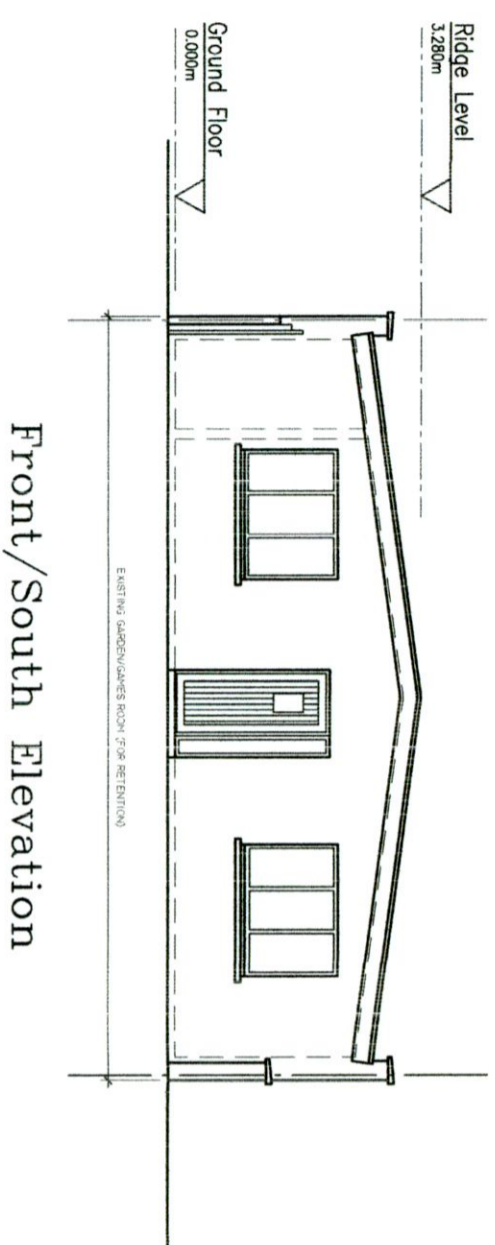
VELUX ROOF WINDOWS:
 2No. EXISTING GAL-S06 (1140 x 1180) PRE-FINISHED DOUBLE GLAZED VELUX ROOF LIGHTS TO LOW LEVEL PITCHED ROOF OVER GARDEN ROOM AS DRAWN.

RAIN WATER COLLECTION:
 75mm SQUARE BLACK PFC RAIN WATER DOWN PIPES, WITH HOOPER HEAD, CONNECT AND NEW S.W. GULLY TRAYS AT EACH REAR CORNER OF STRUCTURE & OUTFLOW INTO EXISTING RIVER POUDLE

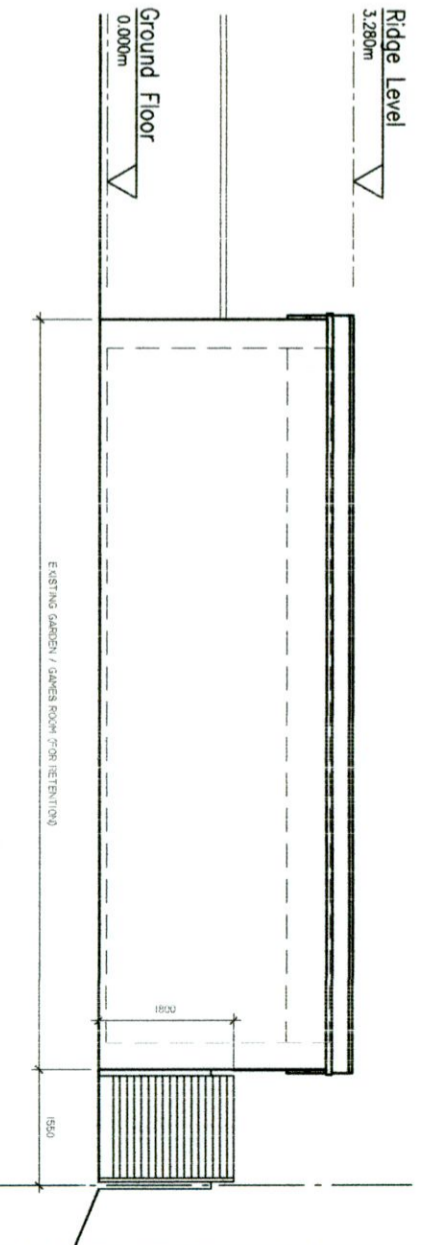
JOINERY:
 EXISTING 150x20mm TK. TIMBER SKIRTING BOARDS & 75x20mm TK. TIMBER ARCHITRAVES THROUGHOUT ALL PAINTED TO SELECTED COLOUR

SANITARY UNITS:
 EXISTING W.C., COMPLETE WITH SHOWER TRAY/CUBICLE, FOLDING GLASS SCREEN, TOILET UNIT & WASH HAND BASIN / VANITY UNIT. (ALL WHITE IN COLOUR)

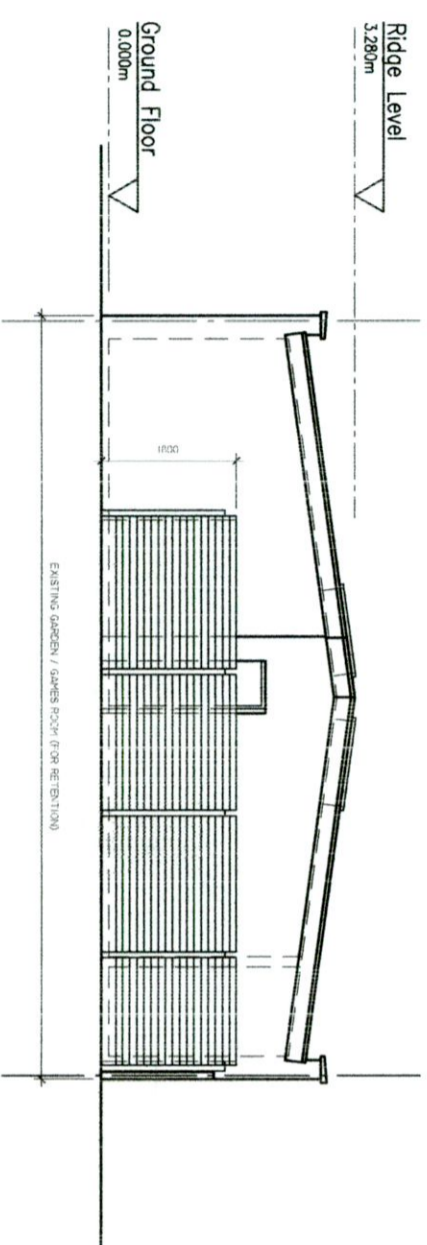
PAINT AREA:
 20mm TK. SELECTED NATURAL STONE PAVING SLABS (AS SHOWN) LAD TO FALLS ON 50mm SAND BANDING ON 150mm WELL COMPACTED HARBOORE THROUGHOUT PAINT AREA TO REAR



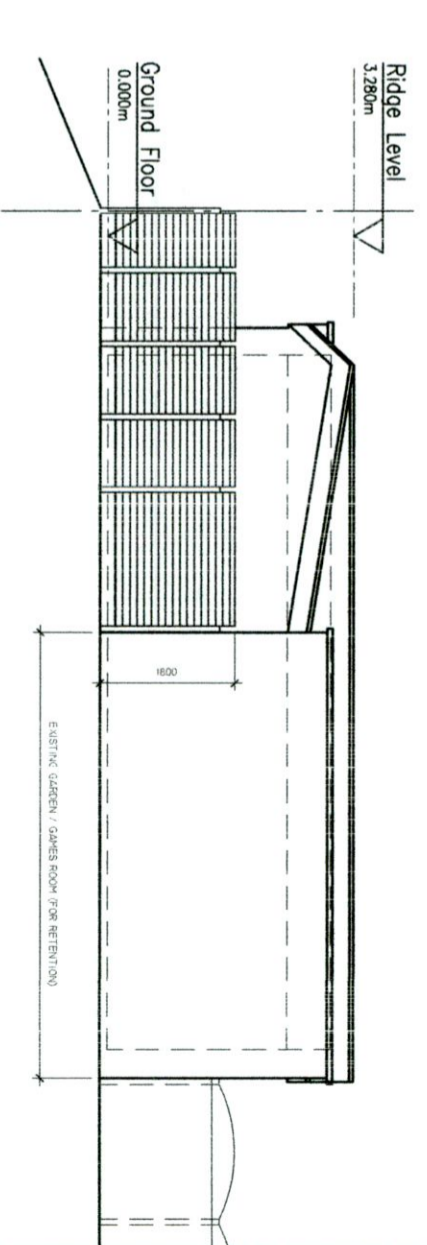
Front/South Elevation



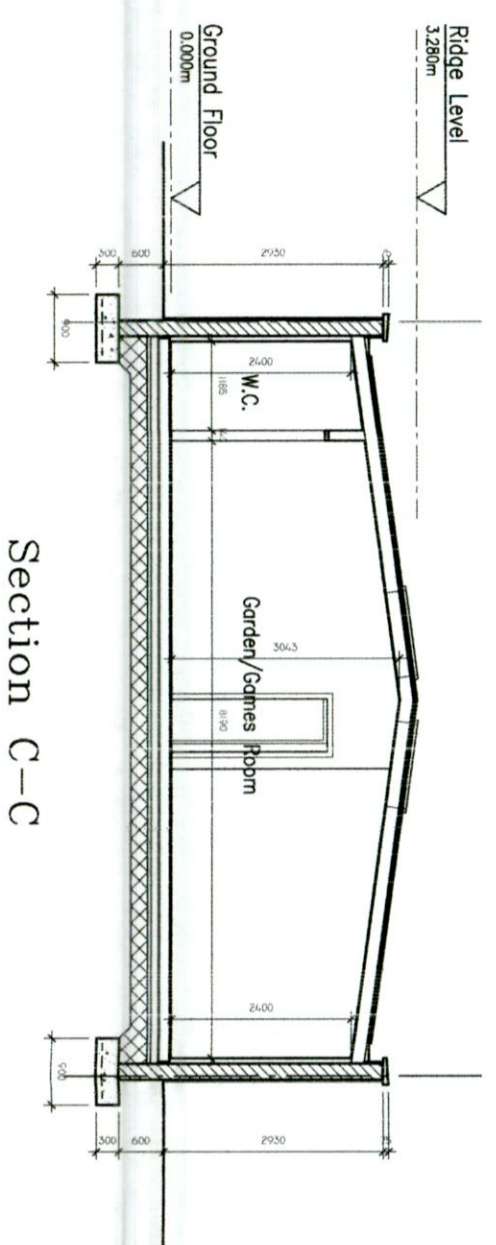
Side/East Elevation



Rear/North Elevation



Side/West Elevation



Section C-C

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 Do not scale from this drawing. Use written dimensions only.
 All dimensions to be checked on site by the contractor and the quantity surveyor or any design professional.
 All levels indicated are approximate relative levels and do not relate to Ordnance Datum.
 All areas 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.

| REVISION | DATE | BY | DATE |
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Niall Jones & Associates
 Planning Consultants

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

DRAWING TITLE:
 RETENTION PLANNING DRAWING:
 EXISTING GARDEN ROOM ELEVATIONS & SECTION C-C

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|-------------------|--------|----------|---------|---------|-------------|
| SCALE | DATE | DRAWN BY | CHECKED | JOB No. | DRAWING No. |
| 1:100 A1 A3 | JUL'22 | N.Jones | N.J. | 22/281 | RP.09 |