

EXISTING SECTION A-A  
scale 1:100 @ A3

**OUTLINE SPECIFICATION**

ALL BOUNDARIES TO BE CONFIRMED PRIOR TO CONSTRUCTION. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND WRITTEN SPECIFICATION

CONTRACTOR TO ALLOW PRELIMINARIES FOR FULL-HEIGHT HOARDING TO BE CONSTRUCTED AROUND ENTRANCE TO SITE. TO BE CONSTRUCTED FROM 4X8FT SHEETS OF OSB/PLY TO FULLY SECURE SITE.

**DRAINAGE:**

- ALL FOLI: AND EXISTING SURFACE AWAY TO EXISTING SYSTEMS. SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY
- ALL NEW SURFACE AWAY TO EXISTING SYSTEM, TO ENGINEER SPEC
- ALL PIPEWORK RUNNING UNDER EXTENSION TO BE ENCASED IN 150mm CONCRETE

**SANITARYWARE (SUGGESTED SUPPLIER):**  
SUPPLIED BY IDEAL BATHROOMS 01 4609 111

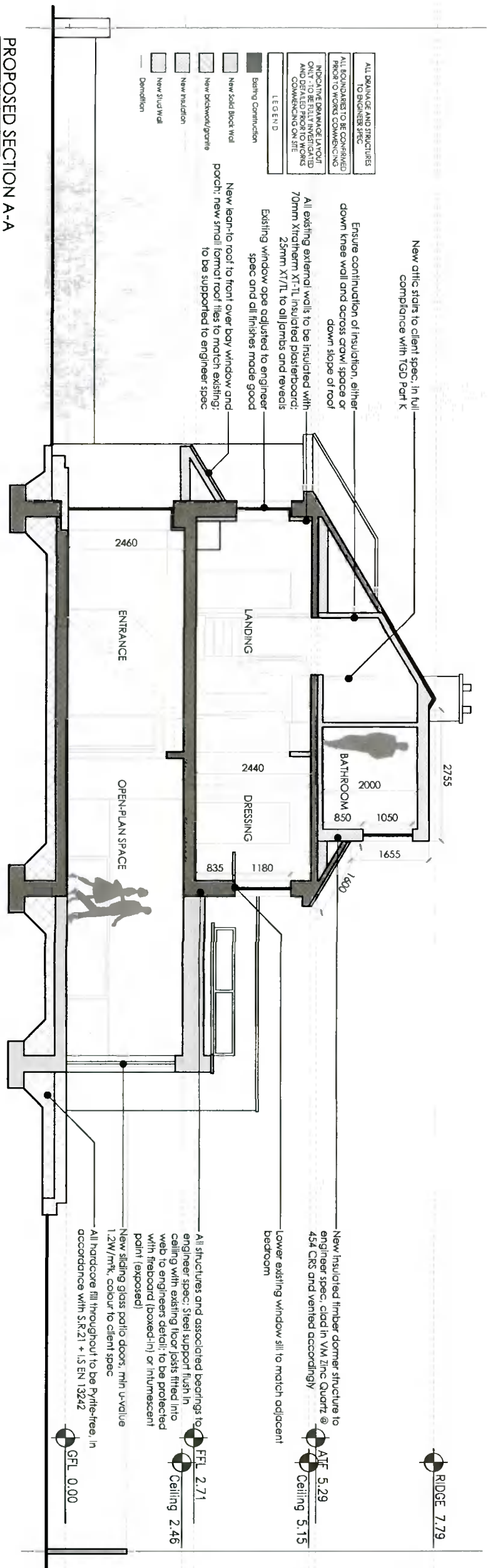
**FLOORING (SUGGESTED SUPPLIER):**  
FOR HARDWOOD AND LAMINATE FLOORING, INTERNAL DOORS, FRAMES AND ARCHITRAVES ASK FOR CARAN KEELEY AT BEARFOOT INTERIORS (0861731700), USING PROMO CODE JFZ2016 FOR 10% DISCOUNT

**REFURBISHMENT WORKS:**

- ALLOW FOR FULL ELECTRICAL REWIRE AND REPLACEMENT OF ALL PLUMBING
- ALLOW FOR ALL NEW WINDOWS TO EXISTING OPES UNAFFECTED BY EXTENSION WORKS

ALL NEW EXTERNAL WALLS TO BE INSULATED INTERNALLY WITH 125mm COMPOSITE BOARD AND SKIM COAT FINISH, AS PER CONSTRUCTION DETAILS

ALL NEW ELECTRICAL PLUGS, SOCKETS AND FITTINGS TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATION, TO A PC SUM TO BE AGREED WITH QUANTITY SURVEYOR



PROPOSED SECTION A-A  
scale 1:100 @ A3

- ALL DRAINAGE AND STRUCTURES TO ENGINEER SPEC**
- ALL FOUNDATIONS TO BE CONSTRUCTED TO ENGINEER SPECIFICATION
- INDICATIVE DIMENSIONS IN YOUR QUOTE TO BE FULLY INVESTIGATED AND CONFIRMED ON SITE
- LEGEND**
- Existing Construction
  - New Solid Block Wall
  - New Blockwork/Brick
  - New Insulation
  - New Stud Wall
  - Demolition

Ensure continuation of insulation, either down knee wall and across crow space or down slope of roof

All existing external walls to be insulated with 70mm Xtratherm XT-1L Insulated plasterboard. 25mm XT/TL to all joints and reveals

Existing window open adjusted to engineer spec and all finishes made good

New lean-to roof to front over bay window and porch: new small format roof tiles to match existing; to be supported to engineer spec

New attic stairs to client spec, in full compliance with TGD Part K

New insulated timber dormer structure to engineer spec, clad in VM Zinc Quartz @ 45% CRS and vented accordingly

Lower existing window sill to match adjacent bedroom

All structures and associated bearings to engineer spec. Steel support flush in ceiling with existing floor joists fitted into web to engineer's detail; to be protected with fireboard (boxed-in) or intumescent paint (exposed)

New sliding glass patio doors, min u-value 1.2W/m<sup>2</sup>K, colour to client spec

All hardcore fill throughout to be Pyrite-free, in accordance with S.R.21 + IS EN 13242

**Client**  
Paul Manley & Sarah Jane Varden,  
42 Ballymore Road  
Rathfarnham,  
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**Revisions**  
A:

STATUS OF DRAWING  
**PLANNING PERMISSION ONLY**

**notes**

project Extension and alterations @ 42 Ballymore Road  
drawing existing and proposed section A-A  
job no. 21004 scale as shown date 22.09.21 drawn by ES checked

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**A3**

All work to be carried out in accordance with the current Building Regulations and Technical Guidance Documents. These documents take precedence over any dimensions / notes / specifications on these drawings. The contractor / client is to make a thorough inspection of the site and make themselves fully aware of any peculiarities pertaining there to. The contractor is entirely responsible for the proper setting out of works on site. Written dimensions are to be used in preference to scaling. Contractor / client is to check all dimensions prior to planning stage / construction. Any discrepancies to be reported before work is in hand. Contractor is deemed to have included for everything required to a satisfactory condition though not specifically described on drawings. All work to be supervised and signed off by suitably qualified persons with up-to-date insurance and proper Health and Safety. All drainage works to comply with Local Authority Regulations - if in doubt contact Authority. All works must be carried out using proper materials that are fit for the use for which they are intended and for the conditions in which they are to be used, if in doubt, refer to the harmonised technical specifications.