



- NO PART OF THE NEW CONSTRUCTION IS TO ENCROACH ON NEIGHBOURS BOUNDARY
- ALL DRAINAGE TO BE CONFIRMED ON SITE
- ALL EXISTING STRUCTURE TO BE INSPECTED BY THE ENGINEER. ANY ADDITIONS OR ALTERATIONS TO BE SPECIFIED BY THE ENGINEER
- NEW WORKS HATCHED
- ALL ROOMS TO BE FITTED WITH A PASSIVE VENT
- EXISTING EXTERNAL WALLS TO BE DRYLINED WITH 60MM XTRATHERM THERMAL LINING INSULATION MUSHROOM FIXED ONTO INTERNAL FACE OF THE WALL + SKIM COAT FINISH

- Permanent passive vent
- ALL ALTERATIONS TO EXISTING STRUCTURE TO ENGINEERS SPEC
- ALL DRAINAGE AND STRUCTURAL SUPPORT TO ENGINEERS SPEC
- NEW FOUL AND SURFACE AWAY TO EXISTING SYSTEMS
- To be demolished
- Foul line
- Surface line
- Insulation
- New 100x44 stud, 12.5 slab+skim
- Concrete block
- Timberframe
- ROOF, WINDOWS, GAS AND ENGINEER CERTS TO BE MADE AVAILABLE TO ARCHITECT AFTER COMPLETION
- GAS BOILER TO BE MOVED TO NEW LOCATION TO SPECIALIST SPEC: VENTED TO OUTSIDE; TO COMPLY WITH BUILDING REGS

- All alterations to the existing structure to be inspected and specified by engineer; all steel beams and the associated bearings to engineer spec; Breakout opens to and support to engineer spec, steel beams recessed into ceilings to create a continuous surface
- Overhang
- Seamless finishes between old and new throughout, all finishes made good
- Utility to be vented outside with a centrifugal fan with 15minute override, to be soundless, duct to be taken between ceiling joists to side passage, subject to site investigation
- Every room is to be installed with a passive vent if one is not already present
- Fuse box to be relocated to new location in the utility as per specialist spec; to comply with building regs
- All new and existing windows and doors to be min. 1.2W/m²K u-value, to client spec; At least 1 opening section to all habitable room windows on first floor and above to be min clear width and height of 450mm, sill 800-1100mm above FFL; obscure glazing to bathroom and en-suite, colour grey
- New SVP boxed in with stud and soundproofed using rockwool insulation on the inside, finishes made good, removable panel for rodding access
- Tile floor to ceiling and sanitaryware to client spec
- Foul water to final aj and away to existing systems as per local authority, subject to site investigation and in accordance with local authority
- WC to be vented outside with a centrifugal fan with 15minute override, to be soundless
- Indicative kitchen & utility layouts to be finalised with client and manufacturer/installer
- Cooker hood duct to be taken atop of the kitchen units and vented to the rear
- Beam to be recessed into the ceiling, bearings to engineer spec, to be kept as minimal as possible
- Alterations to structure and locations of windows which are result of changes to dormer overhead
- 2no 1800x1500mm rooflight to be made up by Vindr VS, min uvalue 1.2W/m²K
- All interior finishes and fittings to client spec throughout, including doors, architraves and skirting
- External paving and edging to client spec; to be permeable
- To be built on the inside of the boundary, underpinning to engineer spec, no element of the construction is to be encroaching on the neighbours property. 5lb lead flashing keyed into the wall 150mm above boundary wall level
- RWP to be boxed in using moisture treated materials
- New surface water away to soakaway, new soak away to BRE365 to engineer spec, min 5m from dwelling and min 3m from boundary line

Client
 Andrew Weddick
 4 Old Orchard
 Ann Devlin Road
 Rathfarnham
 Dublin 14, D14 Y611

Revisions

notes

STATUS OF DRAWING: **planning**

JOE FALLON DESIGN
 ARCHITECTURE
 First Floor, 6 Main Street, Dundrum, Dublin 14
 1A Ryland Street, Buncrudy, Enniscorthy, Co. Wexford

Project extension of 4 Old Orchard
drawing proposed plan
job no. 20057 **scale** as shown **date** 28.11.21 **drawn by** LK **checked by** DOM

dwg no. 20057 DN-07
stage planning

UNDER THE BUILDING CONTROL ACT 2007 JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER. REG. NO. 80244 SCS1

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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 finish off project 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. All materials and products to be fitted as per manufacturers instructions